

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING
FEBRUARY 20TH, 2017**

The Mint Hill Planning Board met in regular session on Monday, February 20th, 2017 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Chairman: Tony Long
Members: Scott Fandel, Brad Simmons, Roy Fielding and Chip Todd
ETJ Member: Roger Hendrix and Tom Gatz
Staff: John Hoard
Clerk to the Board: Candice Everhart

CALL TO ORDER AND INVOCATION

Chairman Long called the meeting to order at 6:30 p.m., declared a quorum present and the meeting duly constituted to carry on business. Mr. Simmons gave the invocation.

ORDER OF BUSINESS

Approval of Minutes of December 19th, 2016 Regular Meeting: Upon the motion of Mr. Hendrix, seconded by Mr. Simmons, the Board unanimously approved the minutes of the December 19th, 2016 Planning Board meeting.

Reports of Committees, Members and Staff: Mr. Hoard stated, the Board of Commissioners approved the drive thru for Mint Hill Pharmacy.

Old Business: None.

New Business:

- A. **Discussion and Recommendation on #ZC17-1, Filed by Albemarle Road Associates, LLC for Property Located at Clear Creek Business Park, Tax Parcel Numbers: 137-152-18, 137-152-12, 137-152-19, 137-152-20, 137-152-21, 137-152-01.** Mr. Hoard stated this is a byright rezoning so this will be a yes or no with no conditions set, such as, price range, appearance and so on. Mr. Hoard asked the applicant to stand and present their case.

Mrs. Brown said, we've had the property for about twenty years now and we've gone through trials and tribulations with what to do with it since Addison passed in April two years ago. We have lowered the price to \$55,000/acre. The school and an Assisted Living facility took chunks of the property. We've checked with assisted living facilities and builders to see if they were wanting to purchase more to expand, but we haven't had anyone purchase the land. We started to look at an age targeted community with the hospital coming close by. We wanted to hit a price point of \$275,000-\$350,000 for homes in this community. We think this would be good for people around my age. When we mentioned this to the school, they thought it was better than having light industrial

there. We love Mint Hill and we don't want to take away from anything Mint Hill has to offer. We feel like we are ahead of the game because we already have roads and water and we are looking at 90-100 houses.

Mr. Todd asked, are you going to sell to a developer or develop yourself? Mrs. Brown said, we're talking to developers, but we want to keep our hand in it as well. I want it to be a place I would want to live.

Mr. Fielding asked, does the handout show 100 houses? Mrs. Brown said, yes but it was a rough sketch of two houses per acre.

Mr. Simmons asked, we can't hold them to the \$275,000 price range correct? Mr. Hoard said, correct. We can't hold them to that.

Mrs. Brown said, we really can't go below that amount because it needs to be around five times the price of the land.

Mr. Hendrix asked, what are the properties around the roundabout? Mr. Hoard said, north of that is the railway. By the Aberdeen is Mint Hill industrial which I forwarded the letter from them to you in opposition of this. Other than that, I haven't heard from anyone else.

Mr. Hendrix said, it's not a bad concept, I'm just not sure about it in the middle of an industrial park. Industrial is a small area of what we have in Mint Hill and that is my concern about that location.

Mrs. Brown said, it does help to have the Assisted Living there that kind of goes hand in hand with that. As somebody who is of age, they can make a decision of whether that works for them or not.

Mr. Gatz asked, is the two per acre okay as for regulation with water and sewer? Mr. Hoard said yes, we say minimum lot size of 20,000 square foot lots with water and sewer.

Mr. Gatz asked, is it legal for you to have an age restriction? Mrs. Brown said, we are going to offer the concept by not having kiddie pools or playgrounds. It is going to be more of a meeting facility to have potlucks and it's called lifestyle living.

Mr. Bailey Patrick said, this is more age targeted. Most older people don't want a large yard and prefer maintenance free living. This would be geared toward the empty nesters and such. We would want to include a nice buffer along between the industrial area and these homes to help with that transition.

Mr. Gatz asked, what is the square footage you are aiming at for the houses? Mrs. Brown said, 1,700 to 2,000 square foot.

Mr. Gatz asked, will you be allowing renters? Mrs. Brown said, we aren't looking for these to be rentals. We want to sell them.

Mr. Gatz asked, what are the reasons given by the railroad that they oppose? Mr. Hoard

said, it simply says they oppose.

Mr. Gatz said, I would just feel more comfortable if there was more residential area.

Mrs. Brown said, we tried to do it all residential but couldn't.

Mr. Deryl Bell said, we would prefer to have it all residential, but the feedback we were getting was that that was too much too soon. To do half now and have it all come together so we could do the other half later would be great.

Mr. Gatz asked, what do you see changing that's going to allow you to develop the light industrial once you put this in? Mr. Patrick said, right now we are under pressure from a loan to BB&T and a sale would free that pressure up. I think if we get this approved and could drive this environment and hopefully it would drive the business going up across the street.

Mr. Gatz asked, wasn't there a concept for warehouses? Mr. Patrick said, there was a concept for 12,000 square foot warehouses towards Highway 51. I think buffers could be nicely done to make it transition from warehouses to residential.

Mr. Hendrix asked, is the red line between the two properties and is that second piece light industrial? Mr. Patrick said, on the left of Allen Station Road is the proposed land for rezoning. It borders the nursing home and high school.

Mr. Hendrix asked, do you have builders interested? Mrs. Brown said, yes.

Mr. Hendrix asked, do you have any of them committed? Mrs. Brown said, we had, but they wanted us to go through the rezoning first.

Mr. Hendrix said, this is right in the middle of the industrial park which is my concern.

Mr. Fielding asked, can they do more than two lots per acre? Mr. Hoard said, there is a conservation option but that would have to come back through conditional zoning.

Mr. Fandel asked, with the hospital going up have you reached out to doctors to see if it is viable for anyone to want to set up their offices there? Mr. Patrick said, we've tried. We sold some to Carolina Healthcare, but it's a challenge.

Mr. Long asked, on the staff recommendation it says all permissible uses in the R district must be considered in the decision, what do you mean by that? Mr. Hoard said, back to what I mentioned in the beginning, they are rezoning to a district so anything they that could fall within that district they would be capable of putting in.

Mr. Long said, Mr. Patrick I hear you saying buffers but I don't see any renderings or layouts of where they would be or what. Could you elaborate on what kind of buffers you're referring to? Mr. Patrick said, well this is not a full site plan. I can't make a commitment to that until we have a builder. What I imagine is having brick walls, landscaping and berms to try and buffer between those two.

Mr. Gatz motioned an unfavorable recommendation on #ZC17-1, Filed by Albemarle Road Associates, LLC for property located at Clear Creek Business Park, Tax Parcel: 137-152-18, 137-152-12, 137-152-19, 137-152-20, 137-152-21, 137-152-01. Mr. Simmons seconded the motion and Mr. Long asked for any discussion. Mr. Hendrix said, to the family and everyone involved I understand the situation you're dealing with. I just wish there was an example of this before so we were not being led into the dark. The Board unanimously agreed with the motion.

Mr. Patrick asked, are there minutes to reflect in the future, in case this doesn't go through with the Board, the conversation we've had tonight? Mr. Hoard said, yes.

Other Business: None

Adjournment: Upon the motion of Mr. Fielding, seconded by Mr. Todd, and unanimously agreed upon, Chairman Long adjourned the meeting at 7:05 p.m.

Candice Everhart
Program Support Assistant