

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING
APRIL 16, 2018**

The Mint Hill Planning Board met in a called meeting on Monday, April 16, 2018 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Chairman: Tony Long
Members: Scott Fandel, Tom Gatz, Roger Hendrix and Roy Fielding
Planning Director: John Hoard
Clerk to the Board: Cassie Crutchfield
Commissioner: Dale Dalton
Absent: Brad Simmons and Chip Todd

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. Hendrix gave the invocation.

ORDER OF BUSINESS

Approval of Minutes of March 19, 2018 Regular Meeting: Upon the motion of Mr. Fielding, seconded by Mr. Gatz, the Board unanimously approved the minutes of the March 19, 2018 Planning Board meeting.

Additions or Deletions of Agenda Items: None.

Reports of Committees, Members and Staff: None.

Old Business: None.

New Business:

A. Discussion and Recommendation on ZC18-5, Filed by Griffin-Goforth Properties, LLC, Requesting Condition Zoning to allow an automotive maintenance facility, Located at 11140 Business Ln, Tax Parcel Number 139-092-23: Planning Director Hoard provided the following memo to the Board.

The applicant, Bobby Reynolds, is requesting conditional zoning approval to allow an automotive maintenance facility. The Mint Hill Business Park was originally approved May 17, 1999. The proposal includes a 3,960 sq. ft. building and a gravel parking area. A 5' sidewalk is required along the property frontage of both Business Lane and Jomac Drive.

The property owner agrees to provide a 5' sidewalk in front of Griffin Tile & Marble.

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.

Mr. Gatz asked if it was required for the lots in Mint Hill to have a Conditional District? Planning Director Hoard said yes, from the retreat the Board of Commissioners was looking into eliminating that requirement. Mr. Gatz asked was there any special requirements for the runoff water? Planning Director Hoard said no. Mr. Reynolds said the facility would be used more for maintenance than it would be for a washdown. Mr. Gatz asked what kind of maintenance? Mr. Reynolds said it would be used for vehicles such as tune ups. They were already located at Griffin Tile & Marble. They were building a separate building because they have outgrown where they were located now.

Mr. Hendrix asked if all requirements were met? Planning Director Hoard said yes.

Upon the motion of Mr. Gatz, seconded by Mr. Hendrix, the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners on ZC18-5, Filed by Griffin-Goforth Properties, LLC, Requesting Condition Zoning to allow an automotive maintenance facility, Located at 11140 Business Ln, Tax Parcel Number 139-092-23. ZC18-5 is consistent with the Land Use Plan and the Conditional District established in 1999. Therefore, ZC18-5 is found to be reasonable and in the public interest, based on the information presented and reviewed with this petition.

B. Discussion and Decision on S18-3, Filed by Gary Parks, requesting Preliminary Subdivision approval for 20 lots, Located at 5611 Kool Springs Drive, Tax Parcel Numbers 137-032-15, 137-032-14, 137-032-13pt & 137-032-46: Planning Director Hoard provided the following memo to the Board.

The applicant, Gary Parks, is requesting preliminary subdivision approval for property located at 5611 Kool Springs Drive. The site consists of 13.97 acres. The site plan indicates 20 lots.

Lots are to be served with public water and public sewer. The Mint Hill Unified Development Ordinance requires a minimum 20,000 square foot lot. The minimum setbacks are 50 ft front, 25 ft side street (corner lots), 15 ft side yard, and a 40 ft rear yard. Each lot shall have at least 60 ft of road frontage and a minimum lot width of 125 ft at the minimum front setback line.

The preliminary plan appears to meet the above requirements.

Mecklenburg County Land Use and Environmental Services Agency will review the construction plans for sedimentation and erosion control, storm water, flood, and road profiles. The applicant is responsible for submitting these plans to Mecklenburg County. Mint Hill staff will review the construction plans to assure compliance before grading begins.

Mr. Hendrix asked if all requirements were met? Planning Director Hoard said yes.

Mr. Gatz asked if the subdivision needed to be protected with fences because there was a runoff water near the area? Planning Director Hoard said no.

Upon the motion of Mr. Gatz, seconded by Mr. Fielding, the Board unanimously approved on S18-3, Filed by Gary Parks, requesting Preliminary Subdivision approval for 20 lots, Located at 5611 Kool Springs Drive, Tax Parcel Numbers 137-032-15, 137-032-14, 137-032-13pt & 137-032-46

Other Business: None.

Adjournment: Upon the motion of Mr. Gatz, seconded by Mr. Hendrix and unanimously agreed upon, Chairman Long adjourned the meeting at 6:40 p.m.

Cassie Crutchfield, Clerk to the Board