

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING**  
**April 17<sup>th</sup>, 2017**

The Mint Hill Planning Board met in regular session on Monday, April 17<sup>th</sup>, 2017 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

**ATTENDANCE**

Chairman: Tony Long  
Members: Scott Fandel, Roy Fielding and Chip Todd  
ETJ Members: Roger Hendrix and Tom Gatz  
Absent: Brad Simmons  
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 March 20<sup>th</sup>, 2017 Regular Meeting:** Upon the motion of Mr. Fielding, seconded by Mr. Fandel, the Board unanimously approved the minutes of the March 20<sup>th</sup>, 2017 Planning Board meeting.

**Reports of Committees, Members and Staff:** None.

**Old Business:** None.

**New Business:**

- A. **Discussion and Recommendation on #ZC17-2, Filed by Gayle Smith, for Property Located at 10450 Brief Road, Tax Parcel Number 197-131-01, 197-271-09 and 197-271-16 for Conditional Zoning approval to allow a Bed and Breakfast:** Mr. Hoard stated that the Town has been interested in having a Bed and Breakfast for quite some time now. The Town does allow this through this process with the CD requirement. Our ordinance provides the regulations and as long as they meet those then it is fine with us. This house is tucked way back in the woods on the property. I have the applicant here if you have any questions.

*Mr. Gatz asked, what is the venue for this?* Mrs. Smith said, we want to make this a Bed & Breakfast, potentially in the future we would love to have events but that would take a long time.

*Mr. Gatz said, it says someone has to be living there. Is that true?* Mrs. Smith said, yes, that is a State law.

*Mr. Gatz asked, are there any parking issues?* Mr. Hoard said, no. Generally speaking, this is the way you would want to do this because you don't want the parking to stand out.

*Mr. Gatz asked, what is the max number of people you would have here?* Mrs. Smith said, there are six rooms and I would be in one so that leaves five rooms. I would say maybe ten people unless there are young children staying in a room with their parents.

*Mr. Hendrix asked, what is the draw on Brief Road?* Mrs. Smith said, it is a beautiful property. It is eleven miles from the transit center in Downtown Charlotte. If someone doesn't want to stay in a hotel this is a close option for them.

*Mr. Hendrix said, I'm just at a loss why someone wants to come stay out in the middle of the woods. There is no draw.* Mrs. Smith said, I would like for this to be more of a retreat for people to come get away from the business in their lives. I think marketing this to churches for a getaway retreat for some members would be something to venture into.

*Mr. Todd asked, do you have a marketing plan?* Mrs. Smith said, I'm an elementary teacher and I think the options are endless. There are a lot of great things this could bring to Mint Hill. It could be a place for children to come for a farm camp and get them back to nature.

*Mr. Todd asked, is breakfast only required or lunch and dinner as well?* Mrs. Smith said, breakfast is the only thing required, but I would probably do more because hospitality is my thing.

**Mr. Fielding made a motion for a favorable recommendation on #ZC17-2, Filed by Gayle Smith for property located at 10450 Brief Road. Mr. Gatz seconded the motion and the Board unanimously agreed.**

- B. Discussion and Recommendation on #ZC17-3, Filed by Keith Paris, for a Text Amendment to authorize golf cart use on public streets with a maximum speed limit of 25 miles per hour:** Mr. Hoard said, Mr. Paris said he may not be able to make it here tonight so I am going to answer any questions you have. To be fair he just wants to have golf carts in his community. We have been talking about this for a few years, but here recently he initiated it through sending in a proposal to the Police Chief and Fire Chief. They have reviewed it as well as myself, Brian and our Attorney. The just of this is to allow golf carts and we couldn't just apply it to Cheval so we decided on streets with a 25mph or less. This way the Town can track which streets it is allowed on. They have to follow all typical traffic laws. Other towns have some administrative functions and inspections, but we took that out. We've placed the responsibility completely on the owner for their own liability.

*Mr. Todd asked, what were the police concerns?* Mr. Hoard said, they are obviously always concerned and cautious in looking after us. I think their main concern was accidents, especially when interacting with higher speed traffic.

*Mr. Todd asked, was there any talk about a curfew?* Mr. Hoard said, no but it does require headlights and a valid driver's license.

*Mr. Fielding said, some people modify their golf carts and they are extremely noisy. Some towns like Oak Island allow golf carts, but they have to be electric. Are we going to get into any issues with noise?* Mr. Hoard said, we didn't specify that, but we do have the Town's noise ordinance that this would fall under.

*Mr. Fielding asked, are there thoughts on electric versus gas?* Mr. Hoard said, honestly until a moment ago I didn't know they had gas golf carts. There was a gentlemen that came in during the Public Hearing who asked the difference between a regular golf cart and a licensed golf cart. He has a license plate and it is registered by NCDMV.

*Mr. Fielding said, I would like to look into this a little bit more and research other towns who have this in place.* Mr. Hoard said, a lot of this is taken from model ordinances such as Indian Trail and such.

*Mr. Hendrix said, very few people like a regular golf cart and they constantly fix them up. Most of Myrtle Beach's insurance claims are from golf cart accidents. I think this can open a can of worms. I have concerns about this. To me the state regulation is expensive, but it is worth it to have it go through inspections to make sure everything is working properly.* Mr. Hoard said, these are all great points you are all bringing up. They will have to obey the same rules as other drivers on the roads.

*Mr. Hendrix asked, what is the liability of the Town?* Mr. Hoard said, the first thing we state in the Ordinance that the Town is in no way liable.

*Mr. Hendrix said, I think we should go by street ready standards and then it is not a Town of Mint Hill issue.* Mr. Hoard said, I understand. These are some of the concerns and conversations Police and Fire had as well, so we've been through this.

*Mr. Gatz said, I agree to some extent. I know a neighborhood that allows golf carts and there are always one or two sitting on the side of the road where it has broken down and it looks terrible. Can you cross Highway 51?* Mr. Hoard said, yes it does allow you to cross.

*Mr. Gatz said, yeah I think it's going to be a lot more trouble than you think. I would like to hear from some towns around here that allow them and have had them for a couple of years and see if they wish they did or didn't have them.* Mr. Hoard said, probably a year ago the Chief reached out to some communities and one of them said they wish they didn't have them.

*Mr. Gatz said, I would just like to hear some more research and feedback from surrounding towns about their experiences with golf carts.*

*Mr. Long asked, are we wanting to defer this or take it to a vote?*

**Mr. Gatz made a motion to defer #ZC17-3, Filed by Keith Paris for a Text Amendment to authorize golf cart use on public streets with a maximum speed limit of twenty-five miles per hour. Mr. Fielding seconded the motion and the Board unanimously agreed.**

**Other Business:** None

**Adjournment:** Upon the motion of Mr. Fielding, seconded by Mr. Gatz, and unanimously agreed upon, Chairman Long adjourned the meeting at 7:08 p.m.

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Candice Everhart  
Program Support Assistant