



Town of Mint Hill

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

Mint Hill Planning Board Agenda July 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 Recommendation on #ZC19-2, filed by MHIP, LLC, Parcel Number 139-092-19, located at 13936 Cabarrus Road, to allow a conditional zoning request for a storage warehouse and landscape material yard at Mint Hill Business Park
8. Other Business
9. Adjournment

Cassie Crutchfield
Program Support Assistant



STAFF REPORT

| | |
|--------------------------|---|
| CASE: | ZC19-2 |
| EXISTING ZONING | I-G (CD) |
| PROPOSED ZONING | I-G (CD) |
| PROPERTY OWNER: | MHIP LLC |
| APPLICANT | ROBERT ERIC LANIER |
| LOCATION | 13936 CABARRUS ROAD (LOT 2) |
| TAX PARCEL NUMBER | 139-092-19 |
| REQUEST: | PHASE 1 (LANDSCAPE MATERIAL YARD) PHASE 2 (FUTURE INDUSTRIAL BUILDING) |

APPLICATION SUMMARY:

The applicant is requesting conditional zoning to permit a two-phase development on Lot 2 of the Mint Hill Business Park. Phase 1 (the portion of lot fronting Cabarrus Road) will consist of a landscape material yard and Phase 2 (portion fronting Jomac Drive) is planned for an industrial use building.

Mint Hill Business Park was originally approved May 27, 1999. On December 13, 2007 a request to change a condition was approved (see attached).

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:

| | |
|---|-----|
| Mint Hill Land Use Plan | Yes |
| Downtown Master Plan | N/A |
| Mint Hill Comprehensive Transportation Plan | N/A |
| Pedestrian Plan | N/A |

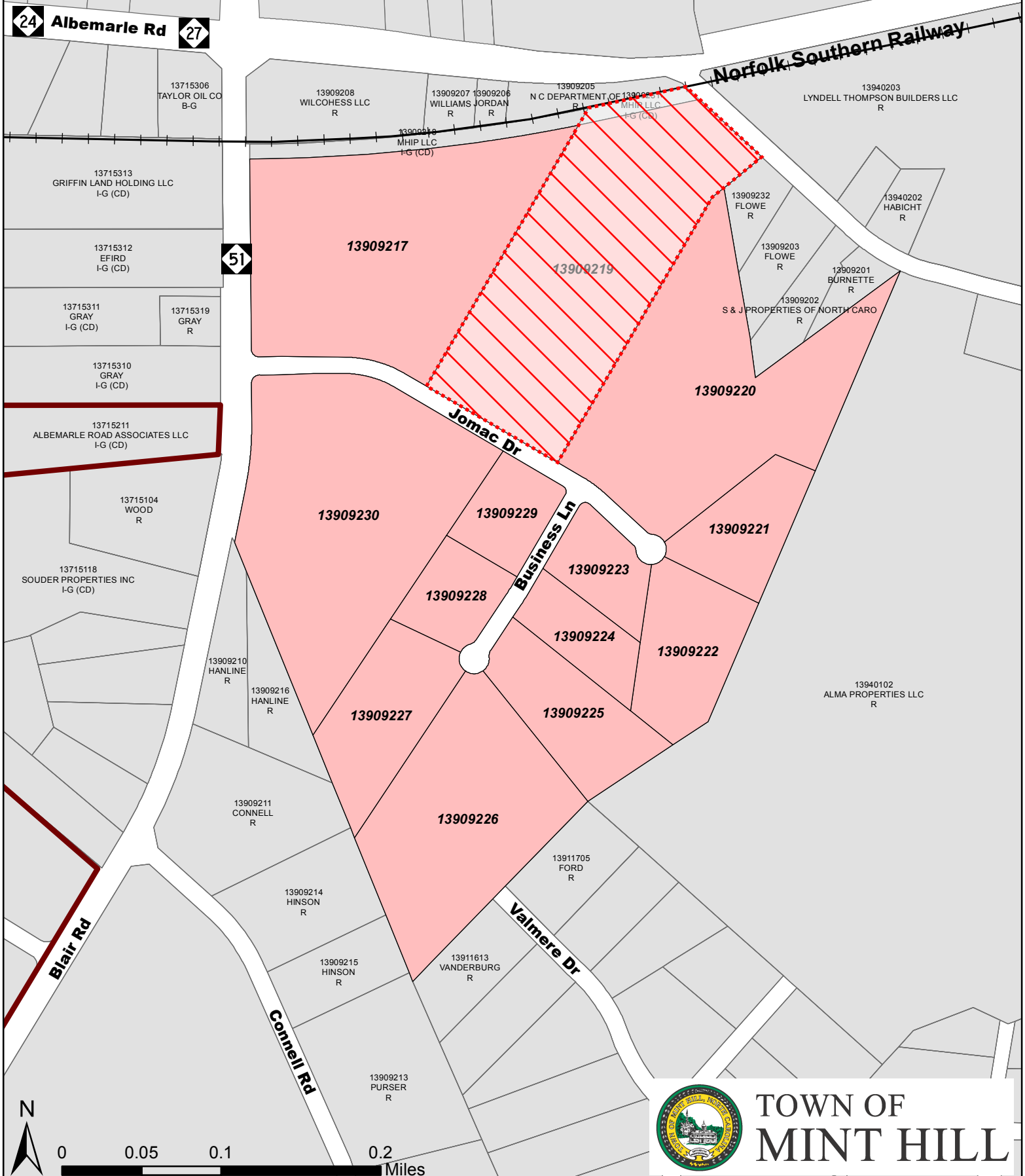
The Land Use Plan supports Industrial uses for the area.

RECOMMENDATION:

Favorable Recommendation

Mint Hill Business Park General Industrial Conditional District, I-G (CD)

Approved with certain conditions as part of ZC99-2 with same conditions reaffirmed with one modification on December 13, 2007 (see attached documentation).



CERTIFICATE OF APPROVAL
Mint Hill, North Carolina

File No. ZC99-2

In accordance with the regulations contained in the Zoning Ordinance of the Town of Mint Hill, North Carolina, the Board of Commissioners of the Town of Mint Hill, North Carolina approved, on December 13, 2007, the requested change of condition number one of the original approval of the Mint Hill Business Park (ZC99-2, approved on May 27, 1999) as follows:

Approval of the site plan with the following conditions: (1) Establish a 50 ft. buffer for the Mint Hill Business Park for those areas adjacent to non-residential property as projected in the 2000, or most recently adopted, Land Use Plan and Map as recommended by Staff and Planning Board. (2) All outdoor storage will be limited to the side or rear of the building and will be required to be screened with a vegetative buffer, masonry walls or solid fences or colored chain link fences with vegetative buffers; (3) Larger than required street trees; (4) No facades on the front of any building facing the interior roads shall be metal; (5) The front facades of all buildings should be constructed of masonry or brick - no concrete tilt slabs; (6) Fences should be a minimum of 8 feet in height in the park, solid wood, masonry or colored chain link as proposed on the site plan (with the provision that if a chain link fence is used, appropriate screening on the outside of the fence would be necessary); (7) Proposed lots should be limited to tracts no smaller than 1.84 acres, as indicated on the site plan; (8) Eating Establishments, Retail Sales and Services should be limited to accessory uses to the principal structure and not be primary uses in the park; (9) The list of permitted uses should be narrowed to exclude bus stations; power generating or transmission facilities; radio, telephone or television masts, towers or similar structures; telephone repeater stations; blacksmiths; armories; bulk storage of flammable liquids and gases; and, truck terminals; (10) A traffic study would need to be done to determine the length of the left turn lane for Blair (NC Hwy 51) and Cabarrus Road would need to be widened to a 15 ft. lane with curb and gutter, 5 ft. planting strip and a 5 ft. sidewalk along the applicant's property; (11) All lots would only have access from the interior proposed street. Per discussion with Planning Staff, a single drive shall be permitted to serve Lot 13 off Blair Road (NC Hwy 51) prior to development of the interior street. Such drive must be cut at the location of the proposed interior access street *only*.

Approved by: _____

Mayor Ted H. Biggers, Jr.

Date: 3/3/08

Accepted by: _____

Charles Jones (Signature)

Date: 2-28-08

CHARLES S. JONES

Charles Jones (Please Print Name)

TAX PARCEL #: 13090219
CONDITIONAL USE REZONING PLAN FOR LANIER MATERIAL YARD
PROJECT NAME: & FUTURE INDUSTRIAL MANUFACTURING USE
OWNER: MHP LLC, P. O. BOX 23226, CHARLOTTE, NC 28227
ROBERT ERIC LANIER, LANIER SITE SERVICES,
APPLICANT: P.O.BOX 1028, PINEVILLE, NC 28134 PH. # 704-587-3022
SITE PLANS PREPARED BY: FULLER CONSULTING SERVICES, PLLC PHONE # 704-622-6520
ZONING: I-G(CD) TO I-G(CD) FOR USES JURISDICTION: TOWN OF MINT HILL
PROPOSED USE CATEGORY: INDUSTRIAL, MANUFACTURING & STORAGE
PRINCIPAL PERMITTED USE: STORAGE WAREHOUSE AND YARD (BY RIGHT)
USE REQUESTED UNDER PERMITTED USE:
*CABARRUS RD. SIDE - LANDSCAPE MATERIAL YARD WITH EXTERIOR STORAGE PILES OF STOCK
SOIL, MULCH, SAND, ETC. AND ASSOCIATED OFFICE
*IOMAC DR. SIDE - SEE USES ALLOWED ON TECHNICAL DATA SHEET
BUILDING HEIGHT: 35' and / Sect. 6.1.6 Feet STORIES: 2 STORIES MAX.
LOT SIZE: 14.21AC. - LOT 2 OF MINT HILL INDUSTRIAL PARK
PREVIOUS ZONING CASE: ZCG99-2 MODIFIED ON DECEMBER 13, 2007-MINT HILL BUSINESS PARK

| YARD REQUIREMENTS: | PER UDO | PER COR'S OF MHP |
|--------------------|---------|--------------------|
| FRONT SETBACK: | 50' | FRONT SETBACK: 50' |
| SIDE EAST: | 15' | SIDE EAST: 15' |
| SIDE WEST: | 15' | SIDE WEST: 15' |
| REAR: | 20' | REAR: 20' |

EX. BUILDING COVERAGE: 530± Sq. Ft. EX. BUILDING GROSS FLOOR AREA: 1060± Sq. Ft.
PARKING GUIDELINES: MIN. 0.25 SPACES PER 1000 SF / MAX. 2 SPACES PER 1000 SF
PARKING GUIDELINES FOR WAREHOUSE AND INDUSTRIAL: MIN. 0.25 SPACES PER 1000 SF = 1 SPACE
MAX. 2 SPACES PER 1000 SF = 3 SPACES

PARKING PROVIDED BASED ON USE REQ'MTS: 9 PARKING SPACES, INCLUDES 1 HANDICAP PARKING SPACE.
*FUTURE INDUSTRIAL / MANUFACTURING BLDG. FRONTING ON JOMAC DR.

PARKING: MIN. 0.25 SPACES PER 1000 SF / MAX. 2 SPACES PER 1000 SF

* USES: SEE TECHNICAL DATA SHEET CZ-1.3

1. LOT 2 IS PART OF MINT HILL BUSINESS PARK LOCATED OFF BLAIR RD. (NC HWY. 51) AND CABARRUS RD.
2. ORIGINAL ZONING FOR MINT HILL BUSINESS PARK, GENERAL INDUSTRIAL CONDITIONAL DISTRICT, I-G (CD); APPROVED WITH CERTAIN CONDITIONS AS PART OF ZC99-2 WITH SAME CONDITIONS REAFFIRMED ON ONE MODIFICATION ON DECEMBER 13, 2007, THE REQUESTED CHANGE OF CONDITION NUMBER ONE OF THE ORIGINAL APPROVAL OF THE MINT HILL BUSINESS PARK ZC99-2 APPROVED MAY 27, 1999.
3. THE FINAL DEVELOPMENT OF THE SITE SHALL FULLY COMPLY WITH ALL LANDSCAPE, LIGHTING, PARKING REQUIREMENTS PER THE CITY OF MINT HILL LUTIE DEVELOPMENT ORDINANCE (UDO) PRESENTLY IN EFFECT AND THE APPROVAL OF THE USES AND THIS SCHEMATIC SITE PLAN SHOWN HERE.
4. THE PROPOSED LANDSCAPE MATERIAL YARD FRONTING ON CABARRUS RD. IS PHASE 1 OF THIS SITE. PHASE 2 WILL BE THE REMAINDER OF THE SITE FRONTING ON JOMAC DR. AND IS PLANNED TO BE BUILT WITHIN 5 YEARS AS AN INDUSTRIAL / MANUFACTURING USE.
5. STORMWATER MANAGEMENT WILL BE IMPLEMENTED PER TOWN OF MINT HILL STORMWATER REQUIREMENTS. SITE IS LOCATED WITHIN THE YADKIN / CLEAR CREEK DISTRICT.
6. PHASE 1 - CONSTRUCTION WILL NOT REQUIRE STORMWATER DUE TO THE IMPERVIOUS AREA BEING LESS THAN 12% BUA (BUILT UPON AREA).
7. PHASE 2 - REMAINDER OF THE SITE WILL NOT BE DEVELOPED WITHIN 5 YRS. AT THE TIME OF PHASE 2 CONSTRUCTION, THE STORMWATER FACILITIES WILL MEET ALL REQUIREMENTS FOR PHASE 1 AND PHASE 2 DEVELOPMENT.
8. PUBLIC WATER AND SEWER ARE AVAILABLE TO THE SITE.
9. PHASE 1 HAS AN EXISTING WELL AND SEPTIC SYSTEM ONSITE. THE EX. WELL AND SEPTIC SYSTEM WILL CONTINUE TO BE USED TO SERVICE THE EX. OFFICE BUILDING TO REMAIN.
10. PHASE 2 LAYOUT IS SCHEMATIC IN NATURE. FINAL SITE PLAN SUBMITTALS WILL BE MODIFIED TO FIT THE DEVELOPMENTAL USE WITH THE PARAMETERS SET FORTH IN THIS APPROVAL AND THE UDO REQUIREMENTS FOR THAT USE.
11. BOUNDARY SURVEY BY LAWRENCE ASSOCIATES.
12. TOPOGRAPHY SHOWN IS FROM GIS DATA, NOT FIELD RUN. FOR INFORMATION ONLY.

PROJECT ZONING IS PG (UO) - ORIGINAL ZONING 20-999 - MINT HILL BUSINESS PARK

PHASE 1 - LANDSCAPE MATERIAL YARD - FRONTING CABARRUS ROAD

1. THIS CONDITIONAL DISTRICT USE ZONING IS FOR PHASE 1 - DEVELOPMENT OF LOT 2 MM MINT HILL BUSINESS PARK FRONTING ON CABARRUS ROAD. THE PROPOSED OFFICE FRONTING ON CABARRUS RD.

2. THIS LANDSCAPE MATERIAL YARD WOULD SUPPLY SOIL, SAND, GRAVEL, MULCH AND OTHER LANDSCAPE MATERIALS TO CUSTOMERS. THE MATERIALS WOULD BE STORED AND ASSOCIATED OFFICE IN DESIGNATED AREAS ONSITE. THESE STORAGE LOCATIONS WOULD BE LOCATED TO THE RIGHT AND SIDE OF THE BUILDING, PER THE UDO REQUIREMENTS AND THE PREVIOUS CONDITIONAL USE RECOMMENDATION.

3. DRIVEWAY ACCESS WILL BE FROM CABARRUS RD. THE EX. DRIVEWAY ON CABARRUS RD. WILL BE CLOSED AND A NEW DRIVEWAY WILL BE INSTALLED ON THE EASTERN PROPERTY LINE ADJACENT TO THE 50' BUFFER. NCDOT HAS GIVEN PRELIMINARY APPROVAL FOR THIS LOCATION. THE PROPOSED DRIVEWAY ACCESS WILL HAVE A 20' WALKWAY TO THE DRIVEWAY. A TRAFFIC SIGNAL PERMIT SUBMITTAL IS MADE DURING THE DESIGN PHASE. NO TRAFFIC STUDY REQUIRED. APPROX. 30 VEHICLES PER DAY IS THE ANTICIPATED USE. NO SIDEWALK WILL BE REQUIRED ALONG CABARRUS RD.

4. THE CATEGORY USE FOR THE ENTIRE LOT 2 WILL BE INDUSTRIAL, MANUFACTURING AND STORAGE AND THE PRINCIPAL PERMITTED USE IS STORAGE WAREHOUSE AND YARDS. SEE THE ALLOWED USE DATA ON SIT 30Z.

5. A LANDSCAPED AREA ALONG CABARRUS RD. WILL BE INSTALLED WITH A DECORATIVE RUSTIC WOOD FENCE, TREES AND SHRUBS.

6. A BUFFER ON THE EASTERN PROPERTY LINE ADJACENT TO THE RESIDENTIAL LOT WILL BE SUPPLEMENTED WITH TREES AND SHRUBS. IF THE EX. VEGETATION IN THE BUFFER DOES NOT MEET THE TOWN OF MINT HILL REQUIREMENTS.

7. THE SITE WILL INCLUDE THE ADDITION OF A WEIGH SCALE FOR PAYMENT OF THE MATERIALS SOLD. THE SCALE WILL BE LOCATED ON THE EASTERN PROPERTY LINE.

8. THE EXISTING BUILDING TO REMAIN WILL REMAIN BLOCK OR MAYBE UPFITTED WITH WOOD SIDING. A PORTION OF THE EXISTING BUILDING WILL BE REMOVED. THE EXISTING 2 STORY BUILDING WILL REMAIN.

9. ALL PERTINENT ITEMS IN THE UDO WILL BE MET DURING THE DESIGN PHASE OF THIS PROJECT.

10. STORMWATER WILL BE DESIGNED IN THE PHASE 2 DEVELOPMENT. NOT REQUIRED IN PHASE 1, DUE TO THE SCALE WILL BE LOCATED ON THE EASTERN PROPERTY LINE.

11. A PRELIMINARY SIGN LOCATION HAS BEEN SHOWN ON THE PLAN FOR THE LANDSCAPE MATERIAL YARD. IT WILL MEET THE TOWN OF MINT HILL CRITERIA AND WILL BE PLACED ALONG THE EASTERN SIDE OF ALL OF THE LOT 2 DRIVEWAYS. THE SIGNAGE WILL BE SEPARATELY.

PHASE 2 - FUTURE WAREHOUSE / MANUFACTURING BUILDING FRONTING ON JOMAC

1. THIS CONDITIONAL DISTRICT USE ZONING IS FOR PHASE 2 - DEVELOPMENT OF A PORTION OF LOT 2 MM HILL BUSINESS PARK FRONTING ON JOMAC BASED ON AN ALLOWABLE USE LISTED IN THE DATA ON SIT 30Z.

2. THE SCHEMATIC PLAN SHOWS IS FOR A POSSIBLE LAYOUT. MODIFICATIONS MAY BE MADE TO THE FINAL PLAN.

3. DRIVEWAY ACCESS WILL BE FROM JOMAC DR. THREE (3) DRIVEWAYS ARE PROPOSED. ONE (1) TRUCK DRIVEWAY - SEPARATE FROM ANY PARKING AREA AND TWO (2) DRIVEWAYS INTO THE PROPOSED PARKING LOT. THE ONE PARKING LOT DRIVEWAY IS TO LINE UP WITH THE DRIVEWAY ACCESS TO JOMAC DR. AS SHOWN.

4. THE CATEGORY USE FOR THE ENTIRE LOT 2 WILL BE INDUSTRIAL / MANUFACTURING.

5. ALL PERTINENT ITEMS IN THE UDO WILL BE MET DURING THE DESIGN PHASE OF THIS PROJECT.

6. STORMWATER WILL BE DESIGNED IN THE PHASE 2 DEVELOPMENT. THE STORMWATER FACILITY DESIGN WILL INCLUDE PHASE 1 AND PHASE 2. THE STORMWATER FACILITY ALSO.

7. PHASE 2 IS PLANNED TO BE BUILT WITHIN 5 YRS.

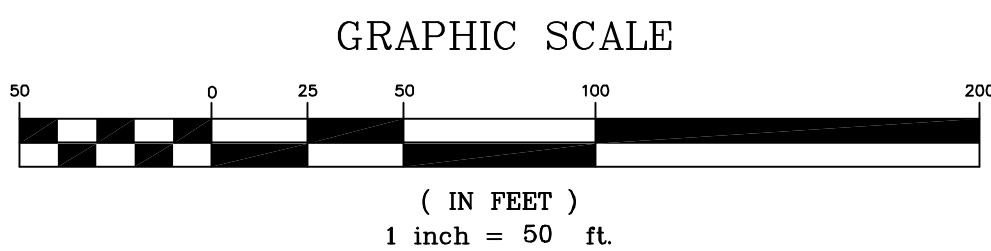
PID: 13909206
MARVIN REYES &
MATIVIDAD REYES
B. 32398, PG. 951
MB. 62, PG. 155

PID: 13909205
 NC DEPARTMENT OF
 TRANSPORTATION
 DB. 6456, PG. 609

PID: 13909217
AS INVESTMENTS, LLC
DB. 26901, PG. 447
LOT 1
MB. 33, PG. 11

PID: 13909219
MHIP, LLC
DB. 10581, PG. 817
LOT 2
MB. 33, PG. 11
Hill Business Park General
Additional District, I-G (CD) ZC99-2
14.21 Ac.
618,943 sf.

PID: 13909232
Mark A. Flowe
DB. 14263, PG. 442
LOT 2
MB. 38, PG. 41



ZC-1.0 COVER SHEET
ZC-1.1 PHASE 1 - LANDSCAPE MATERIAL YARD SKETCH PLAN
ZC-1.2 PHASE 2 - FUTURE INDUSTRIAL / MAUNUFACTURING SKETCH PLAN
S-1 SITE SURVEY

MINT HILL BUSINESS PARK LOT 2, MECKLENBURG CO., NC

COVER SHEET

SERVICES, PLLC

Civil Engineering
Site Design
Stormwater
Inspections
Coordination
Permitting
Contract Work

Wanda G. Fuller, PE

| NO. | DATE |
|-----|-------|
| △ | _____ |
| - | _____ |
| - | _____ |
| △ | _____ |
| - | _____ |
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| △ | _____ |
| - | _____ |
| 3 | _____ |
| - | _____ |
| △ | _____ |

DATE: JUNE 28, 2019

SHEET NO.

ZC-1.0

OF 4

NOTES:

1. USE FOR PHASE 1 IS A LANDSCAPE MATERIAL YARD AND OFFICE.
2. THE DESIGN PHASE WILL ADDRESS ALL RELATED GOVERNING ORDINANCES
3. SEE COVER SHEET FOR OTHER NOTES.

PID: 13909217
JJAS INVESTMENTS. LLC
DB. 26901, PG. 447
LOT 1
MB. 33, PG. 11

PD: 13909205
 NC DEPARTMENT OF
 TRANSPORTATION
 DB. 6456, PG. 609

PID: 13909219
MHIP, LLC
DB. 10581, PG. 817
LOT 2
MB. 33, PG. 11
t Hill Business Park General
onditional District, I-G (CD) ZC99-2
14.21 Ac.
618,943 sf.

MIN. 10%
UNDISTURBED
NATURAL AREA PER
PCO FOR LOTS WITH
OVER 50%
DEVELOPED AREA.
(72272.12± SF SHOWN,
1.66 AC. ± OR 11.2%).

EXISTING WOODS

STORAGE PILES SHOWN ARE
SCHEMATIC IN LOCATION,
NUMBER AND LABELS.

PROPOSED
LANDSCAPE SHRUBS,
TREES AND 4' HIGH
DECORATIVE WOODEN
FENCE TO ENHANCE
THE SITE AND TO
SCREEN THE PARKING
LOT AND SITE.

EXISTING BUILDING -
PROPOSED OFFICE TO
REMAIN BLOCK
EXTERIOR OR MAYBE
UPFITTED WITH WOOD
SIDING.

Labarrus Road
70' R/W
MB 33 DC 14

PROPOSED DRIVEWAY
(NCDOT PRELIM. REVIEW
REMOVE EX. DRIVEWAY
AND INSTALL NEW
DRIVEWAY FURTHERST
LOCATION AWAY FROM
R/R TRACK AND OUT OF
50' BUFFER.)

PID: 13909232
Mark A. Flowe
DB. 14263, PG. 442
LOT 2
MB. 38, PG. 41

GRAPHIC SCALE

(IN FEET)
1 inch = 30 f



CONDITIONAL USE REZONING PRELIMINARY SKETCH PLANS

PRELIMINARY SKETCH PLANS
FOR LANDSCAPE MATERIAL STORAGE YARD AND
FUTURE INDUSTRIAL / MANUFACTURING USE
MINT HILL BUSINESS PARK LOT 2, MECKLENBURG CO., NC

PHASE 1 - LANDSCAPE MATERIAL YARD SKETCH PLAN

**FULLER CONSULTING
SERVICES, PLLC**

Civil Engineering
Site Design
Stormwater
Inspections
Coordination
Permitting
Construction Management

W F 9

6921 Parker Farm Rd.
Cherryville, NC 28021
(704)622-6520
Firm License # P-1909
wanda.a.fulder@gmail.com

Wanda G. Fuller, PE

REVISIONS

[illegible]

DRAWN BY: WGF

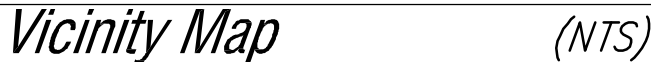
CHECKED BY: WGR

APPROVED BY: WGF

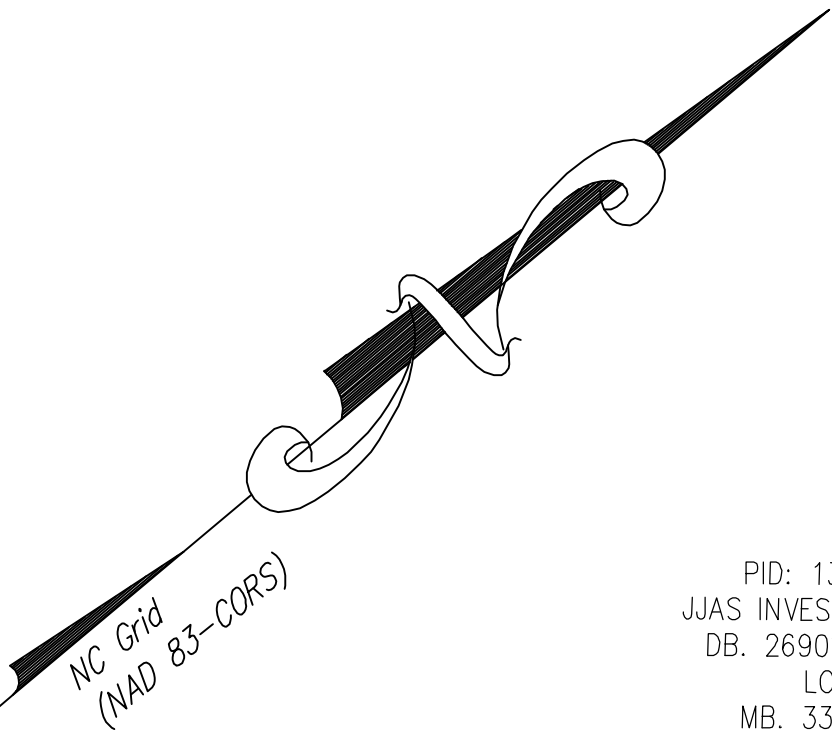
DATE: JUNE 28, 2019

SHEET NO.

ZC-1.1 OF 4



- NOTES:
1. LAYOUT IS SCHEMATIC IN NATURE AND MAY CHANGE DEPENDENT ON USE. BASIC PARAMETERS OF THE LAYOUT WILL BE MET IN THE DESIGN PHASE.
 2. THE DESIGN PHASE WILL ADDRESS ALL RELATED GOVERNING ORDINANCES.
 3. SEE COVER SHEET FOR OTHER NOTES.
 4. PLANS ARE TO BUILD PHASE 2 WITHIN 5 YRS.



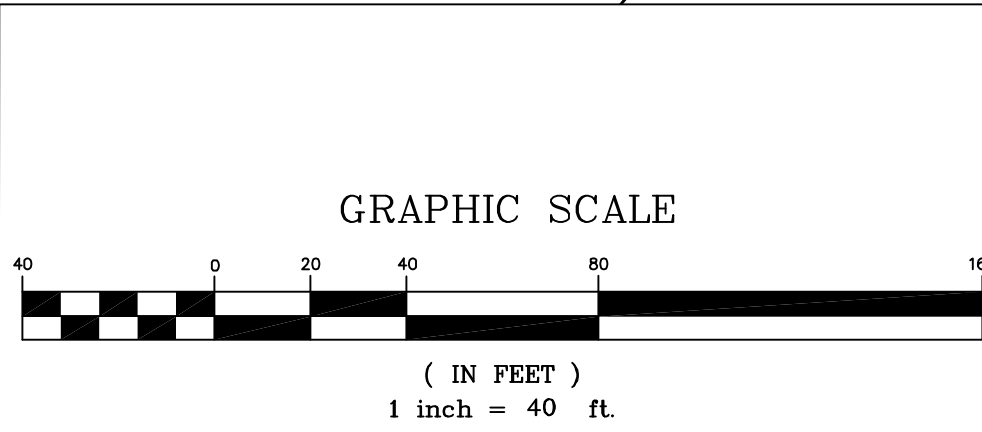
PID: 13909217
JJAS INVESTMENTS. LLC
DB. 26901, PG. 447
LOT 1
MB. 33, PG. 11

PHASE - 2 PHASE - 1

PID: 13909219
MHP, LLC
DB. 10581, PG. 817
LOT 2
MB. 33, PG. 11
Mint Hill Business Park General
Industrial Conditional District, I-G (CD) ZC99-2
14.21 Ac.
618,943 sf.

MIN. 10%
UNDISTURBED
NATURAL AREA PER
PCO FOR LOTS WITH
OVER 50%
DEVELOPED AREA.
(72272.12± SF SHOWN,
1.66 AC. ± OR 11.2%).

STORAGE PILES SHOWN ARE
SCHEMATIC IN LOCATION,
NUMBER AND LABELS.



GRAPHIC SCALE

(IN FEET)
inch = 40 ft

1 inch = 40 ft

**FULLER CONSULTING
SERVICES, PLLC**

Civil Engineering
Site Design
Stormwater
Inspections
Coordination
Permitting
Contract Work

Wanda G. Fuller, PE

CONDITIONAL USE REZONING
PRELIMINARY SKETCH PLANS
FOR LANDSCAPE MATERIAL STORAGE YARD AND
FUTURE INDUSTRIAL / MANUFACTURING USE
MINT HILL BUSINESS PARK LOT 2, MECKLENBURG CO., NC
PHASE 2-FUTURE INDUSTRIAL/MANUFACTURING SKETCH PLAN

[illegible]

DRAWN BY: WGF

CHECKED BY: WGR

APPROVED BY: WGR

JOB NO. LANIER CABARRUS RD.

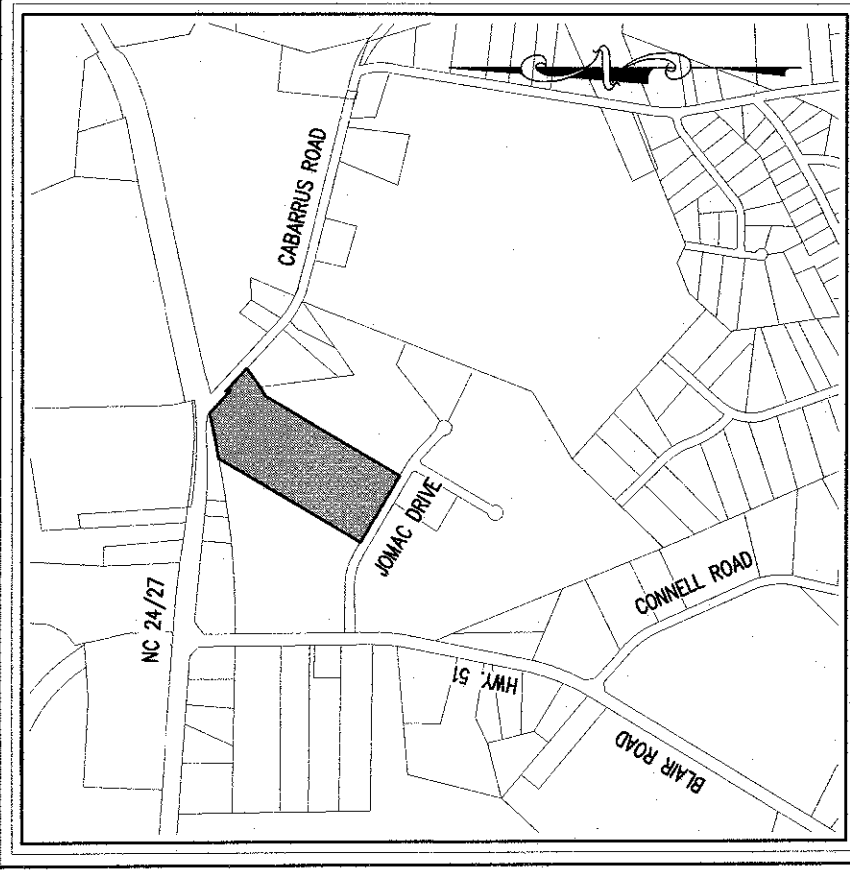
DATE: JUNE 28, 2019

SHEET NO.

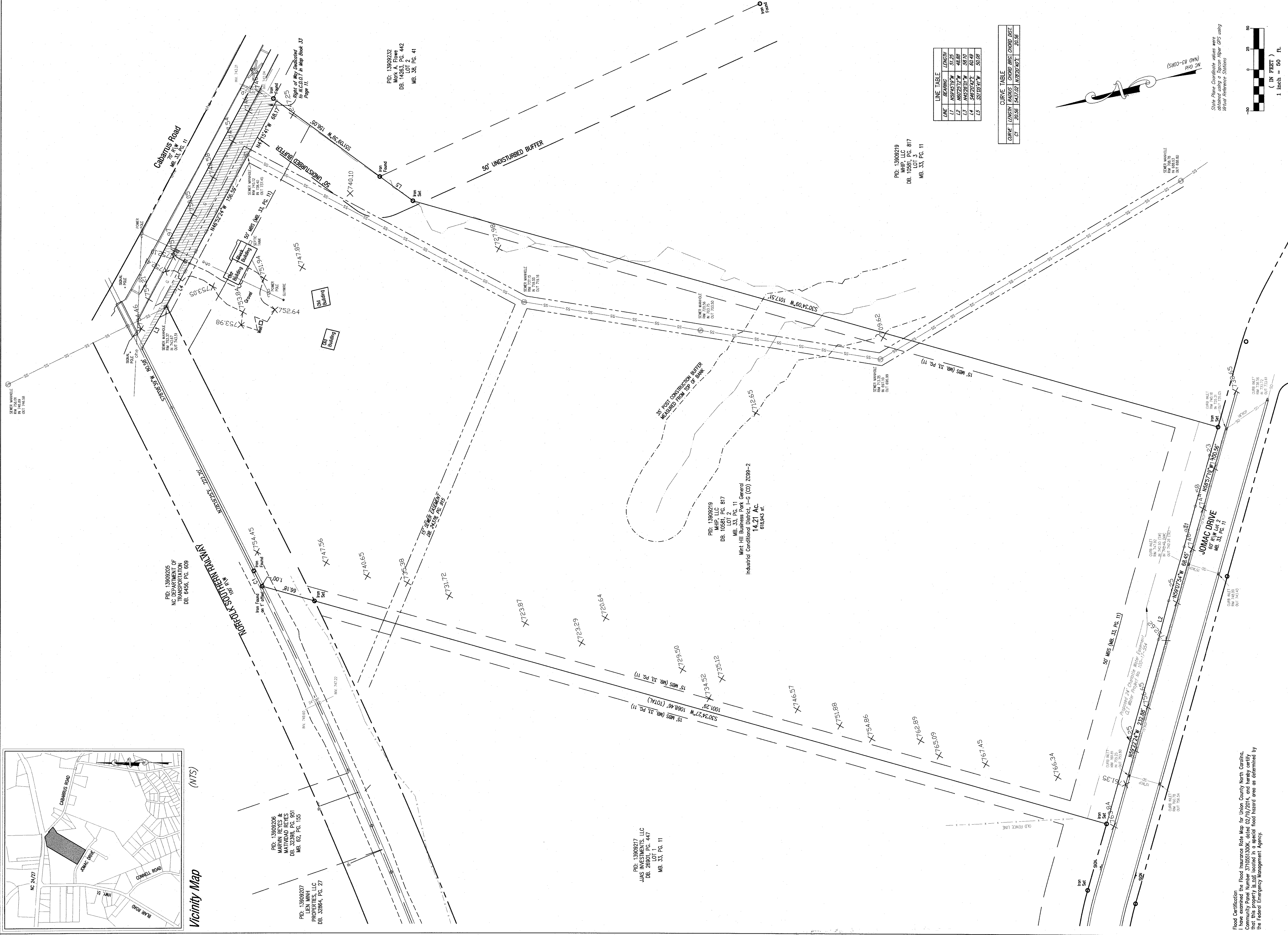
ZC-1.2

OF 4

1:14,286 Collins-Jones Drive Lot 2.dwg 1/14/2018 11:18:39 AM EST

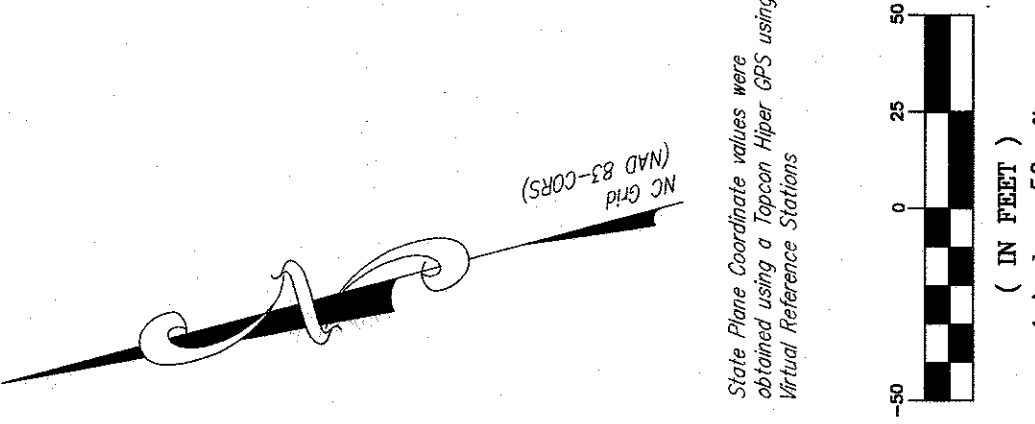


Vicinity Map (NTS)



| LINE | BEARING | LENGTH |
|------|----------------|--------|
| L1 | N 89° 58' 12\" | 48.88 |
| L2 | N 89° 58' 12\" | 48.88 |
| L3 | N 89° 58' 12\" | 48.88 |
| L4 | N 89° 58' 12\" | 48.88 |
| L5 | N 89° 58' 12\" | 48.88 |

| CURVE | LENGTH | RADIUS | CHORD | ARC | CHORD DIST. |
|-------|--------|----------|----------|-------|-------------|
| C1 | 20.58 | 15437.02 | 14920.40 | 20.58 | 20.58 |

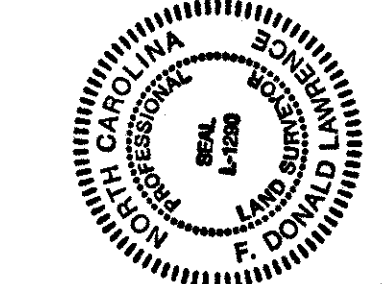


LAWRENCE ASSOCIATES
108 W. Jefferson St.
Charlotte, NC 28202
P 704-265-9035
www.lawrenceassoc.com
Firm License Number: C-2856

Boundary Survey of Lot 2, Mint Hill Business Park, Map 1
City of Charlotte
Mecklenburg County, NC

REVISIONS
Jan. 11, 2019 A.O.
Jan. 14, 2019 A.O.

Job No. 5126 Drawing no. 18/



Certificate of Survey and Accuracy
I, F. Donald Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (as recorded in Book _____ Page _____) and that the boundaries not surveyed are clearly indicated as dashed lines drawn from _____ or better, that this plat was prepared in accordance with G.S. 42-30 as corrected. This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
Witness my original signature, registration number and seal this the _____ day of _____, A.D. 2014.
F. Donald Lawrence, NCELS L-1290

**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 continue to go in without 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