

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING
APRIL 15, 2019**

The Mint Hill Planning Board met in a regular session on Monday, April 15, 2019 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, Chip Todd and Tom Gatz

Planning Director: John Hoard

Clerk to the Board: Cassie Crutchfield

Commissioners: Carl M. Ellington

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 February 18, 2019 Regular Meeting: Upon the motion of Mr. Fandel, seconded by Mr. Simmons, the Board unanimously approved the minutes of the February 18, 2019 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 Decision on #S19-4 Mint Hill Village Preliminary Plat, filed by Christopher Boone for 74 lots; Located at 4560 Mint Hill Village Lane: Tax Parcel #s 137-301-28, 137-301-41 pt. & 137-301-22 pt.: Planning Director Hoard provided the following memo to the Board.

The applicant, Chris Boone, was requesting preliminary subdivision approval. The site plan indicated 74 lots. The property was in the Downtown. The density allowance was six units per acre. The total acreage is 14.0806.

The lot requirements and setbacks:

Front Build-To Line: Ten (10) to twenty-five (25) feet.

Sides: Six (6) feet each side, however the total of both side yards may be allocated to one side in new development.

Rear: Fifteen (15) feet from centerline of alley.

Minimum Lot Width: Twenty-four (24) feet.

Building Lot Coverage (Maximum): Fifty (50) percent

Mr. Gatz asked if there land in between both sides of the locations the Board was reviewing tonight. Planning Director Hoard said yes, there was land in between both locations. However, the properties could one day. Mr. Gatz asked the price range for these houses? Mr. Chris Boone, the developer, said Meritage was the builder and they did not have a final price for the houses. They were expecting the houses to be \$350,000 and above. Mr. Gatz asked if they have done architecture rendering? Mr. Boone said Planning Director Hoard had worked directly with Meritage. They were meeting all the architectural standards. They went with an alley load product which gave the advantage of having the garage from being in front of the house and it allowed them to build porches. Mr. Gatz asked who owned the wetland near the property? Mr. Boone said they were buying it and it was part of the Town's property. They originally wanted to build on the wetland and found out it was not suitable for building. From the Commissioners Board meeting, they recommended that the Town convey it as part of the purchase of the other land because eventually it would be conveyed to Mecklenburg County. For simplicity purposes, that was the plan they were going by. Mr. Simmons said he was concerned about the alleys being built. He asked who was monitoring the quality of the alleys and was the HOA responsible for the alleys after the builder was done building the houses? Planning Director Hoard said these would be private alleys. They did have to meet a standard. The Town signs off on it as part of the review process when the development was finished. The inspectors would then look at the alleys to make sure it was built to the plan. Once completed, it was up to the HOA to monitor the alleys. Mr. Simmons discussed his concerns about the alleys, how the trash vehicles used it and how they were not steerable. Planning Director Hoard said they have changed where the trash vehicles were clipping the curb such as in Brighton Park, the Town had fixed it for the home owners. They were working with the builder to make sure that they compensate for that radius for the trash trucks and to have a protective barrier. They have changed the drainage that had a V shape in Brighton Park to another way that lets the water go automatically in the drain. Mr. Todd asked what were the responsibilities of the HOA? Mr. Boone said they had to maintain all the common area and alleys. Mr. Todd asked what lighting would be at the location? Mr. Boone said there would be street lighting. Duke Energy installs them and HOA pays them.

Upon the motion of Mr.Gatz, seconded by Mr. Simmons, the Board unanimously made a favorable recommendation on S19-4 Mint Hill Village Preliminary Plat, filed by Christopher Boone for 74 lots; Located at 4560 Mint Hill Village Lane: Tax Parcel #s 137-301-28, 137-301-41 pt. & 137-301-22 pt.

B. Discussion and Decision on #S19-5 The Run at Mint Hill Preliminary Plat, filed by Adam Fiorenza for 49 Townhome units; Located at 11025, 11035, 11125 & 11107 Lawyers Road: Tax Parcel #s 137-301-13, 137-301-14, 137-301-15 & 137-301-16: Planning Director Hoard provided the following memo to the Board.

The applicant, Adam Fiorenza, was requesting preliminary subdivision approval for property located at 11035 Lawyers Road. The site consists of approximately 8.3 acres. The site plan indicated 49 townhome units. The property was in the Downtown. The density allowance was six units per acre. The total acreage was approximately 8.3 acres.

The lot requirements and setbacks:

Front Build-To Line: Ten (10) to twenty-five (25) feet.

Sides: Six (6) feet each side, however the total of both side yards may be allocated to one side in new development.

Rear: Fifteen (15) feet from centerline of alley.

Minimum Lot Width: Twenty-four (24) feet.

Building Lot Coverage (Maximum): Fifty (50) percent

Mr. Todd asked if there been a traffic study at the site? Planning Director Hoard said no, normally something this small would not trigger any major traffic impact. Mr. Gatz asked about the potential right-of-way on the map and how it went through people's yards. Planning Director Hoard said they wanted everyone to note that there was a potential for future right-a-way. They have them place a note on the plan or draw a line to show that there was a potential for future right-a-way. In this case there was no building in the way. Mr. Fielding asked to see a bigger picture of the area. Planning Director Hoard showed them the area on the Polaris. Chairman Long asked were the residents that live along Nelson Road aware of the plan? Planning Director Hoard said yes. Mr. Gatz asked if there was a required border at this site? Planning Director Hoard said there was a border in this case. They have a creek and detention area that served as a buffer. Mr. Adam Fiorenza, the developer and builder, stated they were working with the Osbourn's family who would have the most impact near the second entrance on Nelson Road. They did not have a lot of requirements. Mr. Fiorenza said they were going to build a fence and do landscaping for them.

Upon the motion of Mr. Gatz, seconded by Mr. Simmons, the Board unanimously made a favorable motion on S19-5 The Run at Mint Hill Preliminary Plat, filed by Adam Fiorenza for 49 Townhome units; Located at 11025, 11035, 11125 & 11107 Lawyers Road: Tax Parcel #s 137-301-13, 137-301-14, 137-301-15 & 137-301-16.

Other Business: None.

Adjournment: Upon the motion of Mr. Simmons, seconded by Mr. Fielding and unanimously agreed upon, Chairman Long adjourned the meeting at 6:46 p.m.

Cassie Crutchfield, Clerk to the Board