



Mint Hill Planning Board Agenda
John M. McEwen Assembly Room
4430 Mint Hill Village Lane
Mint Hill, North Carolina 28227
August 17, 2020 at 6:30 p.m.

1. Call To Order
2. Roll Call and Invocation
3. Approve Minutes of March 16, 2020 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 #ZC19-9, Filed by Streetscape Land Partners, LLC, for a Conditional Rezoning from R to R DO-A (CD) to allow a Residential Development for Property Located at Parcel #'s 197-011-16, 197-011-45 and 197-011-42
 - B. Discussion and Recommendation on #ZC20-3, Filed by Piedmont Companies, Inc. for Tax Parcel# 197-033-14, to allow Conditional District Rezoning from B-G DO-B to B-G DO-B (CD) to allow an Auto Parts Store
 - C. Discussion and Recommendation on #ZC20-4, Filed by Land Investment Resources, for Tax Parcel #'s 137-061-13, 137-281-56, 137-281-59, 137-281-54, to allow for Conditional District Rezoning from R To R (CD) to allow a Residential Development
 - D. Discussion and Recommendation on #ZC20-5, Filed by Epcon Communities, for Tax Parcel #195-231-01 to allow Conditional District Rezoning from R to R (CD) to allow a Residential Development
 - E. Discussion and Recommendation on #ZC20-6 Filed by John Lintner with Meritage Homes, for Mint Hill Village Subdivision for Conditional District Rezoning from R DO-A to R DO-A (CD) for the purpose of hearing an Exception Request to Section 4.2 (2) A3 of The Downtown Code for Lots 54, 1-3, 5-7, 11-14, 41-52, 59-62
8. Other Business
9. Adjournment

Savanna Ocasio
Program Support Assistant

MINUTES OF THE MINT HILL PLANNING BOARD MEETING
March 16, 2020

The Mint Hill Planning Board met in a regular session on Monday, March 16, 2020 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Chairman: Tom Gatz

Members: Scott Fandel, Roy Fielding, Roger Hendrix, Jennifer Manchester, Chip Todd and Eric Tyson

Planning Director: John Hoard

Clerk to the Board: Cassie Crutchfield

Commissioner: Dale Dalton

CALL TO ORDER AND INVOCATION

Chairman Gatz 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 for the November 18, 2019 Regular Meeting: Upon the motion of Mr. Hendrix, seconded by Mr. Fandel, the Board unanimously approved the minutes of the November 18, 2019 Planning Board meeting.

Additions or Deletions of Agenda Items: Mr. Fielding nominated Tom Gatz for Chairman and Mr. Todd nominated Roger Hendrix for Vice Chairman. The Board unanimously agreed.

Reports of Committees, Members and Staff: Planning Director Hoard said the discussion and recommendation on #ZC19-8, filed by Christy Montgerard, for a Text Amendment to Section 5.2 to allow the following uses in the B-D: Animal Grooming Services for Household Pets, Animal Hospital (Indoor Kennel) and Animal Kennel had been scheduled for a public hearing on April 9, 2020.

Old Business: None.

New Business:

A. Discussion and Recommendation on #ZC20-1, Filed by Dennis Terry, Bloc Design, for Mecklenburg County, to rezone property located at 8320 Mayerling Drive for a park, Tax Parcel #135-131-01: Planning Director Hoard submitted the following memo to the Board.

The applicant was seeking approval for a park. Refer to the attached Zoning Plan to review the park design. A Park was defined as a facility operated by an entity, other than the Town of Mint Hill, that may or may not be open to the general public for outdoor active recreational uses, including, but not limited to: ball fields, swimming facilities, camping facilities, and

which contains improvements designed specifically for such active recreational uses. Such facilities may also contain improvements designed for passive recreational uses. (See Section 7.2.15, Nonresidential Use in the Residential Zoning District.)

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning was 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.

The Land Use Plan identifies the property to remain single family residential. However, future recreational sites were generally not predetermined as with commercial or industrial. Parks were considered in the R district through Conditional District rezoning.

The Mayerling Neighborhood Park was outside of the town limits. Their initial plan was to build a playground, but the neighbors had asked for a basketball court and walking trails. The basketball court would be a half court instead of a full court.

Mr. Tyson asked who owned the park. Planning Director Hoard said Mecklenburg County owned the park and they would be responsible for the upkeep.

Mr. Fielding asked if there were parking spaces at the park. Planning Director Hoard said no. Mr. Fielding asked if there were lights at the park. Planning Director Hoard said he did not know. Mr. Fielding asked if this was classified as a park. Planning Director Hoard said yes, Mecklenburg County recognized it as a community park. Mr. Fielding asked if Mecklenburg County had to stick with the plan. Planning Director Hoard said yes, but there could be administrative changes such as changing the trail position or flower décor.

Mr. Todd asked if the application had to go through the Park and Recreation Committee. Planning Director Hoard said no, the application would go through the Board of Commissioners.

Mr. Hendrix made a favorable recommendation, seconded by Mr. Fielding, and the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners on #ZC20-1, Filed by Dennis Terry, Bloc Design, for Mecklenburg County, to rezone property located at 8320 Mayerling Drive for a park, Tax Parcel #135-131-01.

B. Discussion and Recommendation on #ZC20-2, Filed by Jonathan Reed, Paragon Landscape Management, to rezone property located at 13216 Albemarle Road from B-G to B-G (CD), Tax Parcel #137-153-07 and 137-153-21: Planning Director Hoard submitted the following memo to the Board.

The applicant was seeking approval to open a Contractor Office with Accessory Storage in the existing building at 13216 Albemarle Road (formally Killingsworth's location). The current zoning was B-G. The applicant's business was a landscaping company. Landscaping was an unlisted use in the Table of Permitted Uses (Sec. 5.2). Based on conversations with

the applicant, Contractor Offices with Accessory Storage was determined to be a compatible listed use. Contractor Offices with Accessory Storage required a CD in the B-G district.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning was a legislative procedure under which the Board of Commissioners had 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.

The 2010 Land Use Plan identifies the property to remain General Business (B-G). The proposed use was consistent with general business.

Planning Director Hoard showed a map of the existing building at 13216 Albemarle Road. He said the applicant had a landscaping business and was moving his office to the existing building.

Mr. Fandel asked if the applicant planned on using mulch. Planning Director Hoard said yes.

Chairman Gatz commented that the applicant did have old stuff at the property. Planning Director Hoard said the applicant met with his neighbors and they were on board.

Mr. Hendrix asked if the neighbors had requested the applicant to put up a fence. Planning Director Hoard said no.

Mr. Todd made a favorable recommendation, seconded by Mr. Fielding, and the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners on #ZC20-2, Filed by Jonathan Reed, Paragon Landscape Management, to rezone property located at 13216 Albemarle Road from B-G to B-G (CD), Tax Parcel #137-153-07 and 137-153-21.

Other Business: None.

Adjournment: Upon the motion of Mr. Fandel, seconded by Mr. Fielding and unanimously agreed upon, Chairman Gatz adjourned the meeting at 6:50 p.m.

Cassie Crutchfield, Clerk to the Board



STAFF REPORT

CASE:	ZC19-9
EXISTING ZONING	R
PROPOSED ZONING	R DO-A (CD)
PROPERTY OWNER:	STEPHEN AND MARTY McEWEN; LAURIE ANN McEWEN BLACKWELDER AND BILLY BLACKWELDER; MICHAEL McEWEN
APPLICANT	STREETSCAPE LAND PARTNERS, LLC
LOCATION	LAWYERS ROAD
TAX PARCEL NUMBER	197-011-16, 197-011-45 AND 197-011-42 (PORTION OF)
REQUEST	CONDITIONAL REZONING TO DOWNTOWN OVERLAY (RESIDENTIAL DEVELOPMENT)

BACKGROUND INFORMATION:

January 9, 2020 the applicant presented a Zoning Plan with 216 residential lots, 91 of which were townhome lots. At the time of the original presentation the applicant indicated a restricted, emergency access to Crest Hill Drive.

APPLICATION SUMMARY:

The applicant is requesting Conditional District Rezoning to the Downtown. The site is approximately 56.16 acres. The revised Zoning Plan consist of 166 lots. The townhome lots were removed. Additionally, the plan indicates full access to Crest Hill Drive.

The proposed density for the site is approximately 2.95 acres. The Downtown Code allows up to 6 units per acre.

The proposed plan includes two access points on Lawyers Road, a future connection at the southeast corner and a connection to Crest Hill Drive.

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:

The Land Use Plan map indicates R zoning, with 20,000 to 40,000 square foot lots with a portion of the property, "suitable either for future institutional uses (schools, in particular) or a new park". Although the proposal is not generally consistent with the Land Use Plan, it is worth noting the Land Use Plan, particularly the area in question, was created 20 years ago. Since that time conditions have changed, such as water and sewer availability, the formation of the Downtown Master Plan and Code, the subsequent development in the vicinity, the prioritization by the Town to encourage walkability, and the apparent disinterest to utilize the portion of the site for a park or school.

Planning Staff
704-545-9726

Even though the proposal is inconsistent with the Land Use Plan, the proposal appears reasonable and suitable for the area, based on the proximity to the Downtown, the planned pedestrian infrastructure and the overall comparable residential nature of the proposal.

The petition is consistent with the Comprehensive Transportation Plan, specifically with regards to the connectivity to the Crest Hill. The proposed development is consistent with the Pedestrian Plan and the Downtown Master Plan with respect to the planned greenway connection.

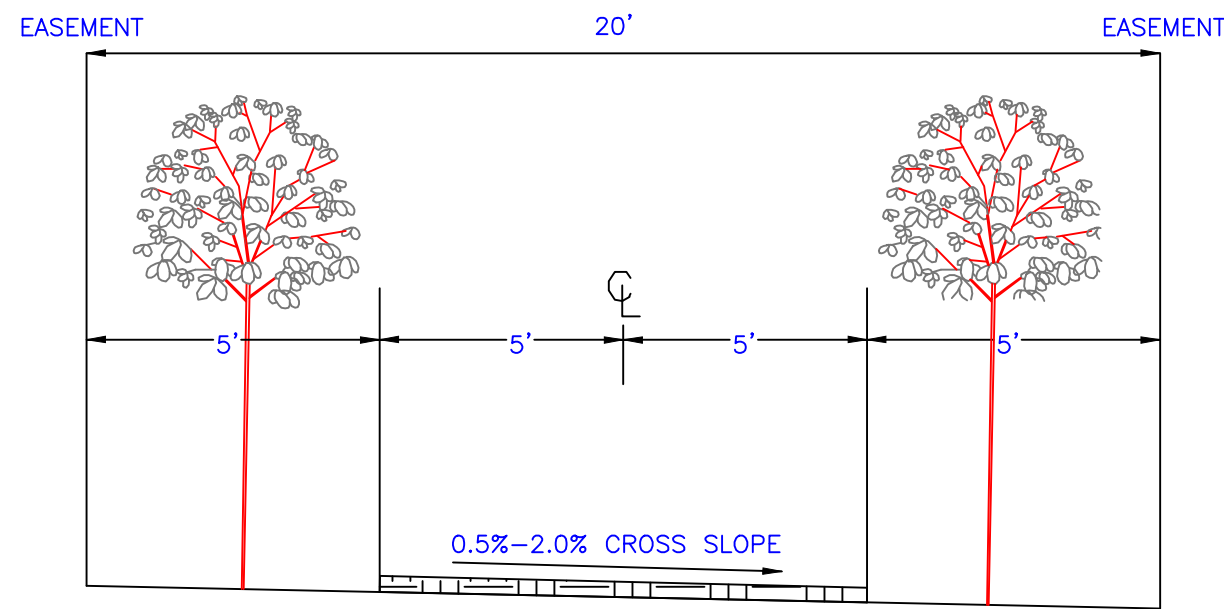
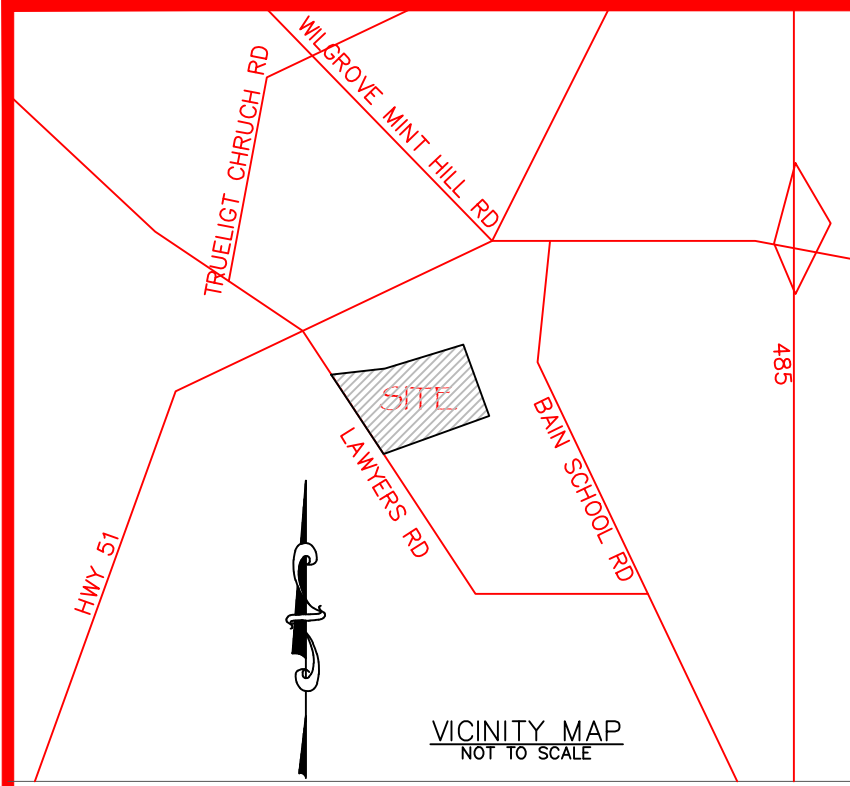
STAFF RECOMMENDATION:

Favorable recommendation with the understanding the development will be subject to the Downtown Code and all other conditions stipulated by the Board.

Staff recommends prohibiting construction traffic from using Crest Hill Drive. The developer is responsible for installing a barricade at the end of Crest Hill and maintaining it until the removal is authorized by Public Works.

The greenway should be allowed for general public use. The surface and width of the trail should be based on the Mecklenburg County Greenway Standards. The greenway should extend to the outer edge of the property between lots 121 and 122 for the potential extension toward Bain School Road as indicated in the Downtown Master Plan.

Add a note to the Zoning Plan to indicate the developer is responsible for adding pedestrian lights, street trees and a 5' sidewalk on Crest Hill Drive per Downtown standards.



NOTES:

1. TRAIL WIDTH SHALL BE A MINIMUM OF 10' WITHIN A 20' PERMANENT MAINTENANCE EASEMENT. TRIAL MAINTENANCE WILL BE THE RESPONSIBILITY OF THE HOA.
2. TRAIL SHALL BE CLEARED AND GRUBBED OF VEGETATION USING A SKID STEER WITH MAXIMUM BUCKET WIDTH OF 10-FT.
3. CARE SHALL BE TAKEN TO PRESERVE TREES WITH A CALIPER GREATER THAN 4-INCHES (AS MEASURED AT EYE LEVEL). THE TRAIL MAY MEANDOR WITHIN THE PROPOSED 20-FT EASEMENT TO ACCOMMODATE.
4. TRAIL SURFACE TO BE CONSTRUCTED TO TOWN OF MINT HILL RECOMMENDATIONS.
5. TRAIL SHALL HAVE A CROSS SLOPE BETWEEN 0.5% AND 2.0%.

10' GREENWAY TRAIL SECTION

SCALE: N.T.S.

RIGHT-IN / RIGHT-OUT ONLY

COMMON OPEN SPACE (COS) CALCULATIONS:

COS REQUIRED = NUMBER OF BEDROOMS X 500 SF

LOTS WITH 3 BEDROOM UNITS: 122

LOTS WITH 4 BEDROOM UNITS: 44

TOTAL NUMBER OF BEDROOMS: 542

COS REQUIRED = 542 X 500 SF = 271,000 SF OR 6.22 ACRES

COS PROVIDED:

DOG PARK: 0.63 ACRES

MEADOW: 0.57 ACRES

PARK/GREENWAY: 3.12 ACRES

LF OF GREENWAY: 3,406 LF X 16 FT = 54,496 SF OR 1.25 ACRES

GREENWAY: 3.99 ACRES

TOTAL COS PROVIDED = 9.56 ACRES > 6.22 ACRES, THEREFORE O.K.

BLOCK	BLOCK LENGTH TABLE	
	DESCRIPTION	LENGTH
STREET A	STREET B TO ALLEY A	288 FT
STREET A	ALLEY A TO STREET C	110 FT
STREET A	STREET C TO STREET D	151 FT
STREET A	STREET D TO ALLEY B	111 FT
STREET A	ALLEY B TO ALLEY C	627 FT
STREET A	ALLEY C TO ALLEY D	361 FT
STREET A	ALLEY D TO STREET B	609 FT
STREET B	LAWYERS ROAD TO STREET A	133 FT
STREET B	STREET A TO ALLEY C	644 FT
STREET B	ALLEY C TO ALLEY D	520 FT
STREET B	ALLEY D TO ALLEY E	706 FT
STREET B	ALLEY E TO STREET E	162 FT
STREET B	STREET E TO STREET F	193 FT
STREET B	STREET F TO ALLEY F	161 FT
STREET B	ALLEY F TO STREET A	161 FT
STREET B	STREET A TO END OF PHASE	145 FT
STREET C	STREET A TO ALLEY C	624 FT
STREET D	LAWYERS ROAD TO STREET A	135 FT
STREET D	STREET A TO ALLEY C	588 FT
STREET E	ALLEY D TO STREET B	589 FT
STREET F	ALLEY D TO STREET B	614 FT
ALLEY A	STREET A TO STREET C	611 FT
ALLEY B	STREET A TO STREET C	554 FT
ALLEY C	STREET B TO ALLEY A	138 FT
ALLEY C	ALLEY A TO STREET C	113 FT
ALLEY C	STREET C TO STREET D	152 FT
ALLEY C	STREET D TO ALLEY B	112 FT
ALLEY C	ALLEY B TO STREET A	368 FT
ALLEY D	STREET B TO ALLEY E	161 FT
ALLEY D	ALLEY E TO STREET E	162 FT
ALLEY D	STREET E TO STREET F	199 FT
ALLEY D	STREET F TO ALLEY F	162 FT
ALLEY D	ALLEY F TO STREET A	160 FT
ALLEY E	ALLEY D TO STREET B	591 FT
ALLEY F	ALLEY D TO STREET B	617 FT
CRESTHILL	CRESTHILL TO STREET B	165 FT
TOTAL		11,897 FT

CONCRETE MEDIAN

EXISTING GREENWAY TRAIL
DEVELOPER TO VERIFY LOCATION WITH TOWN

POTENTIAL PEDESTRIAN CROSSING
DEVELOPER TO COORDINATE WITH RON EUBANKS
AT MECKLENBURG COUNTY WITH REGARD TO
BUFFER IMPACT AUTHORIZATION REQUIREMENTS



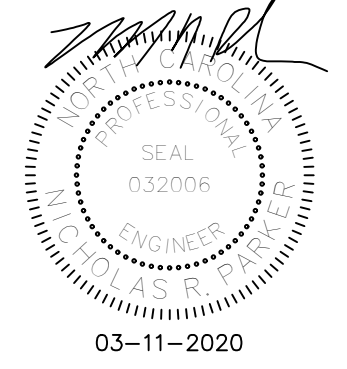
LEGEND:

- ADJACENT PROPERTY LINE
- DEVELOPMENT BOUNDARY
- PHASE LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED SETBACK
- TOP OF BANK
- PROPOSED STREET NAME/LIGHT POLE
- PROPOSED STOP SIGN
- PROPOSED SPEED LIMIT SIGN
- PROPOSED LIGHT POLE
- PROPOSED 10' GREENWAY TRAIL WITH 20' MAINTENANCE EASEMENT
- PROPOSED CLUSTER BOX
- PROPOSED FIRE HYDRANT



Firm License # P-1191
331 Coddle Market Drive
Suite 110
Concord, NC 28027
Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621
Facsimile: 704.248.7951

Seals:



MC EWEN MANOR
DEVELOPMENT
MINT HILL, NORTH CAROLINA
BY
STREETSCAPE LAND PARTNERS
10815 SIKES PLACE, SUITE 300
CHARLOTTE, NC 28277

Project Number: 17-18.082
Date: 03/11/2020
Drawn By: EML
Checked By: NRP

Revisions:
03/14/18 ORIGINAL SUBMITTAL
05/01/19 PER TOH 4 MECK. COUNTY
07/02/19 PER TOH 4 MECK. COUNTY
03/11/20 PER APPLICANT

Sheet Title:



Sheet No:

C-2.0

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REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION, ADJACENT PROPERTIES, PROPERTY
DIMENSIONS, TOPOGRAPHICAL INFORMATION, AND COORDINATES REFERENCED FROM A SURVEY
COMPLETED BY NORSTAR LAND SURVEYING.



STAFF REPORT

CASE:	ZC20-3
EXISTING ZONING	B-G DO-B
PROPOSED ZONING	B-G DO-B (CD)
PROPERTY OWNER:	OWNERS CONSTRUCTION ADVOCATE, LLC
APPLICANT	PIEDMONT COMPANIES, INC.
LOCATION	PHILADELPHIA CHURCH ROAD & HWY 218
TAX PARCEL NUMBER	197-033-14
REQUEST	AUTOMOTIVE PARTS RETAIL

APPLICATION SUMMARY:

The applicant is requesting Conditional District Rezoning to allow an Auto Parts Store in the Downtown. On August 9, 2018 the Town passed an amendment to the Downtown Code requiring Conditional District rezoning for Auto Parts Retail (ZC18-8).

The property is located at the corner of Philadelphia Church Road and Hwy 218. The site is 1.66 acres.

The proposal includes a 7,639 square foot building. Parking is located to the side and rear of the building. The parking exposed to Philadelphia Church Road and Hwy 218 will be screened with a knee wall and landscaping. The main entrance (front elevation) faces Philadelphia Church Road. The left elevation faces Hwy 218. A functional door is required for both the Philadelphia Church Road and Hwy 218 elevations. The Zoning Plan indicates one curb cut for the site on Philadelphia Church Road. A direct pedestrian connection is shown from the Hwy 218 side.

The petition includes an **Exception** request to the Downtown Code, Section 4.4 2 A (1), for the elevations facing Hwy 218 and Philadelphia Church Road...*No frontage wall shall remain unpierced by a window or functional general access doorway for more than sixteen (16) feet.*

Exceptions to the provisions of this Ordinance (except for Permitted Uses and Excluded Uses) may be approved as a Conditional District rezoning approval by the Board of Commissioners upon a recommendation by the Planning Board. In granting a Conditional District rezoning approval as an exception to these provisions, the Board shall first determine that:

- a. No practical design alternatives exist; and*
- b. The variations/exceptions requested are consistent with the purpose and intent of this District as well as Section 1.2 General Building Design Guidelines.*

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:

The proposed petition is consistent with the Downtown Master Plan and Code, assuming the requested exception is granted by the Board of Commissioners.

ZC20-3 is found to be reasonable and in the public interest, based on the information presented and reviewed with this petition.

STAFF RECOMMENDATION:

Favorable recommendation assuming the requested exception to the code is granted

Item	Area	Units
Paved Parking and Drives	13328	SF
Concrete Curb, sidewalks and dumpster pad	4810	SF
Building	7543	SF
Total Impervious=	25681	SF

Total Land Area=	72349	SF
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Impervious Percentage=	35.5%
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Total Land Area=	72349	SF
Percentage Required	15%	
Undisturbed Open Space Required	10852	SF

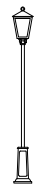
Undisturbed Open Space Provided=	14715	SF
Percentage=	20.3%	

1. EXISTING ZONING: TOWN OF MINT HILL
2. TOTAL LAND AREA= 1.66 AC±
3. TAX PARCEL NUMBERS:19703314
4. ZONING: B-C D0-B
5. CURRENT USE: VACANT
6. PROPOSED USE: RETAIL
7. SETBACKS:
FRONT: 0-25'; REAR: 20'; SIDE: 0'
8. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAYS OR EASEMENTS NOT OBSERVED.
9. DEED BOOK: 33130/447
10. ENGINEER/SURVEYOR: WRIGHT & ASSOCIATES
209 1ST AVE. 30134
CONOVER, NC 28613
(828) 465-2205
11. PARKING SPACES REQUIRED: MAX. 5 SPACES/1000 SF
MIN. 3.5 SPACES/1000 SF
MAX. (7639/1000') X 5 = 38
MIN. (7639/1000') X 3.5 = 27
12. PARKING SPACES PROVIDED: 28 INCLUDING 2 H.C. SPACES
13. COORDINATE FINAL LAYOUT OF BUILDING WITH ARCHITECTURAL
14. PROVIDE DETECTABLE WARNING SURFACE AT TRANSITIONS FROM SIDEWALK TO PARKING SURFACE
15. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF SIDEWALK CONTROL JOINTS
16. AND WALLARDS ADJACENT TO BUILDING PERMETER
17. COORDINATE SITE SIGN LOCATION, SIZE AND TYPE WITH O'REILLY.
18. LIGHT POLE LOCATIONS TO BE COORDINATED WITH MEP DRAWINGS.
19. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY BY MECKLENBURG COUNTY AND SHALL COMPLY WITH CHAPTER 10 OF THE LDC

1. SURFACE WATER DRAIN DOWN DEVICES (FLASHBOARD RISERS OR SKIMMERS) SHALL BE INSTALLED IN ALL SEDIMENT BASINS. ROCK COFFER FOREBAYS SHALL BE USED IN CONJUNCTION WITH ALL SEDIMENT BASIN SHALL ALSO HAVE A VOLUME TWENTY-FIVE (25) PERCENT GREATER THAN 1800 CUBIC FEET PER DRAINAGE AREA, WHEN POSSIBLE.
2. THE AMOUNT OF UNCOVERED AREA AT ANY ONE TIME SHALL BE LIMITED TO NO MORE THAN 20 ACRES. WITHOUT SPECIAL APPROVAL FROM THE JUDICIAL AUTHORITY.
3. POLYCARBAMIDES (PAM) SHALL BE USED TO REDUCE TURBIDITY AND SUSPENDED SOLIDS WHENEVER A SEDIMENT TRAP, BASIN, PIT, HOLE OR OTHER FUNDAMENTAL DRAINAGE DEVICES ARE PLACED IN THE SWIMMING POOL LADEN WATER. THIS ACTIVITY MUST BE INSPECTED AND APPROVED BY THE CITY/COUNTY EROSION CONTROL INSPECTOR.
4. POLYCARBAMIDES MAY BE REQUIRED ON SITE, AS DETERMINED BY THE CITY/COUNTY EROSION CONTROL INSPECTOR.
5. DOUBLE ROW OF HIGH HAZARD SILT FENCE WITH WIRE BACKING AND STONE SHALL BE USED ALONG WETLANDS, STREAMS, LAKES OR OTHER WATER QUALITY BUFFERS, AS WELL AS TO PROTECT ALL OTHER WATER QUALITY BUFFERS. SINGLE ROW OF SILT FENCE WITH WIRE BACKING AND STONE MAY BE REQUIRED ON ALL OTHER AREAS, AS DETERMINED BY THE JUDICIAL AUTHORITY** OR CITY/COUNTY EROSION CONTROL INSPECTOR.
6. A 10-FOOT UNDISTURBED BUFFER SHALL BE PROVIDED AROUND THE OUTSIDE EDGE OF INTERMITTENT AND PERENNIAL STREAMS, PONDS AND WETLANDS. INCIDENTAL IMPROVEMENTS TO THE BUFFER MAY BE PERMITTED WITHIN THE BUFFER AS APPROVED BY CITY/COUNTY STAFF. THESE WOULD INCLUDE ANY ALLOWANCES STATED IN THE SWIM BUFFER AND/OR GOOD CROPPING. IF THE BUFFER IS PLACED IN AN AREA THAT IS AROUND COVER SUFFICIENT TO RESTRAIN ACCELERATED EROSION MUST BE PROVIDED WITHIN 7 CALENDAR DAYS OF THE DATE OF LAST LAND-DISTURBING ACTIVITY ON ANY PORTION OF THE PROJECT.
7. ALL EXPOSED DITCHES AND EROSION PRONE SLOPES MUST BE MATTED.
8. SUFFICIENT ACCESS FOR CONSTRUCTION AND MAINTENANCE MUST BE PROVIDED AT THE TOE OF ALL RETAINING WALLS THAT ARE 4' OR HIGHER. THE ACCESS MUST BE MAINTAINED THROUGHOUT THE PROJECT.
9. ALL BASIN SPILLWAYS SHALL BE SIZED TO PASS THE 25-YR STORM EVENT.
10. FILL SLOPE STEEPNESS SHALL BE LIMITED TO 2:1. SLOPES STEEPER THAN 3:1 MUST BE TERRACED OR OTHERWISE PROVIDED AN APPROVED EROSION SOLUTION. BASIN TOE FLATTER IMPACTS DESIGNER AS SET FORTH IN THE NC SOIL EROSION & SEDIMENT PLANNING & DESIGN MANUAL, STANDARD 6.02A.
11. ALL PLANS WILL CARRY THE PERFORMANCE RESERVATION:
ALL SELF-INSPECTION LOG BOOK ENTRIES WILL BE ELECTRONICALLY SENT TO THE AREA INSPECTOR, WITHIN 2 WORKING DAYS OF A QUALIFYING RAIN EVENT OR WEEKLY (WHICHEVER IS SHORTER).
12. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. AT ALL TIMES, TURBIDITY MEASUREMENTS MAY BE REQUIRED AT THE DISCRETION OF THE JUDICIAL AUTHORITY**. TO MEASURE CLARITY OF BASIN EFFLUENT AT THE POTENTIAL POINT OF DISCHARGE, READINGS MUST BE COLLECTED AT THE RAINFALL-TRIGGERED INSPECTIONS. READINGS MUST BE COLLECTED AT THE BASIN OUTFLOW (TO MEASURE CLARITY OF BASIN EFFLUENT), UPSTREAM OF THE DISCHARGE POINT (TO MEASURE BASELINE CONDITIONS) AND DOWNSTREAM OF THE DISCHARGE POINT (TO MEASURE CLARITY OF BASIN EFFLUENT). WHEN POSSIBLE, THE RESULTS MUST BE LOGGED IN THE INSPECTION REPORTS.
13. *JURISDICTIONAL AUTHORITY REFERS TO THE CITY OF CHARLOTTE ENGINEER FOR PROJECTS WITHIN CHARLOTTE CITY LIMITS AND ITS ETJ, THE COUNTY ENGINEER FOR PROJECTS WITHIN THE

Elevation	Area	Inc Volume	Acc Volume
775	1104	0	0
776	1105	1104	1104
777	1106	1105	2210
778	1107	1106	3316
779	1108	1107	4424
780	1109	1108	5532


Bottom of Pond Elevation=	775.00
Water Quality Elevation=	766.66
50-year Flood Elevation	778.67
Top of Dam=	780.00



DECORATIVE LIGHT FIXTURE; DELUXE
ACORN (BLACK)

DECORATIVE LIGHT POST; DUKE POWER
STYLE "B"; 12' IN HEIGHT (BLACK)

INSTALL DOUBLE OUTLET OPPOSITE OF
THE STREET SIDE OF THE POLE; INSTA
IN EXTERIOR APPROVED ENCLOSURE;
GROUND FAULT CIRCUIT

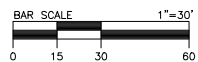
 OWNER TO PAY FOR UPGRADE OF LIGHT FIXTURES; CITY WILL BE RESPONSIBLE FOR PERPETUAL ELECTRICAL SERVICE WITH DUKE POWER.

TOTAL OF 5 LIGHT ASSEMBLIES

FAIRVIEW ROAD
R/W VARIES

PENNY PLACE
60' PUBLIC R/W
(CLOSED)

DESIGNED	<u>MAW</u>
DRAWN	<u>MAW</u>
CHECKED	<u>RHW</u>
PROJECT MANAGER	<u>MAW</u>



4/30/20



WRIGHT & ASSOCIATES
ENGINEERS & SURVEYORS
LICENSE# C-5290
209 1ST AVE SOUTH
CONOVER, NC 28613
(828) 465-2205 OFFICE



233 SOUTH PATTERSON
SPRINGFIELD, MO 65802
PHONE: (417) 862-2674

Mecklenburg County

PROJECT:
NEW O'REILLY AUTO PARTS STORE
FAIRVIEW ROAD
MINT HILL, NC

North Carolina

CONCEPT PLAN

DATE: APRIL 30, 2020	
JOB NO.: 1147-013	
	DRAWING NO.: 1147013A
SHEET	C4

DATE: APRIL 30, 2020	
JOB NO.: 1147-014	
	DRAWING NO.: 1147014A
OFFT	C1

Item	Area	Units
Paved Parking and Drives	13328	SF
Concrete Curb, sidewalks and dumpster pad	4810	SF
Building	7543	SF
Total Impervious=	25681	SF

Impervious Percentage=	35.5%
------------------------	-------

Total Land Area=	72349	SF
Percentage Required	15%	
Undisturbed Open Space Required	10852	SF

GENERAL NOTES:

- ENHANCED EROSION CONTROL NOTES:

1. SURFACE WATER DRAIN DOWN DEVICES (FLASHBOARD RISERS OR SKIMMERS) SHALL BE INSTALLED IN ALL SEDIMENT BASINS. ROCK COFFER FOREBAYS SHALL BE USED IN CONJUNCTION WITH ALL SEDIMENT BASINS. THE BASIN SHALL ALSO BE DESIGNED TO HOLD A VOLUME OF PERCENT DRAINAGE THAN 1800 CUBIC FEET PER DRAINAGE ACRE, WHEN POSSIBLE.
2. THE AMOUNT OF UNCOVERED AREA AT ANY ONE TIME SHALL BE LIMITED TO NO MORE THAN 20 ACRES, WITHOUT SPECIAL APPROVAL FROM THE JURISDICTIONAL AUTHORITY*.
3. POLYACRYLAMIDES (PAM) SHALL BE USED TO REDUCE TURBIDITY AND SUSPENDED SOLIDS WATER AFTER A SEDIMENT TRAP, BASIN, PIT, HOLE OR BUILDING FOUNDATION IS BEING PUMPED OUT TO REMOVE SEDIMENT LATER. WATER. THIS ACTIVITY MUST BE INSPECTED AND APPROVED BY THE CITY/COUNTY EROSION CONTROL INSPECTOR.
4. POLYACRYLAMIDES MAY BE USED TO REDUCE TURBIDITY, AS DETERMINED BY THE CITY/COUNTY EROSION CONTROL INSPECTOR.
5. DOUBLE ROW OF ALL HAZARD SILT FENCE WITH WIRE BACKING AND STONE SHALL BE USED ALONG WETLANDS, STREAMS, LAKES OR OTHER SURFACE WATER BODIES, AS WELL AS ADJACENT TO ALL S.W.I.M. OR OTHER WATER QUALITY BUFFERS. SINGLE ROW OF SILT FENCE WITH WIRE BACKING AND STONE SHALL BE REQUIRED FOR ALL OTHER AREAS. APPROVED BY THE JURISDICTIONAL AUTHORITY* OR CITY/COUNTY EROSION CONTROL INSPECTOR.
6. A 10-FOOT UNDISTURBED BUFFER SHALL BE PROVIDED AROUND THE OUTLINE OF INTERMITTENT AND PERENNIAL STREAMS, PONDS AND WETLANDS. INCIDENTAL DRAINAGE IMPROVEMENTS OR REPAIRS WILL BE PERMITTED WITHIN THE BUFFER AS APPROVED BY CITY/COUNTY STAFF. THESE WOULD INCLUDE ANY ALLOWANCES STATED IN THE SWIM BUFFER AND/OR ORDINANCE. APPLICATIONS FOR REPAIRS TO EXISTING A GROUND COVER SUFFICIENT TO RESTRAIN ACCELERATED EROSION MUST BE PROVIDED WITHIN 7 CALENDAR DAYS OF THE DATE OF LAST LAND-DISTURBING ACTIVITY FOR ANY PORTION OF THE PROJECT.
7. ALL DIVERSION DITCHES AND INTERIOR BASIN SLOPES MUST BE MATTED.
8. SUFFICIENT ACCESS FOR CONSTRUCTION AND MAINTENANCE MUST BE PROVIDED AT THE TOE OF ALL RETAINING WALLS THAT ARE 4' OR HIGHER. THE ACCESS SHALL BE 10 FEET WIDE WITH A 5% GRADE.
9. ALL BASIN SPILLWAYS SHALL BE SIZED TO PASS THE 25-YR STORM EVENT. SILL SLOPE STEEPNESS SHALL BE LIMITED TO 2:1. SLOPES STEEPER THAN 2:1 SHALL BE TERRACED TO PREVENT EROSION.
10. FILL SLOPE STEEPNESS SLOPES 3:1 TO FLATTER MUST BE DESIGNED AS SET FORTH IN THE NC SOIL EROSION & SEDIMENT PLANNING & DESIGN STANDARD 6.02A.
11. ALL PLANS WILL CARRY A "PERFORMANCE RESERVATION".
12. ALL SELF-INSPECTION LOG BOOK ENTRIES WILL BE ELECTRONICALLY SENT TO THE AREA INSPECTOR, WITHIN 2 WORKING DAYS OF A QUALIFYING RAIN EVENT.
13. FOR EROSION CONTROL BASINS WITH A DRAINAGE AREA GREATER THAN 10 ACRES, TURBIDITY MEASUREMENTS MAY BE REQUIRED AT THE DISCRETION OF THE JURISDICTIONAL AUTHORITY*. TO MEASURE CLARITY OF BASIN EFFLUENT AND POTENTIAL IMPACT OF EXCESSIVE SEDIMENT AT THE TIME OF RAINFALL-TRIGGERED INSPECTIONS, READINGS MUST BE COLLECTED AT THE BASIN OUTLET (TO MEASURE CLARITY OF BASIN EFFLUENT), UPSTREAM OF THE DISCHARGE POINT (TO MEASURE BASELINE CONDITIONS) AND DOWNSTREAM OF THE DISCHARGE POINT (TO MEASURE TRENDS IN SEDIMENTATION AND EFFLUENT) WHEN POSSIBLE. THE RESULTS MUST BE LOGGED IN THE INSPECTION REPORTS.
14. JURISDICTIONAL AUTHORITY REFERS TO THE CITY OF CHARLOTTE ENGINEER FOR PROJECTS WITHIN CHARLOTTE CITY LIMITS AND ITS E.T.J. THE COUNTY ENGINEER FOR PROJECTS WITHIN THE

Elevation	Area	Inc Volume	Acc Volume
775	1104	0	0
776	1105	1104	1104
777	1106	1105	2210
778	1107	1106	3316
779	1108	1107	4424
780	1109	1108	5532

Bottom of Pond Elevation=	775.00
Water Quality Elevation=	766.66
50-year Flood Elevation	778.67
Top of Dam=	780.00

FAIRVIEW ROAD
R/W VARIES

PROP. 8
CONF. 5

S80°45'

PENNY PLACE
60' PUBLIC R/W
(CLOSED)

NOW OR FORMERLY
WILLIAM LEON HILL
19703313
11649/889
ZONING: B-G DC-B

NOW OR FORMERLY
ALAN McGEE, RODNEY McGEE & MALDEN LLC

PHILADELPHIA CHURCH ROAD
60' PUBLIC R/W

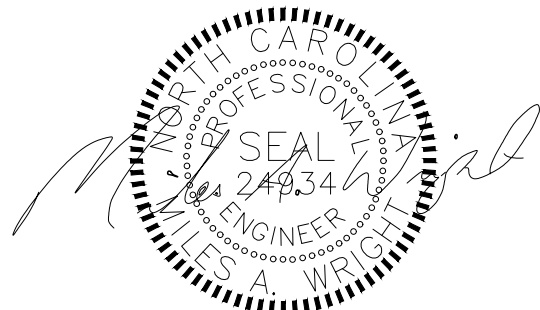
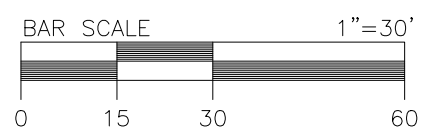
ALL ROOFTOP EQUIPMENT, UTILITY BOXES, TRANSFORMERS, METERS, AND SIMILAR STRUCTURES MUST BE SCREENED FROM PUBLIC VIEW. THE ROOFTOP EQUIPMENT SHALL BE SCREENED IN SUCH A MANNER THAT THE SCREENING IS VISUALLY COMPATIBLE WITH THE STRUCTURE. METERS SHALL NOT BE LOCATED ON THE BUILDING ELEVATION FACING FAIRVIEW ROAD OR PHILADELPHIA CHURCH ROAD NOR SHOULD THE METERS BE INSTALLED IN THE YARD AREA BETWEEN BUILDING AND FAIRVIEW ROAD. THE TOWN MANAGER OR TOWN MANAGER AREA AUTHORIZED TO WAIVE THIS REQUIREMENT IF THERE ARE PRACTICAL DIFFICULTIES INSTALLING THE METERS ELSEWHERE. THE BACKFLOW ENCLOSURE BOX SHALL BE GREEN IN COLOR UNLESS THE DIRECTION OF THE TOWN MANAGER AND ADMINISTRATOR ANOTHER COLOR IS DEEMED MORE APPROPRIATE.

NO PARKING SPACE SHALL BE LESS THAN SIXTY (60 FEET FROM THE BASE OF A CANOPY TREE. THE USE OF DIFFERING SPECIES AROUND THE PARKING AREA IS ENCOURAGED TO PROMOTE DIVERSITY IN THE OVERALL URBAN TREE CANOPY. THE USE OF EXISTING VEGETATION TO SATISFY THIS REQUIREMENT IS ENCOURAGED. SUPPLEMENTAL PLANTINGS MAY BE REQUIRED IN ADDITION TO NATIVE MATERIALS

ALL SIDE YARD PARKING AREAS IN THE DO-B DISTRICT SHALL BE SCREENED FROM THE SIDEWALK BY LOW WALLS, FENCES OR CONSTRUCTED AS A CONTINUATION OF THE BUILDING WALL A MINIMUM OF THREE (3) FEET IN HEIGHT. LANDSCAPING MAY BE USED IN COMBINATION WITH WALLS OR FENCES BY SHALL NOT EXCEED FIFTY (50) PERCENT OF THE TOTAL REQUIRED WIDTH. THE USE OF TREES AND SHRUBS TO PROVIDE SCREENING EXTENSION IS ENCOURAGED. SUPPLEMENTAL PLANTINGS MAY BE REQUIRED IN ADDITION TO NATIVE MATERIALS. THE MINIMUM HEIGHT UPON INSTALLATION FOR EFFECTIVELY SCREENING STORAGE AREAS IS SIX (6) FEET. THIS TYPE OF PLANTING SHOULD BE OPAQUE TO SCREEN THE OFF-SITE VIEW OF PARKING AREAS FROM NEIGHBORING PROPERTIES AND STREETS.

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.

DESIGNED	<u>MAW</u>
DRAWN	<u>MAW</u>
CHECKED	<u>RHW</u>
PROJECT MANAGER	<u>MAW</u>



4/30/20

**WRIGHT
&
ASSOCIATES**

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Mecklenburg County

PROJECT:
NEW O'REILLY AUTO PARTS STORE
FAIRVIEW ROAD
MINT HILL, NC

CONCEPT PLAN

DATE: APRIL 30, 2020

JOB NO.: 1147-013

DRAWING
NO.: 11470

[illegible][illegible][illegible]

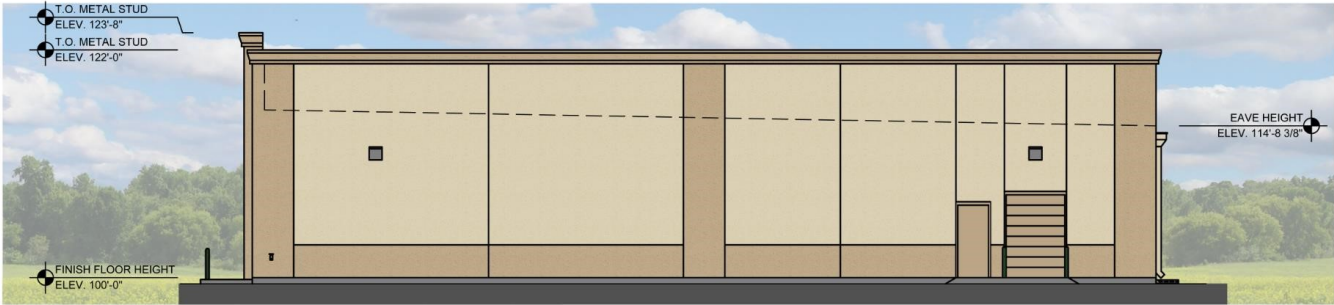
QUEST	Q4
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Exterior Finish Legend

-  EIFS (Exterior Insulation and Finish System)
Sherwin Williams "Softer Tan" SW6141
-  EIFS (Exterior Insulation and Finish System)
Dryvit "346 Patchwood"
-  EIFS (Exterior Insulation and Finish System)
& Flashing
Sherwin Williams "Latte" SW6108
-  Standing Seam Metal Roof System
Galvalume
-  Egress Doors, Overhead Door, and Frames
Sherwin Williams "Latte" SW6108
-  Sheet Metal Cap Flashing, Trim, Gutters, and Downspouts
Sherwin Williams "Softer Tan" SW6141
-  Bollards
Sherwin Williams "Hunt Club" SW6468
-  1014 Aluminum and Glass Storefront System
Efco "Ivy", Kawneer "Dark Ivy", or Vista Wall
Sherwin Williams "Interstate Green" SW6468
(6" Address Number - White)



1 FRONT ELEVATION



2 RIGHT SIDE ELEVATION



3 BACK ELEVATION



4 LEFT SIDE ELEVATION



STAFF REPORT

CASE:	ZC20-4
EXISTING ZONING	R
PROPOSED ZONING	R (CD)
PROPERTY OWNER:	I B MULLIS FAMILY PROPERTIES AND MARTHA WYATT
APPLICANT	LAND INVESTMENT RESOURCES
LOCATION	HAPPY HOLLOW AND WILGROVE MINT HILL ROAD
TAX PARCEL NUMBER	137-061-13, 137-281-56, 137-281-59 & 137-281-54
REQUEST	RESIDENTIAL DEVELOPMENT

APPLICATION SUMMARY:

The applicant is requesting Conditional District Rezoning to permit a residential development. The Zoning Plan indicates a total 33.78 acres. The Plan includes 44 lots off Happy Hollow Drive and an additional 12 larger lots fronting Street D, for a total of 56 lots. The proposed density is less than 2 units per acre.

The proposal includes an access off Wilgrove-Mint Hill Road and three connections to Happy Hollow Drive. Sidewalk and curb and gutter are planned for the property-side of Happy Hollow Drive.

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.

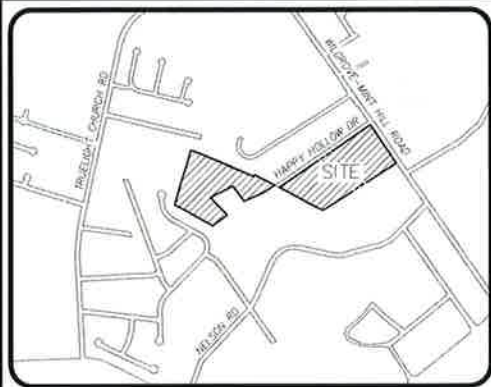
PLAN CONSISTENCY:

ZC20-4 is consistent with the Land Use Plan and policies adopted by the Board. Although the Land Use Plan primarily emphasizes single family large (20,000 sq. ft.) lots, the Plan includes guidance pertaining to cluster regulations. The cluster regulations described in the Land Use Plan closely resembles the development pattern presented with this petition, specifically the "density neutral" component.

Therefore, ZC20-4 is found to be reasonable and in the public interest, based on the information presented and reviewed with this petition

STAFF RECOMMENDATION:

Favorable recommendation conditioned on the applicant bringing the construction plans to the Planning Board for preliminary subdivision approval. The development will be governed by the approved Zoning Plan and applicable ordinance requirements, specifically those regulations addressed in the Conservation Subdivision Ordinance, excluding the deviations noted on the approved Zoning Plan.



VICINITY MAP
NTS

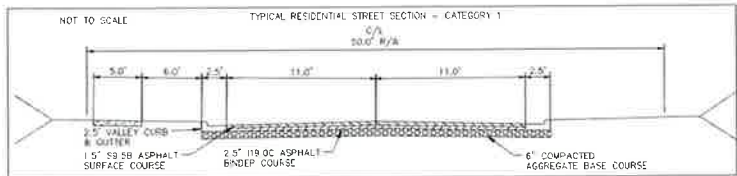
SITE DATA	
DEVELOPER/APPLICANT LAND INVESTMENT RESOURCES 3440 TORINGDON WAY, SUITE 205 CHARLOTTE, NORTH CAROLINA 28277	
PID	13706111-13728150, 156, 154
EXISTING ZONING	R
PROPOSED ZONING	POD 'A'
AREA	8,550 SF
WIDTH	57
MINIMUM SETBACKS	
FRONT	20'
INTERVAL SIDE	5'
REAR	20'
IMPERVIOUS AREA	177,342 SF (7.75%)
AREA	POD 'B' (11,000 SF)
WIDTH	21,081 - 28,869 SF
MINIMUM SETBACKS	
FRONT	20'
INTERVAL SIDE	5'
REAR	20'
IMPERVIOUS AREA	76,080 SF (10.85%)
AREA	DEVELOPMENT AREA
LOT COUNT	156
LOT DENSITY	1.68 UNITS/AC
UNDISTURBED OPEN SPACE	± 5.07 AC (15% REQUIRED)
REQUIRED	
UNDISTURBED OPEN SPACE	± 10.44 AC
PROVIDED	
STORMWATER DETENTION	± 1.46 AC
OPEN SPACE	± 10.44 AC

ADJACENT PROPERTY OWNERS		
1	13705105	0006-0799 MARGARET KAY TURNER
2	13705104	N/A
3	13705103	0006-0799 ON CHRIST SHILOH TRULIE LIGHT CHURCH
4	13705129	47-412 LUXON SR SPV LLC
5	13705130	47-412 SHANNON MACHELLE SMITH
6	13705120	43-437 USA R PLUMLEY
7	13705109	47-437 PIERO PEDRICKA JORDAN
8	13705107	0006-0799 PAPA BORDOVER 2017 LLC
9	13705101	0006-0799 KENNETH F & HEATHER E EMMINGER
10	13705143	45-155 GROVE HALL HOMEOWNERS ASSOCIATION INC
11	13705118	49-152 SHARI W & ANTHONY JR & JASON DE FOWIE
12	13705119	49-152 KENNEDY & CHRISTOPHER C JORDAN
13	13705126	49-157 HOWART J & ANDREA K FLEMING
14	13705222	0009-0249 WAYNE H & CATHY H MULLIS
15	13705212	0009-0249 WAYNE HAMPTON MULLIS & CATHY HULL
16	13728102	0009-0240 PEGGY H FUSION
17	13728170	16-239 DONA FRANK GRIFIN
18	13728104	N/A
19	13728137	31-789 LINDA VON HEIDRICH
20	13728154	31-789 SCOTT R & JUDY L PALMER
21	13728158	31-789 EMERY JR & DEBRA L LITTLE
22	13728120	31-789 ROBERT L & JOANNE R KRAMER
23	13728121	31-789 CHRISTOPHER S. COWICK & RINTAH MULLER-COWICK
24	13728132	31-782 RUBY WORKS
25	13728153	31-782 RICHARD & KATHY W AGES
26	13728154	31-782 ANTHONY S & SPIRIDA W JONES
27	13728157	0007-0631 B MULLIS FAMILY PROPERTIES LLC

NOTE: PROPERTY INFORMATION BASED ON MECKLENBURG COUNTY GIS

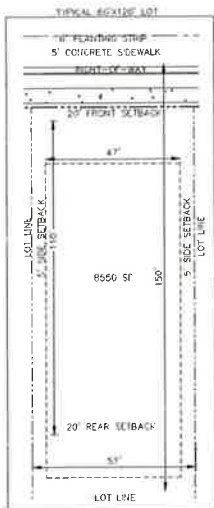
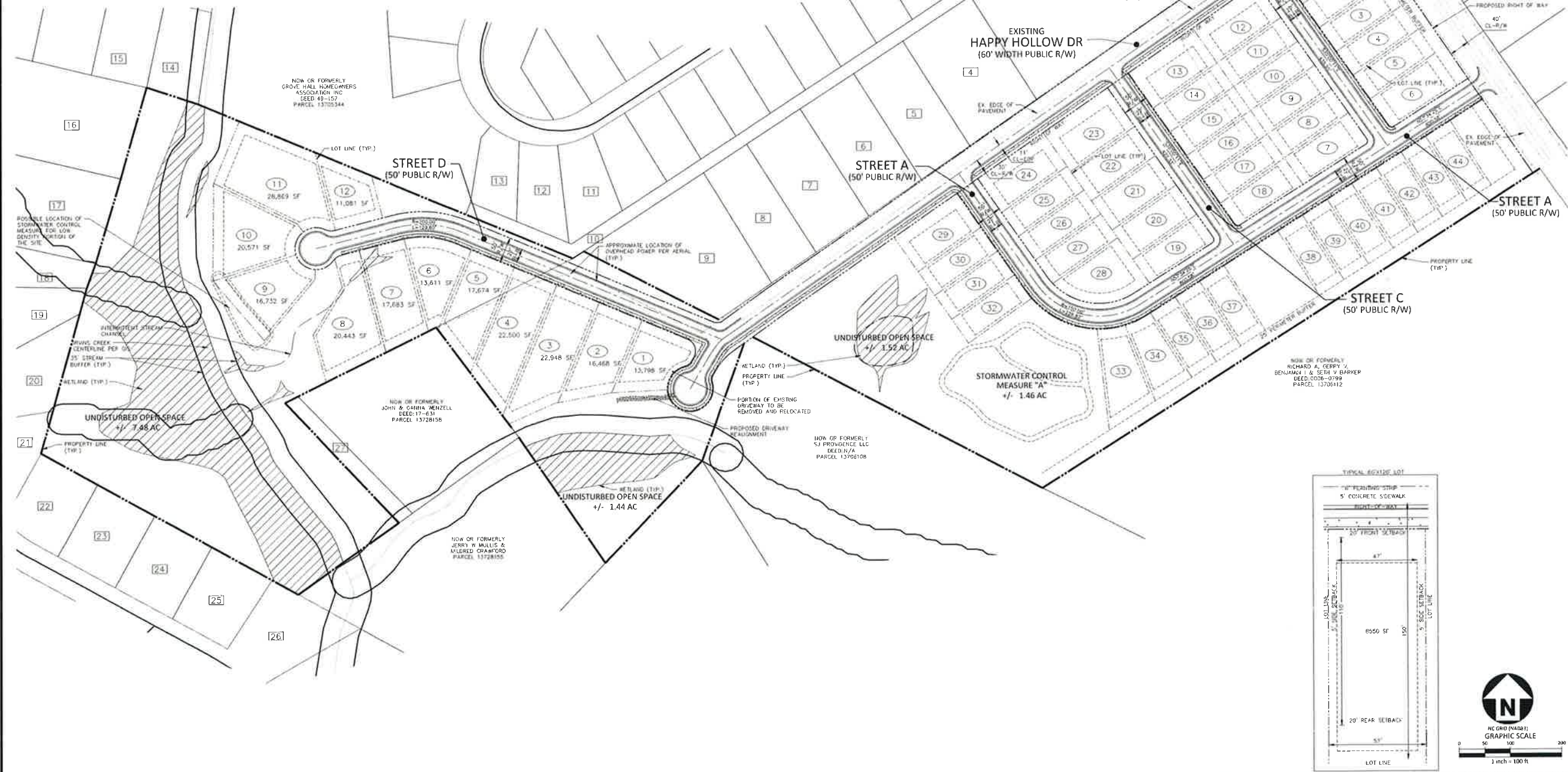
FIRE NOTES

1. FIRE APPARATUS TURNING RADIUS MINIMUMS SHALL BE 30' INNER AND 42' OUTER
2. THE SCALE FOR DRAWINGS SHOW TURNING RADIUS SHALL BE NO SMALLER THAN 1"=60'
3. FIRE HYDRANTS SHALL BE PROVIDED PER CHARLOTTE WATER'S REQUIREMENTS
4. FIRE APPARATUS ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 80,000 POUNDS
5. CUL-DE-SAC RADIUS SHALL BE TO MINT HILL STANDARDS



SITE LEGEND

	POWER POLE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	OVERHEAD POWER UTILITY
	ASPHALT PAVEMENT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704.527.0800
fax 919.361.2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

LAND INVESTMENT RESOURCES
3440 TORINGDON WAY, SUITE 205
CHARLOTTE, NORTH CAROLINA 28277

MEADOW VISTA
REZONING PLAN
WILGROVE-MINT HILL ROAD
MINT HILL, NORTH CAROLINA 28227

REVISIONS

PLAN INFORMATION

PROJECT NO. UR-19010
FILENAME UR19010-S1
CHECKED BY MRVD
DRAWN BY SAG
SCALE 1"=100'
DATE 06.09.2020
SHEET

REZONING
SITE PLAN

RZ-1



STAFF REPORT

CASE:	ZC20-6
EXISTING ZONING	R DO-A
PROPOSED ZONING	R DO-A (CD)
PROPERTY OWNER:	EVANS DEVELOPMENT COMPANY INC.
APPLICANT	JOHN LINTNER WITH MERITAGE HOMES
LOCATION	MINT HILL VILLAGE (RESIDENTIAL PORTION)
REQUEST	EXCEPTION TO THE DOWNTOWN CODE

APPLICATION SUMMARY:

The applicant is requesting an Exception to the Downtown Code, Section 4.2. 2. A (3), *All front entrances shall be raised from the street grade (at the curb or sidewalk) a minimum of one and one-half (1½) feet.*

Email from June 14, 2020 detailing the mitigation proposal:

Mint Hill Village Mitigation Proposal:

- Meritage Homes will add four sides brick/stone ("masonry") veneer to the model home located on lot 54 in Mint Hill Village. The masonry veneer will be installed after Meritage has sold all 74 lots in the community and will be required as part of the garage conversion certificate of occupancy during the model conversion.
- Meritage Homes will meet the Downtown Overlay Code on all lots in Mint Hill Village except for **Variance Lots** 54, 1-3, 5-7, 11-14, 41-52, 59-62. In exchange for the variance, on the **Variance Lots**, Meritage agrees to install four sides masonry veneers on all 74 homes in the community.

Benefits of Proposal To Mint Hill and Future Homeowners:

- Adding four sides masonry veneers to all 74 lots will create a cohesive impression between the commercial and residential portion of Mint Hill Village. In addition to increasing the value of the surrounding areas, the masonry will help aesthetically connect the residential to Town Hall and the retail and commercial portion of the project.
- Masonry elevations require less maintenance than siding elevations. This will ensure a consistent streetscape with lower maintenance elevations to ensure this focal point of the Downtown Overlay District will maintain an established feel for many years to come.
- Without the variance, the approved site plan grades will force the Variance Lots to have landings and steps in garage and steeper driveways. This will create garages with no, or greatly reduced, parking (See Attached Exhibit). Which will force residents and guests to park on driveways, on the street and in the commercial parking area of Mint Hill Village.
- Meritage has performed market studies on this location and product and believes that a majority of the buyers will be young professionals without kids and empty nesters with grown kids. With the garages in rear of the home it attracts buyers without families because of the lack of outdoor living space in the backyard for children. Most empty nester buyers will not accept additional steps to the front of the home and also in the garage. The current approved grading plan and Mint Hill ordinance will force these steps in the garage which will shun this buyer from these lots.



STAFF REPORT

CASE:	ZC20-6
EXISTING ZONING	R DO-A
PROPOSED ZONING	R DO-A (CD)
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APPLICANT	JOHN LINTNER WITH MERITAGE HOMES
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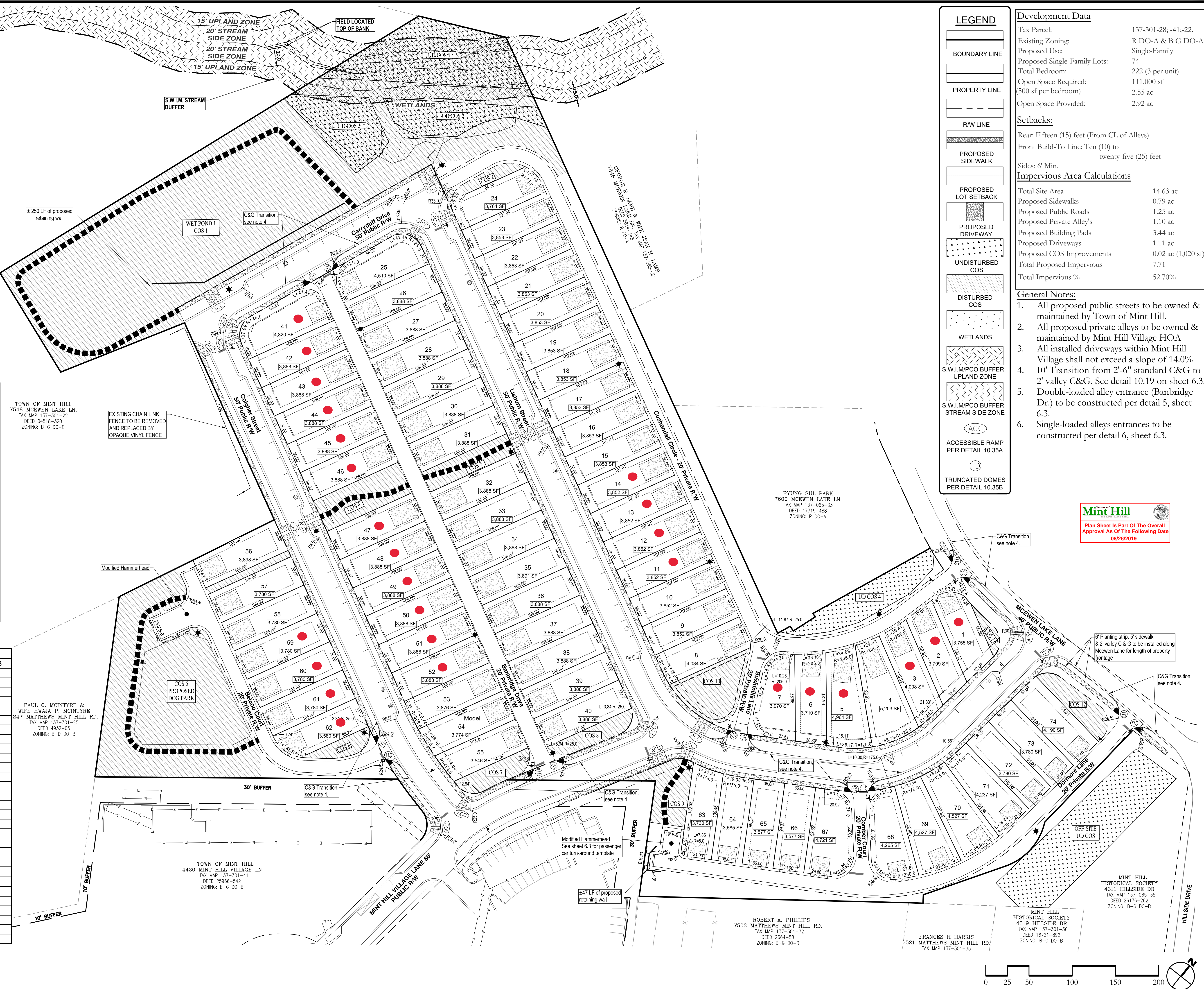
Exceptions to the provisions of this Ordinance (except for Permitted Uses and Excluded Uses) may be approved as a Conditional District rezoning approval by the Board of Commissioners upon a recommendation by the Planning Board. In granting a Conditional District rezoning approval as an exception to these provisions, the Board shall first determine that:

- a. No practical design alternatives exist; and*
- b. The variations/exceptions requested are consistent with the purpose and intent of this District as well as Section 1.2 General Building Design Guidelines.*

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.

Common Open Space Calculations	
Number of Units	74
Bedrooms per Unit	3
Required Open Space Per Bedroom (sf)	500
Required Open Space (sf)	111000
Required Open Space (ac)	2.55
Off-site Open Space Credit (ac)	0.31
Required On-site COS	2.24
COS 1 (ac)	2.23
COS 2 (ac)	0.02
COS 3 (ac)	0.06
COS 4 (ac)	0.10
COS 5 (ac)	0.68
COS 6 (ac)	0.03
COS 7 (ac)	0.05
COS 8 (ac)	0.04
COS 9 (ac)	0.08
COS 10 (ac)	0.10
COS 11 (ac)	0.01
COS 12 (ac)	0.05
Total COS Provided (ac)	3.46

Undisturbed Open Space Calculations	
Total Site Area (ac)	14.63
10% Required Undisturbed COS (ac)	1.46
Off-site Undisturbed COS (ac)	0.31
Required On-site UD COS (ac)	1.15
On-site Undisturbed COS Provided	
UD COS 1 (ac)	0.28
UD COS 2 (ac)	0.12
UD COS 3 (ac)	0.14
UD COS 4 (ac)	0.12
Total On-site UD COS Provided (ac)	0.66
Provided Undisturbed COS (ac)	0.97
Mitigated UD COS (34%)	0.49
COS Required Area to be Replanted (150%)	0.74
1.5" Caliper Trees Required (36 tress / ac)	27
COS 2 Provided Trees	1
COS 3 Provided Trees	1
COS 4 Provided Trees	2
COS 5 Provided Trees	12
COS 6 Provided Trees	1
COS 7 Provided Trees	1
COS 8 Provided Trees	1
COS 9 Provided Trees	1
COS 10 Provided Trees	4
COS 11 Provided Trees	1
COS 12 Provided Trees	2
Total 1.5" Caliper Trees Provided	27



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:	111,000 sf
(500 sf per bedroom)	2.55 ac
Open Space Provided:	2.92 ac

Setbacks:	
Rear: Fifteen (15) feet (From CL of Alleys)	
Front Build-To Line: Ten (10) to twenty-five (25) feet	
Sides: 6' Min.	
Impervious Area Calculations	
Total Site Area	14.63 ac
Proposed Sidewalks	0.79 ac
Proposed Public Roads	1.25 ac
Proposed Private Alley's	1.10 ac
Proposed Building Pads	3.44 ac
Proposed Driveways	1.11 ac
Proposed COS Improvements	0.02 ac (1,020 sf)
Total Proposed Impervious	7.71
Total Impervious %	52.70%

- General Notes:
- All proposed public streets to be owned & maintained by Town of Mint Hill.
 - All proposed private alleys to be owned & maintained by Mint Hill Village HOA
 - All installed driveways within Mint Hill Village shall not exceed a slope of 14.0%
 - 10' Transition from 2'-6" standard C&G to 2' valley C&G. See detail 10.19 on sheet 6.3.
 - Double-loaded alley entrance (Banbridge Dr.) to be constructed per detail 5, sheet 6.3.
 - Single-loaded alleys entrances to be constructed per detail 6, sheet 6.3.



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PLAN REVISIONS	
NO.	DATE
2	07/26/19
1	06/11/19

PREPARED FOR
Capital Land Partners
2907 Providence Road
Charlotte, NC 28211

Mint Hill Village
Site Plan
Mint Hill, North Carolina

DRAWN BY:	ASA
REVIEWED BY:	RLF
DATE:	03.08.19
PROJ. NO.	235
SHEET NUMBER	3.1