

MEETING OF THE MINT HILL PLANNING BOARD JULY 18, 2022 6:30 P.M.

- 1. CALL TO ORDER
- 2. ROLL CALL AND INVOCATION
- 3. APPROVE MINUTES OF THE APRIL 18, 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 THE 2022 LAND USE PLAN
- 8. OTHER BUSINESS
- 9. ADJOURNMENT

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LIVE STREAM



AGENDA & MINUTES

AGENDAS & MINUTES

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MINUTES OF THE MINT HILL PLANNING BOARD MEETING APRIL 18, 2022

The Mint Hill Planning Board met in regular session on Monday, April 18, 2022 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, Jennifer Manchester, Chip Todd, and Eric Tyson

Planning Director: John Hoard Clerk to the Board: Savanna Ocasio Commissioner: Patrick Holton

Absent: 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

<u>Approval of Minutes for the March 21, 2022 Regular Meeting:</u> Upon the motion of Mr. Fandel, seconded by Mr. Todd, the Board unanimously approved the minutes of the March 21, 2022 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 #ZC22-2, Filed by John Street, LLC, for property located at 6412 Matthews-Mint Hill Road, Tax Parcel number: 195-182-42, to request Conditional Rezoning to allow a Subdivision consisting of 83 single family lots: Planning Director Hoard submitted the following memo to the Board.

On January 24, 2002, the property located at 6412 Matthews-Mint Hill Road was rezoned from R to O-A DO-A (CUD). At the time of the initial rezoning the Town had a two-step rezoning process. A Conditional Use District established the allowable uses, and a Conditional Use Permit provided the detailed conditions and site plan approval. In 2002 the first step was achieved to establish the zoning with the conditions that only single family detached homes were allowed at no more than 4.5 units to the gross acreage of 37.91 acres. The Conditional Use Permit (the second step) was not filed. On April 14, 2011, with the adoption of the Unified Development Ordinance, Conditional Use District/Conditional Use Permit was eliminated from the ordinance. It was replaced with

Conditional Zoning, a one-step process to rezone and gain site plan approval. The UDO had to address the properties that were rezoned to Conditional Use District but did not receive a Conditional Use Permit.

UDO -3.6.2 B

Existing CUD. Prior to the effective date of this UDO, any application, which previously may have been described variously as Conditional Use District, Parallel Conditional District and/or Parallel Conditional Use District, shall now be known as a Conditional Zoning District. For any property that had previously been zoned a Conditional Use District (CUD) at the time of adoption of this Ordinance, but for which a Conditional Use Permit (CUP) had not yet been approved or issued, the Applicant shall apply for a Conditional Zoning District as set forth in Section 8.2.5 (instead of following the former CUP process).

The applicant is requesting site plan approval for a residential subdivision consisting of 83 lots, a density of 2.9 units per acre. The development is subject to the Downtown Code and conditions placed on the property in 2002.

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. Alton Creek is consistent with the conditions established with the original rezoning and appears to meet the Downtown Code.

Margaret Puckett, Vice President of Land Acquisition for Tri Pointe Homes, introduced herself to the Board and began her presentation. Ms. Puckett stated Tri Pointe Homes was a developer and residential for sale homebuilder. Tri Pointe Homes was in the lifechanging business; dedicated to designing homes, neighborhoods, and experiences that inspire and uplift their customers, their team members, and the communities they serve. She stated they take their mission seriously, "life that inspires homes, homes that inspire life". She stated Tri Pointe Homes was active in several communities across the Charlotte Region, active in Charlotte for approximately three years. Due to their local design capabilities, Tri Pointe Homes considered themselves to be a different kind of home builder. Ms. Puckett presented the Board with photos of their house design capabilities across the country. She stated the photo of the home on the bottom left stood out because it was not a common home one would see in the Carolina's. She explained the home she was referring to was built in Las Vegas where it was common for homes to be designed with a modern and clean look; very different from what they planned to build in Mint Hill. Ms. Puckett showed their flexibility and design capabilities to the Board to set themselves apart from other homebuilders they compete against in the market. At Alton Creek, Tri Pointe Homes proposed 83 homes with a density of 2.91 units per acre, which was well below the Downtown Overlay requirements. Their product would consist of homes ranging from 2,600 to 3,000 sq ft and their anticipated pricing was in the high 400's, into the mid 500's. Ms. Puckett provided the Board with photos of Tri Pointe Homes interior design products. She stated the home design product would fit with Mint Hill; the requirements with brick and the things that were consistent with Mint Hill were going to be found in the proposed Alton Creek subdivision. Ms. Puckett reviewed the site plan with the Board and explained Tri Pointe Home's projected improvements;

one of them being road improvements. There was a dip in the road located at Matthews-Mint Hill Road and Phyliss Lane that Tri Pointe planned on repairing and building to NCDOT's standards in order for the Town to approve their plans. She stated the significant dip had been there for a long time, it had taken Tri Pointe to come to the table to fix this problem. She stated they anticipated this improvement to cost approximately \$700,000; they were committed to doing so to be able to proceed with their project. Ms. Puckett showed the Board what the road profile looked like at Phyliss Lane and explained this was a big deal, Tri Pointe Homes were excited to be a part of the improvement as it will hopefully assist traffic flow in and out of the school as parents' pickup and drop off their children. Ms. Puckett stated she had been in personal communication with Harry Hood, a member of the Philadelphia Presbyterian Church, who was involved with their historical preservation committee. There was a historical cemetery very close to their proposed project and Queens Grant. The cemetery had been there since approximately the 1800's. There were stone columns, about a foot ½ tall. Queens Grant installed an aluminum fence on one side, but Tri Pointe Homes had been asked to complete the aluminum fencing around the cemetery so children from Alton Creek were not running through there. She stated she planned to go to lunch with Mr. Hood to discuss what they would like to see there. Lastly, Tri Pointe Homes had numerous conversations with homeowners on Hoodridge Lane and Hollow Oak Drive. She stated while they recognized and understood that many of those homeowners had enjoyed trees behind their homes for decades, it was now potentially going to be redeveloped and change was difficult. Tri Pointe Homes was committed to working with those homeowners on solutions from additional landscape buffers, removal of hazardous trees, and any other possible site restrictions they could do within their current proposal. Ms. Puckett referred to the connectivity to Queens Grant. She stated the Queens Grant Community School reached out to Tri Pointe Homes directly in support of their project, which was not common. Queens Grant had suggested and asked if Tri Pointe Homes could provide connectivity at the end of their cul-de-sac to their school. If there were Queens Grant students residing in Alton Creek, they could walk or ride their bikes through the connectivity. Ms. Puckett thanked the Board for their time and was open to answering questions.

Mr. Todd stated he understood the Phyliss Lane dip was going to be repaired for an entrance, he asked if there was another entrance further down Roe Creek Drive? Ms. Puckett stated Alton Creek would have two entrances, one on Phyliss Lane and one on Roe Creek Drive. The frontage on their property they were purchasing from Lat Purser & Associates, they were retaining that front portion for a future commercial use, at this time she did not know what that commercial use would be. Mr. Todd stated he was concerned about the traffic issue in the afternoon from Queens Grant, with an additional exit to the neighborhood, it looked like that would add to the traffic flow, had there been any studies done on that? Ms. Puckett stated they had not done a traffic study as they had not been required to do so. She stated as part of the infrastructure improvements on Phyliss Lane, Tri Pointe Homes was going to add 350 feet of widening on Matthews-Mint Hill Road to help alleviate traffic buildup. She stated they were hopeful this improvement would help with consistent traffic flow as parents drop off and pickup their children. They did not want to market their proposed trail access to everyone but if there were to be trail access to the neighborhood, she imagined parents would figure that out which also might help alleviate traffic congestion.

Mr. Draffen asked how they were going to access sewer. Ms. Puckett stated the sewer connectivity would come through the backside of the community, where Cheval and Farmwood East met.

Mr. Tyson asked if Ms. Puckett could review the geography behind lots 64-67 as he noticed there was a retaining wall on the site plan. Matt Reiking, ESP Associates, introduced himself to the Board. Mr.

Reiking stated the lots Mr. Tyson referred to was the narrowest section of the development. He stated some of the house sizes were restricted to get them to fit within the available space. There was some topography flow from Queens Grant down toward the lots on Hollow Oak, so it was kind of in the middle. There was some cut on the school side and fill on the Hollow Oak side

Chairman Gatz asked how they were going about the tree issue. Ms. Puckett said they recognized the issue and they were trying to come up with an approach that benefited both Tri Pointe and the homeowners whether that be saving trees or removing them. She stated financially, Tri Pointe did not want to lose lots, so several options were being discussed with a mutual ground arborist. Chairman Gatz asked what road improvements were being done, if any, at the second entrance on Roe Creek Drive. Ms. Puckett stated as far as she understood, Roe Creek Drive would have right in and right-out only access. Chairman Gatz asked for the retaining wall measurements. Ms. Puckett said she would circle back and provide the Board with those measurements at a later date.

Mr. Tyson asked had there been any consideration as far as traffic flow during Queens Grant school hours down Hill Creek Drive to keep parents from circumventing the officer directing traffic in front of Phyliss Lane. Ms. Puckett stated they would have to wait and see; Tri Pointe Homes would work with the Town of Mint Hill to figure out what that would look like.

Mr. Todd asked Planning Director Hoard if an officer would be needed at Roe Creek Drive during school hours due to the traffic. Planning Director Hoard stated no. He believed solely Phyliss would be continued as the main entrance and exit during school hours. An officer would be on duty in the same position they were in now. He stated this topic had been discussed as to whether parents would park and have their children walk from Alton Creek to Queens Grant since this was something that currently occurred at Publix and nearby shopping centers, so they were going to wait and see what the outcome was and go from there. Mr. Todd asked what the timeline for the project was. Ms. Puckett stated upon approval; they were close to having a full set of CD's and was waiting for a few NCDOT approvals but ideally, sometime this summer.

Chairman Gatz asked what the price point of the homes were going to be. Ms. Puckett stated their anticipated pricing at the moment was in the high 400's, into the mid 500's. As they watched the market, there was a chance that price could increase. Chairman Gatz asked what type of homes they were proposing. Ms. Puckett stated they were targeting family buyers, so the bedroom count was 3-5.

Mr. Todd made a favorable recommendation, seconded by Mr. Fandel, and the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners on #ZC22-2, Filed by John Street, LLC, to request Conditional Rezoning to allow a Subdivision consisting of 83 single family lots. The recommended consistency statement was as follows:

#ZC22-2 appeared to be consistent with the general intent of the Downtown Master Plan and the conditions placed on the property when it was rezoned on January 24, 2002. #ZC22-2 was found to be reasonable and in the public interest, based on the information presented and reviewed with this petition.

B. Discussion and Decision on #S21-26, Alton Creek Subdivision, Filed by Tri Pointe Homes, for Preliminary Subdivision approval, property located at 6412 Matthews-Mint Hill Road, Tax Parcel number: 195-182-42: Planning Director Hoard submitted the following memo to the Board.

Planning Board Review and Decision (Mandatory). 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. 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) does not comply with all Ordinance requirements). 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.

Staff recommends approval contingent on

- Rezoning Approval
- NCDOT approval for improvements on Matthews-Mint Hill Road/Phyliss Lane—"dip".

Planning Director Hoard said this was the second step for subdivision approval. Typically, the Board did not see this until months after the rezoning gets approved, but Tri Pointe was much further along in this process than what they were used to seeing. Staff recommended approval contingent on the rezoning approval and NCDOT's approval for improvements on Matthews-Mint Hill Road and Phyliss Lane.

Upon the motion of Mr. Todd, seconded by Mr. Draffen, the Board unanimously approved #S21-26, Filed by Tri Pointe Homes, for Preliminary Subdivision approval, property located at 6412 Matthews-Mint Hill Road, Tax Parcel number: 195-182-42, contingent upon the rezoning approval and NCDOT's approval for improvements on Matthews-Mint Hill Road and Phyliss Lane.

Other Business: None.

Adjournment: Upon the motion of Mr. Fandel, seconded by Mr. Tyson, and unanimously agreed upon, Chairman Gatz adjourned the meeting at 7:00 p.m.

Savanna Ocasio Program Support Assistant The Mint Hill Comprehensive Plan

Community Vision

GOALS & OBJECTIVES

The following goals and objectives were developed through a collaborative community engagement process and guided the development of the Future Land Use Map. This vision for land use within Mint

Hill was refined with the Project Advisory Committee (PAC) and Town Staff to ensure the proposed planning responses are appropriate for the community and will successfully guide Town growth over the next decade.

COMMUNITY PREFERENCE 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 activity areas and provide more housing and employment options for a changing demographic.

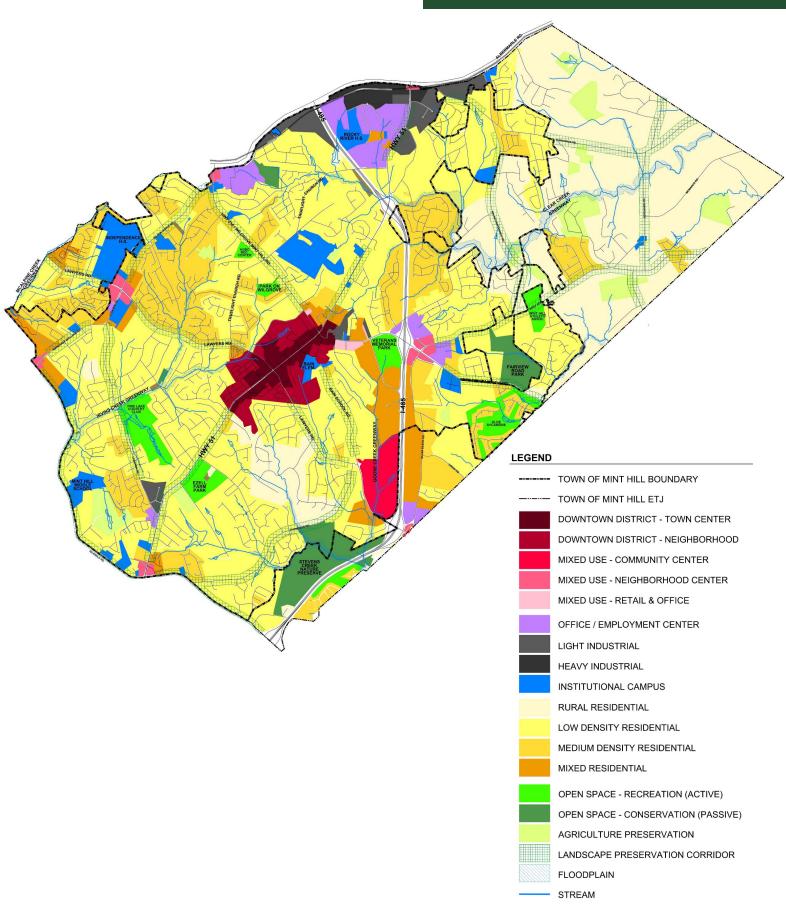
Open Space Matters

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.

FUTURE LAND USE PLAN



The Mint Hill Comprehensive Plan

Community Vision

FUTURE LAND USE PLAN



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 (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, arboretums, etc.



RURAL RESIDENTIAL

This area is characterized by the relatively undeveloped land and working lands (pastures and crops). New residential development is sensitively integrated, avoiding encroachment on agricultural operations or valuable natural and cultural features. Agricultural support uses, home businesses, and seasonal and temporary uses are part of the mix. Most of the open space is privately maintained. Conservation design, which preserves more natural open space (or agricultural land) in exchange for smaller minimum lot sizes, may be a preferred approach to conventional residential development, provided utilities are available.



LOW-DENSITY RESIDENTIAL

This area is characterized by low-density residential development. Single-family detached homes on 1/2-acre lots or larger are common. Smaller lots are accomplished by keeping the gross density of the development at 2 units per acre or less. Improved open spaces include golf courses, neighborhood parks and recreational amenities, and greenway trails.

FUTURE LAND USE PLAN



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

This area is characterized by moderate-density residential development. It is comprised of predominantly single-family detached homes as well as attached single-family units, such as townhomes and duplexes. The mix of housing types are intended to create intergenerational neighborhoods and appeal to a variety of age groups and lifestyle preferences. Improved open spaces in the form of pocket and neighborhood parks are interspersed to support neighborhood gatherings and some recreational activities, and greenway trails within are located to connect such parks as well as provide links to greenway trails and walkways in neighboring development.

The Mint Hill Comprehensive Plan

Community Vision

FUTURE LAND USE PLAN



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 Mint Hill.



COMMUNITY CENTER

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

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.



COMMERCIAL (RETAIL & OFFICE)

These areas are devoted to small-scale complexes or individual sites with standalone 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.

FUTURE LAND USE PLAN



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.



INDUSTRIAL - LIGHT

This area is intended to support a mix of innovative businesses that can benefit from the collocation of related complementary industries. The mix of uses range from light industrial operations and makerspaces to supporting office, retail, and service uses. The presence of incubator and accelerator spaces, coworking spaces, and educational facilities can expand the mix and foster an environment of collaboration. Open space is comprised mostly of informal green spaces, plazas, trails, and special use areas (e.g., demonstration garden) that can serve as an amenity within the district, a learning space, and/or a buffer to surrounding development. Portions of this area may be suitable for residential uses.



INDUSTRIAL - INTENSE

This area generally accommodates manufacturing and production uses, including heavy manufacturing, light manufacturing, warehousing, distribution, assembly operations, water and sewer treatment plants, major power plants, and landfills. They are found in close proximity to major transportation corridors and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Typically, both parcels and building footprints are large. Most of the open space is on site, privately managed, and intended for use by the building occupants. Most streets are private, designed for truck access, and access is limited by security mechanisms (gates, etc.).

The Mint Hill Comprehensive Plan

TOWN CHARACTER

TC-1: MAINTAIN AND EXPAND THE "GREEN" CHARACTER OF MINT HILL AS PART OF THE DEVELOPMENT PATTERN



FOLLOW-UP PLAN / STUDY

- Conduct an analysis of open space and natural resources within the planning area, and engaging the community for input, determine the assets that are valued most by the community for the environmental, recreational, aesthetic and/or other benefits. With an understanding of the relative importance of the assets, delineate and rank the features worthy of conservation, and employing the Town's GIS system, make that data available to the public, particularly developers and property owners.
- Prepare "Green Corridors Management Plan" that identifies priority green buffers, delineates Mint Hill's "Green Corridors" system, and describes preferred options for how to protect the different system segments.



PROGRAMS

Based on open space analysis, develop criteria for prioritizing acquisition of development rights, and protect key parcels that accomplish "green" objectives, such as protecting water quality, limiting development impacts on natural and cultural features, and providing passive recreation.



The landscape character of Lawyers Road north and south of Highway 51 is noticeably more rural than the high-volume, urbanized intersection less than one mile from the image above. (Image source: Google Earth 2021)

PARTNERS • Catawba Lands Conservancy (CLC)

• NC Wildlife Resources Commission



DEVELOPMENT STANDARDS

Preserve and integrate open spaces and existing vegetation into new development and ensure that together they create a connected system of open spaces.

- Establish open space requirements for new development that:
- o Recognize the value of various types of natural resources. Require developers to satisfy the requirements by demonstrating a recognition of what the community values, prioritizing important open spaces in the delineation of land to be set aside.
- Meet specific criteria for location and configuration. Require developers to select areas that maintain or create segments of a connected system. Establish minimum dimensions that are sufficient to support intended activities (e.g. wildlife corridors and greenway connections).

Review tree protection requirements to determine the need for more restrictive standards in preserving the green corridors.

- Based on a "Green Corridors Management Plan," develop Landscape Preservation Corridor Overlay Standards in UDO that preserve existing vegetation, open spaces, and agricultural uses within a designated buffer from key roadways.
- Seek special legislation from the State to adopt a tree ordinance.

Limit encroachment of development into landscape preservation areas once they are delineated.

- Require new development to protect the open space though one or more of the following measures:
 - o Property owners association common areas
- o Dedication of public open space to entities that can maintain them in perpetuity including Town, County, and/or a local land trust that might work with property owners to secure conservation easements on green corridor segments
- Covenants and restrictions
- Deed restrictions

• Mecklenburg County Park and Recreation Department

TOWN CHARACTER

TC-2: CELEBRATE THE HISTORY OF MINT HILL

FOLLOW-UP PLAN / STUDY

Evaluate opportunities to celebrate the history of Mint Hill with events, programming, publicart, and interpretative displays. Opportunities to celebrate the Town's history may include the following:

- Recognize key historic sites and structures.
- Consider a museum and/or interpretive displays in
- Consider partnerships with the Historic Village for walking tours and other activities.

PROGRAMS

- Create an inventory of sites and structures that are of historic or cultural importance to the Town.
- · Recognize the significance of key sites and structures with historical markers, kiosks, and other mechanisms to share the story that the Town wants to tell.
- Consider a museum that is also an anchor in downtown.
- Work with the Historic Village to hold regular walking tours along the History Walk to teach residents and visitors about the history of the Town.



PUBLIC INVESTMENTS

• Consider partnering with the Historic Village, developers, and others as needed to secure a costshare agreement for the installation of historic displays, publicart, interpretive signage, etc.



The Mint Hill history displays may include public art installations like the Wilmore Gold Mine mural in Charlotte's South End. (Image source: www.southendclt.org)

The Mint Hill Comprehensive Plan

PARKS, RECREATION, AND GREENWAYS

PR-1: IMPROVE THE PARKS AND RECREATION SYSTEM



FOLLOW-UP PLAN / STUDY

Prepare parks and recreation level-of-service analysis to determine facility needs based on National Recreation and Parks Association (NRPA) standards. Special consideration should be given to the following:

- The condition of existing facilities
- Unmet demand for parks and recreation facilities based on level-of-service (LOS) standards
- Opportunities for additional basketball courts and splash pads at existing parks
- Private developers' role in delivering facilities

Prepare a feasibility study for a community athletic complex that includes an aquatics facility. The study should include the following evaluation:

- Potential recreation center locations
- Facility programming & conceptual design
- Project budgeting & cost recovery analysis
- Community engagement



DEVELOPMENT STANDARDS

Establish a parkland dedication or payment-in-lieu requirement for new development to support implementation of a Parks, Greenways, and Open Space Master Plan.



PROGRAMS

Explore a possible schools-parks co-location program with the Charlotte-Mecklenburg School System.

Review the provisions of joint use agreements in place elsewhere and consider how such arrangements can meet the needs of the Mint Hill community.



PUBLIC INVESTMENTS

- Prioritize the improvement of existing parks and open spaces over the acquisition of additional properties for future expansion.
- Consider investing in new parks (types and locations) to satisfy the demand created by current and future population. Achieve the level-of-service targets defined in the Parks, Greenways, and Open Space Master Plan.
- Evaluate staff resources needed to manage implementation of the Parks, Greenways, and Open Space Master Plan as well as facility maintenance.
- Evaluate funding strategies for improvement of existing parks and for the development of a new recreation/aquatics center including the following:
- Partnering with Mecklenburg County Parks and Recreation
- PARTF grants
- Bond initiative
- Private partnerships

PARKS, RECREATION, AND GREENWAYS

PR-2: CONNECT RESIDENTIAL NEIGHBORHOODS TO DESTINATIONS



FOLLOW-UP PLAN / STUDY

Building on the Greenway Master Plan adopted by Mecklenburg County Parks and Recreation, identify and prioritize a connected network of existing and proposed trails for phased development. These trails may consist of a variety of types: urban and suburban greenways, side paths, and sidewalks.



PROGRAMS

Allocate funding to create and expand the trail network. Seek opportunities to use available funding to obtain grants from NCDOT, Carolina Thread Trail (CTT) and other agencies focused on creating a connected trail system. The funds available could be leveraged for grants to increase the overall budget for land or easement acquisitions, design fees, and construction costs.



DEVELOPMENT STANDARDS

- In new development and redevelopment, require land to be set aside for greenway connections identified in the adopted plans of the County and the Town. Such set-asides can be in the form of easements. Consider rewarding developers with density bonuses or other incentives for the construction of publicly accessible trails that help build the system, provided such trails are constructed in accordance with established design standards set forth in the relevant adopted plans or codes. Acreage for trail corridors provided through the private development process should be counted in satisfying open space requirements set forth in the UDO.
- Consider developing strategies and policies for how to protect and develop greenways (partnering w/Mecklenburg County Parks and Recreation)



PUBLIC INVESTMENTS

- Acquire land for key connections in the system and to design and construct trails in accordance with the established design standards.
- Ensure adequate buffers to protect streams and floodplains.
- Leverage partnerships to define segments of the system along roads and in utility easements and rights-of-way.



- Mecklenburg County Park and Recreation Department
- PARTNERS North Carolina Parks and Recreation Trust Fund
 - Land and Water Conservation Fund



- Mecklenburg County Park and Recreation Department
- Carolina Thread Trail (CTT)
- CRTPO Discretionary Projects Funding
- NCDOT

LAND USE AND DEVELOPMENT

LU-1: UPDATE THE TOWN'S UNIFIED DEVELOPMENT ORDINANCE (UDO) TO EFFECTIVELY IMPLEMENT THE COMPREHENSIVE PLAN



FOLLOW-UP PLAN / STUDY

Conduct an audit of the Town's land development regulations to determine the need for amendments that can be accomplished in the short term.

Additionally, determine the need for substantial modifications over the long term to ensure new development occurs in accordance with the adopted Comprehensive Plan.



DEVELOPMENT STANDARDS

Modify the UDO to establish standards for incentives (i.e., density bonuses) in exchange for privately-funded sites and/or facilities identified as needs in adopted facilities plans. Possible components of the update may include:

- Expanding the range of zoning districts. Currently, the UDO only includes one residential district and no clear mixed-use districts outside of downtown.
- Updating the uses permitted in each district, including to allow for more housing choices and for mixed use development in targeted locations.
- Adding a "Green Corridors Overlay Zone".
- Adding a parkland dedication or payment in lieu requirement.
- Updating the Transportation Impact Analysis process, and requirements for transportation improvements.
- Reviewing the plan review procedures.
- Updating the design and development standards, including for tree protection, home-based business, mixed-use centers, and other topics.
- Updating the format of the document.



Form-based code prioritizes the form of buildings and streetscapes over land uses and would ensure the appropriate urban design within the Mint Hill Downtown District (Image source: City of Raleigh Unified Development Ordinance)



- Mecklenburg County Park and Recreation Department
 Carolina Thread Trail (CTT)
- CRTPO Discretionary Projects Funding
- NCDOT

North Carolina Parks and Recreation Trust Fund

LU-2: ESTABLISH DOWNTOWN AS THE COMMERCIAL, CIVIC, AND CULTURAL CENTER OF THE COMMUNITY



FOLLOW-UP PLAN / STUDY

Update Downtown Mint Hill Master Plan to address the following:

- Compelling vision/plan
- Land acquisition
- Public investment strategies
- Funding sources
- Regulatory approach (i.e. form-based code)



DEVELOPMENT STANDARDS

Based on the outcome of the Downtown Vision Plan, consider changes to the UDO to accomplish the vision, such as updating the Downtown District overlay zoning with a form-based code that prioritizes the form of buildings and streetscapes overland uses in this district.



PROGRAMS

- Reinforce the downtown as the center where most community-focused programs, activities, and events are hosted.
- Enhance/expand downtown special events including:
 - Mint Hill Madness
- Family Fun Nights
- Farmers Market
- Hop Around Mint Hill
- Fall Harvest Festival
- Christmas Parade and Tree Lighting
- Seek and administer grants to fund improvements to downtown sites and structures.



PUBLIC INVESTMENTS

LAND USE AND DEVELOPMENT

Explore the options for the Town (alone or in partnership with other public entities) regarding public investments that will:

- Increase activity in the downtown area, which is important for sustaining viable businesses in downtown. Consider:
 - Additional anchors that ensure frequent and regular visits from citizens such as libraries, community centers, and recreation facilities
 - Expanded programming
 - o Free, publicly-accessible WiFi
- Advance the implementation of the Downtown District Master Plan through the following:
 - Local street connections
 - Streetscape improvements
 - Parking UNC School of Governments
 Development Finance Initiative (DFI) Program
 has helped some of the other municipalities
 across the state to identify suitable
 development partners for projects that
 included a parking deck. Fund an economic
 development study to assess the feasibility of a
 parking deck. (Refer to Development Finance
 Initiative https://dfi.sog.unc.edu/)

Seek funding through various sources that can be leveraged for specific improvements in the Downtown District including:

- Municipal Service District
- Bond initiative
- Main Street Solutions Fund
- Evaluate private development opportunities



- Private investors, developers, merchants
- NCDOT
- Historical Society

LAND USE AND DEVELOPMENT

LU-3: REINFORCE EXISTING AND EMERGING CENTERS WITH COMMUNITY FACILITIES



FOLLOW-UP PLAN / STUDY

- Prepare area plans for key centers, particularly those that are emerging due to current development pressure, and those that serve as gateways into the Town.
- Work with partner agencies, such as Mecklenburg County Schools and Mecklenburg County Library, as plans for new and expanded community facilities are contemplated. Participate in efforts to update facilities plans to align the selection of sites for new facilities with the delineation of activity centers on the Future Land Use Map.



DEVELOPMENT STANDARDS

Define design standards for centers based on type. Such standards should address the following:

- Building types, locations, orientation, and scale;
- Circulation, including street types, block sizes, and facilities for pedestrians and cyclists;
- Common open space in terms of size types, placement, configuration, and accessibility (visual and physical).



PROGRAMS

Examine ways in which the provision of public facilities, such as fire stations, within new development can be rewarded with density bonuses and/or reductions in fees that lower development costs. Using facilities plans as guides, identify areas where newfacilities are needed and coordinate with developers as applications for development are received.



PUBLIC INVESTMENTS

As needs for new community facilities are identified, seek opportunities to provide such facilities in partnership with private developers interested in implementing the centers delineated on the Future Land Use Map. By participating in the funding of community amenities within new development or providing public facilities in conjunction with new development, the Town can ensure the integration of facilities in a manner that makes the facilities integral to the development and accessible to concentrations of the population.



- Private investors
- Mecklenburg County Land Use and Environmental Services Agency (LUESA)
- Mecklenburg County Park and Recreation Department
- Mecklenburg County Schools
- Mecklenburg County Libraries
- Charlotte Water

LAND USE AND DEVELOPMENT

LU-4: 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



FOLLOW-UP PLAN / STUDY

Consider conducting a housing study to analyze how Mint Hill residents might age in place and access middle-income market rate housing and necessary services. The study should take into consideration the following:

- Changing demographics, including:
 - Age distribution and the desire to support the creation of a multigenerational community.
 - o Income levels.
- Affordability.
- Design standards to sensitively integrate attached and accessory dwelling units into Mint Hill's development pattern based on best practices and case studies.



DEVELOPMENT STANDARDS

Consider amending UDO based on results of the housing study:

- Expand the range of zoning classifications to include districts that allow higher density residential development by-right, provided specific design and location criteria are met.
- Permit higher densities within mixed-use zoning districts.
- Establish location criteria to be considered in decisions regarding higher density residential development, including the approval of requests for rezoning. Amend the UDO to tie the application of new, higher-density zoning districts to the criteria.
- Allow residential uses that are less than ½-acre per dwelling unit close to activity and employment centers where access to services and amenities is high and the infrastructure capacity can support more intense development.



Active senior communities such as Cresswind provide Mint Hill residents the opportunity "age-in-place" after downsizing from large-lot, single-family detached residences. (Image source: www.kolterhomes.com)



- Non-profit housing organizations
- **PARTNERS** Senior services organizations
 - Developers

TRANSPORATION AND MOBILITY

TM-1: CONNECT THE TOWN RESIDENTS AND VISITORS WITH PUBLIC TRANSPORTATION OPTIONS AND SHARED MOBILITY OPTIONS



FOLLOW-UP PLAN / STUDY

- Support a feasibility study for a microtransit or neighborhood shuttle service in Mint Hill to connect to park and ride lots and transit service along Albemarle Road and US 74 corridors, as well as key destinations in Mint Hill (coordinate with CATS, CRTPO and NCDOT IMD on potential funding sources).
- Support CATS Envision My Ride bus priority corridors study and review recommendations for potential Mint Hill next steps.
- Support CONNECT Beyond strategic transit corridors implementation including the LYNX Silver Line.
- Engage the new regional Mobility Manager (when position established by the CRTPO) and CATS in discussions about how to best serve Mint Hill residents with improved access to transit, either through microtransit or through other services.



DEVELOPMENT STANDARDS

Review Town standards that affect walkability such as block length, required sidewalks, connectivity, etc.



PUBLIC INVESTMENTS

 Coordinate with CRTPO and CATS on transit service prioritization, phasing, and funding strategies.



PROGRAMS

Implement a mobility hub in downtown Mint Hill with a waiting area, informational kiosk, improved bicycle and pedestrian accessibility, and EV charging options. (Coordinate with downtown center redevelopment master planning).



FOLLOW-UP PLAN / STUDY

- Continue to implement the Mint Hill Comprehensive Transportation Plan/ Mobility Plan study.
- Coordinate with NCDOT and Town of Matthews regarding preferred vision for NC 51 corridor improvements



TM-2: SUPPORT THE FUTURE TOWN VISION WITH CONTEXT-SENSITIVE

INVESTMENT IN TRANSPORTATION INFRASTRUCTURE

PUBLIC INVESTMENTS

TRANSPORATION AND MOBILITY

- Coordinate with CRTPO and NCDOT on transportation prioritization, phasing, and funding strategies.
- Continue allocating local funding on an annual basis to fill sidewalk gaps and address small traffic signal and traffic calming improvements and to use as a local match for larger transportation projects discretionary project funding through the CRTPO process. https://crtpo.org/projects-plansprograms/crtpo-discretionary-funds-program/



DEVELOPMENT STANDARDS

- In new development and redevelopment, designate maximum block length and minimum number of connections for commercial, multi-use and multifamily residential developments to support a goal of fostering a more walkable community; require sidewalks as part of new developments.
- Consider requiring bus shelters and other transit amenities as part of new development, in coordination with CATS.



- Charlotte Regional Transportation Planning Organization
- Mecklenburg County MTS



- Charlotte Regional Transportation Planning Organization
- NCDOT Division 10

TRANSPORATION AND MOBILITY

TM-2 (continued): SUPPORT THE FUTURE TOWN VISION WITH CONTEXT-SENSITIVE INVESTMENT IN TRANSPORTATION INFRASTRUCTURE



PROJECTS

Support for CRTPO MTP 2050 roadway projects:

- STIP ID: U-5007, NC 51 (Matthews-Mint Hill Road) widening to four lanes with a sidepath-*preferred crosssection subject to future corridor study recommendations.
- STIP ID: U-4913, Idlewild Road widening to 4 lanes with median, bike lanes and sidewalks from Stallings Road to Stevens Mill Road (includes I-485 interchange bridge updates).
- MTP ID: 2050-3097, Fairview Road from Brief Road to Rock Hill Church Road, widen to 4 lanes with median, bike lanes and sidewalks.
- MTP ID: 2050-2001, Lawyers Road from I-485 to Stevens Mill Road, widen to 4 lanes with median, bike lanes and sidewalks.
- MTP ID: 2050-3086 and 2050-3085, Albemarle Road widening to 6 lanes with median and multi-use path, from E. W.T. Harris Boulevard to I-485.
- Address intersections with a high number of crashes through a new study or in coordination with a roadway widening project (coordinate with the CRTPO and NCDOT on funding for intersection studies).
- NC 51 and Idlewild Road (coordinate with U-5007, corridor study).
- NC 51 and Lawyers Road (coordinate with U-5007, corridor study).
- NC 24 (Albemarle Road) and Wilgrove-Mint Hill Rd (coordinate with MTP project 2050-3085).
- NC 24 (Albemarle Road) and NC 51 (Blair Road).
- NC 51 and Wilgrove Mint Hill Road.
- o Idlewild Road at Margaret Wallace Road.
- Lawyers Road at Wilson Grove Road.
- o Truelight Church Road and Wilgrove Mint Hill Road.
- o Truelight Church Road and NC 51.

- Evaluate interchanges for improvements based on high number of crashes. Coordinate with the CRTPO and NCDOT on potential funding for an express feasibility study; I-485 interchange at Lawyers Road could be addressed as part of MTP project 2050-2001.
- o I-485 interchange at Lawyers Road.
- o I-485 interchange at Albemarle Road.
- o I-485 interchange at Fairview Road.
- Long term: support for widening along the corridors identified for improvement in the CRTPO CTP, follow-up studies will be required.
- o Lawyers Road.
- o Margaret Wallace Road.
- Wilson Grove Road.
- o Farview Road from Brief Road to NC 51.
- o Bain Road.



Addressing intersections with a high number of crashes would improve traffic flow and transportation safety in Mint Hill (Image source: VHB)

TM-3: INVEST IN ACTIVE TRANSPORTATION IMPROVEMENTS TO



FOLLOW-UP PLAN / STUDY

SUPPORT WALKING AND BICYCLING

Continue to implement the Mint Hill Pedestrian Plan (Apply to NCDOT Integrated Mobility Division for a multimodal planning grant-formerly bicycle and pedestrian planning grant program).



DEVELOPMENT STANDARDS

Require bicycle parking for new civic, office, commercial, multi-family residential uses. Specify that location of bicycle parking has to be visible from the front door of buildings and easy to find as much as possible.



PROJECTS

Support pedestrian, on-road bicycle and greenway projects identified in the CRTPO CTP and MTP 2050.



PROGRAMS

TRANSPORATION AND MOBILITY

- Initiate a series of "Learn to Ride" events for children to learn how to ride a bike, partner with Learn to Ride non-profit in the Charlotte region (http://learntorideclt.com/).
- Support senior walking clubs to promote social connections and an active lifestyle.
- Consider a street festival or event where a street may be closed to traffic temporarily to allow people to walk and bicycle for a Sunday afternoon ("Open Streets" event).
- Incorporate shade trees, benches, water fountains, wayfinding, and informational kiosks with maps to enhance greenway user experience and ease of navigating on foot.



"Learn to Ride" events for children, in partnership with local nonprofit agencies, can support young children in learning how to ride a bicycle safety. (Image source: VHB)



- Charlotte Regional Transportation Planning Organization
- NCDOT Division 10



- Charlotte Regional Transportation Planning Organization Mecklenburg
- Carolina Thread Trail
- CATS

- County
- Developers

TRANSPORATION AND MOBILITY

TM-4: PREPARE FOR ELECTRIC VEHICLE CHARGING INFRASTRUCTURE **TRANSITION**



PROGRAMS

- Advertise availability and location of charging stations.
- Coordinate with regional EV deployment efforts.



PUBLIC INVESTMENTS

 Consider applying for grant funding to add fast charging stations in downtown Mint Hill (could be coordinated with the Mobility Hub implementation).



DEVELOPMENT STANDARDS

- Require larger mixed use and commercial developments to provide EV Capable parking spaces for a percentage of all parking (Level 3 or direct current charging stations).
- Require new multifamily residential developments and townhome complexes to provide EV Capable parking spaces for a percentage of all parking.



EV Designated Parking Spot in a Parking Deck. (Image source: VHB)

- Private investors

ECONOMIC DEVELOPMENT

ED-1: SUPPORT JOB GROWTH WITHIN THE COMMUNITY BY SUPPORTING EMPLOYMENT DEVELOPMENT OPPORTUNITIES



FOLLOW-UP PLAN / STUDY

Consider conducting an Economic Development Study to identify regional competitive edge and develop strategies. Based on the findings:

- Delineate, preserve, and promote sites suitable for employment, which will also help bolster the Town's tax base.
- Locate employment centers in proximity to complementary development, including industrial development and institutional uses. Consider a mix of uses ranging from light industrial/makerspaces to office. As mixed-use centers, supporting commercial uses and services should be permitted to ensure the viability of employment areas.
- Protect sites with desirable highway and rail access for future industrial development.



DEVELOPMENT STANDARDS

Review UDO to evaluate provisions to help reserve key sites for employment uses.

- Narrow the range of uses to ensure employment-based uses are not precluded by other permitted uses that have lower tax generation potential.
- Modify the set of allowable uses where a compatible mix would enable the creation of competitive employment centers, amenitized with retail, restaurants, and open space accessible to the surrounding neighborhoods.
- Consider expanding the range of zoning districts to address a wider variety of employment types. Industrial uses, for example, include an array of operations, some of which are more compatible with surrounding development than others. For this reason, two types may be warranted.



PUBLIC INVESTMENTS

Infrastructure and amenities that enhance the quality of work life can make development location more competitive and attractive to employers and other investors. Investments to consider could include:

- A park/open space amenity that serves initially as a market "window" and later a central gathering place around which retail, restaurants and other support businesses can locate.
- Greenway trails.
- Streetscape.
- Regional stormwater management solutions.
- Educational facilities provided in partnership with area institutions, particularly those that can benefit from collaboration with employers locating inside the park.



- PARTNERS Mecklenburg County
 - Mint Hill Chamber of Commerce

- Charlotte Regional Business Alliance
- Shortline Railroad



• Duke Energy https://www.duke-energy.com/business/products/park-and-plug

NCDOT

ECONOMIC DEVELOPMENT

ED-1: (continued)



PROGRAMS

- Consider less conventional employment within the community. Home-based businesses and urban agriculture may be among them. Providing easy access to resources and information on how to improve business operations (e.g. marketing, managing payroll, filing taxes, maintaining insurance, choosing/updating software, etc.) can help ensure their viability. The Town can be part of a partnership focused on disseminating information that answers common questions and provides links to organizations offering assistance.
- Continue supporting small businesses (including startups and independent contractors) by participating in or sponsoring programs that address common challenges of growing a businesses. Consider the following to provide assistance:
- Connect young professionals with mentors. Mint Hill is a choice location for retirees. Many retirees have the time and experience to share with younger people in the same profession but are not sure how to connect with younger people who would welcome their guidance. Leveraging various communication

- mechanisms already in place, the Town could facilitate those connections. A partnership with the Mint Hill Chamber of Commerce might prove to be the most effective approach.
- Establish partnerships with community organizations, businesses, and institutions to offer entrepreneurship programs. Consider creating a Launch MINTHILL program based on the LaunchMyCity model, which strives to "develop successful local entrepreneurs by expanding access to comprehensive business training, and financial and business resources." (https://launchmycity.org/)
- Provide space. While working from home has become more common, some people must operate out of traditional offices, coworking spaces, and other sites, which add to the cost of doing business. By offering the temporary use of spaces owned by the Town or its partners, the Town can remove a common barrier to entrepreneurship.



Located at the intersection of Albermarle Road, Highway 51, and the Norfolk Southern Railway corridor, the Clear Creek Business Park is well positioned for industrial development. (Image source: Google Earth 2022)



- Mint Hill Chamber of Commerce
- Private investors

- Charlotte Regional Business Alliance
- Shortline Railroad

UTILITIES

UT-1: SUPPORT THE FUTURE LAND USE VISION WITH INVESTMENTS IN INFRASTRUCTURE TO INCREASE CAPACITY



FOLLOW-UP PLAN / STUDY

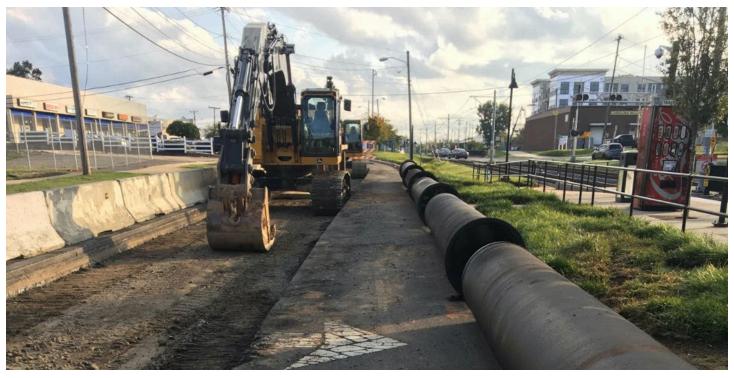
Develop water/sewer planning studies with Charlotte Water to support the Future Land Use Plan.

- Prioritize infrastructure extensions to employment centers and areas experiencing high rates of growth.
- With Charlotte Water, consider developing a detailed, prioritized plan for all water and sewer service to Mint Hill and its ETJ.
- Determine the water and sewer needs and service to the Mint Hill I-485 interchanges, specifically with Blair Rd., Fairview Rd. and Lawyers Rd.



PUBLIC INVESTMENTS

Coordinate with Charlotte Water on sewer and water extensions, prioritization, phasing, and funding strategies.



Infrastructure is critical to growth and requires long-term planning based on community-driven land use policies. (Image source: www.charlottenc.gov)



- Charlotte Water
- Developers

Mint Hill Implementation Checklist – Priority Projects (Draft, 6/6/22)

NO.	NAME	DESCRIPTION	LEAD STAFF	EST. COST	FUNDING SOURCES	NEXT STEPS			
	New Town Projects								
TC- 1B	Establish open space strategies/requirements for new development	Amend the UDO to adjust dimensional and site design standards as well as streetscape and open space conservation requirements to reflect patterns that contribute to green character of the town.	Planning Dept.	Staff time	N/A	 Add to Planning Dept. work plan Select staff lead Scope UDO sections to revise Review examples from other places Develop customized approach for Town 			
TC- 1E	Consider developing policies for street tree maintenance and replacement program	The Town should consider a cost-share program to assist neighborhoods with the maintenance and replacement of street trees.	Planning Dept., Public Works Dept.	Staff time	N/A	 Add to Planning Dept. and Public Works Dept. work plans Select staff lead Identify examples from other places Develop customized approach for Town 			
PR- 1C	Establish parkland dedication or payment in lieu requirement to help implement parks plan	The Town should require new residential projects to dedicate parkland at a rate based on the number of dwelling units, or make a payment in lieu of dedication to enable the Town to acquire and develop parkland.	Planning Dept., Public Works Dept.	Staff time	N/A	 Add to Planning Dept. and Public Works Dept. work plans Select staff lead Review examples from other places Develop customized approach for Town 			
PR- 1E	Prioritize improvements to existing parks	Develop prioritized list of improvements for existing parks, along with funding plan.	Public Works Dept.	Staff time	Parkland PIL; Town general fund; grants; agency partnerships	 Add to Public Works Dept. work plan Select staff lead Conduct prioritization for review and discussion Develop proposed funding plan 			
PR- 1F	Consider investing in new parks (types and locations)	Identify and prioritize park system needs to serve current and projected population; develop funding plan	Public Works Dept.	Staff time	Parkland PIL; Town general fund; grants; agency partnerships	 Add to Public Works Dept. work plan Select staff lead Conduct prioritization for review and discussion Develop proposed funding plan 			

NO.	NAME	DESCRIPTION	LEAD STAFF	EST. COST	FUNDING SOURCES	NEXT STEPS	
2A	Consider requiring greenway land dedication with new development; consider incentives for construction	Consider requiring new developments to dedicate public right of way for greenways consistent with Town plans; give applicants credit against parkland dedication requirement if they construct the greenway.	Planning Dept., Public Works Dept.	Staff time	N/A	 Add to Planning Dept. and Public Works Dept. work plans Select staff lead Review examples from other places Develop customized approach for Town 	
2A	Use Public-Private Partnership to update Downtown District Master Plan	Update Downtown Mint Hill Master Plan to address the following: • Compelling vision/plan • Land acquisition • Public investment strategies • Funding sources • Regulatory approach	Planning Dept.	Staff time; \$\$\$	Private developers; Town general fund	 Add to Planning Dept. work plan Select staff lead Prepare scope of updates If needed, issue RFQ to select consultant 	
2B	Consider zoning changes to implement updated Master Plan, such as a form-based code	Based on updated Downtown Master Plan, consider changes to UDO to accomplish vision, such as updating the Downtown District overlay zoning with a form-based code that prioritizes the form of buildings and streetscapes over land uses.	Planning Dept.	Staff time; \$\$\$	Private developers; Town general fund	 Add to Planning Dept. work plan Select staff lead Prepare scope of revisions If needed, issue RFQ to select consultant 	
	Projects to Coordinate with Other Organizations						
1G	Coordinate with CRTPO and Mecklenburg County on transportation, sidewalk and greenway projects planning and implementation	Continue coordinating with regional and county transportation planning orgs. to build sidewalk and greenway projects in Mint Hill consistent with adopted plans.	Planning Dept., Public Works Dept.	Staff time	N/A	 Include in Planning Dept. and Public Works Dept. work plans Select staff lead Update Town priorities 	
2E	Coordinate with CRTPO and NCDOT on transportation prioritization, phasing, and funding	Continue coordinating with regional and state transportation planning orgs. to make transportation improvements in Mint Hill consistent with adopted plans.	Planning Dept., Public Works Dept.	Staff time	N/A	 Include in Planning Dept. and Public Works Dept. work plans Select staff lead Update Town priorities 	

NO.	NAME	DESCRIPTION	LEAD STAFF	EST. COST	FUNDING SOURCES	NEXT STEPS
	Support CRTPO 2050 roadway projects	Continue coordinating with regional transportation planning orgs. to make transportation improvements in Mint Hill consistent with adopted plans.	Planning Dept., Public Works Dept.	Staff time	N/A	 Include in Planning Dept. and Public Works Dept. work plans Select staff lead Update Town priorities
3C	Support ped, bicycle, and greenway projects in CRTPO CTP and MTP 2050	Continue coordinating with regional transportation planning orgs. to include Mint Hill ped, bike, and greenway projects in regional Comprehensive Transportation Plan and Metropolitan Transportation Plan.	Planning Dept., Public Works Dept.	Staff time	N/A	 Include in Planning Dept. and Public Works Dept. work plans Select staff lead Update Town priorities
1B	Coordinate with Charlotte Water on water and sewer extensions, prioritization, phasing, funding	Continue coordinating with regional utility provider on extensions in Mint Hill consistent with Town plans.	Planning Dept., Public Works Dept.	Staff time	N/A	 Include in Planning Dept. and Public Works Dept. work plans Select staff lead Update Town priorities
		Towr	Projects to Co	ntinue		
2F	Continue allocating local funding to fill sidewalk gaps and leverage grants from CRTPO	Continue allocating local funding on annual basis to fill sidewalk gaps and address small traffic signal and traffic calming improvements, and to use as local match for larger transportation projects for discretionary project funding through the CRTPO process.	Planning Dept., Public Works Dept.	Staff time; \$\$\$ for annual design and construction funding	Town general fund; CRTPO grants	 Include in Planning Dept. and Public Works Dept. work plans Select annual priorities Design and let projects
	Continue to implement Mint Hill Pedestrian Plan	Continue allocating local funding on annual basis to implement Mint Hill Pedestrian Plan.	Planning Dept., Public Works Dept.	Staff time; \$\$\$ for annual design and construction funding	Town general fund; CRTPO grants	 Include in Planning Dept. work plan Select annual priorities Design and let projects
3F	Continue holding street festivals with streets closed temporarily to traffic	Continue holding "Open Streets" events where street may be closed to traffic temporarily to allow people to walk and bicycle	Planning Dept., Public Works Dept.	Staff time	N/A	 Include in Planning Dept. and Public Works Dept. work plan Organize, publicize, and hold events