



Town of Mint Hill

John M. McEwen Assembly Room
4430 Mint Hill Village Lane
Mint Hill, North Carolina 28227

Mint Hill Planning Board Agenda December 19th, 2016 at 6:30 p.m.

1. Call To Order
2. Roll Call and Invocation
3. Approve Minutes of November 21st, 2016 Regular Meeting
4. Additions or Deletions of Agenda Items
5. Reports of Committees, Members, and Staff
6. Old Business
7. New Business
 - A. Discussion and Decision on #S16-19, Filed by Delta Land Services for Property Located at 5701 Matthews-Mint Hill Road, Tax Parcel #135-281-07.
 - B. Discussion and Recommendation on #ZC16-11, Filed by EVCO Construction Co. for Property Located at 7200 Matthews-Mint Hill Road, Tax Parcel #197-013-17.
8. Other Business
9. Adjournment

Candice Everhart
Program Support Assistant

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING
November 21st, 2016**

The Mint Hill Planning Board met in regular session on Monday, November 21st, 2016 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Chairman: Tony Long
Members: Scott Fandel, Brad Simmons and Chip Todd
ETJ Member: Roger Hendrix
Absent: Tom Gatz and Roy Fielding
Staff: John Hoard
Commissioners: Mickey Ellington
Clerk to the Board: Candice Everhart

CALL TO ORDER AND INVOCATION

Chairman Long called the meeting to order at 6:30 p.m., declared a quorum present and the meeting duly constituted to carry on business. Mr. Hendrix gave the invocation.

ORDER OF BUSINESS

Approval of Minutes of August 22nd, 2016 Regular Meeting: Upon the motion of Mr. Hendrix, seconded by Mr. Simmons, the Board unanimously approved the minutes of the August 22nd, 2016 Planning Board meeting.

Reports of Committees, Members and Staff: None.

Old Business: None.

New Business:

- A. **Discussion and Decision on #S16-17, Mint Hill Commons Preliminary Plat, filed by MHC Land Partners, LLC for 143 Lots, Located at Brighton Park Drive and Steamboat Drive, behind Publix Supermarket, Tax Parcel #195-182-31 and #195-182-55.** Mr. Hoard stated this is a typical Subdivision Request. Most of the questions I've had have been specific to the elevation and appearance which is something Staff handles so you all will just be approving the roads.

Brent Cowan introduced himself at the Engineer for the Issacs Group and that he has been working on this project from the beginning. He asked if anyone had any questions for him.

Mr. Hoard said that they had committed to a Greenway easement. Mr. Cowan agreed with that statement.

Mr. Cowan stated that Phase 2 will begin development and plotting of lots and improving the road and sewer that is already nearby. Where the curb ends at Brighton Park Drive and Farmwood that will be linked together.

Mr. Long asked, is Phase 1 relative to how we approve this? Mr. Hoard said, I assured the Board of Commissioners that the applicant has to navigate through the process.

Mr. Hendrix asked, when do they have to connect the sidewalk to Phase 1 for public access? Mr. Hoard said, the cutoff is June 30th.

Mr. Cowan said, we will connect to the Publix thru access.

Mr. Hendrix asked, what will be on the other side of Publix? Mr. Cowan said, after Phase 2A we will build a sidewalk in the common area.

Mr. Hendrix asked, when we set this up before what did we decide on? Mr. Hoard said, we only decided about Lawyers Road sidewalk and Farmwood East sidewalk being first.

Mr. Simmons asked, are there going to be townhomes in Phase 1? Mr. Cowan said, no.

Mr. Hoard said, under staff recommendations on your memo, the Town Manager and Town Attorney ask that you mention numbers one through five for the record.

Mr. Hendrix motioned a favorable decision on #S16-17, Mint Hill Commons Preliminary Plat, filed by MHC Land Partner, LLC for 143 Lots, located at Brighton Park Drive and Steamboat Drive, behind Publix Supermarket, Tax Parcel #195-182-31 and #195-182-55 with the Staff Recommendations numbers 1-5 listed. Mr. Simmons seconded the motion and the Board unanimously agreed.

Other Business: None

Adjournment: Upon the motion of Mr. Simmons, seconded by Mr. Fandel, and unanimously agreed upon, Chairman Long adjourned the meeting at 6:44 p.m.

Candice Everhart
Program Support Assistant



STAFF REPORT

CASE:	S16-19
REQUEST:	1 LOT WITHOUT PUBLIC ROAD FRONTAGE
APPLICANT:	DELTA LAND SERVICES
PARCEL #:	135-281-07
ADDRESS	5701 MATTHEWS-MINT HILL RD

EXECUTIVE SUMMARY:

The applicant is requesting minor subdivision approval for one (1) lot without public road frontage.

6.1.2 Lot Design Standards

Proposed lots for use by one family detached dwellings and which do not have frontage on a public street may be approved by the Planning Board after making the following findings:

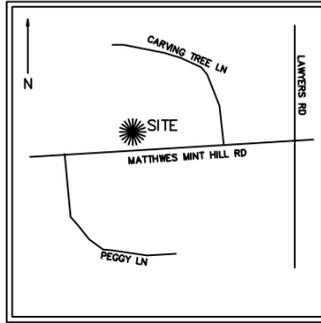
- A. Such lot is a minimum of two acres in size; and
- B. Such lot is provided with access to a public street by means of an easement of at least fifteen feet in width for the exclusive use of the dwelling to be established on such lot and such easement is a visibly identifiable access driveway which is maintained in a condition passable for service and emergency vehicles; however, in no event shall lots be created that result in more than a maximum of three (3) access easements to lots without road frontage; and
- C. Creation of such lot is made necessary by virtue of the fact that development of said property by conventional means (i.e. extension of public street) is impractical due to disproportionate costs of required improvements as compared to relative value of lots created; and
- D. Creation of such lots does not unduly restrict or impair future development or extension of an adequate system of public streets within the immediate area.

STAFF RECOMMENDATION:

Staff recommends approval.

STAFF CONTACT:

Planning Staff
704-545-9726



VICINITY MAP (N.T.S.)

NOTES:
 1. SUBJECT PARCELS: #13528107
 2. AREA CALCULATED BY COORDINATE GEOMETRY METHOD.
 LOT AREA = 4.892 ACRES±
 R/W AREA = 0.161 ACRES±
 TOTAL AREA = 5.053 ACRES±
 3. CURRENT ZONING: R (MINT HILL)

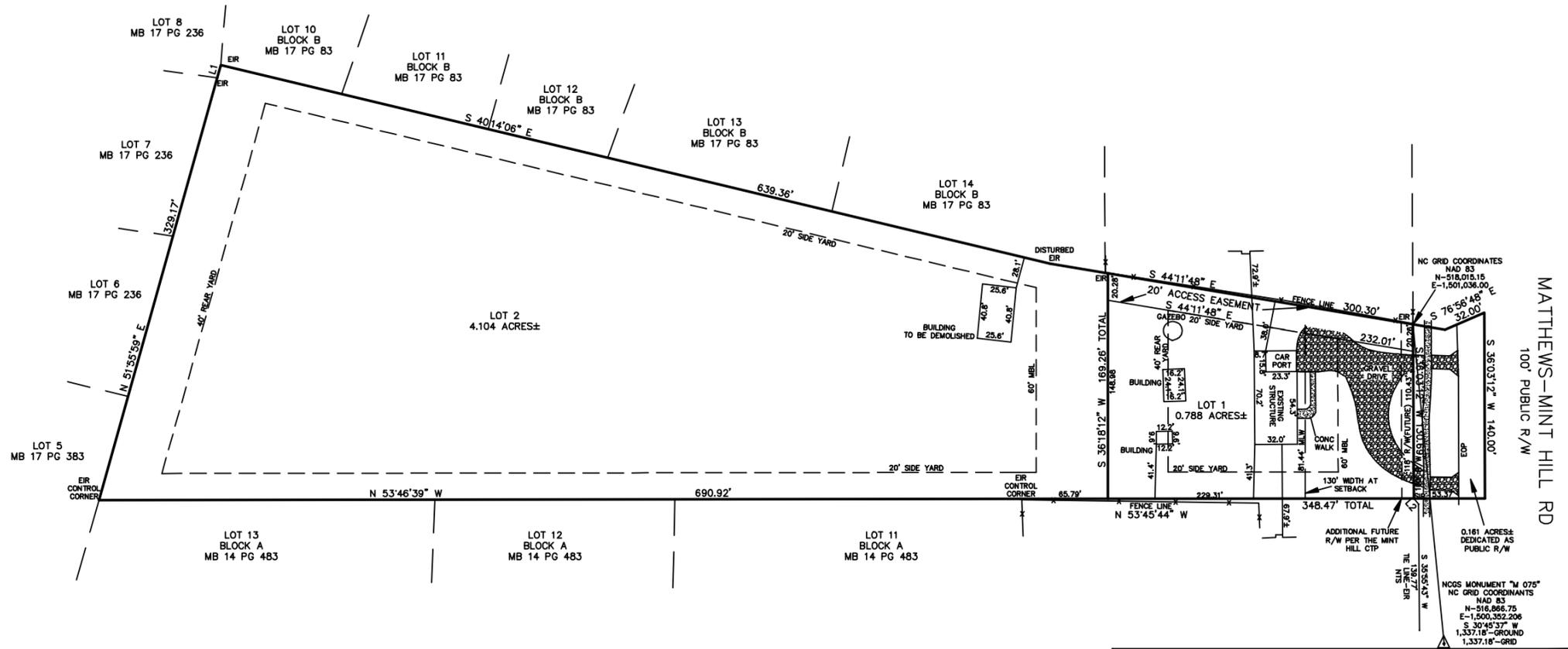
FRONT 60'
 SIDE YARD 20'
 REAR YARD 40'
 MINIMUM LOT WIDTH 130'
 MINIMUM LOT AREA 30,000 (0.689 ACRES±)
 MAXIMUM HEIGHT 35'

- THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR IMPLIED. A FULL AND COMPLETE TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY.
- ALL CORNERS ARE #4 REBARS UNLESS OTHERWISE NOTED
- THIS PROPERTY IS NOT GRAPHICALLY LOCATED IN ANY FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON COMMUNITY PANEL 370539-3710550100K DATED 2/19/14
- NO ABOVE GROUND EVIDENCE OF DEMOLITION LANDFILL OR DEVELOPMENTAL STUMP HOLES OBSERVED ON THE SUBJECT TRACT
- GRID TIE TAKEN FROM MINOR SUBDIVISION OF THE GATES AT MINT HILL RECORDED IN MB 43 PG 919
- THE 20' ACCESS EASEMENT IS TO BENEFIT LOT 2 FOR INGRESS, EGRESS AND REGRESS

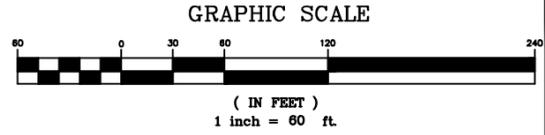
- LEGEND
- EIR EXISTING IRON ROD
 - SIR SET IRON ROD
 - R/W RIGHT-OF-WAY
 - DB DEED BOOK
 - PG PAGE
 - MB MAP BOOK
 - AC ACRES
 - ECM EXISTING CONCRETE MONUMENT
 - CM CONCRETE MONUMENT
 - MBL MINIMUM BUILDING LINE
 - (N.T.S.) NOT TO SCALE
 - BOC BACK OF CURB
 - EOP EDGE OF PAVEMENT
 - PP POWER POLE
 - SDE STORM DRAIN EASEMENT
 - CTP COMPREHENSIVE TRANSPORTATION PLAN
 - MLW MINIMUM LOT WIDTH
- LINETYPE LEGEND
- SET BACK LINE
 - PROPERTY LINE
 - - - ADJOINING LINE (NOT SURVEYED)
 - OLD LOT LINE
 - TIE LINE

REVIEW OFFICER
 I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING
NOT FOR RECORDATION, CONVEYANCES OR SALES
 OFFICER _____ DATE _____

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF MINT HILL SUBDIVISION ORDINANCE
NOT FOR RECORDATION, CONVEYANCES OR SALES
 PLANNING BOARD _____ DATE _____



LINE	LENGTH	BEARING
L1	9.81	N52°21'55"E
L2 TIE LINE	5.59	S03°30'19"E
L3	49.97	S35°26'21"E
L4	43.46	S44°11'48"E



State of North Carolina
 County of Mecklenburg

I, Edward H. Dalrymple, certify that this plat was drawn under my supervision from an actual field survey made under my supervision of Deed Book 30732 Page 642 as recorded in the Mecklenburg County Public Registry; that the boundaries not surveyed are clearly indicated as dashed lines; that the ratio of precision is a minimum of 1:10,000, that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land; and that this plat was prepared in accordance with GS 47-30 as amended. Witness my original signature, registration number and seal this 6th day of December, 2016.

Edward H. Dalrymple
NOT FOR RECORDATION, CONVEYANCES OR SALES
 Edward H. Dalrymple, PLS
 NC Reg. NCPLS # L-4673



DELTA LAND SERVICES, INC.
 FIRM LICENSE #C-735
 608-G Matthews Mint Hill Road
 MATTHEWS, NORTH CAROLINA 28105
 (704) 847-4700

MINOR SUBDIVISION
 LOTS 1 & 2
 JAMES SCOTT PROPERTY

OWNER:
 JAMES SCOTT
 DEED BOOK 30732 PAGE 642
 5701 MATTHEWS MINT HILL ROAD
 MINT HILL NC 28227

Location:
 TOWN OF MINT HILL,
 COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA

Date: 10/21/16 Drawn By: DA Checked By: Job No. DCA/CAD No. GMP-5701.DWG



STAFF REPORT

CASE:	ZC16-11
PROPERTY OWNER:	EVCO CONSTRUCTION Co.
APPLICANT	EVCO CONSTRUCTION CO
LOCATION	7200 MATTHEWS-MINT HILL ROAD
TAX PARCEL NUMBER	197-013-17
REQUEST:	REACTIVATE DRIVE THROUGH FOR A NEW PHARMACY
STAFF RECOMMENDATION	FAVORABLE

BACKGROUND INFORMATION:

The building at 7200 Matthews-Mint Hill Road was built in 1973. It originally served as a bank with a drive-through window. The drive-through window was later discontinued following the departure of the bank tenant in the 1990s.

July 18, 2002 Mint Hill adopted the Downtown Code. The Downtown Code initially required a Special Use Permit to establish drive-through windows. In 2011, with the adoption of the Unified Development Ordinance, the Special Use Permit option was eliminated and replaced with Conditional Zoning. As it stands today, drive-through windows in the Downtown may be considered through Conditional Zoning.

APPLICATION SUMMARY:

The applicant is requesting approval to reactivate the drive-through window for their new tenant, Mint Hill Pharmacy.

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.

STAFF CONTACT:

Planning Staff
704-545-9726

Polaris 3G Map – Mecklenburg County, North Carolina

ZC16-11

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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.