



1. CALL TO ORDER
2. ROLL CALL AND INVOCATION
3. APPROVE MINUTES OF THE SEPTEMBER 19, 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 DECISION ON #S22-14, DAN HOOD SUBDIVISION, FILED BY KINGER DEVELOPMENT AND INVESTMENTS, LLC, TO SUBDIVIDE PROPERTY LOCATED AT 3351 DAN HOOD ROAD, TAX PARCEL NUMBER: 135-341-55
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
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



S22-14

Dan Hood Subdivision

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Town of
MINT HILL
North Carolina

APPLICATION

CASE:	S22-14
EXISTING ZONING:	R
PROPERTY OWNER:	Kinger Development and Investments LLC
APPLICANT:	Kinger Development and Investments LLC
LOCATION:	3351 Dan Hood Road
TAX PARCEL NUMBER(S):	135-341-55
REQUEST:	Major Subdivision Approval (38 lots)

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STAFF REPORT

Staff Analysis

MIN. FRONT / STREET SETBACK	50'
MIN. SIDE SETBACK	15'
MIN. SIDE YARD SETBACK ADJOINING STREET	25'
MIN. REAR SETBACK	40'

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) (if 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.

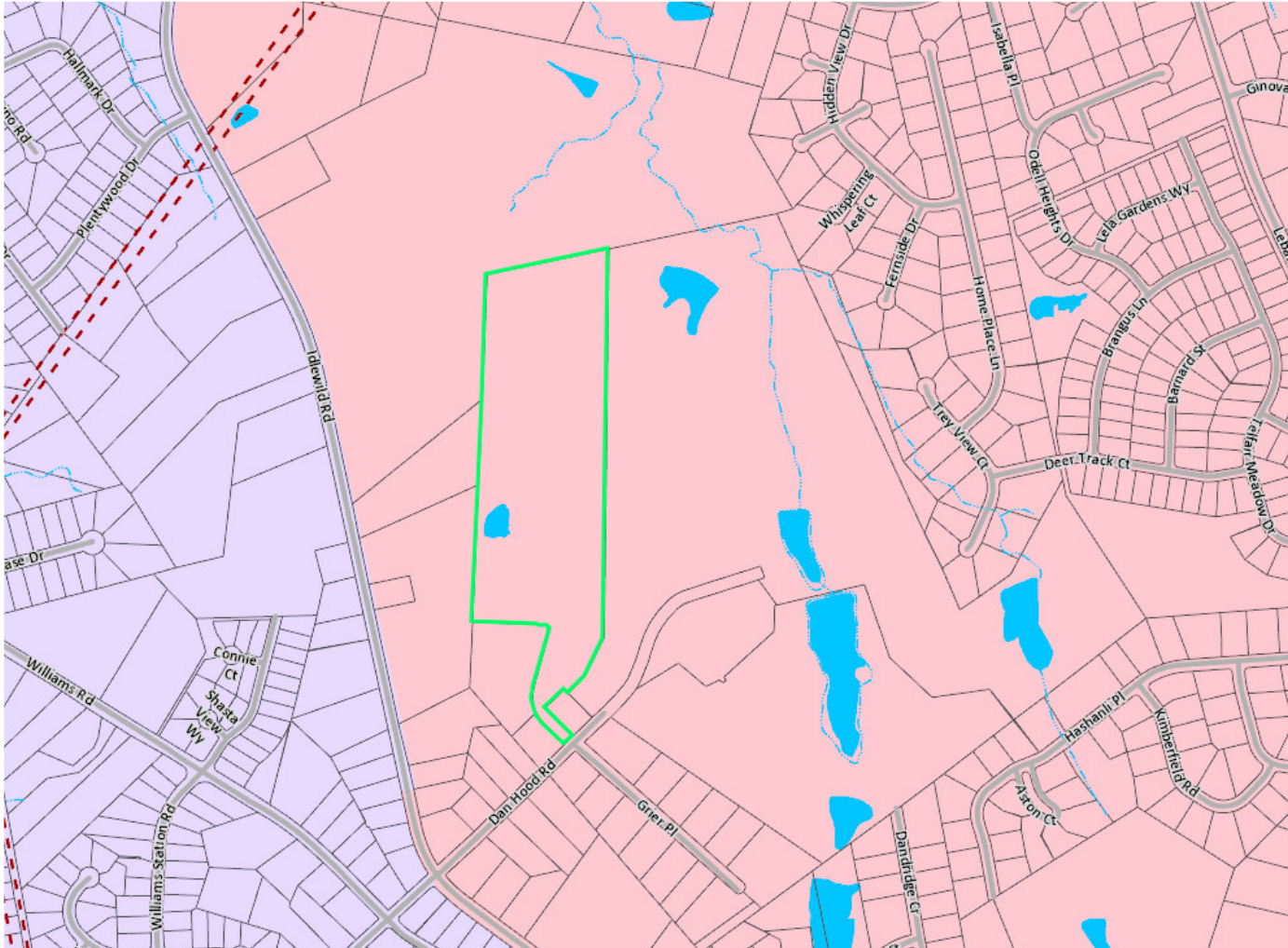
STAFF RECOMMENDATION

Staff recommends approval

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LOCATION MAP



SITE PLAN

