

**MINUTES OF THE CALLED MEETING OF
THE BOARD OF COMMISSIONERS
TOWN OF MINT HILL, NORTH CAROLINA
JULY 19, 2018**

The Board of Commissioners of the Town of Mint Hill met in called session on Thursday, July 19, 2018 at 6:20 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Mayor: Ted H. Biggers, Jr.

Commissioners: Mike Cochrane, Dale Dalton and Richard Newton

Town Manager: Brian L. Welch

Planning Director: John Hoard

Board Clerk: Cassie Crutchfield

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 introduced Nicholas Parker, Amicus Partners, regarding residential proposal at 11631 Lawyers Road Tax Parcel Numbers 197-011-45 and 197-011-16. Mr. Parker stated the property consist of 56 acres currently zoned residential; proposed downtown overlay. McEwen Manor would be a well thought out traditional neighborhood development with connectivity to the Town center. The scope of the project was to optimize the design and integration of quality-built homes and low impact design features in a traditional neighborhood development that promoted connectivity, was environmentally sensitive and a benefit to the Town. The vision included a greenway, abundant green space, social connectivity, true front-porch living, and quality architecture were the primary focus. The project would have 11 acres that would be untouched natural space; five acres as open space and four units to the acre would be the density requested. Rear Load Townhomes, Rear Load single family detached cottages, front load neighborhood edge and greenway cottage lots would comprise the neighborhood. Meeting Street Homes were the prospective builders. He showed the prospective plans to the Board. The project will be creative and demographically diverse. Neighborhood Commons would be townhomes. Village Cottages would be rear load with large front porches. Greenway Cottages would front the greenway and an additional alleyway. More prominent use of brick and stone would be at the edge of the development. Potential amenities included a pool, tot lot, community garden, greenways and community parks (shallow detention) would be the amenities.

Mayor Biggers asked what the incentive was to incorporate the shallow detention community park into the design. Mr. Parker said 90% of the detentions that developers used were sand filters but after five years they looked terrible. They have negative impact on the development. The shallow detention would be an amenity. He had spoken to Mecklenburg County about it.

Manager Welch asked if Mr. Parker planned on keeping the park since typically the Town would take over any storm water features after the two-year warranty period. Mr. Parker said it would be maintained by the HOA.

Mayor Biggers asked about the total number of units on the 56 acres. Mr. Parker said 220 units; just under four per acre. Kimley Horn would begin a traffic study for NCDOT.

Commissioner Dalton asked about the connections. Cresthill Drive would be one connection along with Lawyers Road. Mr. Parker said they would be open to suggestions from the Town. The entire front would have to be upgraded.

Manager Welch asked about curb and gutter throughout? Swells get destroyed where the pavement meets the grass; therefore, they were preparing for a Bio-swell with curb and sidewalk because they were aesthetically pleasing. Manager Welch asked that they maintain it in perpetuity.

Joe Roy, Meeting Street Homes, stated he was glad to have worked in Mint Hill at Brighton Park. The project would be loved for the proximity to downtown and pedestrian activity. The homes would be similar to Brighton Park. They would use a mix of brick and siding.

Commissioner Cochrane asked about Cresthill Drive as a connection. Mr. Parker said they had put in traffic features into the older neighborhoods when connecting to them. Highway 51 and Lawyers Road were both very busy roads.

Mayor Biggers said he liked the product; it was outside the downtown and higher density, so he asked the Board to have a workshop on the proposed development. He asked Planning Director Hoard to identify all of the problem areas that would need to be discussed at the workshop to ensure the Board made the best decision. Mr. Parker agreed to help provide information for the workshop and provide information on the other communities they had built.

Commissioner Newton, Commissioner Dalton and Commissioner Cochrane agreed.

Mayor Biggers introduced Steve Souder regarding Industrial Development proposal at property located at 10821 and 10925 Blair Road. Mr. Souder said the property was across from Connell Road. They would be office/warehouse units that would be approximately 1000 square feet. The Drum Building and Food Lion were similar to what they were hoping to construct and owned by Souder; these units had 100% occupancy and had a wait list. The mini storage was very close and property had great access to I-485. Front load garage door units or industrial feel with various materials were ideas they were exploring.

Mayor Biggers asked about land use. Planning Director Hoard said it was zoned residential but projected as industrial in the Land Use Plan. Mayor Biggers asked about the acreage. Mr. Souder said one parcel was two acres and the other was one acre.

Commissioner Cochrane said he was a big business supporter; the more attractive the units were meant they would be better for businesses. Mr. Souder said there would be no landscapers or auto

repair businesses. Commissioner Cochrane asked about parking per unit. Mr. Souder suggested possibly 2-3 spaces per unit.

Commissioner Dalton asked about the exterior toward Highway 51. Mr. Souder said the garage doors would be facing inward. They would incorporate sidewalk and landscaping.

Commissioner Newton asked about road improvements. Mr. Souder said it was close to Allen Station Drive.

Mayor Biggers said they could apply for a conditional rezoning; although the Board was receptive to the presentation, the requirements imposed by the Board would be similar to those placed on other industrial locations.

Commissioner Dalton asked if the house beside the property would have a buffer. Mr. Souder said yes, they would have a buffer.

The Board asked Mr. Souder to continue working with the Planning Department to submit their application.

There being no further business to come before the Board, Mayor Biggers adjourned the Quarterly Developers' Workshop at 6:52 p.m.

Michelle Wells, CMC, Town Clerk