



## **Town of Mint Hill**

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

### **Mint Hill Planning Board Agenda** August 19, 2019 at 6:30 p.m.

1. Call To Order
2. Roll Call and Invocation
3. Approve Minutes of July 15, 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 #S19-12 Nelson Park Townhomes Preliminary Plat, Filed by SJ Providence; requesting preliminary subdivision approval, Located at 7424 Nelson Road, Tax Parcel #137-065-24
8. Other Business
9. Adjournment

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Cassie Crutchfield  
Program Support Assistant

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

The Mint Hill Planning Board met in a regular session on Monday, July 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 and Chip Todd  
Planning Director: John Hoard  
Clerk to the Board: Cassie Crutchfield  
Commissioners: Carl M. Ellington  
Absent: Roy Fielding, Roger Hendrix, and Tom Gatz

**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. Todd 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 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:** Planning Director Hoard asked Ms. Wanda Fuller to present her case.

Ms. Fuller stated she was a civil engineer that did site plans. She said Mr. Lanier, the applicant, had looked to do a material yard on the portion of the lot fronting Cabarrus Road. Their plan was to do a two-phase development on Lot 2 of the Mint Hill Business Park. There was a stream in the middle and they were not going near it. The Cabarrus Road side would be used for material yard and the other side would be used for industrial building with parking. She showed the Board Lot 2 and said it was within the Mint Hill Business Park. The lot extended from Jomac Drive within the park to Cabarrus Road on the outside of the park. Phase One proposed for a landscape material

yard which consisted of mulch, topsoil, gravel, sand, etc. This area would be approximate 5 acres of the total site. A portion of the existing house would be removed. The two-story portion of the house or building would remain and be upfitted to serve as an office for the material yard. A weigh scale would be added, behind the existing house or office building, for quantifying the materials to be purchased. They have landscapers, trailers, pickup trucks and dump trucks coming in to purchase materials based on weight. They met with NCDOT about the existing driveway and NCDOT wanted to close the existing driveway and relocate it to the east side of the site away from the railroad tracks. They had located a 50' buffer on that side and they did not read the ordinance and restrictions correctly. It should have been a 100' buffer. They hope they would not have anything at the site except for the driveway going out. She said NCDOT specifically stated site distance and stacking that had gone up the railroad track and how they would like to be as far back as possible. The Landscape Material Use falls under category industrial and storage with principal use storage warehouse and yards by-right. The future industrial/ manufacturing use for the remainder of the site would be developed per the uses in the chart from the Mint Hill Zoning Ordinance on ZC-1.3. A landscaped area would be installed along Cabarrus Road with a decorative wood fence. She said this would be planted in such a way that it met the parking lot screening requirements. Stormwater would not be required for material yard installation, Phase One. The impervious area was less than the maximum of 12% threshold. When Phase Two was developed, it would be designed to handle Phase One, as well as, Phase Two. They would have a 10%± buffer undisturbed area around the stream and along the stream on the east property line and the sewer. When the stormwater facility was developed, the outlet pipe from the facility may need to be allowed to impact the undisturbed area to drain into the stream. She said Lot 2 was 14.409 acres and was already zoned industrial. They had a 30' driveway with two lanes. They were requesting three driveways on Jomac Drive because they were separating the truck traffic from the parking. The building was so long that they did two driveways where they had two accesses into the parking lot. They did have sewer and water that extended through the site. There was an existing well and septic which they would continue to use. She asked the Board if they had any questions.

Mr. Todd asked if NCDOT had any concerns about that size of equipment exiting on to Cabarrus Road? Ms. Fuller said no, they had site distance both ways when they pulled out of the driveway. NCDOT did not have a problem with it.

Mr. Fandel asked if the buffers were determined by Mint Hill or NCDOT? Planning Director Hoard said the buffers, Ms. Fuller was referring to, were in the 90's when it was originally approved; there was an agreement to buffer 100' around the park. In 2007, they reduced it to 50' buffer, however; they wanted to retain 100' buffer where the property was adjacent to residential. Portions of the site had been reduced to 50' and small pieces stayed 100'. Mr. Fandel asked if the landscaping in the buffer was determined by Mint Hill or NCDOT? Planning Director Hoard said they would lean on the ordinance or within the conditional process; they could recommend more if they thought it was appropriate. Ms. Fuller said they were planning on keeping the existing vegetation in that buffer.

Mr. Simmons asked in addition to Norfolk Southern Railway, how many other property owners surrounded the proposed property? Ms. Fuller said there was a vacant lot and a house next door that belonged to Mr. Flow. He had a business where he rented the building. Mr. Simmons asked

did they have a conversation with Mr. Flow? Ms. Fuller said they did not, but Mr. Flow did attend the Board of Commissioners meeting. Planning Director Hoard said Mr. Flow had questions about the buffer. Planning Director Hoard had explained to Mr. Flow that it should have been a 100' buffer instead of a 50' buffer. He looked closely at the ordinance after it had passed and that was when he noticed it was not reduced across the board to 50' buffer; there was a portion that remained 100' buffer. The driveway was still 50' away, but not 100' away. There were no buildings or other structures in the 100' area.

Chairman Long asked what were the size of the vehicles? Ms. Fuller said there would be a few dump trucks. The majority of vehicles were pickup trucks and trailers. There were landscapers that did mulch in their yards.

Mr. Todd asked about the type of manufacturing done in Phase Two. Ms. Fuller said they did not know yet.

Chairman Long asked if they needed to come back to gain approval with any changes to the site? Planning Director Hoard said no, as long as they followed by the Town's ordinance. If they happened to take longer than five years, since they were asking for five years, then they would need to come back for approval. Or if there were some significant changes to the site that they did not anticipate, they would need to come back for approval.

Mr. Simmons asked if the Land Use Plan supported industrial at that specific site? Planning Director Hoard said yes, it was an industrial site. All the uses the Town had were generic such as manufacturing, industrial, warehouse, etc. Ms. Fuller said they would not go bigger on the building.

**Upon the motion of Mr. Simmons, seconded by Mr. Todd, the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners 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. #ZC19-2 was consistent with the Land Use Plan and the Conditional District established in 1999. Therefore, #ZC19-2 was found to be reasonable in the public interest, based on the information presented and reviewed with this petition.**

**Other Business:** None.

**Adjournment:** Upon the motion of Mr. Simmons, seconded by Mr. Fandel and unanimously agreed upon, Chairman Long adjourned the meeting at 6:45 p.m.

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Cassie Crutchfield, Clerk to the Board



# MEMO

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TO: Planning Board

FROM: Staff

RE: #S19-12 Nelson Park Townhomes Preliminary Plat, filed by SJ Providence,  
Property located at 7424 Nelson Road: Tax Parcel #137-065-24

DATE: August 19, 2019

The applicant, Shia Zhu with SJ Providence, is requesting preliminary subdivision approval. The site plan indicates 29 lots designed for townhome units.

The property is in the Downtown. The total acreage is 5.18 acres. The density allowance is six units per acre.

Architectural elevations are subject to Section 4.3 of the Downtown Code.

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**



## SHEET INDEX

- C1 SITE STAKING PLAN  
C2 PHASE I EROSION CONTROL PLAN  
C3 SITE GRADING, STORM DRAINAGE +  
PHASE II EROSION CONTROL PLAN  
C4 DETENTION AND SAND FILTER SHEET 1 OF 2  
C4A DETENTION AND SAND FILTER SHEET 2 OF 2  
C5 SITE TREE ORDINANCE PLAN  
C6 SITE UTILITY PLAN  
C7 LUCKY BAMBOO STREET  
PROFILE/CROSS-SECTION/NOTES  
C8 SIGHT DISTANCE PLAN  
C9 TRAFFIC CONTROL PLAN  
C10 SITE DETAIL SHEET (1 OF 2)  
C11 SITE DETAIL SHEET (2 OF 2)  
C12 UTILITY PROFILE SHEET  
SITE SURVEY  
NCG01 GROUND STABILIZATION AND MATERIALS HANDLING  
NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

# CONCEPTUAL SITE PLAN FOR NELSON PARK TOWNHOME DEVELOPMENT

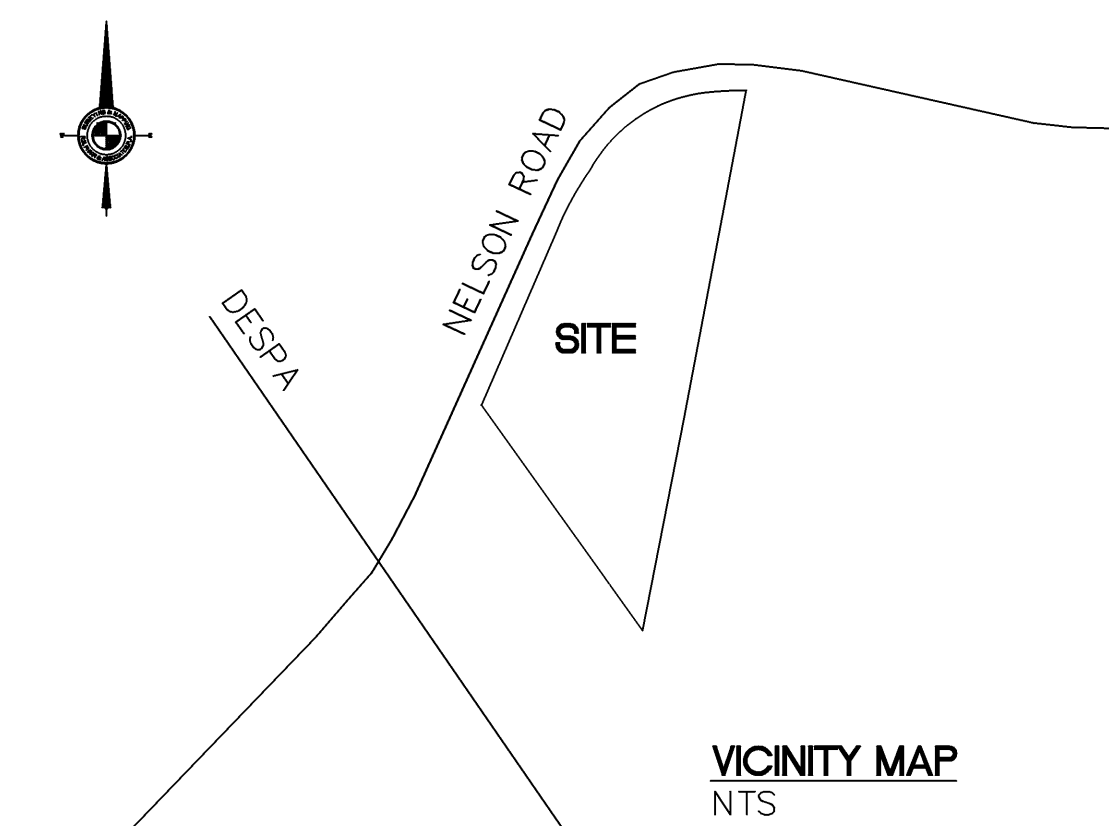
7424 NELSON ROAD  
EPM REFERENCE NUMBER -#392166

OWNER INFORMATION:  
SJ PROVIDENCE, LLC  
P.O. BOX 78411  
CHARLOTTE, NC 28271  
704-497-6908

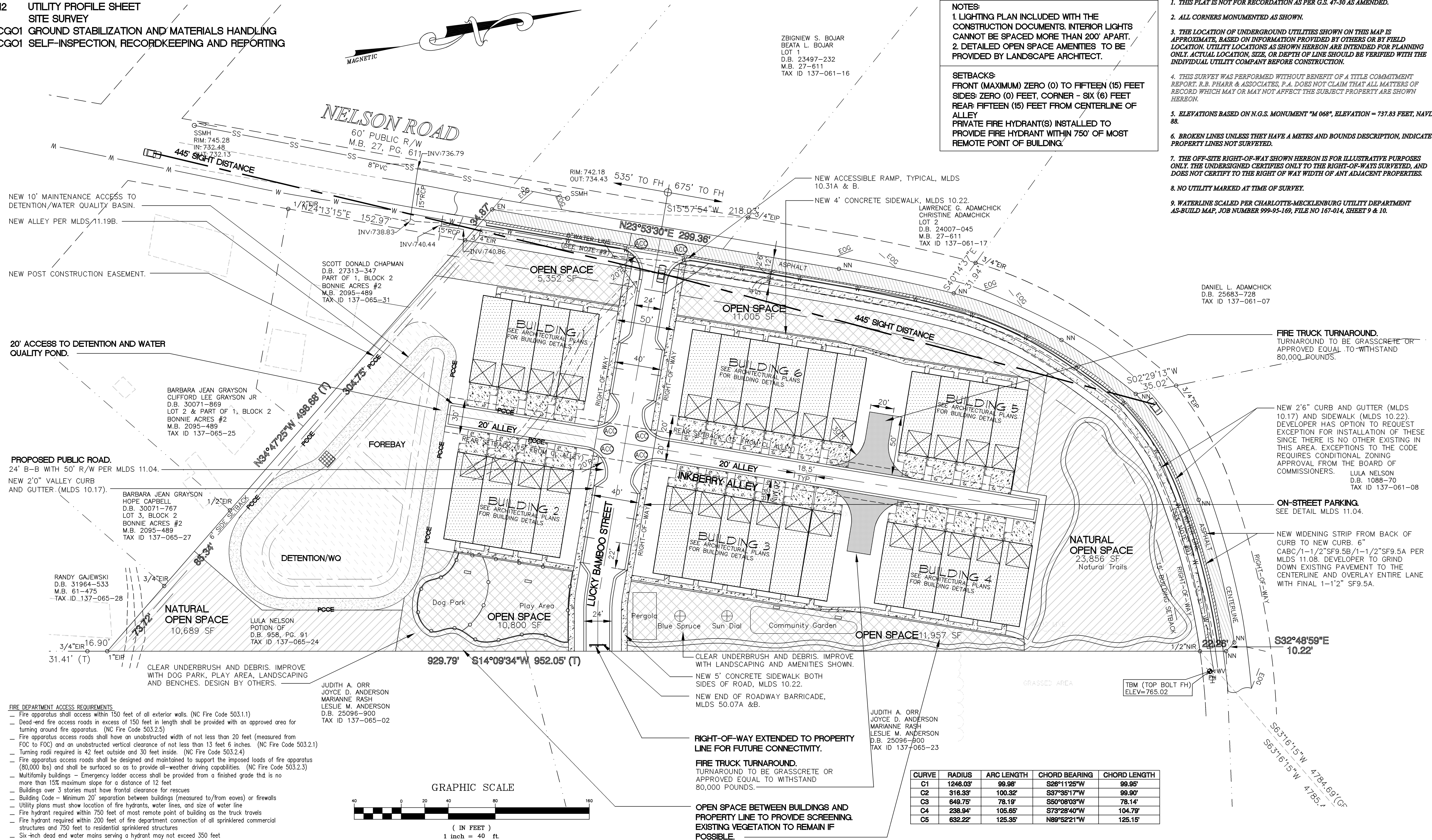
SITE DEVELOPMENT NOTES:  
PARCEL ID # 13706524  
SITE ACREAGE = 5.18 ACRES (OUTSIDE R/W)  
ZONING RDO-A  
MAXIMUM LOTS ALLOWED 6/ACRE = 30 LOTS  
OPEN SPACE REQUIREMENTS:  
500 SF OPEN SPACE/BEDROOM  
20 UNITSX3 BR + 9 UNITSX2 BR=78 BR  
78X500=39,000 SF OPEN SP REQUIRED  
OPEN SPACE PROVIDED: 39,114 SF  
NATURAL OPEN SPACE REQUIREMENTS:  
15% = 33,781 SF NATURAL OPEN SPACE REOD  
NATURAL SPACE PROVIDED: 34,545 SF  
SIGHT DISTANCE:  
SPEED LIMIT = 35 MPH/DESIGN SPEED = 40 MPH  
SIGHT DISTANCE REQUIRED = 445 LF

NOTES:  
1. LIGHTING PLAN INCLUDED WITH THE  
CONSTRUCTION DOCUMENTS. INTERIOR LIGHTS  
CANNOT BE SPACED MORE THAN 200' APART.  
2. DETAILED OPEN SPACE AMENITIES TO BE  
PROVIDED BY LANDSCAPE ARCHITECT.

SETBACKS:  
FRONT (MAXIMUM) ZERO (0) TO FIFTEEN (15) FEET  
SIDES: ZERO (0) FEET, CORNER - SIX (6) FEET  
REAR: FIFTEEN (15) FEET FROM CENTERLINE OF  
ALLEY  
PRIVATE FIRE HYDRANT(S) INSTALLED TO  
PROVIDE FIRE HYDRANT WITHIN 750' OF MOST  
REMOTE POINT OF BUILDING.



- NOTES:  
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.  
2. ALL CORNERS MONUMENTED AS SHOWN.  
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS  
APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD  
LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING  
ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE  
INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.  
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT  
REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF  
RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN  
HEREON.  
5. ELEVATIONS BASED ON N.G.S. MONUMENT "M 068", ELEVATION = 737.83 FEET, NAVD  
88.  
6. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE  
PROPERTY LINES NOT SURVEYED.  
7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES  
ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND  
DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.  
8. NO UTILITY MARKED AT TIME OF SURVEY.  
9. WATERLINE SCALED PER CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT  
AS-BUILD MAP, JOB NUMBER 999-95-169, FILE NO 167-014, SHEET 9 & 10.



Flehan  
Engineering  
Inc.

Civil Engineering  
Hydrology, Site Plan Design

NORTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
12913 06/19/19  
CATHIA AULL FLEHAN

5408 Guildbrook Road  
Charlotte, North Carolina 28226  
(704) 364-3842  
(704) 364-3843 - Fax

Project  
NELSON PARK  
NORTH CAROLINA  
MINT HILL  
Sheet Title  
SITE STAKING PLAN

V. P. in Charge  
C. FLEHAN  
Project Architect/Job Captain  
C. FLEHAN  
Drawn By  
C. FLEHAN  
Date Drawn  
06/19/2019  
CADD Dwg. Name  
MINTHILLSITE.DWG 1"=40'  
Revisions  
No. Date  
No. Date  
No. Date  
No. Date  
No. Date

Project Number  
2170465  
Sheet  
C1  
Of  
12



**PRELIMINARY SUBDIVISION  
APPLICATION  
TOWN OF MINT HILL**

Office Use Only

Petition #: S19-12

Date Filed: July 2019

Received By: JH

**Complete All Fields**

**OWNERSHIP INFORMATION:**

Property Owner: SJ Providence

Owner's Address: P.O. Box 78411, Charlotte, NC 28271

Utilities Provided: ☐ Individual Well or ☒ CMUD Water or ☐ Community Well -AND- ☒ CMUD Sewer or ☐ Community Sewer or ☐ Septic

LOCATION OF PROPERTY (Address or Description): 7424 Nelson Road

Tax Parcel Number(s): 137-065-24

Current Land Use: undeveloped land

(Complete if Applicant is other than Property Owner)

SJ Providence

Name of Property Owner

P.O. Box 78411

Address of Owner

Charlotte, NC 28271

City, State, Zip

704 497 6908

Telephone Number

shia@zhoneynestrealty.com

E-Mail Address

[Signature]

Signature of Property Owner

Sheeth Zhu

Name of Applicant

P.O. Box 78411

Address of Applicant

Charlotte, NC 28271

City, State, Zip

704 497 6908

Telephone Number

shia@zhoneynestrealty.com

E-Mail Address

[Signature]

Signature of Applicant