



1. CALL TO ORDER
2. ROLL CALL AND INVOCATION
3. APPROVE MINUTES OF THE JANUARY, 2022 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 [#ZC21-16](#), FILED BY TIM AREY, FOR PROPERTY LOCATED AT 11631 LAWYERS ROAD, TAX PARCEL NUMBER(S): 197-011-42, 197-011-45, AND 197-011-16, CONDITIONAL REZONING TO AMEND #ZC19-9 ZONING PLAN AND REQUEST AN EXCEPTION TO THE DOWNTOWN CODE WITH RESPECT TO FRONTAGE REQUIREMENTS ALONG A PUBLIC STREET
 - B. DISCUSSION AND RECOMMENDATION ON THE 2022 DRAFT LAND USE PLAN UPDATE
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 JANUARY 24, 2022

The Mint Hill Planning Board met in a regular session on Monday, January 24, 2022 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Chairman: Tom Gatz

Members: Kenny Draffen, Jennifer Manchester, Chip Todd, and Eric Tyson

Planning Director: John Hoard

Clerk to the Board: Savanna Ocasio

Commissioner: Patrick Holton

Absent: Scott Fandel and Roger Hendrix

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. Mrs. Manchester gave the invocation.

ORDER OF BUSINESS

Approval of Minutes for the November 22, 2021 Called Meeting: Upon the motion of Mr. Todd, seconded by Mr. Tyson, the Board unanimously approved the minutes of the November 22, 2021 Planning Board meeting.

Additions or Deletions of Agenda Items: Planning Director Hoard deferred Agenda Item B to next months meeting.

Reports of Committees, Members and Staff: Planning Director Hoard stated if everything held to schedule, the draft Land Use Plan would be brought to the Planning Board at their next months meeting. He stated initially, the idea was to have the Planning Board review the draft plan for their information but based on the interpretation of State law, the Planning Boards recommendation was required. A public hearing on the draft plan would be held at the Board of Commissioners next meeting and then brought to the Planning Board for their recommendation. The Planning Boards recommendation would then go to the Board of Commissioners meeting in March where it would likely be adopted.

Chairman Gatz stated it would be to the Planning Boards benefit to either attend next months public hearing or to watch the meeting stream on YouTube. Planning Director Hoard agreed, he encouraged the Board to watch the public hearing since the consultant would be giving a presentation. He stated he would send the Board a link to the website that was created for this process which included the presentation so they could review the plan and even track it's history to be brought up to speed. As always, the Board could call Planning Director Hoard if they had any questions.

Chairman Gatz asked Planning Director Hoard if he knew of any plans for the construction on Matthews-Mint Hill Road where houses and trees had been torn down. Planning Director Hoard stated he had been in conversation with the gentleman who purchased the property. He stated the gentleman had a plan

although nothing had been submitted yet. He believed the gentleman was interested in building a structure but as far as use and tenants, Planning Director Hoard did not know.

Old Business: None.

New Business:

A. Discussion and Recommendation on #ZC21-15, Filed by Luther Jones, Jr., for property located at 5011 Wilgrove-Mint Hill Road, Tax Parcel number: 137-051-05, to request to rezone to the General Business (B-G) district: Planning Director Hoard submitted the following memo to the Board.

The applicant is seeking approval to rezone 1.56 acres located at 5011 Wilgrove-Mint Hill Road, from Residential to General Business. *Individual, particularized conditions on rezoning's to a general use district are unenforceable in North Carolina.* The Board should consider all potential uses permitted in the B-G district. The permitted use table is attached. All uses designated as BR (by-right) or SR (special requirements) in the B-G district are permitted without Board approval if the rezoning is granted. All uses designated as CZ would necessitate a separate rezoning process specific to a detailed Zoning Plan.

Staff Recommendation: Unfavorable.

Planning Director Hoard stated the applicant was present but before he began his presentation, he wanted to briefly mention something to the Board. He stated this request was somewhat unusual as this type of rezoning was not common in Mint Hill. Tonight's request would be considered a Conventional Rezoning or as some would say, a by right Rezoning. He stated the Board was familiar with Conditional Rezoning's in which a site plan was provided to show exactly what was going to be placed on the property. With Conventional Rezoning, there was no site plan or use provided to the Board. When making a decision or recommendation, he suggested the Board consider any of the uses that were allowed within that district. Even if the applicant promised something, the Board could not hold them to it since condition could not be placed on the property. In the Board's agenda packet, Planning Director Hoard provided a list of all the uses that were allowed in that district. He stated several of the uses listed required Conditional Zoning so for example, if the zoning change was approved and someone had interest in building a convenient store, they would have to go back through a Conditional Zoning process for approval. He stated the highlighted uses in the packet were uses that would be allowed if the rezoning were approved by right; meaning it would be administratively handled.

Mr. Luther Jones, 5011 Wilgrove-Mint Hill Road, introduced himself to the Board. He was before the Board requesting his property be rezoned from Residential to General Business. Mr. Jones explained he and his wife were previous Mint Hill residents. They ended up moving to the mountains to live closer to their children. As his wife suffered with dementia, her doctor recommended moving back to Mint Hill as that was all Mrs. Jones seemed to remember. Quickly, Mr. and Mrs. Jones made their move to Mint Hill to reside at the home Mrs. Jones fell in love with, 5011 Wilgrove-Mint Hill Road, where Mr. Jones continued to be his wife's caregiver 24/7. Mr. Jones purchased their home without an inspection, so they had been putting up with conditions due to the cost associated with completely renovating the house, so he decided he wanted to rezone his property. Mr. Jones mentioned the successful rezoning's that had been approved in Mint Hill and felt as though he was being discriminated against since his request had not been

approved. He stated there were more businesses than individual households along Wilgrove-Mint Hill Road, so he did not understand how his property differed. Mr. Jones stated if he did not receive the Towns approval, he and his wife might have to stay in that home for the rest of their lives which was bad for their health. Mr. Jones concluded by thanking the Board for their time and hoped they would cooperate with him.

Mr. Todd thanked Mr. Jones for coming before the Board to share his heart and story. He asked Mr. Jones what his intentions for the home were. Mr. Jones stated if someone were interested in his property, he would sell it and buy a home for him and his wife that did not require any repair work to be done. Mr. Todd asked how long Mr. Jones had lived in that home. Mr. Jones stated this past Labor Day made one year since they moved in. He went on to describe a major reasoning behind his request, safety. He stated that Labor Day there were a few kids walking along Wilgrove-Mint Hill Road that had asked Mr. Jones if they could have a few fresh grapes that were growing in his yard. He welcomed the children to the grapes and asked where they were headed. The children were headed to the nearest convenient store to get some ice cream. As the kids ate grapes and continued on, Mr. Jones saw them playing and one of the children had accidentally been pushed into the road. He stated he would like to have the property rezoned to keep the children safe. If his property were a convenient store, it would be safer for the children so they would not have to cross such a busy highway. Mr. Todd said he respected Mr. Jones and thanked him again for coming before the Board.

Mr. Tyson asked if Mr. Jones tried selling the property in its current zone, residential. He stated the house on the property seemed beyond his level of repair. Mr. Jones said a gentleman had approached him whom seem interested in the home. The gentleman told Mr. Jones that he could add four more houses on the property. Mr. Jones explained to the gentleman that he was in the process of requesting a zoning change. The gentleman asked Mr. Jones to keep him updated and gave him his business card.

Mr. Todd made an unfavorable recommendation, seconded by Mr. Draffen, and the Board unanimously agreed to send an unfavorable recommendation to the Board of Commissioners on #ZC21-15, Filed by Luther Jones Jr., to request to rezone to the General Business (B-G) district. The recommended consistency statement was as follows:
#ZC21-15 was found to be inconsistent with the Mint Hill Land Use Plan based on the information contained in the application and because the Mint Hill Land Use Plan recommended residential land use for the property. We found this petition to not be reasonable and in the public interest based on the potential disruptive nature of commercial use within a predominantly residential setting.

Other Business: None.

Adjournment: Upon the motion of Mr. Todd, seconded by Mr. Tyson, and unanimously agreed upon, Chairman Gatz adjourned the meeting at 6:58 p.m.

Savanna Ocasio
Program Support Assistant



STAFF REPORT

CASE# ZC21-16

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APPLICATION

CASE:	ZC21-16
EXISTING ZONING:	R DO-A CD
PROPOSED ZONING:	R DO-A CD
PROPERTY OWNER:	Stephen McEwen
APPLICANT:	Tim Arey
LOCATION:	11631 Lawyers Road and two adjoining properties
TAX PARCEL NUMBER(S):	197-011-42, 197-011-45 and 197-011-16
REQUEST:	Amendment to ZC19-9 Zoning Plan (Specify alleys are public)

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STAFF REPORT

APPLICATION SUMMARY

ZC19-9 was approved on September 10, 2020. The applicant is requesting an amendment to the approved ZC19-9 Zoning Plan. The need for the amendment is a result of the sewer extension. Charlotte Water will not allow sewer to extend through a private alley.

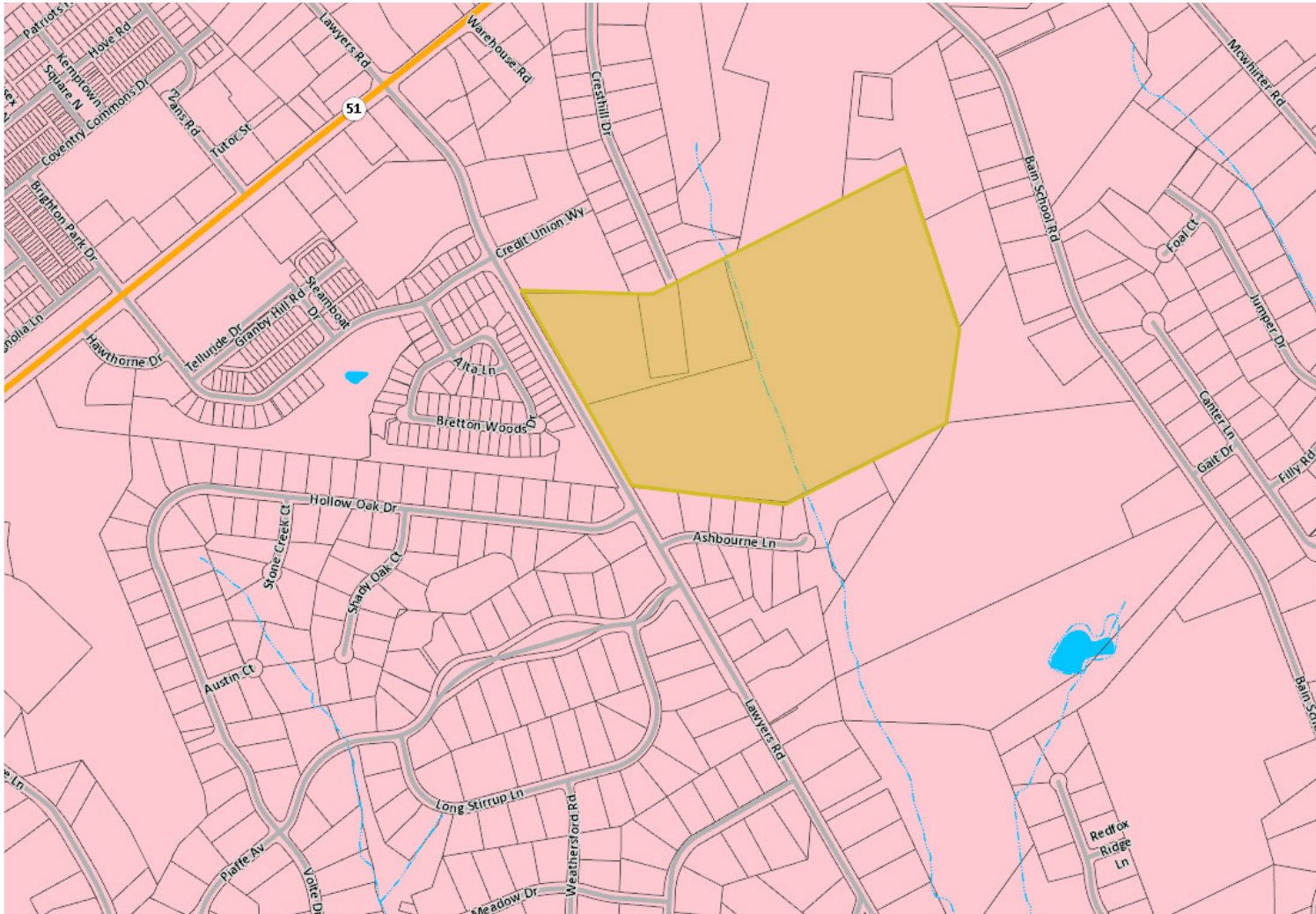
If the requested amendment is approved, all alleys in McEwen Manor will be designated as public alleys. The applicant has agreed to meet CLT Water's conditions to allow sewer in the public alleys and the alleys will be built to the Town's specification.

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

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LOCATION MAP



APPROVED ZONING PLAN

APPROVED
BOARD OF COMMISSIONERS
September 10, 2020



Firm License # P-1191
331 Coddle Market Drive
Suite 110
Concord, NC 28027
Civil Site Design
Low Impact Development
Small Scale Building Design
Telephone: 704.573.1021
Fax: 704.573.7051



MCWEN MANOR
DEVELOPMENT
BY
STREETSCAPE LAND PARTNERS
10000 MCWEN MANOR DRIVE
CHARLOTTE, NC 28277

Project Number: 17-18-082
Date: 09/22/2020

Drawn By: DM
Checked By: npt

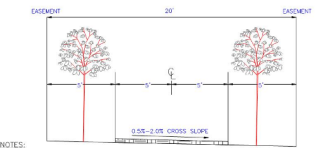
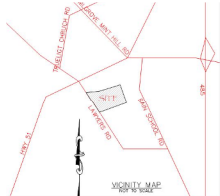
Revisions:
1. ORIGINAL SUBMITTAL
2. PER TOWN & MECKLENBURG COUNTY
3. PER TOWN & MECKLENBURG COUNTY
4. FOR APPLICANT
5. FOR APPLICANT
6. FOR TOWN OF MINT HILL

Sheet Title:

Site Plan

Sheet No:

C-2.0



- NOTES:
- TRAIL WIDTH SHALL BE A MINIMUM OF 10' WITH A 20' PERMANENT MAINTENANCE EASEMENT. TRAIL MAINTENANCE WILL BE THE RESPONSIBILITY OF THE HOA.
 - TRAIL SHALL BE CLEARED AND GRUBBED OF VEGETATION USING A SKID STEER WITH MAXIMUM BUCKET WIDTH OF 12'-0".
 - CARE SHALL BE TAKEN TO PRESERVE TREES WITH A CALIPER GREATER THAN 4-INCHES (AS MEASURED AT EYE LEVEL). THE TRAIL MAY MEANDER WITHIN THE PROPOSED 20'-FT EASEMENT TO ACCOMMODATE.
 - TRAIL SURFACE TO BE CONSTRUCTED TO TOWN OF MINT HILL RECOMMENDATIONS.
 - TRAIL SHALL HAVE A CROSS SLOPE BETWEEN 0.5% AND 2.0%.

APPROVED ZONING CONDITIONS:

- SEWER WILL BE EXTENDED TO CRESTHILL DRIVE.
- THE DECORATIVE PEDESTRIAN LIGHTS ON CRESTHILL DRIVE SHOULD BE PAID IN FULL (DECORATIVE UPCHARGE). THE LIGHT BILL TO BE PAID BY MCWEN MANOR HOA. PEDESTRIAN LIGHTS TO BE SPACED EVERY 100 FT. (TYPE SHOULD MATCH THE LIGHTS INSTALLED ON CRESTHILL DRIVE NEXT TO THE MEDICAL BUILDING).
- CONSTRUCTION TRAFFIC IS PROHIBITED FROM USING CRESTHILL DRIVE TO ACCESS THE DEVELOPMENT SITE.
- BARRICADE AT THE END OF CRESTHILL DRIVE TO REMAIN UNTIL PUBLIC WORKS AUTHORITY'S ITS REMOVAL.
- POSTED SPEED LIMIT TO BE 25 MPH (DEVELOPER RESPONSIBLE FOR SIGNAGE).

*NOTE THE ZONING PLAN AND ALL APPLICABLE ORDINANCE REQUIREMENTS, INCLUDING THE DOWNTOWN CODE, WILL GOVERN THE DEVELOPMENT OF MCWEN MANOR.

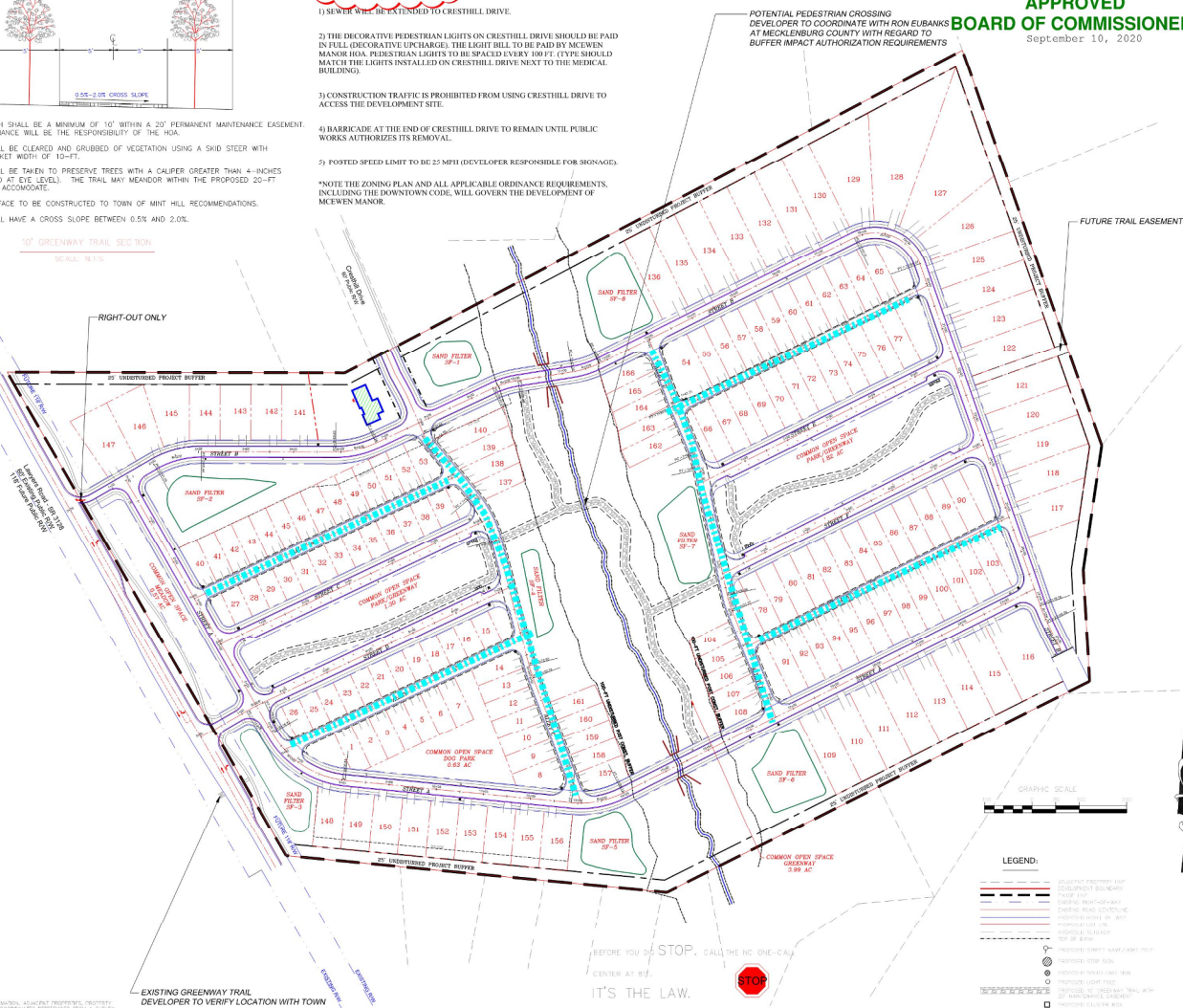
POTENTIAL PEDESTRIAN CROSSING
DEVELOPER TO COORDINATE WITH RON EUBANKS
AT MECKLENBURG COUNTY WITH REGARD TO
BUFFER IMPACT AUTHORIZATION REQUIREMENTS

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.

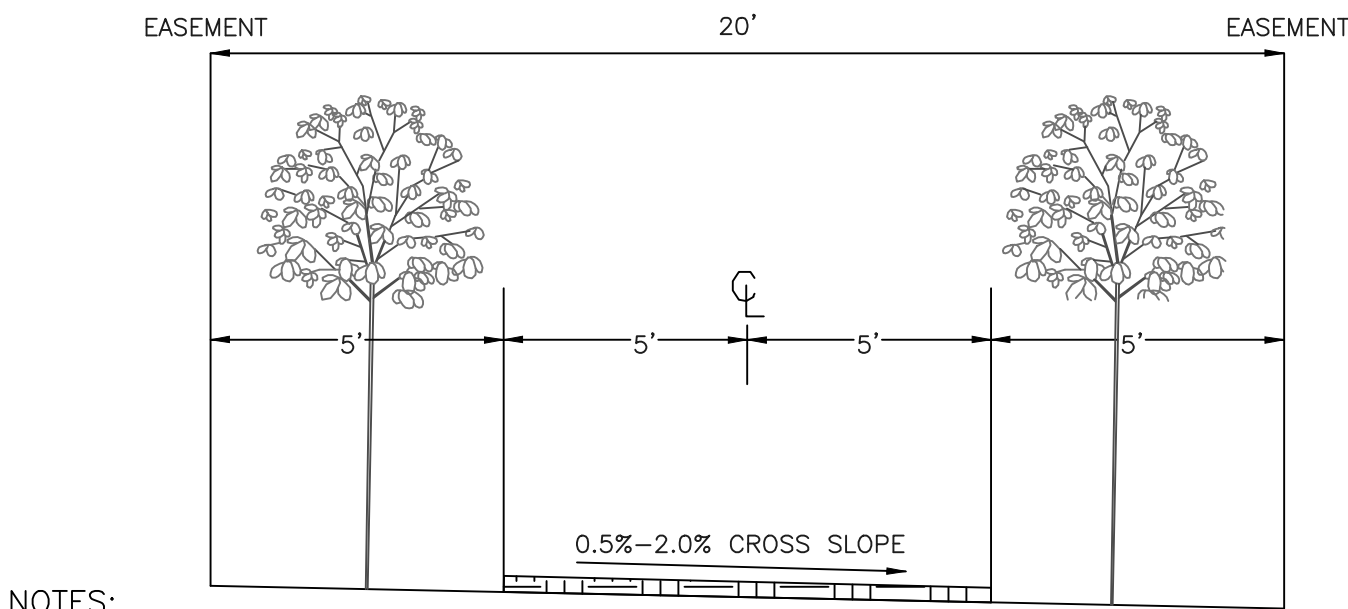
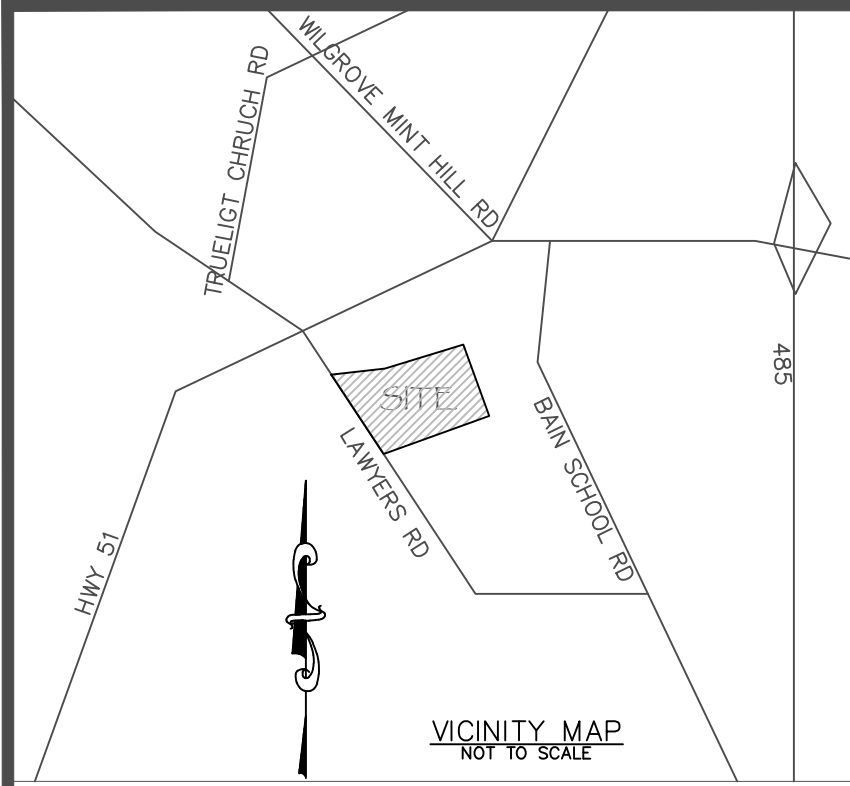
BLOCK	BLOCK LENGTH TABLE	LENGTH
STREET A	STREET B TO ALLEY A	800 FT
STREET A	ALLEY A TO STREET C	110 FT
STREET A	STREET C TO STREET D	141 FT
STREET A	STREET D TO ALLEY B	111 FT
STREET A	ALLEY B TO ALLEY C	627 FT
STREET A	ALLEY C TO ALLEY D	380 FT
STREET A	ALLEY D TO STREET E	800 FT
STREET B	LAWRENCE ROAD TO STREET A	150 FT
STREET B	ALLEY C TO ALLEY D	844 FT
STREET B	ALLEY D TO ALLEY E	580 FT
STREET B	ALLEY E TO ALLEY F	180 FT
STREET B	ALLEY F TO ALLEY G	161 FT
STREET B	ALLEY G TO STREET A	181 FT
STREET B	STREET A TO END OF PHASE	140 FT
STREET C	STREET A TO ALLEY C	624 FT
STREET D	LAWRENCE ROAD TO STREET A	150 FT
STREET D	ALLEY A TO ALLEY C	580 FT
STREET E	ALLEY D TO STREET B	580 FT
STREET F	ALLEY D TO STREET C	611 FT
ALLEY A	STREET A TO STREET C	611 FT
ALLEY B	STREET A TO STREET C	654 FT
ALLEY C	STREET A TO ALLEY D	138 FT
ALLEY C	ALLEY A TO STREET C	113 FT
ALLEY C	STREET C TO STREET D	150 FT
ALLEY C	STREET D TO ALLEY E	141 FT
ALLEY C	ALLEY B TO STREET A	380 FT
ALLEY D	STREET B TO ALLEY E	181 FT
ALLEY D	ALLEY E TO STREET F	180 FT
ALLEY D	STREET F TO ALLEY G	180 FT
ALLEY D	ALLEY G TO STREET A	180 FT
ALLEY E	ALLEY D TO STREET B	580 FT
ALLEY F	ALLEY D TO STREET B	611 FT
CRESTHILL	CRESTHILL TO STREET B	140 FT
TOTAL		16,897 FT



GRAPHIC SCALE

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DESIGNED BY: AP ASSOCIATES, PLLC
DRAWN BY: DM
CHECKED BY: npt
DATE: 09/22/2020
PROJECT: MCWEN MANOR DEVELOPMENT
SHEET: C-2.0
TOWN OF MINT HILL
MECKLENBURG COUNTY
APPLICANT: STREETSCAPE LAND PARTNERS
10000 MCWEN MANOR DRIVE
CHARLOTTE, NC 28277



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.

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

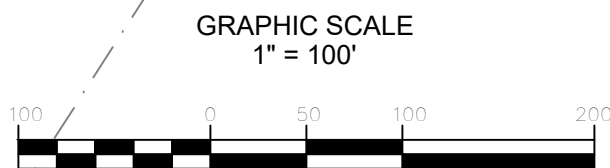
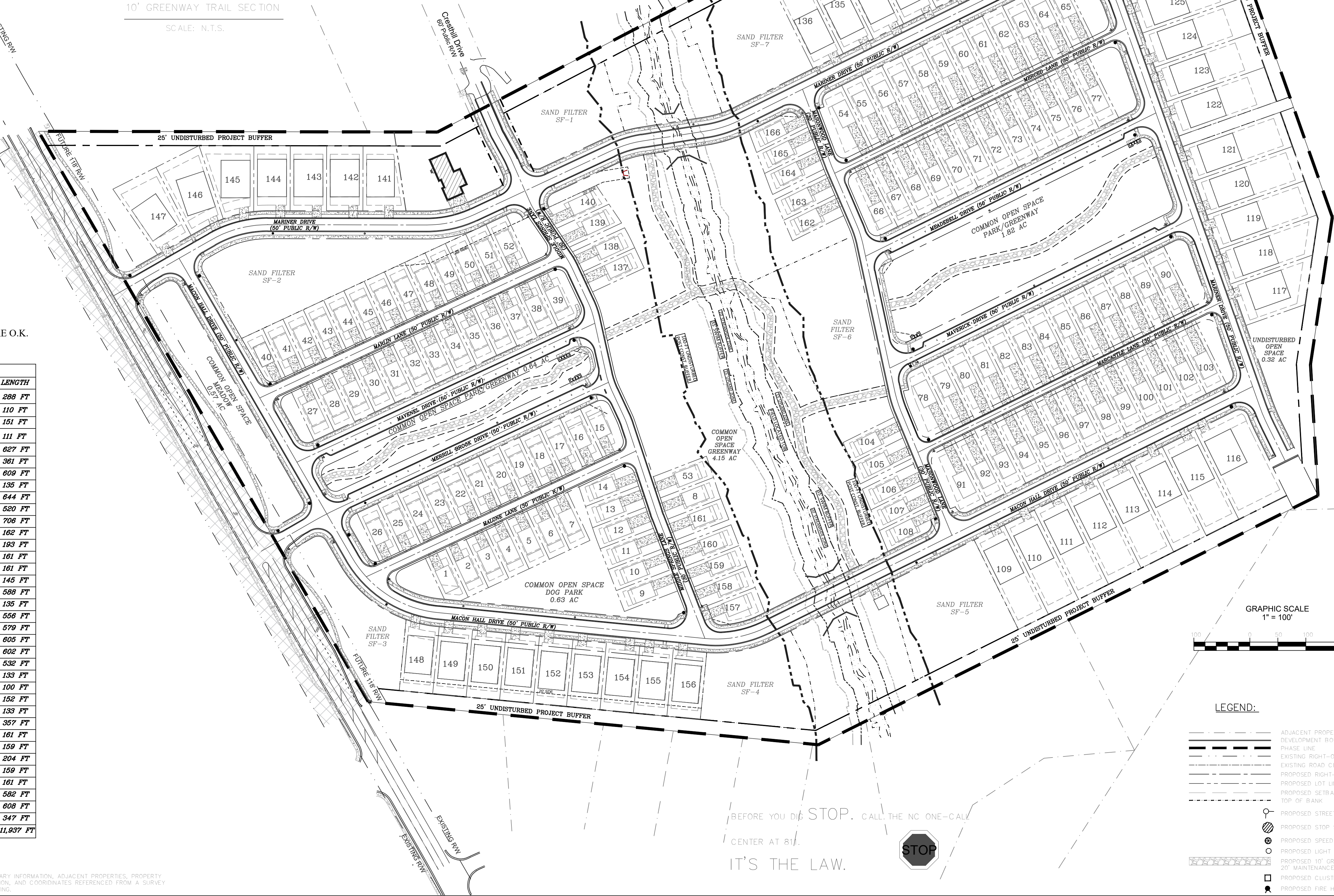
COS PROVIDED:
DOG PARK: 0.63 ACRES
MEADOW: 0.57 ACRES
PARK/GREENWAY: 1.82 ACRES
LF OF GREENWAY: 3,406 LF X 16 FT = 54,496 SF OR 1.25 ACRES
GREENWAY: 4.15 ACRES
TOTAL COS PROVIDED = 8.42 ACRES > 6.22 ACRES, THEREFORE O.K.

BLOCK LENGTH TABLE		
BLOCK	DESCRIPTION	LENGTH
MACON HALL DRIVE	MARINER DRIVE TO MARLIN LANE	288 FT
MACON HALL DRIVE	MARLIN LANE TO MAVENEL DRIVE	110 FT
MACON HALL DRIVE	MAVENEL DRIVE TO MERRILL BROOK DRIVE	151 FT
MACON HALL DRIVE	MERRILL BROOK DRIVE TO MARINER LANE	111 FT
MACON HALL DRIVE	MARINER LANE TO MIDDLE SPRINGS LANE	627 FT
MACON HALL DRIVE	MIDDLE SPRINGS LANE TO MASONWOOD LANE	361 FT
MACON HALL DRIVE	MASONWOOD LANE TO MARINER DRIVE	609 FT
MARINER DRIVE	LAWYERS ROAD TO MACON HALL DRIVE	135 FT
MARINER DRIVE	MACON HALL DRIVE TO MIDDLE SPRINGS LANE	644 FT
MARINER DRIVE	MIDDLE SPRINGS LANE TO MASONWOOD LANE	520 FT
MARINER DRIVE	MASONWOOD LANE TO MERCED LANE	706 FT
MARINER DRIVE	MERCED LANE TO MEADEBELL DRIVE	162 FT
MARINER DRIVE	MEADEBELL DRIVE TO MAVERICK DRIVE	193 FT
MARINER DRIVE	MAVERICK DRIVE TO MARCASTLE LANE	161 FT
MARINER DRIVE	MARCASTLE LANE TO MACON HALL DRIVE	161 FT
MARINER DRIVE	MACON HALL DRIVE TO END OF PHASE	145 FT
MAVENEL DRIVE	MACON HALL DRIVE TO MIDDLE SPRINGS LANE	588 FT
MERRILL BROOK DRIVE	LAWYERS ROAD TO MACON HALL DRIVE	135 FT
MERRILL BROOK DRIVE	MACON HALL DRIVE TO MIDDLE SPRINGS LANE	556 FT
MEADEBELL DRIVE	MASONWOOD LANE TO MARINER DRIVE	579 FT
MAVERICK DRIVE	MASONWOOD LANE TO MARINER DRIVE	605 FT
MARLIN LANE	MACON HALL DRIVE TO MAVENEL DRIVE	602 FT
MALONE LANE	MACON HALL DRIVE TO MAVENEL DRIVE	532 FT
MIDDLE SPRINGS LANE	MARINER DRIVE TO MARLIN LANE	133 FT
MIDDLE SPRINGS LANE	MARLIN LANE TO MAVENEL DRIVE	100 FT
MIDDLE SPRINGS LANE	MAVENEL DRIVE TO MERRILL BROOK DRIVE	152 FT
MIDDLE SPRINGS LANE	MERRILL BROOK DRIVE TO MALONE LANE	133 FT
MIDDLE SPRINGS LANE	MALONE LANE TO MACON HALL DRIVE	357 FT
MASONWOOD LANE	MARINER DRIVE TO MERCED LANE	161 FT
MASONWOOD LANE	MERCED LANE TO MEADEBELL DRIVE	159 FT
MASONWOOD LANE	MEADEBELL DRIVE TO MAVERICK DRIVE	204 FT
MASONWOOD LANE	MAVERICK DRIVE TO MARCASTLE LANE	159 FT
MASONWOOD LANE	MARCASTLE LANE TO MACON HALL DRIVE	161 FT
MERCED LANE	MASONWOOD LANE TO MARINER DRIVE	582 FT
MARCASTLE LANE	MASONWOOD LANE TO MARINER DRIVE	608 FT
CRESTHILL DRIVE	CRESTHILL CONNECTION TO MARINER DRIVE	347 FT
TOTAL		11,937 FT

APPROVED ZONING CONDITIONS:

- 1) SEWER WILL BE EXTENDED TO CRESTHILL DRIVE.
- 2) THE DECORATIVE PEDESTRIAN LIGHTS ON CRESTHILL DRIVE SHOULD BE PAID IN FULL (DECORATIVE UPCHARGE). THE LIGHT BILL TO BE PAID BY MCEWEN MANOR HOA. PEDESTRIAN LIGHTS TO BE SPACED EVERY 100 FT. (TYPE SHOULD MATCH THE LIGHTS INSTALLED ON CRESTHILL DRIVE NEXT TO THE MEDICAL BUILDING).
- 3) CONSTRUCTION TRAFFIC IS PROHIBITED FROM USING CRESTHILL DRIVE TO ACCESS THE DEVELOPMENT SITE.
- 4) BARRICADE AT THE END OF CRESTHILL DRIVE TO REMAIN UNTIL PUBLIC WORKS AUTHORIZES ITS REMOVAL.
- 5) POSTED SPEED LIMIT TO BE 25 MPH (DEVELOPER RESPONSIBLE FOR SIGNAGE).
- 6) ALL ALLEYS SHALL BE PUBLIC.

*NOTE THE ZONING PLAN AND ALL APPLICABLE ORDINANCE REQUIREMENTS, INCLUDING THE DOWNTOWN CODE, WILL GOVERN THE DEVELOPMENT OF MCEWEN MANOR.



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

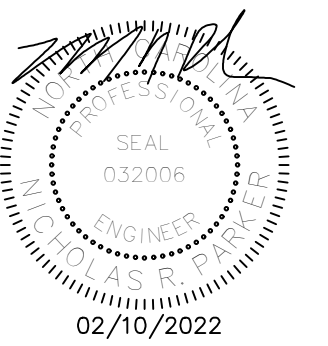


Firm License # P-1191
30 Union Street South
Concord, NC 28025

Civil Site Design
Low Impact Development
Small-Scale Building Design

Telephone: 704.573.1621
Facsimile: 704.248.7951

Seals:



MCEWEN MANOR DEVELOPMENT
MINT HILL, NORTH CAROLINA

BY:
MCEWEN MANOR PARTNERS, LLC
1401 EAST 7th STREET, SUITE 200
CHARLOTTE, NC 28204

Project Number: 17.18.082
Date: 02/10/2022
Drawn By: EML
Checked By: NRP

Revisions:
08/30/21 ORIGINAL SUBMITTAL
01/11/22 PER DEVELOPER
02/10/22 PER DEVELOPER

Sheet Title:

Overall
Site
Plan

Sheet No:

C-2.0

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DIMENSIONS, TOPOGRAPHICAL INFORMATION, AND COORDINATES REFERENCED FROM A SURVEY
COMPLETED BY NORSTAR LAND SURVEYING.

Draft Land Use Plan



Board of Town Commissioners Meeting

February 10, 2022



MERRICK®



GREEN HERON PLANNING, LLC

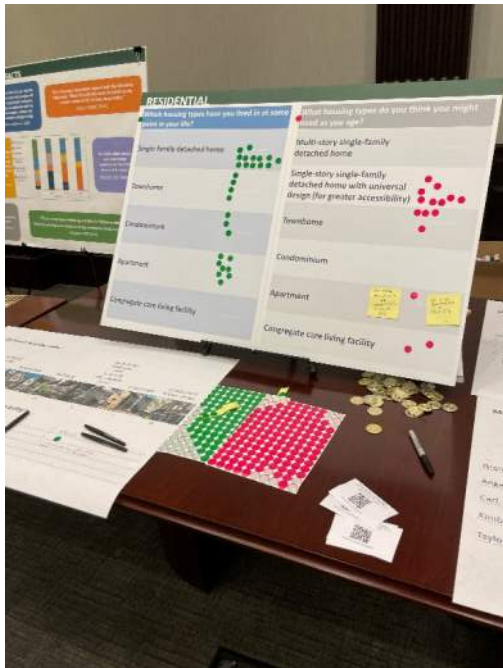


Public Engagement Summary

Welcome to the Town of Mint Hill Comprehensive Plan Update...

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
2,973	415	2,260	524	191



COMMUNITY TOPICS

PLANNING RESPONSE

Sense of Community

Maintain the Town's "small town feel"; encourage opportunities for community interaction at entertainment, recreation, and civic facilities; and celebrate Town history by telling the story of Mint Hill.

Preference for "Things To Do"

Develop mixed-use activity centers that offer a range of entertainment, shopping, dining, and civic uses.

Growth and Changing Demographics

Concentrate development in key areas and provide more housing and employment options for a changing demographic.

Open Space Matters

Preserve natural resources and other green spaces that contribute to the Town character and connect those areas to recreation facilities, activity centers, and neighborhoods with a combination of greenways, trails, and urban bike/ped facilities.

Infrastructure to Guide and Support Development

Plan for infrastructure to serve areas of concentrated development and leverage opportunities for shared funding with local, state, and federal partnerships.

Place Types – Nonresidential / Mixed Use

DOWNTOWN



Municipal centers are the established centers of commerce in the County. They are the local-serving areas of economic activity and community-focused gatherings and entertainment. Characterized by the broad range of uses and higher intensity development, these centers are the more urbanized areas of the County.

COMMUNITY CENTER (ACTIVITY CENTER 1)



These areas are intended to be centers of activity that include a mix of retail, restaurant, service, office, and civic and institutional uses (including senior centers, healthcare facilities, etc.) in addition to a variety of residential housing types. The mix of uses can be horizontal as well as vertical where a change in use can occur between floors of the same building. Buildings of two or more stories are common, and connected streets include short block lengths and pedestrian facilities. Open space is integrated in the form of community parks, large and small formal greens, plazas, and courtyards. Designed to facilitate access via walking and biking, mixed-use areas should be located where access via the road network, sidewalks, greenways, and/or local shuttle/circulator service is feasible.

NEIGHBORHOOD CENTER (ACTIVITY CENTER 2)



This area encourages the blending of complementary commercial, office, and service uses flanked by a mix of residential housing types. These areas typically offer a horizontal mix of uses where changes in use occur between adjacent one- and two-story buildings. With local-serving uses (i.e., grocery and drug stores, coffee shops, dry cleaners, branch banks, and restaurants), these centers may be located within walking/biking distance of and complement surrounding residential neighborhoods. Open space is in the form of small greens, courtyards, and pedestrian/bike paths.



Place Types – Nonresidential

COMMERCIAL (RETAIL & OFFICE)



These areas are devoted to small-scale complexes or individual sites with stand-alone buildings developed for retail, office, or service uses. Open space is integrated in the form of small greens and courtyards. Such establishments are typically located to take advantage of highway visibility and access.

OFFICE / EMPLOYMENT CENTER



These mixed-use areas are targeted as a primary location of job-generating uses in settings that meet today's workplace expectations. The mix of uses include light industrial, office, and/or institutional uses. These areas offer traditional workspace and can be supplemented by unconventional, collaborative workspace where innovation and education can intersect. Supporting businesses, retail, restaurants, services, and recreation are also part of the mix. Portions of this area may be suitable for residential uses. Open space, designed to enhance the quality of the setting and to be enjoyed for passive recreation, is in the form of formal and informal parks and green spaces connected by trails. Flexible open space that can be programmed for gatherings of various sizes and purposes are also integrated.

INSTITUTIONAL CAMPUS



Another type of mixed-use center, the collection of buildings in this area houses functionally related and complementary uses. Typically devoted to education (e.g., college campuses) and healthcare (e.g., hospitals, medical centers), these campuses are organized around a system of green spaces linked by a highly connected network of pedestrian paths. Parking is clustered and vehicular access is minimized.



Place Types – Residential

MEDIUM-DENSITY RESIDENTIAL



This area consists of—or can support—single-family detached homes on 1/4- to 1/2-acre lots. Improved open spaces in the form of neighborhood parks and recreational amenities are interspersed. Greenway trails within provide links to greenway trails in the area.

MIXED RESIDENTIAL LIVING



This area is characterized by moderate-density residential development. It is comprised of predominantly single-family detached homes but may include attached single-family units, such as townhomes and duplexes. The mix of housing types are intended to create intergenerational neighborhoods. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to greenway trails and walkways in neighboring development.



HIGH-DENSITY RESIDENTIAL



This area accommodates attached single-family and multi-family units. It appeals to a variety of age groups and lifestyle preferences. It is intended for locations where access to the transportation network and services is high. Improved open spaces include pocket parks and green spaces that support neighborhood gatherings and some recreational activities.



Place Types – Open Space

OPEN SPACE – CONSERVATION / RECREATION (PASSIVE)



These areas are undisturbed open space or minimally developed parcels due to natural or cultural value. They consist primarily of passive parks, publicly protected lands (e.g., County-maintained nature preserve), privately-managed open space, floodways and floodplains, and privately protected lands (i.e., conservation easements). Though some development exists in these areas, new development is unlikely. New uses are associated with access to protected open space for passive recreation, educational programs, and natural resource management. Maintaining environmental integrity or historic designation are major considerations in land-disturbing activities.

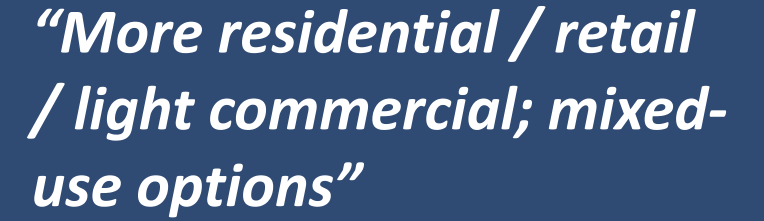
Note: Land set aside for conservation design, an approach to subdivision of land which preserves more natural open space in exchange for smaller minimum lot sizes, could contribute to the expansion of this Place Type to achieve a higher level of environmental and cultural sensitivity with new development. This may be a preferred approach to conventional residential development, especially if higher gross densities can be achieved.

OPEN SPACE – RECREATION (IMPROVED, ACTIVE)



These areas are developed as public parks and recreational facilities. Though various types of active recreation spaces are suitable uses in other place types, these areas are typically large, publicly-maintained facilities, including community and regional parks, golf courses, arboreums, etc.

MIXED-USE AND EMPLOYMENT CENTERS



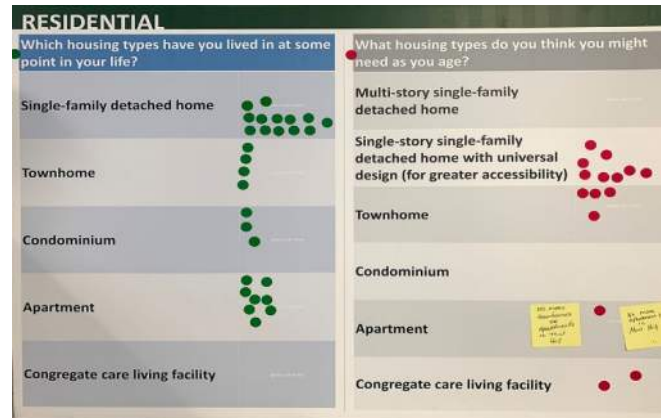
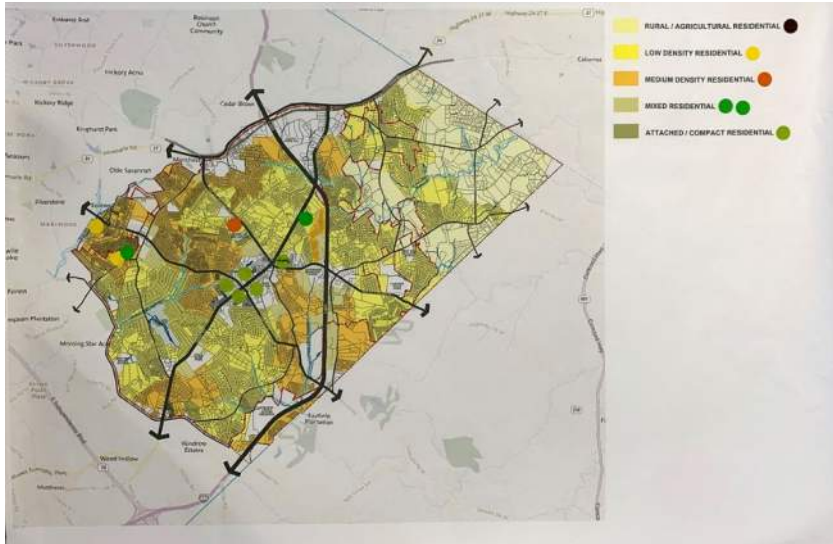
“Consider renovation of existing building into small business (ie. restaurant & boutique shop)”

“...downtown should be mixed use retail/condos”

“Less auto-oriented business”

Public Forum #2 Summary

RESIDENTIAL



Knowing the potential occupants of each type, what should be within walking distance?

	A	B	C	D	E	F	G
Grocery, drug, dry cleaners, neighborhood convenience							
Shops, restaurants, coffee house							
Park, rec center							
School (K-12)							
Workplaces, office, coworking space							
Greenway trails							
Highway, interstate							
Other neighborhoods							
Transit stop							
Medical, health services							
No development							

Match the resident or future resident to the appropriate housing type(s):

	A	B	C	D	E	F	G
Grandma Dorothy				X X X	X		X
Angela and Robert		X	X X X	X X X			X X
Carl, Susan, Kaitlyn, and Brock	X X	X X X					
Kimberly		X	X	X	X X X	X X	X
Taylor and Grayson						X X	X X X

“Mint Hill is a great little town but needs to seriously view and plan development now.”

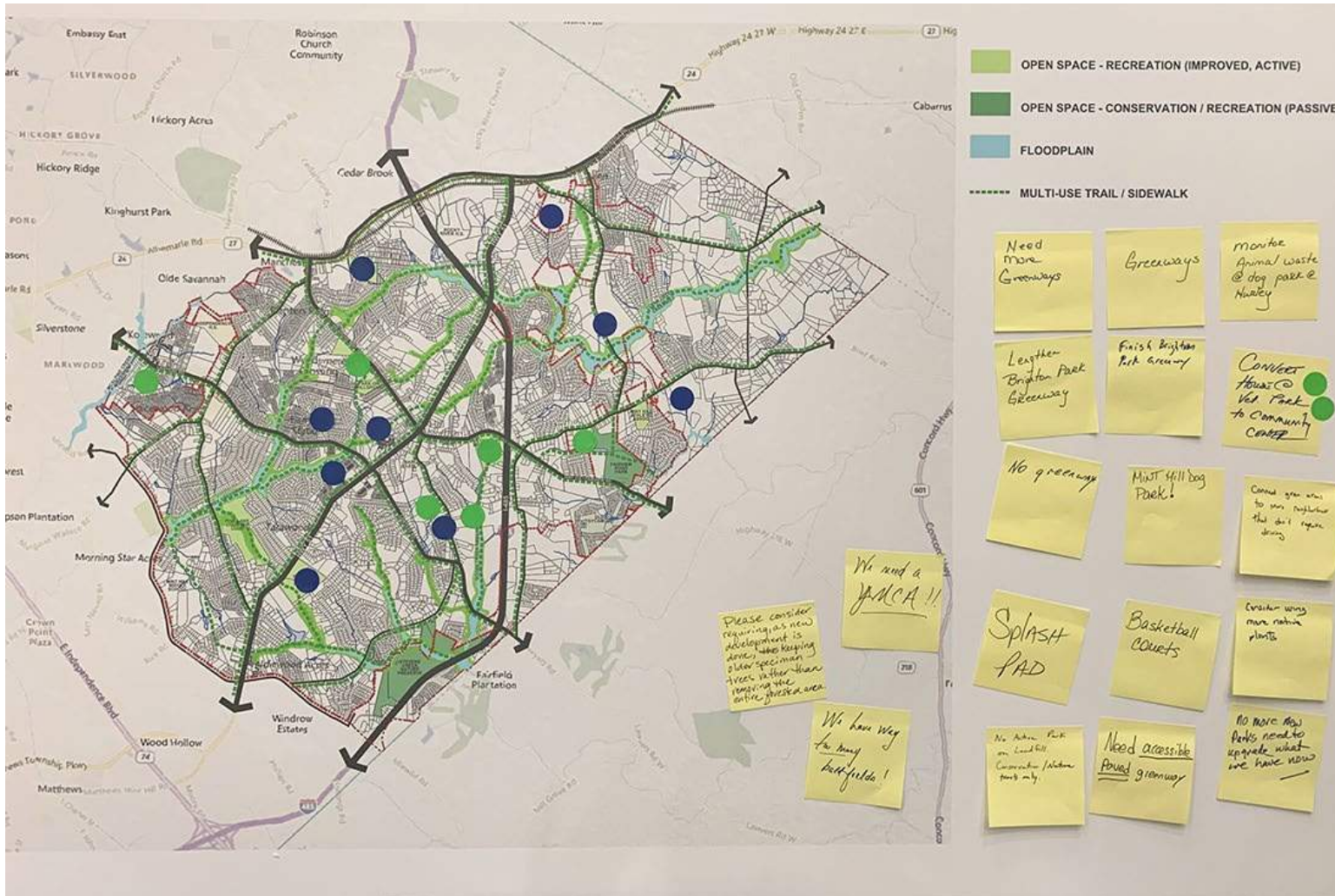
What should be in Mint Hill that's not here today?

- “Mixed Use”
- “Affordable senior housing”
- “Uptown living – condos above retail”

“No more apartments in Mint Hill”

Public Forum #2 Summary

PARKS & OPEN SPACE



“Need more greenways.”

“Connect green areas to more neighborhoods that don't require driving.”

“No more new parks, need to upgrade what we have now.”

“A YMCA or similar recreation center with pool facilities!”

“Basketball courts” “Dog park”

“Native plants” “Splash pad”

Public Forum #2 Summary

TRANSPORTATION & MOBILITY

WHAT TRANSPORTATION IMPROVEMENTS WOULD YOU LIKE TO SEE?

GREEN DOTS: WOULD LIKE TO SEE **ORANGE DOTS: NOT PREFERRED**

Pedestrian Options

Sidewalks
Best use is on roads that connect destinations or on roads with significant automobile traffic.

I want sidewalks on...

Crossing Improvements
Best use is to connect the existing pedestrian network. Typical improvement depends on the speed and size of roadway.

I want crossing improvements at...

Shared Use Paths
Best use is to connect parks and recreation facilities, along stream corridors or along arterial roads with speeds greater than 45 mph.

Natural Surface Trail
Best use is to connect parks and recreation facilities, along stream corridors or along arterial roads with speeds greater than 45 mph.

I want a natural surface trail on/near...

WHAT TRANSPORTATION IMPROVEMENTS WOULD YOU LIKE TO SEE?

Roadway and Transit Improvements

Roadway Widening
Increasing the number of through lanes to address congestion and mobility.

Locations

New Park and Ride Lot/or Express Bus Route
The Town of Mint Hill would need to coordinate with CATS on potential future transit expansion.

I would like to see a new park and ride lot/new express bus route at/on:

Intersection Improvement
Adding turn lanes, signal updates and changes, geometry improvements to make intersections safer and improve travel time.

I want intersection improvements at...

On-Demand Transit/Microtransit Service throughout Mint Hill
Some towns in NC are starting to use microtransit platforms where riders can schedule a same-day transit ride through an app.

I would like on-demand/microtransit option to travel to the following locations:

Attendees expressed positive support for the following types of improvements:

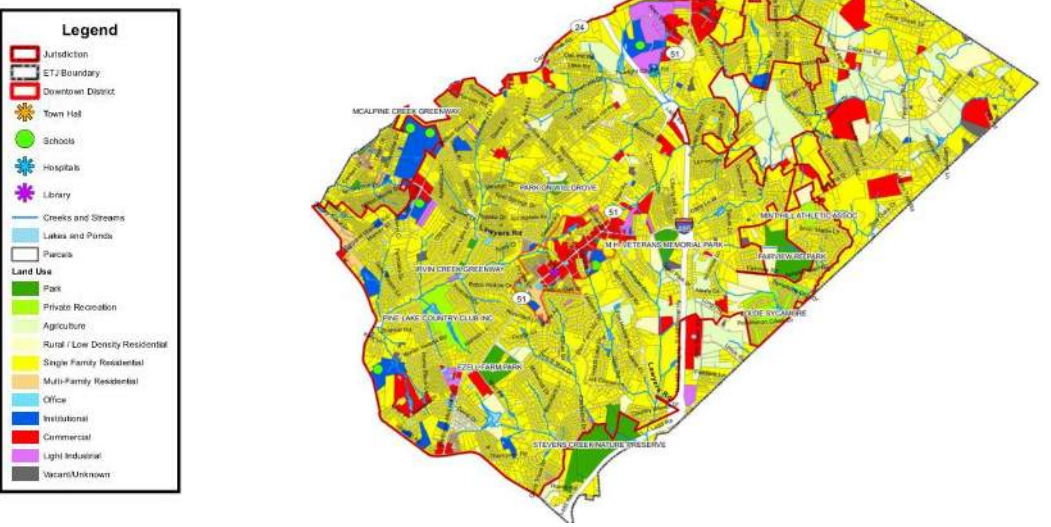
- Intersection Improvements
- Sidewalks
- Pedestrian Crossing Improvements
- Shared Use Paths
- Natural Surface Trails
- New Park and Ride Lot and/or Express Bus Routes

Attendees had mostly negative response to the following types of improvements:

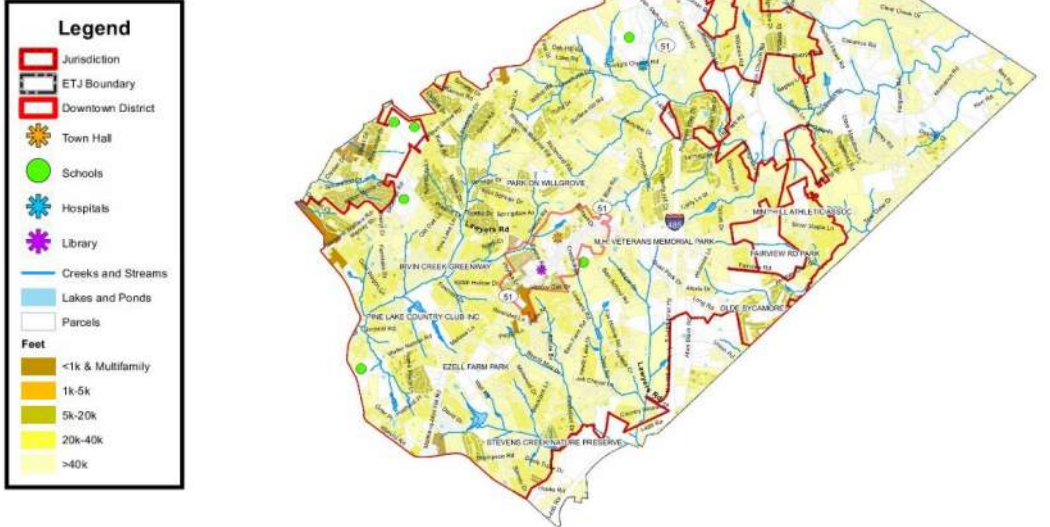
- Roadway widening (especially "superstreet")
- On-demand transit/micro-transit throughout Mint Hill

Additional Land Use Considerations

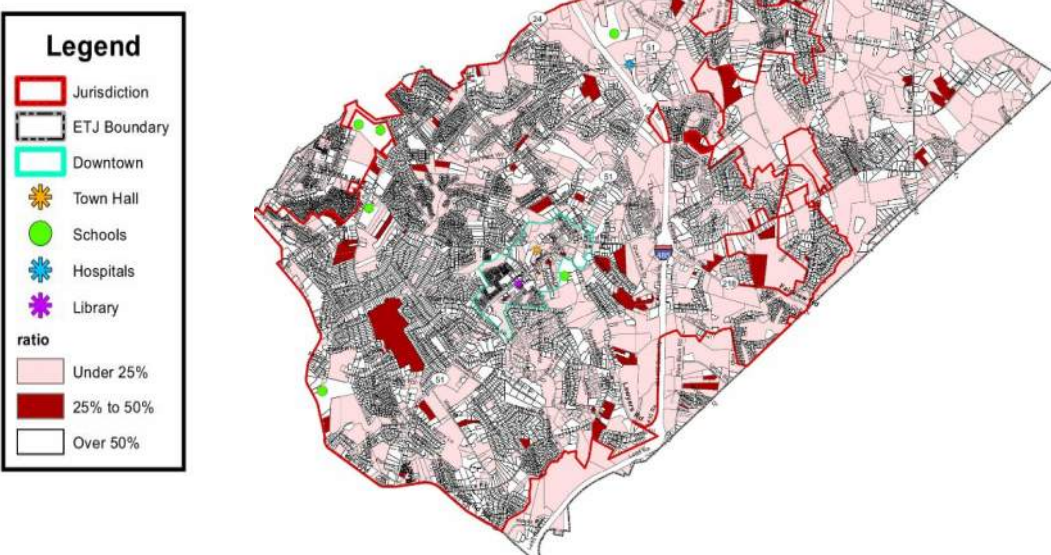
EXISTING LAND USE



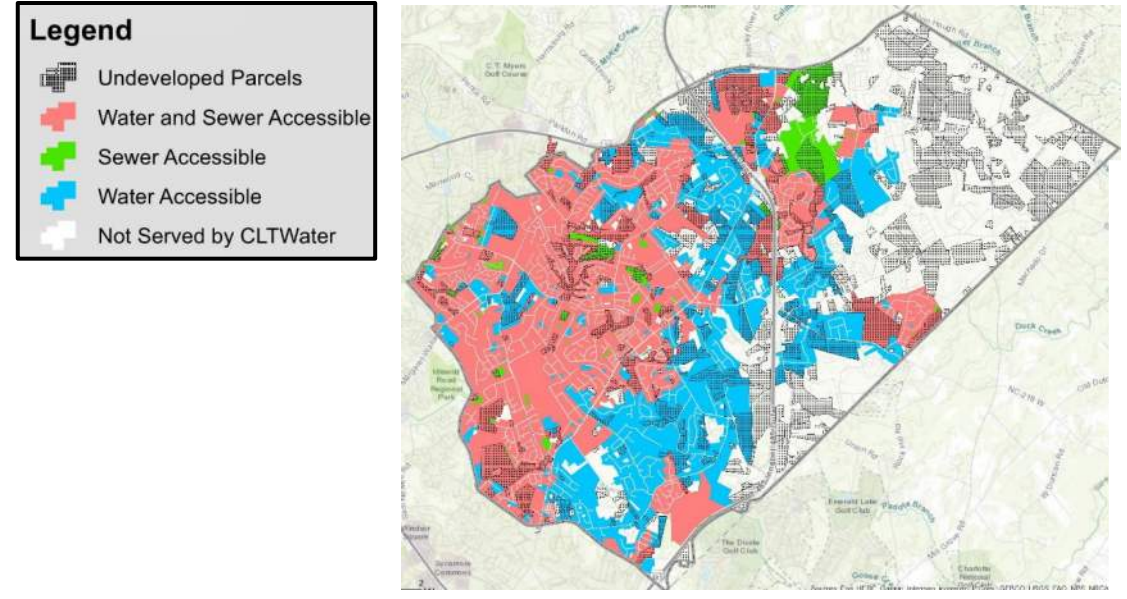
EXISTING RESIDENTIAL DENSITY



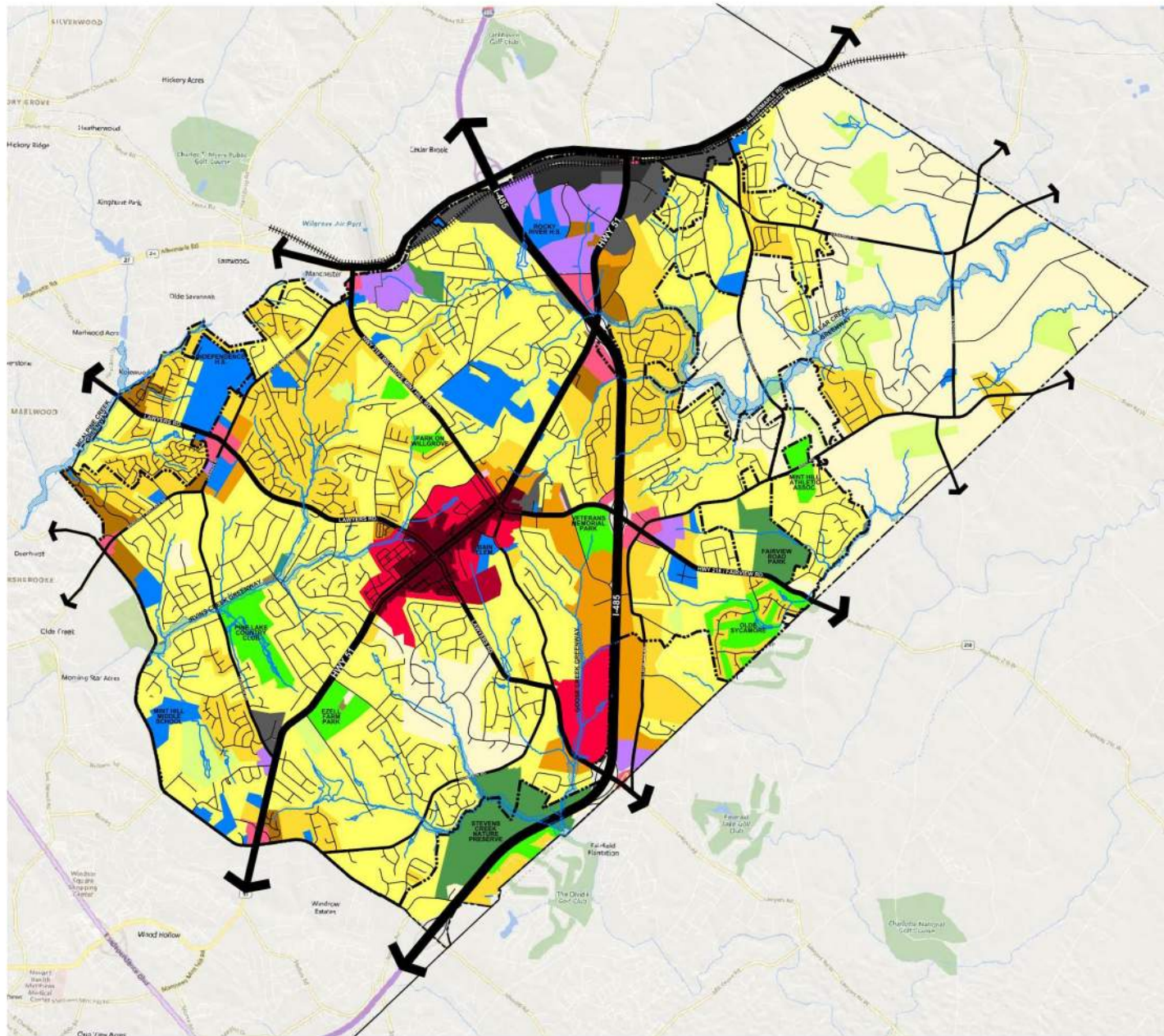
STRUCTURE-TO-LAND-VALUE



EXISTING WATER & SEWER SERVICE



DRAFT Future Land Use Plan



LEGEND

- TOWN OF MINT HILL BOUNDARY
- TOWN OF MINT HILL ETJ
- DOWNTOWN DISTRICT - TOWN CENTER
- DOWNTOWN DISTRICT - NEIGHBORHOOD
- MIXED USE - COMMUNITY CENTER
- MIXED USE - NEIGHBORHOOD CENTER
- MIXED USE - RETAIL & OFFICE
- OFFICE / EMPLOYMENT CENTER
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- INSTITUTIONAL CAMPUS
- RURAL RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED RESIDENTIAL
- ATTACHED / COMPACT RESIDENTIAL
- OPEN SPACE - RECREATION (ACTIVE)
- OPEN SPACE - CONSERVATION (PASSIVE)
- AGRICULTURE PRESERVATION
- FLOODPLAIN

Activity Center Prototype

ACTIVE OPEN SPACE



MEDIUM-DENSITY RESIDENTIAL



LOW-DENSITY RESIDENTIAL



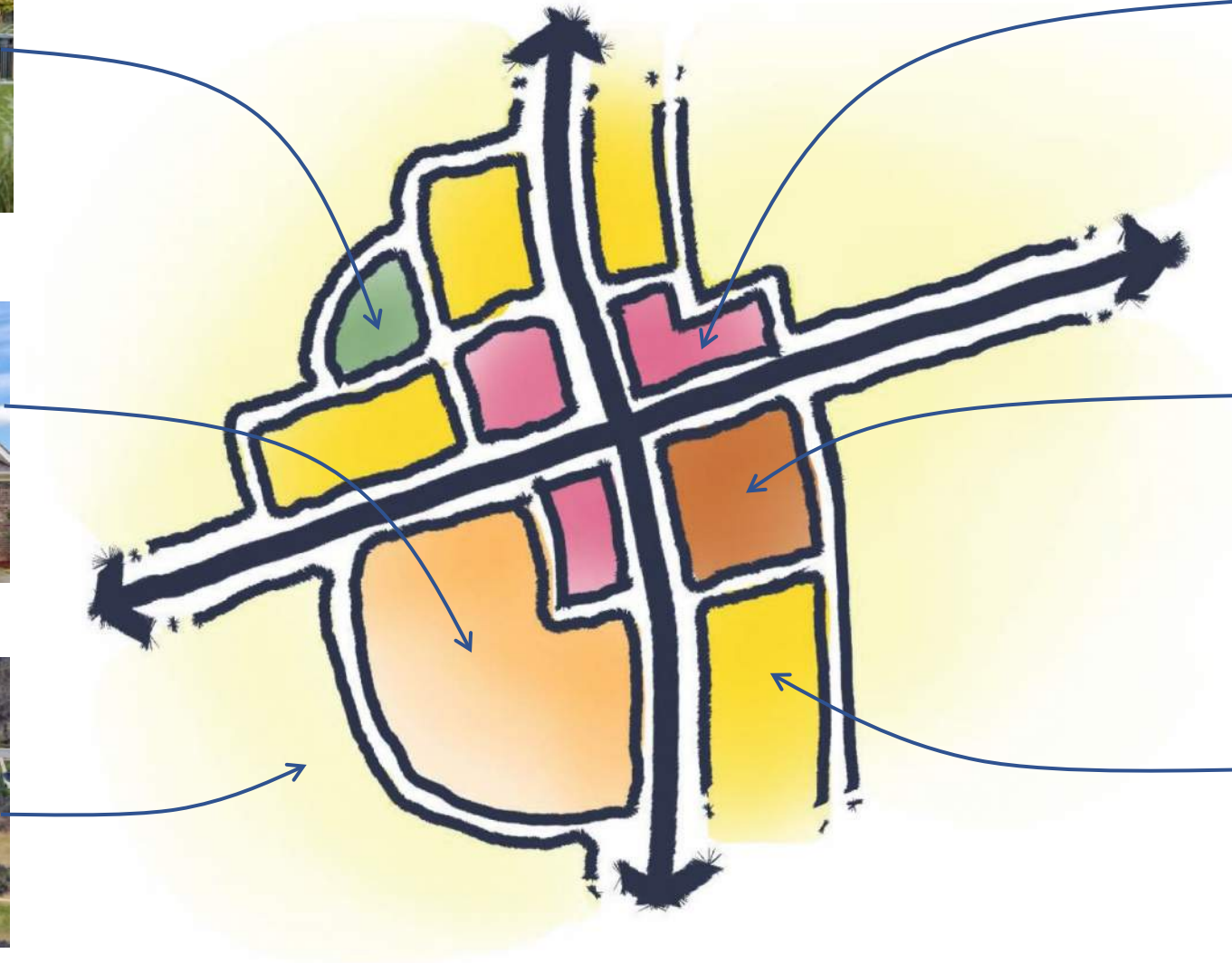
NEIGHBORHOOD CENTER



COMPACT / ATTACHED RESIDENTIAL

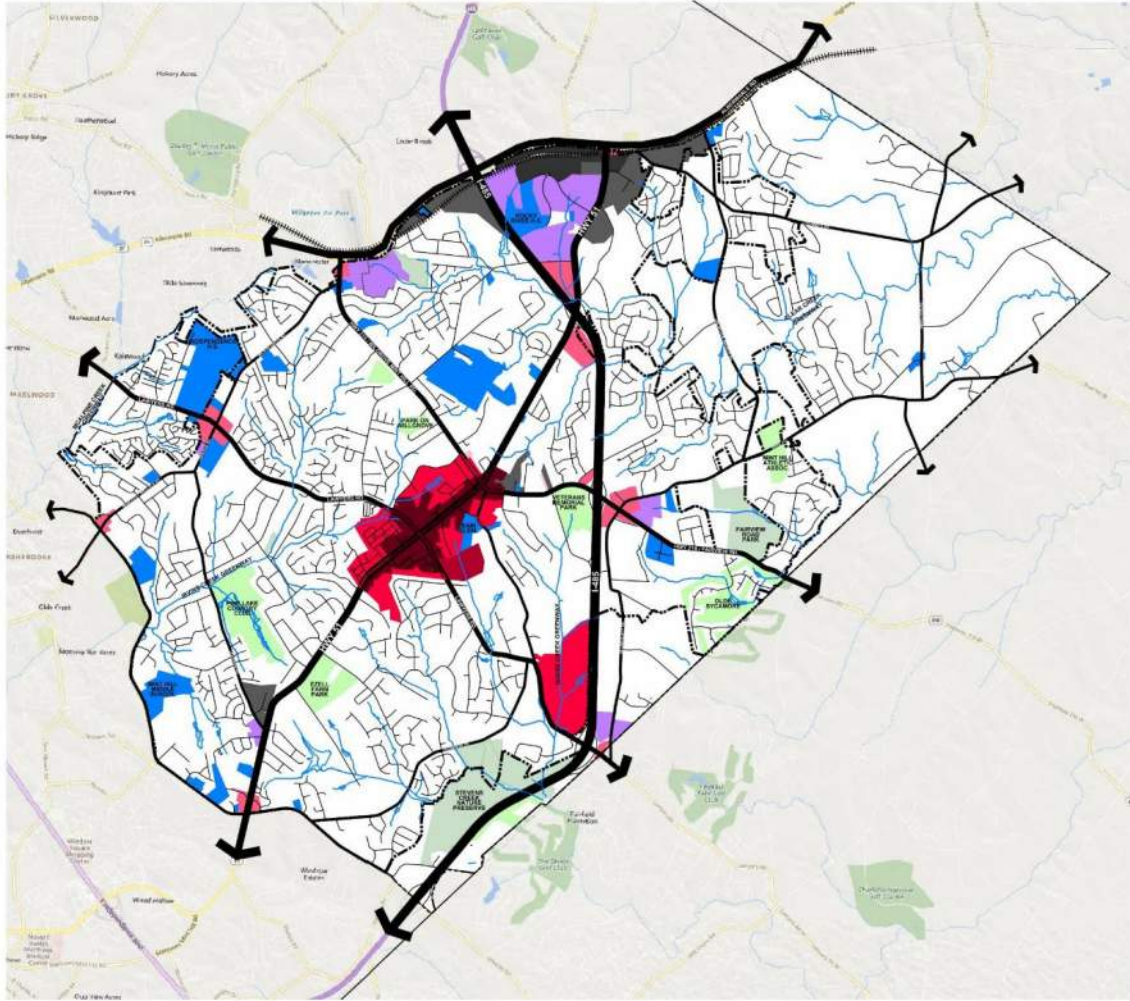


MIXED RESIDENTIAL LIVING



Land Use Policy Recommendations

MIXED-USE AND EMPLOYMENT CENTERS



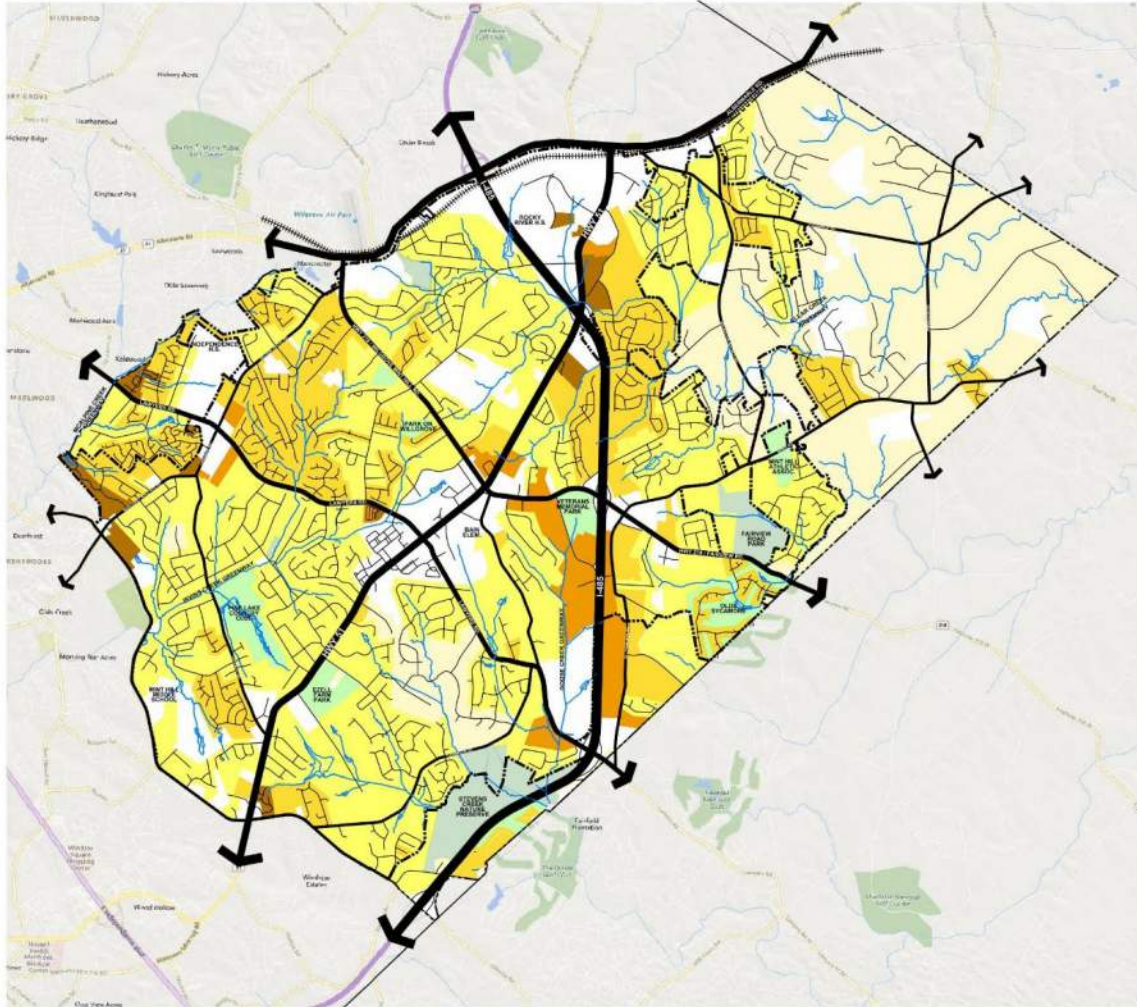
LEGEND

	TOWN OF MINT HILL BOUNDARY
	TOWN OF MINT HILL ETJ
	DOWNTOWN DISTRICT - TOWN CENTER
	DOWNTOWN DISTRICT - NEIGHBORHOOD
	MIXED USE - COMMUNITY CENTER
	MIXED USE - NEIGHBORHOOD CENTER
	MIXED USE - RETAIL & OFFICE
	OFFICE / EMPLOYMENT CENTER
	LIGHT INDUSTRIAL
	HEAVY INDUSTRIAL
	INSTITUTIONAL CAMPUS

1. Establish downtown as the commercial, civic, and cultural center of the community. Reinforce it as THE center where most community-focused programs, activities, and events are hosted.
2. Direct commercial development to areas where infrastructure (water, sewer, and transportation) is available and accessible.
3. Reinforce centers by locating public facilities (schools and other institutions, libraries, etc.) within so they serve as anchors and strengthen each as viable destinations within the community.
4. Expand opportunities for job growth within the community.

Land Use Policy Recommendations

RESIDENTIAL



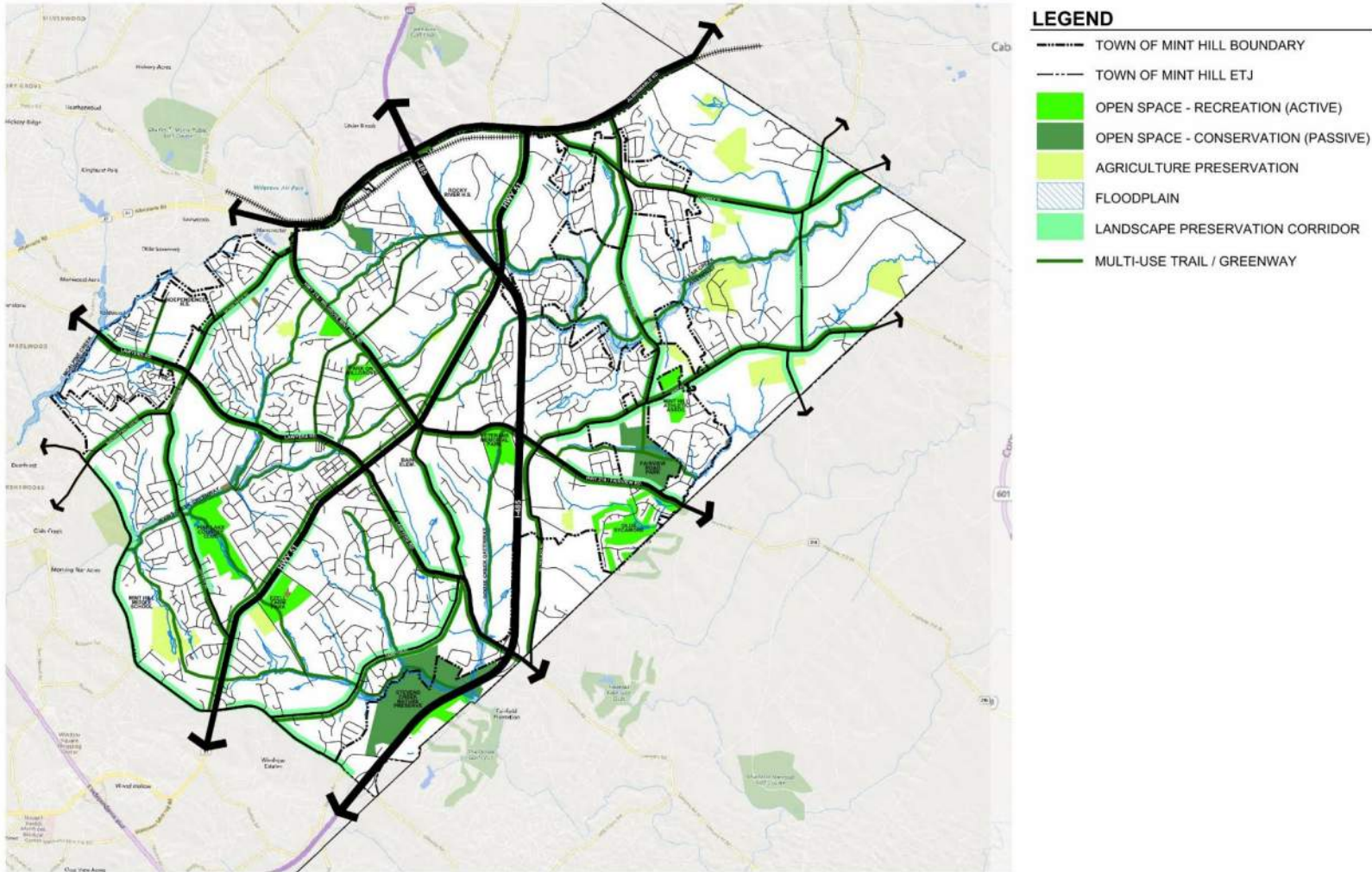
LEGEND

	TOWN OF MINT HILL BOUNDARY
	TOWN OF MINT HILL ETJ
	RURAL RESIDENTIAL
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	MIXED RESIDENTIAL
	ATTACHED / COMPACT RESIDENTIAL

1. Preserve the character of existing neighborhoods.
2. Expand the range of housing choices to enable current and future residents to age in community, finding the housing products that align with income, stage of life, and lifestyle preferences.
3. Locate residential uses that are less than ½-acre per dwelling unit closer to activity and employment centers, especially where access to services and amenities is high and the infrastructure capacity can support more intense development.

Land Use Policy Recommendations

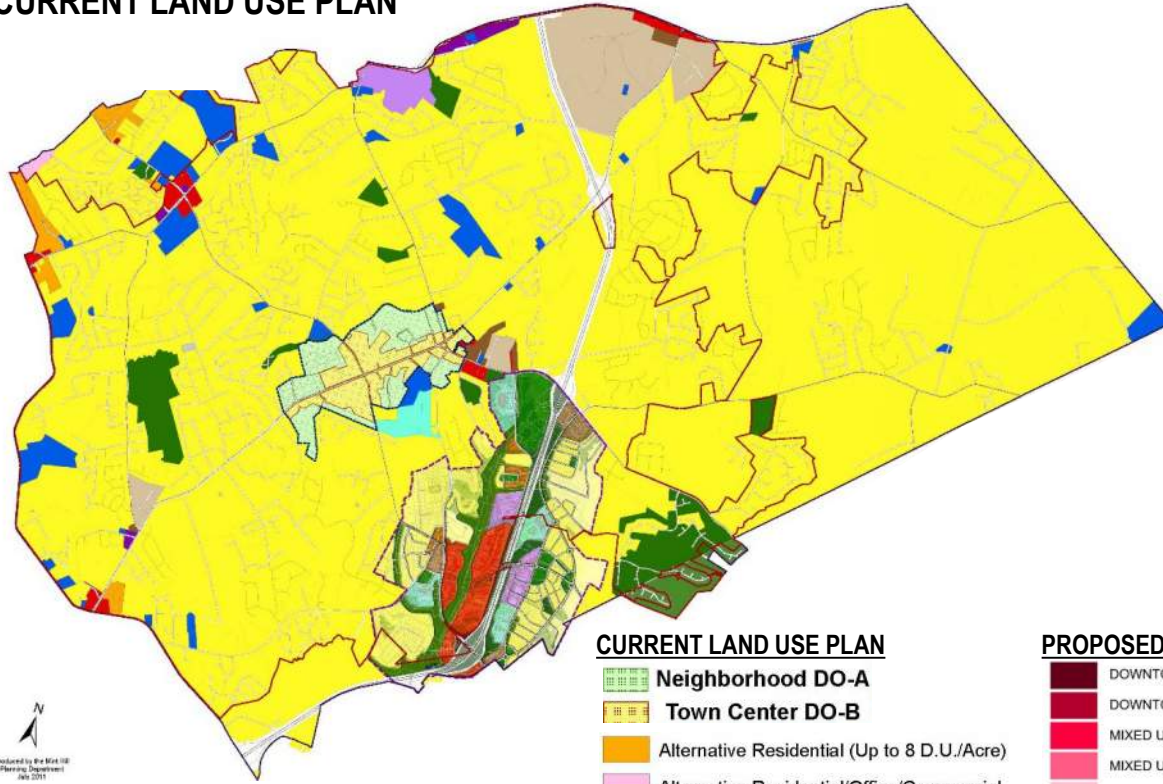
PARKS & OPEN SPACES



1. Maintain and expand the “green” character of Mint Hill as part of the development pattern, limit encroachment of development into these areas, and ensure that together they create a connected system of open spaces.
2. Connect residential neighborhoods to parks, schools, civic centers, and shopping areas with sidewalks, trails, and greenways that utilize stream buffers and floodplains as well as multi-modal roadways.
3. Preserve and integrate open spaces and existing vegetation into new development.
4. Implement Landscape Preservation Corridors to preserve vegetation and agriculture along key roadways.
1. Support the development of a recreation center with an aquatic facility.

CURRENT vs. PROPOSED Future Land Use Plan

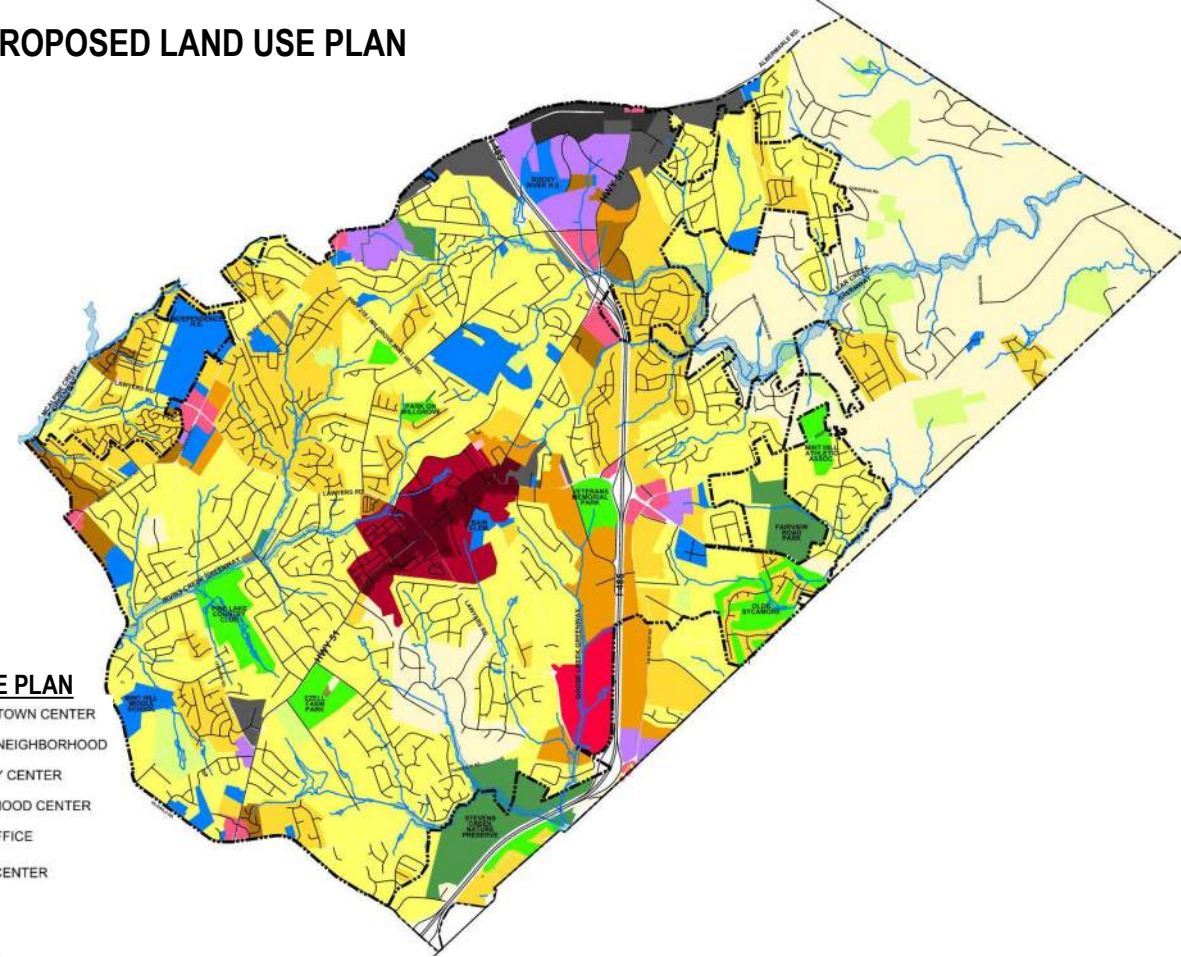
CURRENT LAND USE PLAN



CURRENT LAND USE PLAN

- Neighborhood DO-A
- Town Center DO-B
- Alternative Residential (Up to 8 D.U./Acre)
- Alternative Residential/Office/Commercial
- Commercial
- Industrial
- Institutional
- Institutional/Recreational
- Light Industrial/Business Park
- Office
- Office Park
- Recreational
- Single Family/Alternative Residential
- Single-Family (20,000-40,000 SQ FT Lots)
- Utilities

PROPOSED LAND USE PLAN



PROPOSED LAND USE PLAN

- DOWNTOWN DISTRICT - TOWN CENTER
- DOWNTOWN DISTRICT - NEIGHBORHOOD
- MIXED USE - COMMUNITY CENTER
- MIXED USE - NEIGHBORHOOD CENTER
- MIXED USE - RETAIL & OFFICE
- OFFICE / EMPLOYMENT CENTER
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
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- ATTACHED / COMPACT RESIDENTIAL
- OPEN SPACE - RECREATION (ACTIVE)
- OPEN SPACE - CONSERVATION (PASSIVE)
- AGRICULTURE PRESERVATION
- FLOODPLAIN

Thank you...

...questions or comments?

