

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING  
NOVEMBER 18, 2019**

The Mint Hill Planning Board met in a regular session on Monday, November 19, 2019 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

**ATTENDANCE**

Chairman: Tony Long

Members: Brad Simmons, Roger Hendrix, Scott Fandel and Tom Gatz

Planning Director: John Hoard

Clerk to the Board: Cassie Crutchfield

Commissioner: Carl M. Ellington

Absent: Chip Todd and Roy Fielding

**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. Hendrix gave the invocation.

**ORDER OF BUSINESS**

**Approval of Minutes the October 21, 2019 Regular Meeting:** Upon the motion of Mr. Hendrix, seconded by Mr. Gatz, the Board unanimously approved the minutes of the October 21, 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 ZC19-7, Text Amendment to Section 6.1 Building Lot Standards and Dimensional Requirements:** Planning Director Hoard submitted the following memo to the Board.

The purpose of the text amendment is to eliminate the 30,000 sq. ft. lot size option with a community well system.

R (Residential) District variable minimum lot size depending upon type of water supply and wastewater disposal systems available and utilized:

- a. Twenty thousand (20,000) square feet - Approved public\* water supply and approved public\* wastewater disposal systems; or

- b. Thirty thousand (30,000) square feet - Approved public\* ~~or private community~~\*\* water supply or individual well, approved public\* ~~or private community~~\*\* wastewater disposal systems, including approved packaged wastewater treatments plants; or individual private septic tanks and drain fields and approved public\* ~~or private community~~\*\* water supply; or
- c. Forty thousand (40,000) square feet - Approved private well and septic tank with drain field systems on individual lot or lots ~~or private community system~~\*\*.

\*An approved public system is a public utility such as Charlotte-Mecklenburg Utilities.

\*\*An approved private community system is a privately owned and operated system that provides services to the general public.

Mr. Hendrix asked if Mint Hill had private community wells? Planning Director Hoard said yes. This (the text amendment) was in response to some of the issues the residents and communities had with the use of community wells. Mr. Hendrix asked, if there was a community with a private well system, would the lot size need to be 40,000 sq. ft? Planning Director Hoard said nothing would change with existing communities. If the amendment passed, going forward when a developer submitted a subdivision plan, their options for a lot with a septic tank and a community well would require a 40,000 sq. ft. lot. The developer would no longer have the option of a 30,000 sq. ft lot.; the developers could see the advantage of paying more to receive public water so they could reduce their lot size to a 30,000 sq. ft. Mr. Hendrix asked if Town Staff knew how many communities had private well systems with open lots? Planning Director Hoard said there were still private well systems in the Town. Mr. Hendrix asked, if a subdivision had been already been approved, would it be grandfathered in? Planning Director Hoard said yes, this would deal with raw undeveloped land.

Mr. Hendrix asked how should they address in the future to drive public systems if they wanted smaller lot sizes? Planning Director Hoard said they were moving towards all public water and sewer. That was their goal.

Mr. Simmons asked, if there were lots left in a subdivision, would they be grandfathered in? Planning Director Hoard said yes, they would be tied in the current water system. If there was an old subdivision with a 30,000 sq. ft. lot size and a community well and the developer wanted to expand it, they would need to use a 40,000 sq. ft. lot size in order to expand. Mr. Simmons asked if an individual septic tank was still an option? Planning Director Hoard said yes, individual septic or community well, or individual septic and individual well. There was pros and cons to both options such as the cost associated with digging individual wells. Sometimes this was an advantage of using community wells from the developer's point of view. The residents had issues with community wells such as the color of the water from the tap. Also, residents learned what other people were paying for their water bill; they saw they were paying double or triple the amount. The residents put a lot of pressure on the Town to do something about it.

Mr. Fandel asked if there was an option for city water and individual septic systems? Planning Director Hoard said currently the majority of Mint Hill was zoned R (Residential) District. Within

R District, lot sizes were based on access to public utilities. If a community had access to public water and sewer offered by Charlotte Water, then the community could have the 20,000 sq. ft. lot size option. If the community had public water but individual septic, then they could use a 30,000 sq. ft. lot size option. If they had public sewer but must use a well, then it would be a 30,000 sq. ft. lot size option. The developer would need to have at least one public utility to allow for 30,000 sq. ft. lots.

**Mr. Gatz made a favorable recommendation on ZC19-7, Text Amendment to Section 6.1 Building Lot Standards and Dimensional Requirements. Mr. Simmons seconded the motion, the Board unanimously agreed.**

Mr. Hendrix said they appreciated the effort of Chairman Long and Mr. Simmons for their participation on the Planning Board. The Town would not be the way it was today without them. Mr. Simmons and Chairman Long had used their time and efforts to make sure their community was better tomorrow than it was today or yesterday. Mr. Hendrix thanked them for what they taught him; he appreciated the ability to work beside them.

**Other Business:** None.

**Adjournment:** Upon the motion of Mr. Simmons, seconded by Mr. Hendrix and unanimously agreed upon, Chairman Long adjourned the meeting at 6:38 p.m.

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Cassie Crutchfield, Clerk to the Board