



1. CALL TO ORDER
2. ROLL CALL AND INVOCATION
3. APPROVE MINUTES OF THE OCTOBER 18, 2021 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 [#ZC21-13](#), FILED BY JHP HOLDING COMPANY, FOR PROPERTY LOCATED AT 13421 JOMAC DRIVE, TAX PARCEL NUMBER(S): 139-092-20 AND 139-092-21, TO PERMIT A WAREHOUSE SPACE AND CONSTRUCTION YARD WITH OUTSIDE STORAGE OF EQUIPMENT AND MATERIALS
 - B. DISCUSSION AND RECOMMENDATION ON [#ZC21-14](#), FILED BY STIMMEL ASSOCIATES, PA, FOR PROPERTY LOCATED AT 4155 MINTWOOD DRIVE, TAX PARCEL NUMBER(S): 195-031-04 AND 195-031-06, TO ALLOW THE PROPERTY TO BE USED FOR A MECKLENBURG COUNTY PUBLIC COMMUNITY PARK
 - C. DISCUSSION AND DECISION ON [#S21-28](#), FILED BY MERRICK & COMPANY, TO SUBDIVIDE PROPERTY LOCATED AT 14250 CABARRUS ROAD, TAX PARCEL NUMBER: 139-401-02
8. OTHER BUSINESS
9. ADJOURNMENT

<p style="text-align: center;">VIEWING A PUBLIC MEETING ONLINE</p> <p>The Town of Mint Hill live-streams the regularly scheduled meetings of the Board of Commissioners, Planning Board and Board of Adjustment. Anyone can view the live meetings or watch at a later time on the Town’s YouTube Channel. To watch a meeting, hover a smartphone camera app over the QR Code to the right or navigate any web browser to https://bit.ly/2YBIORz.</p>	 <p style="text-align: center;">LIVE STREAM</p>
<p style="text-align: center;">AGENDAS & MINUTES</p> <p>Current and past Agendas and Minutes for the Board of Commissioners, Planning Board and Board of Adjustment can be found at https://bit.ly/3gulVL4 or hover a smartphone camera app over the QR Code to the right.</p>	 <p style="text-align: center;">AGENDA & MINUTES</p>

**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



Town of
MINT HILL
== *North Carolina* ==

STAFF REPORT

CASE# ZC21-13

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Town of
MINT HILL
North Carolina

APPLICATION

CASE:	ZC21-13
EXISTING ZONING:	I-G (CD)
PROPOSED ZONING:	I-G (CD)
PROPERTY OWNER:	MHIP LLC
APPLICANT:	JHP Holding Company LLC
LOCATION:	13421 Jomac Drive
TAX PARCEL NUMBER(S):	139-092-20 & 139-092-21
REQUEST:	Conditional Zoning approval

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STAFF REPORT

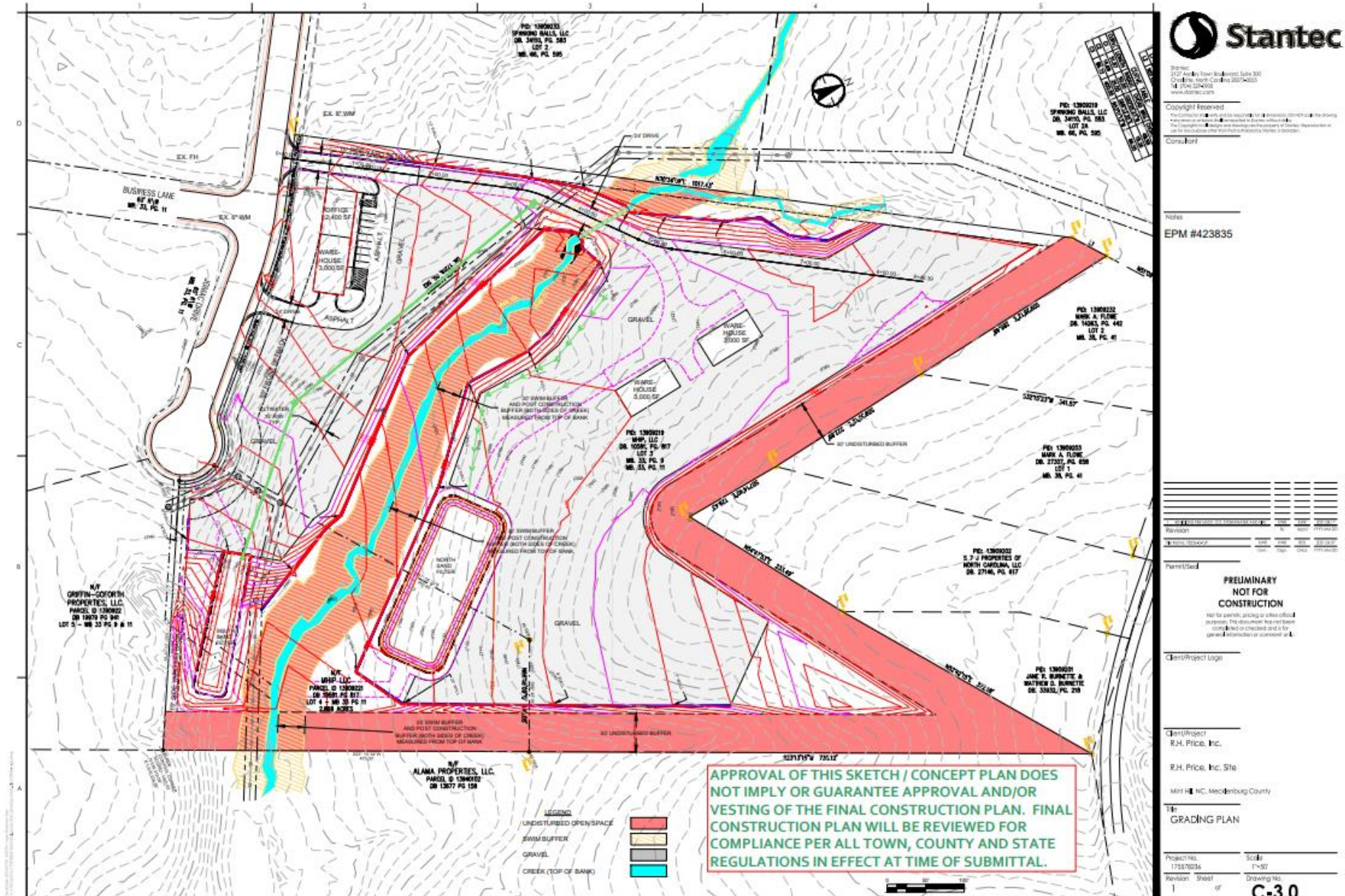
APPLICATION SUMMARY	The applicant is requesting Conditional Zoning approval to allow warehouse space and a construction yard with outside storage of equipment and materials.	
	<i>Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District 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</i>	
	MINT HILL LAND USE PLAN	Yes
	DOWNTOWN MASTER PLAN	N/A
	MINT HILL COMPREHENSIVE TRANSPORTATION PLAN	N/A
PLAN CONSISTENCY	PEDESTRIAN PLAN	N/A
	Favorable Recommendation. Industrial uses are supported in the Land Use Plan and existing zoning district.	
STAFF RECOMMENDATION		



LOCATION MAP



ZONING PLAN





Town of
MINT HILL
== *North Carolina* ==

STAFF REPORT

CASE# ZC21-14

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Town of
MINT HILL
North Carolina

APPLICATION

CASE:	ZC21-14
EXISTING ZONING:	R
PROPOSED ZONING:	R (CD)
PROPERTY OWNER:	Mecklenburg County
APPLICANT:	Stimmel Associates, PA
LOCATION:	4155 Mintwood Drive
TAX PARCEL NUMBER(S):	195-031-04 & 195-031-06
REQUEST:	Park

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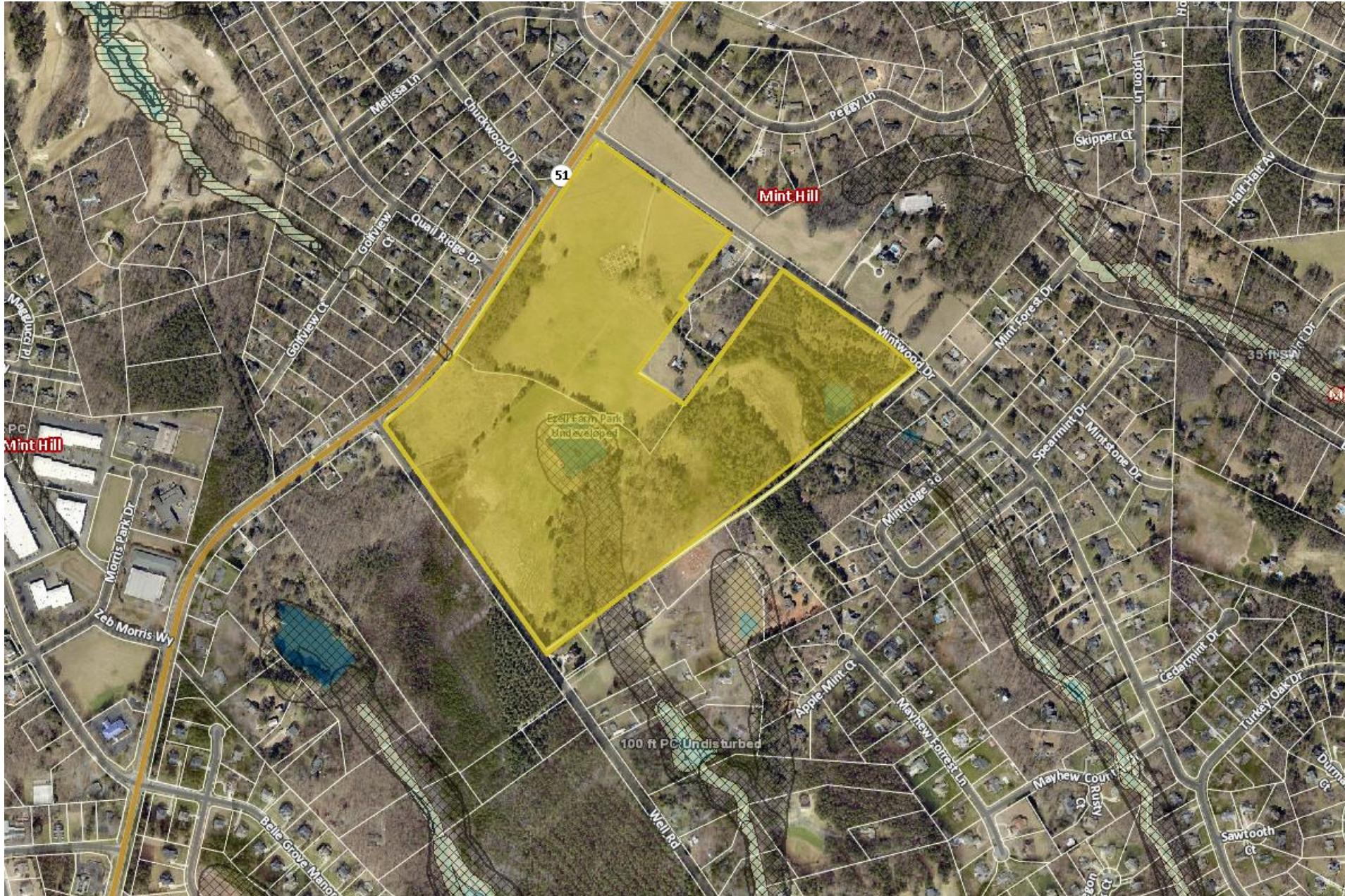


STAFF REPORT

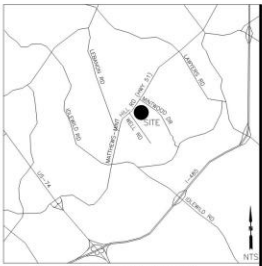
APPLICATION SUMMARY	<p>The applicant is requesting Conditional Zoning approval to allow a Mecklenburg County Public Park. The park, as indicated on the Zoning Plan, will be divided into two phases of development. Upon approval, the immediate Phase 1 includes all portions shown in green on the Zoning Plan. The phase 2 development timeframe has not been specified.</p> <p><i>Park—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.)</i></p> <p><i>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</i></p>	
	MINT HILL LAND USE PLAN	The Land Use Plan does not specifically identify the property for a park
	DOWNTOWN MASTER PLAN	N/A
	MINT HILL COMPREHENSIVE TRANSPORTATION PLAN	118’ Future R/W -Matthews-Mint Hill Road
PLAN CONSISTENCY	PEDESTRIAN PLAN	Yes, with respect to Matthews-Mint Hill Road.
	<p>Favorable Recommendation.</p> <ul style="list-style-type: none">Sidewalks are required on the property’s road frontage (Matthews-Mint Hill Road, Well Road & Mintwood Drive). The Zoning Plan indicates a sidewalk on Hwy 51. The applicant is not proposing sidewalks for Mintwood Drive or Well RoadStreet trees are typically required along the road frontage for new developmentsAdd note to acknowledge the future 118’ R/W for Matthews-Mint Hill Road. 9’ of additional R/W should be reserved	
STAFF RECOMMENDATION		



LOCATION MAP



SITE PLAN



VICINITY MAP

PROPOSED 1ST PHASE OF DEVELOPMENT

SITE DATA

REFERENCE:
PROJECT NUMBER: 1903004 & 1903005
DEED: 1904-014 & 1904-017

DEVELOPMENT DATA:
SUBJECT: TOWN OF MINT HILL, MECKLENBURG COUNTY
EXISTING ZONING: R (RESIDENTIAL)
PROPOSED ZONING: R (RESIDENTIAL)
EXISTING USE: RESIDENTIAL
PROPOSED USE: COMMUNITY PARK & RECREATION
PROPOSED SITE: MIN 50' (50' MIN FOR ANY ATHLETIC FIELDS)
SIDE SETBACK: MIN 25' (25' MIN FOR ANY ATHLETIC FIELDS)
REAR SETBACK: MIN 25' (25' MIN FOR ANY ATHLETIC FIELDS)
BUILDING HEIGHT: MAX 30'

WATER QUALITY BUFFER: YES, PARCEL 1903004
POST-CONSTRUCTION DISTRICT: COLUMBIAN (PARCEL 1903004)
STREAM WATERSHED: COLUMBIAN (PARCEL 1903004)
OPEN SPACE REQUIRED: 15% MINIMUM



SEALS:
NOT FOR CONSTRUCTION

PROJECT:

EZELL FARMS COMMUNITY PARK MINT HILL, NC

CLIENT:
MECKLENBURG COUNTY
PARK & RECREATION
5841 BROOKSHIRE BLVD
CHARLOTTE, NC 28216

DATE: 10/14/21
REVISIONS:

DRAWN: ESB
JOB NO: 19-183
SHEET TITLE:
REZONING PLAN

SCALE: 1" = 100'
SHEET NO:

D7.1



S21-28

Oak Creek

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Town of
MINT HILL
North Carolina

APPLICATION

CASE:	S21-28
EXISTING ZONING:	R
PROPERTY OWNER:	EHC Homes LP
APPLICANT:	Merrick & Company
LOCATION:	14250 Cabarrus Road
TAX PARCEL NUMBER(S):	139-401-02
REQUEST:	Major Subdivision Approval (86 lots)

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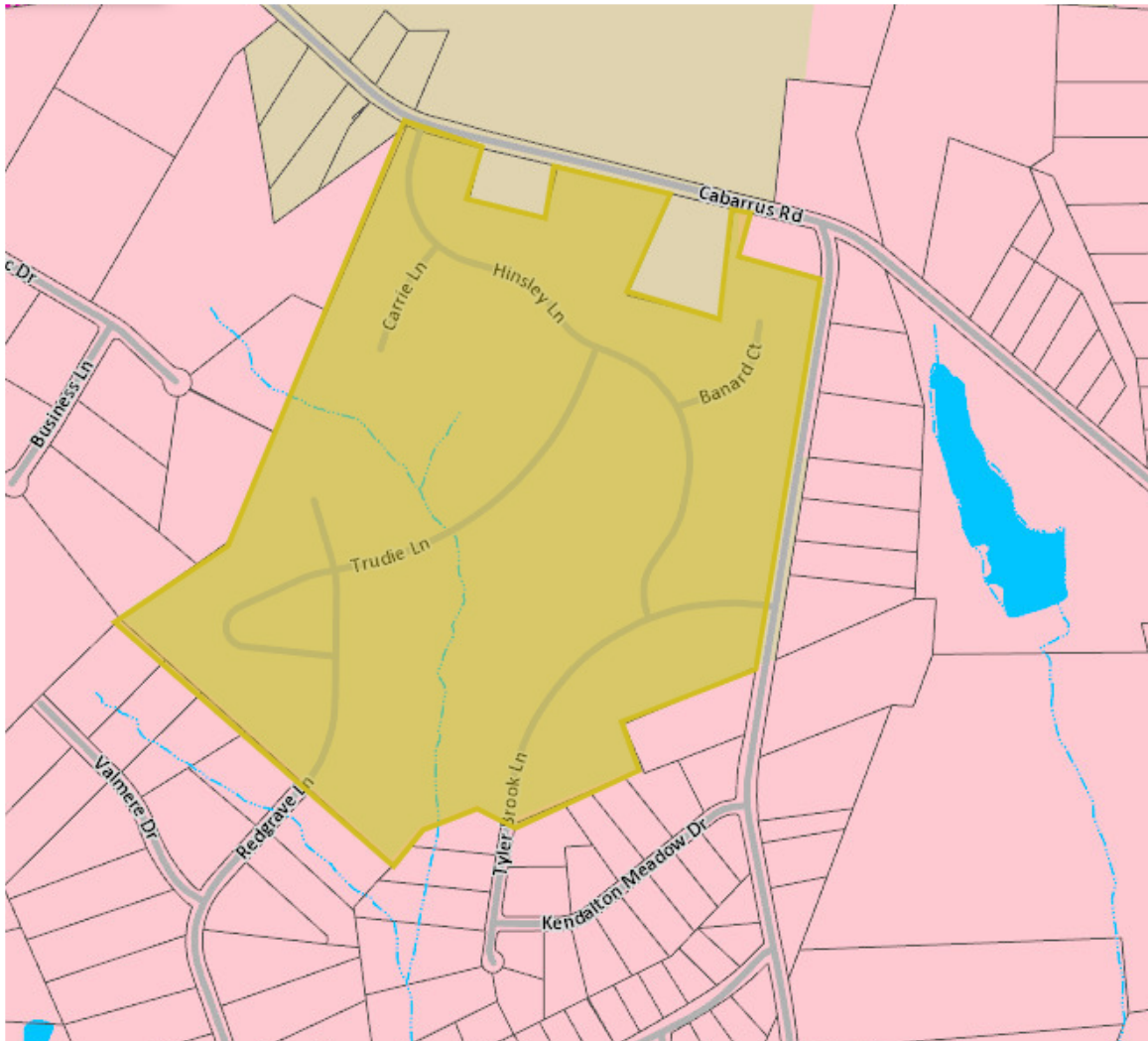
STAFF REPORT

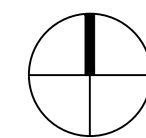
<p>Staff Analysis</p>	<div> <p>Development Standards:</p> <p>Typ. Lot Area: 20,000 sqft</p> <p>Typ. Lot Dimensions: 125' x 160'</p> <p>Min. Lot Width: 125'</p> <p>Front Setback: 50'</p> <p>Side Setback: 15'</p> <p>Side Setback Adjoining ROW: 25'</p> <p>Rear Setback: 40'</p> </div> <p><i>Planning Board Review and Decision (Mandatory).</i> The Planning Board shall hold a hearing to review the Site Plan (Preliminary Plat) and determine whether the Site Plan (Preliminary Plat) complies with the requirements of this Ordinance, specifically including without limitation all substantive requirements and conditions set forth in Article 7, Section 7.3 (Conditions for Subdivisions). This hearing shall be held in an administrative proceeding and may be conducted in accordance with rules of procedure adopted by the Planning Board as the same may be changed from time to time.</p> <p>The Planning Board action may be approval (if the Site Plan (Preliminary Plat) complies with all Ordinance requirements), tentative approval with conditions (if the Ordinance requires such), or denial of the Site Plan (Preliminary Plat) (if the Site Plan (Preliminary Plat) does not comply with all Ordinance requirements).</p> <p>Upon approval of the Site Plan (Preliminary Plat) by the Planning Board, the Applicant may proceed to comply with the other requirements of this Ordinance and the preparation of the subdivision Final Plat for final approval by the Administrator.</p>
<p>STAFF RECOMMENDATION</p>	<p>Staff recommends approval</p> <ul style="list-style-type: none"> Street trees are required on the internal streets and perimeter, fronting streets (Cabarrus Road and Williams Road) 7.3.2 General Requirements for Subdivisions.

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LOCATION MAP





Development Standards:

Typ. Lot Area:	20,000 sqft
Typ. Lot Dimensions:	125' x 160'
Min. Lot Width:	125'
Front Setback:	50'
Side Setback:	15'
Side Setback Adjoining ROW:	25'
Rear Setback:	40'

JOB NO: 65120915
DATE: 08/24/2022
SHEET 1

Oak Creek

Mint Hill, NC

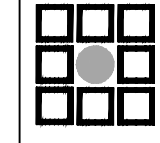
Overall Site Plan

[illegible]

DESIGN BY:	JA/RT/KN	DATE:	08/23/21
DRAWN BY:	JA/RT/KN		08/23/21
CHECKED BY:	SCD		08/23/21
APPROVED BY:	SCD		08/23/21



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