

**MINUTES OF THE CALLED MEETING OF
THE BOARD OF COMMISSIONERS
TOWN OF MINT HILL, NORTH CAROLINA
OCTOBER 11, 2018**

The Board of Commissioners of the Town of Mint Hill met in called session on Thursday, October 11, 2018 at 6:00 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 Ellington and Richard Newton

Town Manager: Brian L. Welch

Planning Director: John Hoard

Town Clerk: Michelle Wells

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 asked Bob Wiggins, Mattamy Homes, to present their PowerPoint regarding property along Lawyers Road. Mr. Wiggins said Mattamy was proposing 140 brick townhomes with alley loaded garages just north of Brighton Park along Lawyers Road on 24.94 acres.

He highlighted the amenities which included open space, inviting road frontage and greenway trails that would tie into Brighton Park.

Commissioner Cochrane asked about the interior of the townhomes; what would the layout be as far as bedrooms and would it be an age restricted community? Mr. Wiggins said the concept was still fluid and the master could be upstairs or downstairs. The targeted group (possibly millennials, empty nesters or divorcees) would be determined based off of the market study. He stated the quality of the units would include granite and high-quality carpet. He anticipated the units to be priced in the high \$200,000's or the low \$300,000's.

Commissioner Ellington asked if this property was located in the downtown overlay. Mr. Wiggins said it was not. Commissioner Ellington asked if they would be asking for an exception in the ordinance. Mr. Wiggins said they would seek an exception to the ordinance.

Commissioner Dalton asked Mr. Wiggins to confirm they were asking for 140 homes on 24 acres. Mr. Wiggins said yes. He asked if the amenities would be written into the contract. Mr. Wiggins said they could be added to the contract. Mr. Wiggins said they wouldn't be starter units. Commissioner Dalton said he wouldn't want them to become rental units.

Commissioner Newton stated he thought 140 homes on 24 acres was too many because the Downtown overlay would only allow six and outside the Downtown overlay they would only be allowed two units per acre. Mr. Wiggins stated the adjacent retirement community allowed five units per acre and the development they were proposing would fit well with Mint Hill.

Mayor Biggers asked about the choice of all brick exterior. Mr. Wiggins said Cadence at Highway 218 and Interstate 485 was all brick and was well received by the Board. Mattamy thought all brick townhomes would be well received, too.

Mayor Biggers suggested setting up a meeting, within the next week or so, with Manager Welch, Planning Director Hoard and members of the Board to get further direction.

Mayor Biggers asked Debe Maxwell, of Remax Realty, to speak about the property located at 4810 Margaret Wallace Road. Ms. Maxwell stated the property consisted of 18.96 acres and was adjacent to Willow Grove. She said the owner was in her 70's and wanted to develop her property. The owner was disappointed when the Town turned down the opportunity to market the property for a nursing home, office, medical and/or shopping.

Mayor Biggers said the Board had not turned down a nursing home. Ms. Maxwell said Scott Stevens had presented a plan including a nursing home, but it had not been well received by the Board. Mayor Biggers asked if they had met with Planning Director Hoard. Ms. Maxwell said they had spoken on the phone. She stated she would like to meet to discuss what the Board would like to see there. Mayor Biggers stated the surrounding area was complex and the Board had to be mindful of what was approved there.

Ms. Maxwell suggested up to eight townhomes an acre would significantly increase tax money for the Town. Mayor Biggers told Ms. Maxwell that eight units to an acre wasn't even allowed in the downtown. Ms. Maxwell asked why eight units wouldn't be acceptable since Charlotte and surrounding areas allowed that density. Mayor Biggers told her Mint Hill was not looking for additional income; the costs outweighed the tax benefit. She asked what the Board would like to know how the owner should market the property. Mayor Biggers suggested if they were proposing the density as Willow Grove then the Board wouldn't deny them the opportunity to do the same. Ms. Maxwell said it was becoming a tax burden for the 76-year-old owner.

Mayor Biggers suggested setting up a meeting with him, Commissioner Cochrane and Planning Director Hoard. The Board couldn't give them guidance based on the information spoken about at the meeting.

Mayor Biggers asked Kevin Ammons, ColeJenest Stone, to speak regarding parcels 139-082-02 and 139-082-03 located near Connell Road and Interstate 485. The 120 acres would be used for a conservation subdivision with two units per acre having smaller lots sizes. He said the subdivision would have pocket parks, pool amenities and walking trails. The exterior materials would be four-sided masonry but not all brick. He stated they would be committed to the materials to make sure it kept the rural feel. The projected price range would be \$350,000 to \$425,000.

Mayor Biggers asked where the closest development was located. Mr. Ammons stated they had developments in Gastonia and Lancaster County.

Commissioner Cochrane asked what they would use in addition to brick. Mr. Ammons suggested they would use some stone, rock or non-vinyl siding. Commissioner Cochrane asked the size of the homes. Mr. Ammons said 2,200 to 3,500 square feet.

Commissioner Ellington said the lots sounded small for that price range.

Mayor Biggers asked if they would qualify for a conservation subdivision. Planning Director Hoard said yes, except they would need an exemption for the lot size. Conservation Subdivisions require lots to be at least 80 feet and a total of 12,500 square feet. Mr. Ammons stated Cadence and Herron Creek were using 55x120 as their lot sizes and that was why they were asking for direction from the Board. Mr. Ammons stated they would like the lots to look less uniform and have more appeal.

Commissioner Dalton said he would need more information on the project to give input.

Commissioner Newton asked if the lawns would be maintained by the HOA. Mr. Ammons stated they would not necessarily be maintained by the HOA. Commissioner Newton asked if they had a builder in mind. Mr. Ammons said no, but it would be a builder familiar with the area.

Mayor Biggers said it was a good area for a conservation subdivision and he liked the rural feel concept. He would like to see more elevations.

Mayor Biggers stated the Board needed to have a joint meeting with the Planning Board to resolve the issue of exceptions on lot size. He asked that Mr. Ammons meet with Planning Director Hoard and provide all of the information they could so the Board would make a better determination of the project.

Mr. Ammons thanked the Board and told them they would be willing to pave the unpaved portion of Connell Road.

There being no further business to come before the Board, Mayor Biggers adjourned the Quarterly Developers' Workshop at 6:41 p.m.

Michelle Wells, CMC, Town Clerk