

#### Town of Mint Hill

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

#### **Mint Hill Planning Board Agenda** April 15, 2019 at 6:30 p.m.

- 1. Call To Order
- 2. Roll Call and Invocation
- 3. Approve Minutes of February 18, 2019 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 #S19-4 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
- 8. Other Business
- 9. Adjournment



TO: Planning Board

FROM: Staff

- RE: #S19-4 Mint Hill Village Preliminary Plat, filed by Christopher Boone, Located at 4560 Mint Hill Village Lane: Tax Parcel #s 137-301-28, 137-301-41 pt. & 137-301-22 pt.
- DATE: April 15, 2019

#### **Preliminary Plan Request**

The applicant, Chris Boone, is requesting preliminary subdivision approval. The site plan indicates 74 lots.

#### **Staff Analysis**

The property is in the Downtown. The density allowance is six units per acre. The total acreage is 14.0806

#### Lot Requirements:

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.

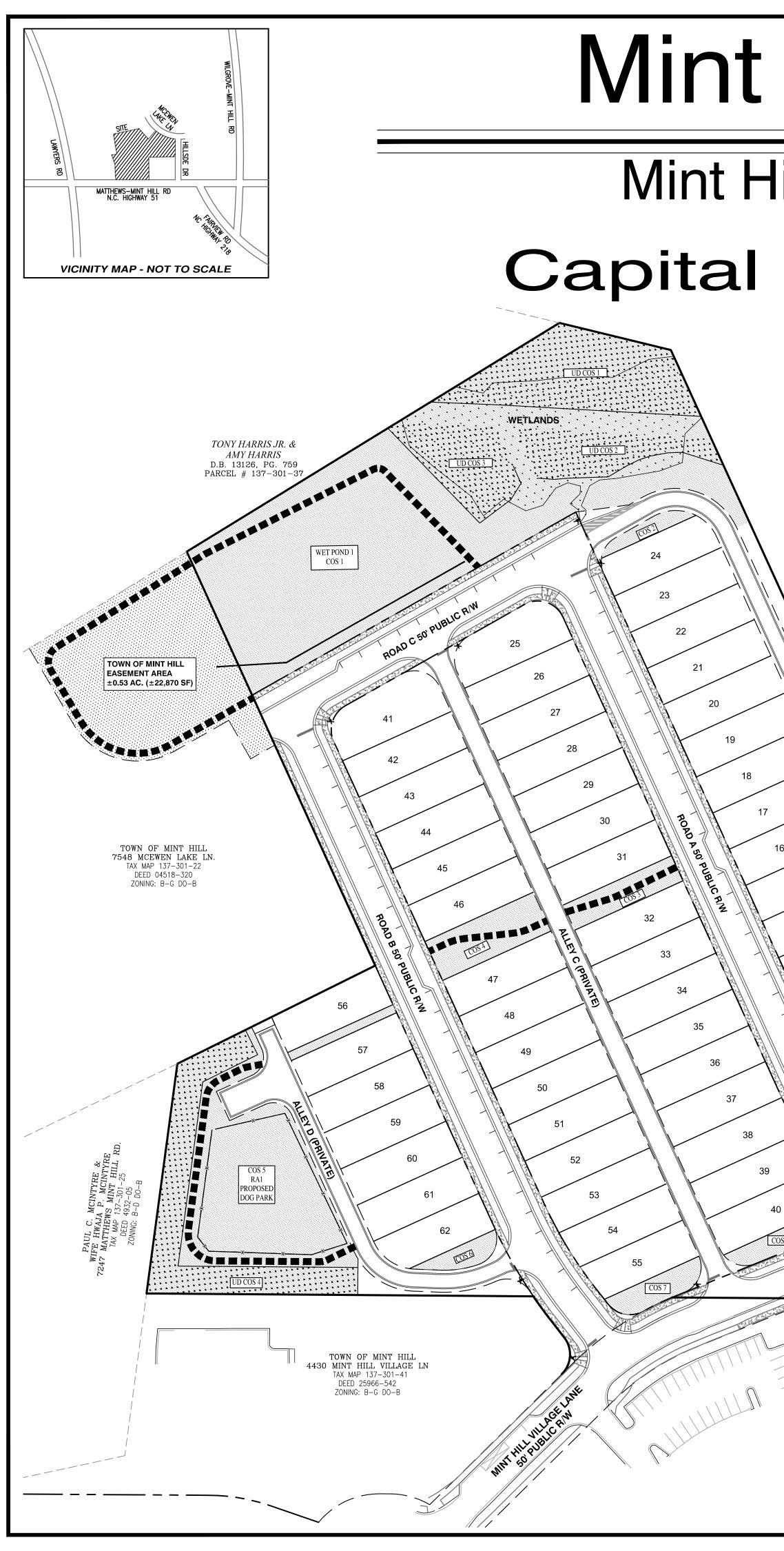
Building Lot Coverage (Maximum): Fifty (50) percent



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



# Mint Hill Village

## Mint Hill, North Carolina prepared for: Capital Land Partners

PYUNG SUL PARK 7600 MCEWEN LAKE LN.

TAX MAP 137-065-33 DEED 17719-488

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ROBERT A. PHILLIPS

7503 MATTHEWS MINT HILL RD.

DEED 2664-58

ZONING: B-G DO-B

TAX MAP 137-301-32

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67

GEORGE R. LAMB & WIFE JEAN H. LAMB 7548 MCEWEN LAKE LN. TAX MAP

137-065-32 DEED 3614-143

ZONING: R DO-A

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MINT HILL

HISTORICAL SOCIETY

4319 HILLSIDE DR

TAX MAP 137-301-36

DEED 16721-892

ZONING: B-G DO-B

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MINT HILL

HISTORICAL SOCIETY

**4311 HILLSIDE DR** TAX MAP 137-065-35 DEED 26176-262

ZONING: B-G DO-B

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FRANCES H HARRIS

7521 MATTHEWS MINT

HILL RD.

TAX MAP 137-301-35

DEED 28006-50

ZONING: B-G DO-B

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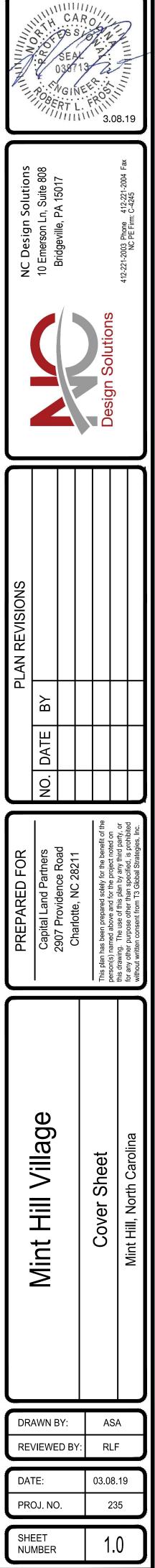
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Cover Sheet Boundary Survey (by others) Existing Conditions & Demolition Plan General Notes Site Plan		03/08/19 01/17/19 03/08/19 03/08/19 03/08/19 03/08/19	Last Revised - - - - - -		
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Road Profiles - Road A Road Profiles - Road B Road Profiles - Road C & Mint Hill Village Road Profiles - Alley A Road Profiles - Alley B & Alley C Road Profiles - Alley D Road Profiles - Alleys E and F Site Details		03/08/19 03/08/19 03/08/19 03/08/19 03/08/19 03/08/19 03/08/19 03/08/19			
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TO: Planning Board

FROM: Staff

- RE: #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
- DATE: April 15, 2019

#### **Preliminary Plan Request**

The applicant, Adam Fiorenza, is requesting preliminary subdivision approval for property located at 11035 Lawyers Road. The site consists of approximately 8.3 acres. The site plan indicates 49 townhome units.

#### **Staff Analysis**

The property is in the Downtown. The density allowance is six units per acre. The total acreage is approximately 8.3 acres.

#### Lot Requirements:

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.

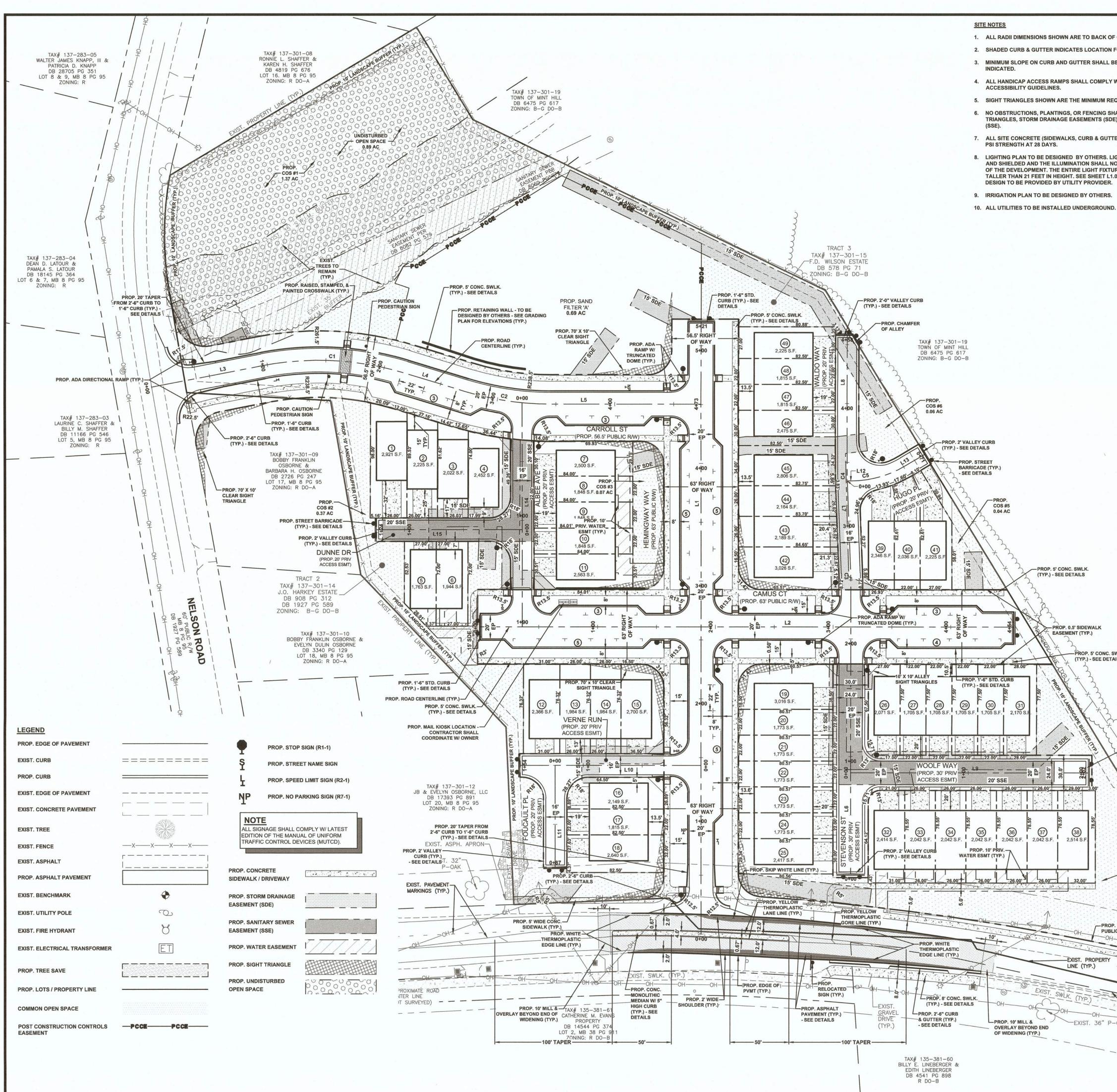
Building Lot Coverage (Maximum): Fifty (50) percent



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



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3.	UNDISTURBED OPEN SPACE PROVIDED:+/- 1.04 ACPARKING REQUIRED:49 DU x (1.5 SPACES/ DU) = 74 SPACES		
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	L8 118.30' N 29°34'13" E		
	L9 202.00' S 60°25'47" E L10 153.94' N 60°25'47" W		
	L11 86.61' S 29°34'13" W		
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#### MINUTES OF THE MINT HILL PLANNING BOARD MEETING FEBRUARY 18, 2019

The Mint Hill Planning Board met in a regular session on Monday, February 18, 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, Roger Hendrix, and Tom Gatz Planning Director: John Hoard Clerk to the Board: Cassie Crutchfield Commissioners: Carl M. Ellington Absent: 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. Simmons gave the invocation.

#### **ORDER OF BUSINESS**

<u>Approval of Minutes of December 17, 2018 Regular Meeting</u>: Upon the motion of Mr. Gatz, seconded by Mr. Fielding, the Board unanimously approved the minutes of the December 17, 2018 Planning Board meeting.

<u>Additions or Deletions of Agenda Items:</u> Chaiman Long said there was an additional agenda item, #ZC19-1, for tonight's meeting. Upon the motion of Mr. Gatz, seconded by Mr. Simmons, the Board unamiously approved the addition of #ZC19-1 to the agenda.

#### Reports of Committees, Members and Staff: None.

Old Business: None.

#### New Business:

A. Discussion and Decision of #ZC19-1, filed by Book It Properties, to Revert property located at 9346 and 9400 Lawyers Road from Institutional back to Residential zoning. Planning Director Hoard said #ZC19-1, filed by Book It Properties LLC, the location at 9346 and 9400 Lawyers Road, was rezoned from Residential to Institutional on May 22, 2008. The purpose of the rezoning was to prepare a site for the Charter High School. Ultimately the site on Idelwild Road was selected. The current rezoning request was to revert the properties to R zoning. The plan consistency was found to be reasonable and consistent with the adopted Land Use Plan.

### Upon the motion of Mr. Gatz, seconded by Mr. Simmons, the Board unanimously made a favoarble recommendation on ZC19-1, located at 9346 and 9400 Lawyers Road to be rezoned to Residential.

Planning Director Hoard showed the Planning Board the location of the area being rezoned. Mr. Fielding added that all the trees were gone at the rezoned area.

#### **B.** 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: Planning Director Hoard provided the following memo to the Board.

The applicant, Merrick & Company, was requesting preliminary subdivision approval for the property located off Brief Road. The site consisted of 114.49 acres. The site plan indicated 68 lots. Lots were to be served with public water and septic. The Unified Development Ordinance required a minimum 30,000 square foot lot size. The minimum setbacks were 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 appeared to meet the above requirements. Mecklenburg County Land Use and Environmental Services Agency would review the construction plans for sedimentation and erosion control, storm water, flood, and road profiles. The applicant was responsible for submitting these plans to Mecklenburg County. Mint Hill staff would review the construction plans to assure compliance before grading begins.

Mr. Gatz asked where the public water extension were coming from? Mr. Scott Doerr, Engineer with Merrick & Company said there was public water at the intersection of Bartlett Road and Arlington Church Road. Mr. Gatz asked if the neighbors that live along Arlington Church Road would be able to use the same waterline? Mr. Doerr said yes, they would need to apply in order to use it. Mr. Gatz asked what size homes being built. Mr. Evan Mooney, Lennar Homes, said they had not decided what product they were going to build; they were looking at houses 2200 to 3500 sq. ft. range. Mr. Gatz asked what the price range of the house. Mr. Mooney said they were selling them around the mid 300,000's. Mr. Hendrix asked Planning Director Hoard how did they align with the Town regarding the building materials? Planning Director Hoard said they were doing a by-right option and were using large lots; therefore, there were no building material requirements. Mr. Hendrix asked what type of schedule they were looking at? Mr. Mooney said they were trying to get the construction documents approved in the next few months. The subdivision was going to be roads only and not a clear-cut design where they would cut down more trees. They would like to save as many trees as possible. Mr. Simmons asked Planning Director Hoard if they were following the ordinance. Planning Director Hoard said yes. Mr. Fielding said he was happy to know they were trying to preserve the trees. Chairman Long said he spoke with Planning Director Hoard about his concern for Mint Hill with them using 68 lots and the streets not being maintained by NCDOT. He hoped the Board and Elected Officials considered there needs to have road improvements tied to these developments beyond 50 lots. Mr. Hendrix asked how many road accesses the neighborhood had? Mr. Mooney said there were two road accesses connections, Brief Road and Beckley Place. It was a fire safety requirement to have two access points. Planning

Director Hoard explained how Beckley Place was a gravel road and it was being maintained by the property owners. He was uncertain if it was a private or public road. They had agreed to put in a gate if they found that it was a private street; neither the Town nor NCDOT would maintain it. It would keep out the general public from using it. Planning Director Hoard said he had given the property owners some forms to submit to NCDOT and they discovered Beckley Place was platted before 1975. Planning Director Hoard said it might qualify for maintenance by NCDOT. Mr. Hendrix expressed his concern for Brief Road. Mr. Simmons asked if they had any conversations with NCDOT about Brief Road. Planning Director Hoard said the conversation was not directly with NCDOT; however, it was done with the Reginal Planning Agency. Mr. Fielding discussed his concerns about the two-lanes at Lawyers Road. Planning Director Hoard explained of how long it took NCDOT to make plans to widen Highway 51.

Mr. Gatz made a favorable motion 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. The Planning Board was concerned about Brief Road and the infrastructure in Mint Hill for secondary roads that these subdivisions gone in and not having appropriate road structure. The motion was seconded by Mr. Simmons, the Board unanimously agreed.

#### Other Business: None.

<u>Adjournment:</u> Upon the motion of Mr. Fielding, seconded by Mr. Hendrix and unanimously agreed upon, Chairman Long adjourned the meeting at 6:52 p.m.

Cassie Crutchfield, Clerk to the Board