

**MINUTES OF THE MINT HILL PLANNING BOARD
FEBRUARY 2, 2023**

The Mint Hill Planning Board met in called session on Thursday, February 2, 2023 at 3:00 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Chairman: Tom Gatz

Members: Kenny Draffen, Chip Todd, and Eric Tyson

Planning Director: John Hoard

Clerk to the Board: Savanna Ocasio

Absent: Scott Fandel, Roger Hendrix, and Jennifer Manchester

Chairman Gatz called the meeting to order at 3:06 p.m., ruled a quorum present and the meeting duly constituted to carry on business. Chairman Gatz stated the purpose of this called meeting was to read #ZC22-6 and #ZC22-7 consistency statements into the record.

Mr. Draffen read, and the Board unanimously approved the recommended consistency statement as follows:

#ZC22-6 was found to be consistent with the Land Use Plan. The Land Use Plan (218 Subarea Plan) called for commercial use for the portion of property fronting Fairview Road with the remaining parts planned for Mixed Residential. Mixed Residential was an area characterized by moderate-density development. It was comprised of predominantly single-family detached homes. Therefore, #ZC22-6 was found to be reasonable and in the public interest, based on the information presented and reviewed with this petition.

Mr. Todd read, and the Board unanimously approved the recommended consistency statement as follows:

#ZC22-7 was found to be consistent with the Land Use Plan. The Land Use Plan indicated office/employment for the property. Office/employment was described as mixed-use areas targeted as a primary location of job generating uses in settings that met today's workplace expectations. Therefore, #ZC22-7 was found to be reasonable and in the public interest, based on the information presented and reviewed with this petition.

Adjournment: Upon the motion of Mr. Tyson, seconded by Mr. Draffen, and unanimously agreed upon, Chairman Gatz adjourned the meeting at 3:09 p.m.

Savanna Ocasio
Program Support Assistant