

1. CALL TO ORDER
2. ROLL CALL AND INVOCATION
3. APPROVE MINUTES OF THE JANUARY 23, 2023 REGULAR MEETING AND FEBRUARY 2, 2023 CALLED MEETING
4. ADDITIONS OR DELETIONS OF AGENDA ITEMS
5. REPORTS OF COMMITTEES, MEMBERS, AND STAFF
6. OLD BUSINESS
7. NEW BUSINESS
 - A. DISCUSSION AND RECOMMENDATION ON [#ZC23-1](#), FILED BY LRH HOLDINGS, LLC, TO REQUEST PERMISSION TO DEVELOP THE PROPERTY FOR A COMMERCIAL/OFFICE BUILDING WITH ASSOCIATED PARKING FRONTAGE TO EXCEED CODE REQUIREMENTS, FOR PROPERTY LOCATED AT 11110 LAWYERS ROAD, TAX PARCEL NUMBER: 135-381-60
 - B. DISCUSSION AND RECOMMENDATION ON [#ZC23-2](#), FILED BY 8235FR, LLC, TO REQUEST REZONING FROM I-G (CZD) TO I-G TO ALLOW SELF STORAGE AND VEHICLE STORAGE, PROPERTY LOCATED AT 8227 FAIRVIEW ROAD, TAX PARCEL NUMBER(S): 139-011-11, 139-011-09, 139-011-23, 139-011-12, AND 139-011-47
 - C. DISCUSSION AND DECISION ON [#S23-1](#), MCEWEN MANOR, FILED BY AREY PROPERTIES, FOR PRELIMINARY SUBDIVISION APPROVAL, PROPERTY LOCATED AT 11631 LAWYERS ROAD, TAX PARCEL NUMBER(S): 197-011-42, 197-011-45, AND 197-011-16
8. OTHER BUSINESS
9. ADJOURNMENT

VIEWING A PUBLIC MEETING ONLINE

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LIVE STREAM

AGENDAS & MINUTES

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**AGENDA &
MINUTES**

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING
JANUARY 23, 2023**

The Mint Hill Planning Board met in regular session on Monday, January 23, 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, Roger Hendrix, Chip Todd, and Eric Tyson

Planning Director: John Hoard

Commissioner: Patrick Holton

Clerk to the Board: Savanna Ocasio

Absent: Jennifer Manchester

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 November 21, 2022 Regular Meeting: Upon the motion of Mr. Fandel, seconded by Mr. Hendrix, the Board unanimously approved the minutes of the November 21, 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 #ZC22-6, Filed by Epcon Communities, to request a Rezoning from R to R (CZD) and B-G to allow a single-family Subdivision for property located at 8612 Fairview Road, Tax Parcel Number: 197-201-14: Planning Director Hoard submitted the following memo to the Board.

EPCON Communities is proposing a single-family residential subdivision containing sixty-six lots. The application includes rezoning 2.78 acres (the portion fronting Fairview Road) to B-G. The applicant is offering to dedicate the 2.78 acres to the Town. 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.

Plan Consistency:

- Land Use Plan (Hwy 218 Subarea Plan): YES
- Downtown Masterplan: N/A
- Pedestrian Plan: YES
- Comprehensive Transportation Plan: N/A

Staff Recommendation: FAVORABLE RECOMMENDATION

Bridget Grant, Moore & Van Allen Land Use Consultant, introduced herself stating she was before the Board on behalf of Epcon Communities. She stated her role as a land use consultant was to help the development team navigate through the conditional zoning process; she was not part of the development team. Ms. Grant provided a brief overview of the site stating the 32.84-acre site was located on Fairview Road and Quail Park Drive. Ms. Grant explained the existing zoning and future land use plan identified as mixed residential; mixed residential intended to provide a variety of housing types, not necessarily an increase in density. Ms. Grant stated her team originally came before the Board of Commissioners with a proposal for 67 units of age restricted senior housing on single family lots, also providing 2.78-acre dedication of land at the front of the site for the Town of Mint Hill to use in whatever capacity the developer wanted to as B-G zoning. Ultimately, after initial feedback, the applicant reduced the total number of units to 66 units to get them to two dwelling units per acre layout. The overall revised proposed schematic plan included:

- Commitment to a max of 66 age-restricted units
- Commitment to a dedication of 2.78 acres of B-G zoned land
- Access will be provided off Quail Park Drive
- Aligns with recently adopted land use plan
- Aligns with recently adopted small area plan and anticipated road infrastructure

Ms. Grant reviewed the plan benefits which included:

- Age restricted included in the deed restrictions, age-restricted communities generate less traffic than traditional communities, age-restricted communities had less impact on schools, 60% of the homes sold in first Courtyard Mint Hill project were existing Mint Hill residents, first community sold in six weeks, consistent with the adopted land use policy, provided housing walkable to the park, right-of-way reserved as identified in adopted small area plan, and sidewalks provided along site's frontage.

Ms. Grant stated anytime a development was looked at, it was a matter of traffic. She stated as a vacant site, they were not generating any traffic. She explained if the site were to be developed under the existing zoning, without the conditional zoning, it would still be zoned as residential; the difference being the applicant was seeking smaller lots which gave them the ability to provide more open space. Ms. Grant provided a trip generation comparison table stating if this development were developed as by-right versus age restricted, age restricted generated 39% less daily trips, 44% less peak morning trips, and 52% less peak evening trips than traditional single-family homes.

Ms. Grant stated the Courtyards at Quail Park expected to be a quality community, catering to the residents wanting to live there. She stated the homes were to be high quality, including amenities (both interior and exterior) accustomed to senior age targeted living. She presented an aerial perspective view showing homes with the signature courtyard which was the private open space included on each lot. Ms. Grant concluded by presenting the Board with a chart comparing the existing zoning of the lot, residential, to the proposed zoning, residential conditional:

R (Residential)

- Highest potential 1.5-2 units/acre (DUA) based on 20,000 sq ft lots
- Maximum of 65 units
- Traffic impacts higher with traditional neighborhood
- School impacts based on traditional neighborhood

R-CZ (Residential Conditional)

- Maximum density of 2 units/acre (DUA)
- 66 units
- Smaller lots/increased open space
- Conditional commitments (including age restricted, 2.78-acre dedication, new street reservation, certainty on architectural quality, decreased traffic, no school impacts, and crosswalk to park)

Mr. Todd thanked Ms. Grant for her presentation. He clarified there were two entrance points and one stub road as shown on the site plan. Ms. Grant said correct. He asked if a Homeowners Association (HOA) would be established by the developer; if so, at what capacity would the community take over. Ms. Grant stated yes, the HOA would be turned over at 98% capacity. Mr. Todd asked if the HOA would be mandatory. Mr. Ken Kardos, Epcon Regional President, answered yes.

Mr. Hendrix commended Ms. Grants presentation. He stated he had a few concerns, first being the wet retention pond. He asked if fencing would be installed around the pond as a safety measure. Ms. Grant stated at this point, they had not identified a fence to go around the pond. Mr. Kardos stated they had done some aluminum fencing around ponds if necessary. He explained the thing to consider was because their homes use side yard courtyards as the homeowners outdoor living space, the backs of the homes were all fenced from one home to the other so typically there was no pedestrian traffic back behind the residential homes; each homeowner would use their side courtyard for outdoor entertainment. He referred to Ms. Grant's presentation stating they typically referred to open space behind the homes fence as passive space; homeowners were not allowed to put anything behind their homes; rarely would anyone find the need to be past that point. Mr. Hendrix stated he was looking at the age requirement and grandchildren, stating the proximity to the park from the retention pond was another concern of his. He asked the applicant to consider installing a fence around the pond as the park was heavily used by children and there was an access point to the pond through the community. Mr. Kardos stated that was something they would take into account. Mr. Hendrix added he was concerned the Board was not presented with plans/requirements from NCDOT on Fairview Road as he did not see a report included in the presentation; he had an issue with approving a project with change being a possibility because of an NCDOT requirement. Ms. Grant thanked Mr. Hendrix for his comments. She stated they received feedback from NCDOT this afternoon, their preliminary response was they would like Epcon to provide a right-hand deceleration lane on Fairview Road, turning into Quail Park Drive, allowing traffic to keep moving freely on Fairview Road; the lane would front the commercial property. Mr. Hendrix clarified this was NCDOT's initial comment.

Ms. Grant said yes, they gave their first comment today in writing; they always reserve the right and will do as they request. Mr. Hendrix stated from the Planning Board standpoint, it was good to see the whole project, so the Board had an idea of what it would end up like versus how it “might” end up.

Mr. Draffen complimented Ms. Grant’s presentation.

Mr. Tyson asked what the price point of the homes were. Mr. Kardos stated upper 400’s – mid 600’s. Mr. Tyson clarified the homes were ranch-style, one story homes. Mr. Kardos stated they offered a bonus room above the garage, but the homes were considered a ranch product. Mr. Tyson asked Mr. Kardos to provide further information about the buffer along Quail Park Drive. Mr. Kardos stated typically, they would install some type of mounding in there and heavy landscaping. He stated they had another existing community a few miles from the proposed community that would show a similar landscape buffer. He explained they tried to focus on the aesthetics of the community, so the buffer would be heavily landscaped.

Chairman Gatz referred to the site plan stating the South end of the property was heavily wooded; he asked how much land would be cleared? Mr. Kardos stated they would do their best to minimize any impact to that natural area, but they would need to clear enough trees to create the dam embankment for the stormwater management pond. Chairman Gatz stated unfortunately, the Town of Mint Hill did not have a tree Ordinance, so the Board depended on the developer and builders to preserve as many trees as possible in this area. Mr. Kardos agreed and encouraged the Board to look at their existing communities as they preserved trees very well compared to most builders.

Chairman Gatz shared his concerns with turning into the proposed subdivision, along with turning left onto Fairview Road. He stated those turning out of this subdivision were going to be 55 and older and although he thought that was a young age, he felt they were developing a crash area. A suggestion of his was to install a median on Fairview Road to prevent left turns. Ms. Grant stated some people preferred full movement with the ability to breakthrough during less peak times so she would like to explore ideas with NCDOT. She stated U-turn movement had become more common as communities grew. Chairman Gatz asked Planning Director Hoard if Mint Hill Police reviewed proposed traffic patterns and made recommendations. Planning Director Hoard said no. Ms. Grant stated NCDOT usually had control.

Chairman Gatz referred to the stormwater pond stating as a child he would fish in the pond unless ran out by security and he felt other children would share the same idea due to its proximity from the park. He stated a fence around the pond may be a requirement. Ms. Grant assumed most of the residents would take ownership of making sure people who were obviously not supposed to be in the age restricted community were not there. She felt the pond would not be visible nor accessible from the public street due to the proposed street frontage. Chairman Gatz confirmed the stormwater basin would act as a pond. Mr. Kardos stated typically retention ponds were designed as an amenity to the community. Chairman Gatz asked if Mr. Kardos would be willing to install a fence around the pond to serve as an extra piece of security to keep people away from it. Mr. Kardos stated they would take a look at installing an aluminum four foot wrought iron type fence around the outside perimeter of the pond. Mr. Kardos asked if the Board would feel comfortable tying the fence into one of the backyard fencings making a U-shape connecting from one of the units fencing. The Board agreed that would make sense. Mr. Kardos stated that was something they would do.

Chairman Gatz asked Mr. Kardos to provide further information regarding the subdivision's amenities. Mr. Kardos stated for a community of this size they would offer a clubhouse with a fitness center, a pool, and pickleball courts.

Mr. Hendrix asked when the applicant expected to receive a concrete plan from NCDOT regarding their traffic plans. Ms. Grant stated she expected the comment they received from NCDOT today to be their final comment until they were in the construction drawings phase; she asked Planning Director Hoard how things were handled historically. Planning Director Hoard stated the applicant would know for certain once NCDOT signed off on the plans. Mr. Hendrix asked at what step did NCDOT generally sign off on plans. Mr. Kardos stated at the end, it was part of the final CD process. Mr. Hendrix stated he understood NCDOT made that decision, and he was not trying to make the decision for them, but he had an issue with not knowing how the traffic pattern was going to be. Chairman Gatz asked how long the turn lane would be. Ms. Grant stated at least 100 feet. Chairman Gatz asked if that was a requirement. Ms. Grant said yes, it was a requirement. She stated when she asked about a potential for a traffic signal there would not be a traffic signal; there was nothing else that indicated there would be something substantive that would change how traffic operated in this area in terms of their recommendation. Mr. Hendrix stated making a left turn onto Fairview Road would be difficult for anyone and everyone.

Mr. Draffen made a favorable recommendation, seconded by Mr. Fandel, and at a 5:1 vote, with Mr. Hendrix voting against, the Board agreed to send a favorable recommendation on the condition that a fence is installed around the pond as suggested, to the Board of Commissioners on #ZC22-6, Filed by Epcon Communities, requesting a rezoning to allow a single-family subdivision located at 8612 Fairview Road, Tax Parcel Number: 197-201-14.

B. Discussion and Recommendation on #ZC22-7, Filed by Lischerong Enterprises and Holdings, to request a Rezoning from R (CZD) to O-A (CZD) to allow construction of two Commercial/Office buildings, property located at 7135 Lebanon Road, Tax Parcel Number: 135-417-47: Planning Director Hoard submitted the following memo to the Board.

Carillion Assisted Living facility was approved by the Board of Commissioner on October 8, 2015. 11.58-acres was rezoned from R to R (CZD). On July 31, 2018, a final plat was recorded, creating the 3.081-acre lot out of the 11.58 property.

The applicant is requesting rezoning for the 3.081-acre property from R (CZD) to O-A (CZD). The proposal includes two commercial/office buildings. 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.

Plan Consistency:

- Land Use Plan (Hwy 218 Subarea Plan): YES
- Downtown Masterplan: N/A
- Pedestrian Plan: YES

- Comprehensive Transportation Plan: N/A

Staff Recommendation: FAVORABLE RECOMMENDATION

David Klausman, V3 Southeast, introduced himself stating he was before the Board on behalf of the developer. Mr. Klausman stated this parcel was located North of the Lebanon Road and Margaret Wallace Road intersection, South of Lebanon Elementary School. The parcel itself was just over three acres and primarily wooded. He stated the proposed development had an approximately 7,200 square foot building fronting Lebanon Road, an approximately 10,000 square foot building near the rear of the property, which would be developed during phase two, and associated parking and storm water management on the bottom left corner of the property. They were requesting to rezone the property from R(CD) to O-A (CZD) which would allow the use of office/medical buildings. Mr. Klausman concluded by providing the Board with elevations and a conceptual rendering of similar use buildings the developer previously constructed.

Mr. Draffen asked if the applicant had spoken with NCDOT regarding this proposed project. Mr. Klausman stated he had spoken with NCDOT this afternoon and at a minimum, they required a left turn lane at the entrance of the site and potentially a right turn lane as well. Mr. Draffen asked if an evaluation had been done as far as how far back the left turn lane would go into the intersection of Lebanon Road and Margaret Wallace. Mr. Klausman stated there had been brief discussion in terms of how all three turn lanes would operate, the turn lane North of them as well as the turn lane into Morris Farms subdivision. Per his conversation with NCDOT, a possibility would be a three-lane cross section, but nothing was set in stone. Mr. Draffen stated he was concerned the required left turn lane would impact the intersection at Lebanon Road and Margaret Wallace. Mr. Klausman stated NCDOT's comment would be further looked at.

Mr. Hendrix echoed Mr. Draffen's road concerns.

Mr. Fandel agreed with Mr. Draffen and asked if reorienting the site and pushing the turn lane closer towards Lebanon Elementary School and further away from Margaret Wallace would be a possibility. Mr. Klausman stated he would check with NCDOT to see if Mr. Fandel's suggestion was a feasible alternative.

Mr. Todd asked how many units were in this complex. Mr. Klausman stated the first proposed building was expected to be a dentistry/orthodontics; he was unsure as to how many rooms they had. The second proposed building was to be determined as the developer did not currently have a tenant.

Chairman Gatz referred to the lack of NCDOT plans in both presentations presented and asked Planning Director Hoard how to go about receiving a detailed, full presentation, for Board members to obtain all information. Planning Director Hoard stated it depended on the level of detail the Board was seeking. He explained typically, an applicant coming before the Board presented general information about their plans. If the Board were seeking specifics, which typically came at a later stage, Staff would need to make changes as far as requesting each applicant to submit plans at a certain level before coming to the Board which would be a challenge. He explained applicants at this stage were asking permission to begin the project then once receiving approval from the Board of Commissioners, the applicant dug their heels in to begin refining and construction details but as far as having NCDOT give preliminary comments on paper, he thought that was fair. Historically with larger projects, Staff would try to obtain more clarity from NCDOT as that transportation information affected decision making but for smaller projects, what

comments NCDOT provided was Staff's anticipation but if the Board wanted to move in that direction, he was okay with it.

Mr. Hendrix reiterated the importance of receiving fuller plans and explained the Planning Boards role in decision making stating it affected everyone living in Mint Hill, so the Board needed as much information as possible to make credible recommendations to the Board of Commissioners. Chairman Gatz added NCDOT were the ones to do it, but they were not always correct. He asked Planning Director Hoard if the Board of Commissioners would see the same plans brought before them. Planning Director Hoard stated one of the Board of Commissioners asked the applicant specifically to see NCDOT comments or he would not approve the project so by the Board of Commissioners next meeting, February 9, the applicant should have those comments to show. Chairman Gatz asked what information the Board of Commissioners would see from NCDOT. Planning Director Hoard stated the applicant would convey a plan with a left turn lane signal to the Board. Chairman Gatz said the Planning Board would want to see paper stating NCDOT preliminarily says this project needed a left turn lane shown on a schematic. Planning Director Hoard took responsibility and said going further, he would ask applicants to show NCDOT's comments on plans. Chairman Gatz stated with the Planning Board making unfavorable/favorable recommendations to the Board of Commissioners, he wanted them to be all on the same page with what was being presented so NCDOT's plans were necessity in decision making. Chairman Gatz asked Mr. Klausman if he received an email with NCDOT's preliminary comment. Mr. Klausman stated he had a phone call with the reviewer but would request an email with the reviewer's minimum requirement at this time.

Upon the motion of Mr. Hendrix, seconded by Mr. Todd, the Board voted to send a favorable recommendation, pending the inclusion of an NCDOT report for the Board of Commissioners to consider based on this project, to the Board of Commissioners on #ZC22-7, Filed by Lischerong Enterprises and Holdings, requesting a rezoning to allow construction of two Commercial/Office buildings, located at 7135 Lebanon Road, Tax Parcel Number: 135-417-47.

Mr. Hendrix clarified the Planning Boards submittal discussion was not aimed at the applicant's project; they were just doing their job.

Other Business: None.

Adjournment: Upon the motion of Mr. Hendrix, seconded by Mr. Todd, and unanimously agreed upon, Chairman Gatz adjourned the meeting at 7:12 p.m.

Savanna Ocasio
Program Support Assistant

*A Called Meeting was held on February 2, 2023 to read the consistency statement for #ZC22-6 and #ZC22-7 into the record. The consistency statement was unintentionally omitted from the motion.

**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



STAFF REPORT

CASE# ZC23-1

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Town of
MINT HILL
North Carolina

APPLICATION

CASE:	ZC23-1
EXISTING ZONING:	R DO-B
PROPOSED ZONING:	R DO-B (CZD)
PROPERTY OWNER:	LRH Holdings, LLC
APPLICANT:	LRH Holdings, LLC
LOCATION:	11110 Lawyers Road
PROPERTY ACREAGE	6.020 acres
TAX PARCEL NUMBER(S):	135-381-60
REQUEST:	To develop property with a 41,400 square foot multi-level WORKPLACE BUILDING with associated parking frontage exception to the Downtown Code.

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STAFF REPORT

APPLICATION SUMMARY

The applicant is proposing a 41,400 square foot multi-level Workplace Building. The application includes an exception to the Downtown Code pertaining to the parking frontage limitation.

Road improvements based on NCDOT preliminary comments:

Proposed access off Evans Rd:

- Left turn lane storage on Lawyers Rd onto Evans Rd to be increased
- Signal at Evans Rd & Lawyers Rd intersection
- Evans Rd to be widened slightly more symmetrically to remove the bump-out at the crosswalk

Proposed access off Lawyers Rd:

- Right-in/Right-out only
- The existing concrete median is to be extended along Lawyers Rd 50' past the proposed driveway radii tangent point

5. Exceptions to the provisions of this Ordinance (except for Permitted Uses and Excluded Uses) may be approved as a Conditional Zoning approval by the Board of Commissioners upon a recommendation by the Planning Board. In granting a Conditional Zoning approval as an exception to these provisions, the Board shall first determine that:

- a. No practical design alternatives exist; and
- b. The variations/exceptions requested are consistent with the purpose and intent of this District as well as Section 1.2 General Building Design Guidelines.

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

PLAN CONSISTENCY

Land Use Plan	YES
Downtown Masterplan	YES
Pedestrian Plan	Yes
Comprehensive Transportation Plan	YES

STAFF RECOMMENDATION

Favorable Recommendation


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LOCATION MAP





<div style="text-align: right; font-size: 2em; font-weight: bold;">A3.2</div> <div> <div>Scale:</div> <div>AS NOTED</div> </div> <div> <div>Date:</div> <div>27 JULY 2022</div> </div> <div> <div>Sheet Number:</div> <div></div> </div>	<div> <div>Sheet Title:</div> <div> <div>EXTERIOR ELEVATIONS</div> <div>RENDER</div> </div> </div> <div> <div>Project Name:</div> <div> <div>MESSER FINANCIAL</div> <div>11024 LAWYERS RD.</div> <div>MINT HILL, NC 28227</div> </div> </div>	<div> <div>Professional Seals:</div> <div></div> </div> <div> <div>Revisions:</div> <div></div> </div>	<div> <div>  <div> <div>CAPITAL ARCHITECTURE PLLC</div> <div>4811 E. INDEPENDENCE BLVD., STE. 301</div> <div>CHARLOTTE, NC 28212 / 704-817-8340</div> </div> </div> </div>
	<div> <div>PRELIMINARY- NOT FOR CONSTRUCTION</div> <div> <div>THIS DRAWING IS THE PROPERTY OF CAPITAL ARCHITECTURE PLLC AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CAPITAL ARCHITECTURE PLLC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED AND WILL BE PUNISHED BY LAW.</div> <div> <div>Writing submitted to Capital Architecture PLLC shall be deemed to be submitted to the firm and not to the individual architect.</div> <div> <div>Seals and stamps shall be used in accordance with the NC Board of Architectural Regulation.</div> <div> <div>Seals and stamps shall be used in accordance with the NC Board of Architectural Regulation.</div> </div> </div> </div> </div> </div>		

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STAFF REPORT

CASE# ZC23-2

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Town of
MINT HILL
North Carolina

APPLICATION

CASE:	ZC23-2
EXISTING ZONING:	I-G and I-G (CZD)
PROPOSED ZONING:	I-G (CZD)
PROPERTY OWNER:	8235FR, LLC
APPLICANT:	8235FR, LLC
LOCATION:	8227 Fairview Road
PROPERTY ACREAGE	20.183 acres
TAX PARCEL NUMBER(S):	139-011-11, 139-011-09, 139-011-23, 139-011-112 and 139-011-47
REQUEST:	Add 2-story storage building and vehicular storage area

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Town of
MINT HILL
North Carolina

STAFF REPORT

BACKGROUND INFORMATION

The initial rezoning to General Industrial took place in 1981. Through the 1990s several Conditional Use Permits were issued to build the storage units.

APPLICATION SUMMARY

The new owner of the storage facility is seeking conditional zoning approval to add a 52,500 square foot, two-story climate control building on the vacant property at the end of Mini Mac Drive. The applicant is also asking for approval to add an open lot with 46 parking spaces for storing vehicles.

Staff is working with the applicant regarding improvements to Mini Mac Drive.

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

PLAN CONSISTENCY

Land Use Plan	YES
Downtown Masterplan	N/A
Pedestrian Plan	YES
Comprehensive Transportation Plan	N/A

STAFF RECOMMENDATION

Favorable Recommendation

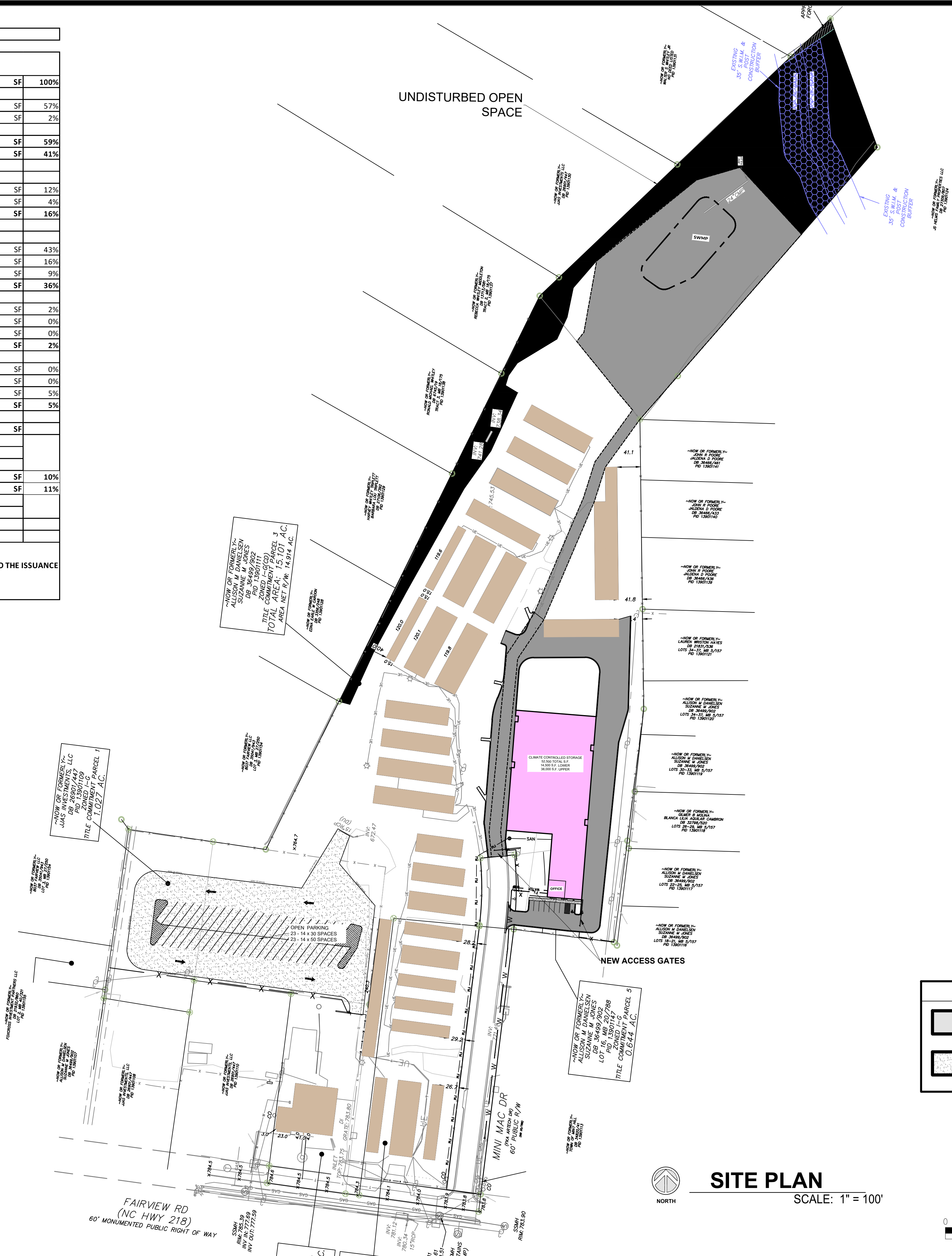
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LOCATION MAP



COMMERCIAL BUA SUMMARY CHART				
SITE ALLOWABLE BUA SUMMARY CHART				
TOTAL SITE AREA	879,041	SF	100%	
EXISTING IMPERVIOUS COVERAGE	503,593	SF	57%	
PROP. CHANGE IN IMPERVIOUS	17,381	SF	2%	
TOTAL PROP IMPERVIOUS	520,974	SF	59%	
TOTAL PROP PERVIOUS	358,067	SF	41%	
BUILDING COVERAGE				
EXI BUILDINGS	106,925	SF	12%	
ADDED BUILDINGS	36,000	SF	4%	
TOTAL BUILDINGS	142,925	SF	16%	
IMPERVIOUS COVERAGE				
EXI GRAVEL	380,471	SF	43%	
REMOVED GRAVEL	145,010	SF	16%	
ADDED GRAVEL	79,657	SF	9%	
TOTAL GRAVEL	315,118	SF	36%	
EXI CONCRETE	16,197	SF	2%	
REMOVED CONCRETE	0	SF	0%	
ADDED CONCRETE	0	SF	0%	
TOTAL CONCRETE	16,197	SF	2%	
EXI ASPHALT PAVING	0	SF	0%	
REMOVED PAVING	0	SF	0%	
ADDED PAVING	46,734	SF	5%	
TOTAL PAVING	46,734	SF	5%	
TOTAL IMPERVIOUS COVERAGE	520,974	SF		
PROP PERCENT IMPERVIOUS	59%			
UNDISTURBED OPEN SPACE				
REQUIRED	87,904	SF	10%	
PROVIDED	94,981	SF	11%	
NOTE THAT A BUA AS-BUILT SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF BMP AS-BUILT APPROVAL				



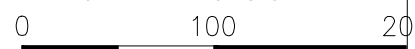
PROJECT LEGEND	
	STANDARD PAVING SECTION
	PROPOSED GRAVEL RV LOT



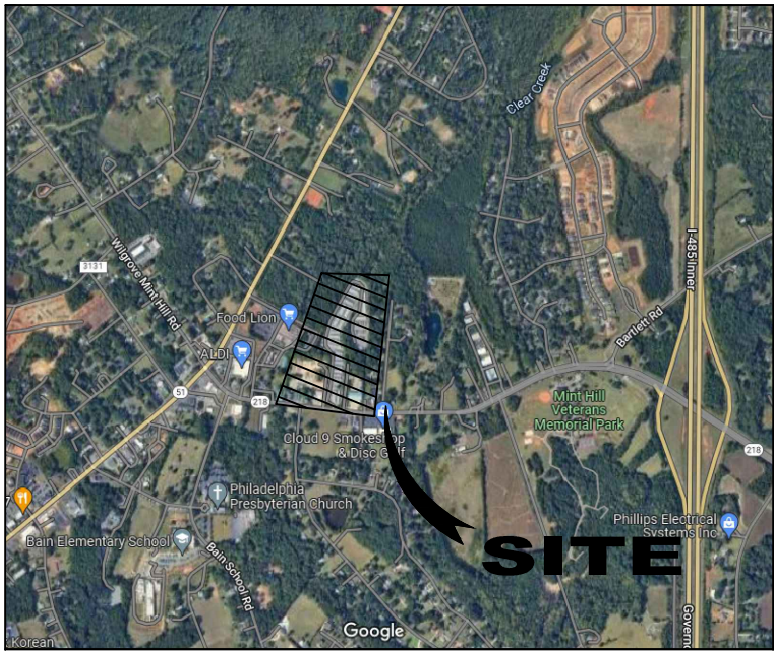
SITE PLAN

SCALE: 1" = 100'

GRAPHIC SCALE



1 INCH = 100 FT.



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

CONTRACTOR

VALSTON, LLC
337 REYNOLDS DR.
EATONTON, GA

PROJECT MANAGER

OMNI CONSULTING SERVICES
401 Westpark Court, Suite 200
Peachtree City, GA 30269
(850) 294-2501 - TOM DANIEL

- PARCEL INFORMATION:
OWNER: 8235FR, LLC
ZONING DISTRICT: I-G
PARCEL ID#: 13901112, 13901123, 13901109, 1390111 & 13901147
TOTAL SITE AREA: 20.183 ACRES

PARKING REQUIREMENTS: NEW BUILDING ONLY
25 SPACES PER 1000 S.F. REQUIRED
52,500 TOTAL S.F.
52,500 / 1000 * 0.25 = 13 SPACES REQUIRED
13 PARKING SPACES PROVIDED

- SETBACK (EXTERIOR ONLY):
FRONT = 50' PER PLAT
SIDE = 10' PER PLAT
REAR = 10' PER PLAT

- WATERSHED INFO
THIS PROPERTY IS LOCATED WITHIN THE YADKIN PC WATERSHED
THIS PROPERTY CONTAINS 0.00 ACRES WITHIN THE FEMA FLOOD
HAZARD AREA ACCORDING TO THE CURRENT FEMA FLOOD MAP.

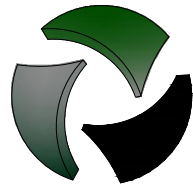
- BUILT UPON AREA: SEE CALCULATIONS ON C0.3 AND C4.0

- STORMWATER:
THE PROPERTY IS CURRENTLY SERVED BY AN EXISTING
SWMF WHICH WILL BE UPDATED TO THE CURRENT STORMWATER
POST CONSTRUCTION STORMWATER CRITERIA.

- EROSION CONTROL:
TOTAL LAND AREA: 20.183 AC
TOTAL LAND TO BE DISTURBED: 5.19 AC

ACCESS IS FROM FAIRVIEW ROAD & MINI MAC DRIVE

ALL UTILITIES ARE EXISTING AND ONSITE



OMNI
CONSULTING
SERVICES

401 Westpark Court
Suite 200
Peachtree City, Ga 30269
ph: 770.302.1701
fax: 770.818.5663

PROJECT MANAGER

Construction Documents
PREPARED FOR:



VALSTON, LLC
336 GEORGIA AVE
SUITE 204
NORTH AUGUSTA, SC

CLIENT

#	DATE

MINI MAC STORAGE
8227 FAIRVIEW ROAD
TAX PARCEL #1390111
MINT HILL, NORTH CAROLINA

PROJECT

CLEVE E. DRYDEN, PE
2940 KERRY FOREST PKWY
SUITE 101
TALLAHASSEE, FL 32309

ENGINEER



SEAL

DATE: 6-15-22

PROJECT NO. 22103.00

DWG FILE - mini mac master.dwg

SCALE: AS SHOWN

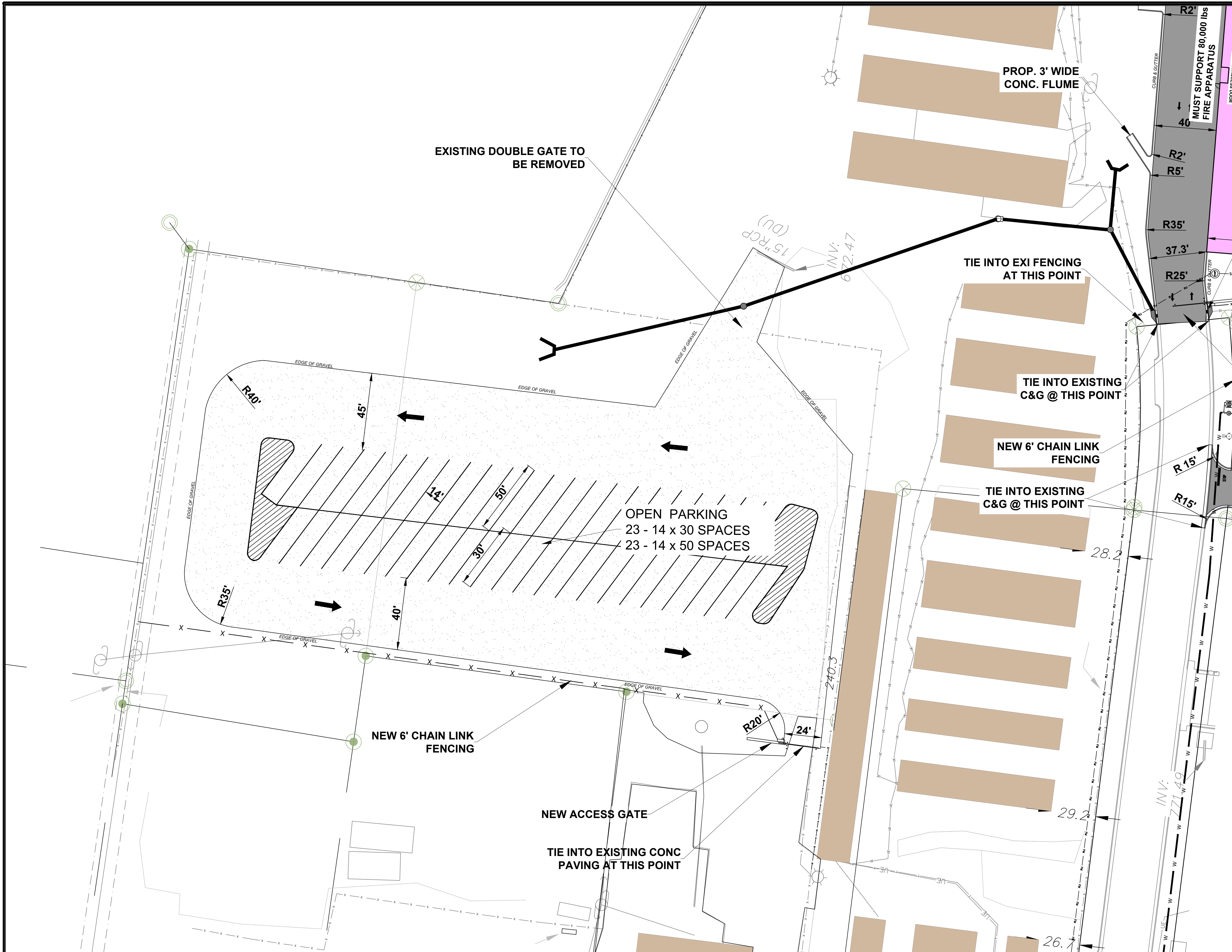
SITE PLAN
C 3.0

SHEET



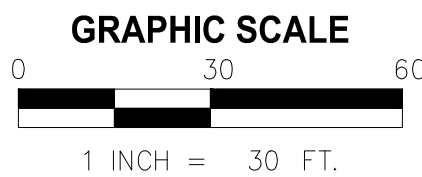
Know what's below.
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Or Call 800-632-4949



SITE PLAN

SCALE: 1" = 30'

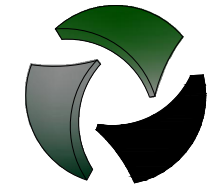


COMMERCIAL BUA SUMMARY CHART			
SITE ALLOWABLE BUA SUMMARY CHART			
TOTAL SITE AREA	879,041	SF	100%
EXISTING IMPERVIOUS COVERAGE	503,593	SF	57%
PROP. CHANGE IN IMPERVIOUS	17,381	SF	2%
TOTAL PROP IMPERVIOUS	520,974	SF	59%
TOTAL PROP PERVIOUS	358,067	SF	41%
BUILDING COVERAGE			
EXI BUILDINGS	106,925	SF	12%
ADDED BUILDINGS	36,000	SF	4%
TOTAL BUILDINGS	142,925	SF	16%
IMPERVIOUS COVERAGE			
EXI GRAVEL	380,471	SF	43%
REMOVED GRAVEL	145,010	SF	16%
ADDED GRAVEL	79,657	SF	9%
TOTAL GRAVEL	315,118	SF	36%
EXI CONCRETE	16,197	SF	2%
REMOVED CONCRETE	0	SF	0%
ADDED CONCRETE	0	SF	0%
TOTAL CONCRETE	16,197	SF	2%
EXI ASPHALT PAVING	0	SF	0%
REMOVED PAVING	0	SF	0%
ADDED PAVING	46,734	SF	5%
TOTAL PAVING	46,734	SF	5%
TOTAL IMPERVIOUS COVERAGE	520,974	SF	
PROP PERCENT IMPERVIOUS	59%		
UNDISTURBED OPEN SPACE			
REQUIRED	87,904	SF	10%
PROVIDED	94,981	SF	11%
NOTE THAT A BUA AS-BUILT SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF BMP AS-BUILT APPROVAL			

PROJECT LEGEND	
	STANDARD PAVING SECTION (SHT C 7.1)
	PROPOSED GRAVEL RV LOT



Know what's below.
Call before you dig.
Dial 811
Or Call 800-632-4949



OMNI CONSULTING SERVICES
401 Westpark Court
Suite 200
Peachtree City, Ga 30269
ph: 770.302.1701
fax: 770.818.5663

PROJECT MANAGER

Construction Documents
PREPARED FOR:



VALSTON, LLC
336 GEORGIA AVE
SUITE 204
NORTH AUGUSTA, SC

CLIENT

#	DATE

MINI MAC STORAGE
8227 FAIRVIEW ROAD
TAX PARCEL # 13901111
MINT HILL, NORTH CAROLINA

PROJECT

CLEVE E. DRYDEN, PE
2940 KERRY FOREST PKWY
SUITE 101
TALLAHASSEE, FL 32309

ENGINEER

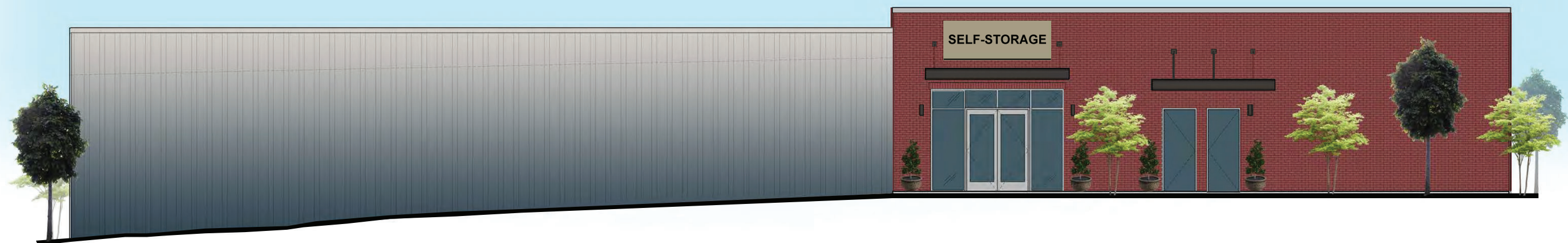


SEAL

DATE: 6-15-22
PROJECT NO.: 22103.00
DWG FILE: mini mac master.dwg
SCALE: AS SHOWN

SITE PLAN
C 3.1

SHEET



SCALE = 1:5

SOUTH ELEVATION

MINIMAC STORAGE



VALSTON, LLC
336 GEORGIA AVE
SUITE 204
NORTH AUGUSTA, SC



OMNI
CONSULTING
SERVICES

401 Westpark Court
Suite 200
Peachtree City, Ga 30269
ph: 770.302.1701
fax: 770.818.5663



S23-1

McEwen Manor

Scan QR Code with your Smartphone Camera for Meeting Agenda Packets





Town of
MINT HILL
North Carolina

APPLICATION

CASE:	S23-1
EXISTING ZONING:	R DO-A (CZD)
PROPERTY OWNER:	Stephen McEwen
APPLICANT:	Tim Arey
LOCATION:	11631 Lawyers Road
TAX PARCEL NUMBER(S):	197-011-42, 197-011-45 and 197-011-16
REQUEST:	Major Subdivision Approval (166 lots)

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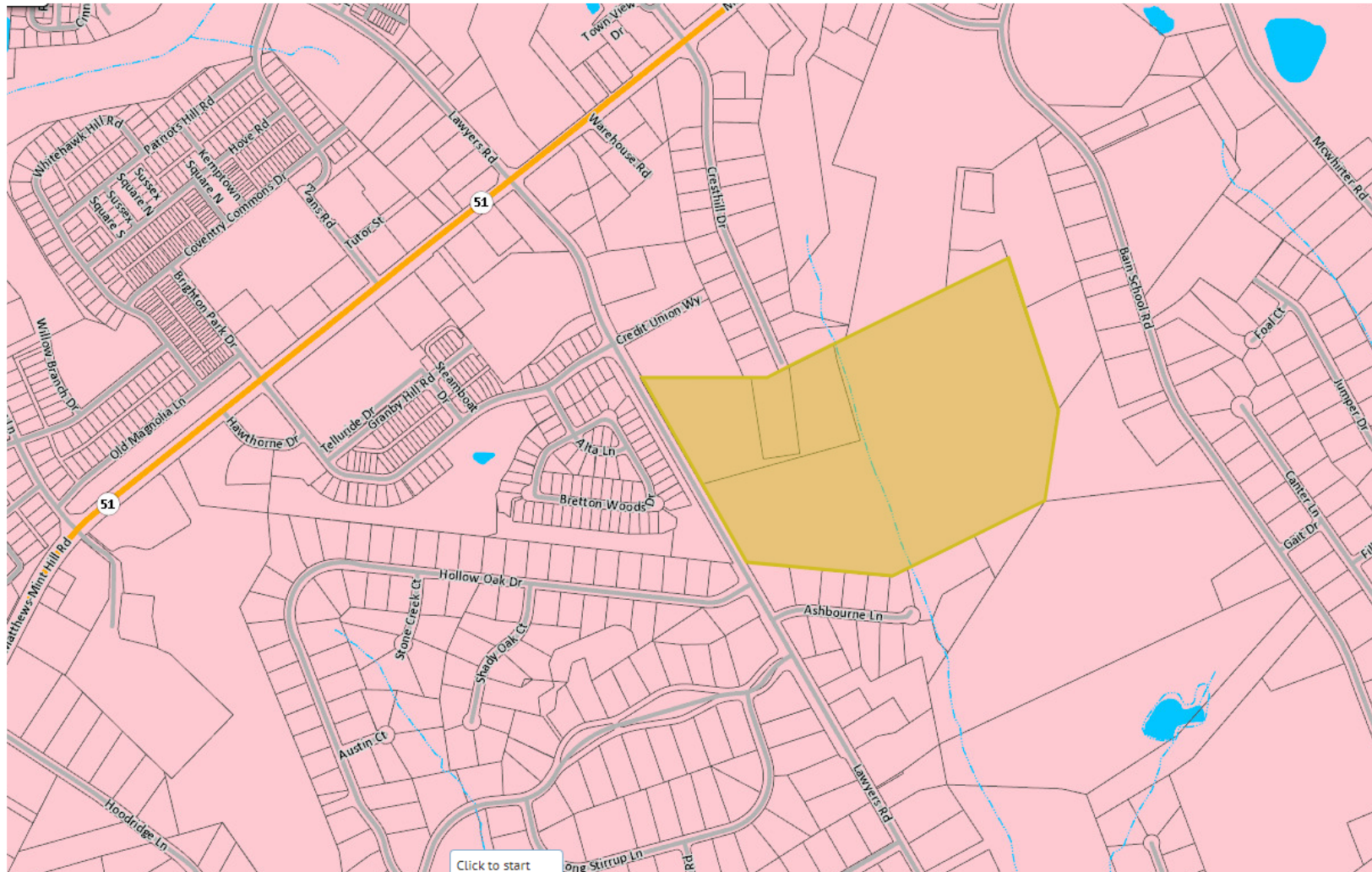
STAFF REPORT

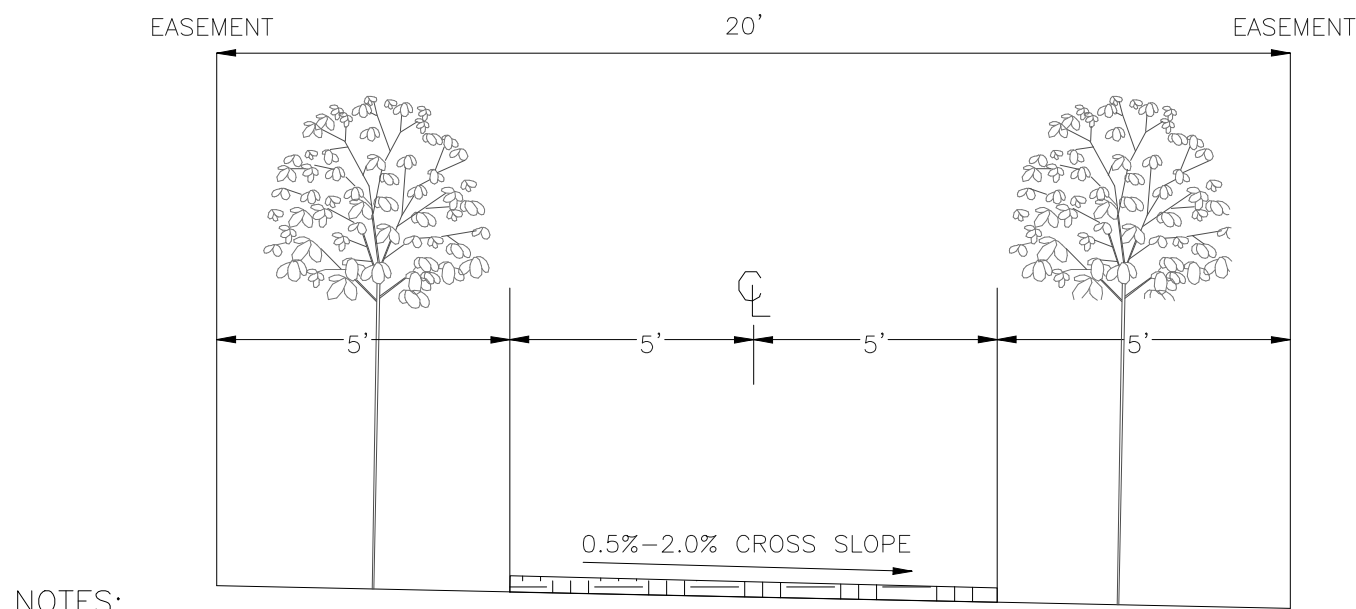
Staff Analysis	<p>Rezoning approval was granted by the Board of Commissioners on September 10, 2020. The site was rezoned from R to R DO-A (CZD).</p> <p>On March 10, 2022, the Board of Commissioners authorized an amendment to the Zoning Plan, converting the alleys to public alleys.</p> <p><i>Planning Board Review and Decision (Mandatory).</i> 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.</p> <p>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).</p> <p>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.</p>
STAFF RECOMMENDATION	Staff recommends approval

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LOCATION MAP





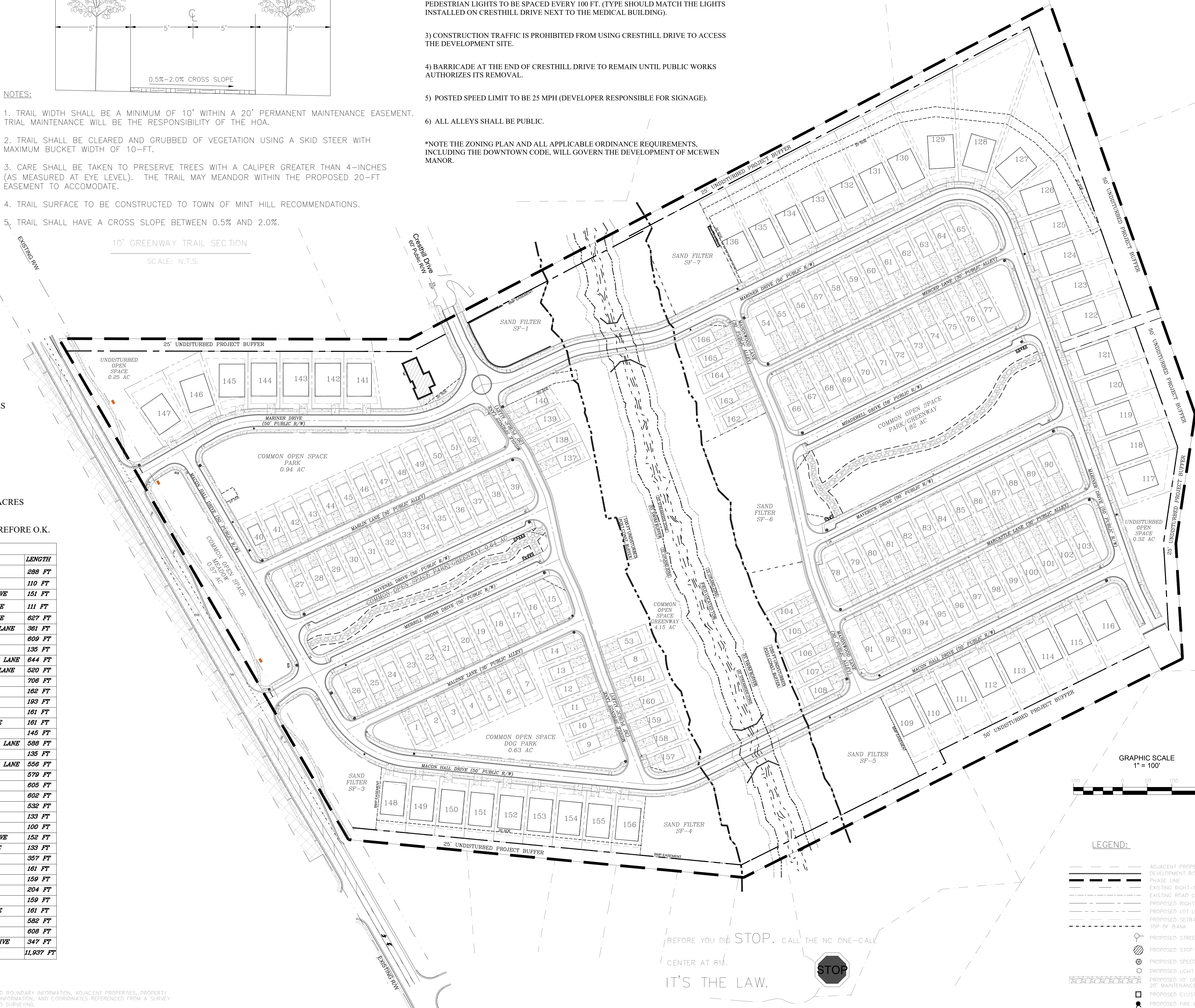
5. TRAIL SHALL HAVE A CROSS SLOPE BETWEEN 0.5% AND 2.0%.

TOTAL COS PROVIDED = 9.36 ACRES > 6.22 ACRES, THEREFORE O.K.

BLOCK LENGTH TABLE		
BLOCK	DESCRIPTION	LENGTH
MACON HALL DRIVE	MARINER DRIVE TO MARLIN LANE	288 FT
MACON HALL DRIVE	MARLIN LANE TO MAVENEL DRIVE	110 FT
MACON HALL DRIVE	MAVENEL DRIVE TO MERRILL BROOK DRIVE	151 FT
MACON HALL DRIVE	MERRILL BROOK DRIVE TO MARINER LANE	111 FT
MACON HALL DRIVE	MARLINER LANE TO MIDDLE SPRINGS LANE	627 FT
MACON HALL DRIVE	MIDDLE SPRINGS LANE TO MASONWOOD LANE	361 FT
MACON HALL DRIVE	MASONWOOD LANE TO MARINER DRIVE	609 FT
MARINER DRIVE	LAWYERS ROAD TO MACON HALL DRIVE	135 FT
MARINER DRIVE	MACON HALL DRIVE TO MIDDLE SPRINGS LANE	644 FT
MARINER DRIVE	MIDDLE SPRINGS LANE TO MASONWOOD LANE	520 FT
MARINER DRIVE	MASONWOOD LANE TO MERCED LANE	706 FT
MARINER DRIVE	MERCED LANE TO MEADEBELL DRIVE	162 FT
MARINER DRIVE	MEADEBELL DRIVE TO MAVERICK DRIVE	193 FT
MARINER DRIVE	MAVERICK DRIVE TO MARCASTLE LANE	161 FT
MARINER DRIVE	MARCASTLE LANE TO MACON HALL DRIVE	161 FT
MARINER DRIVE	MACON HALL DRIVE TO END OF PHASE	145 FT
MAVENEL DRIVE	MACON HALL DRIVE TO MIDDLE SPRINGS LANE	588 FT
MERRILL BROOK DRIVE	LAWYERS ROAD TO MACON HALL DRIVE	135 FT
MERRILL BROOK DRIVE	MACON HALL DRIVE TO MIDDLE SPRINGS LANE	556 FT
MEADEBELL DRIVE	MASONWOOD LANE TO MARINER DRIVE	579 FT
MAVERICK DRIVE	MASONWOOD LANE TO MARINER DRIVE	605 FT
MARLIN LANE	MACON HALL DRIVE TO MAVENEL DRIVE	602 FT
MAVONE LANE	MACON HALL DRIVE TO MAVENEL DRIVE	532 FT
MIDDLE SPRINGS LANE	MARINER DRIVE TO MARLIN LANE	133 FT
MIDDLE SPRINGS LANE	MARLIN LANE TO MAVENEL DRIVE	100 FT
MIDDLE SPRINGS LANE	MAVENEL DRIVE TO MERRILL BROOK DRIVE	152 FT
MIDDLE SPRINGS LANE	MERRILL BROOK DRIVE TO MALONE LANE	133 FT
MIDDLE SPRINGS LANE	MALONE LANE TO MACON HALL DRIVE	357 FT
MASONWOOD LANE	MARINER DRIVE TO MERCED LANE	161 FT
MASONWOOD LANE	MERCED LANE TO MEADEBELL DRIVE	159 FT
MASONWOOD LANE	MEADEBELL DRIVE TO MAVERICK DRIVE	204 FT
MASONWOOD LANE	MAVERICK DRIVE TO MARCASTLE LANE	159 FT
MASONWOOD LANE	MARCASTLE LANE TO MACON HALL DRIVE	161 FT
MERCED LANE	MASONWOOD LANE TO MARINER DRIVE	582 FT
MARCASTLE LANE	MASONWOOD LANE TO MARINER DRIVE	608 FT
CRESTHILL DRIVE	CRESTHILL CONNECTION TO MARINER DRIVE	347 FT
TOTAL		11,937 FT

*NOTE THE ZONING PLAN AND ALL APPLICABLE ORDINANCE REQUIREMENTS, INCLUDING THE DOWNTOWN CODE, WILL GOVERN THE DEVELOPMENT OF MCEWEN MANOR.

3. BUA INCLUDES 12,500 SQ. FT. OF IMPERVIOUS AREA FOR 'FUTURE' GREENWAY.

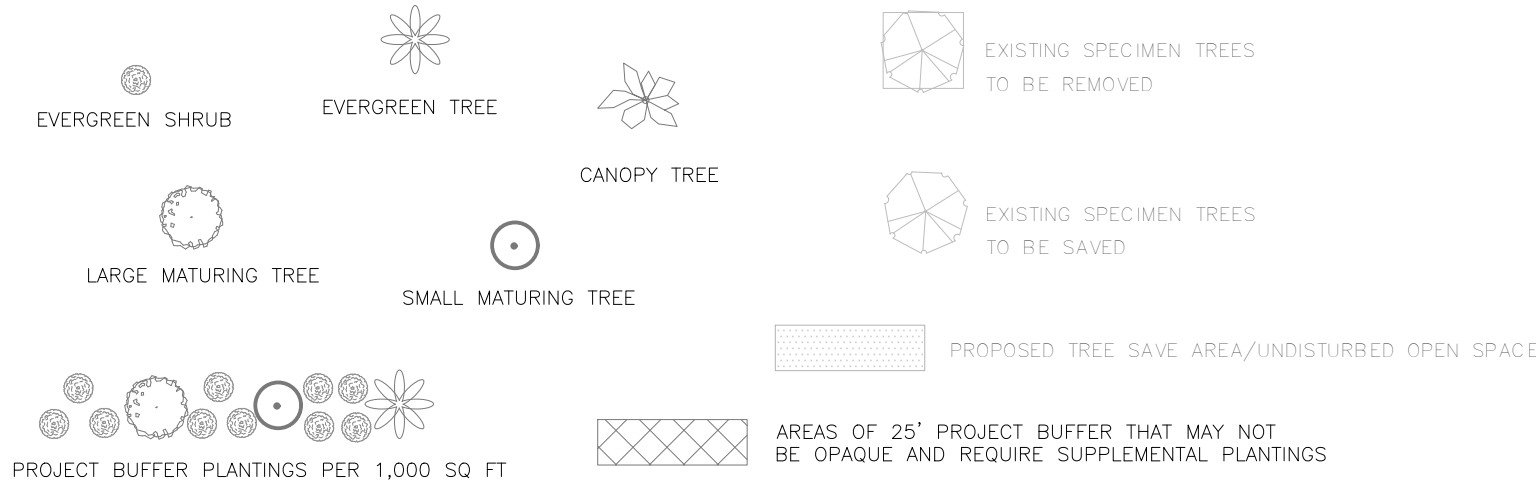


BY:
MCEWEN MANOR PARTNERS, LLC
1401 EAST 7th STREET, SUITE 200
CHARLOTTE, NC 28204

Sheet No:

C-2.0

PLANT LEGEND
(ALL PLANT SPECIES TO BE APPROVED
BY TOWN OF MINT HILL PRIOR TO PLANTING)



RESIDENTIAL LOT TREES CHART		
LOST SIZE	# OF LOTS	REQUIREMENTS
< 10,000 SF	136	1 FRONT - 1 REAR
10,000 - 15,000 SF	25	1 FRONT - 2 REAR
15,001 - 20,000 SF	3	2 FRONT - 2 REAR
> 20,000 SF	2	3 FRONT - 3 REAR

UNDISTURBED OPEN SPACE		
REQUIRED (15% OF SITE)	368,344 S.F.	
PROVIDED	395,792 S.F.	

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL

CENTER AT 811.

IT'S THE LAW.



LANDSCAPING NOTES:

1. STREET TREES ARE REQUIRED TO BE WITHIN A MINIMUM 6-FOOT PLANTING STRIP LOCATED BETWEEN THE PROPOSED STREET AND PROPOSED SIDEWALK. PLANTING SHALL BE PROVIDED AS FOLLOWS:

A). LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 50- FEET ON CENTER EXCEPT THAT SPACING MAY BE ALTERED SLIGHTLY TO ACCOMMODATE DRIVEWAYS.
B). SMALL MATURING "CANOPY-LIKE" TREES SHALL BE PLANTED 30- FEET ON CENTER WHERE EXISTING OVERHEAD UTILITY LINES PROHIBIT THE USE OF LARGE MATURING CANOPY TREES.

2. NEW TREES MAY BE REQUIRED WITHIN EACH RESIDENTIAL LOT. IN ORDER TO MAINTAIN OR REPLENISH THE URBAN TREE CANOPY IN AREAS OF NEW RESIDENTIAL SUBDIVISION, EACH LOT SHALL PROVIDE CANOPY TREES. FOR LOTS LESS THAN 10,000 SQ. FT. 1 FRONT YARD AND 1 REAR YARD CANOPY TREE MAY BE REQUIRED. FOR LOTS BETWEEN 10,000 SQ. FT. AND 15,000 SQ. FT., 1 FRONT YARD AND 2 REAR YARD CANOPY TREES MAY BE REQUIRED.

3. ALL REQUIRED PLANTINGS SHALL BE INSTALLED IN A MANNER THAT INSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER FOR HEALTHY GROWTH AND THAT IS NOT INTRUSIVE TO ABOVE GROUND AND UNDER GROUND UTILITIES.

4. ALL STREET TREES MUST BE FROM THE "TOWN OF MINT HILL TREE AND SHRUB LIST."

5. ALL TREES SHALL BE A MINIMUM OF 2-INCHES IN CALIPER, WITH MINIMUM HEIGHT 8' TO 10' AT TIME OF PLANTING. SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 3' AT INSTALLATION, EXPECTED HEIGHT OF 6' AT MATURITY.

6. INSTALLATION OF TREES AND SHRUBS SHALL COMPLY WITH THE TOWN OF MINT HILL ENGINEERING STANDARDS AND PROCEDURES MANUAL.

7. EVERY REASONABLE EFFORT SHALL BE MADE TO PROTECT AND RETAIN EXISTING TREES AND SHRUBS NOT ACTUALLY LYING IN PLANNED ROADWAYS, DRAINAGEWAYS, BUILDING FOUNDATION SITES AND CONSTRUCTION ACTIVITY AREAS. EXCEPT WHEN NECESSARY TO PROVIDE ACCESS TO A SITE OR TO INSURE THE SAFETY AND SECURITY OF PEOPLE AND PROPERTY ANY EXISTING HEALTHY TREES THAT ARE EIGHT INCHES OR GREATER IN CALIPER, LOCATED WITH A PUBLIC RIGHT-OF-WAY OR UNDEVELOPED REQUIRED YARD SHALL BE RETAINED UNLESS APPROVED FOR REMOVAL BY STAFF DURING PLAN REVIEW.

8. TREES SHOULD NOT BE PLANTED WITHIN 40' OF THE CURB RETURN ON A STOP/YIELD CONTROLLED APPROACH. ALSO NOTE THAT TREES SHOULD BE PLANTED AT LEAST 10' FROM DRAINAGE STRUCTURES. TREES NOT TO BE PLANTED DIRECTLY ON TOP OF STORM DRAIN PIPES, NOR WITHIN SIGHT TRIANGLES.

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REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION, ADJACENT PROPERTIES, PROPERTY DIMENSIONS, TOPOGRAPHICAL INFORMATION, AND COORDINATES REFERENCED FROM A SURVEY COMPLETED BY NORSTAR LAND SURVEYING.

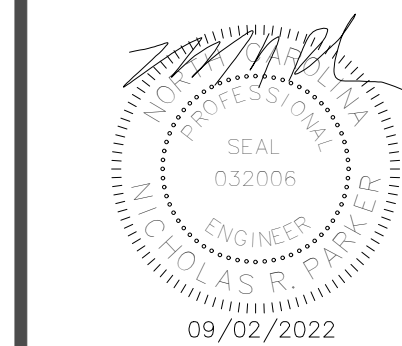


Firm License # P-1191
30 Union Street South
Concord, NC 28025

Civil Site Design
Low Impact Development
Small-Scale Building Design

Telephone: 704.573.1621
Facsimile: 704.248.7951

Seals:



MCEWEN MANOR DEVELOPMENT
MINT HILL, NORTH CAROLINA

BY:
MCEWEN MANOR PARTNERS, LLC
1401 EAST 7th STREET, SUITE 200
CHARLOTTE, NC 28204

Project Number: 17.18.082

Date: 09/02/2022

Drawn By: EML

Checked By: NRP

Revisions:
08/30/21 ORIGINAL SUBMITTAL
02/24/22 PER LUESA
05/20/22 PER LUESA
09/02/22 PER DEVELOPER

Sheet Title:

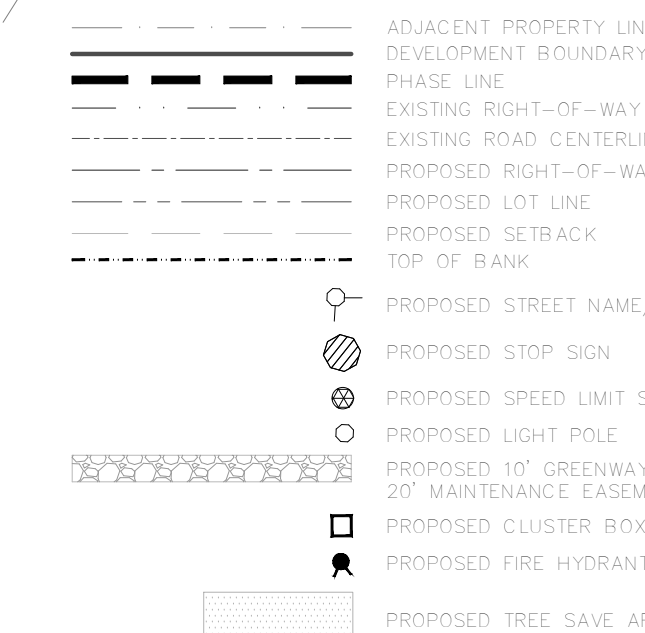
Overall Tree
Planting/
Tree Save
Plan

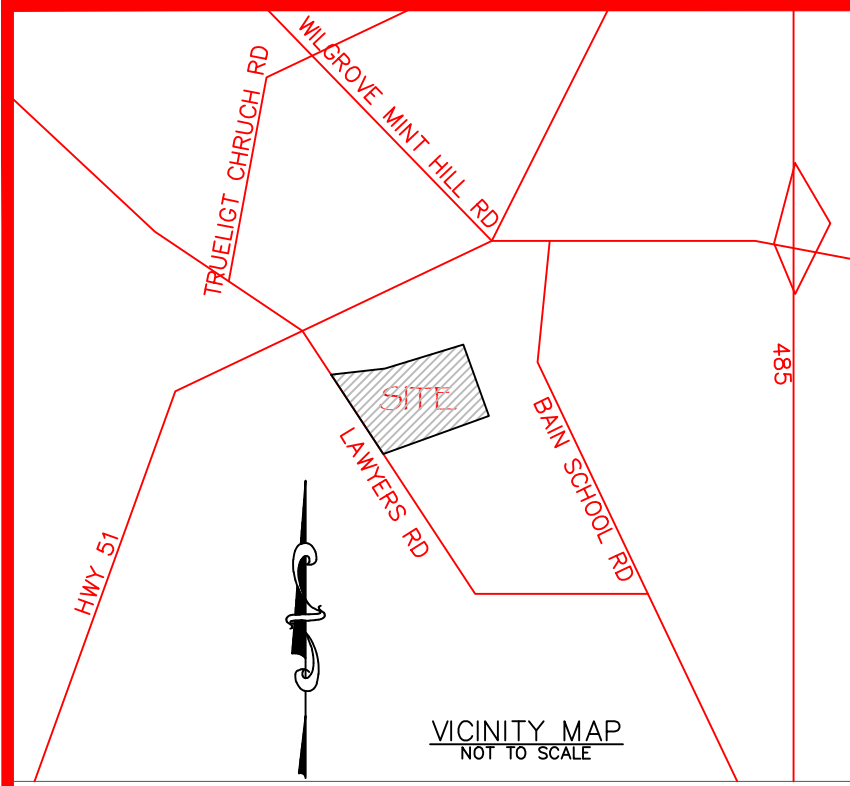
Sheet No:

C-3.0

GRAPHIC SCALE
1" = 100'

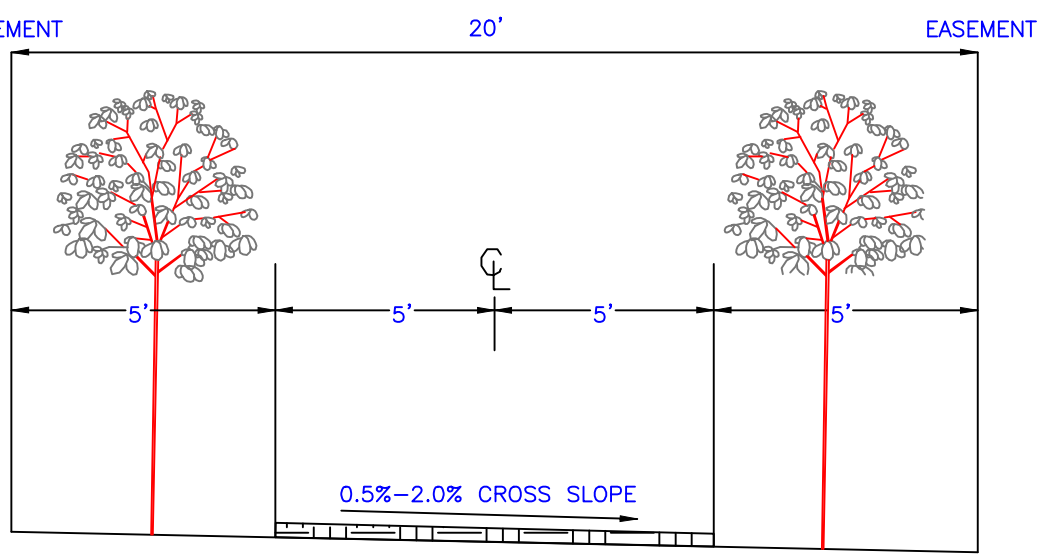
LEGEND:





NOTES:

1. TRAIL WIDTH SHALL BE A MINIMUM OF 10' WITHIN A 20' PERMANENT MAINTENANCE EASEMENT. TRIAL MAINTENANCE WILL BE THE RESPONSIBILITY OF THE HOA.
2. TRAIL SHALL BE CLEARED AND GRUBBED OF VEGETATION USING A SKID STEER WITH MAXIMUM BUCKET WIDTH OF 10-FT.
3. CARE SHALL BE TAKEN TO PRESERVE TREES WITH A CALIPER GREATER THAN 4-INCHES (AS MEASURED AT EYE LEVEL). THE TRAIL MAY MEANDOR WITHIN THE PROPOSED 20-FT EASEMENT TO ACCOMMODATE.
4. TRAIL SURFACE TO BE CONSTRUCTED TO TOWN OF MINT HILL RECOMMENDATIONS.
5. TRAIL SHALL HAVE A CROSS SLOPE BETWEEN 0.5% AND 2.0%.



APPROVED ZONING CONDITIONS:

- 1) SEWER WILL BE EXTENDED TO CRESTHILL DRIVE.
- 2) THE DECORATIVE PEDESTRIAN LIGHTS ON CRESTHILL DRIVE SHOULD BE PAID IN FULL (DECORATIVE UPCHARGE). THE LIGHT BILL TO BE PAID BY MCEWEN MANOR HOA. PEDESTRIAN LIGHTS TO BE SPACED EVERY 100 FT. (TYPE SHOULD MATCH THE LIGHTS INSTALLED ON CRESTHILL DRIVE NEXT TO THE MEDICAL BUILDING).
- 3) CONSTRUCTION TRAFFIC IS PROHIBITED FROM USING CRESTHILL DRIVE TO ACCESS THE DEVELOPMENT SITE.
- 4) BARRICADE AT THE END OF CRESTHILL DRIVE TO REMAIN UNTIL PUBLIC WORKS AUTHORIZES ITS REMOVAL.
- 5) POSTED SPEED LIMIT TO BE 25 MPH (DEVELOPER RESPONSIBLE FOR SIGNAGE).

*NOTE THE ZONING PLAN AND ALL APPLICABLE ORDINANCE REQUIREMENTS, INCLUDING THE DOWNTOWN CODE, WILL GOVERN THE DEVELOPMENT OF MCEWEN MANOR.

APPROVED
BOARD OF COMMISSIONERS

September 10, 2020



Firm License # P-1191
331 Coddle Market Drive
Suite 110
Concord, NC 28027
Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621
Facsimile: 704.248.7951

Seals:



COMMON OPEN SPACE (COS) CALCULATIONS:

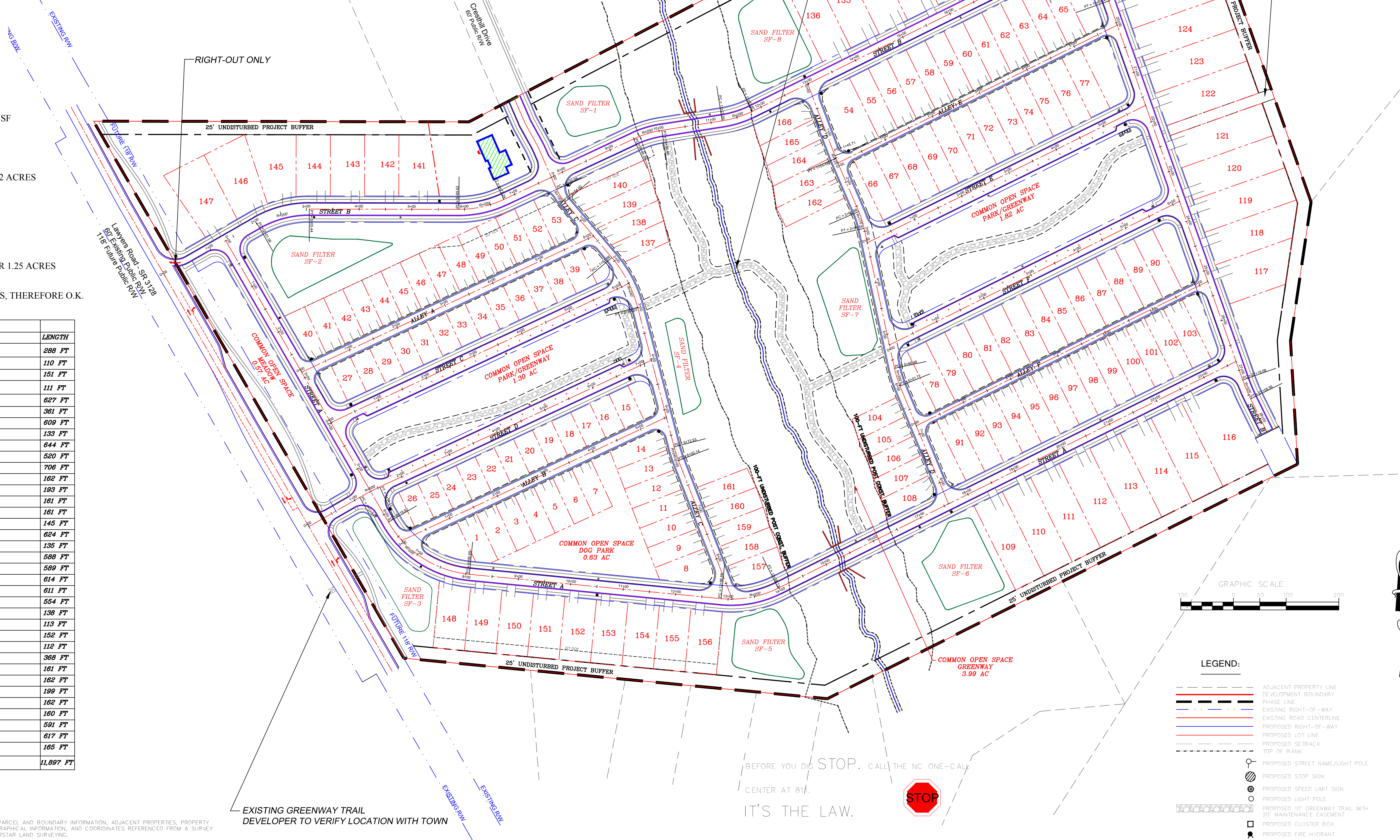
COS REQUIRED = NUMBER OF BEDROOMS X 500 SF
LOTS WITH 3 BEDROOM UNITS: 122
LOTS WITH 4 BEDROOM UNITS: 44
TOTAL NUMBER OF BEDROOMS: 542
COS REQUIRED = 542 X 500 SF = 271,000 SF OR 6.22 ACRES

COS PROVIDED:
DOG PARK: 0.63 ACRES
MEADOW: 0.57 ACRES
PARK/GREENWAY: 3.12 ACRES
LF OF GREENWAY: 3,406 LF X 16 FT = 54,496 SF OR 1.25 ACRES
GREENWAY: 3.99 ACRES
TOTAL COS PROVIDED = 9.56 ACRES > 6.22 ACRES, THEREFORE O.K.

BLOCK	BLOCK LENGTH TABLE	
BLOCK	DESCRIPTION	LENGTH
STREET A	STREET B TO ALLEY A	288 FT
STREET A	ALLEY A TO STREET C	110 FT
STREET A	STREET C TO STREET D	151 FT
STREET A	STREET D TO ALLEY B	111 FT
STREET A	ALLEY B TO ALLEY C	627 FT
STREET A	ALLEY C TO ALLEY D	361 FT
STREET A	ALLEY D TO STREET B	609 FT
STREET B	LAWYERS ROAD TO STREET A	133 FT
STREET B	STREET A TO ALLEY C	644 FT
STREET B	ALLEY C TO ALLEY D	520 FT
STREET B	ALLEY D TO ALLEY E	706 FT
STREET B	ALLEY E TO STREET E	162 FT
STREET B	STREET E TO STREET F	193 FT
STREET B	STREET F TO ALLEY F	161 FT
STREET B	ALLEY F TO STREET A	161 FT
STREET B	STREET A TO END OF PHASE	145 FT
STREET C	STREET A TO ALLEY C	624 FT
STREET D	LAWYERS ROAD TO STREET A	135 FT
STREET D	STREET A TO ALLEY C	568 FT
STREET E	ALLEY D TO STREET B	569 FT
STREET F	ALLEY D TO STREET B	614 FT
ALLEY A	STREET A TO STREET C	611 FT
ALLEY B	STREET A TO STREET C	554 FT
ALLEY C	STREET B TO ALLEY A	138 FT
ALLEY C	ALLEY A TO STREET C	113 FT
ALLEY C	STREET C TO STREET D	152 FT
ALLEY C	STREET D TO ALLEY B	112 FT
ALLEY C	ALLEY B TO STREET A	368 FT
ALLEY D	STREET B TO ALLEY E	161 FT
ALLEY D	ALLEY E TO STREET E	162 FT
ALLEY D	STREET E TO STREET F	199 FT
ALLEY D	STREET F TO ALLEY F	162 FT
ALLEY D	ALLEY F TO STREET A	160 FT
ALLEY E	ALLEY D TO STREET B	591 FT
ALLEY F	ALLEY D TO STREET B	617 FT
CRESTHILL	CRESTHILL TO STREET B	165 FT
TOTAL		11,897 FT

10' GREENWAY TRAIL SECTION

SCALE: N.T.S.



MCEWEN MANOR
DEVELOPMENT
MINT HILL, NORTH CAROLINA
BY
STREETSCAPE LAND PARTNERS
10815 SIKES PLACE, SUITE 300
CHARLOTTE, NC 28277

Project Number: 17.18.082
Date: 09/22/2020
Drawn By: EML
Checked By: NRP

Revisions:	
09/14/18	ORIGINAL SUBMITTAL
05/01/19	PER TOH 4 MECK. COUNTY
07/02/19	PER TOH 4 MECK. COUNTY
03/11/20	PER APPLICANT
09/04/20	PER APPLICANT
09/22/20	PER TOWN OF MINT HILL

Sheet Title:

Site
Plan

Sheet No:

C-2.0