

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING
SEPTEMBER 16, 2019**

The Mint Hill Planning Board met in a regular session on Monday, September 16, 2019 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Chairman: Tony Long
Members: Brad Simmons, Chip Todd, Roger Hendrix, and Tom Gatz
Planning Director: John Hoard
Clerk to the Board: Cassie Crutchfield
Commissioners: Carl M. Ellington
Absent: Roy Fielding and Scott Fandel

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. Gatz gave the invocation.

ORDER OF BUSINESS

Approval of Minutes the August 19, 2019 Regular Meeting: Upon the motion of Mr. Simmons, seconded by Mr. Hendrix, the Board unanimously approved the minutes of the August 19, 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 #ZC19-3, Filed by Caliber Partners, Parcel Number 137-152-02, Located at 12936 Albemarle Road, a conditional zoning request to allow a restaurant with a drive through:** Town Planner Farber asked the applicant to present his case.

Michael Newman, with MDV Engineering, at 125 Johnston Street, reviewed the site plan with the Board.

Mr. Hendrix asked the height of the masonry screen wall? Mr. Newman said the four-foot-tall wall would run along the East side of the building.

Mr. Gatz asked who was responsible for maintaining the private road, Clear Creek Road? Mr. Newman said the developers building the road would be responsible for the on-going maintenance. Mr. Gatz asked if the Town was going to take over the maintenance of Clear Creek Road? Town

Planner Farber said no, it was a private road. Mr. Gatz asked if there was a light on Albemarle Road? Mr. Newman said there was an existing light on Albemarle Road.

Upon the motion of Mr. Gatz, seconded by Mr. Hendrix, the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners on #ZC19-3, Filed by Caliber Partners, Parcel Number 137-152-02, Located at 12936 Albemarle Road, a conditional zoning request to allow a restaurant with a drive through.

Other Business: None.

Adjournment: Upon the motion of Mr. Simmons, seconded by Mr. Todd and unanimously agreed upon, Chairman Long adjourned the meeting at 6:36 p.m.

Cassie Crutchfield, Clerk to the Board