

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING
OCTOBER 18, 2021**

The Mint Hill Planning Board met in regular session on Monday, October 18, 2021 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Chairman: Tom Gatz

Members: Kenny Draffen, Scott Fandel, Roger Hendrix, and Chip Todd

Planning Director: John Hoard

Clerk to the Board: Savanna Ocasio

Commissioner: Dale Dalton

Absent: Jennifer Manchester and Eric Tyson

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 September 20, 2021 Regular Meeting: Upon the motion of Mr. Fandel, seconded by Mr. Hendrix, the Board unanimously approved the minutes of the September 20, 2021 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 #ZC21-13, Filed by JHP Holding Company, to permit a warehouse space and construction yard with outside storage of equipment and materials, located at 13421 Jomac Drive, parcel number(s): 139-092-20 and 139-092-21:** Planning Director Hoard submitted the following memo to the Board.

The applicant is requesting Conditional Zoning approval to allow warehouse space and a construction yard with outside storage of equipment and materials. 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.

Favorable Recommendation. Industrial uses are supported in the Land Use Plan and existing zoning district.

Mr. Hendrix made a motion to table #ZC21-13 to November's meeting due to the applicant not being present, seconded by Mr. Todd, and unanimously approved.

Other Business: None.

Adjournment: Upon the motion of Mr. Hendrix, seconded by Mr. Fandel, and unanimously agreed upon, Chairman Gatz adjourned the meeting at 6:36 p.m.

Savanna Ocasio
Program Support Assistant