

**MINUTES OF THE CALLED MEETING OF
THE BOARD OF COMMISSIONERS
TOWN OF MINT HILL, NORTH CAROLINA
JANUARY 14, 2016**

The Board of Commissioners of the Town of Mint Hill met in called session on Thursday, January 14, 2016 at 6:40 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Mayor: Ted H. Biggers, Jr.

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

Town Manager: Brian L. Welch

Deputy Town Manager: Lee Bailey

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 Mallie Colavita of Ryan Homes, David Malcolm and Rob Reddick of McAdams regarding a proposed project at Lawyers Road and Allen Black Road. Mr. Malcolm stated they had done research on the property to review the Mint Hill Small Area Plan (SAP). The SAP had shown mixed use, open space and residential development in that area. The plan they were proposing was 65 total acres with mixed housing of townhomes in Mint Hill and single family homes in Union County. The homes would be built by Ryan Homes and the exterior would be brick or siding. They were seeking guidance from the Board. They intended to do road improvements to Allen Black Road.

Mayor Biggers asked if the main entrance would be off Allen Black Road. Mr. Malcolm replied there would be two entrances; one off Lawyers Road and one off Allen Black Road. Mayor Biggers asked about the density of the single family homes; he was told they would be approximately 2 homes to an acre. Mayor Biggers replied that the rendering looked more dense than two to an acre. Mayor Biggers asked how many total lots would be built in Union County. He stated 250-260 units would be built on the 65 acre project. How many units would be on the Mint Hill portion? Approximately 35. Townhomes would be located on the 2 acres in Mint Hill; there would be buildings of 3, 5 and 6 units in a building. Mayor Biggers asked Staff what the SAP showed. Mr. Hoard stated SAP showed the area as mixed use and commercial. Mayor Biggers said the real concerns were (1) the Board wanted to keep density in the downtown, (2) traffic congestion along Allen Black and Lawyers, and (3) Lawyers and I-485 traffic related to the Bridges at Mint Hill plan. Mr. Hoard stated his initial reaction when approached was to have the Board give guidance at a Developers' Workshop. Mayor Biggers asked if Union County would allow the higher density. Mr. Malcolm stated they were following the standards set forth by Stallings since they hoped to be annexed. Mayor Biggers stated single family density would be better received by the Mint Hill Board. Commissioner Dalton stated his concern was traffic as it was already extremely busy in the area of Lawyers Road and Allen Black Road.

Commissioner Ross stated her rough guess of housing would be 92 units; she said it seemed high for no more road access than was shown on the plan. She asked of the units would be owner occupied or rental units. Mr. Malcolm thought they would be owner occupied. Commissioner Ellington said higher density was only allowed in downtown; therefore, it would cause a change in the ordinance. Commissioner Newton stated his concern would be traffic related to the interstate and multifamily units. Mr. Malcolm thanked the Board for their time.

There being no further business to come before the Board, Mayor Biggers adjourned the Quarterly Developers' Workshop at 6:59 p.m.

Michelle Wells, CMC, Town Clerk