

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING  
MAY 15, 2023**

The Mint Hill Planning Board met in regular session on Monday, May 15, 2023 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

Commissioners: Patrick Holton and Dale Dalton

Planning Director: John Hoard

Planning Technician: Nicki Johnson

Town Clerk: Michelle Wells Hudson

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**

**Approval of Minutes for the April 17, 2023 Regular Meeting:** Upon the motion of Mr. Todd, seconded by Mr. Fandel, the Board unanimously approved the minutes of the April 17, 2023 Regular Meeting.

**Additions or Deletions of Agenda Items:** None.

**Reports of Committees, Members and Staff:** Chairman Gatz recognized Issac Tate in attendance from Boy Scout Troop 144 of Blair Road United Methodist Church. Chairman Gatz thanked Issac for attending and presented him with a lapel pin.

**Old Business:** None.

**New Business:**

**A. Discussion and Recommendation on #ZC23-5, Filed by Griffin Land Holding, LLC, to Request Site Plan Approval, for Property Located at 13315 Jomac Drive, Tax Parcel Number 139-092-17:**

The applicant asked for the agenda item to be deferred until the next Planning Board meeting.

The Board agreed by consensus to allow #ZC23-5 to be heard at the next meeting.

**B. Discussion and Decision on #ZC23-6, Filed by Griffin-Goforth Properties, LLC, to Allow a Storage Yard, for Property Located at 11134 Business Lane, Tax Parcel Number 139-092-22:**

Planning Director Hoard submitted the following memo to the Board.

The applicant is requesting conditional zoning approval to permit the use of property for a storage yard.

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.

The property located at 11134 Business Lane is located on 3.752 acres and is in compliance with the Land Use Plan. The Planning Department Staff recommended a favorable recommendation.

Mr. David Griffin, 11128 Business Lane, stated he managed Griffin-Goforth properties. They had bought the land located at 11134 Business Lane between 10-12 years ago; at the time, the property was partially cleared. He stated over the years they had cleared off more of the property and had added gravel. Mr. Griffin stated the intention of the petition was to allow Griffin-Goforth Properties to have an outside storage location where individuals could store campers, boats, motorhomes, and tractor trailers. Mr. Griffin stated they would like to make enough revenue to pay the taxes on the property.

Mrs. Manchester asked about landscaping around the proposed storage yard. Mr. Griffin stated the property was already wooded but he would be open to recommendations.

Mr. Fandel asked what was located at the back of the property. Mr. Griffin stated a subdivision was being constructed, at the rear of the property, coming from Cabarrus Road. Mr. Fandel thought a buffer was extremely important because the subdivision bordered the property.

Mr. Todd asked if the storage yard would permit 24-hour access. Mr. Griffin stated he believed it would be open 24 hours; he anticipated using a code to access the facility. Mr. Griffin had previously been unaware that he would need to come before the Town to gain approval for this project; therefore, there were items they were still working on. Mr. Todd asked if there would be lighting for the project. Mr. Griffin stated yes; he thought they would use streetlights, but he had not gotten far enough into the project to have a definitive answer.

Mr. Tyson asked if Mr. Griffin would be open to modifying the hours of operation; the lighting may affect the residents of the planned subdivision if the storage yard was open 24 hours a day. Mr. Griffin stated he was going to use streetlights and not flood lights; he clarified that the light beams would point downward. Mr. Tyson asked about the topography of the property. Mr. Griffin stated the grade was level between the property being discussed and the new subdivision being developed.

Chairman Gatz asked if there would be a fence around the property. Mr. Griffin said there would be a fence around the property, and it would have an access gate. Chairman Gatz asked if there would be cameras on the property. Mr. Griffin stated they had not decided but Commissioner Holton had suggested cameras at the Board of Commissioners meeting. Chairman Gatz stated he had a friend who owned a boat, and many things were stolen off of the boat at a similar facility in Kentucky. Unfortunately, there were no cameras, so no one was ever held responsible for the theft. Chairman Gatz thought cameras were a good idea. Mr. Griffin thought cameras were an excellent idea; he also wanted 24-hour access to the facility.

Chairman Gatz said with 24-hour access there was even more need for security at the facility. Chairman Gatz asked Planning Director Hoard about required lighting. Planning Director Hoard stated lighting could be subjective; the wording in the Ordinance stated the lighting should not negatively impact neighbors. Planning Director Hoard said he could work with Mr. Griffin to cast light downward, use foot candle readings or even copy the downtown code.

Chairman Gatz stated he would not want the neighbors to be negatively impacted but he also would not want to inflate the cost of the project too much. Mr. Griffin stated Duke Energy could put up light poles; he was not asking for stadium lighting nor flood lighting. Mr. Griffin stated he would be happy to work with Planning Director Hoard on the lighting plans.

Upon a motion made by Mr. Todd, seconded by Mr. Fandel, the Board unanimously agreed to send a favorable recommendation for #ZC23-6, Filed by Griffin-Goforth Properties, LLC, to Allow a Storage Yard, for Property Located at 11134 Business Lane, Tax Parcel Number 139-092-22. The recommended consistency statement was as follows: #ZC23-6 was found to be consistent with the Land Use Plan. The Land Use Plan indicated Industrial-Light. Light industrial areas were intended to support a mix of innovative businesses that could benefit from the collocation of related complimentary industries. The mix of uses range from light industrial operations and makerspaces to supporting office, retail, and service uses.

Therefore, #ZC23-6 was found to be reasonable and in the public interest, based on the information presented and reviewed with this petition.

**Other Business:** None.

**Adjournment:** Upon the motion of Mr. Tyson, seconded by Mr. Fandel, the Board unanimously voted to adjourn the meeting. Chairman Gatz adjourned the meeting at 6:42 p.m.

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Michelle Wells Hudson  
Town Clerk