



The Town of Mint Hill
Comprehensive Plan Update

November 14, 2022



TABLE OF CONTENTS

INTRODUCTION

INTRODUCTION	02
ISSUES & OPPORTUNITIES	03
THE TOWN VISION	27
PLAN RECOMMENDATIONS	37

PROJECT OVERVIEW

The Mint Hill Comprehensive Plan Update describes an exciting vision for the future to protect the things we love about our community and add the things we need as the community grows in the years ahead. The following section describes how to implement this vision. It includes projects in six categories:

- **TOWN CHARACTER**
- **PARKS, RECREATION & GREENWAYS**
- **LAND USE AND DEVELOPMENT**
- **TRANSPORTATION & MOBILITY**
- **ECONOMIC DEVELOPMENT**
- **INFRASTRUCTURE**

The project team conducted a special *Implementation Feasibility Assessment* to vet potential projects based on their alignment with the goals of the Plan, their feasibility from a legal, financial, and operational standpoint, and their potential impact on the ground. The result is a prioritized set of initiatives included in the Implementation Checklist at the end, with the top projects selected because of their community importance, their high impact, and/or their ease of implementation. By funding and implementing these initiatives systematically over time, the Town can advance the community vision and continue to make Mint Hill a wonderful place for residents, workers, and visitors alike in the years ahead.



COMMUNITY DEMOGRAPHICS

According to the US Census Bureau’s 2019 American Community Survey (ACS), the population of the town has increased over the last decade by more than 20% (see Figure 1: Population Growth). Much of this growth is due to the expansion of the Charlotte metropolitan area, which was the 8th fastest growing population in the US in between 2010 and 2019, according to the US Census Bureau. Employment opportunities and the quality of life are among the many factors influencing people’s decisions to relocate to Charlotte and its surrounding communities. This trend is expected to continue. According to a 2021 Charlotte Business Alliance report, the metropolitan area is expected to grow 50%, from 3 million to 4.5 million people, by 2050 and Mint Hill will likely grow along with it, though at a different rate.

In general, and compared to surrounding communities, households in Mint Hill are smaller and older (see Figure 2: Population Age by Cohort). The town is attractive to people and families of all ages. However, the number of retirees choosing Mint Hill has been increasing.

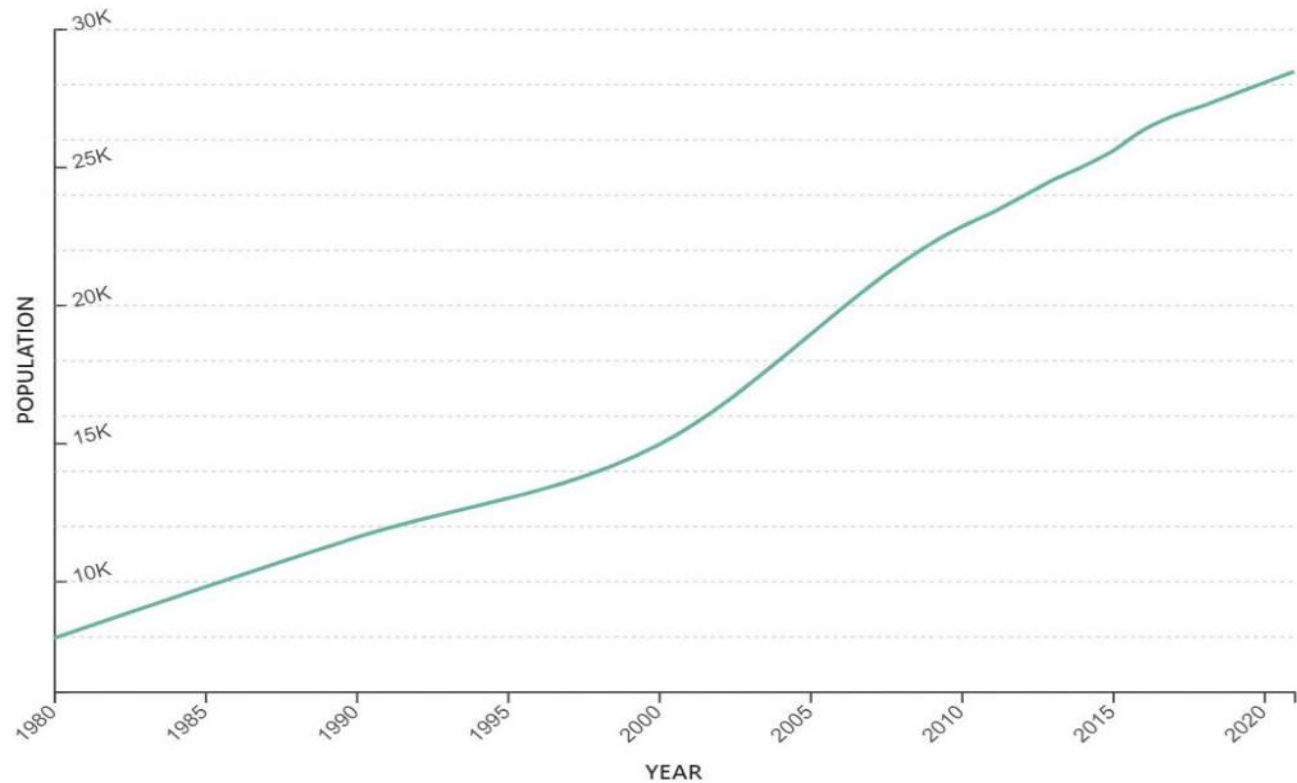


Figure 1: Mint Hill Population Growth (Source: 2019 ACS)

As a result, fewer people occupy each home, which has pushed the median household size down to 2.8. It has also raised the median age to 44-years-old with approximately 20% of the town’s population above the age of 65.

Median income is \$70,425 which is higher than Charlotte, Mecklenburg County, and North Carolina but lower than Matthews, Stallings, and Indian Trail (see Figure 3: Median Income Comparison).

Educational attainment among individuals 25 years of age and older living in Mint Hill is higher than the state (see Figure 4: Educational Attainment).

Ethnic diversity is lower in Mint Hill than the surrounding region with 75% of the Town’s population white and 25% non-white as compared to Mecklenburg County which is 57% white and 43% non-white (see Figure 5: Ethnic Comparison).

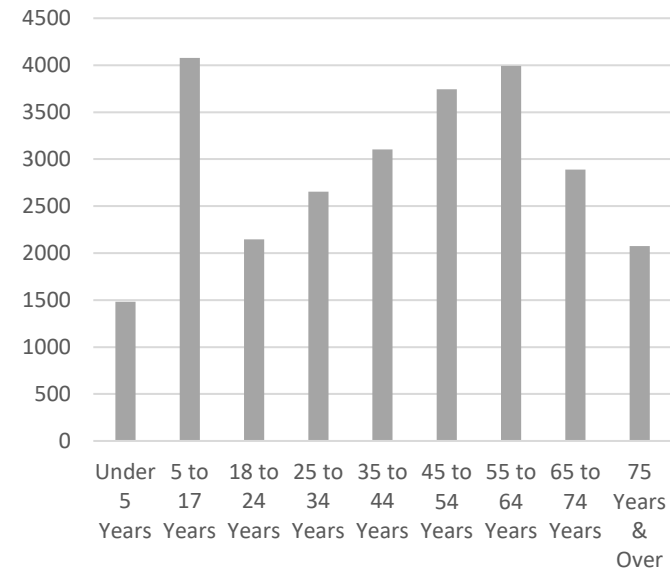


Figure 2: Population by Age Cohort (Source: 2019 ACS)

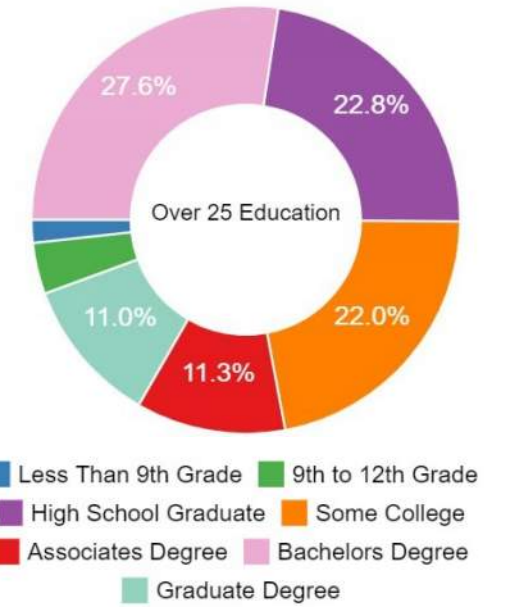


Figure 4: Educational Attainment (Source 2019 ACS)

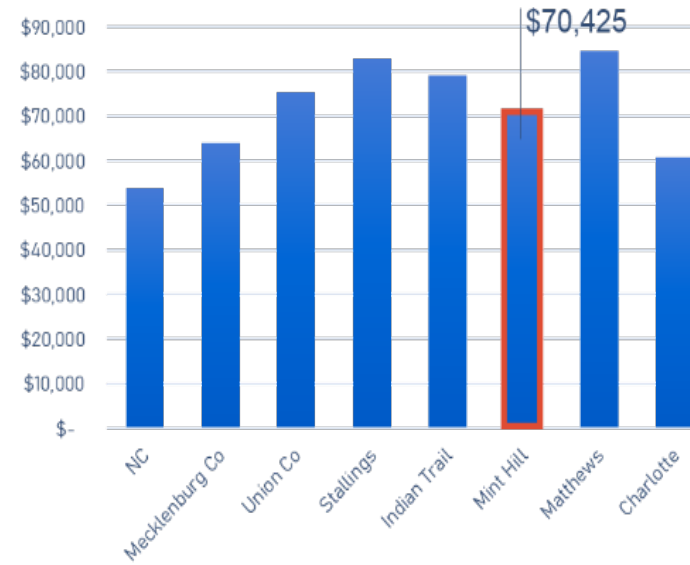


Figure 3: Median Income Comparison (Source: ACS 2019)

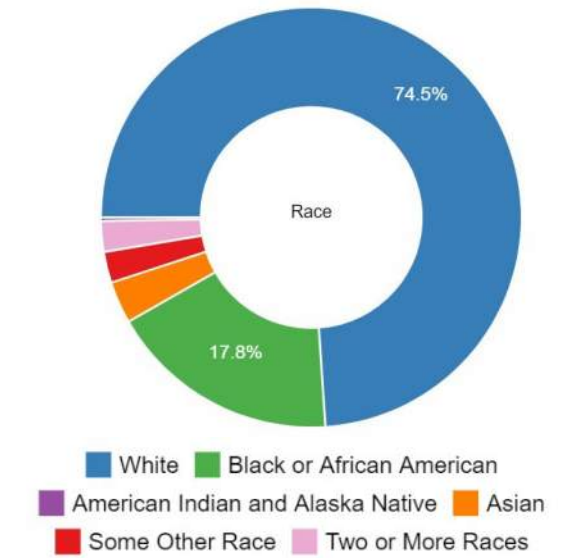


Figure 5: Ethnic Composition (Source: 2019 ACS)

ECONOMY

COMMERCIAL ACTIVITY & EMPLOYMENT

According to the US Census Bureau’s 2019 American Community Survey, the economy of Mint Hill employs 12,618 people. The largest industries are Retail Trade (15.6%), Health Care & Social Assistance (12.2%), and Finance & Insurance (8.6%) (see Figure 6: Jobs by Industry in Mint Hill).

The most common job groups, by number of people living in Mint Hill, are Sales & Related Occupations (15.4%), Office & Administrative Support Occupations (14%), and Management Occupations (11.1%). (see Figure 7: Resident Occupations in Mint Hill).

The highest paying industries in Mint Hill are Utilities (\$92,019), Finance & Insurance (\$67,938), and Finance & Insurance, & Real Estate & Rental & Leasing (\$63,271).

In terms of job count inflow/outflow, approximately 10,000 residents work outside of Mint Hill whereas 5,000 non-residents work within the Town and less than 600 both live and work in Mint Hill.

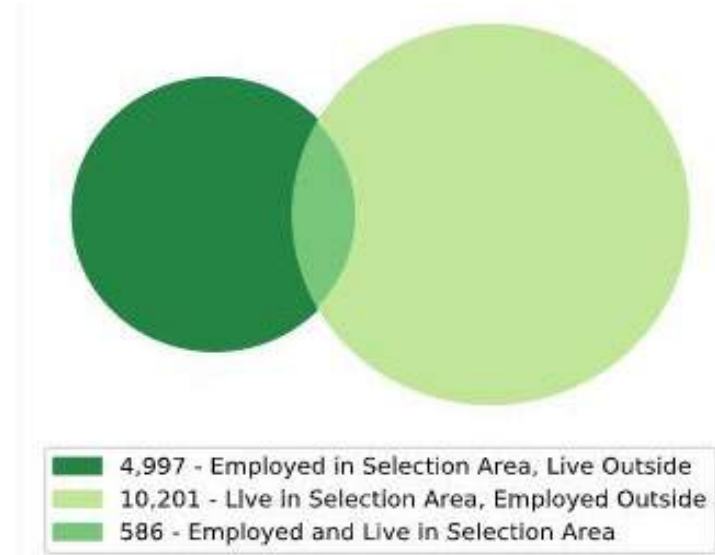


Figure 8: Inflow/Outflow Job Counts in Mint Hill (Source: 2019 ACS)



Figure 6: Employment – Jobs by Industry in Mint Hill



Figure 7: Employment – Resident Occupations in Mint Hill

LAND USE

DEVELOPMENT ACTIVITY

Like other communities in the Charlotte region, Mint Hill has experienced significant growth and a corresponding increase in the number of building permits. The most notable increase was during the timeframe immediately following the opening of I-485, an interstate highway loop around Charlotte that made the surrounding communities more accessible and a reasonable commuting distance from Charlotte’s central employment core. In that period (1996-2000), the permits increased by 1,365 over the 60 permits issued in the prior five years. The permit activity depicted in Figure 9 illustrates a higher concentration of development on the west side of Town which reflects the development influence from the Charlotte metropolitan region.

The competition for homes combined with lower interest rates has spurred a lot of residential development activity throughout the region, including Mint Hill.

But even with the higher rates of new home construction, housing in the Charlotte region is in short supply. This demand for homes, as well as land for new development in Mint Hill, has been driving property values up.

On a per-acre basis, commercial property remains the highest in value. Figure 10 highlights parcels in the planning area in terms of the value-per-acre range in which each falls. While properties developed for retail stores and restaurants comprise some of the acreages with the highest values, particularly on sites in Downtown Mint Hill and near the major highway corridors and intersections, higher density residential development is also reaching the highest levels. For example, Brighton Park, which is situated on the west side of downtown, offers townhomes and small-lot single family homes. As the map indicates, those parcels are in the highest category, valued at over \$500,000 per acre.

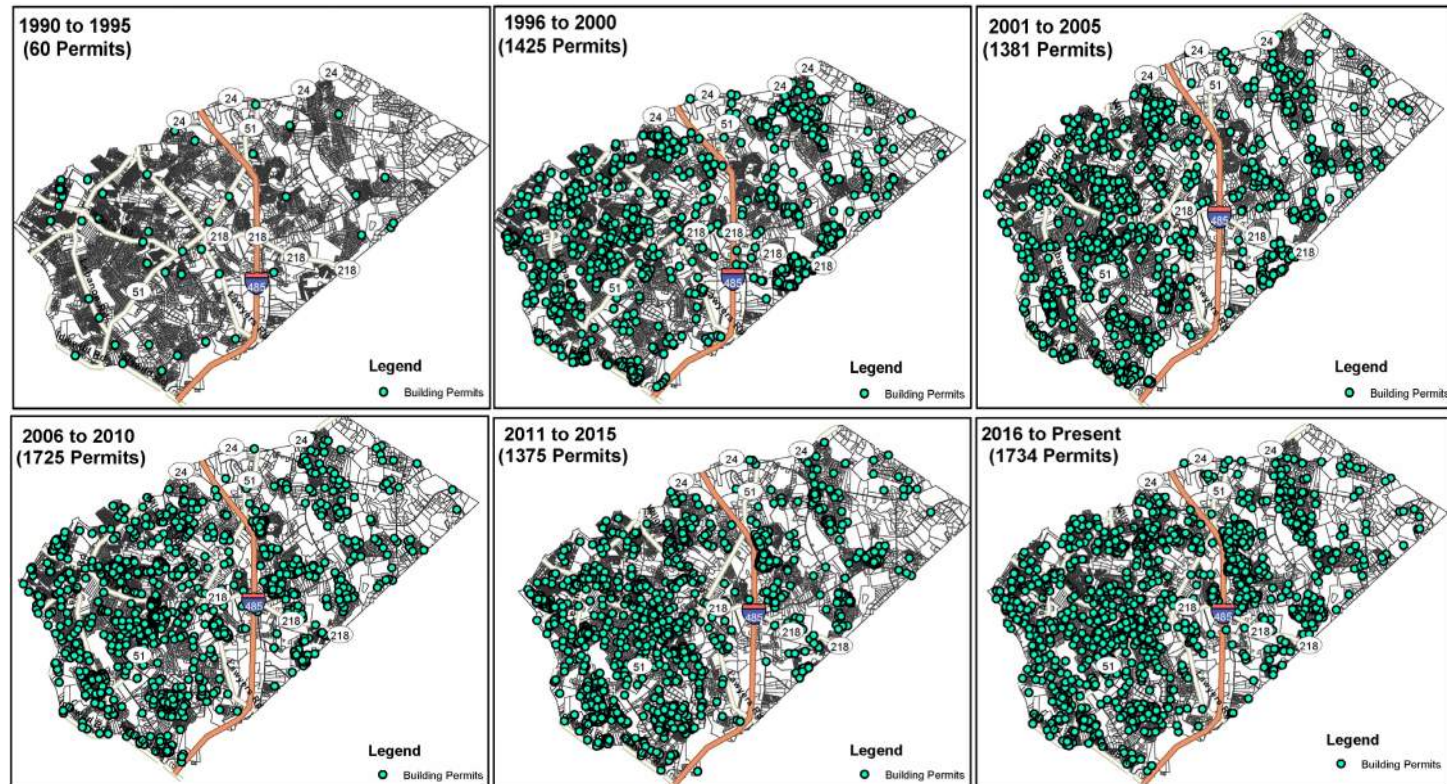


Figure 9: Mint Hill Building Permit Activity, 1990-2020

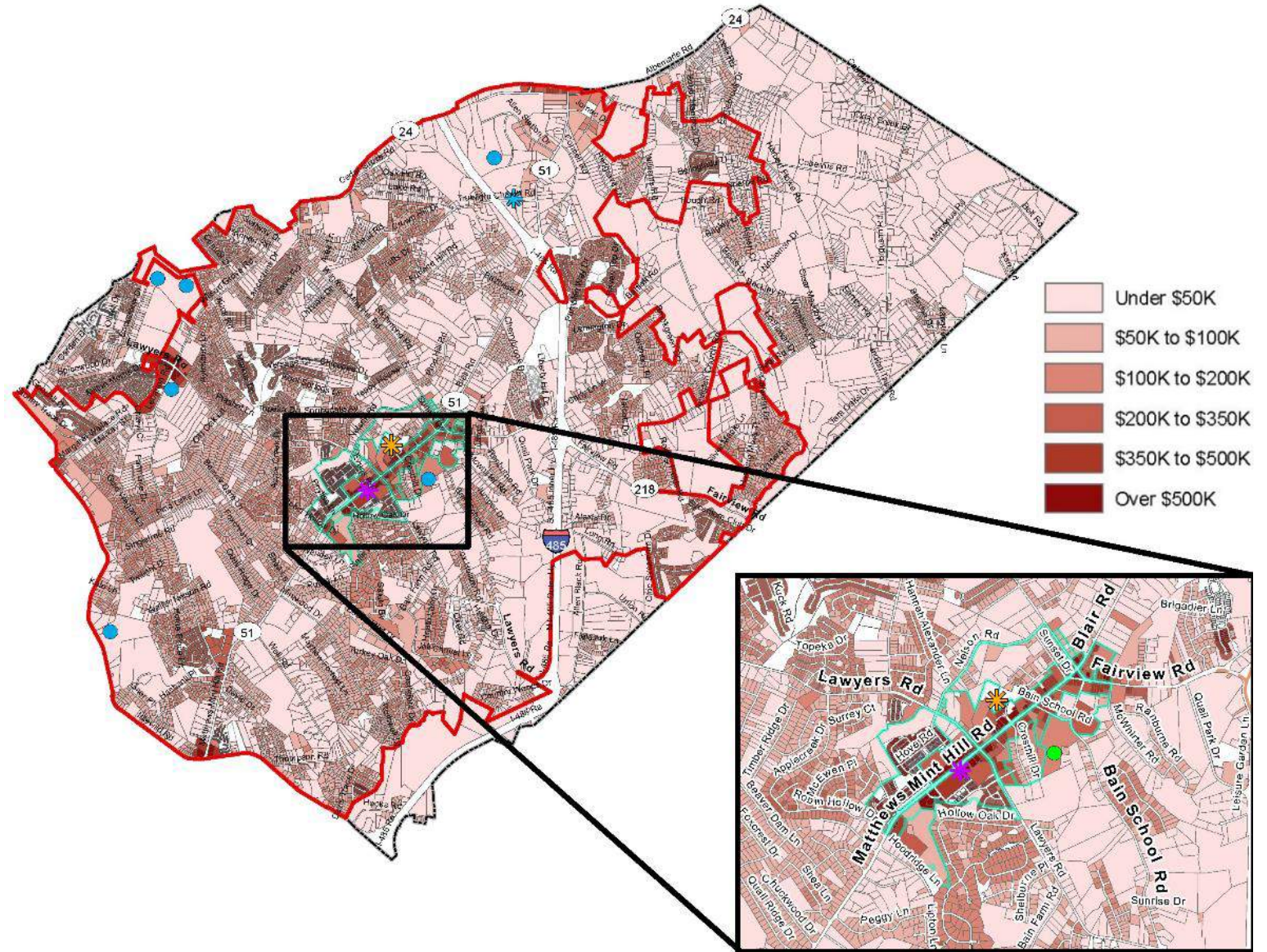


Figure 10: 2021 Mint Hill Value per Acre Map

LAND USE

THE DEVELOPMENT PATTERN

Changes in land use can be expected as Mint Hill faces rapid urbanization extending out from Charlotte. Though many agricultural operations have continued on the east side of the planning area, regional growth has expedited the shift away from a predominantly rural pattern of development in Mint Hill over the last two decades. The emerging suburban pattern of development is generally auto-oriented and consists primarily of low-density, residential neighborhoods, which are depicted in yellow in Figure 11. Pockets of commercial, institutional, industrial, and recreational uses are dispersed throughout the planning area and along primary transportation corridors. Figure 13 illustrates the various residential densities within Mint Hill.

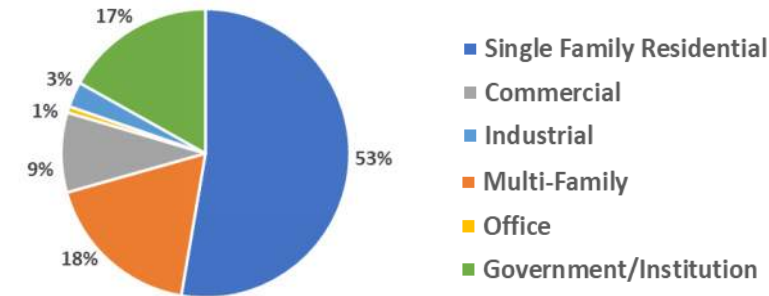


Neighborhoods of single-family, detached homes on large lots are a primary component of the town's development pattern.

LAND USE VS. TAX BASE

The mix of residential and nonresidential development can have an impact on a community's tax base. With a high percentage of residential development, residents bare much of the burden of tax revenue generation to pay for Town services, facilities, and programs. Notably, the nonresidential development occupies just 29% of the total land area but generates almost 62% of the tax revenue.

% TOTAL TOWN AREA BY LAND USE



% TOTAL TAX REVENUE BY LAND USE

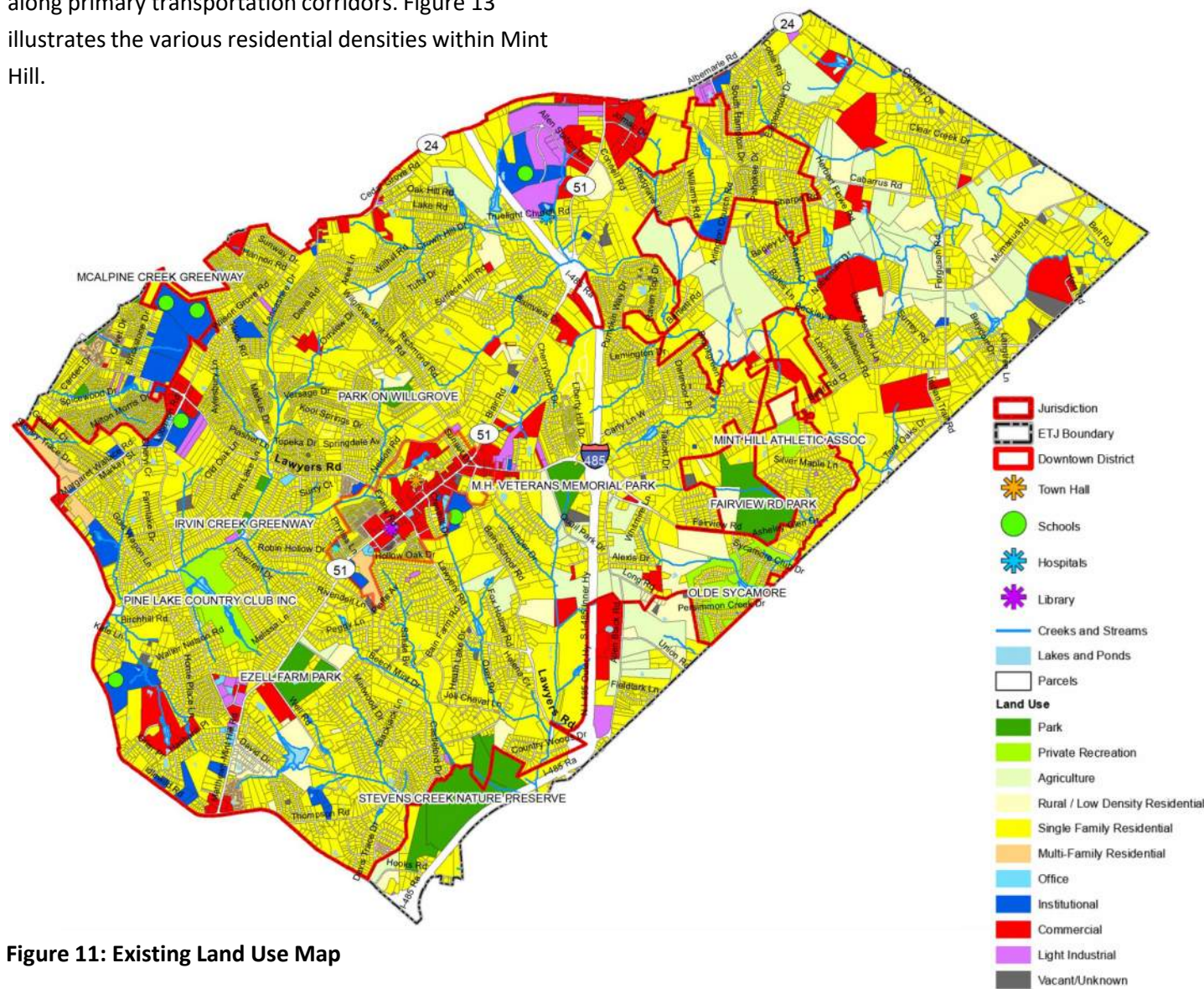
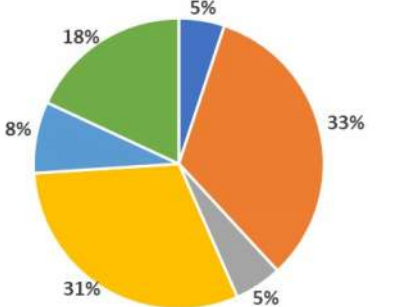


Figure 11: Existing Land Use Map

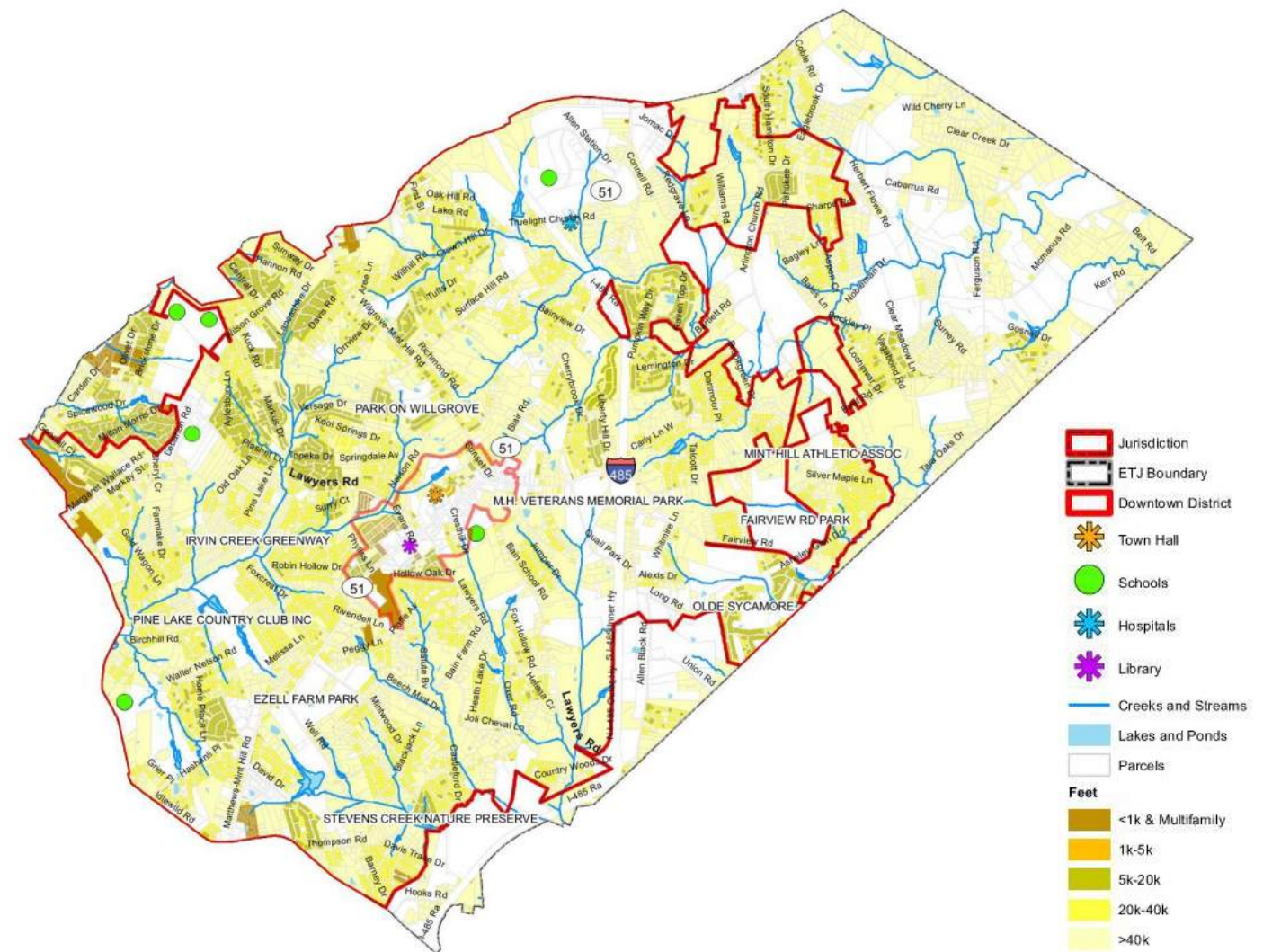


Figure 13: Existing Residential Density Map

COMMUNITY CHARACTER

CHARACTER-DEFINING FEATURES

Overall, Mint Hill is described by many of its residents as a relatively undeveloped, suburban community with a lot of green spaces and “small-town charm.” A closer look at the development pattern reveals the features that contribute to the character of the places within. In addition to the types of uses, places within Mint Hill can be described in terms of specific attributes of development, such as the intensity of development (density of homes or amount of floor area relative to the land area), the scale of buildings, the amount of open space, and the circulation and parking patterns. The following is a brief explanation of some of the major, distinguishable types of development within Mint Hill.

DOWNTOWN

A key focal point of the community is the area that has been evolving into Mint Hill’s downtown. Partially developed, the downtown area development is guided by the principles expressed in the Downtown Mint Hill Master Plan adopted in 2002. The new heart of the community (shifted away from the original center on Fairview Road), it is designed to integrate a mix of complementary uses around some existing buildings to create a compact, walkable area. Small plazas and greens provide foregrounds to important structures, such as Town Hall, while functioning as amenities and transitional space between uses.

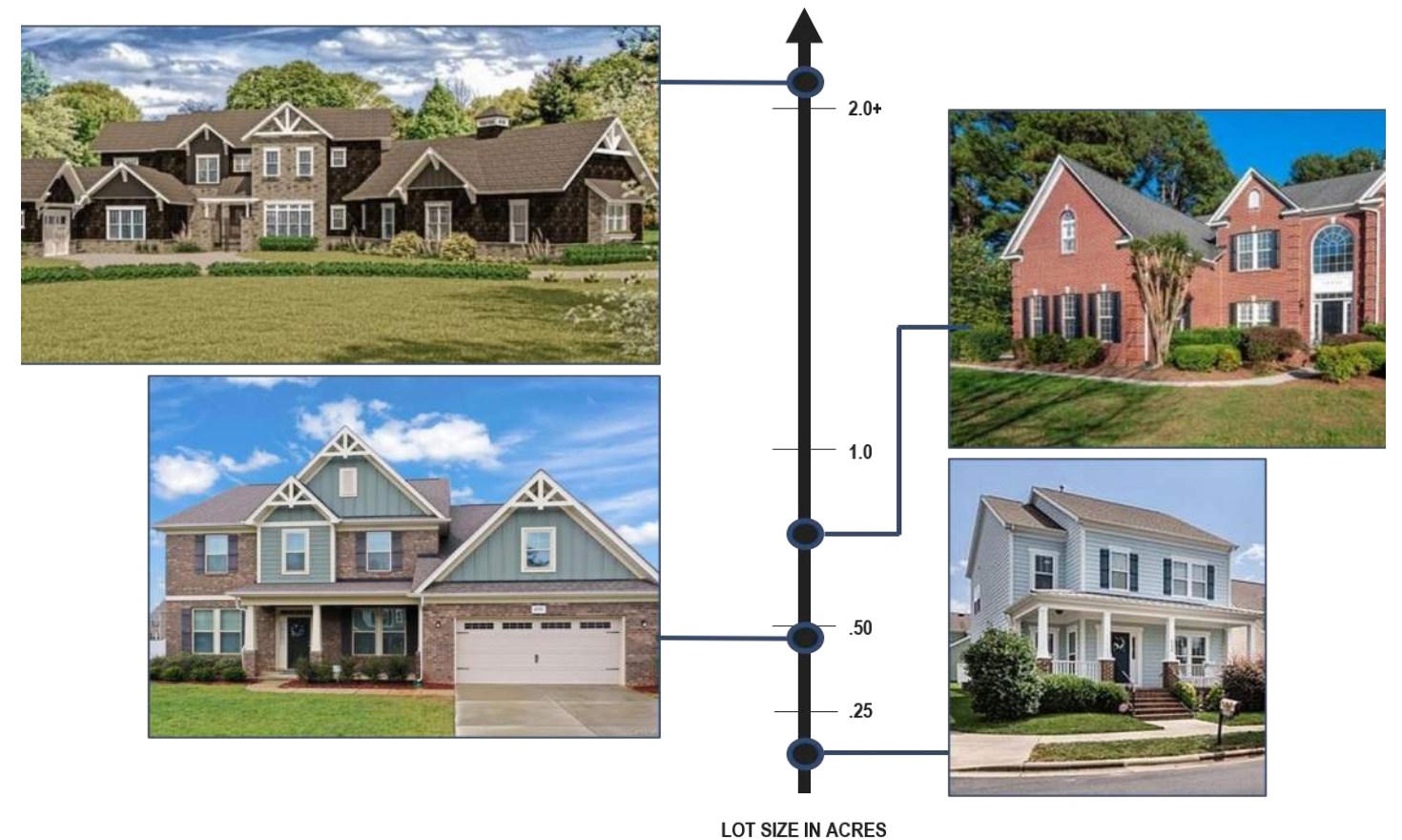
NEIGHBORHOOD CENTERS

Outside of downtown, retail development in Mint Hill includes local-serving retail and services, including the grocery-anchored centers along Idlewild Road, Margaret Wallace Road, and Wilson Grove Road. Taking advantage of the visibility of sites for drive-by vehicular traffic, these commercial centers are located at intersections of the major arterial roads and offer large parking lots at the front.



RESIDENTIAL NEIGHBORHOODS

Many of the residential neighborhoods in Mint Hill and its Extraterritorial Jurisdiction (ETJ) are relatively low density. Characterized by large lots and curvilinear, cul-de-sac streets, these residences are predominantly single-family, detached homes. Residential development in the downtown area includes a mix of detached single-family and attached townhome products that provide community amenities and access to commercial services.



Downtown Mint Hill is a mixed-use area long NC-51 between Lawyers Road and Highway 218.

COMMUNITY CHARACTER

SENIOR LIVING

Serving an aging population, some senior living communities are located in the town. They offer a range of housing options, including patio homes, in connection with support services and amenities. These communities are designed to be secure and have little or not physical connection to adjacent development.

INSTITUTIONAL FACILITIES

Several institutional uses have been developed within Mint Hill including healthcare facilities, schools, and senior care. These, too, are relatively isolated from area development.



Patio homes at Mint Hill Senior Living are just one example of housing options available to those seeking to downsize within Mint Hill



Some senior communities offer access to care and senior activities.

OFFICE AND INDUSTRIAL PARKS

The areas developed for office uses, flex space, and warehousing are generally separated from residential development. With large buffers and an internal network of streets, these parks are near highways where truck access is facilitated and rail access is available.



A new structure in Clear Creek Business Park offers space for multiple tenants.

AGRICULTURE

Remnants of the area’s agrarian heritage can be found throughout the planning area and primarily east of I-485 with some farms still in operation. These areas should be preserved where appropriate to maintain the Town’s rural, small town character.



Farmland in the eastern part of the planning area.



Rocky River High School is an anchor in the northern part of the planning area.



Several healthcare facilities are located within and near Mint Hill.

PARKS, OPEN SPACES, AND GREENWAYS

PARKS AND OPENS SPACES

Mint Hill’s location along the ridgeline of the Catawba River and Rocky River basins provides a dense network of drainageways, riparian corridors, and woodlands that are optimal for appropriate recreational development. The Town currently owns, operates, and maintains two parks:

- **Park on Wilgrove**
- **Mint Hill Veterans Memorial Park**



Mecklenburg County currently owns, operates, and maintains two parks and one nature preserve within the Town of Mint Hill’s municipal limits and ETJ:

- **Stevens Creek Nature Preserve**
- **Ezell Community Park**
- **Fairview Road Park**

In addition to the Town and County-owned parks and open spaces, the following privately-owned outdoor recreation facilities are located within Mint Hill:

- **Mint Hill Athletic Association**
- **Pine Lake Country Club**
- **Olde Sycamore Golf Plantation**

GREENWAYS

The Mecklenburg County Greenways Master Plan map was updated in September 2020. Sections of the Carolina Thread Trail pass through Mint Hill. There are several greenway projects proposed or in progress. Greenway projects that have been funded by the County and are currently under design in Mint Hill and nearby include the following:

- **Sections of Irvin Creek Greenway** (will connect to Mint Hill at Idlewild Road Park)

Greenway projects planned for the future and not on the immediate horizon for implementation include:

- **McAlpine Creek Greenway**
- **Irvin Creek Tributary**
- **Irvin Creek Greenway**
- **Matthews-Mint Hill Road Multi-Use Path**
- **Lawyers Road Multi-Use Path**

The following “Transportation and Mobility” section of this report provides additional information regarding trail network connectivity and planned improvements.

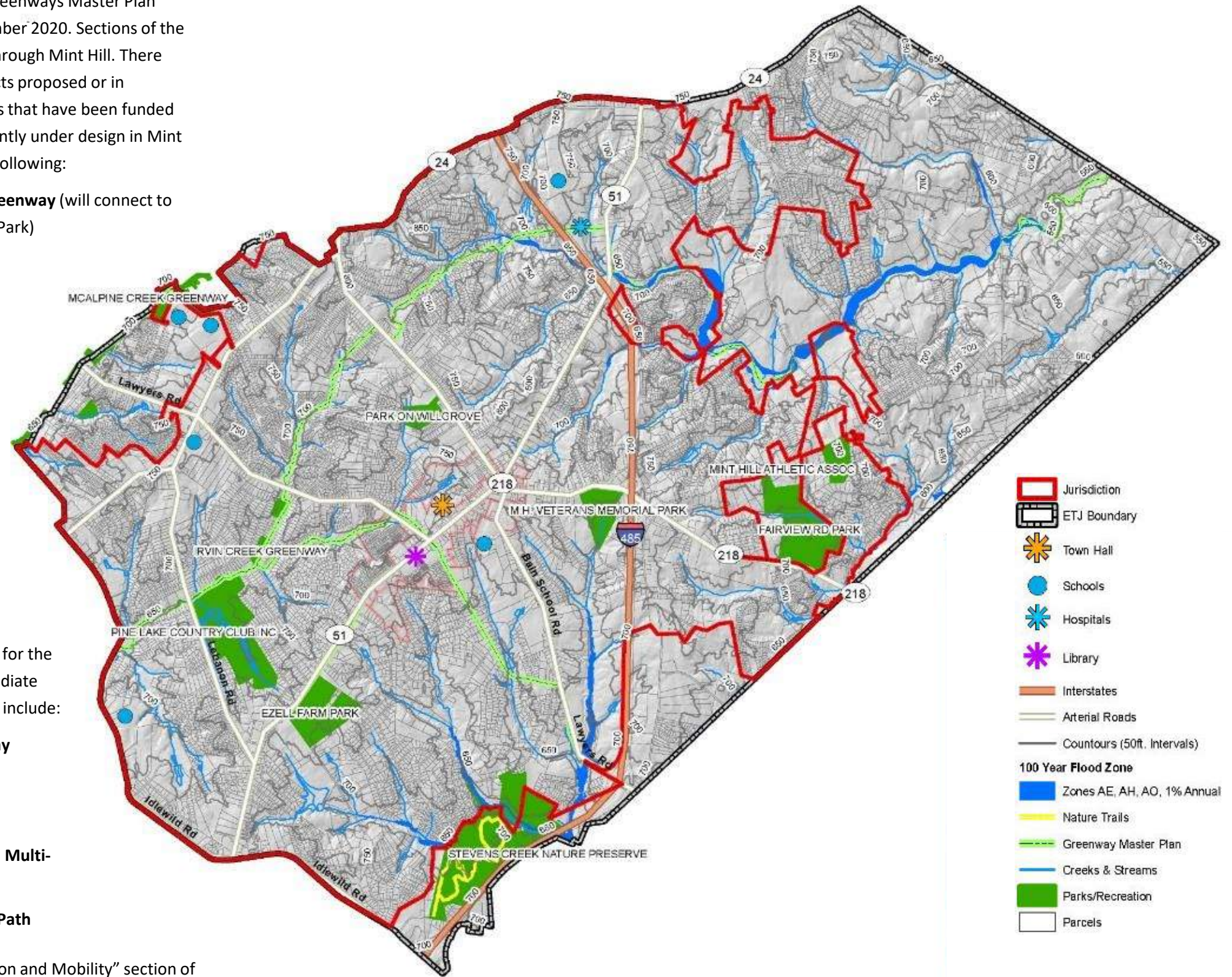


Figure 14: Existing Parks, Open Spaces, and Greenways

COMMUNITY FACILITIES & CULTURAL RESOURCES

COMMUNITY FACILITIES

Schools and libraries are key civic anchors and community resources. The following public schools are located within Mint Hill:

- **Bain Elementary School**
- **Lebanon Road Elementary School**
- **Mint Hill Elementary**
- **Mint Hill Middle School**
- **Queen’s Grant Community School**
- **Queen’s Grant High School**
- **Rocky River High School**

Additionally, the Charlotte Mecklenburg Library owns and operates the Mint Hill Library located along Highway 51 within the downtown district and provides another valuable community resource.

CULTURAL RESOURCES

The Carl J. McEwen History Village is operated by the Mint Hill Historic Society and serves as a key remnant of the Town’s past. The village contains the original structures for the Mint Hill Country Doctor’s Museum, the Ira V. Ferguson Country Store, the Ashcraft Schoolhouse, a meat curing building, and other outbuildings. This important cultural resource also serves as a venue for weekly farmer’s markets and other special events making it a primary social center for the Town.



COUNTY-LEVEL ASSESSMENT

According to County Health Rankings & Roadmaps (2021), Mecklenburg County ranks among the healthiest counties in the US in terms of health outcomes and health factors. Assessments are conducted by county health departments every three years to determine priorities and actions to improve community health. In 2019, Mecklenburg County Public Health joined Novant Health, Atrium Health and ONE Charlotte Health Alliance to produce a jointly-aligned Community Health Assessment (CHA). The results of the study included the identification of four issues, which are now the focus of these agencies:

- Mental Health
- Access to Care
- Chronic Disease Prevention
- Violence Prevention

Community action plans have been devised to address these priority issues, which will be revisited annually. These are the same top four priorities named in the 2018 State of the County Health (SOTCH) Report.

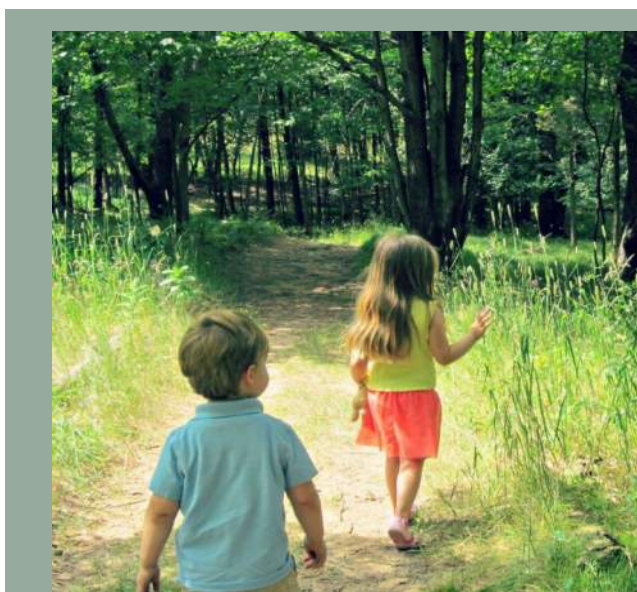
COMMUNITY HEALTH & WELL-BEING

MUNICIPAL INTERVENTIONS

Community action plans have been devised by Mecklenburg County Public Health to address the health issues. Through better policies related to development and conservation and the application of specific design principles in development, municipalities can bolster efforts to improve community health.

One of several key county-led initiatives that can be advanced at the municipal level include increasing access to greenways. In addition to increasing physical activity to combat chronic diseases, greenways provide opportunities to spend time outdoors in nature, which has been shown to improve mental health in recent studies.

Other pertinent initiatives are related to transportation (navigation services to connect people to health resources), fitness programs, and Crime Prevention Through Environmental Design (CPTED) in public facility design.



“Nature brings out more social feelings, more value for community and close relationships... connects people to their more authentic selves...”

---Richard Louv, *The Nature Principle*

INFRASTRUCTURE

OVERVIEW

The Town of Mint Hill’s water and sewer services are provided by Charlotte Water which owns, operates and maintains all public water and sewer assets within the Town’s limits and the Extraterritorial Jurisdictional (ETJ) boundary . As shown in Figure 15, much of the northern and western parts of the Town is covered by both water and sewer, while much of the eastern part of the ETJ is unserved. This situation is a direct result of the fact that the Town sits along the ridge line between the Catawba River basin, generally to the west of Matthews-Mint Hill Rd. and south of Wilgrove Mint Hill Rd., and the Rocky River basin generally to the east and north of those same roads. This requires the service by Charlotte Water to be subject to Interbasin Transfer (IBT) rules and limits. In addition to its position along the ridge line, the Town also includes portions of the upper Goose Creek basin, where the federally endangered Carolina Heelsplitter has been identified. Historically, this has only added to the undeveloped nature of the area.

SEWER

Because gravity sewer tends to follow streams/creeks, it is important to identify these creeks in the Town’s ETJ. The primary creeks in the Catawba basin part of the Town’s ETJ are Irvins and Upper McAlpine. The primary creeks in the Rocky River basin part of the Town’s ETJ are Clear, Duck, Goose and Stevens.

In the Catawba basin, existing gravity sewers follow Irvins Creek and Upper McAlpine Creek, serving areas west of Matthews-Mint Hill Rd. and south of Wilgrove-Mint Hill Rd. Currently, the existing Upper McAlpine sewer is being paralleled for added capacity and extended.

In the Rocky River basin, relatively new sewers have been built, and continue to be built along Stevens Creek and Goose Creek. This includes a pump station near where Stevens Creek crosses into Union County that collects the gravity flow from these two basins and pumps it across the Catawba/Rocky River ridgelines, then by gravity into the Irvins Creek sewer near the center of the Town. The upper portion of Clear Creek is served by sewer, which will be extended further downstream and served by a future Middle Clear Creek pump station. The force main from this station will terminate into the extended Upper McAlpine gravity sewer.

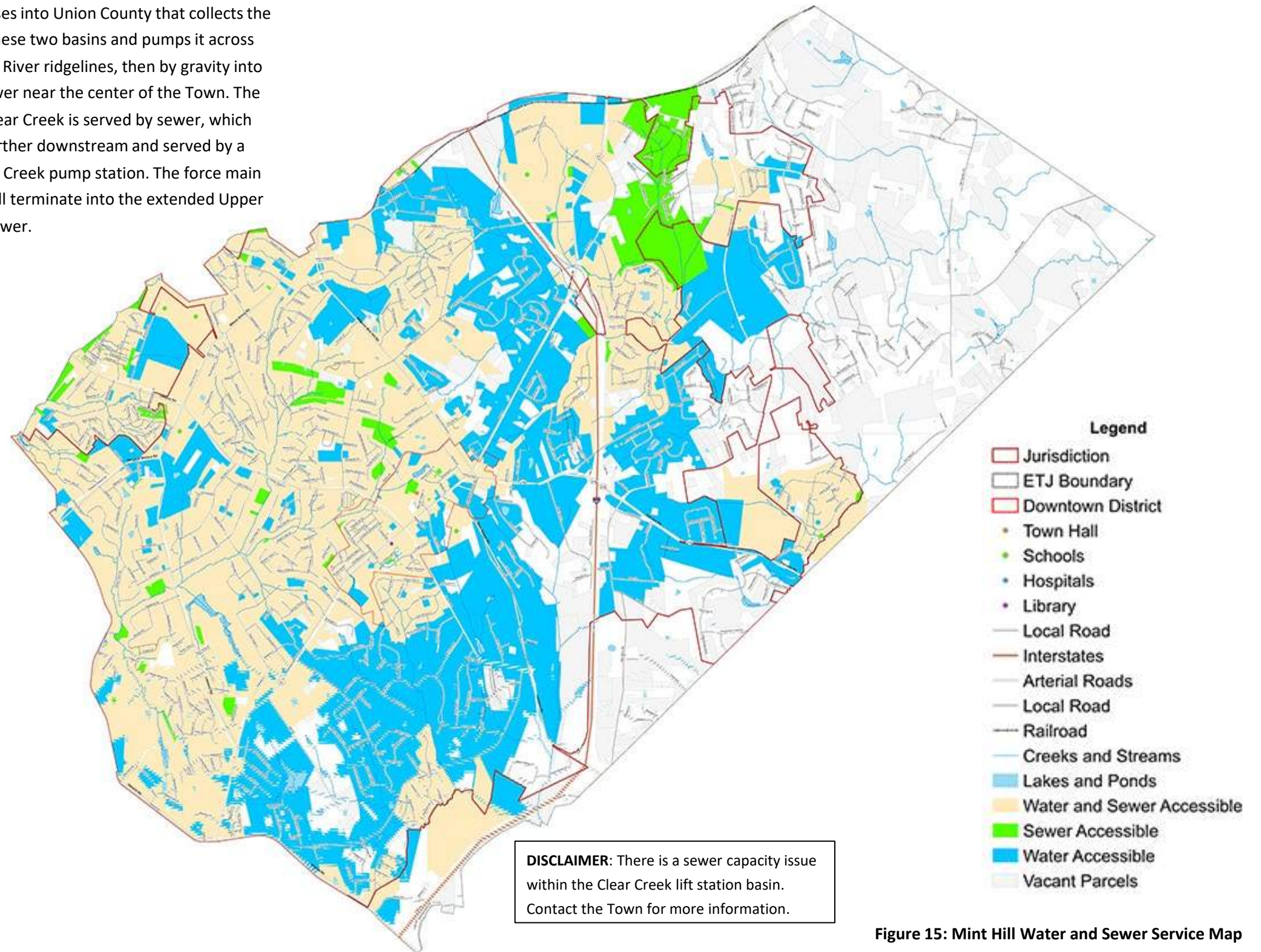


Figure 15: Mint Hill Water and Sewer Service Map

TRANSPORTATION & MOBILITY

EXISTING COMMUTE PATTERNS



Commute Pattern Data (Census on the Map Data)
All Jobs, 2018

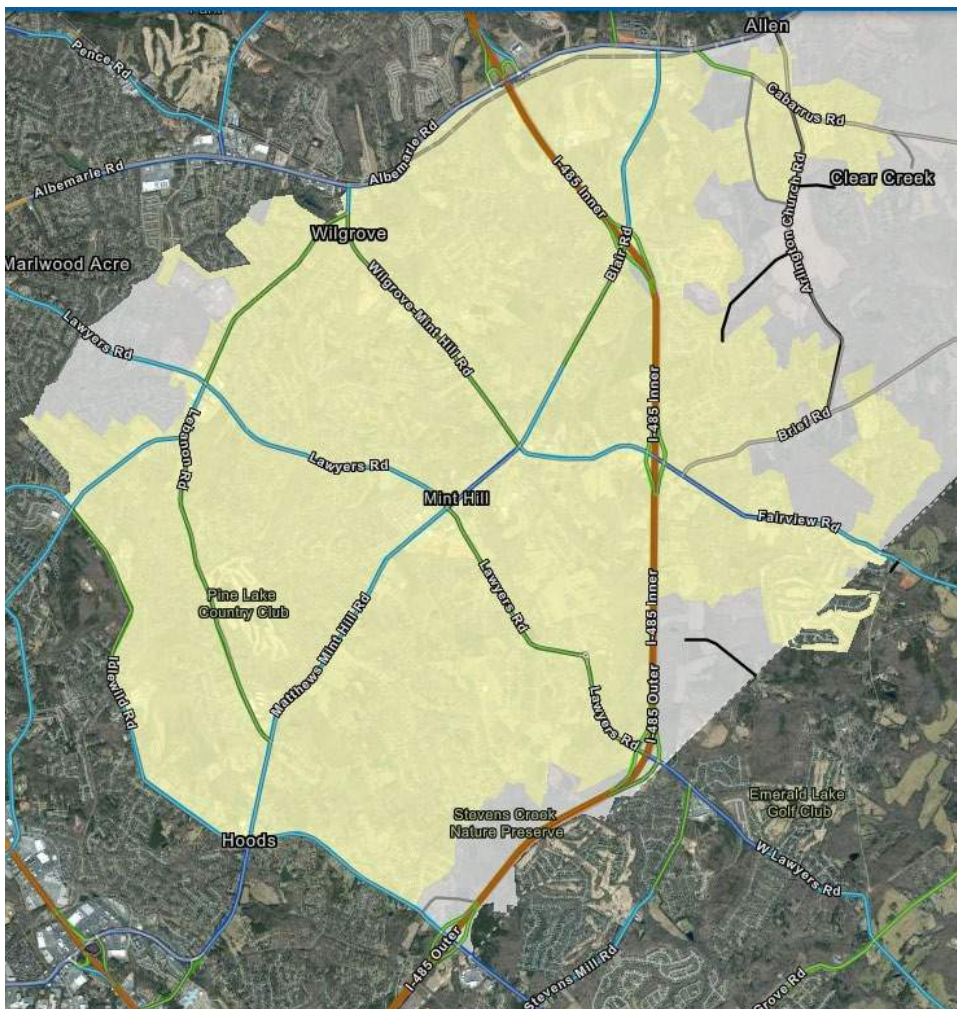
Most workers living in Mint Hill commute to jobs outside of Town; about half as many employees come in from outside of Mint Hill for jobs inside the Town

- 11,492 Living in Mint Hill:
 - 10,863 Living in Mint Hill but employed outside of Mint Hill
 - 629 Employed and Living in Mint Hill
- 6,007 Employed in Mint Hill:
 - 5,378 Employed in Mint Hill but living outside of Mint Hill

EXISTING TRAFFIC VOLUMES

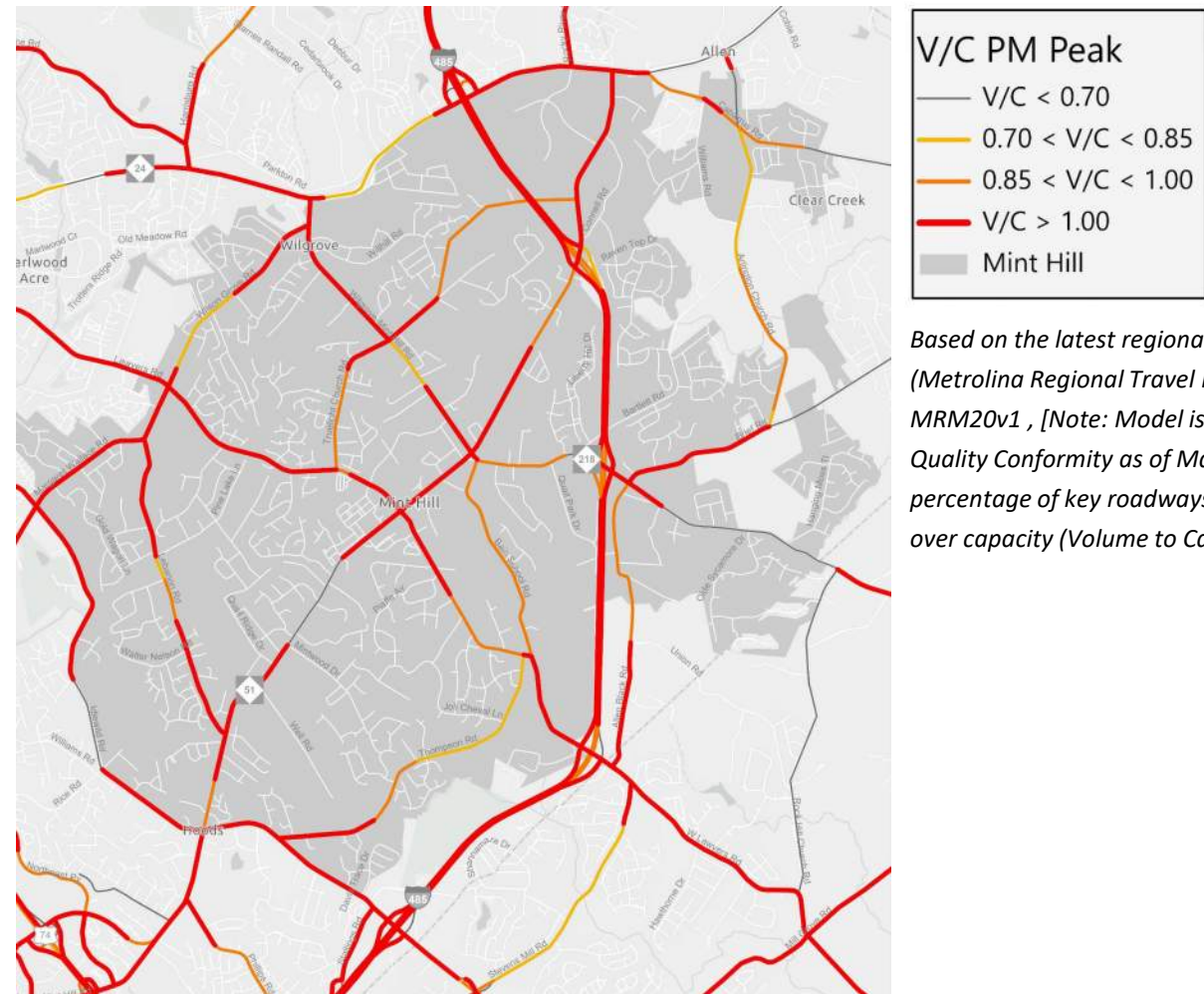
Based on 2019 Annual Average Daily Traffic data as reported by NCDOT, some of the key corridor volumes are as follows:

- NC 24 (Albemarle Road) carries between 24,000-28,500 vehicles per day (vpd) east of Harrisburg Road
- NC 51 (Matthews Mint Hill Road/Blair Road) carries approximately 13,500-14,500 vpd through town with a peak of 21,000 vehicles between Lawyers Road and Fairview Road
- Fairview Road/Wilson Grove Road carries approximately 23,000 vpd east of I-485 and 8400-13,000 vpd west of I-485
- Idlewild Road carries between 13,000-16,000 vpd
- Lawyers Road carries between 9,800-17,500 vpd
- Lebanon Road carries around 7,200 vpd



(Map source: NCDOT GIS Online Mapping Application, <https://www.arcgis.com/apps/webappviewer/index.html?id=5f6fe58c1d90482ab9107ccc03026280>)

TRAFFIC CONDITIONS ARE EXPECTED TO WORSEN BY 2050



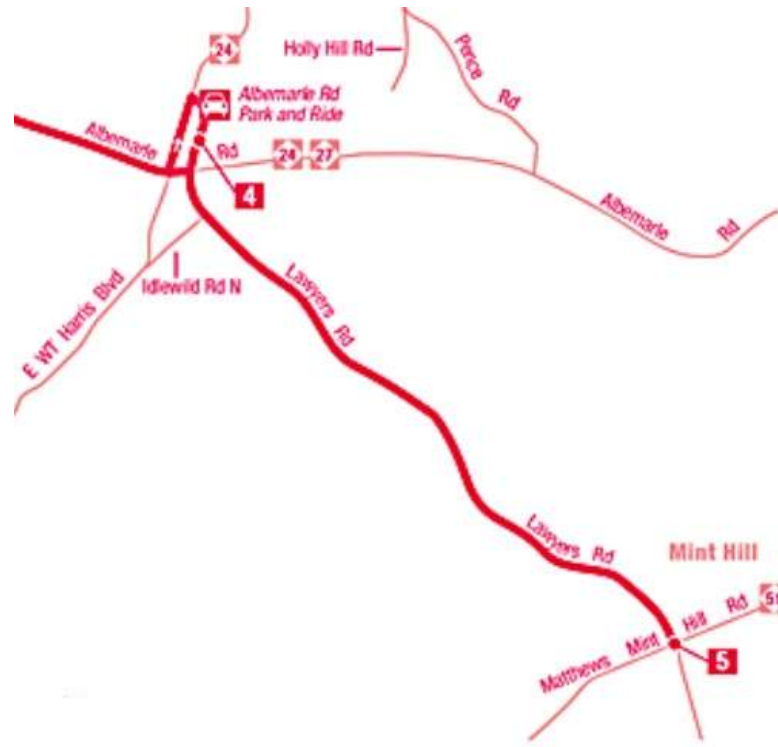
Based on the latest regional Travel Demand Model (Metrolina Regional Travel Demand Model Version MRM20v1, [Note: Model is going through Air Quality Conformity as of March 2021]), a large percentage of key roadways in Mint Hill will be over capacity (Volume to Capacity >1) by 2050

TRANSPORTATION & MOBILITY

EXISTING TRANSIT SERVICE AND PLANNED EXPANSION

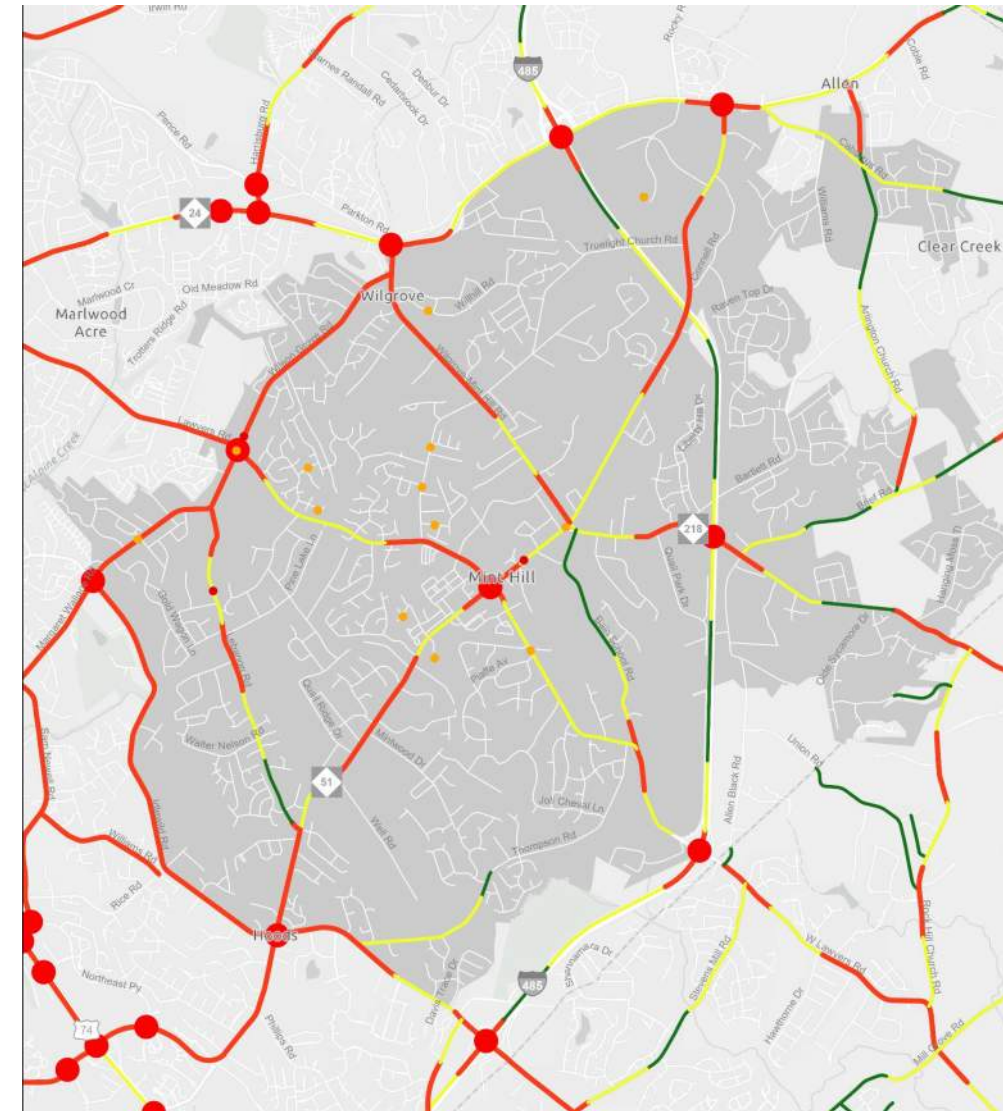


- Commuting via Express bus to Uptown is an option today with Park and Ride lots located at Lawyers Rd. and Highway 51 and at Lawyers Rd. and Albemarle Rd.; other alternatives might be available in the future
 - CATS operates the Express Route 40X from Mint Hill to Uptown
- Mecklenburg Transportation System (MTS) provides a variety of transportation services to Mecklenburg County residents, including:
 - Medicaid transportation
 - Elderly transportation
 - Rural general public transportation
 - Veterans services transportation
- CONNECT Beyond plan is proposing a few projects in the vicinity of Mint Hill:
 - US 74/NC 27 (Charlotte to I-485) High Capacity Transit Priority Corridor
 - NC 27 (I-485 to Albemarle) Emerging Mobility Corridor
 - Pineville-Matthews Road/NC 51 Emerging Mobility Corridor
 - I-485 (Indian Trail to Pineville) Emerging Mobility Corridor
 - US 74 East Corridor (Stallings to Wingate) Priority High Capacity Transit Corridor
- Proposed LYNX Silver Line stations at CPCC Levine and Matthews Sportsplex – approximately 2.5 miles from the Town of Mint Hill



Images: Express Bus at Matthews P&R lot (top left); Route 40X Map (top right); MTS Vehicle (bottom)

SAFETY



Combined Section Safety Score

- < 33.3
- 33.3 - 66.7
- > 66.7

HFCL Intersection (2014 - 2018)

- 50+ Crashes

Pedestrian Injury (2010-2019)

- A: Suspected Serious Injury
- K: Killed

Mint Hill

Major east-west and north-south corridors tend to have a higher prevalence of crashes than the statewide average for similar type facilities (Section Safety Score of 66 or higher)

Intersections of concern based on high number of crashes:

- NC 51 and Idlewild Rd
- NC 51 and Lawyers Rd
- NC 51 and NC 24
- NC 24 Albemarle Rd and Wilgrove-Mint Hill Rd

- Idlewild Rd at Margaret Wallace Rd
- Lawyers Rd at Wilson Grove Rd
- I-485 interchanges at Lawyers Rd, Albemarle Rd and Wilgrove-Mint Hill Rd

TRANSPORTATION & MOBILITY

BICYCLE AND PEDESTRIAN EXISTING AND PLANNED FACILITIES

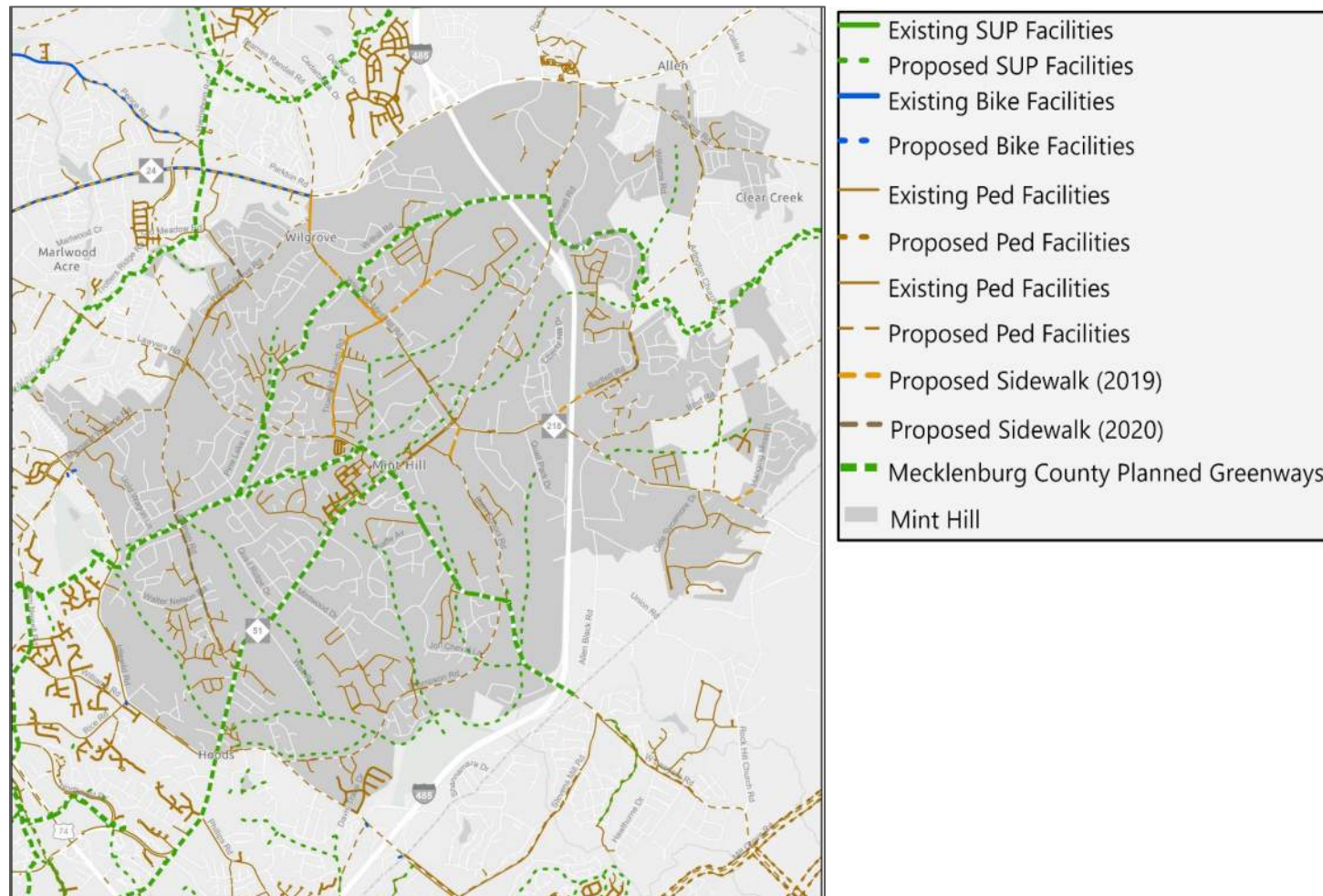
The Town of Mint Hill has an extensive network of sidewalks in the town core. A network of multi-use paths and greenways has been planned to connect Mint Hill to surrounding communities and key community destinations.

Limited roadway network connectivity (subdivisions that do not have interconnecting streets) contributes to a more circuitous walking path within the town.

Pedestrian and bicycle network gaps observed:

- Not all major roadways have sidewalks
- Lack of safe mid-block crossings across major arterials to access retail

- Lack of on-road bicycle facilities
- Very limited existing multi-use path network
- Lack of connection to the Stevens Creek Nature Center
- Lack of multi-use paths connecting to the Town Hall
- Lack of multi-use paths connecting to commercial centers and schools from residential neighborhoods
- Opportunity to connect some of the subdivisions with a multi-use path connector in lieu of roadway network connections
- I-485 a major barrier making the outer portion of Mint Hill inaccessible via active transportation modes to and from neighborhoods inside I-485



ROADWAY PROJECTS IN THE CRTPO CTP

- Existing, Boulevard
- Existing, Expressway
- Existing, Freeway
- Existing, Minor Thoroughfare
- Existing, Other Major Thoroughfare
- Needs Improvement, Boulevard
- Needs Improvement, Expressway
- Needs Improvement, Freeway
- Needs Improvement, Minor Thoroughfare
- Needs Improvement, Other Major Thoroughfare
- Recommended, Boulevard
- Recommended, Freeway
- Recommended, Minor Thoroughfare
- Recommended, Other Major Thoroughfare



BICYCLE AND PEDESTRIAN RECOMMENDATIONS IN THE CRTPO CTP

CTP Pedestrian Segments

- Custom
- Existing Sidewalks
- Needs Improvement Sidewalks
- Recommended Sidewalks

CTP Bicycle Segments

- Custom
- Recommended On-Road-
- Needs Improvement On-Road-
- Existing On-Road-
- Recommended Multi-Use Paths-Yes
- Existing Multi-Use Paths-Yes
- Recommended Multi-Use Paths-No
- Recommended Multi-Use Paths-
- Needs Improvement Multi-Use Paths-
- Existing Multi-Use Paths-



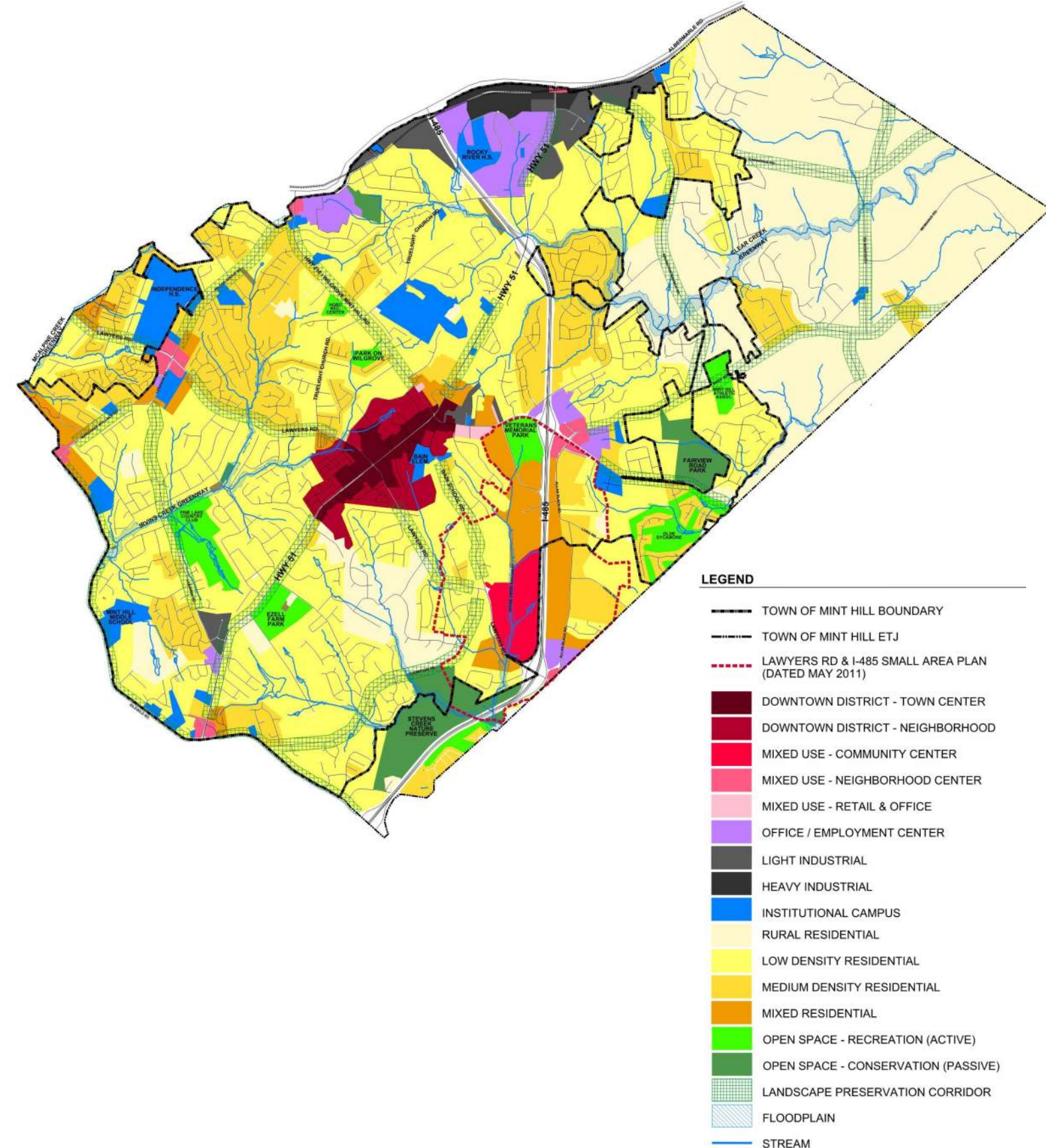
Maps source: CRTPO Virtual CTP Map, <https://www.crtpo.org/plans-programs/comprehensive-transportation-plan/view>

GOALS & OBJECTIVES

FUTURE LAND USE PLAN

The following goals and objectives were developed through a collaborative community engagement process and guided the development of the Future Land Use Map. This vision for land use within Mint Hill

Hill was refined with the Project Advisory Committee (PAC) and Town Staff to ensure the proposed planning responses are appropriate for the community and will successfully guide Town growth over the next ten years.



PLACE TYPES



OPEN SPACE – CONSERVATION / RECREATION (PASSIVE)

These areas are undisturbed open space or minimally developed parcels due to natural or cultural value. They consist primarily of passive parks, publicly protected lands (e.g., County-maintained nature preserve), privately-managed open space, floodways and floodplains, and privately protected lands (i.e., conservation easements). Though some development exists in these areas, new development is unlikely. New uses are associated with access to protected open space for passive recreation, educational programs, and natural resource management. Maintaining environmental integrity or historic designation are major considerations in land-disturbing activities.

Note: Land set aside for conservation design, an approach to subdivision of land which preserves more natural open space in exchange for smaller minimum lot sizes, could contribute to the expansion of this Place Type to achieve a higher level of environmental and cultural sensitivity with new development. This may be a preferred approach to conventional residential development, especially if higher gross densities can be achieved.



OPEN SPACE –RECREATION (ACTIVE)

These areas are developed as public parks and recreational facilities. Though various types of active recreation spaces are suitable uses in other place types, these areas are typically large, publicly-maintained facilities, including community and regional parks, golf courses, arboretums, etc.



RURAL RESIDENTIAL

This area is characterized by the relatively undeveloped land and working lands (pastures and crops). New residential development is sensitively integrated, avoiding encroachment on agricultural operations or valuable natural and cultural features. Agricultural support uses, home businesses, and seasonal and temporary uses are part of the mix. Most of the open space is privately maintained. Conservation design, which preserves more natural open space (or agricultural land) in exchange for smaller minimum lot sizes, may be a preferred approach to conventional residential development, provided utilities are available.

LANDSCAPE PRESERVATION CORRIDORS

The dense, green canopy along the roadways throughout Town are highly valued by the community and a key component of the rural, small town feel of Mint Hill. Landscape preservation corridors are proposed for key roadways that create tree conservation buffers between the road and developed properties.



PLACE TYPES



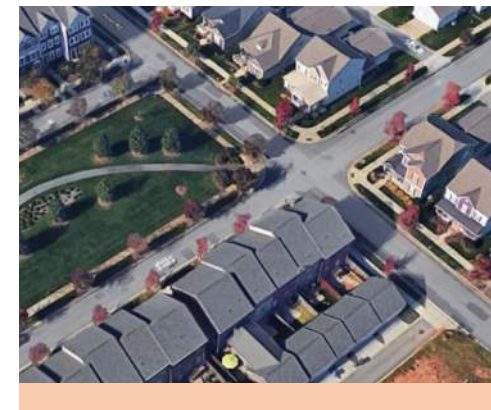
LOW-DENSITY RESIDENTIAL

This area is characterized by low-density residential development. Single-family detached homes on 1/2-acre lots or larger are common. Smaller lots are accomplished by keeping the gross density of the development at 2 units per acre or less. Improved open spaces include golf courses, neighborhood parks and recreational amenities, and greenway trails.



MEDIUM-DENSITY RESIDENTIAL

This area consists of (or can support) single-family detached homes on 1/4- to 1/2-acre lots. Improved open spaces in the form of neighborhood parks and recreational amenities are interspersed. Greenway trails within provide links to greenway trails in the area.



MIXED RESIDENTIAL

This area is characterized by moderate-density residential development. It is comprised of predominantly single-family detached homes as well as attached single-family units, such as townhomes and duplexes. The mix of housing types are intended to create intergenerational neighborhoods and appeal to a variety of age groups and lifestyle preferences. Improved open spaces in the form of pocket and neighborhood parks are interspersed to support neighborhood gatherings and some recreational activities, and greenway trails within are located to connect such parks as well as provide links to greenway trails and walkways in neighboring development.

PLACE TYPES

PLACE TYPES



DOWNTOWN

Municipal centers are the established centers of commerce in the County. They are the local-serving areas of economic activity and community-focused gatherings and entertainment. Characterized by the broad range of uses and higher intensity development, these centers are the more urbanized areas of Mint Hill.



COMMUNITY CENTER

These areas are intended to be centers of activity that include a mix of retail, restaurant, service, office, and civic and institutional uses (including senior centers, healthcare facilities, etc.) in addition to a variety of residential housing types. The mix of uses can be horizontal as well as vertical where a change in use can occur between floors of the same building. Buildings of two or more stories are common, and connected streets include short block lengths and pedestrian facilities. Open space is integrated in the form of community parks, large and small formal greens, plazas, and courtyards. Designed to facilitate access via walking and biking, mixed-use areas should be located where access via the road network, sidewalks, greenways, and/or local shuttle/circulator service is feasible.



NEIGHBORHOOD CENTER

This area encourages the blending of complementary commercial, office, and service uses flanked by a mix of residential housing types. These areas typically offer a horizontal mix of uses where changes in use occur between adjacent one- and two- story buildings. With local-serving uses (i.e., grocery and drug stores, coffee shops, dry cleaners, branch banks, and restaurants), these centers may be located within walking/biking distance of and complement surrounding residential neighborhoods. Open space is in the form of small greens, courtyards, and pedestrian/bike paths.



COMMERCIAL (RETAIL & OFFICE)

These areas are devoted to small-scale complexes or individual sites with stand-alone buildings developed for retail, office, or service uses. Open space is integrated in the form of small greens and courtyards. Such establishments are typically located to take advantage of highway visibility and access.



OFFICE / EMPLOYMENT CENTER

These mixed-use areas are targeted as a primary location of job-generating uses in settings that meet today's workplace expectations. The mix of uses include light industrial, office, and/or institutional uses. These areas offer traditional workspace and can be supplemented by unconventional, collaborative workspace where innovation and education can intersect. Supporting businesses, retail, restaurants, services, and recreation are also part of the mix. Portions of this area may be suitable for residential uses. Open space, designed to enhance the quality of the setting and to be enjoyed for passive recreation, is in the form of formal and informal parks and green spaces connected by trails. Flexible open space that can be programmed for gatherings of various sizes and purposes are also integrated.



INSTITUTIONAL CAMPUS

Another type of mixed-use center, the collection of buildings in this area houses functionally related and complementary uses. Typically devoted to education (e.g., college campuses) and healthcare (e.g., hospitals, medical centers), these campuses are organized around a system of green spaces linked by a highly connected network of pedestrian paths. Parking is clustered and vehicular access is minimized.



INDUSTRIAL - LIGHT

This area is intended to support a mix of innovative businesses that can benefit from the collocation of related complementary industries. The mix of uses range from light industrial operations and makerspaces to supporting office, retail, and service uses. The presence of incubator and accelerator spaces, coworking spaces, and educational facilities can expand the mix and foster an environment of collaboration. Open space is comprised mostly of informal green spaces, plazas, trails, and special use areas (e.g., demonstration garden) that can serve as an amenity within the district, a learning space, and/or a buffer to surrounding development. Portions of this area may be suitable for residential uses.



INDUSTRIAL - HEAVY

This area generally accommodates manufacturing and production uses, including heavy manufacturing, light manufacturing, warehousing, distribution, assembly operations, water and sewer treatment plants, major power plants, and landfills. They are found in close proximity to major transportation corridors and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Typically, both parcels and building footprints are large. Most of the open space is on site, privately managed, and intended for use by the building occupants. Most streets are private, designed for truck access, and access is limited by security mechanisms (gates, etc.).

DOWNTOWN SMALL AREA PLAN



HWY 218 INTERCHANGE SMALL AREA PLAN



TOWN CHARACTER

TOWN CHARACTER

TC-1: MAINTAIN AND EXPAND THE “GREEN” CHARACTER OF MINT HILL AS PART OF THE DEVELOPMENT PATTERN

FOLLOW-UP PLAN / STUDY

- Conduct an analysis of open space and natural resources within the planning area, and engaging the community for input, determine the assets that are valued most by the community for the environmental, recreational, aesthetic and/or other benefits. With an understanding of the relative importance of the assets, delineate and rank the features worthy of conservation, and employing the Town’s GIS system, make that data available to the public, particularly developers and property owners.
- Prepare “Green Corridors Management Plan” that identifies priority green buffers, delineates Mint Hill’s “Green Corridors” system, and describes preferred options for how to protect the different system segments.

PROGRAMS

- Based on open space analysis, develop criteria for prioritizing acquisition of development rights, and protect key parcels that accomplish "green" objectives, such as protecting water quality, limiting development impacts on natural and cultural features, and providing passive recreation.

DEVELOPMENT STANDARDS

Preserve and integrate open spaces and existing vegetation into new development and ensure that together they create a connected system of open spaces.

- Establish open space requirements for new development that:
 - Recognize the value of various types of natural resources. Require developers to satisfy the requirements by demonstrating a recognition of what the community values, prioritizing important open spaces in the delineation of land to be set aside.
 - Meet specific criteria for location and configuration. Require developers to select areas that maintain or create segments of a connected system. Establish minimum dimensions that are sufficient to support intended activities (e.g. wildlife corridors and greenway connections).

Review tree protection requirements to determine the need for more restrictive standards in preserving the green corridors.

- Based on a “Green Corridors Management Plan,” develop Landscape Preservation Corridor Overlay Standards in UDO that preserve existing vegetation, open spaces, and agricultural uses within a designated buffer from key roadways.
- Seek special legislation from the State to adopt a tree ordinance.

Limit encroachment of development into landscape preservation areas once they are delineated.

- Require new development to protect the open space through one or more of the following measures:
 - Property owners association common areas
 - Dedication of public open space to entities that can maintain them in perpetuity including Town, County, and/or a local land trust that might work with property owners to secure conservation easements on green corridor segments
 - Covenants and restrictions
 - Deed restrictions



The landscape character of Lawyers Road north and south of Highway 51 is noticeably more rural than the high-volume, urbanized intersection less than one mile from the image above. (Image source: Google Earth 2021)

PARTNERS

- Mecklenburg County Park and Recreation Department
- Catawba Lands Conservancy (CLC)
- NC Wildlife Resources Commission

TC-2: CELEBRATE THE HISTORY OF MINT HILL

FOLLOW-UP PLAN / STUDY

Evaluate opportunities to celebrate the history of Mint Hill with events, programming, public art, and interpretative displays. Opportunities to celebrate the Town’s history may include the following:

- Recognize key historic sites and structures.
- Consider a museum and/or interpretive displays in downtown.
- Consider partnerships with the Historic Village for walking tours and other activities.

PUBLIC INVESTMENTS

- Consider partnering with the Historic Village, developers, and others as needed to secure a cost-share agreement for the installation of historic displays, public art, interpretive signage, etc.

PROGRAMS

- Create an inventory of sites and structures that are of historic or cultural importance to the Town.
- Recognize the significance of key sites and structures with historical markers, kiosks, and other mechanisms to share the story that the Town wants to tell.
- Consider a museum that is also an anchor in downtown.
- Work with the Historic Village to hold regular walking tours along the History Walk to teach residents and visitors about the history of the Town.



The Mint Hill history displays may include public art installations like the Wilmore Gold Mine mural in Charlotte’s South End. (Image source: www.southendclt.org)

PARTNERS

- Mint Hill Historical Society

PARKS, RECREATION, AND GREENWAYS

PR-1: IMPROVE THE PARKS AND RECREATION SYSTEM

FOLLOW-UP PLAN / STUDY

Prepare parks and recreation level-of-service analysis to determine facility needs based on National Recreation and Parks Association (NRPA) standards. Special consideration should be given to the following:

- The condition of existing facilities
- Unmet demand for parks and recreation facilities based on level-of-service (LOS) standards
- Opportunities for additional basketball courts and splash pads at existing parks
- Private developers' role in delivering facilities

Prepare a feasibility study for a community athletic complex that includes an aquatics facility. The study should include the following evaluation:

- Potential recreation center locations
- Facility programming & conceptual design
- Project budgeting & cost recovery analysis
- Community engagement

PROGRAMS

Explore a possible schools-parks co-location program with the Charlotte-Mecklenburg School System. Review the provisions of joint use agreements in place elsewhere and consider how such arrangements can meet the needs of the Mint Hill community.

PUBLIC INVESTMENTS

- Prioritize the improvement of existing parks and open spaces over the acquisition of additional properties for future expansion.
- Consider investing in new parks (types and locations) to satisfy the demand created by current and future population. Achieve the level-of-service targets defined in the Parks, Greenways, and Open Space Master Plan.
- Evaluate staff resources needed to manage implementation of the Parks, Greenways, and Open Space Master Plan as well as facility maintenance.
- Evaluate funding strategies for improvement of existing parks and for the development of a new recreation/aquatics center including the following:
 - Partnering with Mecklenburg County Parks and Recreation
 - PARTF grants
 - Bond initiative
 - Private partnerships

DEVELOPMENT STANDARDS

Establish a parkland dedication or payment-in-lieu requirement for new development to support implementation of a Parks, Greenways, and Open Space Master Plan.

PARTNERS

- Mecklenburg County Park and Recreation Department
- North Carolina Parks and Recreation Trust Fund
- Land and Water Conservation Fund

PARKS, RECREATION, AND GREENWAYS

PR-2: CONNECT RESIDENTIAL NEIGHBORHOODS TO DESTINATIONS

FOLLOW-UP PLAN / STUDY

Building on the Greenway Master Plan adopted by Mecklenburg County Parks and Recreation, identify and prioritize a connected network of existing and proposed trails for phased development. These trails may consist of a variety of types: urban and suburban greenways, side paths, and sidewalks.

PROGRAMS

Allocate funding to create and expand the trail network. Seek opportunities to use available funding to obtain grants from NCDOT, Carolina Thread Trail (CTT) and other agencies focused on creating a connected trail system. The funds available could be leveraged for grants to increase the overall budget for land or easement acquisitions, design fees, and construction costs.

DEVELOPMENT STANDARDS

- In new development and redevelopment, require land to be set aside for greenway connections identified in the adopted plans of the County and the Town. Such set-asides can be in the form of easements. Consider rewarding developers with density bonuses or other incentives for the construction of publicly accessible trails that help build the system, provided such trails are constructed in accordance with established design standards set forth in the relevant adopted plans or codes. Acreage for trail corridors provided through the private development process should be counted in satisfying open space requirements set forth in the UDO.
- Consider developing strategies and policies for how to protect and develop greenways (partnering w/Mecklenburg County Parks and Recreation)

PUBLIC INVESTMENTS

- Acquire land for key connections in the system and to design and construct trails in accordance with the established design standards.
- Ensure adequate buffers to protect streams and floodplains.
- Leverage partnerships to define segments of the system along roads and in utility easements and rights-of-way.

PARTNERS

- Mecklenburg County Park and Recreation Department
- Carolina Thread Trail (CTT)
- CRTPO Discretionary Projects Funding
- NCDOT
- North Carolina Parks and Recreation Trust Fund

LAND USE AND DEVELOPMENT

LAND USE AND DEVELOPMENT

LU-1: UPDATE THE TOWN’S UNIFIED DEVELOPMENT ORDINANCE (UDO) TO EFFECTIVELY IMPLEMENT THE COMPREHENSIVE PLAN

LU-2: ESTABLISH DOWNTOWN AS THE COMMERCIAL, CIVIC, AND CULTURAL CENTER OF THE COMMUNITY

FOLLOW-UP PLAN / STUDY

Conduct an audit of the Town’s land development regulations to determine the need for amendments that can be accomplished in the short term. Additionally, determine the need for substantial modifications over the long term to ensure new development occurs in accordance with the adopted Comprehensive Plan.

DEVELOPMENT STANDARDS

- Modify the UDO to establish standards for incentives (i.e., density bonuses) in exchange for privately-funded sites and/or facilities identified as needs in adopted facilities plans. Possible components of the update may include:
- Expanding the range of zoning districts. Currently, the UDO only includes one residential district and no clear mixed-use districts outside of downtown.
 - Updating the uses permitted in each district, including to allow for more housing choices and for mixed use development in targeted locations.
 - Adding a “Green Corridors Overlay Zone”.
 - Adding a parkland dedication or payment in lieu requirement.
 - Updating the Transportation Impact Analysis process, and requirements for transportation improvements.
 - Reviewing the plan review procedures.
 - Updating the design and development standards, including for tree protection, home-based business, mixed-use centers, and other topics.
 - Updating the format of the document.

FOLLOW-UP PLAN / STUDY

Update Downtown Mint Hill Master Plan to address the following:

- Compelling vision/plan
- Land acquisition
- Public investment strategies
- Funding sources
- Regulatory approach (i.e. form-based code)

PUBLIC INVESTMENTS

Explore the options for the Town (alone or in partnership with other public entities) regarding public investments that will:

- Increase activity in the downtown area, which is important for sustaining viable businesses in downtown. Consider:
 - Additional anchors that ensure frequent and regular visits from citizens such as libraries, community centers, and recreation facilities
 - Expanded programming
 - Free, publicly-accessible WiFi
- Advance the implementation of the Downtown District Master Plan through the following:
 - Local street connections
 - Streetscape improvements
 - Parking - UNC School of Governments Development Finance Initiative (DFI) Program has helped some of the other municipalities across the state to identify suitable development partners for projects that included a parking deck. Fund an economic development study to assess the feasibility of a parking deck. (Refer to Development Finance Initiative <https://dfi.sog.unc.edu/>)

DEVELOPMENT STANDARDS

Based on the outcome of the Downtown Vision Plan, consider changes to the UDO to accomplish the vision, such as updating the Downtown District overlay zoning with a form-based code that prioritizes the form of buildings and streetscapes over land uses in this district.

PROGRAMS

- Reinforce the downtown as the center where most community-focused programs, activities, and events are hosted.
- Enhance/expand downtown special events including:
 - Mint Hill Madness
 - Family Fun Nights
 - Farmers Market
 - Hop Around Mint Hill
 - Fall Harvest Festival
 - Christmas Parade and Tree Lighting
- Seek and administer grants to fund improvements to downtown sites and structures.

Seek funding through various sources that can be leveraged for specific improvements in the Downtown District including:

- Municipal Service District
- Bond initiative
- Main Street Solutions Fund
- Evaluate private development opportunities



Form-based code prioritizes the form of buildings and streetscapes over land uses and would ensure the appropriate urban design within the Mint Hill Downtown District (Image source: City of Raleigh Unified Development Ordinance)

PARTNERS

- Mecklenburg County Park and Recreation Department
- Carolina Thread Trail (CTT)
- CRTPO Discretionary Projects Funding
- NCDOT
- North Carolina Parks and Recreation Trust Fund

PARTNERS

- Private investors, developers, merchants
- NCDOT
- Historical Society

LAND USE AND DEVELOPMENT

LU-3: REINFORCE EXISTING AND EMERGING CENTERS WITH COMMUNITY FACILITIES

FOLLOW-UP PLAN / STUDY

- Prepare area plans for key centers, particularly those that are emerging due to current development pressure, and those that serve as gateways into the Town.
- Work with partner agencies, such as Mecklenburg County Schools and Mecklenburg County Library, as plans for new and expanded community facilities are contemplated. Participate in efforts to update facilities plans to align the selection of sites for new facilities with the delineation of activity centers on the Future Land Use Map.

DEVELOPMENT STANDARDS

Define design standards for centers based on type. Such standards should address the following:

- Building types, locations, orientation, and scale;
- Circulation, including street types, block sizes, and facilities for pedestrians and cyclists;
- Common open space in terms of size types, placement, configuration, and accessibility (visual and physical).

PROGRAMS

Examine ways in which the provision of public facilities, such as fire stations, within new development can be rewarded with density bonuses and/or reductions in fees that lower development costs. Using facilities plans as guides, identify areas where new facilities are needed and coordinate with developers as applications for development are received.

PUBLIC INVESTMENTS

As needs for new community facilities are identified, seek opportunities to provide such facilities in partnership with private developers interested in implementing the centers delineated on the Future Land Use Map. By participating in the funding of community amenities within new development or providing public facilities in conjunction with new development, the Town can ensure the integration of facilities in a manner that makes the facilities integral to the development and accessible to concentrations of the population.

PARTNERS

- Private investors
- Mecklenburg County Land Use and Environmental Services Agency (LUESA)
- Mecklenburg County Park and Recreation Department
- Mecklenburg County Schools
- Mecklenburg County Libraries
- Charlotte Water

LAND USE AND DEVELOPMENT

LU-4: EXPAND THE RANGE OF HOUSING CHOICES TO ENABLE CURRENT AND FUTURE RESIDENTS TO AGE IN COMMUNITY, FINDING THE HOUSING PRODUCTS THAT ALIGN WITH INCOME, STAGE OF LIFE, AND LIFESTYLE PREFERENCES

FOLLOW-UP PLAN / STUDY

Consider conducting a housing study to analyze how Mint Hill residents might age in place and access middle-income market rate housing and necessary services. The study should take into consideration the following:

- Changing demographics, including:
 - Age distribution and the desire to support the creation of a multigenerational community.
 - Income levels.
- Affordability.
- Design standards to sensitively integrate attached and accessory dwelling units into Mint Hill’s development pattern based on best practices and case studies.

DEVELOPMENT STANDARDS

Consider amending UDO based on results of the housing study:

- Expand the range of zoning classifications to include districts that allow higher density residential development by-right, provided specific design and location criteria are met.
- Permit higher densities within mixed-use zoning districts.
- Establish location criteria to be considered in decisions regarding higher density residential development, including the approval of requests for rezoning. Amend the UDO to tie the application of new, higher-density zoning districts to the criteria.
- Allow residential uses that are less than ½-acre per dwelling unit close to activity and employment centers where access to services and amenities is high and the infrastructure capacity can support more intense development.



Active senior communities such as Cresswind provide Mint Hill residents the opportunity “age-in-place” after downsizing from large-lot, single-family detached residences. (Image source: www.kolterhomes.com)

PARTNERS

- Non-profit housing organizations
- Senior services organizations
- Developers

TRANSPORTATION AND MOBILITY

TM-1: CONNECT THE TOWN RESIDENTS AND VISITORS WITH PUBLIC TRANSPORTATION OPTIONS AND SHARED MOBILITY OPTIONS

FOLLOW-UP PLAN / STUDY

- Support a feasibility study for a microtransit or neighborhood shuttle service in Mint Hill to connect to park and ride lots and transit service along Albemarle Road and US 74 corridors, as well as key destinations in Mint Hill (coordinate with CATS, CRTPO and NCDOT IMD on potential funding sources).
- Support CATS Envision My Ride bus priority corridors study and review recommendations for potential Mint Hill next steps.
- Support CONNECT Beyond strategic transit corridors implementation including the LYNX Silver Line.
- Engage the new regional Mobility Manager (when position established by the CRTPO) and CATS in discussions about how to best serve Mint Hill residents with improved access to transit, either through microtransit or through other services.

PROGRAMS

Implement a mobility hub in downtown Mint Hill with a waiting area, informational kiosk, improved bicycle and pedestrian accessibility, and EV charging options. (Coordinate with downtown center redevelopment master planning).



DEVELOPMENT STANDARDS

Review Town standards that affect walkability such as block length, required sidewalks, connectivity, etc.

PUBLIC INVESTMENTS

- Coordinate with CRTPO and CATS on transit service prioritization, phasing, and funding strategies.

PARTNERS

- Charlotte Regional Transportation Planning Organization
- CATS
- Mecklenburg County MTS

TRANSPORTATION AND MOBILITY

TM-2: SUPPORT THE FUTURE TOWN VISION WITH CONTEXT-SENSITIVE INVESTMENT IN TRANSPORTATION INFRASTRUCTURE

FOLLOW-UP PLAN / STUDY

- Continue to implement the Mint Hill Comprehensive Transportation Plan/ Mobility Plan study.
- Coordinate with NCDOT and Town of Matthews regarding preferred vision for NC 51 corridor improvements

PUBLIC INVESTMENTS

- Coordinate with CRTPO and NCDOT on transportation prioritization, phasing, and funding strategies.
- Continue allocating local funding on an annual basis to fill sidewalk gaps and address small traffic signal and traffic calming improvements and to use as a local match for larger transportation projects discretionary project funding through the CRTPO process. <https://crtpo.org/projects-plans-programs/crtpo-discretionary-funds-program/>

DEVELOPMENT STANDARDS

- In new development and redevelopment, designate maximum block length and minimum number of connections for commercial, multi-use and multi-family residential developments to support a goal of fostering a more walkable community; require sidewalks as part of new developments.
- Consider requiring bus shelters and other transit amenities as part of new development, in coordination with CATS.

PARTNERS

- Charlotte Regional Transportation Planning Organization
- NCDOT Division 10

TRANSPORTATION AND MOBILITY

TM-2 (continued): SUPPORT THE FUTURE TOWN VISION WITH CONTEXT-SENSITIVE INVESTMENT IN TRANSPORTATION INFRASTRUCTURE

PROJECTS

Support for CRTPO MTP 2050 roadway projects:

- STIP ID: U-5007, NC 51 (Matthews-Mint Hill Road) widening to four lanes with a sidepath-*preferred cross-section subject to future corridor study recommendations.
- STIP ID: U-4913, Idlewild Road widening to 4 lanes with median, bike lanes and sidewalks from Stallings Road to Stevens Mill Road (includes I-485 interchange bridge updates).
- MTP ID: 2050-3097, Fairview Road from Brief Road to Rock Hill Church Road, widen to 4 lanes with median, bike lanes and sidewalks.
- MTP ID: 2050-2001, Lawyers Road from I-485 to Stevens Mill Road, widen to 4 lanes with median, bike lanes and sidewalks.
- MTP ID: 2050-3086 and 2050-3085, Albemarle Road widening to 6 lanes with median and multi-use path, from E. W.T. Harris Boulevard to I-485.
- Address intersections with a high number of crashes through a new study or in coordination with a roadway widening project (coordinate with the CRTPO and NCDOT on funding for intersection studies).
 - NC 51 and Idlewild Road (coordinate with U-5007, corridor study).
 - NC 51 and Lawyers Road (coordinate with U-5007, corridor study).
 - NC 24 (Albemarle Road) and Wilgrove-Mint Hill Rd (coordinate with MTP project 2050-3085).
 - NC 24 (Albemarle Road) and NC 51 (Blair Road).
 - NC 51 and Wilgrove Mint Hill Road.
 - Idlewild Road at Margaret Wallace Road.
 - Lawyers Road at Wilson Grove Road.
 - Truelight Church Road and Wilgrove Mint Hill Road.
 - Truelight Church Road and NC 51.

- Evaluate interchanges for improvements based on high number of crashes. Coordinate with the CRTPO and NCDOT on potential funding for an express feasibility study; I-485 interchange at Lawyers Road could be addressed as part of MTP project 2050-2001.
 - I-485 interchange at Lawyers Road.
 - I-485 interchange at Albemarle Road.
 - I-485 interchange at Fairview Road.
- Long term: support for widening along the corridors identified for improvement in the CRTPO CTP, follow-up studies will be required.
 - Lawyers Road.
 - Margaret Wallace Road.
 - Wilson Grove Road.
 - Farview Road from Brief Road to NC 51.
 - Bain Road.



Addressing intersections with a high number of crashes would improve traffic flow and transportation safety in Mint Hill (Image source: VHB)

PARTNERS

- Charlotte Regional Transportation Planning Organization
- NCDOT Division 10

TRANSPORTATION AND MOBILITY

TM-3: INVEST IN ACTIVE TRANSPORTATION IMPROVEMENTS TO SUPPORT WALKING AND BICYCLING

FOLLOW-UP PLAN / STUDY

Continue to implement the Mint Hill Pedestrian Plan (Apply to NCDOT Integrated Mobility Division for a multimodal planning grant-formerly bicycle and pedestrian planning grant program).

PROGRAMS

- Initiate a series of “Learn to Ride” events for children to learn how to ride a bike, partner with Learn to Ride non-profit in the Charlotte region (<http://learntorideclt.com/>).
- Support senior walking clubs to promote social connections and an active lifestyle.
- Consider a street festival or event where a street may be closed to traffic temporarily to allow people to walk and bicycle for a Sunday afternoon (“Open Streets” event).
- Incorporate shade trees, benches, water fountains, wayfinding, and informational kiosks with maps to enhance greenway user experience and ease of navigating on foot.

DEVELOPMENT STANDARDS

Require bicycle parking for new civic, office, commercial, multi-family residential uses. Specify that location of bicycle parking has to be visible from the front door of buildings and easy to find as much as possible.

PROJECTS

Support pedestrian, on-road bicycle and greenway projects identified in the CRTPO CTP and MTP 2050.



“Learn to Ride” events for children, in partnership with local non-profit agencies, can support young children in learning how to ride a bicycle safely. (Image source: VHB)

PARTNERS

- Charlotte Regional Transportation Planning Organization
- Carolina Thread Trail
- CATS
- Mecklenburg County
- Developers

TRANSPORTATION AND MOBILITY

TM-4: PREPARE FOR ELECTRIC VEHICLE CHARGING INFRASTRUCTURE TRANSITION

PROGRAMS

- Advertise availability and location of charging stations.
- Coordinate with regional EV deployment efforts.

PUBLIC INVESTMENTS

- Consider applying for grant funding to add fast charging stations in downtown Mint Hill (could be coordinated with the Mobility Hub implementation).

DEVELOPMENT STANDARDS

- Require larger mixed use and commercial developments to provide EV Capable parking spaces for a percentage of all parking (Level 3 or direct current charging stations).
- Require new multifamily residential developments and townhome complexes to provide EV Capable parking spaces for a percentage of all parking.



EV Designated Parking Spot in a Parking Deck. (Image source: VHB)

PARTNERS

- Duke Energy <https://www.duke-energy.com/business/products/park-and-plug>
- Plug-in NC
- NCDOT

ECONOMIC DEVELOPMENT

ED-1: SUPPORT JOB GROWTH WITHIN THE COMMUNITY BY SUPPORTING EMPLOYMENT DEVELOPMENT OPPORTUNITIES

FOLLOW-UP PLAN / STUDY

Consider conducting an Economic Development Study to identify regional competitive edge and develop strategies. Based on the findings:

- Delineate, preserve, and promote sites suitable for employment, which will also help bolster the Town’s tax base.
- Locate employment centers in proximity to complementary development, including industrial development and institutional uses. Consider a mix of uses ranging from light industrial/makerspaces to office. As mixed-use centers, supporting commercial uses and services should be permitted to ensure the viability of employment areas.
- Protect sites with desirable highway and rail access for future industrial development.

PUBLIC INVESTMENTS

Infrastructure and amenities that enhance the quality of work life can make development location more competitive and attractive to employers and other investors. Investments to consider could include:

- A park/open space amenity that serves initially as a market “window” and later a central gathering place around which retail, restaurants and other support businesses can locate.
- Greenway trails.
- Streetscape.
- Regional stormwater management solutions.
- Educational facilities provided in partnership with area institutions, particularly those that can benefit from collaboration with employers locating inside the park.

PARTNERS

- Mint Hill Chamber of Commerce
- Mecklenburg County
- Private investors
- Charlotte Regional Business Alliance
- Shortline Railroad

DEVELOPMENT STANDARDS

Review UDO to evaluate provisions to help reserve key sites for employment uses.

- Narrow the range of uses to ensure employment-based uses are not precluded by other permitted uses that have lower tax generation potential.
- Modify the set of allowable uses where a compatible mix would enable the creation of competitive employment centers, amenitized with retail, restaurants, and open space accessible to the surrounding neighborhoods.
- Consider expanding the range of zoning districts to address a wider variety of employment types. Industrial uses, for example, include an array of operations, some of which are more compatible with surrounding development than others. For this reason, two types may be warranted.

ECONOMIC DEVELOPMENT

ED-1: (continued)

PROGRAMS

- Consider less conventional employment within the community. Home-based businesses and urban agriculture may be among them. Providing easy access to resources and information on how to improve business operations (e.g. marketing, managing payroll, filing taxes, maintaining insurance, choosing/updating software, etc.) can help ensure their viability. The Town can be part of a partnership focused on disseminating information that answers common questions and provides links to organizations offering assistance.
- Continue supporting small businesses (including start-ups and independent contractors) by participating in or sponsoring programs that address common challenges of growing a businesses. Consider the following to provide assistance:
 - Connect young professionals with mentors. Mint Hill is a choice location for retirees. Many retirees have the time and experience to share with younger people in the same profession but are not sure how to connect with younger people who would welcome their guidance. Leveraging various communication mechanisms already in place, the Town could facilitate those connections. A partnership with the Mint Hill Chamber of Commerce might prove to be the most effective approach.
 - Establish partnerships with community organizations, businesses, and institutions to offer entrepreneurship programs. Consider creating a LaunchMINTHILL program based on the LaunchMyCity model, which strives to “develop successful local entrepreneurs by expanding access to comprehensive business training, and financial and business resources.” (<https://launchmycity.org/>)
 - Provide space. While working from home has become more common, some people must operate out of traditional offices, coworking spaces, and other sites, which add to the cost of doing business. By offering the temporary use of spaces owned by the Town or its partners, the Town can remove a common barrier to entrepreneurship.



Located at the intersection of Albermarle Road, Highway 51, and the Norfolk Southern Railway corridor, the Clear Creek Business Park is well positioned for industrial development. (Image source: Google Earth 2022)

- PARTNERS**
- Mint Hill Chamber of Commerce
 - Mecklenburg County
 - Private investors
 - Charlotte Regional Business Alliance
 - Shortline Railroad

UTILITIES

UT-1: SUPPORT THE FUTURE LAND USE VISION WITH INVESTMENTS IN INFRASTRUCTURE TO INCREASE CAPACITY

FOLLOW-UP PLAN / STUDY

- Develop water/sewer planning studies with Charlotte Water to support the Future Land Use Plan.**
- Prioritize infrastructure extensions to employment centers and areas experiencing high rates of growth.
 - With Charlotte Water, consider developing a detailed, prioritized plan for all water and sewer service to Mint Hill and its ETJ.
 - Determine the water and sewer needs and service to the Mint Hill I-485 interchanges, specifically with Blair Rd., Fairview Rd. and Lawyers Rd.

PUBLIC INVESTMENTS

- Coordinate with Charlotte Water on sewer and water extensions, prioritization, phasing, and funding strategies.



Infrastructure is critical to growth and requires long-term planning based on community-driven land use policies. (Image source: www.charlottenc.gov)

- PARTNERS**
- Charlotte Water
 - Mecklenburg County
 - Developers