

**MINUTES OF THE CALLED MEETING OF  
THE BOARD OF COMMISSIONERS  
TOWN OF MINT HILL, NORTH CAROLINA  
AUGUST 20, 2015**

The Board of Commissioners of the Town of Mint Hill met in called session on Thursday, August 20, 2015 at 6:20 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

Deputy Town Manager: Lee Bailey

Town Engineer: Steve Frey

Planning Director: John Hoard

Town Clerk: Michelle Wells

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.

Mayor Biggers recognized Doug Buchanan, Buchanan Engineering, regarding rezoning property located at 11111 Arlington Church Road. The property was currently zoned Residential but the applicant, Wendell Long, would like to have it rezoned to General Industrial to allow for a business center with no retail component. The proposed business center would be an annex of the existing Blair Road facility that was near capacity with over 42 businesses in operation. The target market would be small businesses and the general public (storage facilities). An existing telecommunication tower and green house would remain on the property. A small workshop for contractors along with storage of construction materials for other businesses would entice tenants to choose that location. He showed the Board a proposed layout and grading plan. He stated there would be approximately 10 parking spaces; he noted, the driveway was large enough to handle a 65 ft. long vehicle.

The Board asked the following questions: What size would the individual units be? 35ft. x 12 ft. units would be constructed with a firewall between them. Did the property have access to water and sewer? No; however, further down Arlington Church there would be water and sewer very soon. Had Dulin's Grove Church been approached with the idea? Yes, the Pastor was aware of the plan and it wouldn't interfere with their operations. Were businesses being run from the Blair Road facility? Yes, the spaces were being used as their "business center".

Hearing no further questions from the Board, Mayor Biggers said the Board would be in touch with Mr. Long in several weeks. Mr. Long thanked the Board for their time.

Mayor Biggers recognized John Wilson, Morgan Property Group, regarding rezoning property located at 4300 Morris Park Drive to allow a 41,117 sq. ft. grocery store. He realized the

location was a high profile corner but he had two grocers interested. He had decided to approach the Board about the possibility of rezoning because of the interest expressed to him.

The Board asked the following questions: Would the store be similar to a Whole Foods? Yes, similar. How quickly would the applicant need feedback? He stated he didn't need to know immediately and he would be happy to discuss it further or give them time to think. Many of the Commissioners stated they hadn't envisioned having a grocery store at that location because the current zoning restricts it. Would other retailers wish to locate there, too? Mr. Wilson said he knew of no plans to locate other retailers near the site.

Hearing no further questions from the Board, Mayor Biggers said Town Staff would be in touch with Mr. Wilson in several weeks with the Board comments.

There being no further business to come before the Board, Mayor Biggers adjourned the Quarterly Developers' Workshop at 6:43 p.m.

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Michelle Wells, CMC, Town Clerk