



MEMO

TO: Planning Board Members

FROM: Staff

RE: #S15-5 Truelight Church Road Preliminary Plan, filed by LiveWell Homes, 7 Lots, Located on Surface Hill Road and Truelight Church Road; Tax Parcel #137-121-10

DATE: May 18, 2015

Preliminary Plan Request

The applicant, LiveWell Homes, is requesting approval of preliminary plans for a site located on Surface Hill Road and Truelight Church Road. The property is \pm 4.94 acres.

Staff Analysis

The preliminary plans indicate lots will be served with public water and public sewer. The Mint Hill Zoning Ordinance requires a minimum 20,000 sq ft lot standard. Setbacks of 50 ft. front, 25 ft. corner lot, 15 ft. side yard, and a 40 ft. rear yard apply. Each lot shall have a minimum 60 ft. of road frontage and a minimum lot width of 125 ft. measured at the minimum front setback line.

The preliminary plans appear to meet the above requirements.

Mecklenburg County Land Use and Environmental Services Agency will review the preliminary plans for sedimentation and erosion control, storm water, flood, and road profiles. The developer is responsible for submitting these plans to Mecklenburg County. Mint Hill planning staff will evaluate the approved engineering plans before granting final approval.

Recommended Conditions of Approval

Staff recommends **approval** with the following corrections and conditions:

1. Retain as many existing trees as possible.
2. Mint Hill's approval is contingent upon approval from Mecklenburg County Land Use and Environmental Services Agency (LUESA)
3. Mint Hill's approval is contingent on utilization of public water and public sewer
4. The plans shall indicate the Undisturbed Open Space area in accordance with section 6.4.1 of the Mint Hill UDO.

Polaris 3G Map – Mecklenburg County, North Carolina **Truelight Church Rd Property PID 137-121-10**

