

**MINUTES OF THE CALLED MEETING OF
THE BOARD OF COMMISSIONERS
TOWN OF MINT HILL, NORTH CAROLINA
July 11, 2019**

The Board of Commissioners of the Town of Mint Hill met in called session on Thursday, July 11, 2019 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, Carl M. Ellington and Richard Newton

Town Manager: Brian L. Welch

Planning Director: John Hoard

Town Engineer: Steve Frey

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.

The Mayor said the first presentation was by Scott Dirkschneider, Brookline Homes, regarding a possible residential development on 14333 Idlewild Road. Mr. Dirkschneider stated since the property was located very close to Interstate 485 his engineers thought more density would be appropriate. He proposed alley-fed, brick townhomes and patio homes that would have approximately 3.5 units to the acre. He stated this would be in line with the Davis Trace community.

Commissioner Cochrane asked about the Davis Trace community. Manager Welch said Brooks Knoll Lane had townhomes. Planning Director Hoard said they had duplexes separated by a brick wall but no more than 20% of the total homes had a zero-lot line.

Commissioner Newton said the plan seemed to show more homes.

Mayor Biggers asked how large the single-family homes would be. Mr. Dirkschneider said they would be 1,700-1,900 square feet. Would they be all brick? Yes, they could be if the Board would like them to be.

Commissioner Ellington asked about the price point. Mr. Dirkschneider said \$250,000-280,000.

Commissioner Newton asked about the substrate; Mr. Dirkschneider said it would be brick.

Commissioner Ellington asked about the townhome square footage. Mr. Dirkschneider said they would be 1,200-1,800 square feet.

Mayor Biggers said because the next applicant was also inquiring about the same property, the Board would speak to Staff and they would call the two applicants next week with guidance about the requests.

The Mayor said the second presentation was by Mike Davis, Epcon Communities, regarding a possible residential development on 14333 Idlewild Road. He began by thanking the Board for their service to the Town. Epcon, a privately held company that creates age restricted neighborhoods (55+); the Charlotte division opened in late 2013. He said Epcon Communities were known for building low-maintenance, single story homes which usually had 50-150 homes in each neighborhood. The courtyard was the centerpiece of the homes, allowing access to quiet area steps from anywhere in your home. There were completed projects in Marvin, Weddington and at Emerald Lake. He said Epcon was requesting 49 units on the property which was approximately 2.3 units to an acre. He said the age restricted communities have much less impact on the Town; typically, only 3% have children due to different circumstances. He said there were 50% less trips per day because the average home had 1.7 individuals versus a typical home that had 3.3 individuals. He said the crime rate was low, as well. He noted the demographics, in Mint Hill, included nearly 30% of individuals were over 55 years of age.

Mayor Biggers asked about the square footage of the homes. Mr. Davis said 1,500-3,000 for each single-family dwelling on each lot. He said the price point was \$427,000.

Commissioner Cochrane asked if Emerald Lake had sold out and Mr. Davis said yes. Usually, they sold 40-50 homes annually in the community. All of the shown projects were sold out.

Commissioner Dalton asked if the 49 homes would have different plans and elevations. Mr. Davis said yes, there would be three plans with different elevations. The exterior would be stone with brick accents along with the customizable courtyards. The HOA would maintain all of the property outside of the fenced courtyard.

Commissioner Cochrane asked if there were stipulations on making the homes rentals. Mr. Davis said the sales price usually deterred rentals but restrictions in the CCRs could prevent rentals if needed.

Mayor Biggers said he would ask the Board to speak with Staff. Staff would call the two applicants next week with guidance about the requests.

There being no further business to come before the Board, Mayor Biggers adjourned the Quarterly Developers' Workshop at 6:39 p.m.

Michelle Wells, CMC, Town Clerk