











ADDITIONAL INFORMATION FOR CZ2016-005

RECEIVED SEPTEMBER 18, 2016

## Gretchen Coperine

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**From:** katmillerhar@gmail.com on behalf of Kat Miller 704-574-0026 [katmillerc21@gmail.com]  
**Sent:** Sunday, September 18, 2016 6:31 PM  
**To:** Adam McLamb; Gretchen Coperine  
**Subject:** heritage development planning board meeting sept 20th

Adam & Gretchen

I can not make this meeting but would like my comments **read** into the public comments

my name is Kathleen Miller

I live at 1106 alyssum in Brandon Oaks

please vote to NOT allow Heritage development

1) this does NOT conform to any surrounding existing subdivisions

Heritage homes will only be 10' apart, please measure that and see for yourselves how close that is, nor does lot size conform to surrounding subdivisions

2) this subdivision will be replacing tree tops with roof tops and driveways

3) the green space is in the easement for the power lines and in non-buildable space in Wesley Chapel and is not buildable

4) the real reason the developer is suggesting "age-targeted or age-restrictive" is to get around current zoning in Wesley Chapel and Indian Trail, and most important it is cheaper to build homes this way then to build homes spaced out per current zoning restrictions

5) this will burden our already overcrowded roads and schools

6) 440 homes, at 2 cars minimum per home = 880 additional cars on our local roads,

please don't kid yourselves into thinking these age-restrictive homeowners don't leave their homes, most are very active

7) there are already a number of other age restrictive subdivisions going up around union county.

Let's stop the development and let roads catch up to existing approved developments.

Vote NO to this development

ADDITIONAL INFORMATION FOR CZ2016-005

RECEIVED SEPTEMBER 20, 2016

**From:** [Pamela Hadley](#)  
**To:** [Gretchen Coperine](#)  
**Subject:** Comment for Planning Board  
**Date:** Tuesday, September 20, 2016 3:45:55 PM

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## Heritage Active Adult Community

Chairman and Board Members, thank you for the opportunity to speak to you tonight. My name is Pam Hadley and I'm currently a resident of Weddington. We have lived in Weddington for 14 years and in the area for 24. Our daughter grew up here, graduated from Weddington Middle and High School and went to church here. We all have volunteered here in Union County.

However, my husband and I would like to downsize. We are empty nesters now and no longer want to maintain a 3500 s/f house and an acre of land. We are like thousands of others in Union County.

What options exist for seniors to downsize while remaining in Union County and more specifically in Indian Trail?

Residents often have to leave the county to find an active adult community which means that:

- 1) You are losing revenue...in this case, over double what you'd receive if Heritage was built with a By-Right Plan.
- 2) This demographic is much less a strain on your infrastructure, most importantly roads and schools.
- 3) In fact, the impact on the schools shows less than 1/3 compared to the By-Right Plan.
- 4) As a bonus, this demographic has shown to be one of the biggest bases of volunteering.

So I ask you, what value does the town put on retaining its senior residents...or active adults, as I like to call us...and their significant contribution to the community?

Two other observations in comparing the Heritage proposed plan to the By-Right Plan is that it offers connectivity. Having worked with fire departments in Union County I can't stress enough the importance of having a shorter access to your communities for emergency services. Public Safety is paramount.

What should also be considered is what impact this will have on the topography. Will the By-Right plan allow the property to be clear cut? The Proposed Plan will have almost 50% more trees saved.

By allowing The Proposed Plan you will create alternative housing for a demographic that will soon be the largest in your Town, allowing them to stay close to family, friends, churches and be a valuable asset.

You will provide additional revenue. You will enhance Public Safety. You will protect the land from being stripped.

What a great opportunity you have by approving the Heritage Community. Again, thank you for your time.

Pam Hadley  
Weddington, NC

Pamela Hadley



**From:** [ryan.smith](#)  
**To:** [Gretchen.Coperine](#)  
**Subject:** CZ 2016-055 & Annexation 143 - Ltr  
**Date:** Tuesday, October 11, 2016 9:08:52 AM

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Hi Gretchen,

Please admit the letter below to the minutes of the community meeting next week in connection with the referenced project. Thank you.

October 17, 2016

Mayor Alvarez and Members of the Town Board  
P.O. Box 2430  
Indian Trail, NC 28079

Re: CZ 2016-005 and Annexation 143

Mayor Alvarez and Members of the Town Board:

I am writing as an Indian Trail resident and would like to go on record to express my opposition towards the rezoning of the referenced parcels.

Like almost all of the surrounding communities in the Charlotte area, we are developing at a much greater rate than what our current infrastructure can handle. This proposed subdivision would create on the upwards of 436 new lots behind the Brandon Oaks and Taylor Glen Subdivisions off Wesley Chapel Road and Waxhaw-Indian Trail Road. Wesley Chapel Road serves as a main corridor for vehicular traffic, and more importantly, student/pedestrian traffic to Sun Valley Middle and High School. Undoubtedly, this will further exacerbate traffic congestion and, not to mention, create major public health and safety implications. Additionally, our underground utilities are already stretched, evident by the Crooked Creek wastewater treatment plant expansion and capital improvement projects undertaken by Union County.

John Q. Taxpayer ends up being on the short end of the stick when it comes to large developments like this. Union County has already raised water/sewer rates and property taxes and are continuing to do such in the forthcoming years in order to pay for infrastructure improvements that developers fail to be held accountable for. Indian Trail is so desirable for its small town feel and affordable living. Let's not take that away.

We need to learn to say "enough is enough." We want Indian Trail to be safe, healthy, and a community that offers its residents and visitors a quality of life that is second to none.

Sincerely,

Ryan Smith  
301 Braxton Drive