

### **QUARTERLY DEVELOPERS' WORKSHOP**

- 6:20 P.M. PRESENTATION BY PHILIP HAYES, LAND INVESTMENT RESOURCES, REGARDING A POSSIBLE RESIDENTIAL DEVELOPMENT AT THE INTERSECTION OF WILGROVE-MINT HILL ROAD AND HAPPY HOLLOW DRIVE
- 6:40 P.M. PRESENTATION BY MIKE DAVIS, EPCON COMMUNITIES, REGARDING A POSSIBLE RESIDENTIAL DEVELOPMENT AT 14333 IDLEWILD ROAD

### **MEETING OF THE BOARD OF COMMISSIONERS TOWN OF MINT HILL, NORTH CAROLINA MINT HILL TOWN HALL 4430 MINT HILL VILLAGE LANE JANUARY 9, 2020 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 DECEMBER 12, 2019 REGULAR MEETING
5. CONSENT AGENDA: (A) ACCEPT DECEMBER TAX COLLECTOR'S REPORT; AND, (B) CONSIDER RESCINDING ORDINANCE 737 REGARDING 9509 BUCKSKIN LANE
6. PUBLIC HEARING ON #ZC19-8, FILED BY CHRISTY MONTGERARD, FOR A TEXT AMENDMENT TO SECTION 5.2 TO ALLOW THE FOLLOWING USES IN THE B-D: ANIMAL GROOMING SERVICES FOR HOUSEHOLD PETS, ANIMAL HOSPITAL (INDOOR KENNEL) AND ANIMAL KENNEL\*
7. PUBLIC HEARING ON #ZC19-9, FILED BY STREETScape LAND PARTNERS, LLC, FOR A CONDITIONAL REZONING FROM R TO R DO-A (CD) TO ALLOW A RESIDENTIAL DEVELOPMENT CONSISTING OF 216 LOTS. PROPERTY LOCATED AT PARCEL NUMBERS 197-011-16, 197-011-45 AND 197-011-42 (PORTION)\*
8. PUBLIC COMMENTS\*\*
9. MAYORAL APPOINTMENTS
10. APPOINTMENTS TO THE BOARD OF ADJUSTMENT AND PLANNING BOARD
11. OTHER BUSINESS/COUNCIL MATTERS
12. 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 MEETING OF  
THE BOARD OF COMMISSIONERS  
TOWN OF MINT HILL, NORTH CAROLINA  
DECEMBER 12, 2019**

The Board of Commissioners of the Town of Mint Hill met in regular session on Thursday, December 12, 2019 at 7:00 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

**ATTENDANCE**

Mayor: Ted H. Biggers, Jr.

Commissioners: Mike Cochrane, Dale Dalton, Carl M. Ellington and Richard Newton

Mayor-Elect: Brad Simmons

Commissioner-Elect: Tony Long and Patrick Holton

Town Attorney: Kevin Bringewatt

Town Manager: Brian L. Welch

Deputy Town Manager: Lee Bailey

Planning Director: John Hoard

Town Engineer: Steve Frey

Fire Chief: David Leath

Police Chief: Tim Ledford

Town Clerk: Michelle Wells

Special Guest: Commissioner Pat Cotham, Mecklenburg County, and Jim Taylor, Former Mayor of Matthews

**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:** Upon the motion of Commissioner Ellington, seconded by Commissioner Cochrane, the Board unanimously approved the agenda as presented.

**Approve Minutes of November 14, 2019 Regular Meeting:** Upon the motion of Commissioner Dalton, seconded by Commissioner Newton, the Board unanimously approved the November 14, 2019 regular meeting minutes.

**Consent Agenda: (A) Accept October Treasurer's Reports and Financials; (B) Accept November Tax Collector's Report; (C) Adopt Resolution to Donate Surplus Christmas Supplies to The Town of Ellerbe Pursuant G.S. 160A-280; and, (D) Adopt NC51/Idlewild Road Roundabout Sign Amendment:** Upon the motion of Commissioner Newton, seconded by Commissioner Ellington, the Board unanimously approved the consent agenda.

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Mayor Biggers welcomed the following Boy Scouts in attendance from Troop 226 of Zion United Methodist Church: Carter Ballard and Jacob Rodriguez-Hayes. The Mayor presented them with a lapel pin.

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**Discussion and Decision on #ZC19-7, Filed by The Town of Mint Hill, Requesting A Text Amendment to Section 6.1 Building Lot Standards and Dimensional Requirements:** Planning

Director John Hoard submitted the following memo to the Board:

The purpose of the text amendment is to eliminate the 30,000 sq. ft. lot size option with a community well system.

2. R (Residential) District variable minimum lot size depending upon type of water supply and wastewater disposal systems available and utilized:

a. Twenty thousand (20,000) square feet - Approved public\* water supply and approved public\* wastewater disposal systems; or

b. Thirty thousand (30,000) square feet - Approved public\* ~~or private community\*\*~~ water supply or individual well, approved public\* ~~or private community\*\*~~ wastewater disposal systems, including approved packaged wastewater treatments plants; or individual private septic tanks and drain fields and approved public\* ~~or private community\*\*~~ water supply; or

c. Forty thousand (40,000) square feet - Approved private well and septic tank with drain field systems on individual lot or lots or private community system\*\*.

\*An approved public system is a public utility such as Charlotte-Mecklenburg Utilities.

\*\*An approved private community system is a privately owned and operated system that provides to the general public.

Mr. Gatz made a favorable recommendation on ZC19-7, Text Amendment to Section 6.1 Building Lot Standards and Dimensional Requirements. Mr. Simmons seconded the motion, the Board unanimously agreed.

Upon the motion of Commissioner Cochrane, seconded by Commissioner Ellington, the Board unanimously approved #ZC19-7.

**Comments from Mayor and Commissioners:** Commissioner Newton stated he was very thankful for Chief Ledford and Chief Leath along with their departments. He had enjoyed working with the Board and Mayor; they had been very honorable. He thanked Town Staff and the Public Works Department for all they had done. He thanked the citizens for allowing him to serve them for the last six years; it had been an honor to serve the Town of Mint Hill. He truly had appreciated and enjoyed his time on the Board. He stated he had always tried to do what was best for the Town. He concluded by saying he had attended nearly all of the events in Town in the last month.

Commissioner Dalton thanked Commissioner Newton. He thanked Commissioner Ellington for stepping forward to serve as Commissioner due to the untimely death of Commissioner Katrina (Tina) Ross. He thanked Mayor Biggers for his service to the Town. He had enjoyed being on the Board for the last four years and the four years leading up to his election to the Board. He said the Mayor and Commissioners had put in a lot of time and work into the Town and he was happy to have served with them. He said he would miss the outgoing members.

Commissioner Cochrane echoed the sentiments of Commissioner Newton. He enjoyed public service in the town that he had lived in all of his life. Mint Hill had always meant so much to him because his mother had been a lifelong resident, too. He was thankful for the Public Works, Fire and Police Departments. He thanked the fellow Board members; he said they had all been friends for many years. He also thanked everyone who had helped him. He tried to make the best decisions for the Town now and going forward. He noted he would be praying for the newly elected officials.

Commissioner Ellington had been born and raised here in Mint Hill; he loved Mint Hill. Commissioner Ellington stated he had served on the Planning Board for 11 years and on the Board of Commissioners for 20. He loved Mayor Biggers because he could take a bad situation and turn it into a good one. Mayor Biggers had done a great job for the Town. Under Mayor Biggers, the Town had built a new Town Hall, started a Police Department, created a Unified Development Ordinance and had adopted a Town Manager form of government. He was very happy with and proud of the Town. He was also proud of the Town Manager, Brian L. Welch. He was also proud of Town Staff, Public Works, Police and Fire Departments. He concluded by saying he appreciated the hard work of the Board. He wished everyone a very Merry Christmas and a Happy New Year.

Mayor Biggers thanked everyone for being in attendance. He especially wanted to thank his wife and children for allowing him to serve their Town. He said often they got the tired version of him and he was appreciative of them for all of their understanding and support. He said his political career had started when Commissioner Bob Whisnant came to his house to say that he wasn't running for re-election. Commissioner Whisnant, and his wife Carol, encouraged and supported him to run for Commissioner in 1997. He appreciated their support and help. He stated Commissioner Ellington did indeed love Mint Hill and he had vast knowledge of the history of the Town. Mayor Biggers, too, loved Mint Hill. He had hoped to provide safe and good schools, boy scouting and essentially have a positive effect on the lives of others. He said, he had a charmed life, all he ever wanted to do, from a very young age, was to fly jets and his parents were always very supportive of his dream. He flew supersonic jets for seven years, and it had been a true honor to serve the United States of America. He wanted to salute all Veterans. He encouraged people to view military personnel and First Responders as the heroes they were, instead of viewing athletes as heroes. First Responders were the ones who answered calls when people were in need and walked up to cars at night, knowing it could be dangerous or even deadly. He said Veterans protected our homeland and were sent overseas; they had made our Nation what it was today. He said our Country and Town had much to offer and he was very proud of Mint Hill. He said although Charlotte was known as the Hornets' Nest, Mint Hill was the real Hornets' Nest when it got stirred up. He had always wanted to serve the Town honorably and he believed in the boy scout pact to leave things/places better than you found them; he hoped he had left Mint Hill better than he found it. He thanked the current Board. He was delighted with the new board and he advised them to never forget to serve the citizens with pride.

**Certification of 2019 Municipal Election Results for Mint Hill:** Clerk Wells read the November 5, 2019 General Election Abstract of Votes for the Town of Mint Hill's candidates as certified by the Mecklenburg County Board of Elections. Based on the election results, the following individuals were elected to serve on the Town's Board of Commissioners for a two-year term: Brad Simmons, Mayor; and, Dale Dalton, Tony Long, Mike Cochrane and Patrick Holton as Commissioners.

**Oaths of Office:** Mayor Biggers administered the Oath of Office to Dale Dalton, Tony Long, Mike Cochrane and Patrick Holton as Commissioners.

Mayor Biggers administered the Oath of Office to Brad Simmons as Mayor.

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Mayor Simmons said he was going to change the agenda slightly and he recognized Manager Welch for a video tribute to Mayor Biggers. The video was a collection of pictures honoring Mayor Biggers. The audience gave a standing ovation to Mayor Biggers.

The Town presented Mayor Biggers with a plaque:

Presented to Ted H. Biggers, Jr.

In appreciation for 22 years of service and dedication to the Town of Mint Hill. Leading through example, believing in the Town, leaving an indelible mark on the future and for inspiring so many in the community. Thank you for making the Town what it is today.

December 2019

Mayor Simmons read the following proclamation to Mayor Biggers:

**WHEREAS**, Mayor Ted H. Biggers, Jr. is a longtime resident of the Town of Mint Hill and he has been very active in community and government affairs; and,

**WHEREAS**, he has served with distinction for one term as Commissioner of the Town of Mint Hill from December, 1997 to December, 1999; and,

**WHEREAS**, he has served with dedication for ten terms as Mayor of the Town of Mint Hill from December, 1999 to December, 2019; and,

**WHEREAS**, his leadership and commitment to Mint Hill led to increased community investment in economic development, parks and recreation, cultural events, streets and other infrastructure; and,

**WHEREAS**, the continuing results of the investments are evident in decades of well executed growth in Mint Hill that has resulted in schools, businesses, and industrial, retail and commercial development; and,

**WHEREAS**, perhaps more important than any of his involvement in development projects or strategic planning programs, Mayor Biggers always took time to discuss any

matter of any kind with residents, and he approached each of those conversations with an open mind and eagerness to find swift, effective solutions; and,

**WHEREAS**, he always displayed public support for all town employees and showed support privately through active encouragement, genuine concern and warmth; and he leaves office knowing that his contributions to making Mint Hill a better place to live, work and play are significant and deeply appreciated by the community.

**NOW, THEREFORE, I, BRAD SIMMONS, MAYOR** of the Town of Mint Hill, North Carolina, hereby express my sincere gratitude to Mayor Biggers for his leadership and guidance to the Town of Mint Hill during his tenure as Commissioner and Mayor, and I urge all citizens to join me in extending to Mayor Biggers an expression of appreciation for serving the citizens of Mint Hill and in wishing him good fortune in his future.

Proclaimed this 12th day of December, 2019.

Commissioner Pat Cotham, Mecklenburg County, presented Mayor Biggers with the following proclamation:

Whereas, Ted H. Biggers, Jr., began his public service in the Town of Mint Hill over twenty years ago by working with the youth as a coach and with the Boy Scouts; and,

Whereas, Ted H. Biggers, Jr.'s, public service career began in 1997 when he was elected to the Board of Commissioners with the highest votes and was appointed Mayor Pro Tem; and,

Whereas, in 1999, Ted H. Biggers Jr. was elected Mayor of the Town of Mint Hill; and,

Whereas, Mayor Biggers is credited for several notable changes to help improve the Town of Mint Hill, including moving to the town manager form of government, formation of the town's police force, and the beautification of downtown; and,

Whereas, Mayor Biggers has been a champion for education from elementary through high school and was instrumental in providing school choice options for families of Mint Hill by partnering with National Heritage Academies; and,

Whereas, Mayor Biggers also made veterans a priority through the annual Veterans Day Breakfast he began in 1999 which is still going strong 20 years later; and,

Whereas, Mayor Biggers has diligently served the people of Mint Hill during unprecedented growth for twenty years and is recognized as having done so in a responsible manner.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mecklenburg Board of County Commissioners celebrates the work and achievements of Mayor Ted H. Biggers, Jr. and hereby proclaims Thursday, December 12, 2019 as:

**TED H. BIGGERS, JR. DAY**

Mr. Jim Taylor, former Mayor of Matthews, stated Mayor Biggers had always been an advocate for Mint Hill and he was proud of Mayor Biggers. He stated during his time as Mayor of Matthews that Mint Hill and Matthews had always gotten along very well; they had a close sibling relationship. Mint Hill and Matthews had gotten along with the County government too. He told the crowd that Mayor Biggers had done well by the residents and the Town. He stated Mayor Biggers was a wonderful man.

Mr. Taylor stated he was in Mint Hill on official business though and stated he was there to give the highest civilian award in North Carolina, The Order of the Long Leaf Pine, to Ted H. Biggers, Jr. Mr. Taylor stated among the honors and awards the Governor of North Carolina could bestow; none was more valued than The Order of the Long Leaf Pine. Since its creation in 1963, it had been presented to honor persons who had a proven record of service to the State of North Carolina or some other special achievement. Mr. Taylor said it was his honor and privilege to award Mayor Biggers with The Order of the Long Leaf Pine because he was the epitome of public service.

*Roy Cooper*

*Governor*

*Reposing special confidence in the integrity, learning and zeal of*

*Ted Howard Biggers, Jr.*

*I do by these presents confer*

*The Order of the Long Leaf Pine*

*with the rank of Ambassador Extraordinary, privileged to enjoy fully all rights granted to members of this exalted order, among which is the special privilege to propose the following North Carolina toast in select company anywhere in the free world:*

*Here's to the land of the long leaf pine,  
The summer land where the sun doth shine,  
Where the weak grow strong and the strong grow great,  
Here's to "Down Home," the Old North State!*

Mayor Biggers received a standing ovation and said it was quite an honor! He thanked everyone for their support. He reminded everyone that the Mayor only got one vote, just like the rest of the Board. He loved Mint Hill deeply and he was proud of the Town.

Mr. Taylor thanked the family of Mayor Biggers and congratulated the Mayor on his Award.

**Twenty-Minute Recess to Honor the Elected Officials:** Mayor Simmons declared a twenty-minute recess.

Mayor Simmons called the meeting back to order.

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Mayor Simmons welcomed Thomas Christiansen, of Boy Scout Troop 226, of Zion United Methodist Church, and presented him with a lapel pin.

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**Comments from Newly Elected Mayor and Commissioners:** Commissioner Dalton thanked everyone for coming out to the meeting. He noted, Mr. Bill Brawley just had said that people die every day to do what the Town just did by electing and installing a new Mayor and Board of Commissioners. He thanked his wife, Pam, for supporting him over the last four years. He thanked all the residents that had supported and believed in him.

Commissioner Holton thanked the Town of Mint Hill. He said it was a privilege to serve the residents. He thanked his wife and mother for pushing and encouraging him. His mom had always told him to do two things: know who you are and think about what you do before you do it.

Commissioner Cochrane thanked his wife, mother and son for attending. He stated God had blessed the Town of Mint Hill. He stated when the Town was incorporated it had a population of 1,700 and had grown to over 28,000 now. He thanked the voters and said he was pleased to be a public servant. He asked the public to pray not only for him but for the Board as they moved forward. He said he was proud of the Police, Fire and Public Works Departments and the Mint Hill Chamber of Commerce. He was looking forward to the next two years; he wished everyone a Merry Christmas.

Commissioner Long thanked everyone for attending the meeting. He said the meeting had been historic and he was proud to serve the public. He asked everyone to stay involved in the Town. He concluded by saying he was humbled and honored to have been elected.

Mayor Simmons thanked his family for the sacrifices they had made and thanked everyone for supporting him through the campaign. He thanked Pam Fandel and Jessi Healy for all of their help in his campaign and with social media. He said he was confident the Board would move Mint Hill forward.

**Election of Mayor Pro Tempore:** Upon the motion of Commissioner Long, seconded by Commissioner Holton, the Board unanimously elected Commissioner Dale Dalton as Mayor Pro Tempore.

The Board congratulated Commissioner Dalton on being the top vote getter.

**Consent Agenda: (A) To Adopt NC Debt Setoff Program for Collection of Liens Resolution; (B) Approve 25 mph Speed Limit for Green Meadows Subdivision; and (C) Accept Audit Extension Contract with Rowell, Craven and Short:** Upon the motion of Commissioner



Cochrane, seconded by Commissioner Dalton, the Board unanimously approved the consent agenda.

**Public Comments\*\*:** None.

**Discussion and Decision on #ZC19-4 Filed by SGH Mint Hill, LLC, Parcel Number 197-012-08, Located at 7404 Matthews-Mint Hill Road, to allow a Conditional Zoning Request for a Restaurant with a Drive Through:** Planning Director John Hoard submitted the following memo to the Board:

Mr. Gatz made a motion for a favorable recommendation motion on #ZC19-4 with the following caveats: stairs to be on the northwest corner from Highway 51 up to the building, they would move the northwest door to the front facing Highway 51 and remove the 6 parking spaces in front of the building to make it into a patio extension. #ZC19-4 appeared to be reasonable and in public interest based on the information presented and reviewed with this petition, and because overall compatibility with the area, inclusion of roadway improvements, such as the traffic signal, to offset the generated traffic, landscape perimeter was good, it generally matched the use and building placement recommended in the Downtown Master Plan.

Mr. Thompson said the 5 spaces would be converted into a patio extension and the one space would be eliminated. Mr. Gatz agreed.

Mr. Hendrix seconded the motion, the Board unanimously agreed.

Recommended Consistency Statement:

The Downtown Master Plan and Downtown Code does not directly address drive through facilities. However, the proposed drive through restaurant is compatible with the surrounding uses and atmosphere created by Matthews-Mint Hill Road's traffic volume.

ZC19-4 appears to be reasonable and in the public interest based on the information presented and reviewed with this petition, and because:

Overall compatibility with the area

Inclusion of roadway improvements, such as the traffic signal, to offset the generated traffic

Landscaped perimeter

It generally matches the use and building placement recommended in the Downtown Master Plan

The applicant is requesting conditional zoning approval to allow a 4,857 square foot drive through restaurant. According to Section 7.4, Downtown Code, Drive Through Facilities are subject to the issuance of a Conditional District rezoning approval.

Improvements to Matthews-Mint Hill Road will include a traffic signal with mast arms, pedestrian signal, crosswalks (with pavers), turn lanes and streetscape requirements.

\*Please note the stormwater management system contains a retaining wall. Staff was instructed by the Board of Commissioners in 2015 to prohibit BMPs with retaining walls from the Downtown. If permitted, the applicant will screen the BMP with landscaping, as indicated on the Zoning Plan.

The application includes a request for Exceptions to the Code.

4.4 1. No curb cuts or driveways are permitted along the frontage

4.4.1. Front setback: Zero (0) to twenty-five (25) feet -The building placement exceeds the 25' max setback

2.8 (Conditional District Provisions) 4. Circulation lanes in the front of the building, if permitted, should not exceed 10 feet in total width and should be visually differentiated using a brick or concrete paver, stamped and/or colored pavement technique, or a treatment similar in appearance.

Maximum parking (No more than 150% of the 38 required parking) =57 spaces. Proposed parking is 88 spaces

4.4 2. Corner Lot buildings shall have either corner entrances or a separate entrance for each street front.

6.1 F. Parking lots shall not occupy more than one-third (1/3) of the frontage of the adjacent building or no more than seventy-five (75) feet, whichever is less.

Exceptions to the provisions of this Ordinance (except for Permitted Uses and Excluded Uses) may be approved as a Conditional District rezoning approval by the Board of Commissioners upon a recommendation by the Planning Board. In granting a Conditional District rezoning approval as an exception to these provisions, the Board shall first determine that:

- a) No practical design alternatives exist; and
- b) The variations/exceptions requested are consistent with the purpose and intent of this District as well as Section 1.2 General Building Design Guidelines.

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.

#### **PLANCONSISTENCY:**

The Future Land Use Plan Map indicates the property's current zoning, Downtown Overlay Town-Center (DO-B). The Downtown Master Plan and Downtown Code are the primary documents to guide development and rezoning decisions for the Downtown.

The Downtown Master Plan is broken into seven sub-areas. The property in question is in the NC 51 Corridor sub-area. According to the Master Plan map (see below), retail and office is suggested for the property, preferably built as detached structures and parking placed to

the rear. Preserving the existing canopy trees larger than 24 inches in caliper is recommended for NC 51 Corridor sub-area.

The permitted uses in the DO-B district include retail, restaurants, entertainment uses and day care centers. Convenience stores, gas stations, drive through facilities and car washes (subject to the issuance of a Conditional District rezoning approval).

The Downtown Master Plan does not directly address drive through facilities.

Planning Director Hoard highlighted the two conditions recommended by the Planning Board:

“stairs to be on the northwest corner from Highway 51 up to the building, they would move the northwest door to the front facing Highway 51 and remove the 6 parking spaces in front of the building to make it into a patio extension.”

Commissioner Long asked Planning Director Hoard about the timing of the installation of the traffic signal. Planning Director Hoard said it was part of the overall plan; Manager Welch said a Certificate of Occupancy wouldn't be given until all improvements had been made.

Upon the motion of Commissioner Cochrane, seconded by Commissioner Dalton, the Board unanimously approved the consistency statement made by the Planning Board:

The Downtown Master Plan and Downtown Code does not directly address drive through facilities. However, the proposed drive through restaurant is compatible with the surrounding uses and atmosphere created by Matthews-Mint Hill Road's traffic volume.

ZC19-4 appears to be reasonable and in the public interest based on the information presented and reviewed with this petition, and because:

Overall compatibility with the area

Inclusion of roadway improvements, such as the traffic signal, to offset the generated traffic

Landscaped perimeter

It generally matches the use and building placement recommended in the Downtown Master Plan

Upon the motion of Commissioner Cochrane, seconded by Commissioner Dalton, the Board unanimously approved #ZC19-4 Filed by SGH Mint Hill, LLC, Parcel Number 197-012-08, located at 7404 Matthews-Mint Hill Road, to allow a Conditional Zoning Request for a Restaurant with a Drive Through with the two conditions suggested by the Planning Board: “stairs to be on the northwest corner from Highway 51 up to the building, they would move the northwest door to the front facing Highway 51 and remove the 6 parking spaces in front of the building to make it into a patio extension.”

**Discussion and Decision on #ZC19-5 Filed by Woodie Enterprises, Parcel Number 109-331-07, Located at 9107 Lawyers Road, to allow a Conditional Zoning Request to Accommodate an Automotive Repair Shop:**

Planning Director John Hoard submitted the following memo to the Board:

Mr. Gatz made a favorable recommendation, seconded by Mr. Simmons, and the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners on #ZC19-5 Filed by Woodie Enterprises/Brad Woodie, Parcel Number 109-331-07, Located at 9107 Lawyers Road, to allow a Conditional Zoning Request for an Automotive Repair Shop.

**Recommended Consistency Statement:**

The Land Use Plan recommends the continuation of commercial use for the area.

#ZC19-5 is found to be reasonable and in the public interest, based on the information presented and reviewed with this petition.

The applicant is seeking approval to open an automotive repair shop in the former Rite Aid building. The current zoning, B-P (CD), does not allow the use. The applicant requests to rezone the property from B-P (CD) to B-G (CD) in order to allow the use. The apparent exterior change to the building is the addition of a garage door (see attached elevation). No other changes to the site are proposed.

**Automobile Repair Shop**

A commercial establishment whose primary purpose involves the maintenance and servicing of vehicles. "Auto body work" (i.e., work normally associated with an "automobile body shop,") may not be performed on premises unless the zoning district in which the use is located allows an "automobile body shop." The sale of automotive fuels and accessory automobile parts to the public may be provided on an accessory basis. Notwithstanding, an "automobile repair shop" is differentiated from an "auto parts store" in that the sale of automotive parts is not the primary service being offered.

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.

**PLANCONSISTENCY:**

The Land Use Plan recommends commercial use for the property.

**RECOMMENDATION:**

Favorable recommendation

Commissioner Dalton asked if the applicant had agreed to keep all tires inside the building and to not have junk vehicles parked outside. Planning Director Hoard said Mr. Woodie wasn't in attendance and he couldn't answer that question; to the knowledge of Planning Director Hoard, Mr. Woodie had not agreed to those conditions. Commissioner Dalton said he just wanted to make sure the rezoning would be a good fit for any business after Woodie's. He noted Woodie's locations were nice and neat; they were well taken care of.

Mayor Simmons asked how the Town enforced conditional issues now. Planning Director Hoard said Code Enforcement would handle those issues.

Commissioner Dalton stated he would hate for the applicant, Mr. Woodie, to be required to return in January, but he wanted the conditions to be clear.

Planning Director Hoard said there would be no body shop at the location so they shouldn't have junk or wrecked vehicles. Therefore, a body shop condition wouldn't be necessary regarding the junk/wrecked cars.

Commissioner Long asked if the applicant hadn't already agreed to have the tires removed weekly. Mayor Simmons said Mr. Woodie had agreed to keep them in the enclosed storage area for weekly removal. Mayor Simmons also stated the vast majority of work was done the same day or else the vehicles were left inside the business.

Mr. Brad Woodie, Woodie's Automotive, apologized for running late.

Commissioner Dalton asked him about the tires and if they could be kept inside. Mr. Woodie stated they were going to be kept outside in a secure location, but they could be kept inside if this would please the Board. Commissioner Dalton asked about vehicles left outside. Mr. Woodie stated, for the security of his clients, the vehicles were kept inside unless they were towed in after hours.

Upon the motion of Commissioner Cochrane, seconded by Commissioner Holton, the Board unanimously approved the consistency statement made by the Planning Board:

The Land Use Plan recommends the continuation of commercial use for the area.

#ZC19-5 is found to be reasonable and in the public interest, based on the information presented and reviewed with this petition.

Upon the motion of Commissioner Dalton, seconded by Commissioner Cochrane, the Board unanimously approved #ZC19-5 Filed by Woodie Enterprises, Parcel Number 109-331-07, located at 9107 Lawyers Road, to allow a Conditional Zoning Request to Accommodate an Automotive Repair Shop with the following two conditions:

No tires would be stored outside of the building.

No vehicles would be left outside unless they are towed in after business hours.

**Other Business/Council Matters:** Manager Welch congratulated and welcomed the newly elected Board members.

Chief Leath and Chief Ledford congratulated the newly elected Board members. Chief Ledford stated Mint Hill was ranked the 14<sup>th</sup> safest city and the 12<sup>th</sup> power suburb in the nation.

**Adjournment:** Upon the motion of Commissioner Cochrane, seconded by Commissioner Holton, the Board unanimously agreed the meeting be adjourned. Mayor Simmons adjourned the meeting at 8:29 p.m.

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Michelle Wells, CMC, Town Clerk

## TAX COLLECTOR'S REPORT FOR DECEMBER 2019

Please see attached reports from County regarding taxes collected on behalf of the Town of Mint Hill. The following is a summary of the collections during the month of December 2019:

Current/Prior Year Real Estate/Personal Property**:	\$1,700,386.20
Interest Collected on All Taxes:	\$125.71
Registered Motor Vehicle Tax (less 1.5%***):	\$14.64
Registered Motor Vehicle Fee (less 1.5%***):	\$0
 Total Collected During December 2019	 \$1,700,526.55

\*\* Personal Property other than registered motor vehicles.

\*\*\*In accordance with State Statutes, County receives 1.5% for billing/collecting vehicle tax/fee.

**TR-401F Net Collections Report**

**Report Parameters:**

Date Sent to Finance Start: **12/1/2019**

Date Sent to Finance End: **12/31/2019**

Abstract Type: **BUS,IND,PUB,REI**

Tax District: **MINT HILL**

Tax Year: **ALL**

Year For: **2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991**

Collapse Districts: **N**

Default Sort-By: **Tax Year**

Grouping: **Tax District,Levy Type**

Tax Year	Orig. Billed Amt (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)	Net Levy (\$)	Property Tax (\$)	Penalties (\$)	Int. Collect. (\$)	Total Collect. (\$)	% Coll.
			Assessor Refunds (\$)	Additional Levy (\$)		Assmt Fees (\$)	Coll. Fees (\$)	Net Collect. (\$)	Unpaid Balance (\$)	

**TAX DISTRICT: MINT HILL LEVY TYPE: LATE LIST PENALTY**

2019	3,029.81	53.33	0.00	3,346.60	6,243.66	0.00	6,376.41	0.00	539.88	40.78 %
			0.00	0.00		0.00	0.00	539.88	3,697.46	
2018	3,020.97	0.00	0.00	1,747.94	3,317.76	0.00	5,101.07	0.04	0.53	82.53 %
			0.00	332.16		0.00	0.00	0.53	579.70	
2017	2,350.37	0.00	0.00	376.55	2,459.71	0.00	2,726.92	0.06	0.41	84.21 %
			0.00	0.00		0.00	0.00	0.41	388.34	
2016	1,968.03	0.00	0.00	2,305.50	3,122.68	0.00	4,290.69	0.00	0.00	88.29 %
			0.00	17.16		0.00	0.00	0.00	365.79	
2015	1,728.34	0.00	0.00	2,987.13	2,684.33	0.00	4,716.47	0.00	0.00	89.21 %
			0.00	1.00		0.00	0.00	0.00	289.67	
2014	2,112.76	0.00	0.00	618.04	2,215.81	0.00	2,742.95	0.00	0.00	84.92 %
			0.00	12.15		0.00	0.00	0.00	334.20	
2013	1,746.82	0.00	0.00	737.20	2,407.53	0.00	2,489.70	0.00	0.00	88.73 %
			0.00	5.68		0.00	0.00	0.00	271.40	



2012	1,697.77	0.00	0.00	768.08	2,382.11	0.00	2,469.01	0.00	0.00	87.87 %
			0.00	3.16		0.00	0.00	0.00	288.86	
2011	2,129.19	0.00	0.00	3,171.44	3,874.55	0.00	5,301.44	0.00	0.00	92.90 %
			0.00	0.81		0.00	0.00	0.00	274.93	
2010	3,083.01	0.00	0.00	4,286.80	7,873.15	0.00	9,144.88	2.34	5.21	61.90 %
			0.00	1,775.07		0.00	0.00	5.21	2,999.33	
2009	2,072.67	0.00	0.00	209.41	1,738.80	0.00	2,291.43	0.00	0.00	91.08 %
			0.00	9.35		0.00	0.00	0.00	155.16	
2008	1,537.94	0.00	0.00	2,217.57	3,494.40	0.00	3,755.51	0.00	0.00	93.34 %
			0.00	0.00		0.00	0.00	0.00	232.85	
2007	1,562.60	0.00	0.00	554.83	1,869.91	0.00	2,117.43	0.00	0.00	92.33 %
			0.00	0.00		0.00	0.00	0.00	143.37	
2006	1,859.22	0.00	0.00	7,511.65	9,031.36	0.00	9,370.87	0.00	0.00	97.80 %
			0.00	0.00		0.00	0.00	0.00	198.60	
2005	1,220.48	0.00	0.00	395.41	1,583.99	0.00	1,615.89	0.00	0.00	89.59 %
			0.00	0.00		0.00	0.00	0.00	164.89	
2004	1,167.95	0.00	0.00	132.15	1,293.46	0.00	1,300.10	0.00	0.00	91.68 %
			0.00	0.00		0.00	0.00	0.00	107.65	
2003	909.62	0.00	0.00	457.57	1,284.76	0.00	1,367.19	0.00	0.00	90.93 %
			0.00	0.00		0.00	0.00	0.00	116.47	
2002	135.80	0.00	0.00	57.19	164.18	0.00	192.99	0.00	0.00	55.12 %
			0.00	0.00		0.00	0.00	0.00	73.69	
2001	131.41	0.00	0.00	0.00	110.37	0.00	131.41	0.00	0.00	6.09 %
			0.00	0.00		0.00	0.00	0.00	103.65	
2000	119.41	0.00	0.00	0.00	101.12	0.00	119.41	0.00	0.00	18.16 %
			0.00	0.00		0.00	0.00	0.00	82.76	
<b>Subtot.</b>	<b>33,584.17</b>	<b>53.33</b>	<b>0.00</b>	<b>31,881.06</b>	<b>57,253.64</b>	<b>0.00</b>	<b>67,621.77</b>	<b>2.44</b>	<b>546.03</b>	<b>81.02 %</b>
			<b>0</b>	<b>2,156.54</b>		<b>0.00</b>	<b>0.00</b>	<b>546.03</b>	<b>10,868.77</b>	
<b>TAX DISTRICT: MINT HILL LEVY TYPE: TAX</b>										
2019	8,349,869.53	19,398.23	0.00	21,043.47	8,345,851.39	8,385,960.66	0.00	0.00	1,699,622.70	78.17 %
			0.00	15,047.66		0.00	0.00	1,699,622.70	1,822,033.18	

2018	6,445,097.83	0.00	0.00	15,589.04	6,439,431.68	6,487,617.89	0.00	5.48	56.43	99.70 %
			0.00	26,931.02		0.00	0.00	56.43	19,099.43	
2017	6,292,395.84	0.00	0.00	11,445.42	6,280,872.15	6,358,913.60	0.00	4.20	16.63	99.80 %
			0.00	55,072.34		0.00	0.00	16.63	12,702.22	
2016	6,122,075.14	0.00	0.00	24,541.12	6,118,172.32	6,215,490.75	0.00	26.49	119.91	99.85 %
			0.00	68,874.49		0.00	0.00	119.91	9,473.68	
2015	6,220,503.06	0.00	0.00	70,279.54	5,856,157.84	6,479,381.81	0.00	0.00	0.00	99.89 %
			0.00	188,599.21		0.00	0.00	0.00	6,199.59	
2014	5,791,215.02	0.00	0.00	12,837.46	5,596,428.86	5,815,841.43	0.00	0.00	0.00	99.87 %
			0.00	11,788.95		0.00	0.00	0.00	7,398.04	
2013	5,718,131.77	0.00	0.00	5,867.71	5,490,218.69	5,729,466.78	0.00	1.47	15.87	99.87 %
			0.00	5,467.30		0.00	0.00	15.87	7,135.74	
2012	5,662,797.95	0.00	0.00	16,553.46	5,448,995.05	5,767,461.72	0.00	0.00	0.00	99.87 %
			0.00	88,110.31		0.00	0.00	0.00	6,972.97	
2011	5,673,909.72	0.00	0.00	9,241.61	5,364,348.46	5,702,863.27	0.00	0.00	0.00	99.89 %
			0.00	19,711.94		0.00	0.00	0.00	5,689.53	
2010	5,118,690.81	0.00	0.00	17,717.18	5,128,063.62	5,166,330.67	0.00	23.40	52.11	99.68 %
			0.00	29,922.68		0.00	0.00	52.11	16,565.39	
2009	5,012,669.43	0.00	0.00	1,119.79	5,005,838.96	5,021,015.15	0.00	0.00	0.00	99.91 %
			0.00	7,225.93		0.00	0.00	0.00	4,306.74	
2008	4,804,965.61	0.00	0.00	17,907.96	4,815,925.99	4,824,762.21	0.00	0.00	0.00	99.92 %
			0.00	1,888.64		0.00	0.00	0.00	4,070.14	
2007	4,503,833.29	0.00	0.00	4,529.97	4,462,509.20	4,508,363.26	0.00	0.00	0.00	99.90 %
			0.00	0.00		0.00	0.00	0.00	4,611.44	
2006	4,144,511.82	0.00	0.00	34,034.25	4,161,839.66	4,178,546.07	0.00	0.00	0.00	99.88 %
			0.00	0.00		0.00	0.00	0.00	4,918.61	
2005	3,895,131.33	0.00	0.00	15,803.93	3,903,099.02	3,910,935.26	0.00	0.00	0.00	99.88 %
			0.00	0.00		0.00	0.00	0.00	4,609.93	
2004	3,631,356.78	0.00	0.00	28,281.81	3,650,610.22	3,659,638.59	0.00	0.00	0.00	99.87 %
			0.00	0.00		0.00	0.00	0.00	4,816.62	
2003	3,533,766.80	0.00	0.00	12,429.65	3,531,354.26	3,546,196.45	0.00	0.00	0.00	99.87 %

			0.00	0.00		0.00	0.00	0.00	4,749.52	
2002	77,647.79	0.00	0.00	314.43	77,419.31	77,962.22	0.00	0.00	0.00	96.38 %
			0.00	0.00		0.00	0.00	0.00	2,805.98	
2001	23,357.80	0.00	0.00	0.00	23,057.51	23,357.80	0.00	0.00	0.00	90.02 %
			0.00	0.00		0.00	0.00	0.00	2,300.74	
2000	29,281.21	0.00	0.00	0.00	29,098.29	29,281.21	0.00	0.00	0.00	89.62 %
			0.00	0.00		0.00	0.00	0.00	3,020.00	
<b>Subtot.</b>	<b>91,051,208.53</b>	<b>19,398.23</b>	<b>0.00</b>	<b>319,537.80</b>	<b>89,729,292.48</b>	<b>91,889,386.80</b>	<b>0.00</b>	<b>61.04</b>	<b>1,699,883.65</b>	<b>97.82 %</b>
			<b>0</b>	<b>518,640.47</b>		<b>0.00</b>	<b>0.00</b>	<b>1,699,883.65</b>	<b>1,953,479.49</b>	

**TAX DISTRICT: MINT HILL    LEVY TYPE: VEHICLE FEE**

2019	310.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	20.00	33.33 %
			0.00	0.00		310.00	0.00	20.00	200.00	
2018	330.00	0.00	0.00	0.00	330.00	0.00	0.00	0.00	0.00	84.85 %
			0.00	20.00		350.00	0.00	0.00	50.00	
2017	280.00	0.00	0.00	0.00	280.00	0.00	0.00	0.00	0.00	92.86 %
			0.00	0.00		280.00	0.00	0.00	20.00	
2016	160.00	0.00	0.00	0.00	160.00	0.00	0.00	0.00	0.00	87.50 %
			0.00	0.00		160.00	0.00	0.00	20.00	
2015	90.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	100 %
			0.00	0.00		90.00	0.00	0.00	0.00	
2014	100.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	100 %
			0.00	0.00		100.00	0.00	0.00	0.00	
2013	70.00	0.00	0.00	0.00	70.00	0.00	0.00	0.00	0.00	100 %
			0.00	0.00		70.00	0.00	0.00	0.00	
2011	10.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	100 %
			0.00	0.00		10.00	0.00	0.00	0.00	
2010	10.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	100 %
			0.00	0.00		10.00	0.00	0.00	0.00	
2006	10.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	100 %
			0.00	0.00		10.00	0.00	0.00	0.00	
2005	60.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	100 %

			0.00	0.00		60.00	0.00	0.00	0.00	
<b>Subtot.</b>	<b>1,430.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,420.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20.00</b>	<b>79.58 %</b>
			<b>0</b>	<b>20.00</b>		<b>1,450.00</b>	<b>0.00</b>	<b>20.00</b>	<b>290.00</b>	
<b>Total</b>	<b>91,086,222.70</b>	<b>19,451.56</b>	<b>0.00</b>	<b>351,418.86</b>	<b>89,787,966.12</b>	<b>91,889,386.80</b>	<b>67,621.77</b>	<b>63.48</b>	<b>1,700,449.68</b>	<b>97.81 %</b>
			<b>0.00</b>	<b>520,817.01</b>		<b>1,450.00</b>	<b>0.00</b>	<b>1,700,449.68</b>	<b>1,964,638.26</b>	

Signature (Tax Collector) \_\_\_\_\_

**%  
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coll.**

59.22 %
17.47 %
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<b>20.42 %</b>
<b>2.19 %</b>

Report Parameters:

Date Sent to Finance Start: 12/1/2019

Date Sent to Finance End: 12/31/2019

Abstract Type: RMV

Tax District: MINT HILL

Tax Year: ALL

Year For: 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991

Collapse Districts: N

Default Sort-By: Tax Year

Grouping: Tax District, Levy Type

Tax Year	Orig. Billed Amt (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)	Net Levy (\$)	Property Tax (\$)	Penalties (\$)	Int. Collect. (\$)	1.5% Admin	Net Amt Due	Total Collect. (\$)	% Coll.	% Un-coll.
			Assessor Refunds (\$)	Additional Levy (\$)		Assmt Fees (\$)	Coll. Fees (\$)	Net Collect. (\$)			Unpaid Balance (\$)		

TAX DISTRICT: MINT HILL LEVY TYPE: TAX

2014	3,294.04	0.00	0.00	0.00	2,938.96	3,320.91	0.00	0.00			0.00	97.79 %	2.21 %
			0.00	26.87		0.00	0.00	0.00			64.93		
2013	322,077.93	0.00	0.00	0.00	317,114.93	322,077.93	0.00	0.00			0.00	98.19 %	1.81 %
			0.00	0.00		0.00	0.00	0.00			5,751.88		
2012	550,264.19	0.00	0.00	0.00	542,323.54	550,419.11	0.00	0.00			0.00	98.66 %	1.34 %
			0.00	154.92		0.00	0.00	0.00			7,258.28		
2011	513,213.51	0.00	0.00	0.00	506,501.35	513,307.88	0.00	17.66			17.66	98.93 %	1.07 %
			0.00	94.37		0.00	0.00	17.66			5,413.72		
2010	488,951.08	0.00	0.00	0.00	481,869.52	489,518.80	0.00	0.00			0.00	98.58 %	1.42 %
			0.00	567.72		0.00	0.00	0.00			6,820.01		
2009	501,368.74	0.00	0.00	0.00	494,162.07	502,170.92	0.00	0.00			0.00	98.62 %	1.38 %
			0.00	802.18		0.00	0.00	0.00			6,812.56		
2008	542,235.83	0.00	0.00	0.00	534,007.05	542,859.70	0.00	27.49			42.35	98.77 %	1.23 %
			0.00	623.87		0.00	0.00	42.35			6,589.70		
2007	570,743.61	0.00	0.00	0.00	555,960.93	573,148.45	0.00	0.00			0.00	97.92 %	2.08 %
			0.00	2,404.84		0.00	0.00	0.00			11,570.55		
2006	545,204.67	0.00	0.00	0.00	538,006.19	549,611.45	0.00	0.00			0.00	98.18 %	1.82 %
			0.00	4,406.78		0.00	0.00	0.00			9,782.54		

2005	228,095.33	0.00	0.00	0.00	223,747.26	229,740.47	0.00	0.00			0.00	97.77 %	2.23 %
			0.00	1,645.14		0.00	0.00	0.00			4,988.84		
<b>Subtot.</b>	<b>4,265,448.93</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,196,631.80</b>	<b>4,276,175.62</b>	<b>0.00</b>	<b>45.15</b>	<b>0.68</b>	<b>44.47</b>	<b>60.01</b>	<b>98.45 %</b>	<b>1.55 %</b>
			<b>0</b>	<b>10,726.69</b>		<b>0.00</b>	<b>0.00</b>	<b>60.01</b>	<b>0.90</b>	<b>59.11</b>	<b>65,053.01</b>		
<b>TAX DISTRICT: MINT HILL LEVY TYPE: VEHICLE FEE</b>													
2014	690.00	0.00	0.00	0.00	689.12	0.00	0.00	0.00			0.00	95.65 %	4.35 %
			0.00	10.00		700.00	0.00	0.00			30.00		
2013	111,822.63	0.00	0.00	0.00	110,793.32	0.00	0.00	0.00			0.00	97.13 %	2.87 %
			0.00	0.00		111,822.63	0.00	0.00			3,180.66		
2012	197,645.01	0.00	0.00	0.00	195,896.63	0.00	0.00	0.00			0.00	97.48 %	2.52 %
			0.00	30.00		197,675.01	0.00	0.00			4,931.69		
2011	193,644.99	0.00	0.00	0.00	192,188.78	0.00	0.00	7.33			7.33	97.95 %	2.05 %
			0.00	10.00		193,654.99	0.00	7.33			3,932.82		
2010	189,020.83	0.00	0.00	0.00	187,608.18	0.00	0.00	0.00			0.00	97.45 %	2.55 %
			0.00	80.00		189,100.83	0.00	0.00			4,783.28		
2009	189,032.51	0.00	0.00	0.00	187,555.64	0.00	0.00	0.00			0.00	97.53 %	2.47 %
			0.00	180.00		189,212.51	0.00	0.00			4,626.65		
2008	192,005.00	0.00	0.00	0.00	190,298.74	0.00	0.00	10.70			10.70	97.81 %	2.19 %
			0.00	170.00		192,175.00	0.00	10.70			4,161.20		
2007	192,756.67	0.00	0.00	0.00	190,799.54	0.00	0.00	0.00			0.00	96.78 %	3.22 %
			0.00	810.00		193,566.67	0.00	0.00			6,142.50		
2006	186,370.85	0.00	0.00	0.00	184,544.72	0.00	0.00	0.00			0.00	96.79 %	3.21 %
			0.00	708.33		187,079.18	0.00	0.00			5,915.58		
2005	74,844.73	0.00	0.00	0.00	73,872.50	0.00	0.00	0.00			0.00	96.26 %	3.74 %
			0.00	277.52		75,122.25	0.00	0.00			2,761.69		
<b>Subtot.</b>	<b>1,527,833.22</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,514,247.17</b>	<b>0.00</b>	<b>0.00</b>	<b>18.03</b>	<b>0.27</b>	<b>17.76</b>	<b>18.03</b>	<b>97.33 %</b>	<b>2.67 %</b>
			<b>0</b>	<b>2,275.85</b>		<b>1,530,109.07</b>	<b>0.00</b>	<b>18.03</b>	<b>0.27</b>	<b>17.76</b>	<b>40,466.07</b>		
<b>Total</b>	<b>5,793,282.15</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,710,878.97</b>	<b>4,276,175.62</b>	<b>0.00</b>	<b>63.18</b>	<b>0.95</b>	<b>62.23</b>	<b>78.04</b>	<b>98.15 %</b>	<b>1.85 %</b>
			<b>0.00</b>	<b>13,002.54</b>		<b>1,530,109.07</b>	<b>0.00</b>	<b>78.04</b>	<b>1.17</b>	<b>76.87</b>	<b>105,519.08</b>		

Signature (Tax Collector) \_\_\_\_\_



Planning Department  
4430 Mint Hill Village Lane  
Mint Hill, NC 28227

*DATE:* | January 2, 2020  
*SUBJECT:* | **9509 Buckskin Lane**  
*FROM:* | Margie Nichols, CZO, Code Enforcement Officer <sup>MN</sup>  
*TO:* | Mayor and Commissioners

This is a request to rescind Ordinance number 737, dated May 9, 2019 registered at the Mecklenburg County Register of Deeds on May 17, 2019 regarding the subject property. All the required permits and approvals have been obtained by the property owners, and the home as been brought up to Mecklenburg County Engineering and Building Code Standards.

A copy of the Registered Ordinance is attached for your review.

Thank you.

FOR REGISTRATION  
Fredrick Smith  
REGISTER OF DEEDS  
Mecklenburg County, NC  
2019 MAY 17 10:53:22 AM  
BK: 33515 PG: 125-126  
FEE: \$26.00  
INSTRUMENT # 2019059702

BAKERFR



2019059702

Recording Cover Page

Must be typed or printed clearly in black ink only.

RETURNED TO CUSTOMER

Town of Mint Hill  
Ordinance Ordering Vacant & Secure

Document Title Property: 9509 Buckskin Ln

Must appear exactly as the first page of the document to be recorded

Prepared By:

Name: Margie Nichols, Code Enforcement Officer

Address: 4430 Mint Hill Village Ln

City/State/Zip: Mint Hill, NC 28227

After Recording, Mail To:

Name: Margie Nichols

Address: 4430 Mint Hill Village Ln

City/State/Zip: Mint Hill, NC 28227

Cover sheets may be used for documents that do not conform to North Carolina document recording standards.  
Submitters may use this cover sheet or prepare their own. If using this cover sheet, submitters assume  
responsibility for its completion and all liability for the content and information provided.

AN ORDINANCE ORDERING VACANT AND TO SECURE THE DWELLING LOCATED AT 9509 BUCKSKIN LANE, MINT HILL, NORTH CAROLINA 28227, TAX PARCEL ID #10936914, PURSUANT TO THE TOWN OF MINT HILL MINIMUM HOUSING CODE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE NORTH CAROLINA GENERAL STATUTES, SAID DWELLING BEING THE PROPERTY OF BETTY WORLEY.

**WHEREAS**, the dwelling located at 9509 Buckskin Lane, Mint Hill, North Carolina 28227 in the County of Mecklenburg has been found by the Housing Code Administrator of the Mecklenburg County Engineering & Building Standards Department to be unfit for human habitation and the owners thereof have been ordered to have said dwelling vacated and secured until it is repaired all pursuant to the Mint Hill Minimum Housing Code and Article 19, Part 6, Chapter 160A of the North Carolina General Statutes; and

**WHEREAS**, said owners have failed to comply with said order served on April 16, 2019, said order dated April 16, 2019.

**NOW, THEREFORE, BE IT ORDAINED**, by the Board of Commissioners of the Town of Mint Hill, North Carolina, that the Housing Code Administrator of the Mecklenburg County Engineering & Building Standards Department is hereby ordered to cause the dwelling vacated and secured until repaired and all required approvals, permits, sign offs and inspections are completed of the dwelling located at 9509 Buckskin Lane, Mint Hill, North Carolina 28227, in the County of Mecklenburg in accordance with the Town of Mint Hill Minimum Housing Code and Article 19, Part 6, Chapter 160A of the North Carolina General Statutes.

**Read, approved and adopted by the Mint Hill Board of Commissioners, Mint Hill, North Carolina, in regular session convened on the 9th of May 2019. The reference having been made in Minute Book and is recorded as ordinance number seven hundred thirty-seven.**

**NORTH CAROLINA  
MECKLENBURG COUNTY**

I hereby certify that the foregoing is a true and accurate copy of an ordinance duly adopted by the Board of Commissioners of Mint Hill, North Carolina, at a meeting held May 9, 2019 at 7 p.m. at the Mint Hill Town Hall in the Assembly Room.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the official corporate seal of said Town to be affixed, this, the 9<sup>th</sup> day of May 2019.

Michelle Wells  
Mint Hill Town Clerk, Michelle Wells

**STATE OF NORTH CAROLINA  
MECKLENBURG COUNTY**

I, Cassie Crutchfield, a Notary Public, do hereby certify that Michelle Wells, Mint Hill Town Clerk, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purposes therein expressed.

WITNESS my hand and notarial seal this 9th day of May 2019

Cassie Crutchfield  
NOTARY PUBLIC

My Commission Expires 12-2-23



MECKLENBURG CO REG OF DEEDS  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202  
(704)336-2443

-----  
ISSUED TO: MARGARITA NICHOLS/MINT HIL  
-----

RECEIPT # 4271925  
DATE May 17, 2019 10:53:22 AM  
-----

TIME	BOOK	PAGE	FEE
10:53 AM	33515	125	2019059702
ORD			26.00
Total Amount Due			26.00

CREDIT 960779 26.00  
-----  
Total Amount Paid 26.00

THANK YOU  
FREDRICK SMITH  
REGISTER OF DEEDS  
Deputy: BAKERFR



# PUBLIC HEARING

**CASE:** ZC19-8

**APPLICANT** CHRISTY MONTGERARD

**REQUEST** TEXT AMENDMENT: AMEND THE TABLE OF PRINCIPAL PERMITTED USES, SECTION 5.2, TO ALLOW ANIMAL GROOMING SERVICES, ANIMAL HOSPITALS (WITH INDOOR KENNELS) AND ANIMAL KENNELS WITHIN THE B-D DISTRICT

## APPLICATION SUMMARY:

The applicant is requesting an amendment to Section 5.2 to add the following uses to the B-D district: *Animal Grooming Services*, *Animal Hospital (indoor kennel)* and *Animal Kennel*. All uses in the B-D are listed as CD.

Ordinance Subsection Number	USE CATEGORY	Principal Permitted Uses (see <a href="#">Article 2</a> for Definitions)	R Residential District	O-A Office and Apartment	B-D Distributive Business
	RETAIL SALES AND SERVICE	Animal Grooming Services for Household Pets			
7.1.9	RETAIL SALES AND SERVICE	Animal Hospital (indoor kennel)		SR	
7.1.9	RETAIL SALES AND SERVICE	Animal Hospital (outdoor kennel)			
7.2.13 7.2.15	RETAIL SALES AND SERVICE	Animal Kennel	CD		

## MEETING DATES:

<b>PUBLIC HEARING</b>	<b>THURSDAY, January 9, 2020</b>
<b>PLANNING BOARD</b>	<b>MONDAY, January 27, 2020</b>
<b>BOARD OF COMMISSIONERS</b>	<b>THURSDAY, February 13, 2020</b>





# PUBLIC HEARING

<b>CASE:</b>	<b>ZC19-9</b>
<b>EXISTING ZONING</b>	<b>R</b>
<b>PROPOSED ZONING</b>	<b>R DO-A (CD)</b>
<b>PROPERTY OWNER:</b>	<b>STEPHEN AND MARTY MCEWEN; LAURIE ANN MCEWEN BLACKWELDER AND BILLY BLACKWELDER; MICHAEL MCEWEN</b>
<b>APPLICANT</b>	<b>STREETSCAPE LAND PARTNERS, LLC</b>
<b>LOCATION</b>	<b>LAWYERS ROAD</b>
<b>TAX PARCEL NUMBER</b>	<b>197-011-16, 197-011-45 AND 197-011-42 (PORTION OF)</b>
<b>REQUEST</b>	<b>CONDITIONAL REZONING TO DOWNTOWN OVERLAY (RESIDENTIAL DEVELOPMENT)</b>

## **APPLICATION SUMMARY:**

The applicant is requesting Conditional District Rezoning to the Downtown. The Zoning Plan includes 216 single family lots. 125 of the lots are composed of widths ranging between 40' and 70'. The remaining 91 lots are arranged for townhomes. The total proposed density for the site is approximately 3.85. The Downtown Code allows up to 6 units per acre.

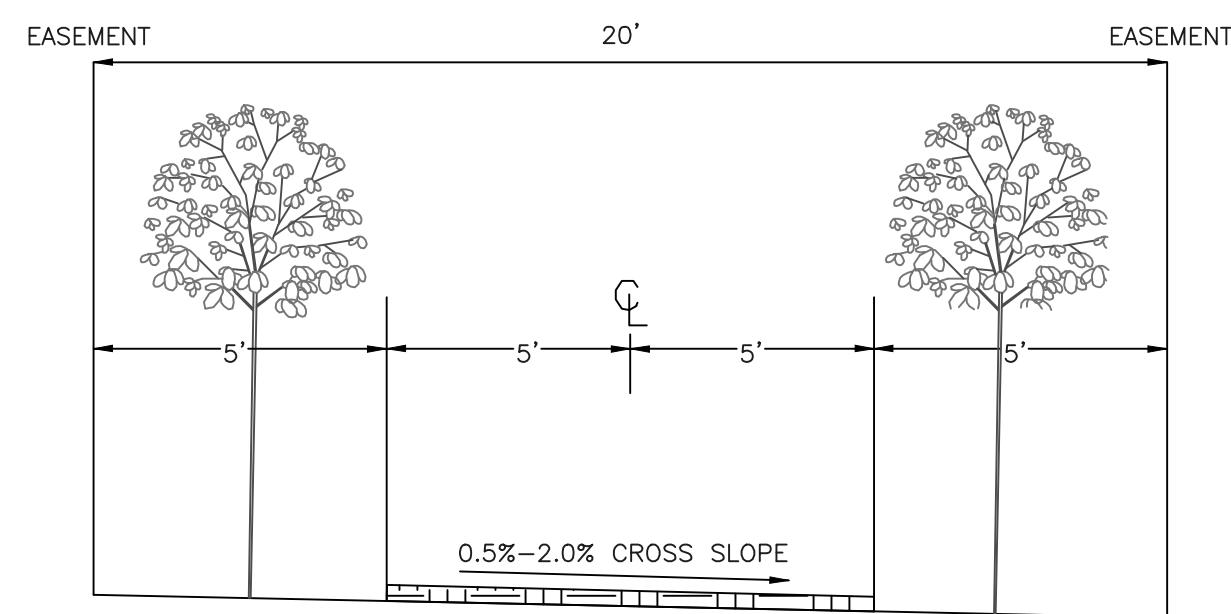
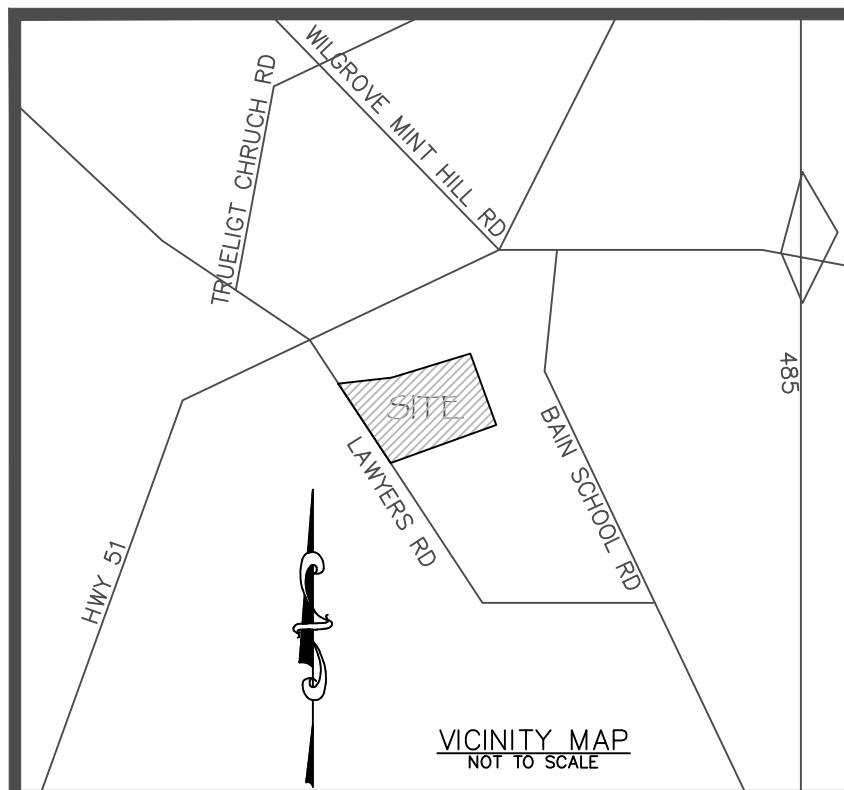
The proposed plan includes two access points on Lawyers Road and a future connection at the southeast corner. The connection to Crest Hill is proposed for emergency access only.

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:**

<b>PUBLIC HEARING</b>	<b>THURSDAY, January 9, 2020</b>
<b>PLANNING BOARD</b>	<b>MONDAY, January 27, 2020</b>
<b>BOARD OF COMMISSIONERS</b>	<b>THURSDAY, February 13, 2020</b>





**NOTES:**

1. TRAIL WIDTH SHALL BE A MINIMUM OF 10' WITHIN A 20' PERMANENT MAINTENANCE EASEMENT. TRIAL MAINTENANCE WILL BE THE RESPONSIBILITY OF THE HOA.
2. TRAIL SHALL BE CLEARED AND GRUBBED OF VEGETATION USING A SKID STEER WITH MAXIMUM BUCKET WIDTH OF 10'-FT.
3. CARE SHALL BE TAKEN TO PRESERVE TREES WITH A CALIPER GREATER THAN 4-INCHES (AS MEASURED AT EYE LEVEL). THE TRAIL MAY MEANDOR WITHIN THE PROPOSED 20'-FT EASEMENT TO ACCOMMODATE.
4. TRAIL SURFACE TO BE CONSTRUCTED TO TOWN OF MINT HILL RECOMMENDATIONS.
5. TRAIL SHALL HAVE A CROSS SLOPE BETWEEN 0.5% AND 2.0%.

POTENTIAL PEDESTRIAN CROSSING  
DEVELOPER TO COORDINATE WITH RON EUBANKS  
AT MECKLENBURG COUNTY WITH REGARD TO  
BUFFER IMPACT AUTHORIZATION REQUIREMENTS

10' GREENWAY TRAIL SECTION

SCALE: N.T.S.

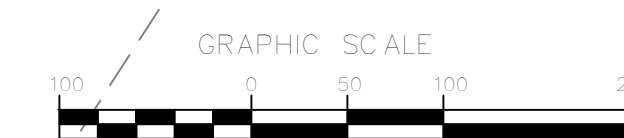
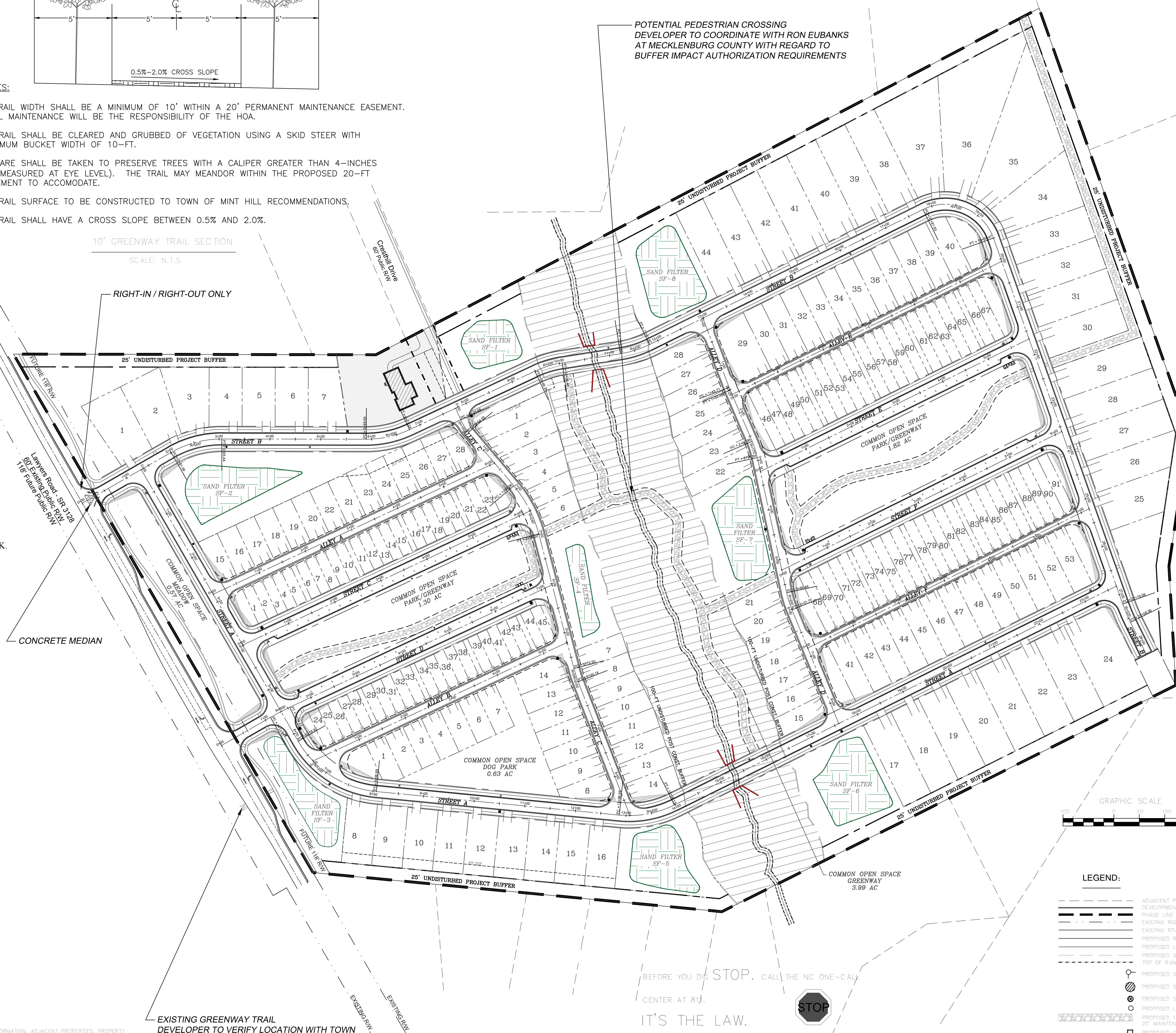
RIGHT-IN / RIGHT-OUT ONLY

**COMMON OPEN SPACE (COS) CALCULATIONS:**

COS REQUIRED = NUMBER OF BEDROOMS X 500 SF  
 LOTS WITH 3 BEDROOM UNITS: 172  
 LOTS WITH 4 BEDROOM UNITS: 44  
 TOTAL NUMBER OF BEDROOMS: 692  
 COS REQUIRED = 692 X 500 SF = 346,000 SF OR 7.94 ACRES

COS PROVIDED:  
 DOG PARK: 0.63 ACRES  
 MEADOW: 0.57 ACRES  
 PARK/GREENWAY: 3.12 ACRES  
 LF OF GREENWAY: 3,406 LF X 16 FT = 54,496 SF OR 1.25 ACRES  
 GREENWAY: 3.99 ACRES  
 TOTAL COS PROVIDED = 9.56 ACRES > 7.94 ACRES, THEREFORE O.K.

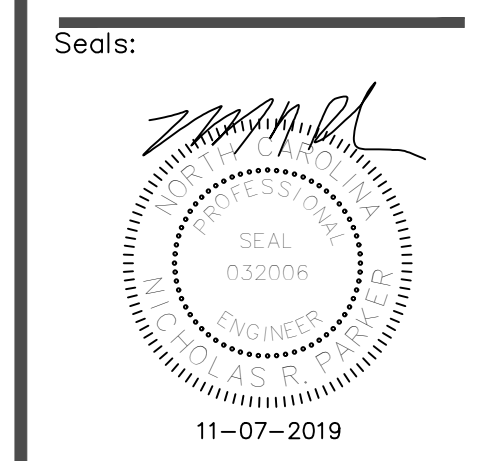
BLOCK	BLOCK LENGTH TABLE	LENGTH
STREET A	STREET B TO ALLEY A	288 FT
STREET A	ALLEY A TO STREET C	110 FT
STREET A	STREET C TO STREET D	151 FT
STREET A	STREET D TO ALLEY B	111 FT
STREET A	ALLEY B TO ALLEY C	627 FT
STREET A	ALLEY C TO ALLEY D	361 FT
STREET A	ALLEY D TO STREET B	609 FT
STREET B	LAWYERS ROAD TO STREET A	133 FT
STREET B	STREET A TO ALLEY C	644 FT
STREET B	ALLEY C TO ALLEY D	620 FT
STREET B	ALLEY D TO ALLEY E	708 FT
STREET B	ALLEY E TO STREET E	162 FT
STREET B	STREET E TO STREET F	193 FT
STREET B	STREET F TO ALLEY F	161 FT
STREET B	ALLEY F TO STREET A	161 FT
STREET B	STREET A TO END OF PHASE	145 FT
STREET C	STREET A TO ALLEY C	624 FT
STREET D	LAWYERS ROAD TO STREET A	135 FT
STREET D	STREET A TO ALLEY C	588 FT
STREET E	ALLEY D TO STREET B	589 FT
STREET F	ALLEY D TO STREET B	614 FT
ALLEY A	STREET A TO STREET C	611 FT
ALLEY B	STREET A TO STREET C	554 FT
ALLEY C	STREET B TO ALLEY A	138 FT
ALLEY C	ALLEY A TO STREET C	113 FT
ALLEY C	STREET C TO STREET D	152 FT
ALLEY C	STREET D TO ALLEY B	112 FT
ALLEY C	ALLEY B TO STREET A	368 FT
ALLEY D	STREET B TO ALLEY E	161 FT
ALLEY D	ALLEY E TO STREET E	162 FT
ALLEY D	STREET E TO STREET F	199 FT
ALLEY D	STREET F TO ALLEY F	162 FT
ALLEY D	ALLEY F TO STREET A	160 FT
ALLEY E	ALLEY D TO STREET B	591 FT
ALLEY F	ALLEY D TO STREET B	617 FT
TOTAL		11,732 FT



- LEGEND:**
- ADJACENT PROPERTY LINE
  - DEVELOPMENT BOUNDARY
  - PHASE LINE
  - EXISTING RIGHT-OF-WAY
  - EXISTING ROAD CENTERLINE
  - PROPOSED RIGHT-OF-WAY
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  - PROPOSED SPEED LIMIT SIGN
  - PROPOSED LIGHT POLE
  - PROPOSED 10' GREENWAY TRAIL WITH 20' MAINTENANCE EASEMENT
  - PROPOSED CLUSTER BOX
  - PROPOSED FIRE HYDRANT



Firm License # P-1191  
 331 Coddle Market Drive  
 Suite 110  
 Concord, NC 28027  
 Civil Site Design  
 Low Impact Development  
 Small-Scale Building Design  
 Telephone: 704.573.1621  
 Facsimile: 704.248.7951



MCFWEN MANOR  
 DEVELOPMENT  
 MINT HILL, NORTH CAROLINA  
 BY  
 STREETSCAPE LAND PARTNERS  
 10815 SIKES PLACE, SUITE 300  
 CHARLOTTE, NC 28277

Project Number: 17.18.082  
 Date: 11/07/2019  
 Drawn By: EML  
 Checked By: NRP

Revisions:

09/14/18	ORIGINAL SUBMITTAL
05/01/19	PER TOH 4 MECK. COUNTY
07/02/19	PER TOH 4 MECK. COUNTY
11/07/19	PER TOH 4 MECK. COUNTY

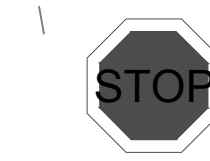
Sheet Title:



Sheet No:

C-2.0

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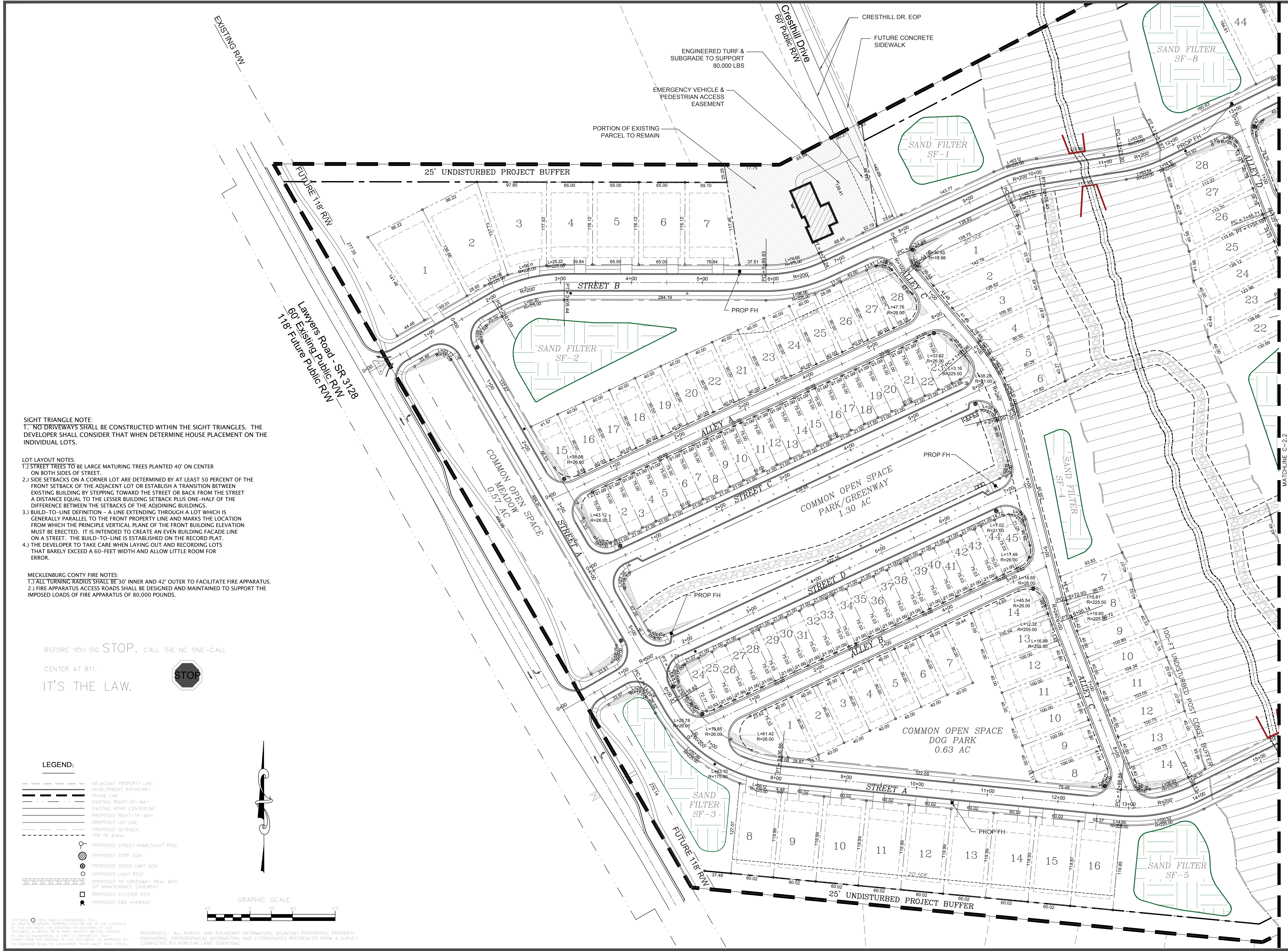
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Sheet Title:

**60-Scale  
Site Plan**

Sheet No:

**C-2.1**



**SIGHT TRIANGLE NOTE:**  
1. NO DRIVEWAYS SHALL BE CONSTRUCTED WITHIN THE SIGHT TRIANGLES. THE DEVELOPER SHALL CONSIDER THAT WHEN DETERMINE HOUSE PLACEMENT ON THE INDIVIDUAL LOTS.

- LOT LAYOUT NOTES:**
- 1.) STREET TREES TO BE LARGE MATURING TREES PLANTED 40' ON CENTER ON BOTH SIDES OF STREET.
  - 2.) SIDE SETBACKS ON A CORNER LOT ARE DETERMINED BY AT LEAST 50 PERCENT OF THE FRONT SETBACK OF THE ADJACENT LOT OR ESTABLISH A TRANSITION BETWEEN EXISTING BUILDING BY STEPPING TOWARD THE STREET OR BACK FROM THE STREET A DISTANCE EQUAL TO THE LESSER BUILDING SETBACK PLUS ONE-HALF OF THE DIFFERENCE BETWEEN THE SETBACKS OF THE ADJOINING BUILDINGS.
  - 3.) BUILD-TO-LINE DEFINITION - A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION MUST BE ERRECTED. IT IS INTENDED TO CREATE AN EVEN BUILDING FAÇADE LINE ON A STREET. THE BUILD-TO-LINE IS ESTABLISHED ON THE RECORD PLAT.
  - 4.) THE DEVELOPER TO TAKE CARE WHEN LAYING OUT AND RECORDING LOTS THAT BARELY EXCEED A 60-FOOT WIDTH AND ALLOW LITTLE ROOM FOR ERROR.

- MECKLENBURG COUNTY FIRE NOTES:**
- 1.) ALL TURNING RADII SHALL BE 30' INNER AND 42' OUTER TO FACILITATE FIRE APPARATUS.
  - 2.) FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.

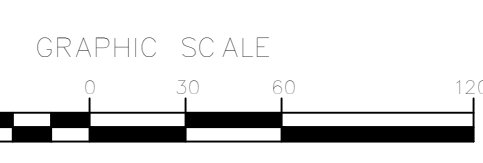
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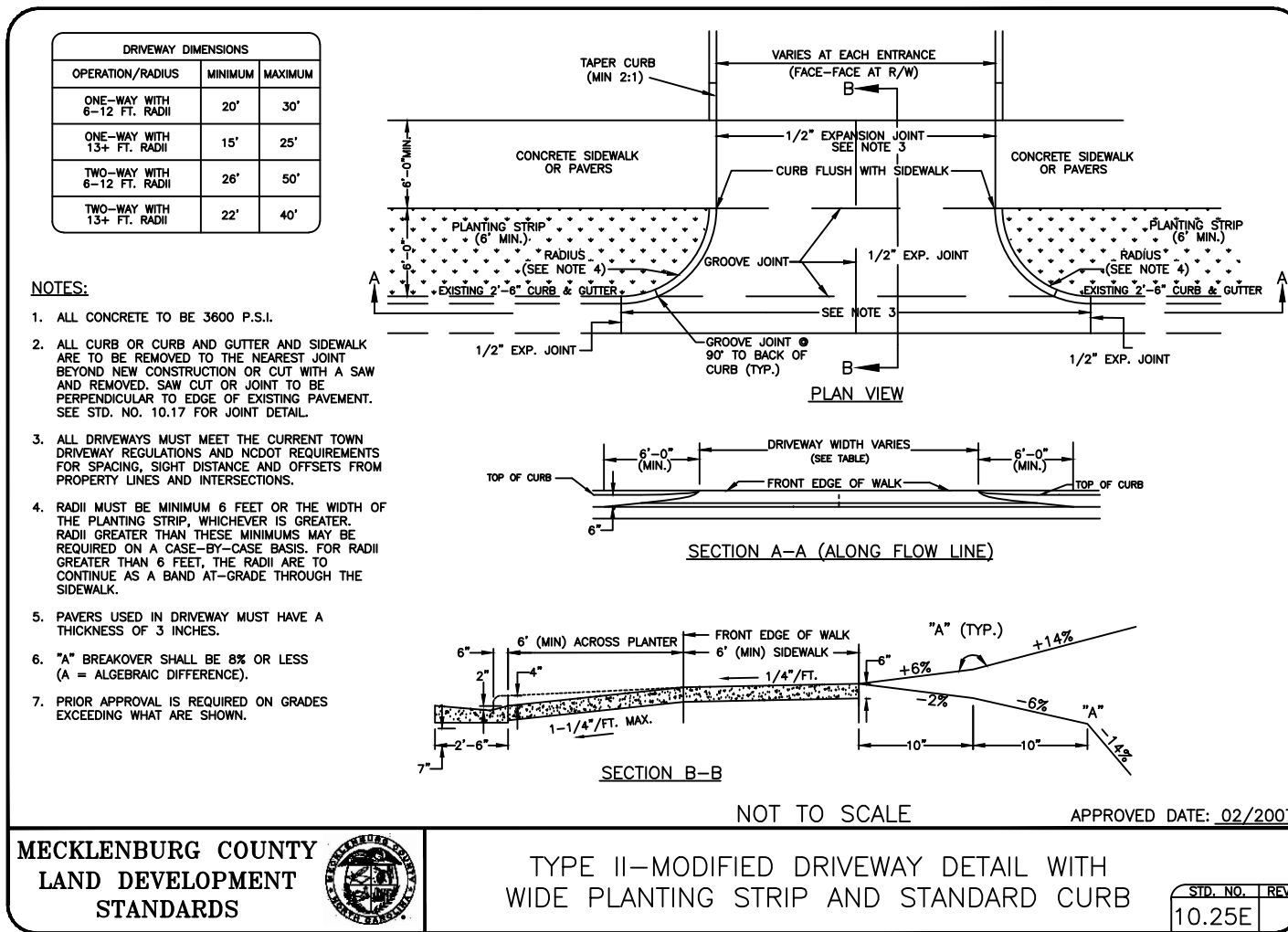
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NOTE:  
 ALLEY A, ALLEY B, ALLEY E,  
 ALLEY F ARE TO BE TYPE II MODIFIED DRIVEWAYS.

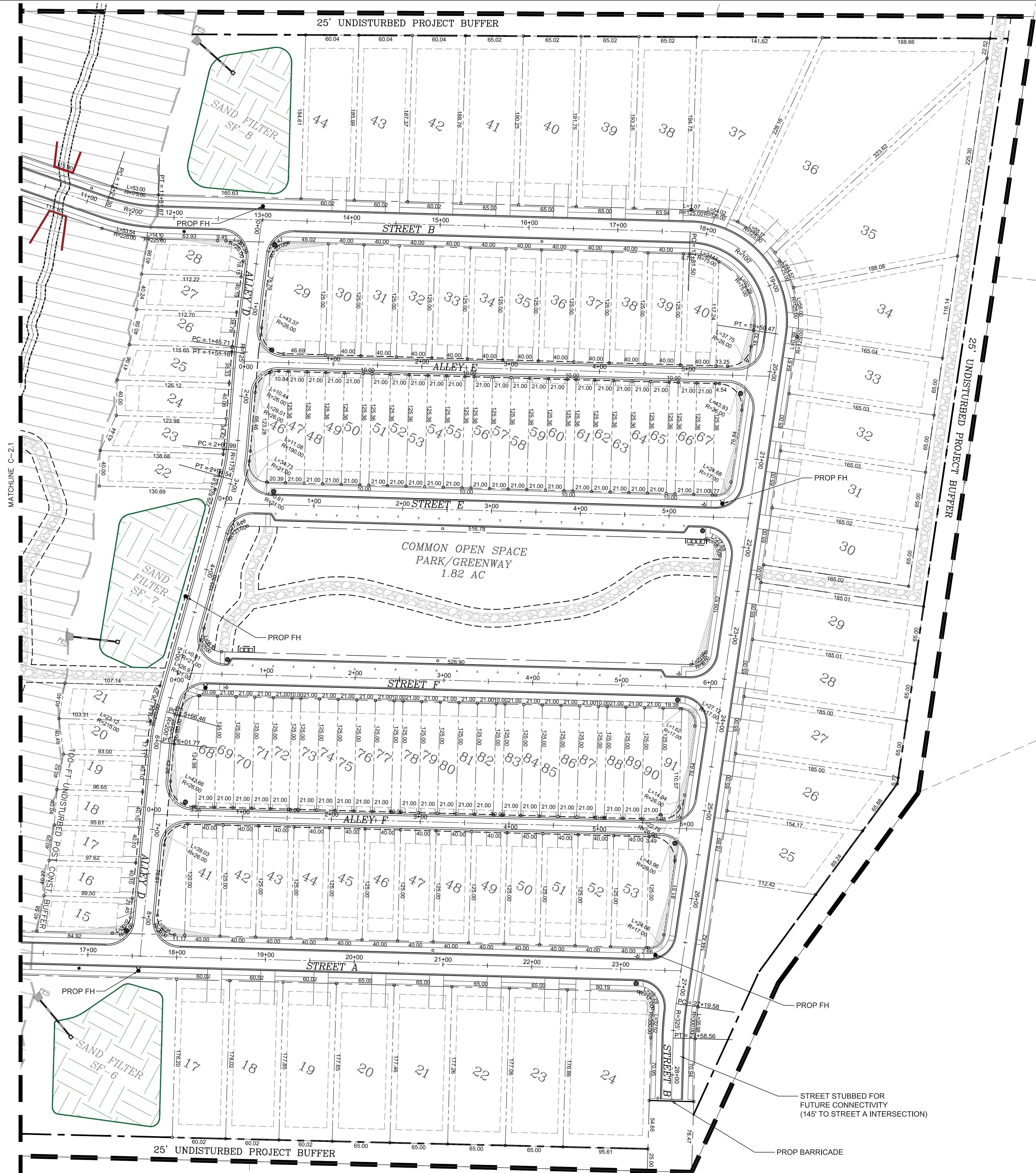
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  - PROPOSED CLUSTER BOX
  - PROPOSED FIRE HYDRANT



MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS  
 TYPE II-MODIFIED DRIVEWAY DETAIL WITH WIDE PLANTING STRIP AND STANDARD CURB  
 APPROVED DATE: 02/2007  
 10.25E



Firm License # P-1191  
 331 Coddle Market Drive  
 Suite 110  
 Concord, NC 28027  
 Civil Site Design  
 Low Impact Development  
 Small-Scale Building Design  
 Telephone: 704.573.1621  
 Facsimile: 704.248.7951



MCEWEN MANOR DEVELOPMENT  
 MINT HILL, NORTH CAROLINA  
 BY  
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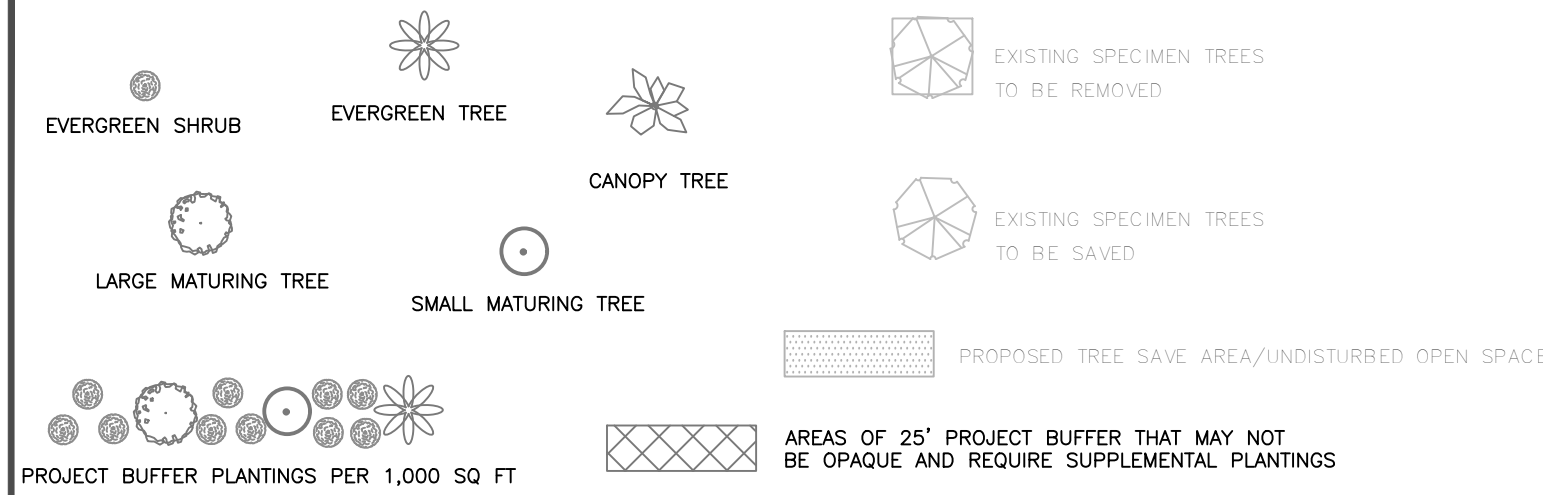
Revisions:	DATE	DESCRIPTION
09/14/18	09/14/18	ORIGINAL SUBMITTAL
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11/07/19	11/07/19	PER TOH 4 MECK. COUNTY

Sheet Title:  
**60-Scale Site Plan**

Sheet No:  
**C-2.2**



**PLANT LEGEND**  
(ALL PLANT SPECIES TO BE APPROVED BY TOWN OF HUNTERSVILLE PRIOR TO PLANTING)

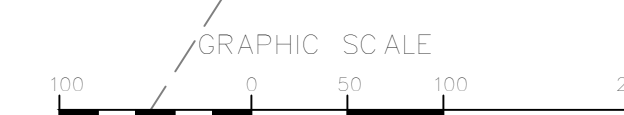


LOST SIZE	# OF LOTS	REQUIREMENTS
< 10,000 SF	113	1 FRONT - 1 REAR
10,000 - 15,000 SF	29	1 FRONT - 2 REAR
15,001 - 20,000 SF	2	2 FRONT - 2 REAR
> 20,000 SF	2	3 FRONT - 3 REAR

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 811. IT'S THE LAW.



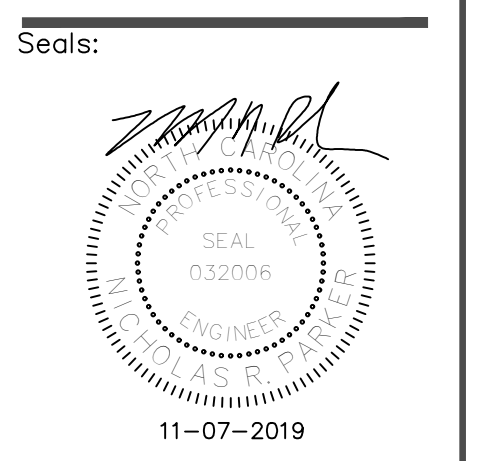
- LANDSCAPING NOTES:**
- STREET TREES ARE REQUIRED TO BE WITHIN A MINIMUM 7-FOOT PLANTING STRIP LOCATED BETWEEN THE PROPOSED STREET AND PROPOSED SIDEWALK. PLANTING SHALL BE PROVIDED AS FOLLOWS:
    - LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40- FEET ON CENTER EXCEPT THAT SPACING MAY BE ALTERED SLIGHTLY TO ACCOMMODATE DRIVEWAYS.
    - SMALL MATURING "CANOPY-LIKE" TREES SHALL BE PLANTED 30- FEET ON CENTER WHERE EXISTING OVERHEAD UTILITY LINES PROHIBIT THE USE OF LARGE MATURING CANOPY TREES.
  - NEW TREES MAY BE REQUIRED WITHIN EACH RESIDENTIAL LOT. IN ORDER TO MAINTAIN OR REPLENISH THE URBAN TREE CANOPY IN AREAS OF NEW RESIDENTIAL SUBDIVISION, EACH LOT SHALL PROVIDE CANOPY TREES. FOR LOTS LESS THAN 10,000 SQ. FT., 1 FRONT YARD AND 1 REAR YARD CANOPY TREE MAY BE REQUIRED. FOR LOTS BETWEEN 10,000 SQ. FT. AND 15,000 SQ. FT., 1 FRONT YARD AND 2 REAR YARD CANOPY TREES MAY BE REQUIRED.
  - ALL REQUIRED PLANTINGS SHALL BE INSTALLED IN A MANNER THAT INSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER FOR HEALTHY GROWTH AND THAT IS NOT INTRUSIVE TO ABOVE GROUND AND UNDER GROUND UTILITIES.
  - ALL STREET TREES MUST BE FROM THE "TOWN OF MINT HILL TREE AND SHRUB LIST."
  - ALL TREES SHALL BE A MINIMUM OF 2-INCHES IN CALIPER, WITH MINIMUM HEIGHT 8' TO 10' AT TIME OF PLANTING. SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 3' AT INSTALLATION, EXPECTED HEIGHT OF 6' AT MATURITY.
  - INSTALLATION OF TREES AND SHRUBS SHALL COMPLY WITH THE TOWN OF MINT HILL ENGINEERING STANDARDS AND PROCEDURES MANUAL.
  - EVERY REASONABLE EFFORT SHALL BE MADE TO PROTECT AND RETAIN EXISTING TREES AND SHRUBS NOT ACTUALLY LYING IN PLANNED ROADWAYS, DRAINAGEWAYS, BUILDING FOUNDATION SITES AND CONSTRUCTION ACTIVITY AREAS. EXCEPT WHEN NECESSARY TO PROVIDE ACCESS TO A SITE OR TO INSURE THE SAFETY AND SECURITY OF PEOPLE AND PROPERTY ANY EXISTING HEALTHY TREES THAT ARE EIGHT INCHES OR GREATER IN CALIPER, LOCATED WITH A PUBLIC RIGHT-OF-WAY OR UNDEVELOPED REQUIRED YARD SHALL BE RETAINED UNLESS APPROVED FOR REMOVAL BY STAFF DURING PLAN REVIEW.
  - TREES SHOULD NOT BE PLANTED WITHIN 40' OF THE CURB RETURN ON A STOP/YIELD CONTROLLED APPROACH. ALSO NOTE THAT TREES SHOULD BE PLANTED AT LEAST 10' FROM DRAINAGE STRUCTURES. TREES NOT TO BE PLANTED DIRECTLY ON TOP OF STORM DRAIN PIPES, NOR WITHIN SIGHT TRIANGLES.
  - ALL LOT TREES AS PER SECTION 7.7 (STREET TREES AND INTERNAL LANDSCAPING) OF THE TOWN OF MINT HILL ZONING ORDINANCE. EXISTING SPECIMEN TREES TO BE USED IN LIEU OF NEW PLANTINGS (AS APPROVED BY TOWN OF MINT HILL).
  - SHOULD ANY AREA OF DESIGNATED TREE SAVE OR SPECIMEN TREES BE COMPROMISED MITIGATION WILL BE REQUIRED PER ARTICLE 7.5.
  - ALL TREE SAVE LOCATED ON PRIVATE LOTS WILL BE REQUIRED TO BE PLATTED. SHOULD CONSTRUCTION OCCUR AND COMPROMISE, THEN MITIGATION WILL NEED TO TAKE PLACE AND A REVISED PLAT WILL BE REQUIRED FOR REDEVELOPMENT.



- LEGEND:**
- ADJACENT PROPERTY LINE
  - DEVELOPMENT BOUNDARY
  - PHASE LINE
  - EXISTING RIGHT-OF-WAY
  - EXISTING ROAD CENTERLINE
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED LOT LINE
  - PROPOSED SETBACK
  - TOP OF BANK
  - PROPOSED STREET NAME/LIGHT POLE
  - PROPOSED STOP SIGN
  - PROPOSED SPEED LIMIT SIGN
  - PROPOSED LIGHT POLE
  - PROPOSED 10' GREENWAY TRAIL WITH 20' MAINTENANCE EASEMENT
  - PROPOSED CLUSTER BOX
  - PROPOSED FIRE HYDRANT
  - PROPOSED TREE SAVE AREA/UNDISTURBED OPEN SPACE



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Telephone: 704.573.1621  
Facsimile: 704.248.7951



MCFEENMANOR DEVELOPMENT  
MINT HILL, NORTH CAROLINA  
BY  
STREETScape LAND PARTNERS  
10815 SIKES PLACE, SUITE 300  
CHARLOTTE, NC 28277

Project Number: 17.18.082  
Date: 11/07/2019  
Drawn By: EML  
Checked By: NRP

Revisions:	
09/14/18	ORIGINAL SUBMITTAL
05/01/19	PER TOH 4 MECK. COUNTY
07/02/19	PER TOH 4 MECK. COUNTY
11/07/19	PER TOH 4 MECK. COUNTY

Sheet Title:  
**Landscaping Plan**

Sheet No:  
**C-3.0**

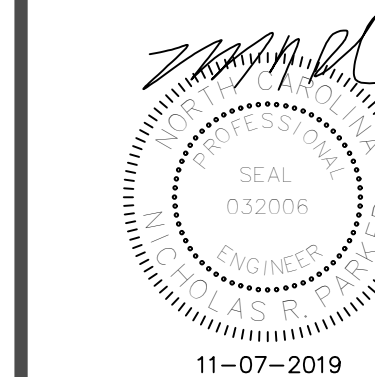
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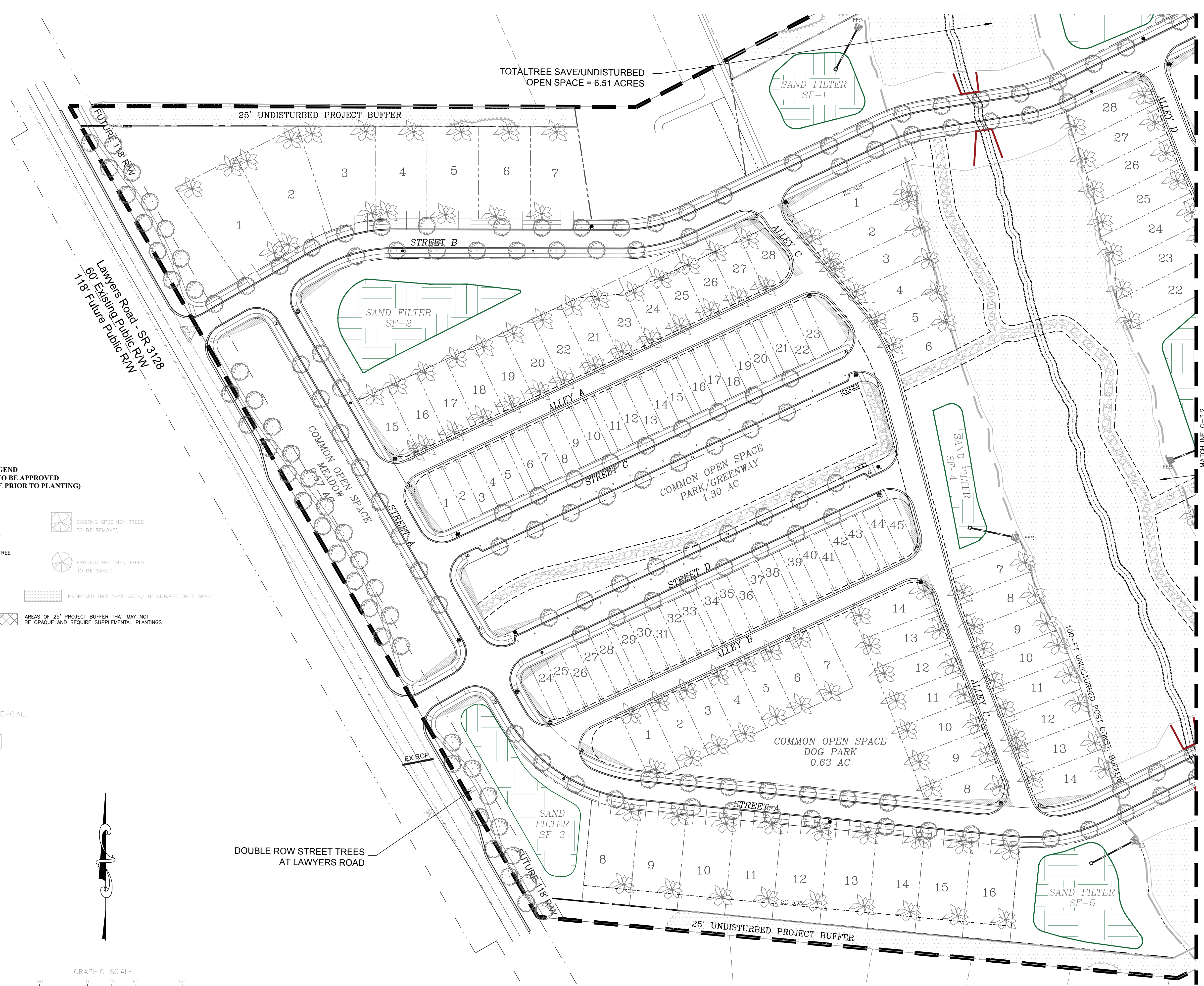
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Sheet Title:

60-Scale  
Landscaping  
Plan

Sheet No:

C-3.1



TOTAL TREE SAVE/UNDISTURBED  
OPEN SPACE = 6.51 ACRES

25' UNDISTURBED PROJECT BUFFER

Lawyers Road - SR 3128  
60' Existing Public RW  
118' Future Public RW

**PLANT LEGEND  
(ALL PLANT SPECIES TO BE APPROVED  
BY TOWN OF HUNTERSVILLE PRIOR TO PLANTING)**

- EVERGREEN SHRUB
- EVERGREEN TREE
- CANOPY TREE
- LARGE MATURING TREE
- SMALL MATURING TREE
- PROJECT BUFFER PLANTINGS PER 1,000 SQ FT
- EXISTING SPECIMEN TREES TO BE REMOVED
- EXISTING SPECIMEN TREES TO BE SAVED
- PROPOSED TREE SAVE AREA/UNDISTURBED OPEN SPACE
- AREAS OF 25' PROJECT BUFFER THAT MAY NOT BE OPAQUE AND REQUIRE SUPPLEMENTAL PLANTINGS

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**LEGEND:**

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GRAPHIC SCALE



DOUBLE ROW STREET TREES  
AT LAWYERS ROAD

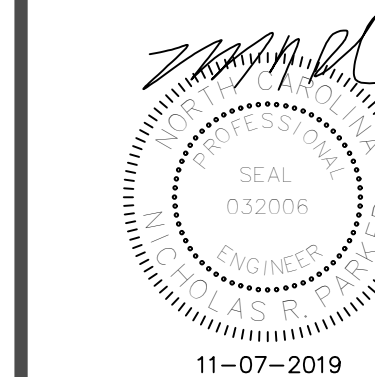
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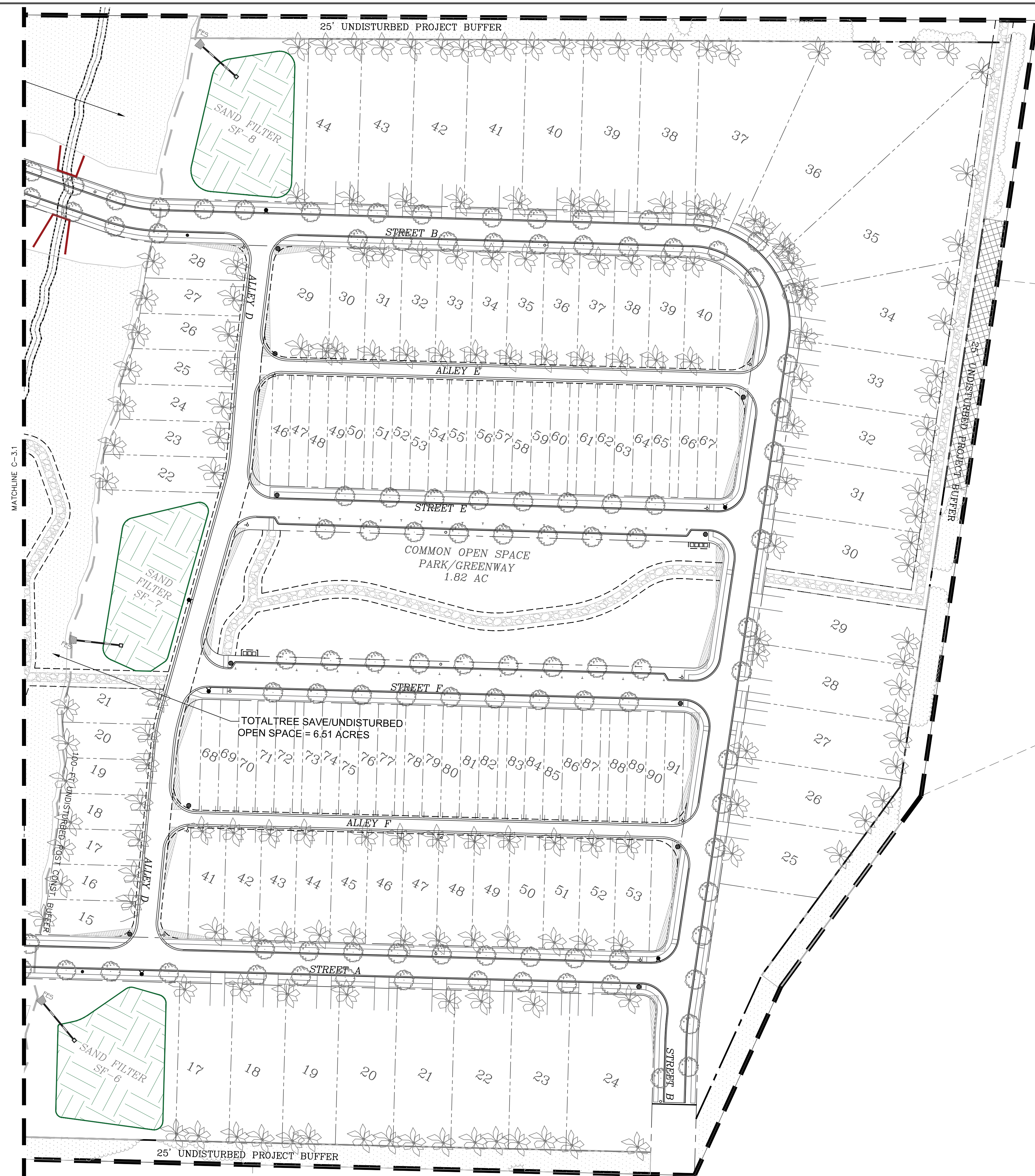
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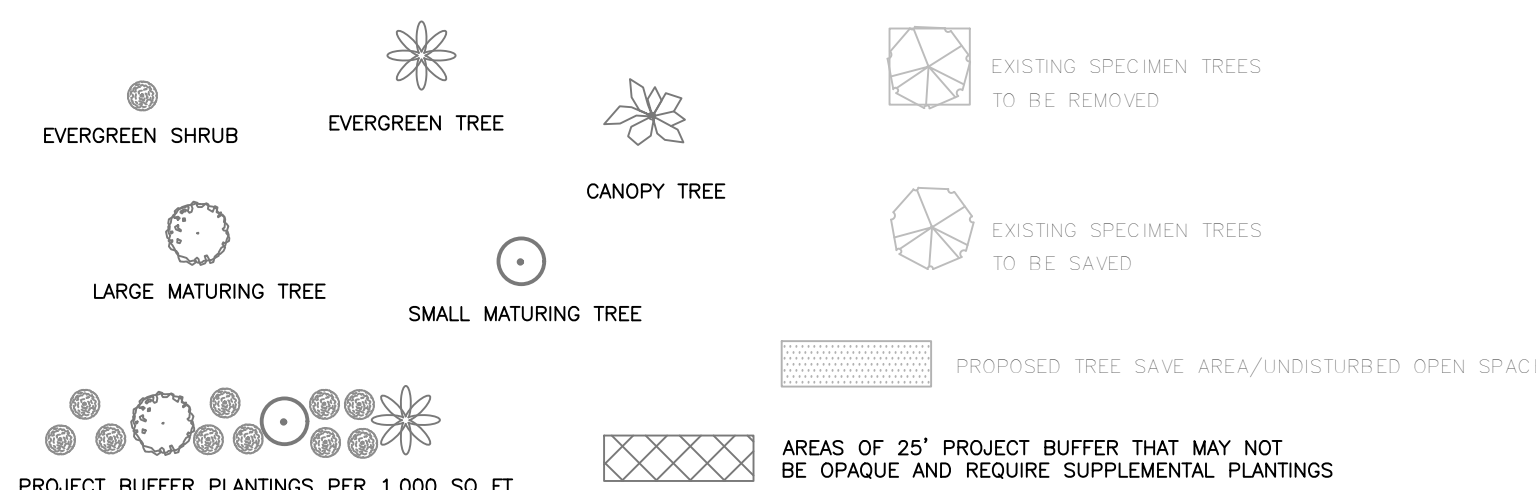
60-Scale  
 Landscaping  
 Plan

Sheet No:

C-3.2



**PLANT LEGEND**  
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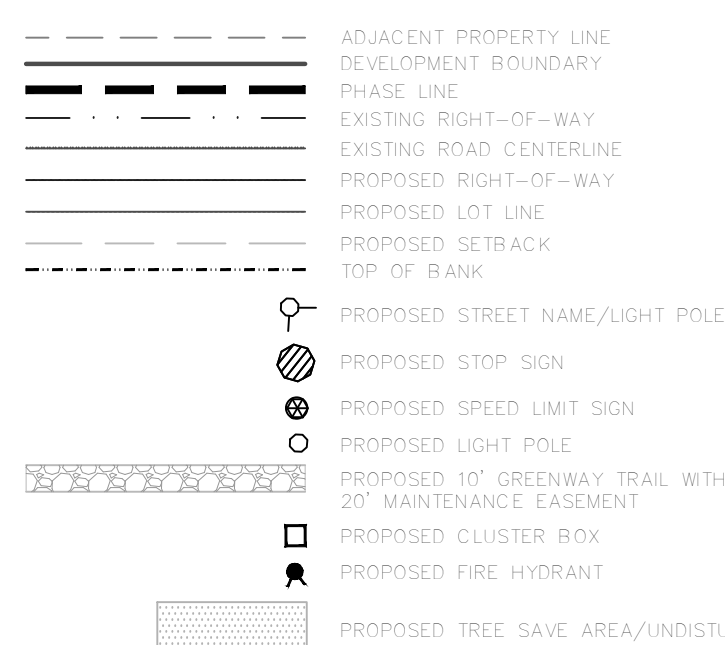


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# Memo

**To:** Mayor and Board of Commissioners  
**From:** Cassie Crutchfield  
**Date:** November 14, 2019  
**Subject:** Planning Board

---

The following members of the Planning Board were elected to the Mint Hill Board of Commissioners in the November 5, 2019 election:

**Brad Simmons**

**Tony Long**

Both Mr. Simmons and Mr. Long were serving Planning Board terms that would expire on June 30, 2021. The Planning Board will need two new appointees from the applications attached.



# Memo

**To:** Mayor and Board of Commissioners  
**From:** Cassie Crutchfield  
**Date:** November 14, 2019  
**Subject:** Board of Adjustments

---

**The terms for the following members of Board of Adjustments will expire on December 31, 2019:**

**Mike Weslake**

**David Tirey (ETJ)**

**Vacant (ETJ Alternate)**

**Applicants will serve until December 31, 2022.**