

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING  
SEPTEMBER 19, 2022**

The Mint Hill Planning Board met in regular session on Monday, September 19, 2022 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

**ATTENDANCE**

Chairman: Tom Gatz

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

Planning Director: John Hoard

Clerk to the Board: Savanna Ocasio

Commissioner: Patrick Holton

Absent: Scott Fandel

**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 August 15, 2022 Regular Meeting:** Upon the motion of Mr. Hendrix, seconded by Mr. Todd, the Board unanimously approved the minutes of the August 15, 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 #ZC22-4, Filed by The Town of Mint Hill, for a Post Construction Ordinance Text Amendment:** Planning Director Hoard submitted the following memo to the Board.

The proposed Text Amendment addresses the State changes made to the table of uses for the Goose Creek buffers. Since we are required to have the same requirements as the State, we will need to change the table in Mint Hill's Post-Construction Ordinance.

Planning Director Hoard stated approval of the proposed Text Amendment was required. He stated for the most part, the majority of the Text Amendment was a reformatting of the table; nothing major. According to Rusty Rozelle, Mecklenburg County, North Carolina State Law relaxed the restrictions, so the changes were for the better.

**Upon the motion of Mr. Hendrix, seconded by Mr. Todd, the Board voted to send a favorable recommendation to the Board of Commissioners on #ZC22-4, Filed by The Town of Mint Hill, for a Post Construction Ordinance Text Amendment.**

**Other Business:** Chairman Gatz asked Planning Director Hoard what the next step was for the Land Use Plan. Planning Director Hoard stated unless told otherwise, the Board of Commissioners would most likely make a decision at their next meeting in October.

**Adjournment:** Upon the motion of Mr. Draffen, seconded by Mr. Tyson, and unanimously agreed upon, Chairman Gatz adjourned the meeting at 6:35 p.m.

---

Savanna Ocasio  
Program Support Assistant