



Town of Mint Hill

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

Mint Hill Planning Board Agenda February 18, 2019 at 6:30 p.m.

1. Call To Order
2. Roll Call and Invocation
3. Approve Minutes of December 17, 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 #S19-1 Estates at Arlington Woods Preliminary Plat, Filed by Merrick & Company; requesting preliminary subdivision approval, Located on Brief Road, Tax Parcel numbers 139-271-97, 139-302-06 & 139-461-04
8. Other Business
9. Adjournment

Cassie Crutchfield
Program Support Assistant



MEMO

TO: Planning Board

FROM: Staff

RE: #S19-1 Estates at Arlington Woods Preliminary Plat, filed by Merrick & Company for 68 Lots; Located on Brief Road: Tax Parcel #s 139-271-97, 139-302-06 & 139-461-04

DATE: February 18, 2019

Preliminary Plan Request

The applicant, Merrick & Company, is requesting preliminary subdivision approval for property located off Brief Road. The site consists of 114.49 acres. The site plan indicates 68 lots.

Staff Analysis

Lots are to be served with public water and septic. The Unified Development Ordinance requires a minimum 30,000 square foot lot size. The minimum setbacks are 60 ft front, 30 ft side street (corner lots), 20 ft side yard, and a 40 ft rear yard. Each lot shall have 70 ft of road frontage. The minimum lot width is 130 ft, measured at the minimum front setback line.

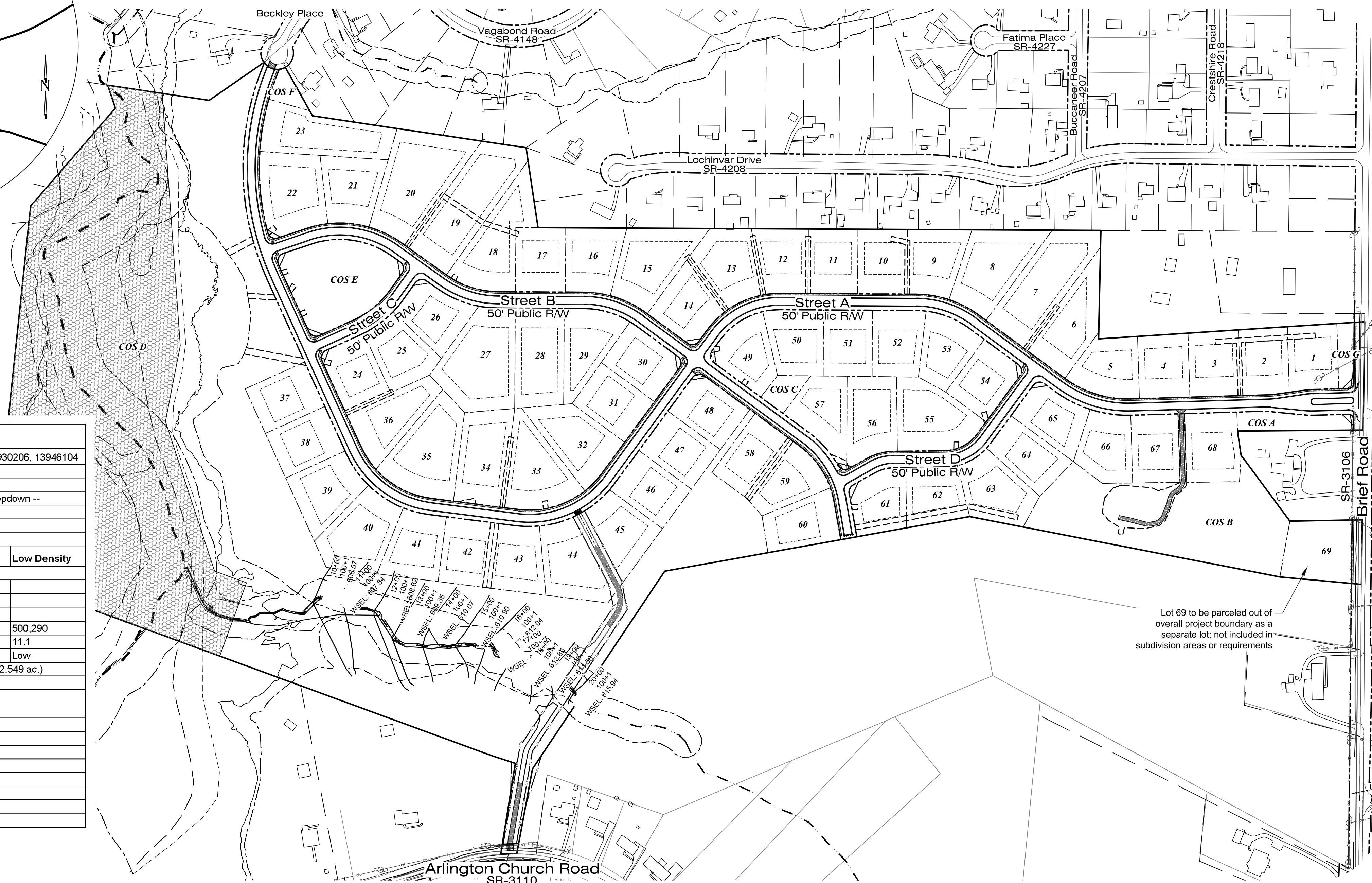
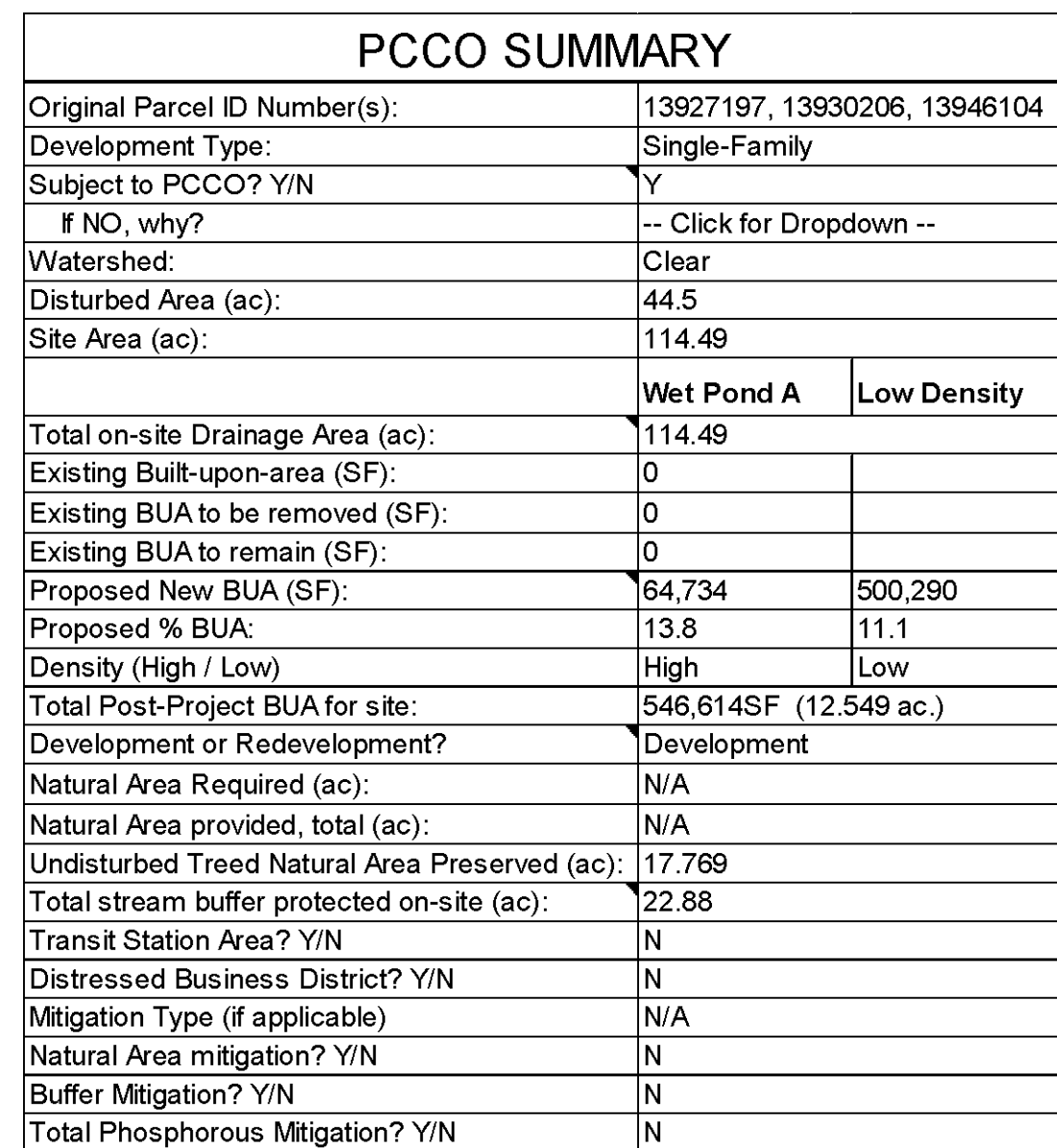
The preliminary plan appears to meet the above requirements.

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.

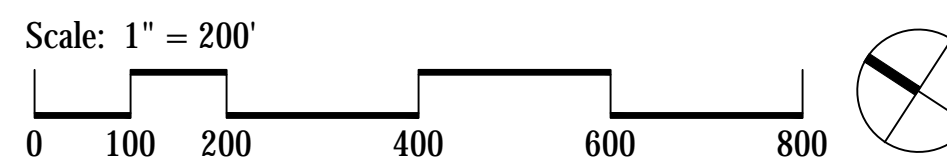
Staff Recommendation

Staff recommends **approval**

Civil Construction Documents
Prepared for: Lennar Carolinas, LLC



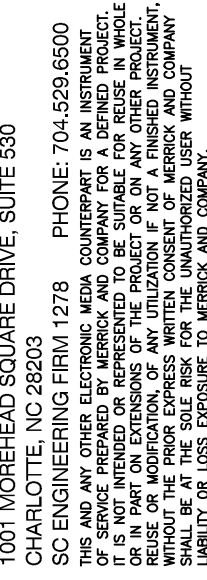
1. Contractor is fully responsible for contacting appropriate parties and assuring that existing utilities are located prior to beginning construction.
2. Contractor is responsible for placing barricades, using flag men, etc. as necessary to ensure the safety of the public.
3. All pavement cuts, asphalt or concrete, are to be placed according to standards of the North Carolina Department of Transportation and City specifications.
4. Shoring will be according to OSHA Trenching Standards Part 1926, Subpart P, or as amended
5. All deeds, easements and encroachment agreements necessary for installation and operation of the system shall be obtained prior to operation of the system.



		Last Issue
C100	Cover Sheet	12/24/18
C101	General Notes & Specifications	12/24/18
- -	Boundary Survey	
C200	Overall Site Plan	12/24/18
C201	Site Plan	12/24/18
C202	Site Plan	12/24/18
C203	Site Plan	12/24/18
C204	Ordinance Planting Plan	12/24/18
C205	Ordinance Planting Plan	12/24/18
C300	Erosion Control Notes & Specifications	12/24/18
C301	Phase I Erosion Control Plan	12/24/18
C302	Phase I Erosion Control Plan	12/24/18
C303	Phase I Erosion Control Plan	12/24/18
C304	Phase II Erosion Control Plan	12/24/18
C305	Phase II Erosion Control Plan	12/24/18
C306	Phase II Erosion Control Plan	12/24/18
C307	Phase III Erosion Control Plan	12/24/18
C308	Phase III Erosion Control Plan	12/24/18
C309	Phase III Erosion Control Plan	12/24/18
C401	Grading & Drainage Plan	12/24/18
C402	Grading & Drainage Plan	12/24/18
C403	Grading & Drainage Plan	12/24/18
C404	Detailed Intersection Drainage Plan	12/24/18
C405	Drainage Area Map & Storm Chart	12/24/18
C406	Wet Pond A Plan & Details	12/24/18
C407	Wet Pond A Planting Schedule	12/24/18
C501	Street A Plan & Profile	12/24/18
C502	Street A Plan & Profile	12/24/18
C503	Street A Plan & Profile	12/24/18
C504	Street A Plan & Profile	12/24/18
C505	Street A Plan & Profile	12/24/18
C506	Street B Plan & Profile	12/24/18
C507	Street B Plan & Profile	12/24/18
C508	Street B & Street C Plan & Profile	12/24/18
C509	Street D Plan & Profile	12/24/18
C510	Brief Road Sight Distance	12/24/18
C601	Construction Details	12/24/18
C602	Construction Details	12/24/18
C603	Construction Details	12/24/18
C604	Construction Details	12/24/18
C605	Construction Details	12/24/18
C606	Construction Details	12/24/18
C607	Construction Details	12/24/18
C608	Construction Details	12/24/18
C609	Construction Details	12/24/18

Address:	10111 Brief Road Charlotte, NC 28227
Jurisdiction:	Town of Mint Hill via Voluntary Annexation
Tax Parcel Numbers:	13927197, 13930206, 13946104
Zoning Classification:	R (Residential District)
Environmental:	Yadkin Post Construction District Clear Watershed
Flood Information:	FEMA Panel No. 3710552300K (2/19/2014)
EPM Reference Number:	TBD

Developer	Engineer
Evan C. Mooney, PE	Scott C. Doerr, PE
Lennar Carolinas, LLC	Merrick & Company
11230 Carmel Commons Blvd	1001 Morehead Square Drive
Charlotte, NC 28226	Charlotte, NC 28203
(704) 542-8300 /tel	(980) 529-6500 /office
evan.mooney@lennar.com	scott.doerr@merrick.com

[illegible]

DESIGN BY:	JAM/BMC	12/24/18
DRAWN BY:	JAM/BMC	12/24/18
CHECKED BY:	JBM	12/24/18
APPROVED BY:	SCD	12/24/18

Estates at Arlington Woods

Mint Hill, North Carolina
Mecklenburg County, EPM #TBD



JOB NO: 65119937-01
 DATE: 12/24/2018
 SHEET C100

MINUTES OF THE MINT HILL PLANNING BOARD MEETING
December 17, 2018

The Mint Hill Planning Board met in a regular session on Monday, December 17, 2018 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

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

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 September 17, 2018 Regular Meeting: Upon the motion of Mr. Fielding, seconded by Mr. Todd, the Board unanimously approved the minutes of the September 17, 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 ZC18-12 Filed by Bailey W. Patrick, requesting a Text Amendment to Section 5.2 (Table 5.2-1 Principal Permitted Uses) to allow Health Club, Spa, Gymnasium by-right in the I-G district.: Planning Director Hoard provided the following memo to the Board.

Mr. Hendrix asked was the applicant requesting to build a Health Club and Spa? Planning Director Hoard said the application started when the applicant had a cross-fit user that wanted to take down some of the space. Our ordinance did not allow it. The applicant decided to apply for a Text Amendment but could not apply until December. The cross-fit user decided to go somewhere else and the applicant decided to pursue the application. Mr. Hendrix asked what was the Town's view on the application? Planning Director Hoard said it would be a good fit for the Town and the location was in an I-G district.

Mr. Todd asked would the application open the door for others to attend? Planning Director Hoard said from the public hearing, Mr. Patrick, the applicant said this would not only be used for cross-fit but for anything in the health club category. For example, when the urban trampoline place came into the shopping center, they were identified as a health club. This application would be in the same category.

Mr. Fielding said this would be good for the community and should not be a problem at all.

Mr. Hendrix made a favorable recommendation on ZC18-12 Filed by Bailey W. Patrick, for a Text Amendment to Section 5.2 (Table 5.2-1 Principal Permitted Uses) to allow Health Club, Spa, Gymnasium by-right in the I-G district.

Upon the motion of Mr. Hendrix, seconded by Mr. Fielding, the Planning Board unanimously made a favorable recommendation on ZC18-12, filed by Bailey W. Patrick, for a Text Amendment to Section 5.2 (Table 5.2-1 Principal Permitted Uses) to allow Health Club, Spa, Gymnasium by-right in the I-G district.

Other Business: None.

Adjournment: Upon the motion of Mr. Fielding, seconded by Mr. Todd and unanimously agreed upon, Chairman Long adjourned the meeting at 6:37 p.m.

Cassie Crutchfield, Clerk to the Board