

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING
NOVEMBER 21, 2022**

The Mint Hill Planning Board met in a called session on Monday, November 21, 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, Roger Hendrix, Jennifer Manchester, and Chip Todd

Permit Technician: Nicki Johnson

Commissioner: Patrick Holton

Clerk to the Board: Savanna Ocasio

Absent: Planning Director Hoard and Eric Tyson

CALL TO ORDER AND INVOCATION

Chairman Gatz called the meeting to order at 6:30 p.m., declared a quorum present and the meeting duly constituted to carry on business. Mr. Hendrix gave the invocation.

ORDER OF BUSINESS

Approval of Minutes for the September 19, 2022 Regular Meeting: Upon the motion of Mr. Todd, seconded by Mr. Hendrix, the Board unanimously approved the minutes of the September 19, 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 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: 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) (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 recommends approval.

Mr. Paul Sagadin, Managing Partner, introduced himself and began his presentation. Mr. Sagadin stated he was before the Board to propose a by-right development, Dan Hood Subdivision, consisting of 39 single-family homes on roughly 26.5 acres. He stated the lots were 20,000 (+) sq ft; approximately ½ an acre. Mr. Sagadin presented the site plan to the Board, pointing out the BMP toward the Northern end, a cul-de-sac, and tree save areas throughout the development. Their open space consisted of approximately 5 acres of tree save, replant, and natural areas. Mr. Sagadin provided a further breakdown of the proposed site:

- Development: Proposing a total 39 units of various sizes and designs, preserving and replanting trees throughout the site, and targeting 15% of the site to be natural area.
- Project Density: A by-right 25.56 acres in the R zoning district allowed approximately 57 single family units, the development proposes 39 single family units (1.47 UPA), and the school impact would be approximately 22 students.
- Transportation Improvements: Widen Dan Hood Road from property to Idlewild intersection, add curb and gutter to Dan Hood Road, and re-surface Dan Hood Road with new asphalt.
- Design and Buffers: Variety of square footages, pricing, and designs, cementitious siding, a focus on pitched roofs, usable porches, and stoops.

Mr. Sagadin stated the price point of the proposed subdivision was high 500's- mid 700's. He presented a sale comparison slide to the Board which showed local upcoming neighborhood values emphasizing the Dan Hood Subdivision was within range of Mint Hill price points. Mr. Sagadin further discussed the project highlights which included:

- Diverse products offering ranch homes, rear load front porch design, classic single-family plans consisting of 4-5 bedrooms, 3.5-4.5 baths, and 2 car garages and driveways.
- Square footage ranging from approximately 2800-4200 sq ft.
- Total of 156 parking spots (2 car garage, 2 + car driveway)
- Projected construction period was approximately 24-30 months
- Homes would be individually metered, receiving service from Union Power, Charlotte Water, and Piedmont Natural Gas

Mr. Sagadin provided the Board with the following project status and timeline:

- March 2023: Plan Review Complete
- April 2023-2024: Site Development
- October 2024: First Unit Delivered
- April 2024: Construction Complete
- June 2025: Close Out

Mr. Hendrix asked Mr. Sagadin if he anticipated full build out and sold by Fall of 2025. Mr. Sagadin said yes, that was their goal.

Mr. Hendrix asked if the roads met Town of Mint Hill street standards. Travis Gingras, PE, Latitude 35 Design Group, stated the streets were going to be designed and built to Town standards; including Dan Hood Road which was currently not built to Town standard. He mentioned the homes would sit 50 feet off the road to allow substantial driveways; width being approximately 18-20 feet. Mr. Gingras stated they anticipated 4-6 car parking which included garage and driveway parking. Mr. Hendrix asked if they expected on street parking. Mr. Gingras said no. He added the two stub outs shown on the site plan were for future connectivity.

Mr. Hendrix asked if the building material requirements met the Town of Mint Hill's standards. Permit Technician Johnson stated they had to follow the Ordinance as written. Mr. Gingras agreed with Permit Technician Johnson and added their building elevations would be submitted for Staff to review.

Mr. Todd asked if this subdivision would have a Homeowners Association (HOA). Mr. Sagadin said yes. Mr. Todd asked if the HOA was going to be made mandatory or voluntary. Mr. Sagadin said mandatory. Mr. Todd asked at what point of occupancy would the developer turn the HOA over to its residents. Mr. Sagadin stated the HOA would be turned over to its residents once the subdivision reached 70% occupancy. Mr. Todd asked what the HOA would be responsible for, e.g., decorative lighting. Mr. Sagadin stated the HOA would be responsible for streetlights, common ground, and BMP.

Chairman Gatz commended the applicant on their presentation as most of the Boards questions were answered throughout. He asked if trees would be preserved as Dan Hood was a nice, wooded area. Mr. Sagadin stated it cost the developer money to tear down trees so trees that could be saved, would be saved; granted they must develop. He explained if they cut into those woods and realized half the trees were diseased or dead, they would do their best to replant and keep as much natural tree as possible for privacy purposes. Chairman Gatz stated with the Town not having a tree Ordinance, it was left to the developer, so the Board hoped the developer respected retaining trees. Mr. Sagadin stated clear cutting affected home values and sales; open fields were not what people in Mint Hill were seeking. Chairman Gatz asked how the student to home ratio was created (22 students to 39 units). Mr. Sagadin stated the ratio was approximately 0.553 per home. Chairman Gatz asked if they anticipated Dan Hood Subdivision to be an adult community; he was curious as he thought it did not seem like a lot of children for that many homes. Mr. Sagadin stated no, that was just the equation they used. Chairman Gatz asked if they had intentions on paving all of Dan Hood Road. Mr. Sagadin stated not all of it, just from the Dan Hood Subdivision entry point back towards Idlewild Road.

Mr. Draffen asked Mr. Gingras to further explain their emergency use access points. Mr. Gingras explained fire code changes were made, taking effect in 2023. Generally, if there were more than 30 homes in a subdivision, two emergency access points were requested; this would be changed to 100 homes in 2023 by State Legislation. Originally, they were getting access from CMS but there had been a delay, so they planned to submit for review by Mecklenburg County in 2023 once the new Legislation was in effect, so the secondary emergency use access point was no longer required. They intended on using that area as a tree save area instead. Mr. Sagadin added they would continue to discuss the secondary emergency use access point with CMS, but it was not need based. He stated if granted, there would be a gate and Knox box strictly meant for CMS emergency services only. Mr. Sagadin stated if that could be negotiated, they

were happy to add the secondary emergency use access point to the final site plan, but they did not fall under the required category. Chairman Gatz asked if this Law had already been approved and was waiting to get on the books. Mr. Sagadin said yes. Mr. Hendrix confirmed the secondary use access point was negotiable. Mr. Sagadin stated yes, it was up to CMS. If CMS decided to grant the easement, they would happily have it. If not, they had no privy to take that land.

Upon the motion of Mr. Hendrix, seconded by Mr. Todd, the Board unanimously approved #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.

Other Business: None.

Adjournment: Upon the motion of Mr. Hendrix, seconded by Mr. Todd, and unanimously agreed upon, Chairman Gatz adjourned the meeting at 6:49 p.m.

Savanna Ocasio
Program Support Assistant