



## **Town of Mint Hill**

John M. McEwen Assembly Room  
4430 Mint Hill Village Lane  
Mint Hill, North Carolina 28227

### **Mint Hill Planning Board Agenda** May 15<sup>th</sup>, 2017 at 6:30 p.m.

1. Call To Order
2. Roll Call and Invocation
3. Approve Minutes of April 17<sup>th</sup>, 2017 Regular Meeting
4. Additions or Deletions of Agenda Items
5. Reports of Committees, Members, and Staff
6. Old Business
  - A. 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.
7. New Business
  - A. Discussion and Recommendation on #ZC17-4, Filed by White Horn LLC, for Property Located at 7014 Tutor Street, Tax Parcel Number 135-381-70 for a proposed commercial building.
8. Other Business
9. Adjournment

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Candice Everhart  
Program Support Assistant

**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



# STAFF REPORT

CASE:	ZC17-3
APPLICANT	KEITH PARIS
REQUEST:	GOLF CART ORDINANCE PROPOSAL

## APPLICATION SUMMARY:

The text amendment proposal would authorize golf cart use on public streets with a maximum speed limit of 25 miles per hour. Refer to **Sec. 28-69. - Special speed restrictions** for the current list of public streets in Town where the speed limit is 25 miles per hour or less.

N.C. Statute

*"§ 160A-300.6. Regulation of golf carts on streets, roads, and highways. (a) Notwithstanding the provisions of G.S. 20-50 and G.S. 20-54, a city may, by ordinance, regulate the operation of golf carts, as defined in G.S. 20-4.01(12a), on any public street, road, or highway where the speed limit is 35 miles per hour or less within its municipal limits or on any property owned or leased by the city. (b) By ordinance, a city may require the registration of golf carts, charge a fee for the registration, specify who is authorized to operate golf carts, and specify the required equipment, load limits, and the hours and methods of operation of golf carts. No person less than 16 years of age may operate a golf cart on a public street, road, or highway."*

# Mint Hill

*Proud to call home*

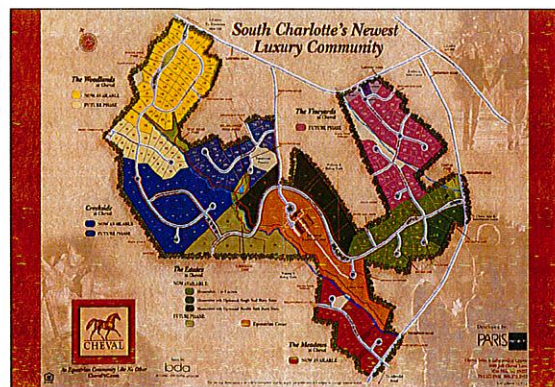


*"One of the most exceptional equestrian communities  
in the United States" - Robb Report*



Mint Hill, a retiree and Baby Boomer destination, is perhaps Charlotte's most up-and-coming suburb. It is ranked sixth on *The Top Ten Places to Retire in North Carolina*, ninth on *The Ten Safest Places to Live in North Carolina*, and tenth on *The 50 Most Affordable Places to Live in North Carolina*.

The expansive 400-acre CHEVAL, South Mecklenburg County's newest luxury community, is proud to call Mint Hill *home*.





Mayor Guy Alongi is one of 80 people in town with a golf cart permit. Alongi says his family rides their golf cart around town five nights a week.

“It gives you an up close, personal feel of the neighborhood that you’re driving in.”

“You get to stop and see people. It gives you a different perspective of Du Quoin.”



*Du Quoin is one of a growing number of municipalities in Illinois that are moving to allow golf carts on city roads where it is deemed safe. An idea that largely began in retirement golf communities, it has spread in popularity across the United States and has been legal in Illinois since 1998. That year, the General Assembly gave permission to municipalities to open up streets to golf carts by a vote of the council.*

# THE BENEFITS OF GOLF CARTS

## OFF-ROAD & ON-ROAD

Cheval residents could use their golf carts to do lawn care, gardening, mulching, and landscaping. Cheval residents with larger estate lots could use them in association with their barns and pastures. Besides using them for off-road purposes, residents of Cheval could use their golf carts as enjoyable transportation to Cheval's parks, hiking trails, stables, and the Cheval Sales & Information Center.

## INCREASES SOCIAL INTERACTION AND MAY PROMOTE CRIME WATCH EFFORTS

With speeds up to no more than 20mph, golf carts would provide residents enjoyable open-air rides through the neighborhoods of Cheval and would increase social interaction by easily allowing residents to meet up with neighborhood friends and to make new friends. Increased activity and social interaction may help promote crime watch efforts. In fact, golf carts are being used by citizen-assisted patrols to deter crime in Windmill Village, a gated community in Punta Gorda, Florida.

## PROVIDES TRANSPORTATION FOR RESIDENTS WITH INJURIES OR DISABILITIES

Residents with injuries or disabilities, like cardio and lower extremity limitations or disabilities, could drive golf carts and enjoy having easy access to all of Cheval's amenities.

## ENHANCES ENVIRONMENTALLY FRIENDLY EFFORTS AND SAVES ON GAS

Riding a golf cart, instead of driving a car, is more environmentally friendly and helps save money on gas. Specifically, eco-friendly, or electric golf carts, are a mode of transportation that reduces carbon footprints.

## FOLLOWS A TREND SET BY OLDER AMERICANS IN ACTIVE ADULT COMMUNITIES

The Atlantic, based in Washington, D.C. and created as a literary and cultural commentary magazine, published an article on October 5, 2015 entitled, "Why Towns are Falling in Love With Golf Carts." This article explains how decades after golf carts have been used in airport terminals, theme parks, and on university campuses, they are gaining popularity as a mobility option in the United States. The article points out that it's older Americans who are on the cutting edge. Golf carts allow for individual expressions of identity and provide a central mode of transportation to active adult neighborhoods that have been developed with dedicated golf-cart infrastructure. In retirement communities, golf carts increase mobility for residents, linking homes, services, shops, and recreation.

The article also explains that golf carts are appealing to many other communities, like beach towns and other compact tourist enclaves. South of Atlanta, suburban Peachtree City now has 11,000 golf carts for 13,000 households. "It's almost our alternate transportation system here," says Betsy Tyler, the city clerk. Between 1995 and 2010, dozens of surrounding subdivisions authorized golf-cart use on city streets.



# THE TRENDING USE OF GOLF CARTS

Morganton, North Carolina passed an ordinance legalizing road use by golf carts in 2009. The City of Lincolnton, North Carolina passed two ordinances, one in 1997 and another in 2010. In March of 2008, the City of Conover adopted an ordinance allowing the use of golf carts on designated city streets. Most recently, in September of 2016, the Newton City Council approved a new ordinance to allow registered golf carts on public roads.

Bowling Green, Kentucky, passed an ordinance legalizing road use by golf carts in 2011. Hunters Creek, Texas, legalized them late 2010, as did Erie, Colorado.

Elkhart County, Indiana, is considering a countywide ordinance for use of golf carts in subdivisions. Two of its cities, Bristol and Nappanee, already have golf cart ordinances. Bristol adopted its ordinance in 2009, and Nappanee adopted its ordinance in 2010.

Each golf cart will be required to have safety equipment, including seat belts, brakes, turn signals, and a rear view mirror.

Golf carts were made legal as far back as 2002 in Colonial Beach, Virginia. About 70 miles south of Washington along the Potomac River, Colonial Beach is a popular draw for weekend living. Former Mayor G.W. "Pete" Bone Jr. is one of more than 400 estimated golf cart owners in town.



### **Golf Cart Ordinance**

**Purpose:** The purpose of this ordinance shall be to establish a Golf Cart Ordinance within the Town of Mint Hill to promote the health, safety and welfare of persons operating cart within the Town, and to protect the safety of their passengers and other users of streets.

**Definition:** A "golf cart" is defined as a vehicle designed and manufactured for operation on a golf course for sporting or recreational purposes and is not capable of exceeding 20 miles per hour

Golf carts are not designed or manufactured to be used on public streets. The Town of Mint Hill in no way advocates or endorses their operation on roads. The Town of Mint Hill by regulating such operation is merely trying to address obvious safety issues, and the adoption of this Ordinance is not to be relied upon as a determination that operation on streets is safe or advisable if done in accordance with this Ordinance.

The Town in no way shall be liable for accidents, injuries or death involving the operation of golf cart.

Any person who operates or rides upon a golf cart on a public street within the Town does so at his or her own risk and peril and assumes all liability resulting from the operation of the golf cart.

### **Rules and Regulations**

1. No person who does not have a valid driver's license issued under or granted by the laws of North Carolina or some other state, may operate a golf cart on any public street within the Town. Golf cart operators must carry their driver's license on their person at all times while operating a golf cart.
2. Golf carts are permitted on public streets with a speed limit set at 25 miles per hour or less, except for the sole purpose of crossing such street either at a signalized intersection or at a perpendicular crossing at a through intersection:
3. Golf carts shall be equipped with two operating headlights, and two operating taillights on either side of the rear of the golf cart and must be in operation at all times the vehicle is in motion.
4. The operator of the golf cart shall comply with all traffic rules and regulations adopted by the State of North Carolina and the Town of Mint Hill which governs the operation of motor vehicles.
5. Golf carts shall not be operated at a speed greater



than 20 miles per hour.

6. At no time shall a golf cart be operated on a sidewalk
7. Golf carts must be operated at the right edge of the roadway and must yield to all vehicular and pedestrian traffic.
8. Golf carts which have been modified so that it no longer meets the definition of a golf cart, may not be operated on the public streets within the Town
9. Any person who operates a golf cart on public street must adhere to all applicable State and local laws, regulations and ordinances, including but not limited to those banning the possession and use of alcoholic beverages.
10. The seating capacity (normally no more than four passengers) shall not be exceeded nor shall the operator or any passenger be permitted to stand while the golf cart is in operation.
11. If a mechanical turn signal indicator is not installed, then hand signals are required for turns.
12. Each owner shall keep proof of ownership and liability insurance in the golf cart at all times while in operation on streets

**Exception.** The use of golf carts by Town personnel for official business

**Violation.** If any person shall violate this Article, he shall be guilty of a Class 3 Misdemeanor and shall be fined not more than \$100 or such other amount as shall be set forth in the Schedule of Fees and Charges adopted by the Board of Commissioners from time to time.



# STAFF REPORT

<b>CASE:</b>	<b>ZC17-4</b>
<b>EXISTING ZONING</b>	<b>B-G DO-B (CD)</b>
<b>PROPOSED ZONING</b>	<b>B-G DO-B (CD)</b>
<b>PROPERTY OWNER:</b>	<b>JOHN STREET, LLC</b>
<b>APPLICANT</b>	<b>WHITE HORN, LLC</b>
<b>LOCATION</b>	<b>7014 TUTOR ST</b>
<b>TAX PARCEL NUMBER</b>	<b>135-381-70</b>
<b>REQUEST:</b>	<b>PROPOSED COMMERCIAL BUILDING</b>

## APPLICATION SUMMARY:

The applicant, White Horn, LLC, is requesting site plan and architectural plan approval for property located at 7014 Tutor Street (property between Wendy's and Dunkin Donuts). The proposal includes:

- 8,290 sq ft commercial building
- Removing the existing sidewalk and replacing with an eight foot sidewalk
- Installation of the required streetscape features (i.e. paver bands, pedestrian lights w/ external outlets and street trees).
- Exception to the curb and gutter requirement for Matthews-Mint Hill Road (UDO 6.2.4)
- Request for an additional sign (not to exceed 35 sq ft) for the side of the building. The ordinance allows each tenant 64 sq ft which may be divided into multiple signs. (UDO 6.5)

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

## PLAN CONSISTENCY:

Mint Hill Land Use Plan	Yes
Downtown Master Plan	Yes*
Mint Hill Comprehensive Transportation Plan	Yes
Pedestrian Plan	Yes

*\*The Downtown Master Plan, adopted in 2002, recommends open space for the property in question. However, comparing the Master Plan document, specifically page 9, with how development ultimately proceeded in the area, open space, as originally conceived, is now impractical by way of private development. Therefore, viewing the proposed development with respect to the general Code allowance and requirements, and the overall spirit and intent of the Downtown Master Plan, the request is reasonable and appropriate for the site.*

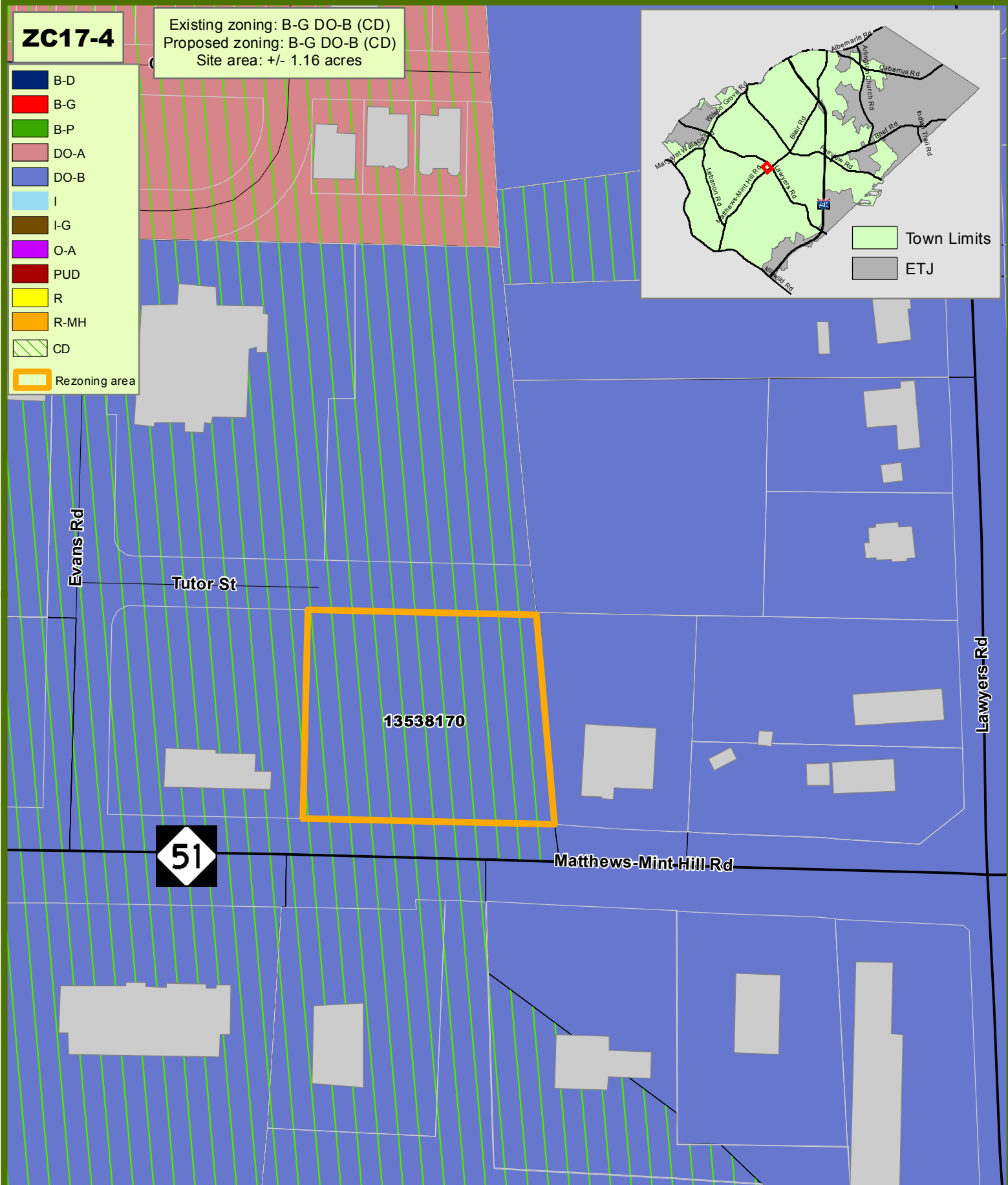
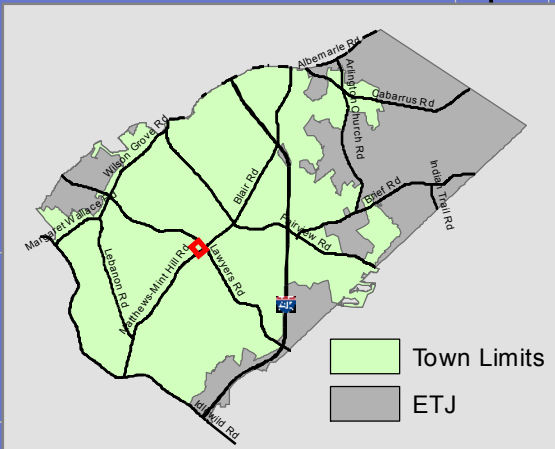
## STAFF RECOMMENDATION:

Staff offers a favorable recommendation contingent on the resolution of the two exception requests

# ZC17-4

- B-D
- B-G
- B-P
- DO-A
- DO-B
- I
- I-G
- O-A
- PUD
- R
- R-MH
- CD
- Rezoning area

Existing zoning: B-G DO-B (CD)  
 Proposed zoning: B-G DO-B (CD)  
 Site area: +/- 1.16 acres



0 100 200 Feet

Produced by the Mint Hill Planning Department  
 4/17/2017



TOWN OF  
 MINT HILL

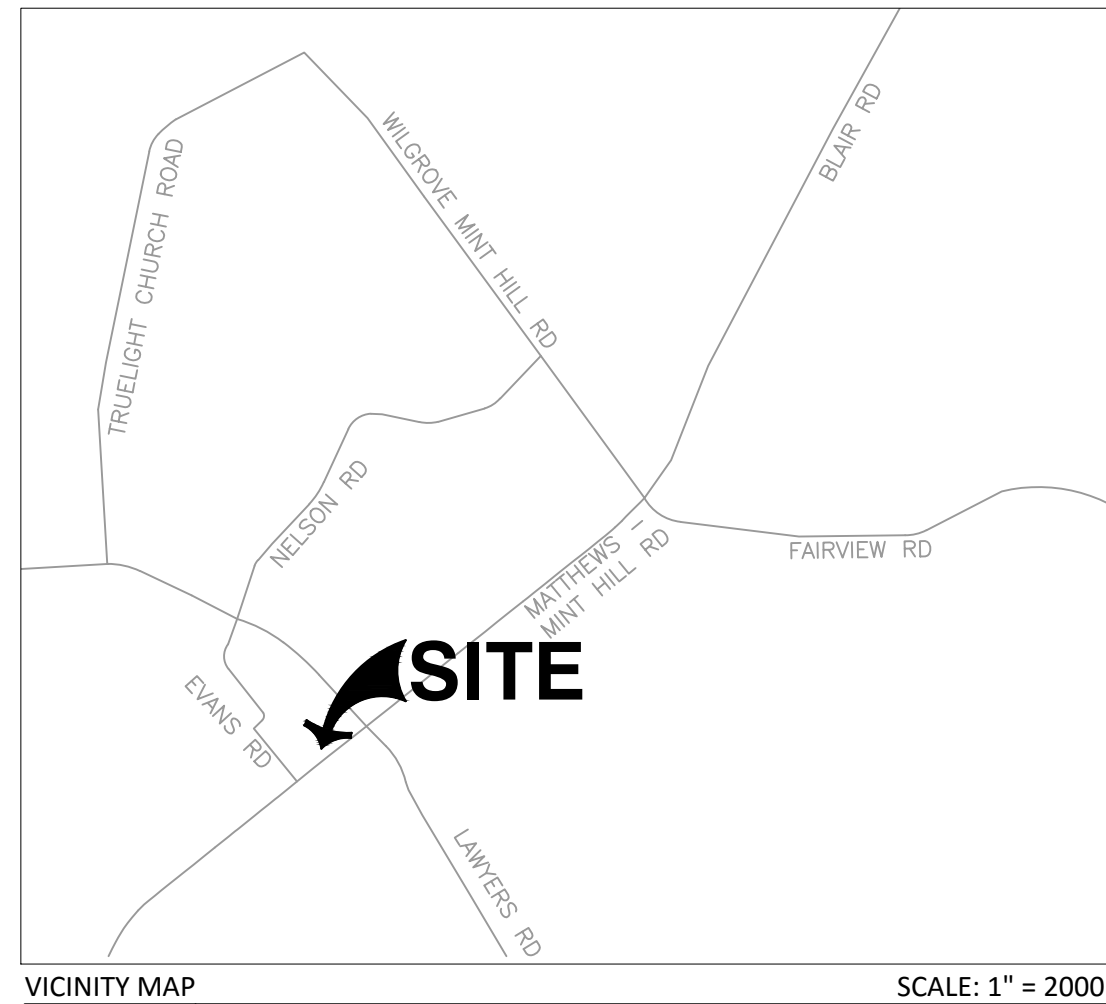


LOT 4B  
MAP BOOK 51  
PAGE 812  
ZONING: B-G DO-B (CD)

FHG CONSTRUCTION LLC  
LOT 4C  
MAP BOOK 51  
PAGE 812  
ZONING: B-G DO-B (CD)

JAMES CURTIS BARTLETT  
& ELIZABETH WENTZ  
DEED BOOK 4932 PAGE 225  
ZONING: B-G DO-B

REVISION RECORD		
NO	DATE	DESCRIPTION
SUBMITTAL RECORD		
NO	DATE	DESCRIPTION



BUILT UPON AREA CALCULATION:  
TOTAL IMPERVIOUS AREA: 0.734 ACRES  
TOTAL PROPERTY AREA: 1.16 ACRES  
BUILT UPON AREA: 63.28%

	UNDISTURBED OPEN SPACE = 0.117 AC (10% OF PROJECT AREA PER CODE 6.8.4)
	DISTURBED OPEN SPACE DURING CONSTRUCTION = 0.087 AC
	MITIGATED OPEN SPACE = 0.044 AC (36 TREES / ACRES, PER CODE 6.8.4)

PARKING REQUIREMENTS:  
4000 SF RESTAURANT (150 SEATS): 1 SPACE / 4 SEATS = 38  
4280 SF RETAIL (3.5 SPACES / 1000 SF) = 15 SPACES  
TOTAL REQUIRED: 53 SPACES  
TOTAL BICYCLE: 10% OF AUTO = 6 BICYCLE SPACES

PARKING PROVIDED:

TOTAL SPACES PROVIDED: 62  
HANDICAP SPACES: 3  
TOTAL BICYCLE SPACES: 6

LIGHTING REQUIREMENTS:

LIGHT-CUT-OFFS TO BE PROVIDED TO PREVENT LIGHTING EXTENDING INTO RIGHT OF WAYS AND ADJACENT PROPERTIES

PER CODE 6.9.8 - "OUTDOOR LIGHTING. OUTDOOR LIGHTING SHALL BE SO LOCATED AS NOT TO REFLECT ON ADJACENT PROPERTY OR ON PUBLIC STREETS IN SUCH MANNER AS TO ADVERSELY AFFECT THE ENJOYMENT OF ADJACENT PROPERTY OR ENDANGER THE MOTORIST TRAVERSING SUCH PUBLIC STREETS"

PER CODE SECTION 7.4: 7.1, 7.1 AND 7.3

1) AS A GENERAL RULE, LIGHTING SHOULD BE PROVIDED WITH LOWER-INTENSITY, FULL-SPECTRUM BULBS MOUNTED ON POLES EIGHT (8) TO TWELVE (12) FEET IN HEIGHT.  
2) NO STREET LIGHT SHALL BE MORE THAN TWO HUNDRED FIFTY (250) FEET FROM ANOTHER STREET LIGHT. IN ADDITION, LIGHTING SHALL BE PLACED AT EVERY INTERSECTION.  
3) LIGHTING ALONG MATTHEWS-MINT HILL ROAD (NC 51) AND LAWYERS ROAD SHALL BE CONSISTENT WITH THE STANDARD FIXTURE SPECIFIED BY THE TOWN.

4) ALL OUTDOOR LIGHTING SHALL BE DESIGNED AND LOCATED SUCH THAT THE MAXIMUM ILLUMINATION MEASURED IN FOOTCANDLES AT THE PROPERTY LINE SHALL NOT EXCEED .3 FOR NON CUT-OFF LIGHTS AND 1.5 FOR CUT-OFF LIGHTS. THE AVERAGE INTENSITY ILLUMINATION FOR OUTDOOR LIGHTING SHALL NOT EXCEED SIX (6) FOOTCANDLES IN INTENSITY AS MEASURED AT GRADE. FIXTURES SHOULD BE PLACED TO PROVIDE UNIFORM DISTRIBUTION OF LIGHT AND TO AVOID INTENSE LIGHTING THAT PRODUCES EXCESSIVE GLARE.  
5) EXTERIOR LIGHTING SHOULD BE ARCHITECTURALLY INTEGRATED WITH THE ARCHITECTURAL CHARACTER OF THE BUILDING. DOWNCAST OR CUTOFF TYPE LIGHTING FIXTURES SHOULD BE GENERALLY USED TO ILLUMINATE PEDESTRIAN OR TRAFFIC CIRCULATION CORRIDORS. BOLLARD OR DECORATIVE CUTOFF-TYPE LIGHTING FIXTURES ARE GENERALLY SUITED FOR PEDESTRIAN APPLICATIONS SUCH AS FOR PEDESTRIAN CIRCULATION OR TRANSITIONAL AREAS.

LEGEND	
PROPERTY LINE	---
EXISTING CONCRETE	
PROPOSED CONCRETE	
PROPOSED BUILDING	
PROPOSED PAVEMENT	

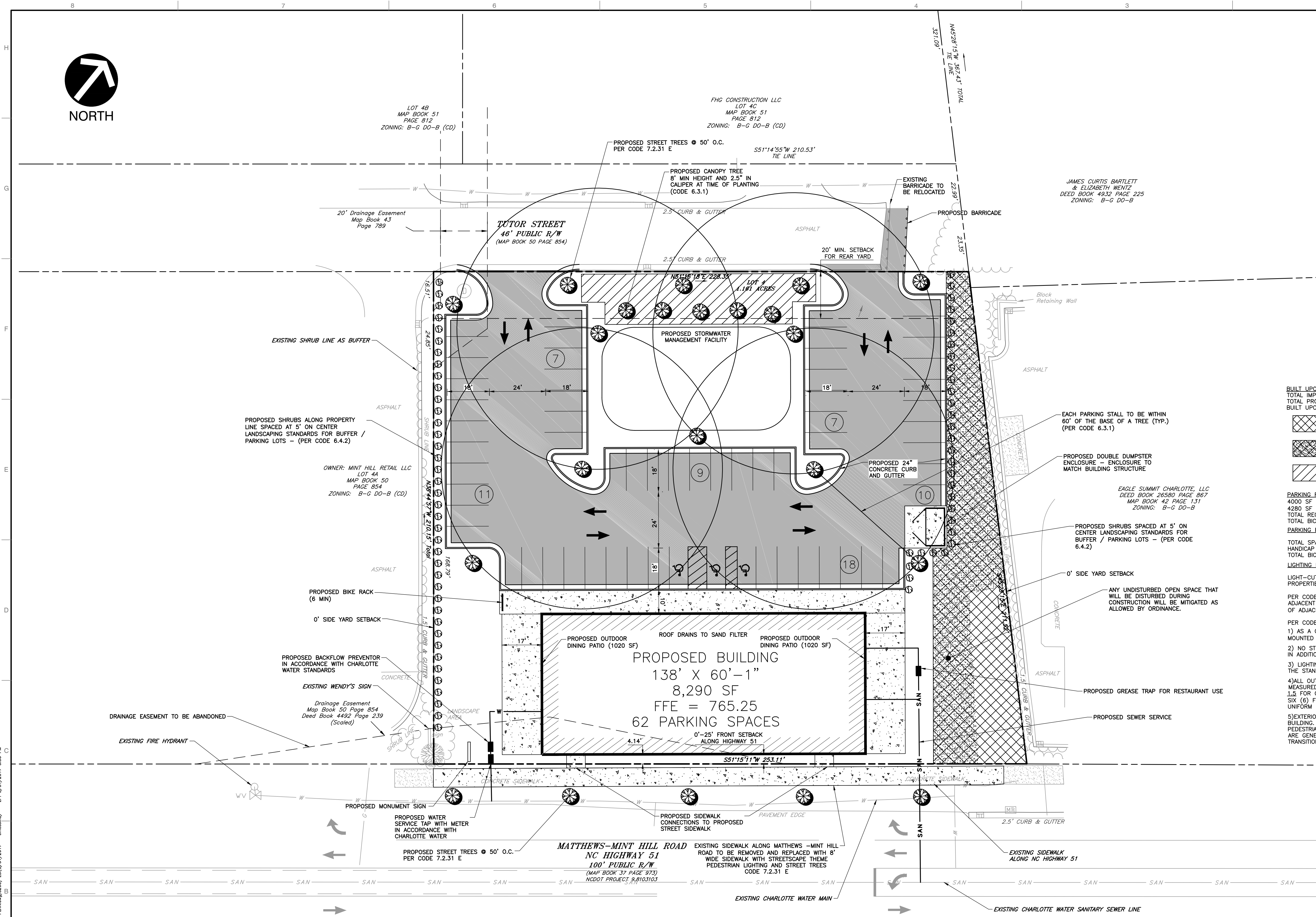
**CEC**  
**Civil & Environmental Consultants, Inc.**  
1900 Center Park Drive - Suite A - Charlotte, NC 28217  
Ph: 980.237.0373 - Fax: 980.237.0372  
www.cecinc.com

**WHITE HORN, LLC**  
**BRIGHTON SQUARE**  
**MECKLENBURG COUNTY**  
**MINT HILL, NORTH CAROLINA**

DRAWN BY:	BDL	CHECKED BY:	EPM	APPROVED BY:	SWW
DATE:	APRIL 3, 2017	DWG SCALE:	1" = 20'	PROJECT NO:	164-080

DEVELOPMENT PLAN

DRAWING NO.:  
**C200**  
SHEET 1 OF 1



ENGINEER:  
CIVIL AND ENVIRONMENTAL CONSULTANTS INC.  
CONTACT: SHAD WALTERS, PE  
ADDRESS: 1900 CENTER PARK DRIVE SUITE A, CHARLOTTE, NC 28217  
PHONE: (980) 237-0373  
EMAIL: SWALTERS@CECINC.COM

ARCHITECT:  
ADAMS ARCHITECTURES  
CONTACT: NATHAN E. MORGAN  
PHONE: (704) 664-1311  
ADDRESS: 126 N. MAIN STREET MOORESVILLE, NC 28115

DEVELOPER INFORMATION:  
HALSTEAD CONTRACTORS, LLC  
CONTACT: JIM LIVESY  
ADDRESS: P.O. BOX 230817, MONTGOMERY, AL 36123

PROPERTY INFORMATION:  
OWNER: JOHN STREET, LLC  
LAT W. PURSER, III  
PARCEL: LOT 4, MB 37, PG 973, PIN: 13538170  
ZONING: B-G DO-B(CD)  
PCO DISTRICT: CATAWBA  
FEMA FIRM MAP: ZONE X PER FEMA FIRM MAP #3710550200K DATED FEBRUARY 19, 2014 (ZONE X = AREAS OUTSIDE THE 1-PERCENT AND 0.2-PERCENT ANNUAL CHANCE FLOODPLAINS.) THIS PARCEL DOES NOT LIE WITHIN DESIGNATED FLOODPLAIN  
SETBACKS: FRONT 0' - 25' MAX ALONG MATTHEWS / MINT HILL ROAD  
SIDE: 0'  
REAR: 20'

EXCEPTIONS:  
1. THE DEVELOPER RESPECTFULLY REQUESTS AN EXCEPTION TO THE ZONING CODE TO NOT INSTALL CURB & GUTTER ALONG MATTHEWS-MINT HILL ROAD AS IT WOULD CREATE DRAINAGE ISSUES ON SITE. NCDOT HAS SCHEDULED THEIR ROAD IMPROVEMENT PROJECT FOR MATTHEWS-MINT HILL ROAD FOR 2022 WHICH WILL INCLUDE CURB & GUTTER FOR THIS SITE.  
2. THE DEVELOPER RESPECTFULLY REQUESTS AN EXCEPTION TO SECTION 6.5.6 OF THE ZONING CODE, SUCH THAT, EACH END CAP TENANT WOULD BE PERMITTED TO INSTALL A SIGN ON THE SIDE ELEVATION OF ITS PREMISES. SUCH SIDE ELEVATION SIGN WOULD BE IN ADDITION TO THE FRONT AND REAR SIGN PERMITTED BY THE ZONING CODE AND WOULD IN NO EVENT EXCEED THIRTY FIVE (35) SQUARE FEET IN SIZE.

SCALE IN FEET  
0 20 40

PRELIMINARY

P:\2016\164-080\164-080-CP01-DEVELOPMENT PLAN.dwg(2/20/17 15:03:31/2017 - emessing) - LP: 3/11/2017 3:50 PM



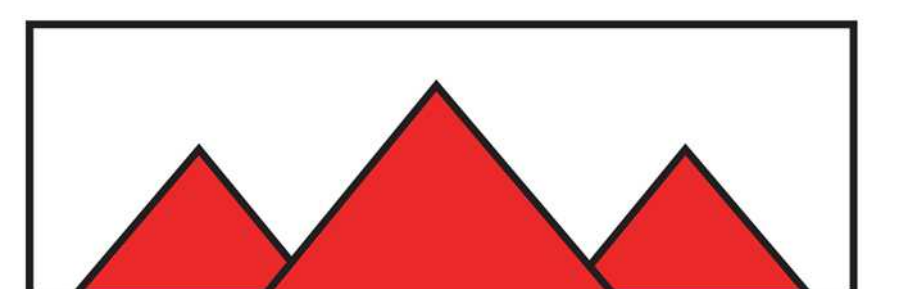


**MINT HILL, NC**

**PRELIMINARY DESIGN - BRIGHTON SQUARE**

**3-31-2017**

ADAMS + ASSOCIATES  
ARCHITECTURE



126 NORTH MAIN STREET, MOORESVILLE, NC, 28115  
PHONE: 704.664.1311  
www.ADAMSASSOCIATESARCH.com



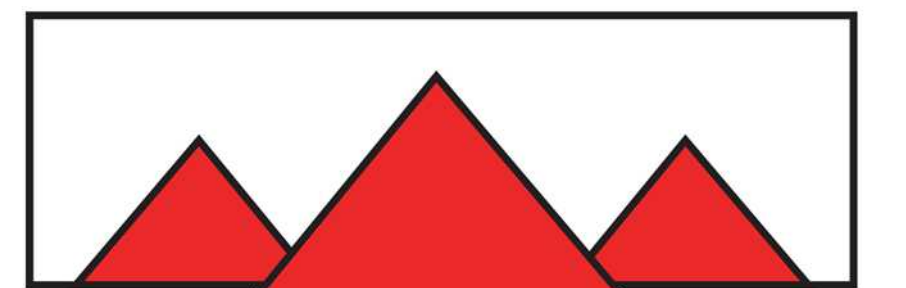


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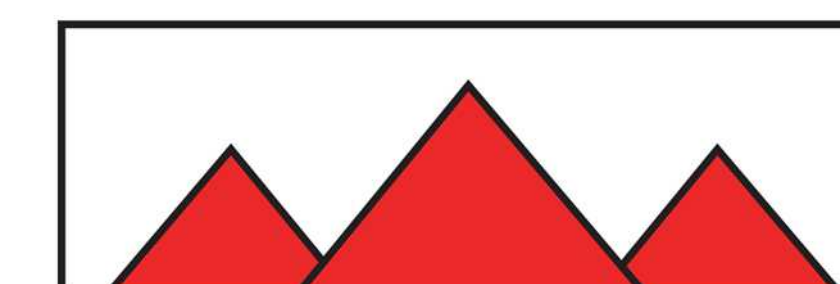


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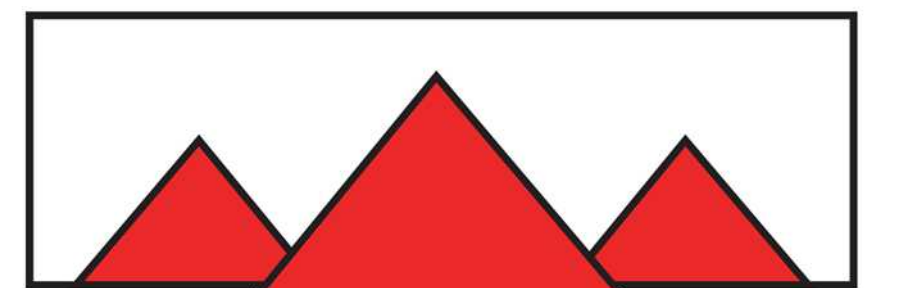


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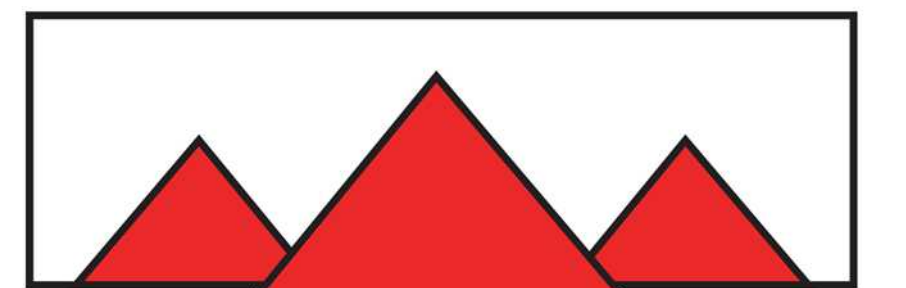


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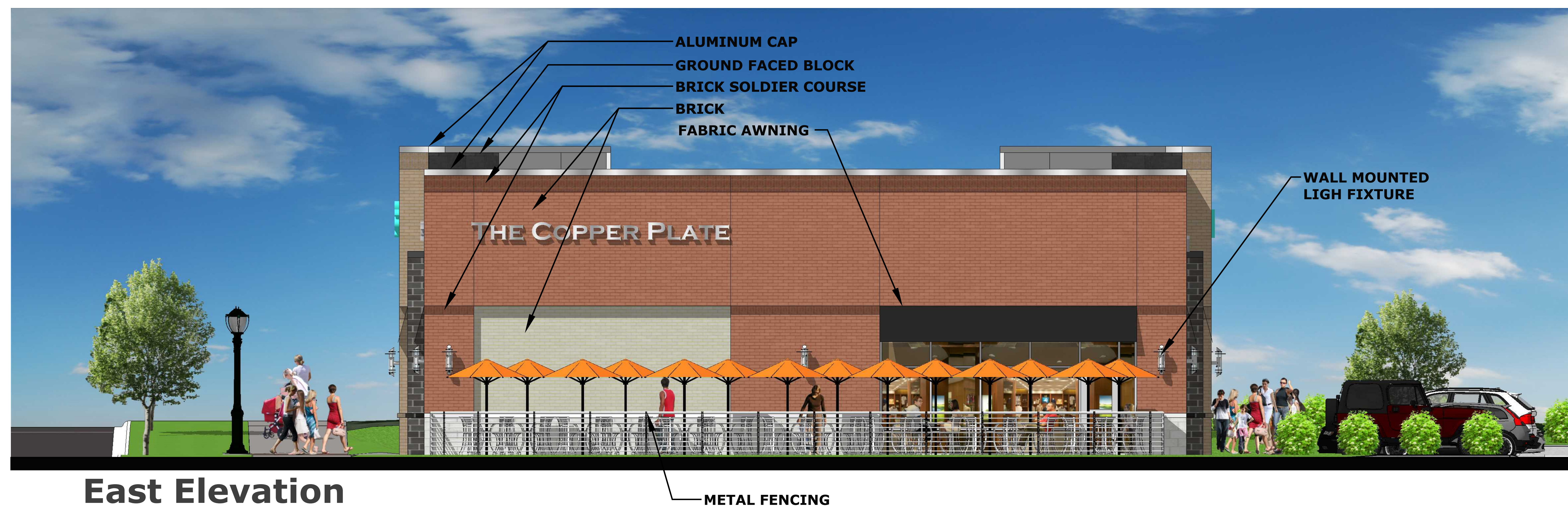
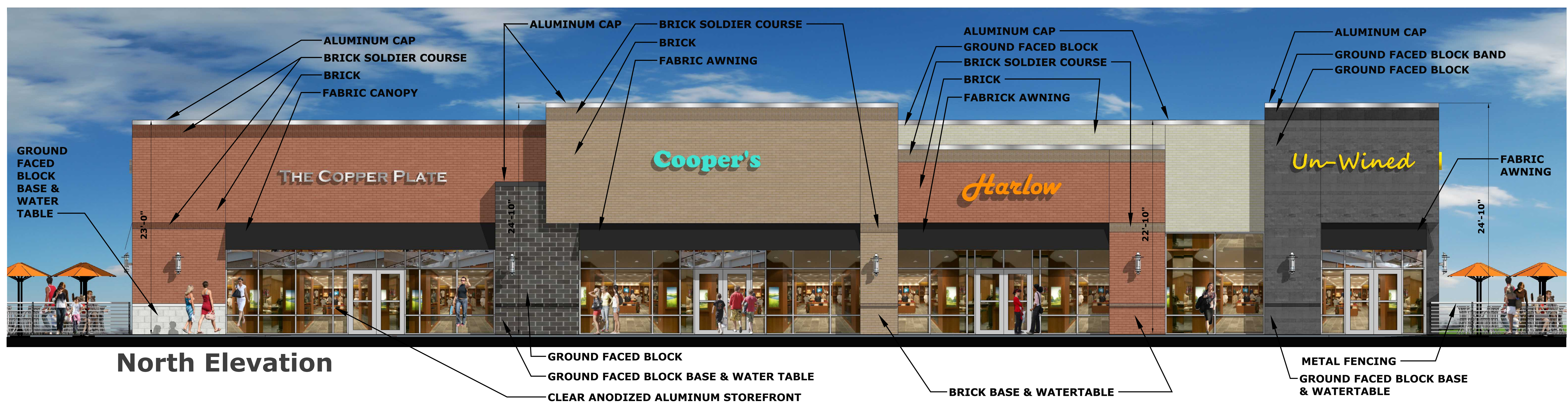
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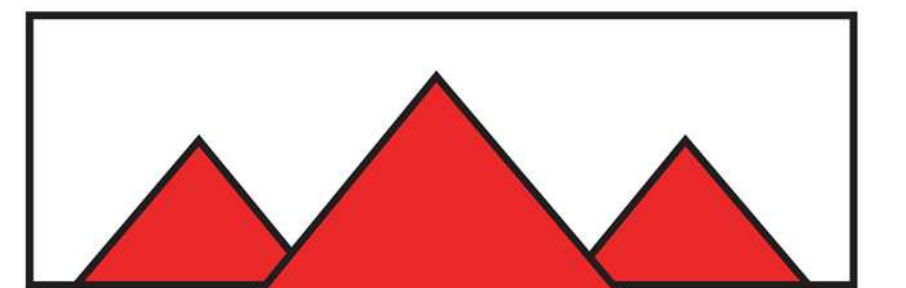


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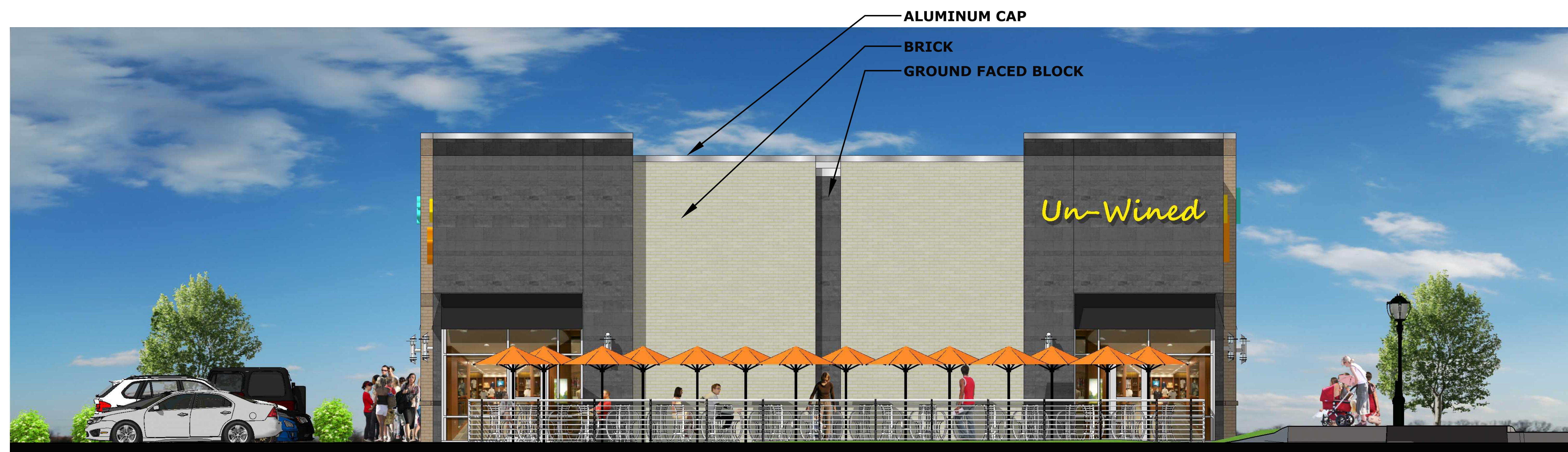


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**South Elevation**



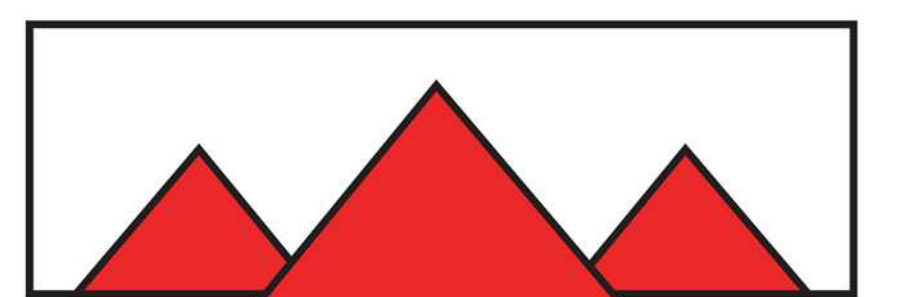
**West Elevation**

**MINT HILL, NC**

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