



Town of Mint Hill

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

Mint Hill Planning Board Agenda July 16, 2018 at 6:30 p.m.

1. Call To Order
2. Roll Call and Invocation
3. Approve Minutes of May 21, 2018 Regular Meeting
4. Additions or Deletions of Agenda Items
5. Reports of Committees, Members, and Staff
6. Old Business
7. New Business
 - A. Discussion and Decision on S18-8, Filed by Delta Land Services for Minor Subdivision Approval for two lots without public road frontage, resulting in three lots, located at 5701 Matthews-Mint Hill Road, Parcel Numbers 135-281-73 and 135-281-07
 - B. Discussion and Decision on S18-10 Cadence Preliminary Subdivision, Filed by Mattamy Homes (Bob Wiggins), Parcel Numbers 139-361-99, 139-061-01, 139-014-02 and portion of 139-014-01
 - C. Discussion and Decision on S18-11 Riley Meadows Preliminary Subdivision, Filed by American Homes 4 Rent, located at 13427 Idlewild Road, Parcel Numbers 195-013-75 and 195-013-77
 - D. Discussion and Decision on S18-12, Filed by Bill and Debra Moody for Minor Subdivision Approval for two lots without public road frontage, resulting in three lots, located at 8925 Brief Road, Parcel Number 139-041-09
 - E. Discussion and Recommendation on ZC18-8 Text Amendment (Secs 5.2 and 7.4) Adding *Automotive Retail Parts*, Filed by Town of Mint Hill
8. Other Business

9. Adjournment

Cassie Crutchfield
Program Support Assistant

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING
MAY 21, 2018**

The Mint Hill Planning Board met in a called meeting on Monday, May 21, 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, Roy Fielding, Brad Simmons and Chip Todd

Planning Director: John Hoard

Clerk to the Board: Cassie Crutchfield

Commissioner: Mike Cochrane

Absent: Roger Hendrix

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 April 16, 2018 Regular Meeting: Upon the motion of Mr. Fielding, seconded by Mr. Simmons, the Board unanimously approved the minutes of the April 16, 2018 Planning Board meeting.

Additions or Deletions of Agenda Items: None.

Reports of Committees, Members and Staff: Planning Director Hoard said the Board of Commissioners approved the Griffin Facility at Mint Hill Business Park. The Board adopted resolutions for bonds for the November ballot. It would be 15 million dollars for Park and Recreation and three million dollars for Cultural Events. There would be more details to come.

Mr. Fielding asked was this a bond package? Director Hoard said correct, this was a conversation the Board had at the retreat. Mr. Fielding asked was this for additional land to buy? Director Hoard said I do not think that's their intent right now, but it could cover it.

Old Business: None.

New Business:

A. Discussion and Recommendation on Conditional Rezoning Application #ZC18-6, Filed by Albemarle Road Associates, LLC, Located at Allen Station Drive and Blair Road, Tax Parcel Numbers 137-151-25, 137-151-27, 137-152-12, 137-152-18, 137-152-19, 137-152-20, 137-152-21, 137-152-01, 137-152-11, 137-152-53, 137-152-54: Planning Director Hoard provided the following memo to the Board.

In 2012 Clear Creek Business Park was divided into Part A and Part B (see attached map). Part A retained the original conditions established for Clear Creek plus a requirement for Conditional Zoning to apply to the remaining parcels within Part A. Part B was approved with a list of general standards and allowable uses, all of which would be administratively reviewed and approved. The property owner agrees to provide a 5' sidewalk in front of Griffin Tile & Marble.

Part A Conditions: 1. CD required for the remaining undeveloped Part A parcels. 2. All outdoor storage will be limited to the side or rear of the building and will be screened with a vegetative buffer, masonry walls or solid fences or chain linked fences (if chain link fences are installed, vegetation must be provided, and the fence shall be dark color to blend with the landscaping) 3. Street trees along Albemarle Road and Blair Road should be minimum of 4" caliper and 20-25 feet in height at time of planting. 4. The front facades shall be constructed of masonry or brick material. In addition, all buildings visible from the street shall be masonry or brick on side and rear 5. Access to all lots shall be from interior streets only 6. Eating establishment, retail sales and services should be limited to accessory uses to the principle structure and not be primary uses in the park 7. Bus stations, power generating or transmission facilities, radio, telephone masts, towers or similar structures, telephone repeater stations, blacksmiths, armories, bulk storage of flammable liquids and gases, and truck terminals shall be prohibited uses 8. Street shall be 80% occupied before the final inch of asphalt is applied and before the town will accept streets for maintenance 9. Installation of sidewalks within development shall be bonded to insure installation upon development/construction of site.

The primary objective of the rezoning petition is to establish by-right uses for Clear Creek. The intent is to allow Section 5.2 of the UDO to control the by-right uses and indicate those which are subject to conditional zoning. Please note condition #7 is a list of Prohibited uses.

Delete condition #6. By removing condition #6, restaurants, retail sales and services will be subject to conditional zoning.

Add a new condition: parking areas may extend into the 50' front setback up 25'

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 had 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 what were the advantages and disadvantages of by-right and conditional use? Planning Director Hoard said conditional use advantages were rezoning and legislative. A disadvantage scenario would be if someone wanted a parcel and the town told them they needed to rezone and then they went to another town and had more support. The political process gets extremely messy in other towns. However, if someone had a use of the park and if it was by-right and they meet the ordinance, they would receive it and not have to go through a political process. The political process was timing and legislative. Mr. Gatz asked what was the process of the by-

right? Director Hoard said it eliminated the Board procedures and there were no public hearings. Mr. Gatz asked did we have a similar application like this before about chemical processes and buildings? Director Hoard said what you were recalling was the railway application and what they did was unload things that we were unfamiliar with at the time. We did have this conversation before. Mr. Simmons asked what things were permitted for the I-G district? Director Hoard said the uses permitted for the I-G district were attached to the staff report. The yellow highlight indicated the use was subject to conditional zoning. The red highlight indicated the use was specifically prohibited all other uses were considered by-right. The applicant was asking to eliminate the restaurants, retail sale and services and make it subjected to conditional zoning.

Mr. Fielding asked if this would include the restaurant with In-Car Dining on the list? Director Hoard said yes, any restaurants and retail sale and services highlighted in red would be subject to conditional zoning. Mr. Fielding asked why were the telecommunication towers use prohibited? Director Hoard said he believed they thought the use of the telecommunication towers would not generate a good opportunity and it was something they did not desire for Clear Creek.

Mr. Fandel asked about the flammable liquids and gases, bulk storage would that encompass gas stations? Director Hoard said no, gas stations did not fall under that category.

Mr. Gatz said the laboratories, analytical, experimental and testing needs to be more specific. This should be conditional use because we should know what they were bringing in the town. Applicant Bailey Patrick said the hospital and medical research lab was what all those medical type uses and their reasoning for those items on the list.

Upon the motion of Mr. Gatz, seconded by Mr. Long, the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners on #ZC18-6, Filed by Albemarle Road Associates, LLC, Located at Allen Station Drive and Blair Road, Tax Parcel Numbers 137-151-25, 137-151-27, 137-152-12, 137-152-18, 137-152-19, 137-152-20, 137-152-21, 137-152-01, 137-152-11, 137-152-53, 137-152-54 with the recommendation of adding Laboratories, Analytical, Experiment and Testing, as well as Printing Plants including Blueprinting and Photo Processing as uses requiring conditional zoning.

B. Discussion and Recommendation on Text Amendment #ZC18-7, Filed by Par 5 Development Group, LLC, requesting a Text Amendment to Section 5.2 – Table 5.2-1 Principal Permitted Uses: Planning Director Hoard provided the following memo to the Board.

The applicant, Par 5 Development Group, LLC, is requesting a text amendment to Section 5.2 (Table 5.2-1 Principal Permitted Uses) to allow consideration through conditional rezoning for Animal Kennel in the DO-B district.

Par 5 Development Group, LLC presented the concept of developing a Pet Suites facility in the Downtown at the April Developer Workshop. Currently the Ordinance does not allow Animal Kennels in the Downtown. With the approval of the text amendment, the applicant plans to move forward with the rezoning process.

Mr. Todd asked where would the site be located? Planning Director Hoard said the site would be located at the back entrance of Harris Teeter on Evans Road near Brighton Park.

Mr. Fielding asked if the site going to be used to board animals? Planning Director Hoard said yes, their primary reason was for the use of kennels. Mr. Fielding asked would there be an outdoor area for animals? Mr. Hoard said yes. Mr. Fielding asked was there a possibility with noise complaints from neighbors? Mr. Hoard said it was possible, however; they have specific building material that would be used as a noise barrier. Mr. Fielding recommended that they talk to the neighbors around the facility and ask for their thoughts and concerns. Commissioner Cochrane said they were going to take a survey around Brighton Park area. Director Hoard said the closest kennel that they have near Mint Hill was in Greensboro. They were subject to the same noise ordinance just as anyone else.

Mr. Gatz made a favorable recommendation on #ZC18-7, Filed by Par 5 Development Group, LLC, requesting a Text Amendment to Section 5.2 – Table 5.2-1 Principal Permitted Uses. Mr. Simmons second the motion. Chairman Long asked for those in favor, which the majority of the Board agreed, and Mr. Fielding opposed. The motion carried to recommend approval of recommendation on #ZC18-7.

Other Business: None.

Adjournment: Upon the motion of Mr. Fielding, seconded by Mr. Simmons and unanimously agreed upon, Chairman Long adjourned the meeting at 7:00 p.m.

Cassie Crutchfield, Clerk to the Board



STAFF REPORT

CASE:	S18-8
REQUEST:	2 LOTS WITHOUT PUBLIC ROAD FRONTAGE
APPLICANT:	JAMES SCOTT
PARCEL #:	135-281-73 AND 135-281-07
ADDRESS	5701 MATTHEWS-MINT HILL ROAD

EXECUTIVE SUMMARY:

The applicant is requesting minor subdivision approval for two (2) lots without public road frontage (easement lots), resulting in 3 lots.

6.1.2 Lot Design Standards

Proposed lots for use by one family detached dwellings and which do not have frontage on a public street may be approved by the Planning Board after making the following findings:

- A. Such lot is a minimum of two acres in size; and
- B. Such lot is provided with access to a public street by means of an easement of at least fifteen feet in width for the exclusive use of the dwelling to be established on such lot and such easement is a visibly identifiable access driveway which is maintained in a condition passable for service and emergency vehicles; however, in no event shall lots be created that result in more than a maximum of three (3) access easements to lots without road frontage; and
- C. Creation of such lot is made necessary by virtue of the fact that development of said property by conventional means (i.e. extension of public street) is impractical due to disproportionate costs of required improvements as compared to relative value of lots created; and
- D. Creation of such lots does not unduly restrict or impair future development or extension of an adequate system of public streets within the immediate area.

STAFF RECOMMENDATION:

Staff recommends approval.

STAFF CONTACT:


Planning Staff
704-545-9726



FRONT	60'
SIDE YARD	20'
REAR YARD	40'
MINIMUM LOT WIDTH	130'
MINIMUM LOT AREA	30,000 (0.689 ACRES±)
MAXIMUM HEIGHT	35'

10. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 2 INTO TWO EQUAL LOTS. THIS PLAT SUPERCEDES LOT 2 AS PREVIOUSLY RECORDED IN MAP BOOK 60 PAGE 669.

SIR	EXISTING IRON ROD
SIR	SET IRON ROD
R/W	RIGHT-OF-WAY
DB	DEED BOOK
PG	PAGE
MB	MAP BOOK
AC	ACRES
ECM	EXISTING CONCRETE MONUMENT
CM	CONCRETE MONUMENT
MBL	MINIMUM BUILDING LINE
(N.T.S.)	NOT TO SCALE
BOC	BACK OF CURB
EOP	EDGE OF PAVEMENT
PP	POWER POLE
SDE	STORM DRAIN EASEMENT
CTP	COMPREHENSIVE TRANSPORTATION PLAN
MLW	MINIMUM LOT WIDTH

----	SET BACK LINE
=====	PROPERTY LINE
— — — —	ADJOINING LINE (NOT SURVEYED)
-----	OLD LOT LINE
=====	TIE LINE
	AREA OF NCDOT DEDICATION

DATE _____

DATE _____

Date _____



LINE TABLE		
LINE	LENGTH	BEARING
L1	9.81	N52°21'55"E
L2 TIE LINE	5.59	S03°30'19"E
L3	49.97	S35°26'21"E
L4	43.46	S44°11'48"E

NOT FOR RECORDATION. 46739

(IN FEET)
1 inch = 60 ft.

#	DATE	BY	REVISION
<p align="center"> DELTA LAND SERVICES, INC FIRM LICENSE #C-735 608-G Matthews Mint Hill Road MATTHEWS, NORTH CAROLINA 28105 (704) 847-7000 </p>			

DCA/CAD No. REV-PLAT.DWG



MEMO

TO: Planning Board

FROM: Staff

RE: #S18-10 Cadence Preliminary Plat, filed by Bob Wiggins of Mattamy Homes, for 247 Lots; Located North of Bartlett Road, East of Jefferson Conly Road and East of I-485; Tax Parcel #s 139-361-99, 139-061-01, 139-014-02 and portion of 139-014-01

DATE: July 16, 2018

Preliminary Plan Request

The applicant, Bob Wiggins with Mattamy Homes, is requesting preliminary subdivision approval. Cadence was conditionally zoned on March 8, 2018. The site consists of 125.46 acres. According to the approved Zoning Plan the subdivision is permitted up to 247 lots.

Staff Analysis

The approved Zoning Plan allows lot sizes of 6,600 sq. ft. Setbacks are 20' front, minimum 5' (13' aggregate) side setback and rear setback is 20'.

The preliminary plan appears to meet the requirements specified in the approved Zoning Plan

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.

Staff Recommendation

Staff recommends **approval**



VICINITY MAP

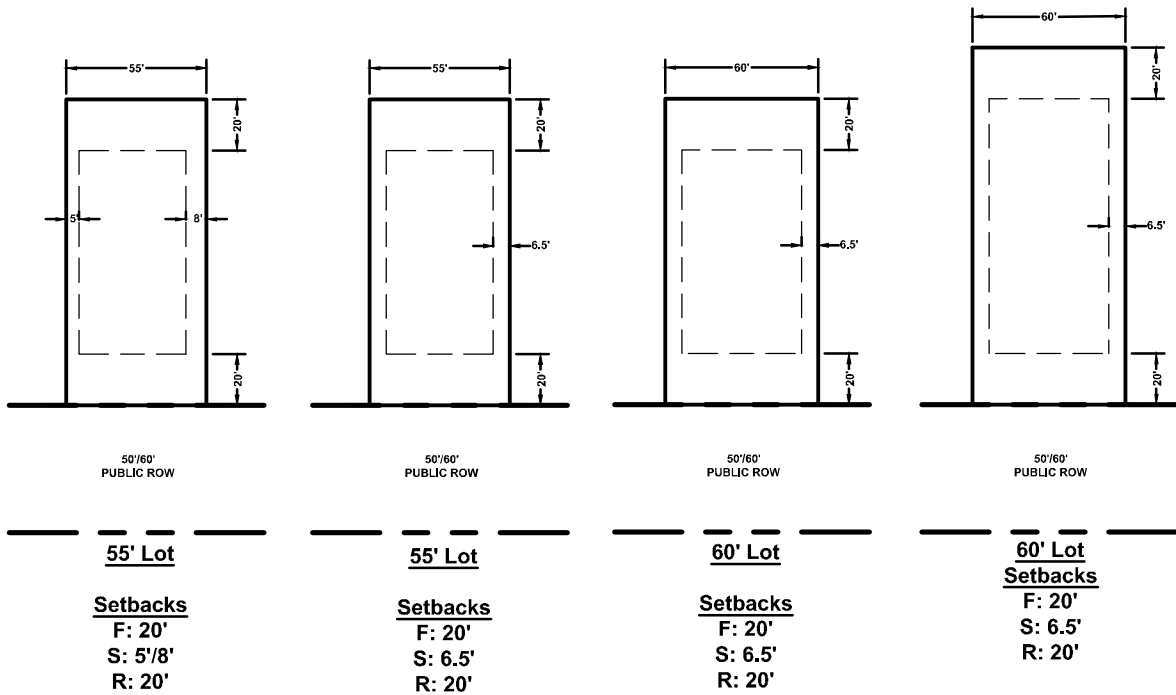
Not to Scale



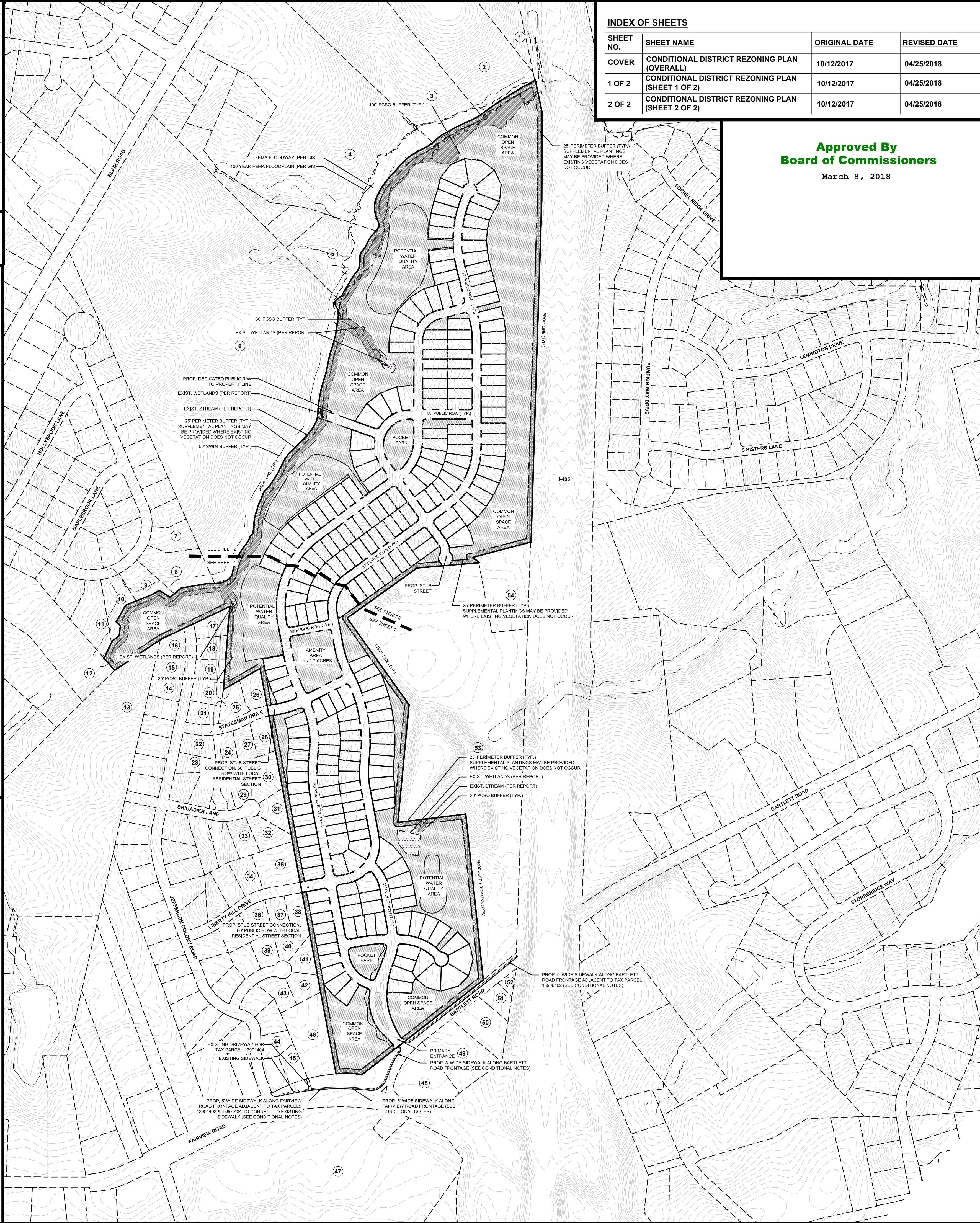
Adjacent Property Owners within 200' of the Property						
PID #	Owner Name	Address	City	State	Zip	
1	13902157	J5 HELMS FAMILY PROPERTIES LLC	11503 ALBEMARLE RD	CHARLOTTE	NC	28227
2	13902133	JAMES R JR LEE & LINDA F LEE	PO BOX 545	INDIAN TRAIL	NC	28079
3	13902106	RANSON AND MARTHA LEE LLC	PO BOX 545	INDIAN TRAIL	NC	28079
4	13902107	JOAN F SLOAN	5709 CHALYCE LN	CHARLOTTE	NC	28270
5	13902110	JAMES D CARTER	5731 MATTHEWS-MINT HILL RD	CHARLOTTE	NC	28227
6	13935101	DUJIN FAMILY LLC	4514 WILGROVE-MINT HILL RD	CHARLOTTE	NC	28227
7	13935129	JOHN A MCCASKILL & DONNA M MCCASKILL	3927 CHERRYBROOK DR	CHARLOTTE	NC	28227
8	13935130	STEPHEN B WILLOUGHBY & ELIEN P WILLOUGHBY	3935 CHERRYBROOK DR	CHARLOTTE	NC	28227
9	13935131	SCOTT M MACEY & SARAH F MACEY	4001 CHERRYBROOK DR	CHARLOTTE	NC	28227
10	13935132	J5 HELMS FAMILY PROPERTIES LLC	11901 ALBEMARLE RD	CHARLOTTE	NC	28227
11	13935133	RICHARD L KAHL	4017 CHERRYBROOK DR	CHARLOTTE	NC	28227
12	13901135	JERRY G CONNELL & LINDA K CONNELL	8742 BLAIR ROAD	CHARLOTTE	NC	28227
13	13901124	J5 HELMS FAMILY PROPERTIES LLC	11901 ALBEMARLE RD	CHARLOTTE	NC	28227
14	13901306	KELLY YOUNG	5309 JEFFERSON COLONY RD	MINT HILL	NC	28227
15	13901307	RALPH S ROSS & KATRINA ROSS	8743 SCARDALL DR	CHARLOTTE	NC	28227
16	13901308	BEVERLEY FUDNEY & TIMOTHY FUDNEY	8331 JEFFERSON COLONY ROAD	MINT HILL	NC	28227
17	13901601	JIAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227
18	13901602	JIAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227
19	13901603	JIAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227
20	13901604	JIAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227
21	13901605	JIAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227
22	13901522	RALPH L WELD	8218 JEFFERSON COLONY RD	CHARLOTTE	NC	28227
23	13901521	KIMBERLY K MOORE	8218 JEFFERSON COLONY RD	MINT HILL	NC	28227
24	13901523	FREDERICK ODELL JR SMITH & VICKIE SHAVER	8804 STATESMAN DR	CHARLOTTE	NC	28227
25	13901606	ABBY CEVALLOS-LEWIS	8807 STATESMAN DR	CHARLOTTE	NC	28227
26	13901607	DIANA D FURR	8815 STATESMAN DR	MINT HILL	NC	28227
27	13901524	ERIC JR LANIER & MELANIE F LANIER	8812 STATESMAN DR	CHARLOTTE	NC	28227
28	13901525	ROGER JR LATON & WANDA D LATON	8822 STATESMAN DR	CHARLOTTE	NC	28227
29	13901517	JIAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227
30	13901516	DAVE H TRAUER & KAREN TRAUER	8835 BRIGADIER LN	MINT HILL	NC	28227
31	13901515	BRYAN WILSON TURNER & SHERRI ZABYNICKY TURNER	8836 BRIGADIER LN	MINT HILL	NC	28227
32	13901514	MICHAEL WILLIAM LOPEZ & LEA MAY OGLESBY-LOPEZ	8832 BRIGADIER LN	MINT HILL	NC	28227
33	13901513	JEREMY DUNCAN & KATE MYERS	8826 BRIGADIER LN	CHARLOTTE	NC	28227
34	13901503	JERREY T HARKEY & JILL P HARKEY	8829 LIBERTY HILL DR	CHARLOTTE	NC	28227
35	13901501	ALLEN J MARTINSON	8841 LIBERTY HILL DR	CHARLOTTE	NC	28227
36	13901419	DAVID R LILEY	4950 CASABA PL	ORLANDO	FL	32812
37	13901420	TIMOTHY C BILEY	8832 LIBERTY HILL DR	CHARLOTTE	NC	28227
38	13901421	DORIS L MARSTON	8840 LIBERTY HILL DR	CHARLOTTE	NC	28227
39	13901413	DANIEL B PEARCE & MAKENZIE P PEARCE	8813 STRATFORD HALL CT	MINT HILL	NC	28227
40	13901412	CAROLYN B PLATTS	8817 STRATFORD HALL CT	CHARLOTTE	NC	28227
41	13901411	JERRY F WOOD & JULIE R WOOD	8816 STRATFORD HALL CT	CHARLOTTE	NC	28227
42	13901410	RICHARD JERGE & NANCY JERGE	8812 STRATFORD HALL CT	CHARLOTTE	NC	28227
43	13901409	VIKTOR SAYAPINA & HALYNA SAYAPINA	8808 STRATFORD HALL CT	CHARLOTTE	NC	28227
44	13901406	ROBERT WILLIAM KENNARD & KAREN P KENNARD	7810 JEFFERSON COLONY RD	CHARLOTTE	NC	28227
45	13901404	WAYNE SCOTT BENNETT & ELIZABETH ANN BENNETT	8809 FAIRVIEW RD	CHARLOTTE	NC	28227
46	13901403	BARBARA J CHIASSON & CHARLES R CHIASSON	8821 FAIRVIEW RD	CHARLOTTE	NC	28227
47	19720112	TOWN OF MINT HILL (THE)	4430 MINT HILL VILLAGE LN	MINT HILL	NC	28227
48	13903209	MICHAEL S BARTLETT	PO BOX 23719	CHARLOTTE	NC	28227
49	13903208	HOYLE S JR WRIGHT & SYLVIA L WALLACE	11274 HICKORY RIDGE RD	HARRISBURG	NC	28075
50	13903207	JOHN D JR DEAN & WENDY H DEAN	8008 BARTLETT RD	CHARLOTTE	NC	28227
51	13903229	DEPT OF TRANSPORTATION	716 W MAIN ST	ALBEMARLE	NC	28001
52	13903205	DEPT OF TRANSPORTATION	716 W MAIN ST	ALBEMARLE	NC	28001
53	13906102	JIAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227
54	13906131	JIAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227

Typical Lot Details

NOT TO SCALE



Notes: 1. Side corner setbacks to be 10'
2. Minimum Side Yard to be 5'
3. Applicant Reserves Right to Increase Lot Size and Maintain Minimum Setbacks Depicted on Zoning Plan.



INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
COVER	CONDITIONAL DISTRICT REZONING PLAN (OVERALL)	10/12/2017	04/25/2018
1 OF 2	CONDITIONAL DISTRICT REZONING PLAN (SHEET 1 OF 2)	10/12/2017	04/25/2018
2 OF 2	CONDITIONAL DISTRICT REZONING PLAN (SHEET 2 OF 2)	10/12/2017	04/25/2018

Approved By
Board of Commissioners
March 8, 2018

SITE DATA:

TAX PARCELS:	13903199, 13906101, 13901403 & portion of 13901401
TOTAL ACREAGE:	± 125.46 ACRES (PER GIS)
LOCATION:	TOWN OF MINT HILL, NC TOWN OF MINT HILL, NC
ZONING:	R R(C)CLUSTER1 CD
TOTAL LOTS:	Up to 247 LOTS
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL & AMENITIES
PROPOSED LOT STANDARDS:	6,800 SQUARE FEET LOT SIZE: 55' - 60' LOT DEPTH: 120' FRONT SETBACK: 20' SIDE SETBACK: MIN. 5', AGGREGATE 13' REAR SETBACK: 20'
OPEN SPACE:	REQUIRED: ± 31.4 ACRES (25%) PROPOSED: ± 31.4 ACRES (25%) NOTE: OPEN SPACE CALCULATION INCLUDES: STREAM BUFFERS, WATER QUALITY AREAS, COMMON OPEN SPACE, AND UP TO 50% OF THE OVERALL FLOODPLAIN AND PERMITTER BUFFER ACREAGE (PER THE TOWN OF MINT HILL UDO). LAND LOCATED WITHIN THE FLOODWAY CANNOT BE COUNTED TOWARDS REQUIRED OPEN SPACE.
DENSITY:	Up to 2.0 DU/AC

PERMITTED USES:

- SINGLE FAMILY HOMES AND ACCESSORY STRUCTURES
- COMMUNITY RECREATION AREAS
- ACTIVE AND PASSIVE OPEN SPACES
- OTHER USES COMMONLY ASSOCIATED WITH RESIDENTIAL UNITS AND AS ALLOWED BY THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE

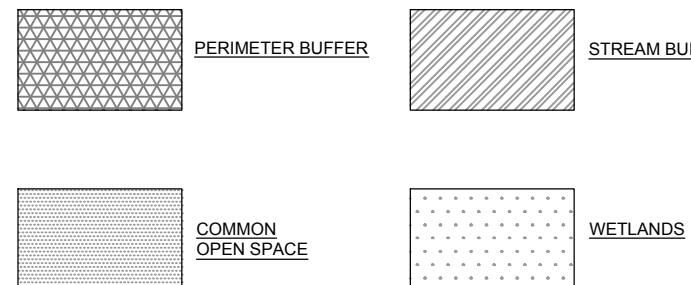
- CONDITIONAL NOTES:
- MAXIMUM DENSITY OF 2.0 DU/AC, MINIMUM LOT STANDARDS, AND ALLOWED USES IN THIS RESIDENTIAL CLUSTER- CONDITIONAL DISTRICT SHALL BE AS SHOWN ABOVE.
 - CONDITIONS ESTABLISHED AS PART OF THIS CONDITIONAL DISTRICT REZONING SHALL BE ATTACHED TO THE LAND AND SHALL BE BINDING ON THE PETITIONER/OWNER OF THE LAND AND ANY ASSIGNED SUCCESSOR.
 - ADMINISTRATIVE AND OTHER CHANGES TO THIS REZONING SHALL BE ALLOWED AS PROVIDED IN THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE (UDO).
 - GENERAL SITE LAYOUT SHALL BE AS DEPICTED ON THIS ZONING PLAN. ADJUSTMENTS TO THIS LAYOUT MAY BE MADE DURING PRELIMINARY PLAN AND CONSTRUCTION DOCUMENT PHASES OF DESIGN AS MAY BE NEEDED TO ACCOMMODATE SITE FEATURES, REVIEW STAFF COMMENTS, AND FINAL ENGINEERING CONSTRAINTS.
 - ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO 24" INTO THE REQUIRED SETBACK AREA.
 - THE BUILDING MATERIALS USED ON THE PRINCIPLE BUILDINGS SHALL CONSIST OF BRICK ON FOUR SIDES. ACCENTS OF STONE AND STUCCO ARE ACCEPTABLE. GABLES, DORMERS AND OTHER FEATURES TO CONSIST OF OTHER MATERIALS. EAVES PERMITTED TO BE SHINY AND/OR HARDWARE SHALL BE LIMITED TO 18" FROM THE BUILDING FACE.
 - PETITIONER TO CONSTRUCT 5' WIDE SIDEWALK ALONG BARTLETT ROAD AND FAIRVIEW ROAD PROJECT SITE FRONTAGE.
 - IF ADEQUATE RIGHT OF WAY IS AVAILABLE, 5' WIDE SIDEWALK TO BE CONSTRUCTED WITHIN THE EXISTING RIGHT OF WAY.
 - ALONG BARTLETT ROAD UP TO THE 1485 OVERPASS BRIDGE ADJACENT TO TAX PARCEL 13906102.
 - ALONG FAIRVIEW ROAD TO CONNECT TO THE EXISTING SIDEWALK NEAR JEFFERSON COLONY ROAD ADJACENT TO TAX PARCELS 13901403 & 13901404.
 - NO CONSTRUCTION TRAFFIC SHALL BE PERMITTED ON JEFFERSON COLONY ROAD (SEC. 28-148 - PROHIBITION).
 - APPLICANT AGREES TO FUND THE PURCHASE OF UP TO SIX (6) DECORATIVE STREET LIGHTS FROM DUKE ENERGY FOR THE JEFFERSON COLONY NEIGHBORHOOD. THE COST OF INSTALLATION, COORDINATION AND SECURING EASEMENTS, AND THE OPERATIONAL EXPENSES ASSOCIATED WITH STREET LIGHTS TO BE PROVIDED BY OTHERS.
 - UPON BEING PROVIDED AN EASEMENT FOR CONSTRUCTION OF AN ENTRANCE MONUMENT, THE APPLICANT AGREES TO INSTALL ONE (1) ENTRY MONUMENT FOR THE JEFFERSON COLONY NEIGHBORHOOD NOT TO EXCEED \$10,000. EASEMENT TO BE COORDINATED, SECURED AND PROVIDED BY OTHERS.
 - APPLICANT AGREES TO INSTALL ONE (1) MASONRY MONUMENT COLUMN ON STATESMAN DRIVE.
 - APPLICANT AGREES TO INSTALL ONE (1) MASONRY MONUMENT COLUMN ON LIBERTY HILL DRIVE.
 - APPLICANT RESERVES RIGHT TO INCREASE LOT SIZES AND MAINTAIN MINIMUM SETBACKS DEPICTED ON ZONING PLAN.
 - THREE (3) CAR COURT/YARD STYLE GARAGES SHALL BE PERMITTED. LOTS UTILIZING COURTYARD STYLE GARAGES EXTENDING PAST THE PRIMARY PLANE OF THE HOUSE SHALL BE EXEMPT FROM SECTION 7.3.8(B) OF THE UNIFIED DEVELOPMENT ORDINANCE.
 - 'FUTURE CONNECTION' SIGNS TO BE INSTALLED AT PROPOSED STUB STREET CONNECTIONS BY DEVELOPER.
 - AS GENERALLY DEPICTED ON THE CONDITIONAL DISTRICT REZONING PLAN, APPLICANT AGREES TO BUILD A PUBLIC 30' RIGHT OF WAY TO PARCEL 13906101 FOR FUTURE ROAD CONNECTION. STREET/ROAD CONNECTION TO BE PROVIDED BY OTHERS.
 - ROAD BARRICADES APPROVED BY THE TOWN OF MINT HILL TO BE PROVIDED AT LIBERTY HILL DRIVE AND STATESMAN DRIVE. BARRICADES TO BE REMOVED WHEN AUTHORIZED BY MINT HILL PUBLIC WORKS.
 - IF APPROVED BY NCDOT, DEVELOPER TO INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF JEFFERSON COLONY AND FAIRVIEW ROAD BASED ON APPROVAL VIA RECOMMENDATIONS.
 - IF APPROVED BY NCDOT, DEVELOPER TO INSTALL FOUR-LEDGED CROSSWALK AT FAIRVIEW ROAD AND JEFFERSON COLONY ROAD INTERSECTION.

GENERAL NOTES

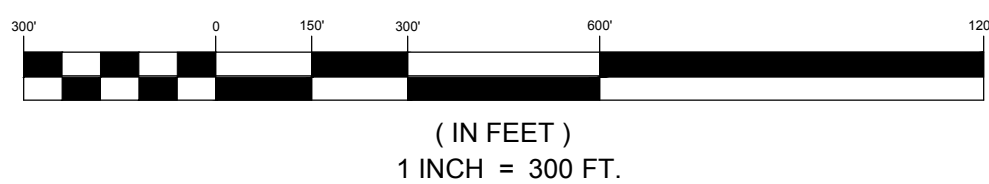
- BASE INFORMATION PROVIDED BY MECKLENBURG COUNTY DATA AND SHOULD BE VERIFIED FOR ACCURACY.
- ALL SITE PLAN, ZONING, AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION.

FLOODPLAIN INFORMATION		
FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 3710551200K, EFFECTIVE DATE OF STUDY 02/19/2014.		
STREAM/WETLAND INFORMATION		
STREAM/WETLAND INFORMATION IS BASED ON PRELIMINARY INFORMATION PROVIDED TO ESP BY "JURISDICTIONAL DELINEATION REPORT - CADENCE SITE" PREPARED BY CAROLINA WETLAND SERVICES, DATED DECEMBER 5, 2017. FOR PURPOSES OF PREPARATION OF THIS ZONING PLAN, ANY POTENTIAL WETLAND AREAS AND STREAM FEATURES DEPICTED ON THE PLAN ARE CONSIDERED TO BE PRELIMINARY IN NATURE AND APPROXIMATE IN LOCATION. THE PLAN WILL NEED TO BE REVISED ONCE ALL AGENCIES APPROVED ON-SITE WETLAND/STREAM AND APPROPRIATE JURISDICTIONAL BOUNDARIES ARE SURVEYED AND VERIFIED WITH ACCEPTABLE LEVELS OF ACCURACY.		
ACCESS POINTS/DRIVEWAYS/STREETS		
1. PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND NEED TO BE VERIFIED FOR ADEQUATE SIGHT DISTANCE. 2. ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE TOWN OF MINT HILL DEVELOPMENT AND SUBDIVISION ORDINANCES AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.		
OPEN SPACE		
OPEN SPACE AREAS ARE CONCEPTUAL AND PRELIMINARY. THE EXACT LOCATION OF THESE AREAS MAY CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FILL, YIELD, PRODUCT ALLOCATION, AND AS OTHER SPATIALLY DEPENDENT PROJECT COMPONENTS SUCH AS DETENTION, WETLAND AREAS, UTILITY FEATURES, AND BUFFERS, (AS APPLICABLE) FOR THIS PROJECT ARE BETTER DEFINED.		
POTENTIAL STORMWATER QUALITY AREAS		
LOCATION OF PROPOSED STORMWATER AREAS ARE CONCEPTUAL AND PRELIMINARY AND STILL NEED TO BE DETERMINED. THE EXACT SIZE AND LOCATION OF THESE AREAS WILL CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL LAYOUT, PRODUCT ALLOCATION, AND AS OTHER PROPOSED CHANGES TO THE PROJECT ARE BETTER DEFINED. LAYOUT AND UNIT COUNT SUBJECT TO CHANGE BASED ON FINAL DESIGN OF STORMWATER AREAS.		
PUBLIC INFORMATION		
ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.		

LEGEND



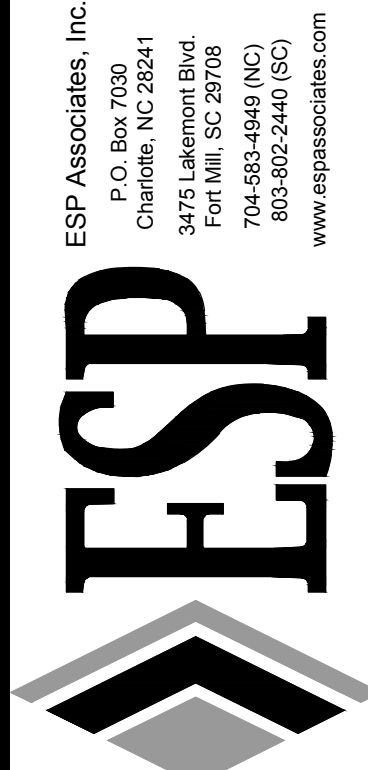
GRAPHIC SCALE



CONDITIONAL DISTRICT REZONING PLAN (OVERALL)

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	MW
DRAWN BY:	MW
PROJECT NUMBER:	FM44.100
ORIGINAL DATE:	10/12/17

SHEET:
COVER

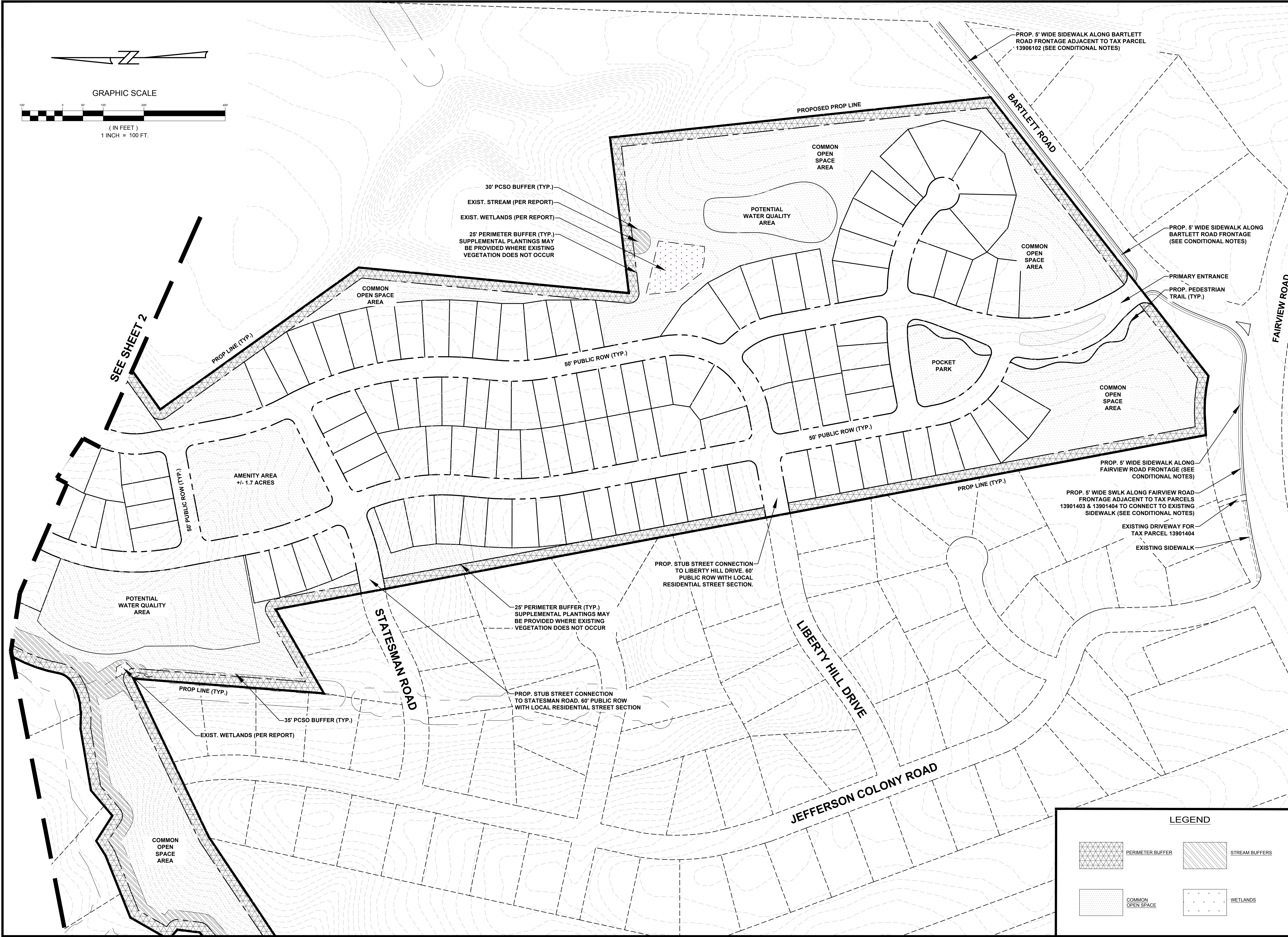
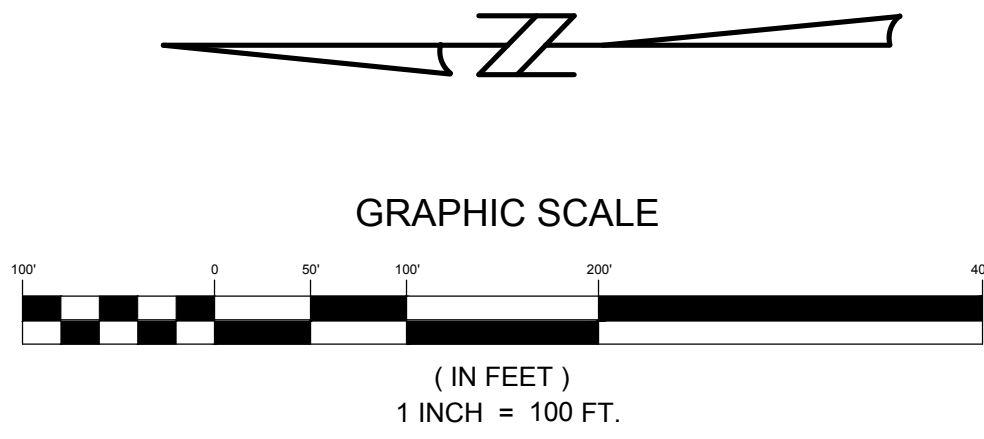


BY	MW	AB	MW	MW
REVISOR				
1	11/2/2017	REVISOR PER STAFF COMMENTS RECEIVED ON 12/20/17		
2	12/22/2017	REVISOR PER STAFF REPORT COMMENTS RECEIVED ON 12/20/17		
3	02/27/2018	REVISOR BASED ON MEETING WITH NEIGHBORS AND UPDATED LOT SIZES		
4	05/11/2018	REVISOR PER PLANNING BOARD CONDITIONS		

NO.	DATE	REVISION
1	11/2/2017	REVISOR PER STAFF COMMENTS RECEIVED ON 12/20/17
2	12/22/2017	REVISOR PER STAFF REPORT COMMENTS RECEIVED ON 12/20/17
3	02/27/2018	REVISOR BASED ON MEETING WITH NEIGHBORS AND UPDATED LOT SIZES
4	05/11/2018	REVISOR PER PLANNING BOARD CONDITIONS

TOWN OF MINT HILL, NC
MATTAMY HOMES

U:\2017 Projects (F)\FM44 - Fairview Road-Mint Hill (Mallory)\Submittal Working Drawings\2018-04-25 Final Zoning Plan Submittal\DWG\Submittal\FM44-COVER.dwg, SHEET 1, mwall



LEGEND	
	PERIMETER BUFFER
	STREAM BUFFERS
	COMMON OPEN SPACE
	WETLANDS

CONDITIONAL DISTRICT REZONING PLAN
(SHEET 1 OF 2)

CADENCE MINT HILL

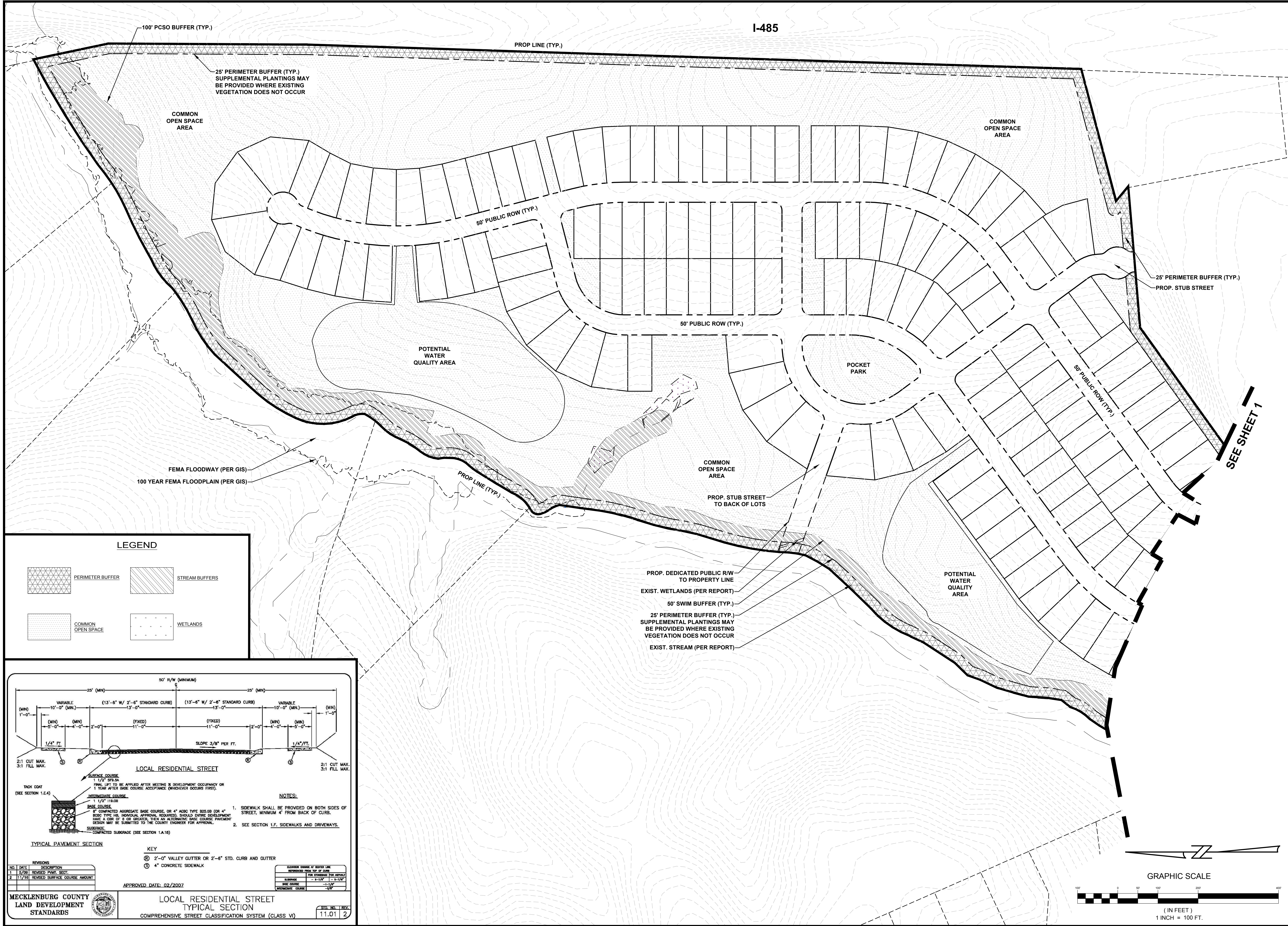
PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	MW
DRAWN BY:	MW
PROJECT NUMBER:	FM44.100
ORIGINAL DATE:	10/12/17
SHEET:	1 OF 2

NO.	DATE	REVISION	BY
1	11/2/2017	REVISED PER STAFF COMMENTS RECEIVED ON 9/22/2017	MW
2	12/22/2017	REVISED PER STAFF REPORT COMMENTS RECEIVED ON 12/4/2017	AB
3	02/27/2018	REVISED BASED ON MEETING WITH NEIGHBORS AND UPDATED LOT SIZES	MW
4	05/11/2018	REVISED BASED ON PLANNING BOARD CONDITIONS	MW

MATTAMY HOMES

TOWN OF MINT HILL, NC

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4949 (NC)
803-502-2440 (SC)
www.espassociates.com



<div>CONDITIONAL DISTRICT REZONING PLAN (SHEET 2 OF 2)</div> <div>CADENCE MINT HILL</div> <div>MATTAMY HOMES</div> <div>TOWN OF MINT HILL, NC</div>		PROJECT INFORMATION			
		PROJECT MANAGER:		MM	
DESIGNED BY:		MW			
DRAWN BY:		MW			
PROJECT NUMBER:		FM44.100			
ORIGINAL DATE:		10/12/17			
SHEET:		2 OF 2			



MEMO

TO: Planning Board

FROM: Staff

RE: #S18-11 Riley Meadows Preliminary Plat, filed by Hamilton Stolpen with American Homes 4 Rent for 12 Lots; Located at 13427 Idlewild Road; Tax Parcel #s 195-013-75 and 195-013-77

DATE: July 16, 2018

Preliminary Plan Request

The applicant, Hamilton Stolpen, is requesting preliminary subdivision approval for property located at 13427 Idlewild Road. The site consists of 15.26 acres. The site plan indicates 12 lots.

Staff Analysis

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.

Staff Recommendation

Staff recommends **approval**

LANDSCAPE REQUIREMENTS:

BUFFERS AND SCREENING:

ALL PARKING SPACES MUST BE SCREENED FROM PUBLIC RIGHTS OF WAY AND ADJACENT PROPERTIES

UNDISTURBED OPEN SPACE:

REQUIRED UNDISTURBED OPEN SPACE 20% OF SITE AREA

15.26 AC X 20% = 3.05 AC OF UNDISTURBED OPEN SPACE REQUIRED
3.05 AC OF UNDISTURBED OPEN SPACE PROVIDED

PERIMETER (STREET) TREES:

1 LARGE TREE ON 50 FOOT CENTERS

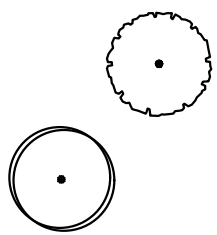
IDLEWILD RD: 352 LF / 50 = 7.04 = 7 LARGE-MATURING TREES REQ'D
5 PROP. TREES PROVIDED

RILEY NICHOLAS WAY: 980 LF / 50 = 19.60 = 20 LARGE-MATURING TREES REQ'D
40 LARGE-MATURING TREES PROVIDED

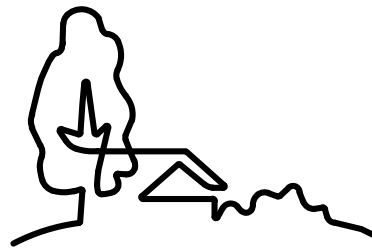
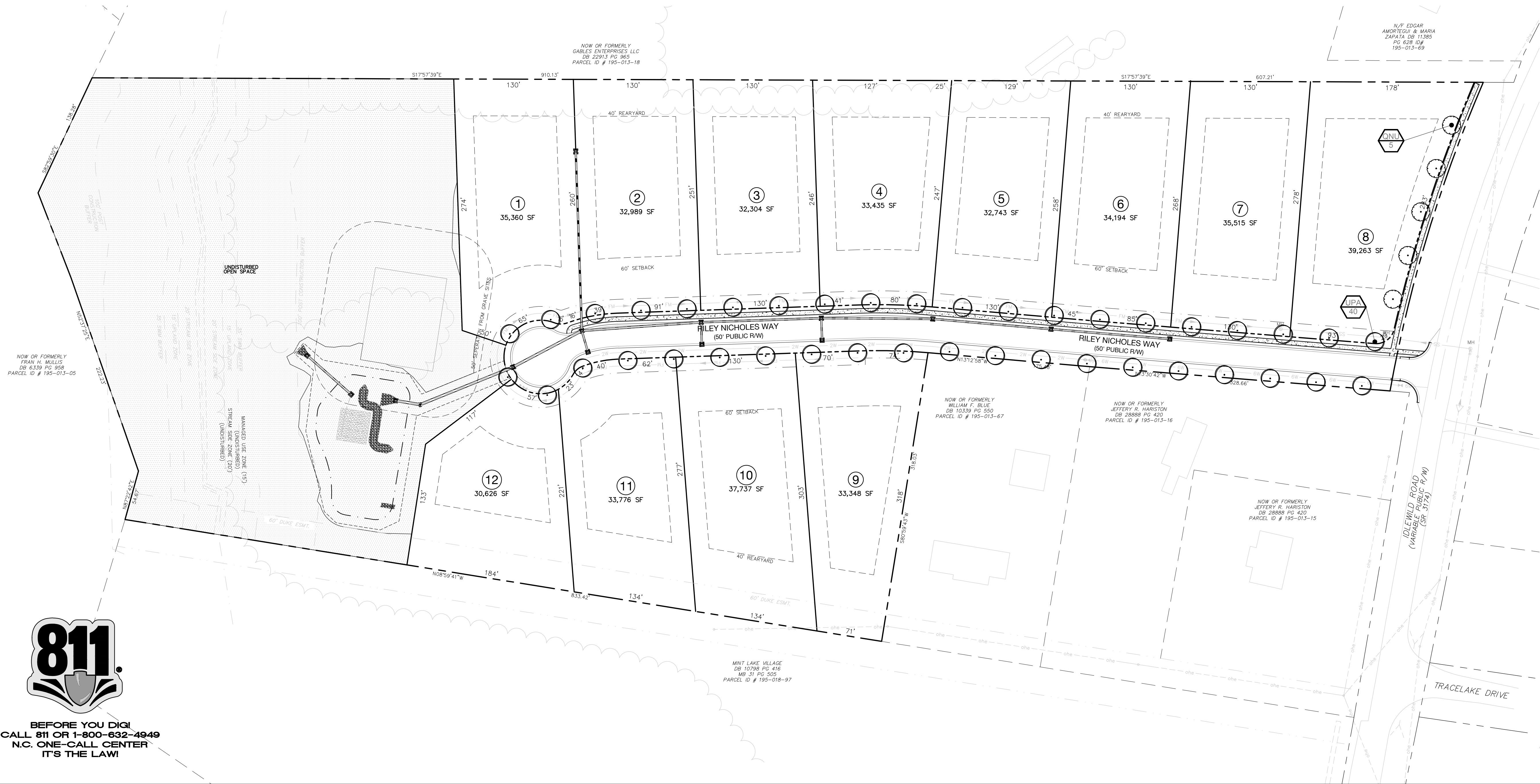
(NOTE: DUE TO DRIVEWAY WIDTH AND LOCATION OF UTILITIES AND SIDEWALK, IT IS NOT POSSIBLE TO PROVIDE THE REQUIRED TOTAL OF TREES ALONG THE STREET FRONTAGE).

PLANT SCHEDULE

TREES

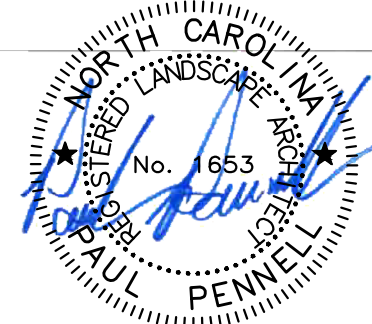


CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
QNU	5	QUERCUS NUTTALLII / NUTTALL OAK	B & B	2" CAL	10'-12' H	SPECIMEN, SINGLE LEADER
UPA	40	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	2" CAL	10'-12' H	SPECIMEN, FULL CANOPY



URBAN
DESIGN
PARTNERS

1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044



03.23.18

AMH
DEVELOPMENT, LLC

Hamilton Stolpen
18805 W. Catawba Ave Suite 102
Cornelius, NC 28031

Riley Meadows

Landscape Plan
13427 Idlewild Road Matthews, NC 28105 Town of Mint Hill

NO. DATE: BY: REVISIONS:

Project No: 18-023
Date: March 23, 2018
Designed by: UDP
Drawn By: UDP
Sheet No:

LS-1.0



STAFF REPORT

CASE:	S18-12
REQUEST:	2 LOTS WITHOUT PUBLIC ROAD FRONTAGE
APPLICANT:	BILL MOODY
PARCEL #:	139-041-09
ADDRESS	8925 BRIEF ROAD

EXECUTIVE SUMMARY:

The applicant is requesting minor subdivision approval for two (2) lots without public road frontage (easement lots), resulting in 3 new lots.

6.1.2 Lot Design Standards

Proposed lots for use by one family detached dwellings and which do not have frontage on a public street may be approved by the Planning Board after making the following findings:

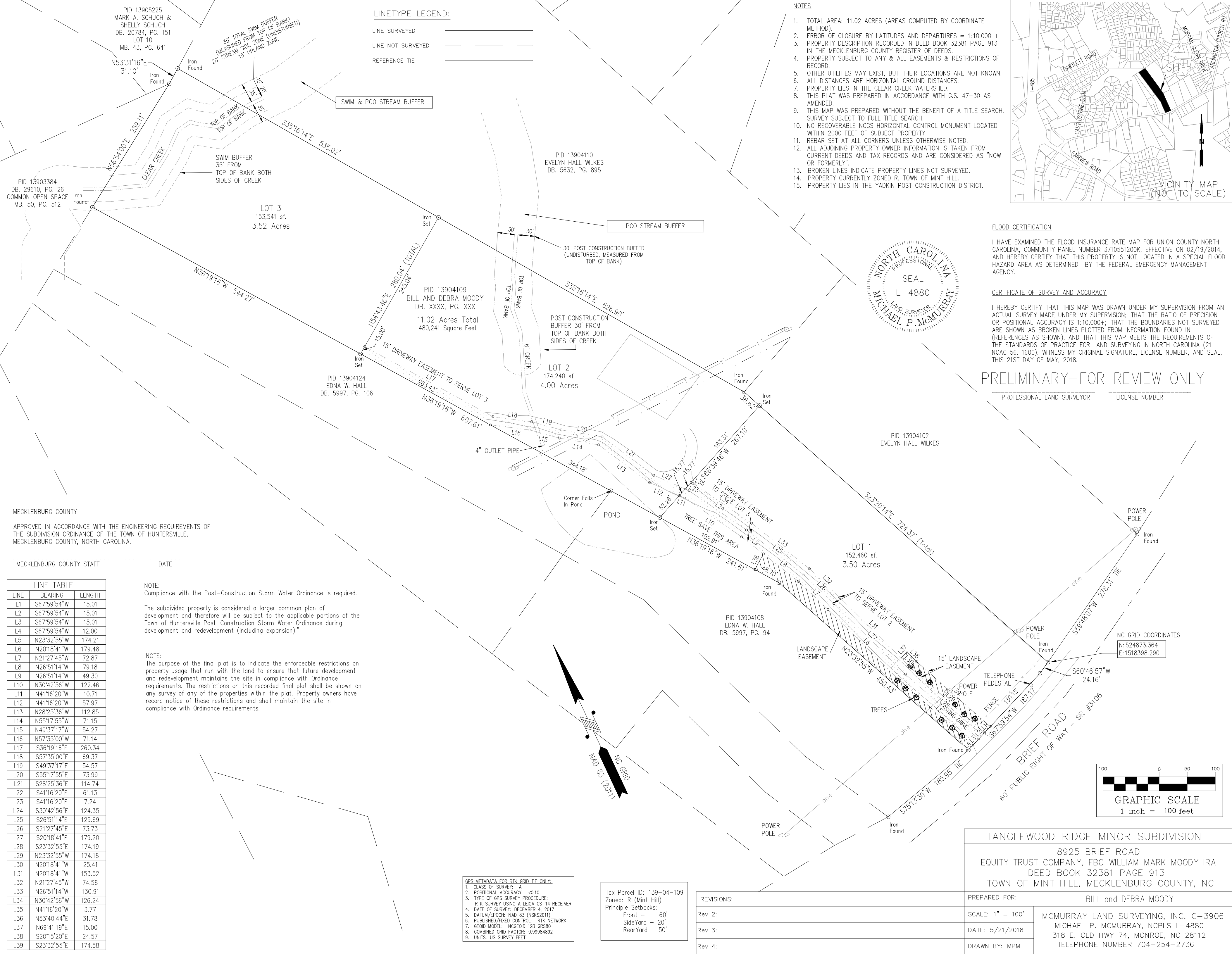
- A. Such lot is a minimum of two acres in size; and
- B. Such lot is provided with access to a public street by means of an easement of at least fifteen feet in width for the exclusive use of the dwelling to be established on such lot and such easement is a visibly identifiable access driveway which is maintained in a condition passable for service and emergency vehicles; however, in no event shall lots be created that result in more than a maximum of three (3) access easements to lots without road frontage; and
- C. Creation of such lot is made necessary by virtue of the fact that development of said property by conventional means (i.e. extension of public street) is impractical due to disproportionate costs of required improvements as compared to relative value of lots created; and
- D. Creation of such lots does not unduly restrict or impair future development or extension of an adequate system of public streets within the immediate area.

STAFF RECOMMENDATION:

Staff recommends approval.

STAFF CONTACT:

Planning Staff
704-545-9726





STAFF REPORT

CASE:	ZC18-8
APPLICANT	STAFF
REQUEST:	AMEND SECTION 5.2 BY ADDING AUTOMOTIVE PARTS RETAIL AND AMENDING THE USE TABLE IN 7.4, DOWNTOWN OVERLAY CODE, TO INCLUDE AUTOMOTIVE PARTS RETAIL TO THE CONDITIONAL DISTRICT SECTION

APPLICATION SUMMARY:

The purpose of the text amendment is to add Auto Parts Retail to the UDO. Retail is permitted by-right in the DO-B district. Currently an auto parts retailer would fall under the broad retail designation. With the approval of the text amendment an Auto Parts Retail store proposal will be subject to conditional district approval.