



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

Cassie Crutchfield
Program Support Assistant



MEMO

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

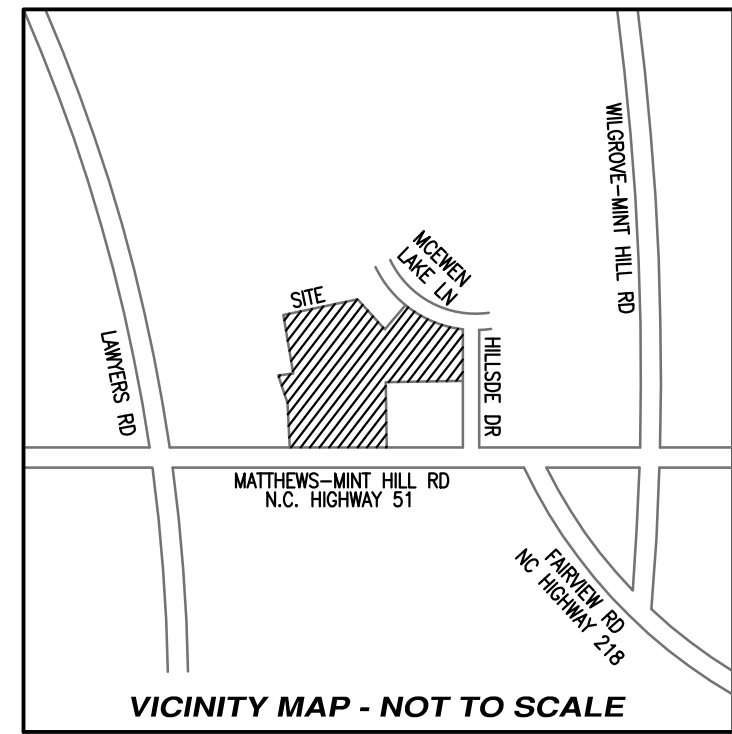


MEMO

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**

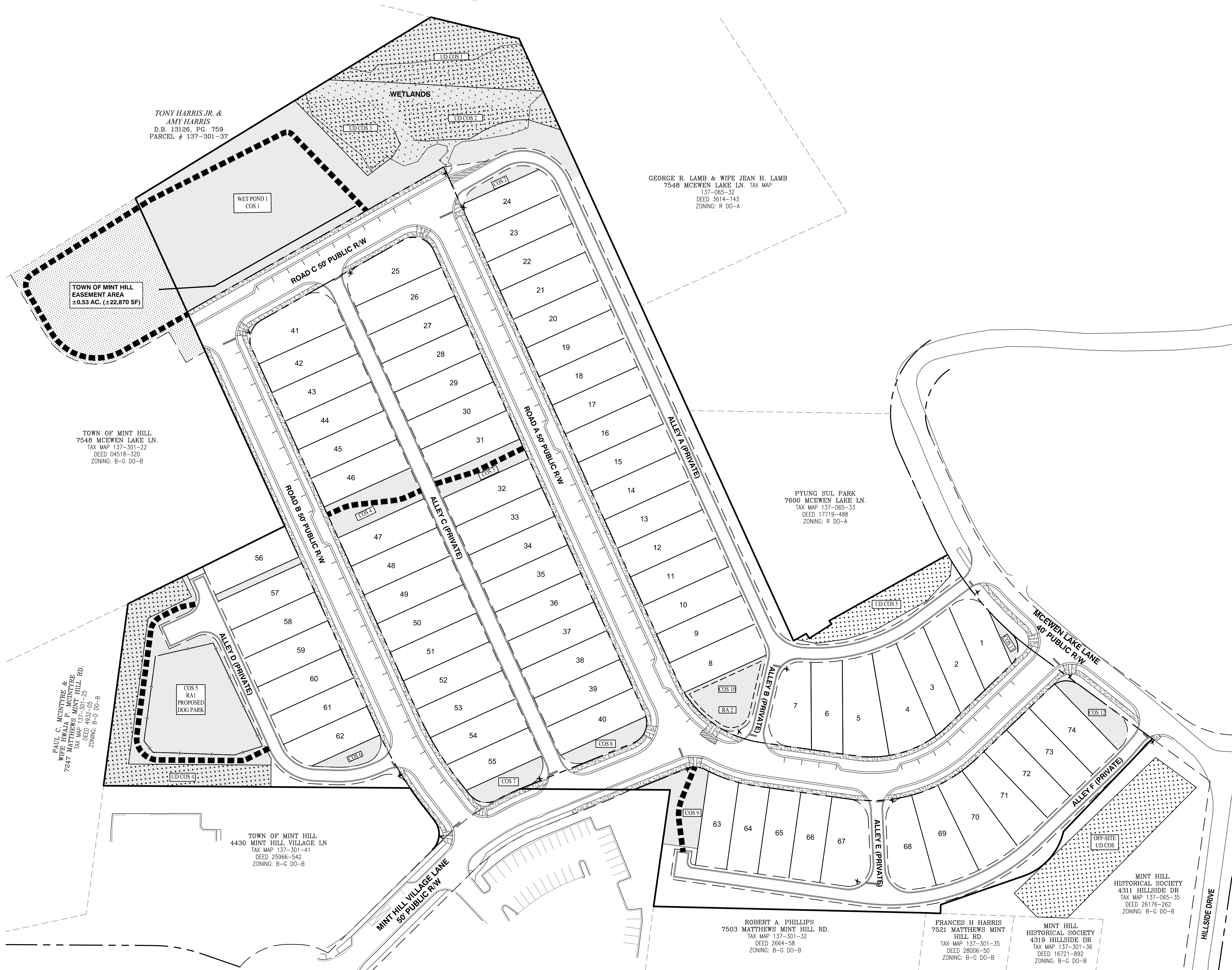


Mint Hill Village

Mint Hill, North Carolina

prepared for:

Capital Land Partners



Sheet Index

	Original Issue Date	Date Last Revised	Number of Revisions
1.0	Cover Sheet	03/08/19	.
2.1	Boundary Survey (by others)	01/17/19	.
2.2	Existing Conditions & Demolition Plan	03/08/19	.
2.3	General Notes	03/08/19	.
3.1	Site Plan	03/08/19	.
3.2	Site Plan	03/08/19	.
3.3	Turning Movements - WB-40	03/08/19	.
3.4	Turning Movements - WB-40	03/08/19	.
3.5	Turning Movements - SU-30	03/08/19	.
3.6	Turning Movements - SU-30	03/08/19	.
3.7	Sight Distance - Road A	03/08/19	.
3.8	Sight Distance - Alley A	03/08/19	.
3.9	Sight Distance - Alley F	03/08/19	.
4.1	Grading & Storm Drainage Plan	03/08/19	.
4.2	Drainage Area Map	03/08/19	.
4.3	Storm Sewer Profiles - System A	03/08/19	.
4.4	Storm Sewer Profiles - System B	03/08/19	.
4.5	Storm Sewer Profiles - System C	03/08/19	.
4.6	Storm Sewer Profiles - System D	03/08/19	.
5.1	Road Profiles - Road A	03/08/19	.
5.2	Road Profiles - Road B	03/08/19	.
5.3	Road Profiles - Road C & Mint Hill Village	03/08/19	.
5.4	Road Profiles - Alley A	03/08/19	.
5.5	Road Profiles - Alley B & Alley C	03/08/19	.
5.6	Road Profiles - Alley D	03/08/19	.
5.7	Road Profiles - Alleys E and F	03/08/19	.
6.1	Site Details	03/08/19	.
6.2	Site Details	03/08/19	.
7.1	Landscaping & Lighting Plan	03/08/19	.
8.1	Water Quality - Pre Development	03/08/19	.
8.2	Water Quality - Post Development	03/08/19	.
8.3	Water Quality Plans & Details	03/08/19	.
8.4	Water Quality Details	03/08/19	.
9.1	Erosion Control General Notes	03/08/19	.
9.2	Erosion Control - Initial Phase	03/08/19	.
9.3	Erosion Control - Final Phase	03/08/19	.
9.4	Erosion Control Details	03/08/19	.
9.5	Erosion Control Details	03/08/19	.

Utility Plans

U1	Cover Sheet	.	.	.
U2	Sanitary Sewer & Water Notes	.	.	.
U3	Sanitary Sewer Plan & Profiles - Road A	.	.	.
U4	Sanitary Sewer Plan & Profiles - Road A	.	.	.
U5	Sanitary Sewer Plan & Profiles - Road B & Road C	.	.	.
U6	Sanitary Sewer Plan & Profiles - Mint Hill Village Lane	.	.	.
U7	Water Distribution	.	.	.
U8	Sanitary Sewer Details	.	.	.
U9	Water Details	.	.	.
U10	Water Details	.	.	.

Development Data

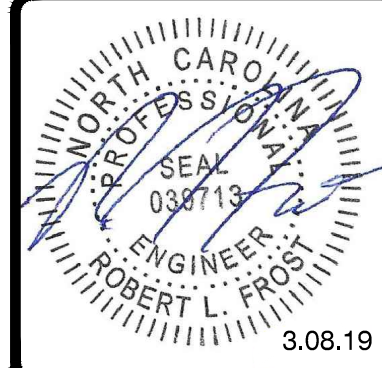
Tax Parcel:	137-301-28; -41; -22.
Existing Zoning:	R DO-A & B G DO-A
Proposed Use:	Single-Family
Proposed Single-Family Lots:	74
Total Bedroom:	222 (3 per unit)
Open Space Required:	75,000 sf
(500 sf per bedroom)	2.55 ac
Open Space Provided:	2.92 ac
On-Street Parking Required:	0
On-Street Parking Provided:	74 Spaces

Setbacks:

Rear: Fifteen (15) feet from alley center
Front Build-To-Line: Ten (10) to twenty-five (25) feet
Sides: 6' Min.

Impervious Area Calculations

Total Site Area	14.08 ac
Proposed Sidewalks	0.52 ac
Proposed Public Roads	1.44 ac
Proposed Private Alley's	1.01 ac
Proposed Building Pads	2.61 ac
Proposed Driveways	1.11 ac
Proposed COS Improvements	0.50 ac
Total Proposed Impervious	7.19 ac
Total Impervious %	51.1 %



NC Design Solutions
10 Emerson Ln, Suite 808
Bridgeville, PA 15017

412-221-3003 Phone 412-221-3004 Fax
NC PE Firm C-2455



PLAN REVISIONS

NO.	DATE	BY

PREPARED FOR

Capital Land Partners
2907 Providence Road
Charlotte, NC 28211

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other project, without written consent from T&S Global Strategies, Inc.

Mint Hill Village

Cover Sheet

Mint Hill, North Carolina

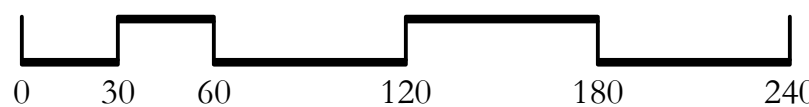
DRAWN BY: ASA

REVIEWED BY: RLF

DATE: 03.08.19

PROJ. NO. 235

SHEET NUMBER 1.0





MEMO

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

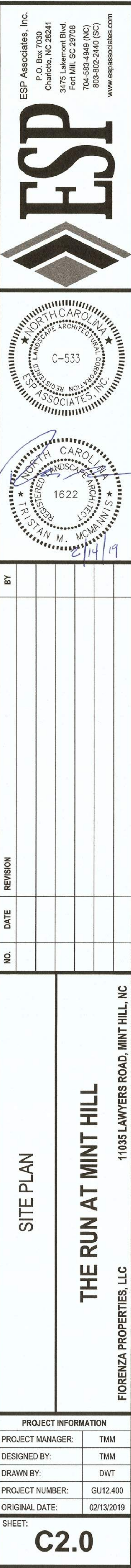


MEMO

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**



**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

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

Additions or Deletions of Agenda Items: Chairman 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 unanimously 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 favorable 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 Regional 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.

Adjournment: 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