

**MEETING OF THE BOARD OF COMMISSIONERS
TOWN OF MINT HILL, NORTH CAROLINA
MINT HILL TOWN HALL
4430 MINT HILL VILLAGE LANE
SEPTEMBER 10, 2015
7:00 P.M.**

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE
3. ADDITION, DELETION OR ARRANGEMENT OF AGENDA ITEMS
4. APPROVE MINUTES OF AUGUST 20, 2015 QUARTERLY DEVELOPERS' WORKSHOP AND REGULAR MEETING
5. ACCEPT JULY TREASURER'S REPORT AND FINANCIALS
6. PUBLIC HEARING ON #ZC15-4, FILED BY CARILLON REQUESTING A CONDITIONAL ZONING TO ALLOW AN ASSISTED LIVING FACILITY FOR PROPERTY LOCATED AT 5635 MARGARET-WALLACE ROAD, TAX PARCEL NUMBER 135-417-42
7. PUBLIC HEARING ON #ZC15-5, FILED BY MECKLENBURG COUNTY REQUESTING CONDITIONAL ZONING TO ALLOW A NATURE CENTER/ EDUCATION BUILDING FOR PROPERTY LOCATED ON THOMPSON ROAD, TAX PARCEL NUMBERS 195-141-02, 195-141-01, 195-231-06, 195-231-07, 195-241-01, 195-171-56
8. PUBLIC HEARING ON #ZC15-6, FILED BY JOSHUA CARL TO ALLOW A TEXT AMENDMENT TO SECTION 5.2 TABLE OF PRINCIPAL PERMITTED USES
9. PEDIATRIC CANCER AWARENESS MONTH PROCLAMATION
10. 9/11 NATIONAL DAY OF SERVICE AND REMEMBRANCE PROCLAMATION
11. PUBLIC COMMENTS**
12. DISCUSSION AND DECISION REGARDING #ZC15-3, FILED BY NEW BEGINNINGS COMMUNITY CHURCH, REQUESTING CONDITIONAL ZONING APPROVAL FOR NEW COMMUNITY/COUNSELING CENTER
13. DISCUSSION AND DECISION ON MODIFICATIONS TO THE NOISE ORDINANCE
14. OTHER BUSINESS/COUNCIL MATTERS
15. CLOSED SESSION FOR REAL ESTATE
16. ADJOURNMENT

** IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES AND/OR LOCAL ORDINANCES, A PUBLIC HEARING IS REQUIRED/SCHEDULED ON THIS AGENDA ITEM. PUBLIC COMMENTS RELATED TO THIS ITEM HAVE BEEN OR WILL BE HEARD DURING THE SCHEDULED PUBLIC HEARING. TIME ALLOTTED EACH SPEAKER MAY BE LIMITED DUE TO LENGTH OF AGENDA. **UP TO ONE HOUR HAS BEEN RESERVED FOR COMMENTS FROM THE PUBLIC ON MATTERS OF GENERAL INTEREST, OR AGENDA ITEMS OTHER THAN THOSE FOR WHICH A PUBLIC HEARING IS REQUIRED AS NOTED ABOVE. INDIVIDUALS WISHING TO SPEAK UNDER "PUBLIC COMMENTS" MUST SIGN UP (ON THE SHEET PROVIDED IN THE LOBBY) PRIOR TO THE MEETING BEING CALLED TO ORDER. SPEAKERS WILL BE LIMITED TO TWO MINUTES PER PERSON, AND RECOGNIZED IN THE ORDER IN WHICH THEY SIGN UP.*

**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.

Michelle Wells, CMC, Town Clerk

**MINUTES OF THE 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 regular session on Thursday, August 20, 2015 at 7:00 p.m. in the 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
Planning Director: John Hoard
Town Engineer: Steve Frey
Police Chief: Tim Ledford
Fire Chief: David Leath
Town Clerk: Michelle Wells

CALL TO ORDER, INVOCATION AND PLEDGE

Mayor Biggers called the meeting to order, ruled a quorum present and the meeting duly constituted to carry on business. Following the invocation offered by Commissioner Ellington, Mayor Biggers led the Pledge of Allegiance to the Flag of the United States of America.

ORDER OF BUSINESS

Addition, Deletion or Arrangement of Agenda Items: None.

Approval of July 16, 2015 Regular and Called Meeting: Commissioner Ross asked to discuss the Noise Ordinance approved at the July 16, 2015 meeting. She stated Attorney Bringewatt and Manager Welch had agreed that modifications could be considered to the Noise Ordinance because of the discrepancies in the tables. She asked if the changes would be discussed at the current meeting. Manager Welch stated Attorney Bringewatt was on vacation but would be back in touch with Commissioner Ross. Upon the motion of Commissioner Ross, seconded by Commissioner Ellington, the Board unanimously approved the minutes of July 16, 2015 Regular and Called Meeting.

Consent Agenda: (A) Accept Tax Collector's Settlement for Fiscal Year 2015 and Order of Collection; (B) Accept June Treasurer's Report and Financials; (C) Approve K-9 Retirement Resolution; (D) Accept Tax Refund Agreement; (E) Approve Construction Manager at Risk Resolution Related to Mint Hill Athletic Park; (F) Authorize Manager to Execute Pre-Construction Agreement with Construction Manager at Risk Related to Mint Hill Athletic Park; (G) Approve Pre-Qualification Policy for Construction Manager at Risk Related to Mint Hill Athletic Park; (H) Approve Financing of Three New Vehicles; (I) Adopt The All Hazards Mitigation Plan Resolution; (J) Amend Fee Schedule for Civil Penalties; and, (K) Accept July Tax Collector's Report: Upon the motion of Commissioner

Austin, seconded by Commissioner Ross, the Board unanimously approved the Consent Agenda. (Copy filed with minutes of record.)

Public Hearing on #ZC15-2, Filed by Paul Sleiman of S.T.O. Partners, Requesting Conditional Zoning Approval for a Drive Through Facility in Downtown: Mr. Hoard said the applicant had withdrawn #ZC15-2.

Public Hearing on #ZC15-3, Filed by New Beginnings Community Church, Requesting Conditional Zoning Approval for New Community/Counseling Center: Elder James Worthy told the Board that New Beginnings Community Church offered three family oriented church services each Sunday. All of the 48 specialized groups in the church provided outreach programs.

Mr. Jeff McCluskey, Civil Engineer for MC2 Engineering, said the original building was built in 2006 and the Family Life Center was added in 2011. He noted the parking lot was constructed in 2014. The application was to construct a new community/counseling center. The second phase was to add additional parking and a driveway onto Margaret Wallace Road. Based on the needs assessment conducted by the Church, conference rooms were needed for civic and neighborhood meetings. In addition to the conference rooms, a small chapel, standard office space, storage and counseling space would be included in the building. He stated the exterior of the new building would be brick and stucco and would be consistent with the church.

Mr. McCluskey stated New Beginnings Community Church utilized off duty police officers for Sunday services and special events. The Church has tried to work with the Town regarding the traffic and the communication to the Town and neighbors about large events. The concerns mentioned by neighbors included the directional sign that allowed for right turns only out of the parking lot and persistent traffic issues. The sign, directing cars to exit right only, had been removed. The sign had not been approved by the church but instead was installed by a volunteer. The Church had been working with the Town on large events. The church had been in contact with the North Carolina Department of Transportation and Steve Frey, Town Engineer, about road enhancements to help with the traffic issues. The Church was now proposing to have four services and limiting them, to a maximum of one hour each, to help with the traffic situation. They have a satellite location in Indian Trail and hope to open one in Harrisburg.

He noted additional concerns by the neighbors included: rodents and storm water management. Removal of brush from the property should help with the rodent population, he said. Elder James had given out his email and phone number so concerned citizens could contact him with issues. The church would extend the riprap along the parking lot edge to help the storm water concerns.

The Board asked the following questions: Was the parking lot directional sign removed? Yes; a volunteer had erected the sign but it had been removed. The parking lot was parking primarily for leadership staff (they typically stayed all day).

Ms. Katie Jacks, 6624 Cheryl Circle, said it was very dangerous to direct the traffic away from the police officers and down a “blind hill” along a road with no speed limit signs. The traffic congestion had made her late for her own grandsons’ baptism. She appreciated the “good neighbor policy” of the church but suggested the cans and bottles tossed in the ditch could be placed in a large permanent trash can that would be emptied weekly by church staff. She noted loud church services had, on occasion, upset her disabled children. She said the drums were very loud and during the early morning. She asked if the Town had a noise ordinance. She was told it was under review. Elder James said he didn’t know about the noise or the trash but would address the issues. She enjoyed watching the Church grow and thanked them for holding a community meeting where neighbors could express their concerns.

There being no further public comments, Mayor Biggers declared the public hearing on Petition #ZC15-3 closed.

Public Comments: Lloyd Scher, 9815 Meringue Place, Matthews, North Carolina invited the Mayor and Board of Commissioners to participate in Visually Impaired Persons (VIP) day on September 16, 2015 in Mint Hill. The Lions Club was the largest and oldest service organization. On September 16th, the Lions’ participants would perform everyday tasks/chores while blindfolded. Participants would shop, walk on sidewalks, visit the library, purchase produce and perform other tasks. The tour would begin at Town Hall. He asked the Mayor and Board to consider taking part in the event and/or greeting dignitaries.

Currently there are no ordinances or laws to protect visually impaired people from given incorrect change. Typically, they aren’t aware until a sighted person sees the amount they received was inaccurate. Mr. Scher stated he was attempting to convince the Secretary of the Treasurer that 5.9 billion dollars could be saved if the one dollar bill was converted into a coin. He thanked the Board for their service to the community and the opportunity to speak.

Appointments to the Mint Hill Madness Board: Manager Welch stated Town Staff recommended Dalton Taylor, Jordan Love, Scott Harris, Brian Haislip and Mike Cochrane to serve as Directors for the Mint Hill Madness Board.

Upon the motion of Commissioner Ross, seconded by Commissioner Ellington, the Board unanimously appointed Dalton Taylor, Jordan Love, Scott Harris, Brian Haislip and Mike Cochrane to serve as Directors for the Mint Hill Madness Board.

Discussion and Decision Regarding Choice of Firm for Architectural Services for the Mint Hill Athletic Park: Commissioner Ross stated the architectural firm presentations on July 16, 2015 were very well done. In her opinion, the Town could not go wrong with any of them. She stated, her preference was to select Wirth and Associates because they were a smaller firm dedicated to one job at a time.

Upon the motion of Commissioner Austin, seconded by Commissioner Ellington, the Board unanimously approved the selection of Wirth and Associates for Architectural Services for the Mint Hill Athletic Park.

Other Business/Council Matters: Commissioner Austin attended the Mint Hill Chamber of Commerce meeting. He noted he was invited by the Mint Hill Women’s Club to attend a candidates’ forum on October 12, 2015 at Town Hall. He was unsure if he could attend because the North Carolina League of Municipalities Annual Conference would be held in Winston-Salem from October 11-13, 2015.

Commissioner Ross said there were 234 EMS and 83 Fire calls for July. The year-to-date total was 2350. She said the Mint Hill Fire Department had a “training fire/burn” on Bartlett Road on Saturday, August 15th. She asked if Detour Signs could be placed at future locations as many of the neighbors didn’t realize Bartlett Road would be closed. She praised Homearoma for bringing thousands of people to Mint Hill during the event. She attended Coffee with a Cop and National Night Out; she enjoyed both. She invited everyone out to Sunday Afternoon at the Park on Sunday, August 23rd at Wilgrove Park. She congratulated Manager Welch and his team for winning First Place at the Kiwanis Golf Tournament earlier in the day.

Commissioner Ellington stated he had enjoyed Homearoma. He stated the Mint Hill Planning Board would meet on August 24th. He had received a complaint about the timing of the stop light at Brighton Park Drive. Manager Welch said he would discuss the light with Sean Epperson from the North Carolina Department of Transportation.

Commissioner Newton distributed information from Centralina Council of Government titled “Connect Our Future” to the Board. He had attended Homearoma and enjoyed it too. He noted the stop light at Lawyers Road backed up from 4-6 p.m. throughout the work week.

Chief Ledford stated Coffee with a Cop would be held September 1st at 9 a.m. at Daphne’s.

Adjournment: Upon the motion of Commissioner Ross, seconded by Commissioner Ellington, Mayor Biggers adjourned the meeting at 8:01 p.m.

Michelle Wells, CMC, Town Clerk

TOWN OF MINT HILL - TREASURER'S REPORT

GENERAL FUND (10):

	May-15	June-15	July-15
<i>CHECKING ACCOUNT - FIRST CITIZENS</i>			
Balance - Month Beginning	\$706,238.50	\$548,341.44	\$852,417.86
Receipts	\$502,807.82	\$1,250,000.00	\$900,000.00
Disbursements	\$660,704.88	\$945,923.58	\$1,149,480.93
Balance - Month End	\$548,341.44	\$852,417.86	\$602,936.93
<i>SAVINGS ACCOUNT - BB&T</i>			
Balance - Month Beginning	\$39,732.98	\$36,453.35	\$31,280.61
Receipts	\$0.33	\$0.29	\$25,244.99
Disbursements	\$3,279.96	\$5,173.03	\$5,187.80
Balance - Month End	\$36,453.35	\$31,280.61	\$51,337.80
<i>CHECKING ACCOUNT - FIRST CITIZENS (Alarm Tracking)</i>			
Balance - Month Beginning	\$44,039.27	\$44,039.27	\$44,239.27
Receipts	\$0.00	\$200.00	\$700.00
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$44,039.27	\$44,239.27	\$44,939.27
<i>SAVINGS ACCOUNT - NCCMT</i>			
Balance - Month Beginning	\$244,040.89	\$544,297.43	\$276,552.45
Receipts	\$339,748.08	\$541,723.45	\$211,208.11
Disbursements	\$39,491.54	\$809,468.43	\$438,798.83
Balance - Month End	\$544,297.43	\$276,552.45	\$48,961.73
<i>SAVINGS ACCOUNT - YADKIN</i>			
Balance - Month Beginning	\$1,359,877.26	\$859,959.88	\$359,994.95
Receipts	\$82.62	\$35.07	\$30.58
Disbursements	\$500,000.00	\$500,000.00	\$0.00
Balance - Month End	\$859,959.88	\$359,994.95	\$360,025.53
<i>CHECKING ACCOUNT- Bank of America (Police Fundraiser)</i>			
Balance - Month Beginning	\$11,828.64	\$12,213.74	\$11,420.95
Receipts	\$400.10	\$0.10	\$335.10
Disbursements	\$15.00	\$792.89	\$427.90
Balance - Month End	\$12,213.74	\$11,420.95	\$11,328.15
<i>CHECKING ACCOUNT - FIRST CITIZENS (FSA)</i>			
Balance - Month Beginning	\$38,948.33	\$35,860.46	\$34,441.89
Receipts	\$0.00	\$0.00	\$0.00
Disbursements	\$3,087.87	\$1,418.57	\$7,615.69
Balance - Month End	\$35,860.46	\$34,441.89	\$26,826.20

GENERAL FUND (10), Continued:

	May-15	June-15	July-15
SAVINGS ACCOUNT- FIRST CITIZENS (Money Market)			
Balance - Month Beginning	\$1,480,359.66	\$1,371,739.33	\$1,899,062.05
Receipts	\$461,614.22	\$610,800.31	\$23,982.43
Disbursements	\$570,234.55	\$83,477.59	\$587,732.73
Balance - Month End	\$1,371,739.33	\$1,899,062.05	\$1,335,311.75
CHEKCKING ACCOUNT- FIRST CITIZENS (Police Seized Funds)			
Balance - Month Beginning	\$19,326.00	\$15,350.00	\$14,578.98
Receipts	\$0.00	\$3,465.85	\$0.00
Disbursements	\$3,976.00	\$4,236.87	\$0.00
Balance - Month End	\$15,350.00	\$14,578.98	\$14,578.98
CHECKING ACCOUNT - FIRST CITIZENS (Federal Asset Forfeiture)			
Balance - Month Beginning	\$27,110.78	\$27,110.78	\$27,110.78
Receipts	\$0.00	\$0.00	\$0.00
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$27,110.78	\$27,110.78	\$27,110.78
CHECKING ACCOUNT - FIRST CITIZENS (NC Asset Forfeiture)			
Balance - Month Beginning	\$4,034.24	\$4,034.24	\$4,034.24
Receipts	\$0.00	\$0.00	\$6,088.00
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$4,034.24	\$4,034.24	\$10,122.24
PETTY CASH - Balance (on Hand) @ Month-End	\$100.00	\$100.00	\$100.00
TOTAL GENERAL FUND	\$3,499,499.92	\$3,555,234.03	\$2,533,579.36

POWELL BILL FUND (20):

	May-15	June-15	July-15
CHECKING ACCOUNT - FIRST CITIZENS			
Balance - Month Beginning	\$18,180.70	\$7,810.38	-\$6,232.63
Receipts	\$0.00	\$50,000.00	\$50,000.00
Disbursements	\$10,370.32	\$64,043.01	\$51,802.49
Balance - Month End	\$7,810.38	-\$6,232.63	-\$8,035.12
SAVING ACCOUNT - NCCMT			
Balance - Month Beginning	\$178,827.39	\$178,832.98	\$128,838.80
Receipts	\$5.59	\$5.82	\$4.80
Disbursements	\$0.00	\$50,000.00	\$50,000.00
Balance - Month End	\$178,832.98	\$128,838.80	\$78,843.60
SAVING ACCOUNT - YADKIN			
Balance - Month Beginning	\$80,754.94	\$80,761.80	\$80,768.44
Receipts	\$6.86	\$6.64	\$6.86
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$80,761.80	\$80,768.44	\$80,775.30
PETTY CASH - Balance (on Hand) @ Month-End	\$30.00	\$30.00	\$30.00
TOTAL POWELL BILL FUND	\$267,435.16	\$203,404.61	\$151,613.78

STORM WATER FUND (25):

	May-15	June-15	July-15
CHECKING ACCOUNT - FIRST CITIZENS			
Balance - Month Beginning	\$4,347.67	\$5,479.64	-\$2,387.00
Receipts	\$41,500.00	\$0.00	\$10,000.00
Disbursements	\$40,368.03	\$7,866.64	\$816.00
Balance - Month End	\$5,479.64	-\$2,387.00	\$6,797.00
SAVINGS ACCOUNT - NCCMT			
Balance - Month Beginning	\$246,815.95	\$266,226.63	\$288,953.37
Receipts	\$19,410.68	\$22,726.74	\$21,830.78
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$266,226.63	\$288,953.37	\$310,784.15
SAVINGS ACCOUNT - YADKIN			
Balance - Month Beginning	\$89,859.36	\$48,366.08	\$48,370.05
Receipts	\$6.72	\$3.97	\$3.70
Disbursements	\$41,500.00	\$0.00	\$10,000.00
Balance - Month End	\$48,366.08	\$48,370.05	\$38,373.75
TOTAL STORM WATER FUND	\$320,072.35	\$334,936.42	\$355,954.90

INFRASTRUCTURE FUND (50):

	May-15	June-15	July-15
SAVINGS ACCOUNT- FIRST CITIZENS			
Balance - Month Beginning	\$21,491.90	\$21,491.90	\$21,491.90
Receipts	\$0.00	\$0.00	\$0.00
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$21,491.90	\$21,491.90	\$21,491.90
TOTAL INFRASTRUCTURE FUND	\$21,491.90	\$21,491.90	\$21,491.90

TOURISM FUND (60):

	May-15	June-15	July-15
CHECKING ACCOUNT - FIRST CITIZENS			
Balance - Month Beginning	\$277,884.00	\$274,802.04	\$268,459.09
Receipts	\$0.00	\$0.00	\$2,500.00
Disbursements	\$3,081.96	\$6,342.95	\$0.00
Balance - Month End	\$274,802.04	\$268,459.09	\$270,959.09
CHECKING ACCOUNT- PNC (Interest Bearing) Checking			
Balance - Month Beginning	\$0.00	\$0.00	\$0.00
Receipts	\$0.00	\$0.00	\$0.00
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$0.00	\$0.00	\$0.00
TOTAL TOURISM FUND	\$274,802.04	\$268,459.09	\$270,959.09

CERTIFICATES OF DEPOSIT (Earning 1.85%):

	May-15	June-15	July-15
CD - GENERAL FUND	\$502,331.51	\$506,950.44	\$506,950.44
CD - STORMWATER FUND	\$502,331.51	\$506,950.44	\$506,950.44
CD - STORMWATER FUND	\$502,331.51	\$506,950.44	\$506,950.44
Balance - Month End	\$1,506,994.53	\$1,520,851.32	\$1,520,851.32

SUMMARY CASH - ALL FUNDS:

	May-15	June-15	July-15
TOTAL GENERAL FUND (w/ Petty Cash)	\$4,001,831.43	\$4,062,184.47	\$3,040,529.80
TOTAL POWELL BILL FUND (w/ Petty Cash)	\$267,435.16	\$203,404.61	\$151,613.78
TOTAL STORM WATER FUND	\$1,324,735.37	\$1,348,837.30	\$1,369,855.78
TOTAL INFRASTRUCTURE FUND	\$21,491.90	\$21,491.90	\$21,491.90
TOTAL TOURISM FUND	\$274,802.04	\$268,459.09	\$270,959.09
TOTAL CASH (ALL FUNDS)	\$5,890,295.90	\$5,904,377.37	\$4,854,450.35

TOWN OF MINT HILL
REVENUE & EXPENDITURE STATEMENT FOR 10 GENERAL FUND

FY 2015-2016

07/01/2015 TO 07/31/2015

	<u>BUDGETED</u>	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>REMAINING BALANCE</u>	<u>PCT USED</u>
10 GENERAL FUND					
REVENUE:					
1000 ADMINISTRATIVE					
10-1000-3100 AD VALOREM TAXES - LEVY	5,600,000.00	5,188.24	5,188.24	5,594,811.76	0
10-1000-3101 AD VALOREM TAXES - PRIOR YEAR	40,000.00	12,972.45	12,972.45	27,027.55	32
10-1000-3102 AUTO FEE	180,000.00	16,696.72	16,696.72	163,303.28	9
10-1000-3103 AD VALOREM TAXES - INTEREST	25,000.00	1,391.45	1,391.45	23,608.55	6
10-1000-3110 MOTOR VEHICLE TAX	535,000.00	47,419.82	47,419.82	487,580.18	9
10-1000-3220 TAXES - SOLID WASTE DISPOSAL	14,500.00	0.00	0.00	14,500.00	0
10-1000-3225 VEHICLE RENTAL	4,000.00	678.80	678.80	3,321.20	17
10-1000-3250 OTHER TAXES - ABC	65,000.00	0.00	0.00	65,000.00	0
10-1000-3322 BEER & WINE TAX	100,000.00	0.00	0.00	100,000.00	0
10-1000-3324 UTILITY FRANCHISE TAX	980,000.00	0.00	0.00	980,000.00	0
10-1000-3325 SALES & USE TAX REFUND	1,450,000.00	119,439.52	119,439.52	1,330,560.48	8
10-1000-3800 OTHER FINANCING SOURCES	150,000.00	0.00	0.00	150,000.00	0
10-1000-3830 TRANSFERS FROM OTHER FUNDS	32,533.00	0.00	0.00	32,533.00	0
10-1000-3831 EARNINGS ON INVESTMENTS	5,000.00	47.38	47.38	4,952.62	1
10-1000-3834 ASSEMBLY ROOM DEPOSITS	0.00	85.00	85.00	-85.00	0
10-1000-3838 PARK USER FEES	0.00	1,545.50	1,545.50	-1,545.50	0
10-1000-3839 OTHER MISCELLANEOUS REVENUE	45,000.00	7,072.37	7,072.37	37,927.63	16
10-1000-3841 ZONING APPLICATION FEES	15,000.00	2,700.00	2,700.00	12,300.00	18
10-1000-3844 SEWER BONDS (CMUD)	376,919.00	0.00	0.00	376,919.00	0
10-1000-3845 WATER BONDS (CMUD)	150,456.00	0.00	0.00	150,456.00	0
10-1000-3850 APPROPRIATED FUND BALANCE	680,106.00	0.00	0.00	680,106.00	0
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1000 ADMINISTRATIVE	10,448,514.00	215,237.25	215,237.25	10,233,276.75	2
3000 FIRE					
10-3000-3839 OTHER MISCELLANEOUS REVENUE	680,724.00	22,916.67	22,916.67	657,807.33	3
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
3000 FIRE	680,724.00	22,916.67	22,916.67	657,807.33	3
5000 POLICE					
10-5000-3833 FEES, CONTRIBUTIONS & GENERAL	0.00	7,863.16	7,863.16	-7,863.16	0
10-5000-3840 PUBLIC SAFETY - GRANTS	0.00	6,810.10	6,810.10	-6,810.10	0
10-5000-3843 CMS / SRO REVENUE	105,000.00	0.00	0.00	105,000.00	0
10-5000-3846 STATE FORFEITURE REVENUE	0.00	6,088.00	6,088.00	-6,088.00	0
10-5000-3847 FEDERAL FORFEITURE REVENUE	1,000.00	0.00	0.00	1,000.00	0
10-5000-3848 FUNDRAISER REVENUE	0.00	-92.90	-92.90	92.90	0
10-5000-3849 POLICE ALARM REVENUE	0.00	700.00	700.00	-700.00	0
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
5000 POLICE	106,000.00	21,368.36	21,368.36	84,631.64	20
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL REVENUE	11,235,238.00	259,522.28	259,522.28	10,975,715.72	2
EXPENDITURE:					
0100 GOVERNING BODY					
10-0100-4121 SALARIES - FT	30,000.00	3,461.58	3,461.58	26,538.42	12
10-0100-4181 FICA	2,295.00	264.81	264.81	2,030.19	12
10-0100-4313 ALLOWANCES - TECHNOLOGY	6,000.00	500.00	500.00	5,500.00	8
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0100 GOVERNING BODY	38,295.00	4,226.39	4,226.39	34,068.61	11

TOWN OF MINT HILL
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	<u>BUDGETED</u>	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>REMAINING BALANCE</u>	<u>PCT USED</u>
1000 ADMINISTRATIVE					
10-1000-4121 SALARIES - FT	675,000.00	74,136.71	74,136.71	600,863.29	11
10-1000-4126 SALARIES - PT	18,000.00	2,178.75	2,178.75	15,821.25	12
10-1000-4181 FICA	53,015.00	4,904.48	4,904.48	48,110.52	9
10-1000-4182 NC RETIREMENT	47,723.00	4,408.60	4,408.60	43,314.40	9
10-1000-4183 HOSPITAL INSURANCE	90,000.00	6,488.30	6,488.30	83,511.70	7
10-1000-4189 401(K) CONTRIBUTION	33,750.00	2,456.08	2,456.08	31,293.92	7
10-1000-4265 BANK SVC CHARGE	5,000.00	235.06	235.06	4,764.94	5
10-1000-4391 ADVERTISING	2,500.00	0.00	0.00	2,500.00	0
10-1000-4399 OTHER SERVICES/STUDIES	10,000.00	0.00	0.00	10,000.00	0
1000 ADMINISTRATIVE	<u>934,988.00</u>	<u>94,807.98</u>	<u>94,807.98</u>	<u>840,180.02</u>	<u>10</u>
1500 ELECTIONS					
10-1500-4170 ELECTIONS	7,500.00	0.00	0.00	7,500.00	0
1500 ELECTIONS	<u>7,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>0</u>
2000 PLANNING					
10-2000-4181 FICA	0.00	646.17	646.17	-646.17	0
10-2000-4182 NC RETIREMENT	0.00	634.56	634.56	-634.56	0
10-2000-4260 SUPPLIES & MATERIALS	0.00	5.34	5.34	-5.34	0
2000 PLANNING	<u>0.00</u>	<u>1,286.07</u>	<u>1,286.07</u>	<u>-1,286.07</u>	<u>0</u>
3000 FIRE					
10-3000-4121 SALARIES - FT	1,075,000.00	108,890.62	108,890.62	966,109.38	10
10-3000-4181 FICA	82,238.00	7,688.27	7,688.27	74,549.73	9
10-3000-4182 NC RETIREMENT	76,003.00	7,402.26	7,402.26	68,600.74	10
10-3000-4183 HOSPITAL INSURANCE	169,920.00	13,075.30	13,075.30	156,844.70	8
10-3000-4189 401(K) CONTRIBUTION	53,750.00	3,480.32	3,480.32	50,269.68	6
10-3000-4212 UNIFORMS	30,000.00	275.72	275.72	29,724.28	1
10-3000-4300 PUBLIC SAFETY	10,000.00	0.00	0.00	10,000.00	0
10-3000-4311 TRAINING & MILEAGE	3,000.00	0.00	0.00	3,000.00	0
10-3000-4375 DONATION - VFD	523,000.00	210,904.01	210,904.01	312,095.99	40
10-3000-4520 COMPUTERS / TECHNOLOGY	1,000.00	0.00	0.00	1,000.00	0
3000 FIRE	<u>2,023,911.00</u>	<u>351,716.50</u>	<u>351,716.50</u>	<u>1,672,194.50</u>	<u>17</u>
3200 FIRE EMS					
10-3200-4121 SALARIES - FT	270,000.00	25,927.37	25,927.37	244,072.63	10
10-3200-4181 FICA	20,655.00	1,838.13	1,838.13	18,816.87	9
10-3200-4182 NC RETIREMENT	19,089.00	1,765.11	1,765.11	17,323.89	9
10-3200-4183 HOSPITAL INSURANCE	42,480.00	3,304.01	3,304.01	39,175.99	8
10-3200-4189 401(K) CONTRIBUTION	13,500.00	893.94	893.94	12,606.06	7
3200 FIRE EMS	<u>365,724.00</u>	<u>33,728.56</u>	<u>33,728.56</u>	<u>331,995.44</u>	<u>9</u>
3500 STREETS & HIGHWAYS					
10-3500-4121 SALARIES - FT	291,600.00	35,290.51	35,290.51	256,309.49	12
10-3500-4181 FICA	22,308.00	2,581.34	2,581.34	19,726.66	12
10-3500-4182 NC RETIREMENT	20,617.00	2,400.85	2,400.85	18,216.15	12
10-3500-4183 HOSPITAL INSURANCE	42,480.00	3,752.63	3,752.63	38,727.37	9
10-3500-4189 401(K) CONTRIBUTION	14,580.00	1,174.08	1,174.08	13,405.92	8
10-3500-4212 UNIFORMS	6,000.00	0.00	0.00	6,000.00	0

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	<u>BUDGETED</u>	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>REMAINING BALANCE</u>	<u>PCT USED</u>
10-3500-4311 TRAINING & MILEAGE	8,000.00	83.75	83.75	7,916.25	1
10-3500-4332 STREET LIGHTING	105,000.00	88.54	88.54	104,911.46	0
10-3500-4370 STORMWATER UTILITIES	71,000.00	0.00	0.00	71,000.00	0
10-3500-4513 STREET NAME SIGNS	15,000.00	0.00	0.00	15,000.00	0
10-3500-8580 GROUNDS MAINTENANCE	17,000.00	1,201.29	1,201.29	15,798.71	7
10-3500-8598 CAPITAL EXPENDITURES	90,000.00	0.00	0.00	90,000.00	0
10-3500-8599 CAP OUTLAY - SIDEWALKS	60,000.00	0.00	0.00	60,000.00	0
3500 STREETS & HIGHWAYS	763,585.00	46,572.99	46,572.99	717,012.01	6
4000 SOLID WASTE					
10-4000-4394 GARBAGE/RUBBISH - CONT SVC	1,770,000.00	144,796.64	144,796.64	1,625,203.36	8
10-4000-4441 LANDFILL FEES	270,000.00	22,229.63	22,229.63	247,770.37	8
4000 SOLID WASTE	2,040,000.00	167,026.27	167,026.27	1,872,973.73	8
5000 POLICE					
10-5000-4121 SALARIES - FT	1,750,000.00	185,181.93	185,181.93	1,564,818.07	11
10-5000-4126 SALARIES - PT	0.00	1,392.00	1,392.00	-1,392.00	0
10-5000-4131 EMERGENCY SEPARATION/VAC	10,000.00	0.00	0.00	10,000.00	0
10-5000-4181 FICA	133,875.00	13,942.33	13,942.33	119,932.67	10
10-5000-4182 NC RETIREMENT	129,675.00	13,353.42	13,353.42	116,321.58	10
10-5000-4183 HOSPITAL INSURANCE	269,040.00	20,678.59	20,678.59	248,361.41	8
10-5000-4185 ESC - UNEMPLOYMENT	15,000.00	0.00	0.00	15,000.00	0
10-5000-4186 WORKER'S COMPENSATION	50,000.00	71,340.18	71,340.18	-21,340.18	143
10-5000-4189 401(K) CONTRIBUTION	87,500.00	6,144.96	6,144.96	81,355.04	7
10-5000-4192 PROF SVCS - LEGAL	7,500.00	0.00	0.00	7,500.00	0
10-5000-4196 PROF SVCS - MISCELLANEOUS	3,500.00	299.00	299.00	3,201.00	9
10-5000-4197 PROF SVCS - PHYSICALS/DRUG	3,500.00	0.00	0.00	3,500.00	0
10-5000-4198 PROF SVCS - PSYCTEST	3,500.00	0.00	0.00	3,500.00	0
10-5000-4199 PROF SVCS - DCI	7,000.00	2,604.00	2,604.00	4,396.00	37
10-5000-4200 COMM/RADIO	5,000.00	0.00	0.00	5,000.00	0
10-5000-4212 UNIFORMS	30,000.00	332.76	332.76	29,667.24	1
10-5000-4213 DUTY SUPPLIES & EQUIPMENT	40,000.00	328.85	328.85	39,671.15	1
10-5000-4250 INSURANCE & BONDS	32,000.00	24,745.89	24,745.89	7,254.11	77
10-5000-4251 FUEL	125,000.00	0.00	0.00	125,000.00	0
10-5000-4252 TIRES	9,000.00	376.62	376.62	8,623.38	4
10-5000-4253 AUTO SUPPLIES	3,500.00	141.64	141.64	3,358.36	4
10-5000-4260 SUPPLIES & MATERIALS	25,000.00	2,243.09	2,243.09	22,756.91	9
10-5000-4270 GRANT MATCHING FUNDS	5,000.00	0.00	0.00	5,000.00	0
10-5000-4311 TRAINING & MILEAGE	15,000.00	1,079.57	1,079.57	13,920.43	7
10-5000-4321 TELEPHONE	23,000.00	0.00	0.00	23,000.00	0
10-5000-4325 POSTAGE	5,000.00	448.38	448.38	4,551.62	9
10-5000-4330 UTILITIES	20,000.00	0.00	0.00	20,000.00	0
10-5000-4341 PRINTING	5,000.00	92.00	92.00	4,908.00	2
10-5000-4344 CLEANING/HOUSEKEEPING	5,000.00	325.00	325.00	4,675.00	7
10-5000-4350 REPAIRS& MAINT - CONTRACTUAL	110,000.00	3,000.00	3,000.00	107,000.00	3
10-5000-4352 REPAIRS & MAINT - EQUIPMENT	15,000.00	234.05	234.05	14,765.95	2
10-5000-4353 REPAIRS & MAINT- AUTO	65,000.00	2,914.20	2,914.20	62,085.80	4
10-5000-4391 ADVERTISING	1,000.00	0.00	0.00	1,000.00	0

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	<u>BUDGETED</u>	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>REMAINING BALANCE</u>	<u>PCT USED</u>
10-5000-4398 DISPATCHING	117,000.00	114,490.00	114,490.00	2,510.00	98
10-5000-4452 AUTO INSURANCE	32,000.00	25,826.27	25,826.27	6,173.73	81
10-5000-4491 DUES & SUBSCRIPTIONS	2,000.00	0.00	0.00	2,000.00	0
10-5000-4520 COMPUTERS / TECHNOLOGY	65,000.00	0.00	0.00	65,000.00	0
10-5000-4540 VEHICLES	150,000.00	0.00	0.00	150,000.00	0
10-5000-4550 K-9 PROGRAM	5,500.00	161.00	161.00	5,339.00	3
10-5000-5030 INVESTIGATIONS	15,000.00	763.91	763.91	14,236.09	5
10-5000-5060 DRUG FORFEITURE USAGE	1,000.00	0.00	0.00	1,000.00	0
10-5000-5070 MHPD - TASER	4,000.00	0.00	0.00	4,000.00	0
10-5000-9830 DEBT RETIREMENT (POLICE)	53,000.00	0.00	0.00	53,000.00	0
5000 POLICE	3,453,090.00	492,439.64	492,439.64	2,960,650.36	14
6000 PARKS					
10-6000-4126 SALARIES - PT	56,000.00	6,430.50	6,430.50	49,569.50	11
10-6000-4181 FICA	4,284.00	491.92	491.92	3,792.08	11
10-6000-4223 STORMWATER UTILITIES	7,100.00	0.00	0.00	7,100.00	0
10-6000-4240 REPAIRS & MAINT - SUPPLIES	1,600.00	0.00	0.00	1,600.00	0
10-6000-4260 SUPPLIES & MATERIALS	7,000.00	0.00	0.00	7,000.00	0
10-6000-4330 UTILITIES	22,000.00	689.43	689.43	21,310.57	3
10-6000-4351 REPAIRS & MAINT - BUILDINGS	6,000.00	0.00	0.00	6,000.00	0
10-6000-4352 REPAIRS & MAINT - EQUIPMENT	10,000.00	16.20	16.20	9,983.80	0
10-6000-4355 REPAIRS & MAINT - GROUNDS	22,000.00	0.00	0.00	22,000.00	0
10-6000-4359 REPAIRS & MAINT - OTHER	500.00	0.00	0.00	500.00	0
10-6000-4393 MISC CONTRACTUAL SVCS	15,000.00	0.00	0.00	15,000.00	0
10-6000-8520 CAPITAL OUTLAY	55,000.00	0.00	0.00	55,000.00	0
6000 PARKS	206,484.00	7,628.05	7,628.05	198,855.95	4
7000 DEBT SERVICE					
10-7000-4511 DEBT SVC - PRINCIPAL (BACKHOE)	31,805.00	0.00	0.00	31,805.00	0
10-7000-4512 DEBT SVC - PRINCIPAL (FLEET)	32,809.00	0.00	0.00	32,809.00	0
10-7000-4515 DEBT SERVICE - PRINCIPAL (FLEET)	33,466.00	0.00	0.00	33,466.00	0
10-7000-4518 DEBT SVC - PRINCIPAL (WATER)	133,000.00	0.00	0.00	133,000.00	0
10-7000-4519 DEBT SVC - PRINCIPAL (SEWER)	292,000.00	0.00	0.00	292,000.00	0
10-7000-4521 DEBT SVC - INTEREST (BACKHOE)	728.00	0.00	0.00	728.00	0
10-7000-4522 DEBT SVC - INTEREST (FLEET)	1,052.00	0.00	0.00	1,052.00	0
10-7000-4525 DEBT SERVICE - INTEREST (FLEET)	426.00	0.00	0.00	426.00	0
10-7000-4528 DEBT SVC - INTEREST (WATER)	17,456.00	0.00	0.00	17,456.00	0
10-7000-4529 DEBT SVC - INTEREST (SEWER)	84,919.00	0.00	0.00	84,919.00	0
7000 DEBT SERVICE	627,661.00	0.00	0.00	627,661.00	0
7500 NON-DEPARTMENTAL					
10-7500-4190 CONTRACTED TAX BILLING SVC	23,000.00	0.00	0.00	23,000.00	0
10-7500-4191 PROFESSIONAL SVCS - ACCOUNTING	22,000.00	0.00	0.00	22,000.00	0
10-7500-4192 PROFESSIONAL SVCS - LEGAL	70,000.00	0.00	0.00	70,000.00	0
10-7500-4193 PROFESSIONAL SVCS - CODE	6,000.00	0.00	0.00	6,000.00	0
10-7500-4195 PROF SVCS - ANIMAL CONTROL	110,000.00	0.00	0.00	110,000.00	0
10-7500-4223 STORMWATER UTILITIES	5,000.00	0.00	0.00	5,000.00	0
10-7500-4250 INSURANCE & BONDS	140,000.00	76,046.83	76,046.83	63,953.17	54
10-7500-4251 FUEL	4,000.00	0.00	0.00	4,000.00	0

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07/01/2015 TO 07/31/2015

	<u>BUDGETED</u>	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>REMAINING BALANCE</u>	<u>PCT USED</u>
10-7500-4260 SUPPLIES & MATERIALS	40,000.00	3,535.34	3,535.34	36,464.66	9
10-7500-4311 TRAINING & MILEAGE	32,000.00	120.54	120.54	31,879.46	0
10-7500-4312 ALLOWANCES - AUTO	6,000.00	400.00	400.00	5,600.00	7
10-7500-4321 TELEPHONE	24,000.00	65.02	65.02	23,934.98	0
10-7500-4325 POSTAGE	8,000.00	1,093.01	1,093.01	6,906.99	14
10-7500-4330 UTILITIES	34,000.00	203.95	203.95	33,796.05	1
10-7500-4342 NEWSLETTER PUBLICATION	5,000.00	0.00	0.00	5,000.00	0
10-7500-4350 REPAIRS & MAINT - COMPUTER	40,000.00	2,775.00	2,775.00	37,225.00	7
10-7500-4351 REPAIRS & MAINT - BUILDINGS	20,000.00	1,509.69	1,509.69	18,490.31	8
10-7500-4352 REPAIRS & MAINT - EQUIPMENT	3,000.00	22.82	22.82	2,977.18	1
10-7500-4371 DONATION - CHAMBER	8,000.00	0.00	0.00	8,000.00	0
10-7500-4373 DONATION - MHAA	65,000.00	0.00	0.00	65,000.00	0
10-7500-4374 DONATION - LEVINE CENTER	5,000.00	0.00	0.00	5,000.00	0
10-7500-4391 ADVERTISING	2,000.00	0.00	0.00	2,000.00	0
10-7500-4393 MISC CONTRACTUAL SVCS	60,000.00	2,880.32	2,880.32	57,119.68	5
10-7500-4491 DUES & SUBSCRIPTIONS	32,000.00	29,925.00	29,925.00	2,075.00	94
10-7500-4585 OFFICE EQUIPMENT	10,000.00	0.00	0.00	10,000.00	0
7500 NON-DEPARTMENTAL	<u>774,000.00</u>	<u>118,577.52</u>	<u>118,577.52</u>	<u>655,422.48</u>	<u>15</u>
TOTAL EXPENDITURE	11,235,238.00	1,318,009.97	1,318,009.97	9,917,228.03	12
DEFICIENCY OF REVENUE BEFORE TRANSFERS	<u>0.00</u>	<u>-1,058,487.69</u>	<u>-1,058,487.69</u>		<u>0</u>
DEFICIENCY OF REVENUE AFTER TRANSFERS	<u>0.00</u>	<u>-1,058,487.69</u>	<u>-1,058,487.69</u>		<u>0</u>

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REVENUE & EXPENDITURE STATEMENT FOR 20 POWELL BILL FUND

FY 2015-2016

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	<u>BUDGETED</u>	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>REMAINING BALANCE</u>	<u>PCT USED</u>
20 POWELL BILL FUND					
REVENUE:					
7500 NON-DEPARTMENTAL					
20-7500-3321 ALLOCATION	663,000.00	0.00	0.00	663,000.00	0
20-7500-3831 EARNINGS ON INVESTMENTS	500.00	11.66	11.66	488.34	2
20-7500-3850 UNDESIGNATED FUND BALANCE	41,000.00	0.00	0.00	41,000.00	0
7500 NON-DEPARTMENTAL	<u>704,500.00</u>	<u>11.66</u>	<u>11.66</u>	<u>704,488.34</u>	<u>0</u>
TOTAL REVENUE	<u>704,500.00</u>	<u>11.66</u>	<u>11.66</u>	<u>704,488.34</u>	<u>0</u>
EXPENDITURE:					
2000 PLANNING					
20-2000-4440 ST MAINT - CONTRACTUAL	450,000.00	0.00	0.00	450,000.00	0
2000 PLANNING	<u>450,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>450,000.00</u>	<u>0</u>
7500 NON-DEPARTMENTAL					
20-7500-4241 ST MAINT - GRAVEL	15,000.00	0.00	0.00	15,000.00	0
20-7500-4242 ST MAINT - ASPHALT	10,000.00	0.00	0.00	10,000.00	0
20-7500-4244 ST MAINT - TRAFFIC SIGNS	6,000.00	0.00	0.00	6,000.00	0
20-7500-4251 ST MAINT - FUEL	34,000.00	0.00	0.00	34,000.00	0
20-7500-4252 ST MAINT - TIRES & TUBES	5,000.00	0.00	0.00	5,000.00	0
20-7500-4253 ST MAINT - PARTS	5,000.00	8.12	8.12	4,991.88	0
20-7500-4260 SUPPLIES & MATERIALS	1,000.00	0.00	0.00	1,000.00	0
20-7500-4352 REPAIRS & MAINT - EQUIPMENT	23,000.00	0.00	0.00	23,000.00	0
20-7500-4353 REPAIRS & MAINT - AUTO	18,000.00	0.00	0.00	18,000.00	0
20-7500-4354 ST MAINT - RIGHT OF WAY	5,500.00	1,140.16	1,140.16	4,359.84	21
20-7500-4393 MISC CONTRACTUAL SVCS	2,000.00	0.00	0.00	2,000.00	0
20-7500-4442 SIDEWALKS	100,000.00	0.00	0.00	100,000.00	0
7500 NON-DEPARTMENTAL	<u>224,500.00</u>	<u>1,148.28</u>	<u>1,148.28</u>	<u>223,351.72</u>	<u>1</u>
8000 CAPITAL OUTLAY					
20-8000-4555 CAPITAL OUTLAY - 218 IMPROVE	30,000.00	0.00	0.00	30,000.00	0
8000 CAPITAL OUTLAY	<u>30,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>	<u>0</u>
TOTAL EXPENDITURE	<u>704,500.00</u>	<u>1,148.28</u>	<u>1,148.28</u>	<u>703,351.72</u>	<u>0</u>
DEFICIENCY OF REVENUE					
BEFORE TRANSFERS	<u>0.00</u>	<u>-1,136.62</u>	<u>-1,136.62</u>		<u>0</u>
DEFICIENCY OF REVENUE					
AFTER TRANSFERS	<u>0.00</u>	<u>-1,136.62</u>	<u>-1,136.62</u>		<u>0</u>

TOWN OF MINT HILL

REVENUE & EXPENDITURE STATEMENT FOR 25 STORM WATER FUND

FY 2015-2016

07/01/2015 TO 07/31/2015

	<u>BUDGETED</u>	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>REMAINING BALANCE</u>	<u>PCT USED</u>
25 STORM WATER FUND					
REVENUE:					
7500 NON-DEPARTMENTAL					
25-7500-3831 EARNINGS ON INVESTMENTS	1,500.00	17.47	17.47	1,482.53	1
25-7500-3842 STORM WATER FEES COLLECTED	300,000.00	21,817.01	21,817.01	278,182.99	7
25-7500-3850 FUND BALANCE - UNRESERVED	157,090.00	0.00	0.00	157,090.00	0
7500 NON-DEPARTMENTAL	<u>458,590.00</u>	<u>21,834.48</u>	<u>21,834.48</u>	<u>436,755.52</u>	<u>5</u>
TOTAL REVENUE	<u>458,590.00</u>	<u>21,834.48</u>	<u>21,834.48</u>	<u>436,755.52</u>	<u>5</u>
EXPENDITURE:					
1000 ADMINISTRATIVE					
25-1000-4121 SALARIES - FT	194,400.00	18,060.72	18,060.72	176,339.28	9
25-1000-4181 FICA	14,872.00	1,342.23	1,342.23	13,529.77	9
25-1000-4182 NC RETIREMENT	13,745.00	1,228.75	1,228.75	12,516.25	9
25-1000-4183 HOSPITAL INSURANCE	28,320.00	2,128.87	2,128.87	26,191.13	8
25-1000-4189 401(K) CONTRIBUTION	9,720.00	602.02	602.02	9,117.98	6
25-1000-4830 TRANSFERS TO OTHER FUNDS	32,533.00	0.00	0.00	32,533.00	0
1000 ADMINISTRATIVE	<u>293,590.00</u>	<u>23,362.59</u>	<u>23,362.59</u>	<u>270,227.41</u>	<u>8</u>
7500 NON-DEPARTMENTAL					
25-7500-4730 STORM WATER REPAIRS	100,000.00	766.66	766.66	99,233.34	1
25-7500-4732 SW - PHASE II PROGRAM COSTS	65,000.00	0.00	0.00	65,000.00	0
7500 NON-DEPARTMENTAL	<u>165,000.00</u>	<u>766.66</u>	<u>766.66</u>	<u>164,233.34</u>	<u>0</u>
TOTAL EXPENDITURE	<u>458,590.00</u>	<u>24,129.25</u>	<u>24,129.25</u>	<u>434,460.75</u>	<u>5</u>
DEFICIENCY OF REVENUE	<u>0.00</u>	<u>-2,294.77</u>	<u>-2,294.77</u>		<u>0</u>
BEFORE TRANSFERS					
DEFICIENCY OF REVENUE	<u>0.00</u>	<u>-2,294.77</u>	<u>-2,294.77</u>		<u>0</u>
AFTER TRANSFERS					

TOWN OF MINT HILL
REVENUE & EXPENDITURE STATEMENT FOR 50 INFRASTRUCTURE FUND

FY 2015-2016

07/01/2015 TO 07/31/2015

	<u>BUDGETED</u>	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>REMAINING BALANCE</u>	<u>PCT USED</u>
50 INFRASTRUCTURE FUND					
REVENUE:					
7500 NON-DEPARTMENTAL					
50-7500-3831 EARNINGS ON INVESTMENTS	50.00	0.00	0.00	50.00	0
7500 NON-DEPARTMENTAL	50.00	0.00	0.00	50.00	0
TOTAL REVENUE	50.00	0.00	0.00	50.00	0
EXPENDITURE:					
9000 CONTINGENCY					
50-9000-9999 CONTINGENCY	50.00	0.00	0.00	50.00	0
9000 CONTINGENCY	50.00	0.00	0.00	50.00	0
TOTAL EXPENDITURE	50.00	0.00	0.00	50.00	0
DEFICIENCY OF REVENUE BEFORE TRANSFERS	0.00	0.00	0.00		0
DEFICIENCY OF REVENUE AFTER TRANSFERS	0.00	0.00	0.00		0

TOWN OF MINT HILL
REVENUE & EXPENDITURE STATEMENT FOR 60 TOURISM FUND

FY 2015-2016

07/01/2015 TO 07/31/2015

	<u>BUDGETED</u>	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>REMAINING BALANCE</u>	<u>PCT USED</u>
60 TOURISM FUND					
REVENUE:					
7500 NON-DEPARTMENTAL					
60-7500-3270 TOURISM TAX REVENUE	175,350.00	0.00	0.00	175,350.00	0
60-7500-3831 EARNINGS ON INVESTMENTS	150.00	0.00	0.00	150.00	0
60-7500-3840 REVENUE - GRANTS	5,000.00	2,500.00	2,500.00	2,500.00	50
7500 NON-DEPARTMENTAL	<u>180,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>178,000.00</u>	<u>1</u>
TOTAL REVENUE	<u>180,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>178,000.00</u>	<u>1</u>
EXPENDITURE:					
7500 NON-DEPARTMENTAL					
60-7500-4220 CULTURAL EVENTS	15,000.00	427.93	427.93	14,572.07	3
60-7500-4225 ARTS & SCIENCE COORDINATOR	10,000.00	0.00	0.00	10,000.00	0
60-7500-4373 MINT HILL MADNESS	15,000.00	0.00	0.00	15,000.00	0
60-7500-4376 DONATIONS	85,500.00	0.00	0.00	85,500.00	0
60-7500-8510 CAPITAL OUTLAY	50,000.00	0.00	0.00	50,000.00	0
7500 NON-DEPARTMENTAL	<u>175,500.00</u>	<u>427.93</u>	<u>427.93</u>	<u>175,072.07</u>	<u>0</u>
9000 CONTINGENCY					
60-9000-9999 CONTINGENCY	5,000.00	0.00	0.00	5,000.00	0
9000 CONTINGENCY	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0</u>
TOTAL EXPENDITURE	<u>180,500.00</u>	<u>427.93</u>	<u>427.93</u>	<u>180,072.07</u>	<u>0</u>
EXCESS OF REVENUE BEFORE TRANSFERS	<u>0.00</u>	<u>2,072.07</u>	<u>2,072.07</u>		<u>0</u>
EXCESS OF REVENUE AFTER TRANSFERS	<u>0.00</u>	<u>2,072.07</u>	<u>2,072.07</u>		<u>0</u>

TOWN OF MINT HILL
 REVENUE & EXPENDITURE STATEMENT FOR 60 TOURISM FUND

FY 2015-2016

07/01/2015 TO 07/31/2015

	<u>BUDGETED</u>	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>REMAINING BALANCE</u>	<u>PCT USED</u>
GRAND TOTAL	0.00	-1,059,847.01	-1,059,847.01	1,059,847.01	0



PUBLIC HEARING

CASE:	ZC15-4
EXISTING ZONING	R
PROPOSED ZONING	R (CD)
APPLICANT/PROPERTY OWNER:	CARILLON ASSISTED LIVING
LOCATION	5635 MARGARET WALLACE ROAD
TAX PARCEL NUMBER	135-417-42
REQUEST:	ASSISTED LIVING FACILITY

APPLICATION SUMMARY:

The applicant is requesting Conditional District Zoning to allow an Assisted Living Facility. Please note the applicant is indicating a reduced setback. The front portion of building is 13' from the r/w and the back corner of the building is 52' from the side property line. The supplementary use regulations call for a 100 ft. setback.

The Zoning Plan also indicates a left turn lane and sidewalk improvement.

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.

7.2.8 Supplementary Use Regulations for Nursing Homes, Rest Homes and Homes for the Aging.

- A. The minimum site area for a facility having fifty (50) beds or less shall be three (3) acres. For each additional fifty (50) beds or fraction thereof, the minimum acreage requirement shall be increased by one acre.
- B. The minimum building setback from any street shall be one hundred (100) feet. The area between the street property line, or the equivalent thereto, as provided in Section 6.1.4 (Measurement of Building and Setback Lines), and the building setback line shall be landscaped. Off-street parking and loading shall be prohibited in this area.
- C. The minimum side yard shall be fifty (50) feet.
- D. The minimum rear yard shall be fifty (50) feet.
- E. Whenever such land abuts property used for residential or institutional uses not in the same ownership or a part of the subject site, the minimum side and rear yards shall be one hundred (100) feet.
- F. The heights of any building shall be limited to the height permitted in the respective districts.
- G. Off-street parking and loading shall be provided as required by this Ordinance in [Article 6](#), Section 6.3 (Off-Street Parking and Loading). Screening shall be provided for parking and loading areas as required by this Ordinance in Section 6.4.2 (Screening and Landscaping).
- H. Outdoor recreation areas shall be provided for the use of the residents of the facility, equal in amount to not less than twenty (20) percent of the total site area. No portion of the off-street parking or loading areas or no portion of the front yard area shall qualify as part of the recreation area.

MEETING DATES:

PUBLIC HEARING	THURSDAY, SEPTEMBER 10, 2015
PLANNING BOARD	MONDAY, SEPTEMBER 21, 2015
BOARD OF COMMISSIONERS	THURSDAY, OCTOBER 8, 2015

STAFF CONTACT:

Planning Staff
704-545-9726

REZONING APPLICATION

TOWN OF MINT HILL

Complete All Fields

Office Use Only
Petition #: 2C15-4
Date Filed: 7/17/15
Received By: CB

OWNERSHIP INFORMATION:

Property Owner: Virginia Morgan Mills Date Property Acquired: 1974

Owner's Address: 5635 Margaret Wallace Road, Matthews, NC- 28105

Utilities Provided: Individual Well or CMUD Water or Community Well -AND- CMUD Sewer or Community Sewer or Septic

LOCATION OF PROPERTY (Address or Description): 5635 Margaret Wallace Road, Matthews, NC 28105

Tax Parcel Number(s): 13541742

Current Land Use: Residential

Size (Sq.Ft. or Acres): 11.58 Acres

ZONING REQUEST: Existing Zoning: R (Residential) Proposed Zoning: R (Residential) CD

Purpose of Zoning Change: _____

Conditional Zoning Review for proposed Use - Assisted Living Facility

(Complete if Applicant is other than Property Owner)

Virginia Mills
Name of Property Owner

Carillon Assisted Living
Name of Applicant

5635 Margaret Wallace Road
Address of Owner

4901 Waters Edge Drive, Suite 200
Address of Applicant

Matthews, NC-28105
City, State, Zip

Raleigh, NC-27606
City, State, Zip

704-545-2403
Telephone Number

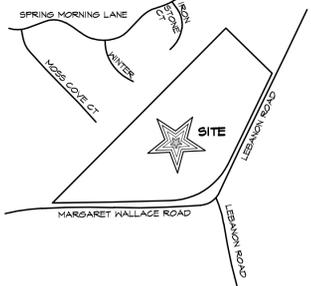
919-852-4000
Telephone Number

E-Mail Address

Bob.Steenson@carillonassistedliving.com
E-Mail Address

Virginia Morgan Mills
Signature of Property Owner

Bob Steenson
Signature of Applicant



Vicinity Map
Not to scale

CONDITIONAL REZONING REQUESTS & NOTES:

TYPE OF REVIEW REQUESTED: CONDITIONAL REZONING
 CARILLON ASSISTED LIVING, LLC, IS MAKING A REQUEST FOR CONDITIONAL REZONING REVIEW TO ALLOW FOR THE CONSTRUCTION OF AN ASSISTED LIVING FACILITY.

SETBACK MODIFICATION REQUEST:
 THE PROPOSED PROJECT REQUESTS MODIFICATION OF THE SETBACKS AS REQUIRED PER THE ORDINANCE FOR R ZONING DISTRICT, TO ACCOMMODATE THE PROPOSED USE. THE TOTAL PROPERTY IS APPROXIMATELY 11.18 ACRES WITH A POND LOCATED IN THE CENTER OF THE PROPERTY THUS LIMITING THE LOCATION OF THE PROPOSED PROJECT ON ONE SIDE OF THE POND OR OTHER, IN ORDER TO ACCOMMODATE THE PROPOSED PROJECT DESIGN WE REQUEST MODIFICATION OF THE SETBACKS.

- GENERAL NOTES:**
- ALL DEVELOPMENT SHOWN ON THIS CONDITIONAL REZONING PLAN DEPICTS THE PROPOSED DEVELOPMENT BUT MINOR MODIFICATIONS PERTAINING TO THE BUILDING SIZE, LOCATION, WALKWAYS AND OTHER IMPROVEMENTS MAY OCCUR DURING THE CONSTRUCTION DOCUMENT AND PERMITTING PHASE, ANY SUCH MODIFICATIONS WILL CONFORM WITH THE TOWN OF MINT HILL ORDINANCE REQUIREMENTS FOR THE PROPOSED ZONING DISTRICT AND USE.
 - THE LANDSCAPE PLAN WILL MEET OR EXCEED ALL THE STREET TREES, INTERNAL PARKING LOT AND ANY OTHER ORDINANCE REQUIREMENTS. THE LANDSCAPING SHOWN ON THIS CONDITIONAL REZONING PLAN IS CONCEPTUAL AND THE FINAL SITE CONSTRUCTION PLAN WILL SHOW LANDSCAPING IN COMPLIANCE WITH THE TOWN OF MINT HILL ORDINANCE.
 - ALL SIGNAGE WILL CONFORM WITH THE TOWN OF MINT HILL REQUIREMENTS AND A SEPARATE PERMIT WILL BE OBTAINED FOR THE PROPOSED SIGNAGE.
 - STORMWATER MANAGEMENT:** ALL THE STORMWATER MEASURES SHOWN ON THIS PLAN ARE CONCEPTUAL AND WILL BE SUBJECT TO MINOR MODIFICATIONS DURING THE CONSTRUCTION DOCUMENT AND PERMITTING PHASE. ALL STORMWATER IMPROVEMENTS WILL BE DESIGNED IN ACCORDANCE WITH THE TOWN OF MINT HILL REQUIREMENTS, AS WELL AS THE REQUIREMENTS OF LUESA.

SITE PLAN INFORMATION:

CURRENT OWNER:
 VIRGINIA MILLS
 5635 MARGARET WALLACE ROAD
 MATTHEWS, NC 28105

DEVELOPER/APPLICANT:
 CARILLON ASSISTED LIVING, LLC
 CONTACT:
 BOB STEENSON
 VICE PRESIDENT OF DEVELOPMENT
 4401 WATERS EDGE DRIVE, SUITE 200
 RALEIGH, NC 27606
 PHONE: (919) 852-4000
 EMAIL: BSTEENSON@CARILLONASSISTEDLIVING.COM

ZONING:
 JURISDICTION: TOWN OF MINT HILL, NC
 EXISTING ZONING: R (RESIDENTIAL)
 PROPOSED ZONING: R (RESIDENTIAL)
 PROPOSED USE: ASSISTED LIVING RESIDENCE/HOME FOR THE AGED
 USE ALLOWED: YES (CONDITIONAL)

SURVEYORS/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
 MLA DESIGN GROUP, INC.
 120 CLUB OAKS COURT, SUITE 100,
 WINSTON-SALEM, NC 27104
 CONTACT: ASH DESHPANDE,
 EMAIL: AASHMILLERLA.COM
 PHONE: (336) 765-1923

PROPERTY INFORMATION:
 CURRENT ADDRESS: 5635 MARGARET WALLACE ROAD
 FUTURE ADDRESS FOR CARILLON FACILITY: 5601 MARGARET WALLACE ROAD
 PIN NUMBER: 15541742
 CURRENT DEED BOOK: 02354 PAGE: 304

OFF-STREET PARKING & LOADING:
 PARKING & LOADING:
 PROVIDED: NO MINIMUM REQUIRED
 PROVIDED: 50 SPACES (INCLUDING 4 ADA SPACES)

WATERSHED:
 THIS SITE IS WITHIN MCALPINE (CATAKBA) WATERSHED AREA

INFRASTRUCTURE:
 WATER: PUBLIC
 SEWER: PUBLIC
 STREET: PUBLIC (STATE)- MARGARET WALLACE ROAD

LANDSCAPE REQUIREMENTS:
 STREET/PAVEMENT: STREET TREES REQUIRED ALONG THE FRONT WITH MAXIMUM SPACING BETWEEN TREES TO BE 30' INTERIOR PARKING: NO PARKING SPACE SHALL BE LESS THAN 60' FROM A CANOPY TREE

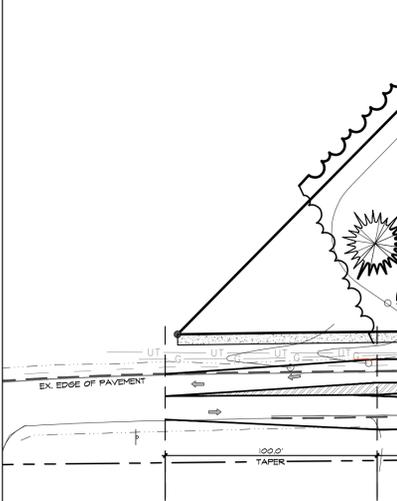
SITE SIZE AND COVERAGE:
 TOTAL SITE ACREAGE = 11.18 ACRES
 EXISTING IMPERVIOUS: 4,264 S.F. = 0.098 ACRES
 PROPOSED BUILDING SQ. FT. = ± 35,340 S.F. (0.81 ACRES)
 OTHER IMPERVIOUS SQ.FT. = 44,160 S.F. (1.03 ACRES)
 TOTAL PROPOSED IMPERVIOUS AREA = 80,150 S.F. (1.84 ACRES)
 TOTAL OPEN SPACE = 10.14 ACRES
 SITE COVERAGE:
 BUILDING TO LAND: 7%
 OTHER IMPERVIOUS: 9%
 OPEN SPACE: 84%
 TOTAL: 100%
 BUILDING HEIGHT = ± 25' (ONE STORY)

POST CONSTRUCTION ORDINANCE:
 TOTAL POST CONSTRUCTION BUA: 80,150 S.F.
 TOTAL PRE 1/5 POST BUA: 75,801 S.F. (1.74 ACRES)
 TOTAL PERCENTAGE POST CONSTRUCTION BUA: 15%
 PROJECT FALLS UNDER LOW DENSITY

UNDISTURBED OPEN SPACE: TOTAL POST CONSTRUCTION
 UNDISTURBED OPEN SPACE= 271,964 S.F. (6.24 ACRES = 52%)

OUTDOOR RECREATION:
 REQUIRED- 20% OF THE SITE AREA= 2.4 ACRES
 PROPOSED- 128,625 S.F.= 2.95 ACRES

SANITATION COLLECTION:
 TYPE: DUMPSTER (SCREENED)



MLA GROUP
 CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
 120 Club Oaks Ct, Suite 100
 Winston-Salem, NC 27104
 336.765.1923
 WWW.MILLERLA.COM
 TURNING LAND INTO LANDMARKS

Professional seals for Robert Chapman (Professional Engineer, No. 643, Exp. 8/19/15) and Ash Deshpande (Professional Landscape Architect, No. C-100, Exp. 8/19/15).

CARILLON ASSISTED LIVING
 5601 Margaret Wallace Road
 Mint Hill, NC

Date: 19 August, 2015
 For Conditional Rezoning
 NOT RELEASED FOR CONSTRUCTION

Revisions:

7/15/15	Concept Plan Review
8/19/15	Conditional Rezoning

Drawn By: ARD
 Checked By: GSM
 Project #:

Sheet Title
CONDITIONAL REZONING PLAN

Sheet **RZ-1**



CARILLON ASSISTED LIVING- Mint Hill, NC

Perspective Sketch-1

August 2015, Not to Scale





CARILLON ASSISTED LIVING- Mint Hill, NC

Perspective Sketch-2

August 2015, Not to Scale





PUBLIC HEARING

CASE:	ZC15-5
EXISTING ZONING	R
PROPOSED ZONING	R (CD)
APPLICANT/PROPERTY OWNER:	MECKLENBURG COUNTY
LOCATION	THOMPSON ROAD
TAX PARCEL NUMBER	195-141-01 & 02, 195-231-06 & 07, 195-241-01 & 195-171-56
REQUEST:	DEVELOPMENT OF NATURE CENTER AND PUBLIC EDUCATION BUILDING

APPLICATION SUMMARY:

Mecklenburg County is requesting Conditional District Rezoning to allow development of the nature preserve and associated support services and accessory use.

The Zoning Plan includes a 12,000 square foot nature center, a maintenance building and an area identified as future expansion. According to the Conditional Notes and Development Standards, the proposed uses allowed on the subject property will be limited to those associated with a nature preserve which may include uses such as hiking trails, pedestrian bridge over Steven's Creek, picnic areas, outdoor learning stations and low impact outdoor recreation.

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.

MEETING DATES:

Public Hearing	Thursday, September 10, 2015
Planning Board	Monday, September 21, 2015
Board of Commissioners	Thursday, October 8, 2015

STAFF CONTACT:

Planning Staff
704-545-9726

REZONING APPLICATION

TOWN OF MINT HILL

Complete All Fields

Office Use Only

Petition #: ZC15-5

Date Filed: 8/20/2015

Received By: JH

OWNERSHIP INFORMATION:

Property Owner: Kavarade, LLC Date Property Acquired: 10/28/2004

15820 Thompson Road

Owner's Address: _____

Charlotte, NC 28277

Utilities Provided: Individual Well or CMUD Water or Community Well -AND- CMUD Sewer or Community Sewer or Septic

LOCATION OF PROPERTY (Address or Description): _____

Thompson Road, Mint Hill

Tax Parcel Number(s): _____

195-141-02

Current Land Use: _____

Nature preserve and vegetated, undeveloped land

Size (Sq.Ft. or Acres): 41.83

ZONING REQUEST: Existing Zoning: R

Proposed Zoning: R (CD)

Purpose of Zoning Change: _____

development of nature center and public education building

(Complete if Applicant is other than Property Owner)

KAVARADE, LLC
Name of Property Owner

Mecklenburg County, NC
Name of Applicant

15820 Thompson Rd
Address of Owner

601 E. 4th Street, 11th Floor
Address of Applicant

Charlotte, NC 28227
City, State, Zip

Charlotte, NC 28202
City, State, Zip

704-545-3947
Telephone Number

980.314.2501
Telephone Number

bbramhall@carolina.rr.com
E-Mail Address

alicia.rocco@mecklenburgcounty
nc.gov
E-Mail Address

Kathy J. Bramhall
Signature of Property Owner

Alicia Rocco
Signature of Applicant

REZONING APPLICATION
TOWN OF MINT HILL

Complete All Fields

Office Use Only
Petition #: _____
Date Filed: _____
Received By: _____

OWNERSHIP INFORMATION:

Property Owner: Kavarade, LLC Date Property Acquired: 10/28/2004

Owner's Address: 15820 Thompson Road
Charlotte, NC 28277

Utilities Provided: Individual Well or CMUD Water or Community Well -AND- CMUD Sewer or Community Sewer or Septic

LOCATION OF PROPERTY (Address or Description): Thompson Road, Mint Hill

Tax Parcel Number(s): 195-141-01

Current Land Use: Nature preserve and vegetated, undeveloped land

Size (Sq.Ft. or Acres): 8.39

ZONING REQUEST: Existing Zoning: R Proposed Zoning: R (CD)

Purpose of Zoning Change: development of nature center and public education building

(Complete if Applicant is other than Property Owner)

KAVARADE, LLC
Name of Property Owner

Mecklenburg County, NC
Name of Applicant

15820 Thompson Rd
Address of Owner

601 E. 4th Street, 11th Floor
Address of Applicant

Charlotte, NC 28227
City, State, Zip

Charlotte, NC 28202
City, State, Zip

704-545-3947
Telephone Number

980.314.2501 (Alicia Rocco, Project Manager)
Telephone Number

bbramhall@carolina.rr.com
E-Mail Address

alicia.rocco@mecklenburgcounty.nc.gov
E-Mail Address

Kathy S. Bramhall
Signature of Property Owner

Alicia Rocco
Signature of Applicant

REZONING APPLICATION

TOWN OF MINT HILL

Complete All Fields

Office Use Only

Petition #: _____

Date Filed: _____

Received By: _____

OWNERSHIP INFORMATION:

Property Owner: Mecklenburg County Date Property Acquired: 7/3/2001

600 E 4th Street, 11th floor

Owner's Address: _____

Utilities Provided: Individual Well or CMUD Water or Community Well -AND- CMUD Sewer or Community Sewer or Septic

LOCATION OF PROPERTY (Address or Description): Thompson Road, Mint Hill

Tax Parcel Number(s): 195-231-06, 195-231-07, 195-241-01, 195-171-56

Current Land Use: Nature preserve and vegetated, undeveloped land

Size (Sq.Ft. or Acres): 229.971

ZONING REQUEST: Existing Zoning: R Proposed Zoning: R (CD)

Purpose of Zoning Change: development of nature center and public education building

(Complete if Applicant is other than Property Owner)

Mecklenburg County, NC
Name of Property Owner

Same as Property Owner
Name of Applicant

601 E. 4th Street, 11th Floor
Address of Owner

Address of Applicant

Charlotte, NC
City, State, Zip

City, State, Zip

980.314.2501
Telephone Number

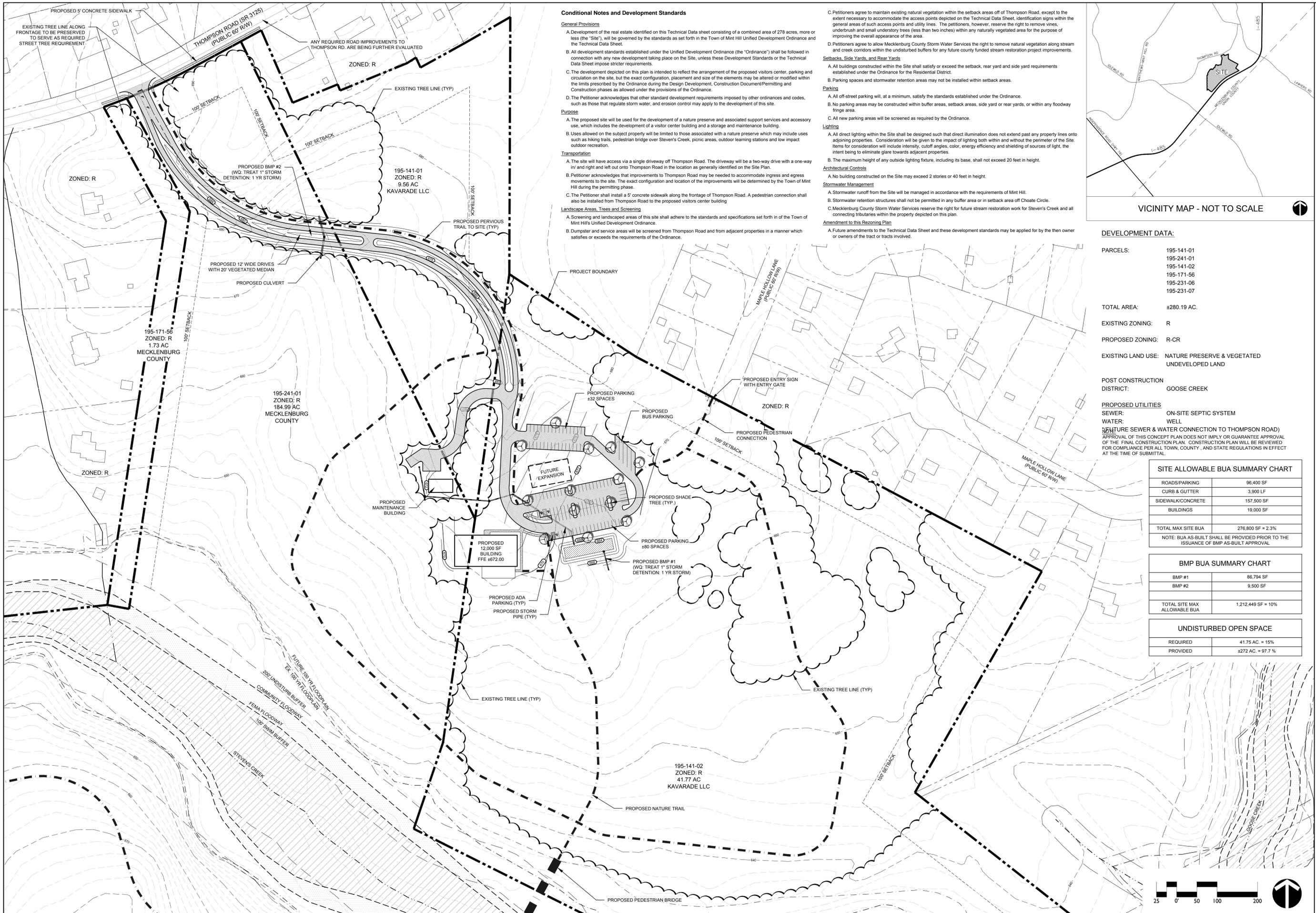
Telephone Number

alicia.rocco@mecklenburgcountync.gov
E-Mail Address

E-Mail Address


Signature of Property Owner

Signature of Applicant



Conditional Notes and Development Standards

General Provisions

- A. Development of the real estate identified on this Technical Data sheet consisting of a combined area of 278 acres, more or less (the "Site"), will be governed by the standards as set forth in the Town of Mint Hill Unified Development Ordinance and the Technical Data Sheet.
- B. All development standards established under the Unified Development Ordinance (the "Ordinance") shall be followed in connection with any new development taking place on the Site, unless these Development Standards or the Technical Data Sheet impose stricter requirements.
- C. The development depicted on this plan is intended to reflect the arrangement of the proposed visitors center, parking and circulation on the site, but the exact configuration, placement and size of the elements may be altered or modified within the limits prescribed by the Ordinance during the Design Development, Construction Document/Permitting and Construction phases as allowed under the provisions of the Ordinance.
- D. The Petitioner acknowledges that other standard development requirements imposed by other ordinances and codes, such as those that regulate storm water, and erosion control may apply to the development of this site.

Purpose

- A. The proposed site will be used for the development of a nature preserve and associated support services and accessory use, which includes the development of a visitor center building and a storage and maintenance building.
- B. Uses allowed on the subject property will be limited to those associated with a nature preserve which may include uses such as hiking trails, pedestrian bridge over Stevens Creek, picnic areas, outdoor learning stations and low impact outdoor recreation.

Transportation

- A. The site will have access via a single driveway off Thompson Road. The driveway will be a two-way drive with a one-way in/ and right and left out onto Thompson Road in the location as generally identified on the Site Plan.
- B. Petitioner acknowledges that improvements to Thompson Road may be needed to accommodate ingress and egress movements to the site. The exact configuration and location of the improvements will be determined by the Town of Mint Hill during the permitting phase.
- C. The Petitioner shall install a 5' concrete sidewalk along the frontage of Thompson Road. A pedestrian connection shall also be installed from Thompson Road to the proposed visitors center building.

Landscape Areas, Trees and Screening

- A. Screening and landscaped areas of this site shall adhere to the standards and specifications set forth in of the Town of Mint Hill's Unified Development Ordinance.
- B. Dumpster and service areas will be screened from Thompson Road and from adjacent properties in a manner which satisfies or exceeds the requirements of the Ordinance.

- C. Petitioners agree to maintain existing natural vegetation within the setback areas off of Thompson Road, except to the extent necessary to accommodate the access points depicted on the Technical Data Sheet. Identification signs within the general areas of such access points and utility lines. The petitioners, however, reserve the right to remove vines, underbrush and small understory trees (less than two inches) within any naturally vegetated area for the purpose of improving the overall appearance of the area.
- D. Petitioners agree to allow Mecklenburg County Storm Water Services the right to remove natural vegetation along stream and creek corridors within the undisturbed buffers for any future county funded stream restoration project improvements.

Setbacks, Side Yards, and Rear Yards

- A. All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the Residential District.
- B. Parking spaces and stormwater retention areas may not be installed within setback areas.

Parking

- A. All off-street parking will, at a minimum, satisfy the standards established under the Ordinance.
- B. No parking areas may be constructed within buffer areas, setback areas, side yard or rear yards, or within any floodway fringe area.
- C. All new parking areas will be screened as required by the Ordinance.

Lighting

- A. All direct lighting within the Site shall be designed such that direct illumination does not extend past any property lines onto adjoining properties. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent properties.
- B. The maximum height of any outside lighting fixture, including its base, shall not exceed 20 feet in height.

Architectural Controls

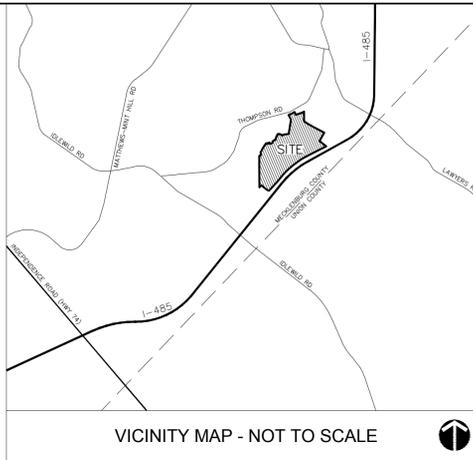
- A. No building constructed on the Site may exceed 2 stories or 40 feet in height.
- B. Stormwater retention structures shall not be permitted in any buffer area or in setback area off Choate Circle.
- C. Mecklenburg County Storm Water Services reserve the right for future stream restoration work for Stevens Creek and all connecting tributaries within the property depicted on this plan.

Stormwater Management

- A. Stormwater runoff from the Site will be managed in accordance with the requirements of Mint Hill.
- B. Stormwater retention structures shall not be permitted in any buffer area or in setback area off Choate Circle.
- C. Mecklenburg County Storm Water Services reserve the right for future stream restoration work for Stevens Creek and all connecting tributaries within the property depicted on this plan.

Amendment to this Rezoning Plan

- A. Future amendments to the Technical Data Sheet and these development standards may be applied for by the then owner or owners of the tract or tracts involved.



DEVELOPMENT DATA:

PARCELS:	195-141-01 195-241-01 195-141-02 195-171-56 195-231-06 195-231-07
TOTAL AREA:	±280.19 AC.
EXISTING ZONING:	R
PROPOSED ZONING:	R-CR
EXISTING LAND USE:	NATURE PRESERVE & VEGETATED UNDEVELOPED LAND
POST CONSTRUCTION DISTRICT:	GOOSE CREEK
PROPOSED UTILITIES	ON-SITE SEPTIC SYSTEM
SEWER:	WELL
WATER:	NATURE SEWER & WATER CONNECTION TO THOMPSON ROAD)

APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY, AND STATE REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL.

SITE ALLOWABLE BUA SUMMARY CHART

ROADS/PARKING	96,400 SF
CURB & GUTTER	3,900 LF
SIDEWALK/CONCRETE	157,500 SF
BUILDINGS	19,000 SF
TOTAL MAX SITE BUA	276,800 SF = 2.3%

NOTE: BUA AS-BUILT SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF BMP AS-BUILT APPROVAL

BMP BUA SUMMARY CHART

BMP #1	86,794 SF
BMP #2	9,500 SF
TOTAL SITE MAX ALLOWABLE BUA	1,212,449 SF = 10%

UNDISTURBED OPEN SPACE

REQUIRED	41.75 AC. = 15%
PROVIDED	±272 AC. = 97.7 %

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3746
www.LandDesign.com
NC Eng. Firm License: C-0658



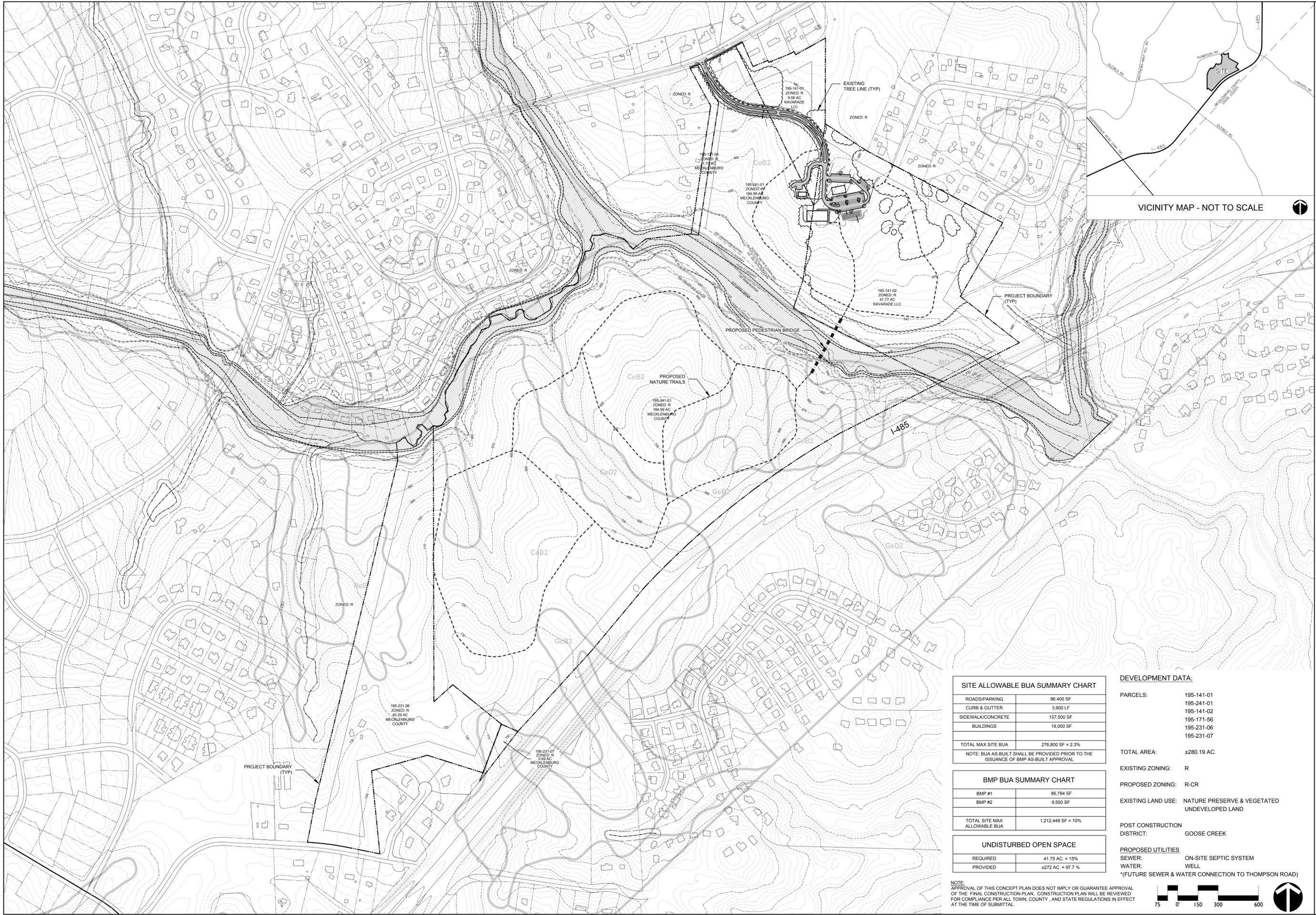
PRELIMINARY NOT FOR CONSTRUCTION

06/18/15

STEVEN'S CREEK NATURE PRESERVE
MINT HILL, MECKLENBURG COUNTY, NC
TECHNICAL DATA SHEET

REVISIONS:
DATE: JUNE 18, 2015
DESIGNED BY: KAG
DRAWN BY: KAG
CHECKED BY: MM
SCALE: 1/100
PROJECT #: 1015075
SHEET #:

SP-1.0



VICINITY MAP - NOT TO SCALE

SITE ALLOWABLE BUA SUMMARY CHART	
ROADS/PARKING	96,400 SF
CURB & GUTTER	3,900 LF
SIDEWALK/CONCRETE	157,500 SF
BUILDINGS	19,000 SF
TOTAL MAX SITE BUA	276,800 SF = 2.3%

NOTE: BUA AS-BUILT SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF BMP AS-BUILT APPROVAL

BMP BUA SUMMARY CHART	
BMP #1	86,794 SF
BMP #2	9,500 SF
TOTAL SITE MAX ALLOWABLE BUA	1,212,449 SF = 10%

UNDISTURBED OPEN SPACE	
REQUIRED	41.75 AC. = 15%
PROVIDED	2272 AC. = 97.7%

NOTE: APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY, AND STATE REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL.

DEVELOPMENT DATA:

PARCELS: 195-141-01
195-241-01
195-141-02
195-171-56
195-231-06
195-231-07

TOTAL AREA: ±280.19 AC.

EXISTING ZONING: R

PROPOSED ZONING: R-CR

EXISTING LAND USE: NATURE PRESERVE & VEGETATED UNDEVELOPED LAND

POST CONSTRUCTION DISTRICT: GOOSE CREEK

PROPOSED UTILITIES: ON-SITE SEPTIC SYSTEM
SEWER: WELL
WATER: WELL
*(FUTURE SEWER & WATER CONNECTION TO THOMPSON ROAD)



PRELIMINARY
NOT FOR
CONSTRUCTION

06/18/15

**STEVEN'S CREEK
NATURE PRESERVE**
MINT HILL, MECKLENBURG COUNTY, NC
OVERALL SITE PLAN

REVISIONS:
08-06-2015 PER PLOTTOWN OF MINT HILL COMMENTS
08-20-2015 TOWN OF MINT HILL RECONING SUBMITTAL



IMAGES DO NOT REPRESENT FINAL DESIGN



PUBLIC HEARING

CASE:	ZC15-6, BARKING DUCK TEXT AMENDMENT
REQUEST:	AMEND SECTION 5.2 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) TO ADD BREWERY TAP ROOM AS A PERMISSIBLE USE IN THE DISTRIBUTIVE BUSINESS (B-D) DISTRICT
APPLICANT:	JOSHUA CARL

The purpose of the text amendment is to permit Brewery Tap Rooms in the B-D district. New construction in the B-D for a Brewery Tap Room would require CD rezoning.

BREWERY TAP ROOM -A separated area of the brewery maintained predominately for the purpose of tasting, selling and consumption of the alcohol beverages manufactured on the premises or at a production facility of a related entity, including the sale of take home containers such as kegs, growlers, bottles and cans as may be allowed under Federal and State law. May provide entertainment.

TEXT AMENDMENT

Brewery Tap Room (Add CD under Distributive Business District)

		R	O-A	B-D	B-G	B-P	I-G	I	DO-A	DO-B
RETAIL SALES AND SERVICE	Brewery Tap Room			CD			BR			

MEETING DATES:

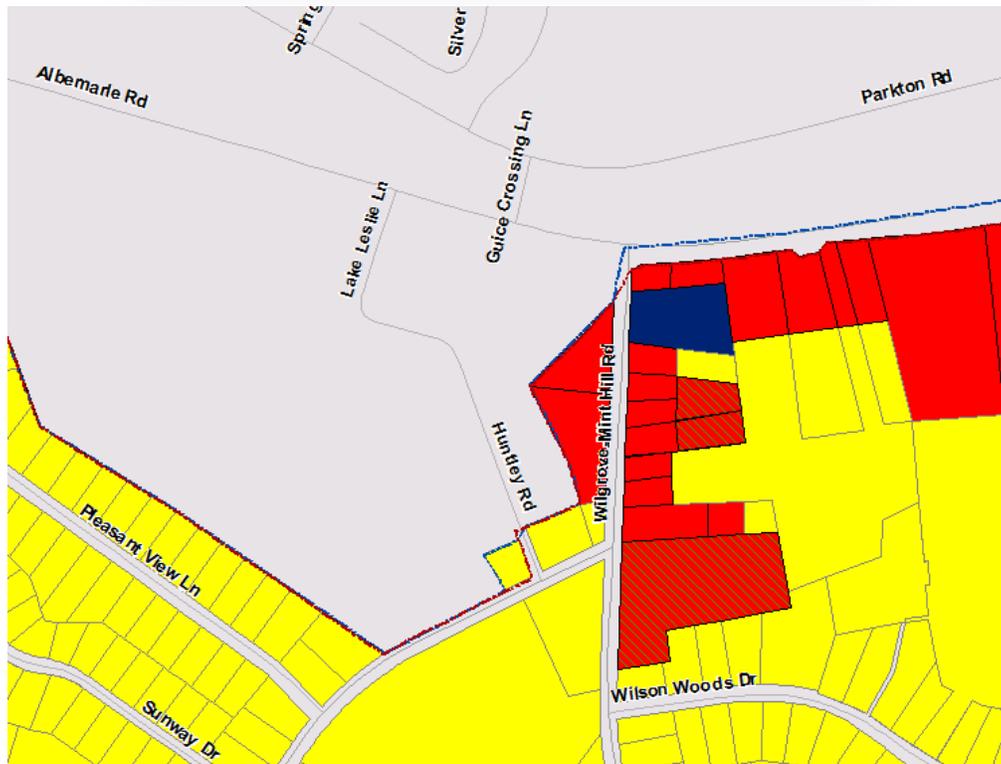
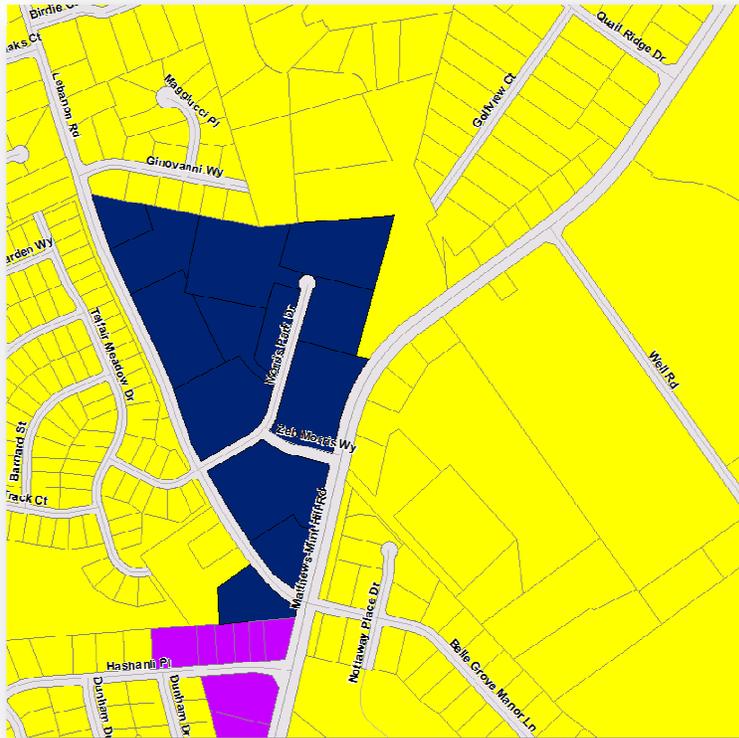
Public Hearing	Thursday, September 10, 2015
Planning Board	Monday, September 21, 2015
Board of Commissioners	Thursday, October 8, 2015

STAFF CONTACT:

Planning Staff
704-545-9726

Affected Properties: 14 parcels shown in blue.

Morris Park



6824 Wilgrove-Mint Hill Rd



PEDIATRIC CANCER AWARENESS MONTH

WHEREAS, pediatric cancers are the leading cause of disease-related deaths for children in the United States, and,

WHEREAS, the American Cancer Society estimates that in 2015 10,380 of our children will be diagnosed with this tragic disease, and,

WHEREAS, the side effects of cancer treatment can last a lifetime, and,

WHEREAS, pediatric cancer has profound effects on the families and friends of cancer patients, and,

WHEREAS, each September America honors all those who have been affected by this tragic disease: young girls and boys whose childhoods have been cut short, the loved ones who know the pain pediatric cancer causes, and the communities across our country that rally to support their friends and neighbors during difficult times, and,

WHEREAS, while we recognize that mortality rates for some pediatric cancers have declined by as much as 50% due to research and improved treatment, we take this time to increase our awareness of pediatric cancer, to renew our commitment to advance research, and to support our friends and neighbors who deal daily with the struggles that a pediatric cancer diagnosis brings.

NOW, THEREFORE, BE IT RESOLVED that I, Ted H. Biggers, Jr. by virtue of the authority vested in me as Mayor of the Town of Mint Hill, do hereby proclaim September 2015 as

PEDIATRIC CANCER AWARENESS MONTH

in the Town of Mint Hill, North Carolina and commend its observance to all citizens.

Witness my hand and seal of the Town of Mint Hill on this tenth day of September, 2015.

Ted H. Biggers, Jr., Mayor



9/11 NATIONAL DAY OF SERVICE AND REMEMBRANCE

WHEREAS, in an unprovoked and senseless act of terrorism, four civilian aircrafts were hijacked on September 11, 2001, and crashed in New York City, Pennsylvania and the Pentagon, resulting in a momentous loss of innocent U.S. lives of all heritages; and,

WHEREAS, while we still continue to recover from the loss of innocent lives, the spirit of the U.S. has been revitalized, giving way to expressions of patriotism; and,

WHEREAS, inspired by the heroism of our nation's public service personnel, military service members and countless volunteers, our nation found unity and strength; and,

WHEREAS, from the tragedy of September 11th emerged a stronger nation, renewed by the spirit of national pride, and a true love of country; and,

WHEREAS, Americans also have fought back against terror by choosing to overcome evil with good by loving their neighbors as they would like to be loved, contributing to relief efforts, and volunteering their time to aid those in need.

NOW, THEREFORE, BE IT RESOLVED, that I, Ted H. Biggers, Jr., by virtue of the authority vested in me as Mayor of the Town of Mint Hill, do hereby proclaim September 11, 2015, as

9/11 NATIONAL DAY OF SERVICE AND REMEMBRANCE

in the Town of Mint Hill and urge our citizens to recognize the heroism of firefighters, rescue and law enforcement personnel, military service members and the many volunteers who responded to these tragic events with courage, selfless compassion, determination and skill; and to remember the victims and innocent lives lost as a result of the tragic events on September 11, 2001.

May they forever rest in peace and abide in our memories.

Witness my hand and seal of the Town of Mint Hill on this 10th day of September, 2015.

Ted H. Biggers, Jr., Mayor



Planning Board Transmittal

CASE:	ZC15-3
MEETING DATE:	AUGUST 24, 2015
MEMBERS PRESENT:	TONY LONG CHIP TODD ROY FIELDING TOM GATZ BRAD SIMMONS ROGER HENDRIX SCOTT FANDEL
RECOMMENDATION:	FAVORABLE

Mr. Gatz made a motion to pass a favorable recommendation on Conditional Zoning Application #ZC15-3 Filed by New Beginnings Community Church. Mr. Hendrix seconded the motion, and the Board unanimously agreed.



STAFF REPORT

CASE:	ZC15-3
EXISTING ZONING	R & R (CD)
PROPOSED ZONING	R (CD)
APPLICANT/PROPERTY OWNER:	NEW BEGINNINGS COMMUNITY CHURCH
LOCATION	5232 MARGARET WALLACE ROAD
TAX PARCEL NUMBER	135-201-09 & 135-201-10
REQUEST:	COMMUNITY/COUNSELING CENTER (PHASE 1) & ADDITIONAL PARKING AND A DRIVEWAY CONNECTION TO MARGARET WALLACE ROAD (PHASE 2)

APPLICATION SUMMARY:

The applicant is requesting rezoning from Residential and Residential (Conditional District) to Residential (Conditional District). The Zoning Plan indicates Phase 1 will consist of a new community/counseling center as part of New Beginnings Community Church. Phase 2 will be additional parking and construction of a new driveway onto Margaret Wallace Road.

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.

RECOMMENDATION:

Staff recommends approval following resolution of the following item:

The architectural rendering does not appear to meet the intent of the requirements specified in Section 7.2.15 *Supplementary Use Regulations for Nonresidential Uses in the Residential Zoning District*.

- D. *New Structures*. New structures shall be similar to existing structures in terms of scale, orientation, visual impact, major divisions in the facade and the proportion and relationship of windows and doors to the total wall surface. All nonresidential structures shall meet the following standards:
1. *Building Materials*.
 - a. Exposed foundations shall be stone or brick masonry or cement parging. No unfinished concrete masonry units shall be allowed.
 - b. Walls shall be brick, stone masonry, stucco or lapped horizontal or vertical board and batten siding. No unfinished concrete masonry walls or metal siding similar in appearance to siding used in commercial or industrial applications shall be used.
 - c. Windows shall be either double-hung, casement or fixed pane. No metal frame storefront windows shall be allowed.
 - d. Roofing materials shall be shingles, standing seam metal or roofing tiles.
 2. *Building Elements*.

- a. Porches and stoops are required, with a minimum covered surface at the main entrance of twenty-four (24) square feet. Elevated porches and stoops visible from the ground require foundations or skirting to the ground.
- b. Primary roof surfaces shall not be less than 4-on-12 pitch or more than a 12-on-12 pitch. Roof profiles compatible with the surrounding area are encouraged.
- c. Mechanical equipment and service entrances located on the ground or building walls shall be completely hidden from the street. If located in the side yard, these shall be screened with evergreen shrubs or fencing.

STAFF CONTACT:

Planning Staff
704-545-9726

REZONING APPLICATION

TOWN OF MINT HILL

Complete All Fields

Office Use Only
Petition #: ZC15-3
Date Filed: 7/15/15
Received By: JH

OWNERSHIP INFORMATION:

Property Owner: New Beginnings Community Church Date Property Acquired: 11/18/2013

Owner's Address: 7027 Stillwell Road, Matthews, NC 28105

Utilities Provided: Individual Well or CMUD Water or Community Well -AND- CMUD Sewer or Community Sewer or Septic

LOCATION OF PROPERTY (Address or Description): 5232 Margaret Wallace Rd

Tax Parcel Number(s): 135-201-09 & 135-201-10

Current Land Use: Vacant/Parking Lot (Previously approved & Rezoned)

Size (Sq.Ft. or Acres): 210,811 sf (4.84 ac) after R/W Dedication along Margaret Wallace

ZONING REQUEST: Existing Zoning: R & R(CD) Previously Rezoned 2013 Proposed Zoning: R(CD)

Purpose of Zoning Change: The desire is to phase the proposed development to include a new Community/Counseling Center as part of New Beginnings Church and the second phase would include additional parking and a driveway connection to Margaret Wallace Rd.

(Complete if Applicant is other than Property Owner)

New Beginnings Community Church of Charlotte Inc.

Name of Property Owner

Name of Applicant

7027 Stillwell Road

Address of Owner

Address of Applicant

Matthews, NC 28105

City, State, Zip

City, State, Zip

704.567.2900

Telephone Number

Telephone Number

jworthey@nbccministries.org

E-Mail Address

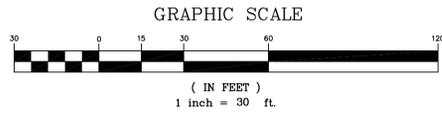
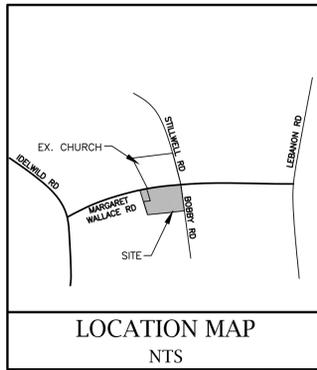
E-Mail Address


Signature of Property Owner

Signature of Applicant



Drawn	JDM
Checked	JDM
Date	JUNE 16, 2015
Revisions	



DEVELOPMENT SUMMARY

TOTAL SITE AREA: 210,811 SF (4.84 AC)
 -196,120 SF/4.50 AC (135-201-09)
 -16,691 SF/0.38 AC (135-201-10)
 -2,000 SF/0.05 AC
 (20' DEDICATED R/W MARGARET WALLACE RD)

PARCEL IDS: 135-201-09 & 135-201-10
 JURISDICTION: TOWN OF MINT HILL
 CURRENT ZONING: R & R(CD)
 EXISTING USE: PARKING LOT, SINGLE FAMILY & VACANT
 PROPOSED USE: PARKING LOT AND COMMUNITY BUILDING

SIDE YARD: 15'
 FRONT SETBACK: 50'
 REAR YARD: 40'
 CORNER SIDE YARD: 25'

TOTAL ON-SITE PARKING: 262
 EX. ON-SITE PARKING: 161
 REMOVED EX. ON-SITE PARKING: 9
 PROP. PHASE 2 ON-SITE PARKING: 110

IMPERVIOUS CALCULATIONS
 PREVIOUSLY REMOVED BUILDINGS: 758 SF
 PREVIOUSLY REMOVED CONCRETE: 190 SF

EX. SIDEWALK: 843 SF
 EX. ASPHALT PARKING LOT: 55,560 SF
 EX. IMPERVIOUS COVERAGE: 55,455 SF (1.27 AC)
 -EX. PARKING LOT DRAINS TOWARDS EX. SAND FILTER

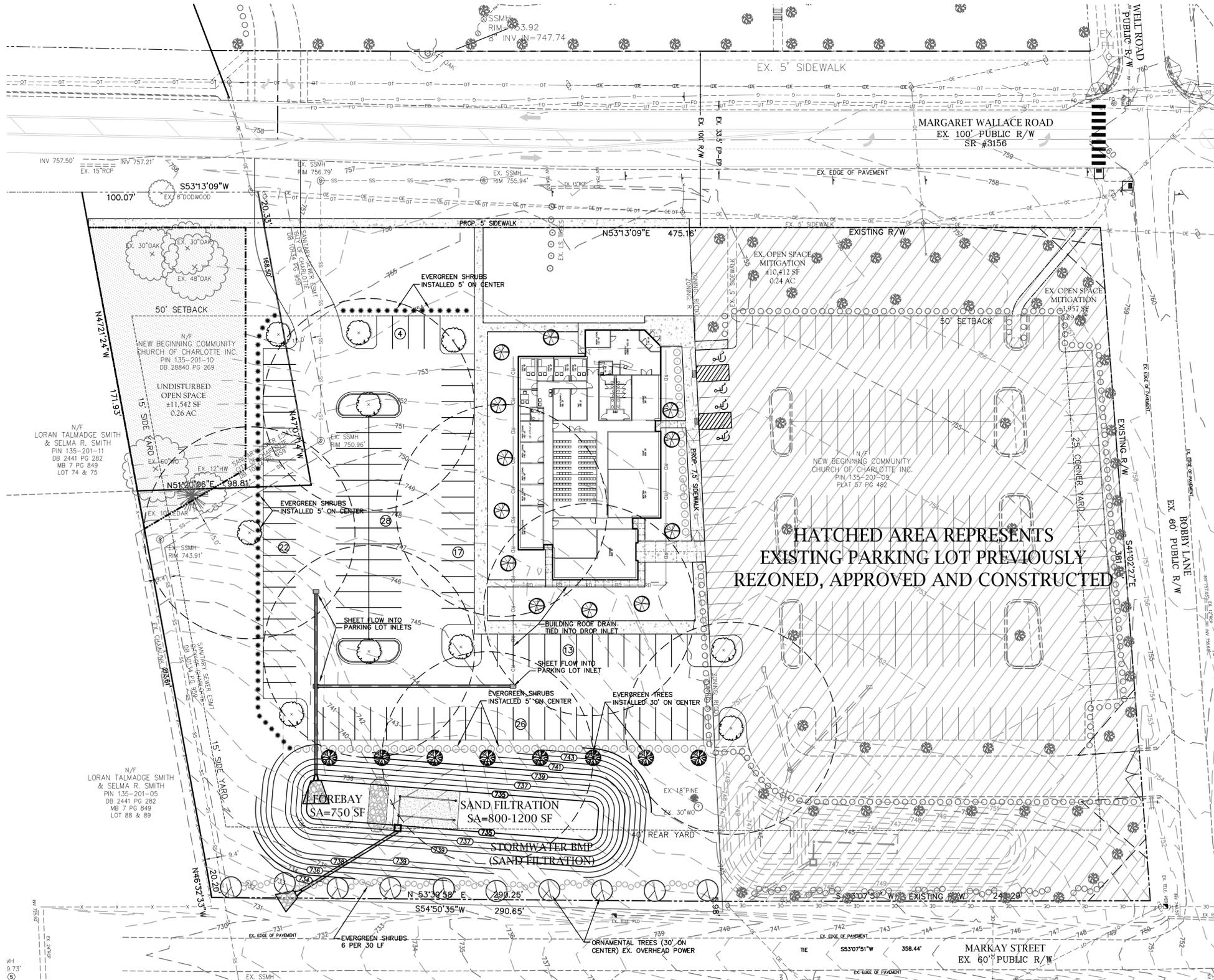
PROP. BUILDING: 9,986 SF
 PROP. SIDEWALK: 6,603 SF
 PROP. ASPHALT PARKING LOT: 35,166 SF
 PROP. IMPERVIOUS COVERAGE: 51,755 SF
 -PROP. SAND FILTER FOR NEW IMPERVIOUS COVERAGE
 TOTAL PERCENT IMPERVIOUS: 50.9%

REQ. UNDISTURBED OPEN SPACE: 0.48 AC (10%)
 EX. UNDISTURBED OPEN SPACE: 0.22 AC
 -MET WITH MITIGATED OPEN SPACE: 0.33 AC
 -PREVIOUSLY PROVIDED WITH ORIGINAL PARKING LOT

PROP. UNDISTURBED OPEN SPACE: 0.26 AC
 PROVIDED OPEN SPACE: 0.48 AC

- PETITIONER WILL COORDINATE WITH NCDOT, MECKLENBURG COUNTY AND THE TOWN OF MINT HILL TO CONSTRUCT NEW ACCESS ON MARGARET WALLACE ROAD DURING PHASE 2 OF THE MASTER PLAN.
- PHASE 1 OF THE MASTER PLAN INCLUDES THE NEW COMMUNITY/COUNSELING BUILDING WITH PROPOSED PEDESTRIAN ACCESS ONLY AS SHOWN ON SHEET SP1.0. THE FIRST PHASE DOES NOT INCLUDE THE ADDITION OF A NEW DRIVEWAY, PARKING LOT OR ROADWAY IMPROVEMENTS AT THIS POINT.
- PROPOSED DEVELOPMENT WILL COMPLY WITH TOWN OF MINT HILL ZONING ORDINANCE WITH REGARDS TO SITE SIGNAGE SECTION 6.5.2 B 2 WHICH LIMITS SIGNAGE TO 6 SQUARE FEET.
- DETACHED LIGHTS TO BE A MAXIMUM OF 25 FEET TALL AND SHALL BE TURNED OFF NO LATER THAN 11:00 P.M.
- EXISTING AND PROPOSED DEVELOPMENT WILL COMPLY WITH TOWN OF MINT HILL POST CONSTRUCTION ORDINANCE WITH RESPECT TO STORM WATER MANAGEMENT.
- REQUIRED TREES FOR UNDISTURBED OPEN SPACE ON-SITE MITIGATION MUST MEET THE FOLLOWING CRITERIA:
 - MINIMUM TREE CALIPER OF 1.5 INCHES.
 - REQUIRED TREES FOR TREE SPECIES (MUST SHOW A MINIMUM OF THREE (3) DIFFERENT SPECIES IN ROUGHLY EQUAL PROPORTIONS SELECTED FROM THE LIST IN APPENDIX 6-6 (FORM #PCO14) OF THE ADMINISTRATIVE MANUAL).
 - STATEMENT AS TO THE QUALITY OF THE TREES AS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK.
 - MATERIAL USED TO STABILIZE THE AREA AROUND AND BETWEEN TREES (MUST BE VEGETATIVE GROUND COVER AND MULCH).
 - CONTOURS OF FINAL GRADE AT TWO (2) FOOT INTERVALS EXTENDING 100 FEET BEYOND THE PROPERTY BOUNDARY (SLOPE OF ANY GRADED OR DISTURBED AREA FOR ON-SITE MITIGATION CAN NOT EXCEED 3 TO 1).
 - METHODS FOR THE CONTROLLING THE FLOW OF WATER ACROSS THE AREA TO PREVENT SOIL EROSION OR MULCH DISTURBANCE.
 - DEPTH OF TOP SOIL (MINIMUM OF SIX (6) INCHES).
 - PROVIDE SPECIFICATIONS FOR THE PLANTING OF TREES AND GROUNDCOVER.
 - PROVIDE WRITTEN WARRANTED STATEMENT FOR THE REPLACEMENT OF DEAD OR DISEASED TREES OVER A MINIMUM OF TWO (2) YEARS FOLLOWING PLANTING.
- PETITIONER DESIRES TO INSTALL ADDITIONAL SCREENING ALONG MARKAY STREET IN LIEU OF INSTALLING CURB/GUTTER AND SIDEWALKS SINCE THERE ARE NO EXISTING SIDEWALKS AND THE AREA IS FULLY DEVELOPED.
- INTERIOR PARKING LOT LANDSCAPING SHALL INCLUDE:
 - LARGE MATURING TREES NOT MORE THAN 60' FROM ALL PARKING SPACES
 - VARYING SPECIES
 - A MINIMUM OF 8" TALL AND 2 1/2" CALIPER AT TIME OF PLANTING.

**DEVELOPMENT STANDARDS
 CONDITIONAL USE PLAN**



**New Beginnings
 Church
 Community and
 Counseling Center**

5232 Margaret Wallace Road
 Mint Hill, NC 28105

Project Number 311

**Sketch Plan
 Phase 2**

Sheet of

SP2.0

Plate



NEW BEGINNINGS CHURCH
COMMUNITY & COUNSELING CENTER
EXTERIOR RENDERING: 7/21/15