

**MINUTES OF THE CALLED MEETING OF
THE BOARD OF COMMISSIONERS
TOWN OF MINT HILL, NORTH CAROLINA
OCTOBER 9, 2014**

The Board of Commissioners of the Town of Mint Hill met in called session on Thursday, October 9, 2014 at 6:00 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Mayor: Ted H. Biggers, Jr.

Commissioners: Lloyd Austin, Carl M. Ellington, Richard Newton and Katrina (Tina) W. Ross

Town Manager: Brian L. Welch

Senior Planner: John Hoard

Town Clerk: Michelle Wells Farrar

Mayor Biggers called the meeting to order, ruled a quorum present and the meeting duly constituted to carry on business. The purpose of the called meeting was to hold the Quarterly Developers' Workshop scheduled for the first Board meeting of each quarter.

Mayor Biggers recognized Jerry Robusto, Tuscano Homes, to speak about the Villas of Tuscano a European influenced community of 40 Villa style homes. Mr. Robusto said he would like to build 40 condo/townhomes with a single-family look that would have a two car garage with master bedrooms on the first floor. The nine acre property location of the development was along Matthews-Mint Hill Road (Highway 51) between Idlewild and Lebanon Roads. The property is caddy corner from Mint Lake Village. The development would consist of 40 units (10 buildings) with many interior amenities. The homes would be full brick or stone very similar to the Portofino and Casabella subdivisions he built. Mr. Robusto thought it would be a good fit for the Town of Mint Hill as he had built many homes in this area and many of those residents were looking to downsize. He stated the project would require road widening on Matthews-Mint Hill Road. The location had access to public water and sewer which was beneficial. The property was located 800 feet from Hoods Crossroads and 1.8 miles from Mint Hill Pavilion, Mint Hill Festival and Mint Hill Commons.

Commissioner Ross asked what the density was for the proposed project. Mr. Robusto said 40 units would be on nine acres.

Mr. Robusto stated the patio homes would be 1,500-2,400 square feet, 1-1.5 stories and would have two car garages. Commissioner Austin asked if the garages would be located at the front, like the pictures shown. Mr. Robusto said no. Commissioner Ellington asked if they would be side load and Mr. Robusto said they would be. Commissioner Ellington said he was relieved Mr. Robusto was proposing a development with road frontage.

Mr. Robusto said the large existing trees would stay in place. He indicated there would be a very nice stonewall entry.

Commissioner Ross asked where the property lines were located. Mr Robusto directed the Commissioners to the aerial view shown and apologized for not having clearly defined property lines. Commissioner Ross asked if the adjacent property owners would be interested in selling their land to be incorporated into the project. Mr. Robusto said it would be cost prohibitive, right now, to do that.

Mayor Biggers said he liked the product and wished Mr. Robusto would build in Downtown. Mayor Biggers said he had two main problems. First, the development would not be in compliance with the Land Use Plan and currently large lots with single family house were selling well in Mint Hill. Second, Matthews-Mint Hill Road would be four lanes at some point in the future and adding forty homes, on nine acres, may add to the congestion. Mr. Robusto said because the houses were marketed toward mostly retired individuals then they would most likely not be part of “rush hour”. Mayor Biggers said it would be a tough decision for the Board.

Mr. Robusto said he had considered property located behind Town Hall but was unable to make it work. He stated because the tax values had increased, the market had driven the land prices higher. He wanted to approach the Board to see how they felt about the development. He noted the veterinarian hospital, Novant Health, CVS and Mint Lake Village were all in very close proximity to the development.

Commissioner Ross asked Mr. Hoard what the current density was for the parcel in question. Mr. Hoard said 20,000 square foot lots or approximately .50 acre lots were permitted with water and sewer availability. Commissioner Ross noted they were essentially proposing quarter acre lots.

Mr. Robusto said he would be investing heavily in the road widening component and european street lights for the Villas of Tuscano. He said he lived in Mint Hill and had built in many subdivisions including the back section of Ellington Farms. The Board stated he consistently produced very attractive homes and neighborhoods.

There being no further business to come before the Board, Mayor Biggers adjourned the Developers’ Workshop at 6:55 p.m. and called for a brief recess prior to the Board’s regular meetings scheduled for 7 p.m.

Michelle Wells Farrar, Town Clerk