

**MINUTES OF THE CALLED MEETING OF
THE BOARD OF COMMISSIONERS
TOWN OF MINT HILL, NORTH CAROLINA
JANUARY 8, 2015**

The Board of Commissioners of the Town of Mint Hill met in called session on Thursday, January 8, 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

Planning Director: John Hoard

Town Clerk: Michelle Wells Farrar

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

Mayor Biggers recognized Nicholas Parker, representative from Amicus Engineering. Mr. Parker asked the Board to give comments on the proposed development on property located at 5635 Margaret Wallace Road. The twelve acres was zoned residential and was adjacent to single family, office and institutional. Approximately 50% of the adjacent properties were zoned something others than low density residential. The property was 65% wooded with a pond that was approximately 1 acre and a tax value of \$312,000. Mr. Parker stated they could build 12 single family lots under the current zoning.

The first proposed idea would include office and retail. There would be three office buildings (17,500 square feet, 20,000 square feet and 6,500 square feet) with a proposed tax value of \$5.5 million dollars. The project would have sufficient parking and adequate buffers and screening.

The second proposed idea would be for a medium density development which would include a total of 34 units/condos. The option would allow the pond to be part of the condo development. There would be five buildings with two 1,500 square foot condo units and six buildings with four 1,800 square foot condo units. The projected tax value for this project was \$7.64 million dollars.

Mr. Barker, the son in law of the owner, stated he and his wife lived in Atlanta and they were helping Ms. Mills with the property. He stated the pond made the property unusual and was somewhat of an attractive nuisance. The pond was only insurable if Ms. Mills remained in the home and on the property.

Mayor Biggers stated he liked the idea of patio homes similar to the Polo Club. He asked if the project would give the appearance of a gated community. Mr. Parker thought that would be appropriate and would increase the value of the homes. Mayor Biggers was receptive to the project with two curb cuts on Margaret Wallace Road.

There would be a pedestrian path connection but no vehicular path access. Perhaps a barrier or fence would be an appropriate solution to mitigate individuals from walking through the property.

Commissioner Ross asked if there would be sidewalks. Mr. Parkers said sidewalks would be installed along Margaret Wallace Road. The pedestrian pathways in the development may be pervious or impervious to allow access for the residents. She noted that it appeared that more than 50% of the adjacent properties were something other than single family. She asked if water and sewer were available to the property. He said water was available and thought sewer was available nearby. She asked why they could only build 12 lots if they had access to water and sewer. Mr. Parker stated the property could have more lots if a road was constructed into the property and if the pond was filled in but that would cause an economic hardship.

Commissioner Newton agreed that it appeared as if more than 50% of the adjoining properties were something other than single family.

Commissioner Ellington stated he thought the property was beautiful and he thought a development similar to the Polo Club was the best option.

Commissioner Austin agreed the project would be nice if it was built as presented.

Mr. Parker said they could do more research and bring elevations to the Board to consider. The Board said they could discuss the site at the upcoming retreat.

Mr. Hoard said without the addition of new roads the property could have approximately 12 lots. He noted that if a road(s) were added that they could build on approximately half-acre lots. Commissioner Ross said the applicant was limited by their own choices.

Commissioner Newton asked what the projected sale price would be for the units. Mr. Parker said Bella Sera was selling for \$260,000 and he thought they could get more than \$200,000 for the projected units.

Mr. Parker stated the pond and the demographics of the community lent itself to the product as it allowed for a 50-60 foot buffer.

The Board agreed they were interested in seeing additional information on the proposal.

Mayor Biggers recognized Bob Steenson of Carillon Assisted Living. Mr. Steenson outlined a projected Senior/Assisted Living development that would be situated between established single family residential and Downtown Mint Hill. The eight acres located along Lawyers Road near the intersection of Nelson Road would allow for density without the congestion and traffic. Mr. Steenson said the operators/owners of Carillon Assisted Living would provide senior citizens with activities, daily living services, dining and medicine management. There will be

approximately 80 residents and 55-70 staff members. The project would not use the entire eight acres and the Town could have a potential right-of-way easement and there may be some greenway potential.

Commissioner Austin asked if they could build to the downtown code and Mr. Steenson said they may need a slight street set back adjustment for Lawyers Road.

Mayor Biggers asked how important it would be to be on Lawyers Road. Mr. Steenson stated for community awareness it would be necessary to have frontage and visibility on Lawyers Road. Mayor Biggers stated he wasn't comfortable without seeing site plans and elevations. He stated conceptually the Town welcomed senior living in single family residential areas but the Board was protective of the downtown area.

Mr. Steenson stated it would bring economic vitality to the downtown. The project would provide a nice step into the downtown area since it was residential and commercial.

The Board said they'd like more information and they could discuss the vision for the area more at the retreat.

There being no further business to come before the Board, Mayor Biggers adjourned the Developers' Workshop at 6:58 p.m.

Michelle Wells Farrar, CMC, Town Clerk