



Town of Mint Hill

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

Mint Hill Planning Board Agenda September 17, 2018 at 6:30 p.m.

1. Call To Order
2. Roll Call and Invocation
3. Approve Minutes of August 20, 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 Recommendation on ZC18-9, Filed by Meritage Homes, Approval for 81 single family lot subdivision, located at West of Walter Nelson, West of Twilight Drive and South of Birchhill Road, Parcel Numbers 135-312-02 pt
8. Other Business
9. Adjournment

Cassie Crutchfield
Program Support Assistant

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING
AUGUST 20, 2018**

The Mint Hill Planning Board met in a regular session on Monday, August 20, 2018 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, Roger Hendrix, and Chip Todd

Planning Director: John Hoard

Clerk to the Board: Cassie Crutchfield

Commissioners: Mike Cochrane

Absent: Tom Gatz

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

Additions or Deletions of Agenda Items: Planning Director Hoard said Agenda Item A Discussion and Recommendation on ZC18-9, Filed by Meritage Home, would be deferred until the September 17, 2018 Planning Board meeting.

Reports of Committees, Members and Staff: None.

Old Business: None.

New Business:

B. Discussion and Recommendation on ZC18-11, Filed by the Town of Mint Hill to amend Section 6.6 Floodplain Regulations: Planning Director Hoard provided the following memo to the Board.

- FEMA updated their floodplain maps and the revisions go into effect November 16, 2018. Mint Hill's ordinance must be updated to include the new map date to continue participating in the National Flood Insurance Program (NFIP)
- The State changed their Model Floodplain Ordinance Template in 2017, which included some mandatory and some suggested changes.

- County staff (at the recommendation of the Storm Water Advisory Committee, SWAC) formed a stakeholders group to review the updated ordinance proposal. County staff updated the Floodplain Ordinance (using the City of Charlotte ordinance as an example).
- June 29, 2018 - The Stakeholders unanimously endorsed the proposed changes to the ordinance
- July 16, 2018 - County Attorney reviewed the DRAFT Charlotte ordinance and made minor changes
- July 19, 2018 - SWAC unanimously endorsed the updated ordinance
- July 20, 2018 – State floodplain agency (North Carolina Department of Public Safety, NCDPS) reviewed the changes to Charlotte’s floodplain ordinance and deemed it compliant with NFIP requirements.

Mr. Fandel asked if the floodplains were redrawn? Planning Director Hoard said yes, they did make small changes. They adopted new maps to be sent out to have a new date. The date would reflect in the Town’s ordinance.

Upon the motion of Mr. Hendrix, seconded by Mr. Simmons, the Board unanimously approved on ZC18-11, Amend Section 6.6 Floodplain Regulations, Filed by Town of Mint Hill.

C. Discussion and Recommendation on ZC18-10, Filed by Town of Mint Hill to amend Section 6.1.2 to authorize the Administrator to approve or deny easement lots: Planning Director Hoard discussed the purpose of the text amendment was to authorize the administrator to approve or deny easement lots in accordance with 6.1.2. He said once the Planning Board adopted the text amendment, they would become an administrative function. They would no longer require applicants to go through the Planning Board for approval.

Upon the motion of Mr. Hendrix, seconded by Mr. Fandel, the Board unanimously approved on ZC18-10, Amend Section 6.1.2 to authorize the Administrator to approve or deny easement lots, Filed by Town of Mint Hill.

D. Discussion and Decision on S18-14, Filed by Wendell Long, Approval for three lots without public road frontage, located at 8636 Brief Road, Parcel Numbers 197-101-10 and 197-101-27: Planning Director Hoard said the applicant had requested subdivision approval for three lots without public road frontage (easement lots). He said they did meet the ordinance.

Upon the motion of Mr. Hendrix, seconded by Mr. Simmons, the Board unanimously approved on S18-14, Filed by Wendell Long, Approval for three lots without public road frontage, located at 8636 Brief Road, Parcel Numbers 197-101-10 and 197-101-27.

Other Business: None.

Adjournment: Upon the motion of Mr. Simmons, seconded by Mr. Fielding and unanimously agreed upon, Chairman Long adjourned the meeting at 6:36 p.m.

Cassie Crutchfield, Clerk to the Board



STAFF REPORT

CASE:	ZC18-9
EXISTING ZONING	R
PROPOSED ZONING	R (CD)
PROPERTY OWNERS:	MARGARET NELSON HILLOCK, ANN NELSON EISENHAUER, NELL NELSON PRESSLEY, BARTON GRAY BENNETT, CATHEY NELSON BENNETT, NEAL REID NELSON AND PATRICIA ANN NELSON
APPLICANT	MERITAGE HOMES
LOCATION	WEST OF WALTER NELSON, WEST OF TWILIGHT DRIVE AND SOUTH OF BIRCHHILL ROAD
TAX PARCEL NUMBER	135-312-02 PT
REQUEST:	81 SINGLE FAMILY LOT SUBDIVISION

APPLICATION SUMMARY:

The applicant, Meritage Homes, is proposing a residential development with up to 81 single family lots. The site is 46.25 acres. The lot standards requested with this petition include a minimum lot size of 6,600 sq. ft. The typical lot width is 55'. The setbacks are 20' front, 5' side (aggregate 15') and a 20' rear yard. The development will connect to Twilight Drive, Birchhill Road and Walter Nelson Road.

The applicant is requesting Conditional Zoning to permit flexibility regarding the lot standards specified in the Conservation Subdivision Ordinance. The Ordinance requires a minimum 12,500 sq ft lots. The minimum lot width is 80'. The setbacks are 30' front, 8' side and 30' rear.

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:

ZC18-9 appears to be consistent with the Land Use Plan. Although the Land Use Plan primarily emphasizes single family, large (20,000 sq. ft.) lots, the Land Use Plan includes guidance pertaining to cluster regulations. The clustering regulations described in the Land Use Plan closely resembles the development pattern presented with this petition, specifically the "density neutral" component.

RECOMMENDATION:

Staff offers a favorable recommendation

U:\2018 Projects\01\GN45 - Walnut Nelson Road Site\Messages\Summittal\Working Drawings\01\8-07-19 - Rezoning\Summittal\Working Drawings\COVER.dwg, SHEET 2, aboda



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NO.	DATE	REVISION	BY

CONDITIONAL DISTRICT REZONING PLAN
 (SHEET 2 OF 3)
HERON CREEK
 MERITAGE HOMES
 TOWN OF MINT HILL, NC

PROJECT INFORMATION	
PROJECT MANAGER:	AB
DESIGNED BY:	AB
DRAWN BY:	SH
PROJECT NUMBER:	GN45.100
ORIGINAL DATE:	7.12.18
SHEET:	2 OF 3

