

Hotel-Motel Amendment 2:

Chapter 7220. Hotels-Motels

The following regulations shall apply to all Hotel-Motel uses as described in UDO Section 1610.080.

- A. Hotel-Motel uses within the General Business District (GBD) shall only be permitted within the Sun Valley village center overlay, as identified within the Indian Trail Comprehensive Plan. Hotel-motel uses are not permitted outside the identified village center.
- B. All units shall be accessed from an interior hallway, except for first floor units which may have direct access from an interior courtyard or swimming pool area instead of, or in addition to, hallway access.
- C. Exterior balconies shall not be allowed within two hundred (200) feet of any single-family residentially zoned or occupied property or street unless they are located in an interior courtyard or are physically separated or screened from the residentially zoned property or street by another building or portion of a building.
- D. The total length of stay for a patron shall not exceed thirty (30) consecutive days during any single visit.
- E. Areas devoted to non-living quarter accessory uses (i.e. restaurants, retail sales, conference/meeting facilities, etc.) shall be limited to 20% of the total gross floor area of the building unless a larger percentage is permitted as part of a conditional rezoning approval. With the exception of restaurant uses, accessory uses shall be accessed from the interior of the hotel-motel.
- F. Pool facilities shall not be located between the building and the street or in front of the building within the GBD-VC overlay district. Pool facilities shall incorporate screening to minimize offsite views in all zoning districts.
- G. In addition to height limitations specified in UDO Chapter 520.030(A) and (B) within the GBD-VC overlay district, building height shall be further limited to 63-ft unless a taller height is permitted as part of a conditional rezoning approval.
- H. Buildings located adjacent to single-family residential zoning districts or uses shall have enhanced landscaping to help minimize the visibility of upper story floors.

Hotel-Motel Amendment 3:

UDO Chapter 1010.010 Parking Ratios

Use Category	Specific Use	Requirement
Overnight Accommodations	Bed and Breakfast	1 space per rented room plus parking for any permanent residents consistent with the other requirements of this table.
	Extended Stay Facility	1 space per room plus 1 space for every 2 employees on the maximum shift
	Hotel/ Motel	1 space per room plus 1 space for every 2 employees on the maximum shift <u>and the required parking for accessory uses</u>
Entertainment	<u>Conference or Meeting Center</u>	1-space for every 3 occupants.

ZT2016-001 EXHIBIT B

Mixed Use Buildings Amendment 1:

UDO 520.040, Floor Area Limits for Commercial Establishments When Applicable

E. Village Center Overlay

Commercial establishments in the O-VCD district may not include more than 15,000 square feet of gross area. Food stores (groceries), lodging accommodations, Mixed Use Buildings and theaters are not subject to this floor area limit.

Mixed Use Buildings Amendment 2: Next Page

UDO Chapter 520.020(G), Use Table and Standards

USE GROUP	Business and Commercial Districts						Use Standard
Use Category	CBD	NBD	GBD	RBD	O-VCD	O-DD	
Lodging							
Bed and Breakfast	P	-	P	P	P	P	
Hotel/Motel	-	-	-	P	-	-	PROPOSED CHANGES UNDER REVIEW VIA ZT2016-001
<u>Mixed Uses</u>							
<u>Mixed Use Building</u>	=	=	<u>P*</u>	=	<u>P*</u>	=	<u>*Requires Conditional Rezoning approval to establish use. Only permitted in select Village Center locations within GBD. See UDO Chapter 7230 for use standards and Village Center locations.</u>
Medical Services							
Government-operated Health Center	-	-	-	P	-	-	
Health Maintenance Organizations	-	-	-	P	-	-	
Medical and Dental Labs	P	P	P	P	P	P/S*	*If 0-1,500 sf. Then permitted by right; if greater than 1,500 sf, SUP is required.
Medical/Dental Offices	P	P	P	P	P	P	

Mixed Use Buildings Amendment 3:

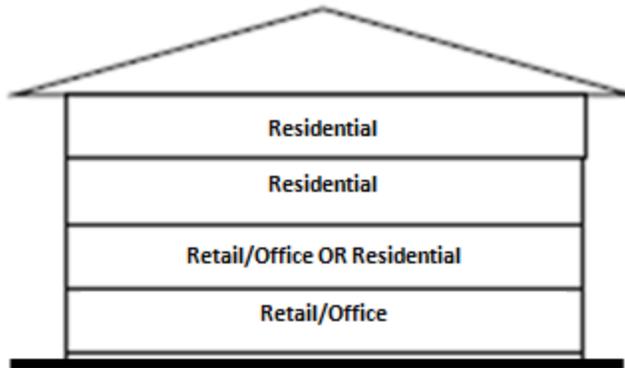
UDO Chapter 7230 Mixed Use Buildings

A. Applicability

Mixed Use Buildings are intended to provide two (2) or more complementary uses within the same building structure. A Mixed Use Building is a multi-story building that contains at least one floor devoted to nonresidential uses and at least one devoted to residential uses. Uses shall generally include retail, office and apartments or condominiums.

B. Standards

1. Mixed Use Buildings shall require a Conditional Rezoning approval process to establish the appropriate use mix allowed for each site per UDO Chapter 330, Conditional Zoning Districts, based on building form, massing and scale.
2. Mixed Use Buildings within the General Business District (GBD) shall only be permitted within the village center overlay areas of the following villages: Austin Village, Sun Valley, Rocky River, and Old Monroe Village Centers, as identified within the Indian Trail Comprehensive Plan. Mixed Use Buildings are not permitted outside the identified village centers.
3. Building Use: The mix of uses within a Mixed Use Building shall consist of the following:
 - a) Commercial or office uses on the ground.
 - b) Multi-family residential or commercial uses on the upper floors. Multi-family uses shall be limited to 75% of total floor area in a mixed use building.
 - c) The mix of residential and non-residential uses shall not alternate on upper floors. Non-residential uses may be provided on the ground and 2nd floors. However, any subsequent floors providing residential uses shall not alternate between residential and non-residential uses.
 - d) There shall be no residential and commercial uses on the same floor.



4. Lot and Building Standards

Unless specified herein, the Lot and Building Standards shall meet the requirements of UDO Chapter 520.030, Lot and Building Standards.

5. Density and Intensity

Density: The maximum density shall be determined through the Conditional Rezoning approval process for each site, based on site location, building form, massing and scale.

Intensity: The maximum floor area for non-residential uses shall be as follows:

2 story	28,000 square feet
3 story	33,000 square feet
4 story	36,000 square feet

6. Design

Architecture: the design for mixed use buildings shall comply with UDO Chapter 630, Village Center Overlay Zone and Chapter 1320, Nonresidential Design Standards. Additionally, the following standards shall apply:

- a) Each building shall be designed with harmonious architectural elements as a single structure.
- b) Exterior balconies shall not be allowed within two hundred (200) feet of any single-family residentially zoned or occupied property unless they are located in an interior courtyard or are physically separated or screened from the residentially zoned property by another building or portion of a building.
- c) Entrances for the residential and non-residential uses shall be separate and/or through a common courtyard. Where it is not feasible to provide a separate

entrance to the residential uses, access to same shall be restricted to residents only via controlled access mechanism.

- d) In addition to height limitations specified in UDO Chapter 520.030(A) and (B) within the GBD-OVCD overlay district, building height shall be limited to 50-ft or 4-stories (whichever is greater) unless a taller height is permitted as part of a conditional rezoning approval.
7. Land Use Group: Mixed Use Buildings shall be classified as a Group 2, per UDO Chapter 810.050, Land Use Groups. Landscaping shall be subject to non-residential landscape requirements per UDO Chapter 800. Additional landscaping, open space and or amenities may be required based on site location, building form, massing and scale. Such requirements shall be determined as part of the conditional rezoning approval.
8. Sign Requirements: Mixed use Buildings shall be subject to non-residential sign requirements as specified in UDO Chapter 800.

Mixed Use Buildings Amendment 4:

UDO Chapter 810.050, Land Use Groups

Land Use Group Designation	
Group 2	
Retail	Services
Bicycle Sales	Animal Hospital/Veterinary Clinic
Commercial Vehicle Sales	General
Convenience Goods	Small Animal
Domestic Sales	Large Animal
Gas Station	Automatic Teller
General Merchandise	Bank
Liquor Store	Business Services
Lumber and Oil Building Materials	Financial Services
Mail Order Delivery/Pickup Facility	Health Services
Manufactured Home Sales	Health Practitioner's Office
<u>Mixed Use Buildings</u>	Medical and Dental Laboratories
Motor Vehicle Sales	
Service Station	
Used Merchandise Sales	

Mixed Use Buildings Amendment 5:

UDO Chapter 1610.100 Use Groups and Categories: Other Use Group

D. Outdoor Advertising

The use of a site for the placement of off-premise signs.

E. Mixed Use Building

A Mixed Use Building is a multi-story building that contains at least one floor devoted to nonresidential uses and at least one devoted to residential uses. Uses shall generally include retail, office and apartments or condominiums.

F. Taproom or Taste Room

An area maintained predominately for the purpose of tasting, selling and consumption of the alcohol beverages manufactured on the premises or at a production facility of an associated use, including the sale of take home containers such as kegs, bottles and cans as may be allowed under Federal, State and County Law.

G. ~~F.~~ Wireless Communication Antenna and Tower

Facilities related to the use of the radio spectrum for the purposes of transmitting or receiving radio signals, and may include, but are not limited to radio towers, television towers, telephone exchanges, micro-wave relay towers, telephone transmission equipment buildings, and commercial mobile radio service facilities. The wireless communication antenna and tower category includes all associated equipment unless the written context clearly indicates otherwise. The term associated equipment may include, but is not limited to equipment shelter or platform, lighting, monopole tower, mounting hardware, and supporting electrical or mechanical equipment.

STATE OF NORTH CAROLINA)

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RESOLUTION #R160412-1

TOWN OF INDIAN TRAIL)

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**A RESOLUTION AMENDING THE OFFICIAL
INDIAN TRAIL COMPREHENSIVE PLAN IN THE TOWN OF INDIAN TRAIL,
UNION COUNTY, NORTH CAROLINA**

WHEREAS, the Town recognized the need to update Section 3.2 of the Indian Trail Comprehensive Plan as it relates to density of mixed uses within the Village Overlay Centers; and

WHEREAS, this Comprehensive Plan Amendment (CPA2016-001) was duly noticed in compliance with North Carolina General Statutes; and

WHEREAS, the Planning Board has considered the evidence and public testimony presented at the public hearing and finds it supports the request to modify the subject section of the Comprehensive Plan; and

WHEREAS, the Planning Board voted 5 to 0 to recommend approval of the Comprehensive Plan Amendment on March 15, 2016; and

WHEREAS, the Town Council has considered the evidence, public testimony and Planning Board’s recommendation; and

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Indian Trail, North Carolina approves the modification of Section 3.2 of the Indian Trail Comprehensive Plan as shown in Exhibit“A”.

NOW THEREFORE, BE IT RESOLVED by the Town Council of Indian Trail, North Carolina hereby takes the following actions:

Section 1 – Approves CPA 2016-001 Comprehensive Plan Amendment:

Amend the Town of Indian Trail Official Comprehensive Plan to reflect additional language regarding density of specific mixed uses within the Village Overlay Centers.

Section 2 – This resolution shall be effective immediately upon adoption.

AND IT IS SO ORDAINED this 12th day of April 2016

TOWN OF INDIAN TRAIL COUNCIL

Attest:

Kelley Southward, Town Clerk

Michael Alvarez, Mayor

APPROVED AS TO FORM:

TOWN ATTORNEY

CPA2016-001 EXHIBIT A

Comprehensive Plan: Chapter 3, Framework Plan

Since adoption of the 2005 Plan, Indian Trail has continued to grow, to the extent that the land use character of many of the Villages has been essentially set, with relatively small areas left to be developed or planned. Additionally, other plans, such as “Pathways to Progress”, the US-74 Corridor Revitalization Plan, and the Downtown Plan have established more specific land use goals for several of the Corridors and Villages. For those Villages and Corridors, a recommended land use mix is more appropriate.

A recommended land use mix with a flexibility factor is incorporated into the village and corridor types which still have relatively large amounts of undeveloped land. This flexibility factor allows for the exact land use mix to be market sensitive, while still adhering to overall land use goals, thus avoiding the need to amend the plan in response to market fluctuations. While flexibility factors are based on generalized planning standards, Village Center and Neighborhood Center developments should be able to demonstrate market support for their proposed size and mix of uses, and demonstrate that their proposed size and mix will not preclude development of other Village or Neighborhood Centers, particularly for Centers whose anticipated market support area extends beyond the Planning Area.

In order to designate more identifiable land use Villages and Corridors, name designations were suggested to fit the area within which the Village or Corridor is located. Therefore, although the description of each Village or Corridor’s components and character is still categorized by land use, Plate 3.2 has these areas defined by their community locales with the colors representing the predominant land use.

As a further refinement to the more general Framework Plan, some adjustments were made in the 2008 Comprehensive Plan Update to the Villages and Corridors Plan that reflect issues and opportunities identified as part of the framework plan and market conditions. These modifications are retained in this Comprehensive Plan, and are listed below:

- The preservation of land for agriculture and forest land in appropriate locations
- The addition of an “Interchange Mix” land use category that promotes higher density development along the Sardis Church Road/Unionville Indian Trail Road corridor
- The addition of a multi-family land use category in order to distinguish between detached and attached housing inventory
- Based on market feasibility and Urban Land Institute ratios/ trends, a reduction in the amount of commercial and institutional development for build-out
- Lodging was combined with the retail category
- Public Facilities was separated into two categories: Parks/Open Space and Institutional; in most cases, parks/open space was combined with agriculture/forest

Residential densities in all land use types are based on the gross density approximations shown below. For proposed developments with a density on the periphery of a residential land use category, the final determination of its appropriate category will be based on site/proposal specific elements such as the

overall community layout, housing type and architectural design, open space layout and programming, and other similar elements. It is recognized that mixed use development in urban settings typically provide a higher density than that contemplated in Table 3.2.1 below. For mixed use development with a density higher than allowed under the Village Center/Multifamily Residential land use category, the final determination of appropriate density shall be determined for each site based on the overall community layout, building form, massing and scale.

Table 3.2.1 Base Residential Land Use Densities

Approximate Base Residential Land Use Densities	
Land Use	Residential Density (du/ac)
Low Medium Single Family	Less than 2
Medium Density Single Family	2 to 4
High Density Single Family	4 to 6
Village Center/Multifamily Residential	12 to 15



APPOINTMENT POLICY

SECTION I: SCOPE:

This Policy serves to provide procedures for the acceptance of names, interview process, selection, and appointment of citizens interested in serving on Boards and Committees which are appointed by the Town Council. This Policy is in place to assist the Town Council in making informed choices for Boards/Committees.

SECTION II: GENERAL:

- A. **RESIDENCY:** No person shall be eligible to apply for board/committee seats unless he/she is a property owner or resident of the Town, with the exception of the Business Owner's Advisory Committee and the ABC Board. Ex Officio members are exempt from the residency requirement.
- B. **PUBLIC NOTICE OF OPENINGS:** There will be a public notice of board/committee seats which are being appointed posted in at least two (2) public places, and inserted in the local newspaper before April 1st (Boards & Committees) of each year. This notice will include both vacant and expiring positions.
- C. **SUBMISSION OF CANDIDACY IN WRITING:** Interested citizens must submit their candidacy by filing a Committee Appointment Application with the Town Clerk no later than May 1st (Boards & Committees) in order to be considered. The application is available at the Town Clerk's Office or at www.indiantrail.org. Current members seeking reappointment and Alternates who desire to be appointed as regular members must also apply in writing.
- D. **DATE OF APPOINTMENT:** Appointments will be made at a Council meeting before July 1st for Boards & Committees.
- E. **RE-ADVERTISING:** If all positions are not filled at that time, the Town Clerk may re-advertise for citizens to fill the empty positions.

- F. EMPTY POSITIONS: If empty positions still remain, these positions may be filled by the Town Council at any time during the year, following the procedures as outlined in A - C above. The time frames shall allow for a minimum of two weeks posting for filing.
- G. UNEXPIRED TERMS: If the Board/Committee intends to make appointments to fill unexpired terms, created by vacancies, as expeditiously as possible. The Board/Committee recognizes that the urgency of filling such vacancies may vary depending upon the circumstances of the vacancy. The Board/Committee shall make every effort to make appointments during the month for which they are due. In an effort to expedite the filling of an early vacated seat, the Town Council may consider any applications currently on-file at the Clerk's Office for appointment without following procedure A - C above only after announcing the vacancies at a Council meeting and advertising said vacancies on the Town Website not less than a two week period.
- H. PROMOTION OF ALTERNATE MEMBERS: Alternate members are appointed to Boards/Committees to serve if a regular member is unable to take his/her seat. Alternate positions are an excellent method of allowing a citizen to become familiar with the requirements of the Board/Committee, and to gauge his/her ability to assume regular membership. It also gives the Town Council an opportunity to assess the citizen's qualifications to serve as a regular member. Whenever feasible, **if an Alternate has been seated for at least twelve (12) months, and if the Board/Committee Chair recommends that an Alternate be promoted to a full position, the Council shall make this appointment. (revised 6-24-2014)**
- I. LIMITATION: **It is Council's goal to engage as many citizens as possible. If any one person could serve on every Board/Committee it would limit the opportunity for other citizens to serve. Therefore, no one person shall be appointed to serve on more than two (2) Boards and/or Committees at the same time (i.e. a citizen may only serve on one Board and one Committee at one time; or on two Boards at one time; or on two Committees at one time). The only exception to this is that because the Planning Board's membership also sites as the Tree Advisory Board (per ordinance) these members may be appointed to one additional Board or Committee if properly applied for and appointed by Council as prescribed herein. (revised 12-08-2015/1-12-2016)**

SECTION III: APPOINTMENT PROCEDURE:

A. BOARD MEMBER APPOINTMENT (Planning Board, Board of Adjustment and ABC Board):

1. All applicants interested in serving on a Board will need to have the recommendation or non-recommendation from the Board Chair upon

their review of applicant's information. It is also recommended that they attend at least one Committee meeting before being considered by the Town Council.

2. New Board applicants shall be interviewed by the Town Council. Reapplying members will only be interviewed upon request of Town Council.

B. COMMITTEE MEMBER APPOINTMENT:

3. Any citizen interested in serving on a Committee must be interviewed by the Committee Chair and/or the Staff Liaison the first time he/she applies for the Committee. It is also recommended that they attend at least one Committee meeting before being considered by the Town Council. **(revised 6-24-2014)**
4. The application will be submitted to the Town Council for review. The Town Council will be provided contact information for the applicant. The Town Council members may contact the applicant if they have any questions for the applicant. The applicant's application will be placed on the agenda for appointment.
5. Once placed on the agenda, the applicant will need to be nominated by a member of Town Council for consideration and a recorded vote will be taken for each nomination.

C. FACTORS FOR CONSIDERATION:

1. **CURRENT MEMBERS** - It is expected that regular members who are performing satisfactorily be reappointed. In determining performance, the Chair and Staff Liaison may consider the following, both for regular members seeking reappointment and alternates seeking regular appointment:
 - a. **Attendance:** It is expected that the members understand the commitment required and attend meetings. Members which have more than three (3) unexcused absences should not be considered for reappointment. Members which have more than 20% or six (6) excused absences (whichever is less) should not be considered for reappointment as regular members. Extenuating circumstances may be considered.
 - b. **Effort:** Members who have not become knowledgeable about their duties, or who have failed to comply with State law or Town ordinances should not be considered for reappointment.
 - c. **Attitude:** While differences of opinion are anticipated and encouraged, and members must be allowed full voice, members are expected to be civil, and observe recognized rules of order and procedures. Members who are quarrelsome,

disruptive, use their authority inappropriately, either on the Committee, or with other Town officials should not be considered for reappointment.

2. NEW MEMBERS - Criteria Considered

- a. Service on other Board/Committee: Candidates who have served on other Committees and performed well.
- b. Background: Education, experience, business, professional, or occupation which qualifies him/her for serving on the Committee.
- c. Commitment: Effort should be taken to verify that the candidate is aware of the time commitment and any other factors in the appointment.
- d. Potential Conflict of Interest: Candidates should be queried concerning possible conflicts between the appointment sought and business or other possible conflicts.

D. NOTIFICATION OF ACCEPTED MEMBERS: Candidates who have been appointed should be notified by the Town Clerk within two business days.

E. NOTIFICATION OF REJECTED MEMBERS/CITIZENS: Candidates who have been rejected should be notified in writing within two business days by the Town Clerk.

F. SWEARING IN: Candidates who have been appointed must be sworn in by a Notary Public at the next scheduled Board/Committee meeting.

SECTION IV: AMENDMENT PROCEDURE:

This Policy may, from time to time, be amended by a majority vote of the Town Council at a regularly scheduled Council meeting.

SECTION V: EFFECTIVE DATE:

This Policy shall take effect immediately following a majority vote of the Town Council at a regularly scheduled Council meeting.

REVISION ADOPTED JANUARY 12, 2016

(SEAL)

Michael L. Alvarez, Mayor

Attest:

Kelley Southward, Town Clerk



TO: Mayor Alvarez and Town Council Members

FROM: Kelley Southward, Town Clerk

DATE: April 7, 2016

SUBJECT: ABC Board Appointments for April 12th

The Term for Seat #3 has expired as of the last day of March. Mr. Robert Laatz, who has been the member of Seat 3, has reapplied for the position, which was advertised in March in the Charlotte Observer. As of this writing (April 7, 2016) no other applications have been received but the print ad included a deadline of Friday, April 8, 2016 at 12PM. Should any additional applications come forward by noon Friday (tomorrow) they will be forwarded to Council and the Chairman of the ABC Board.

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**APPLICATION FOR THE INDIAN TRAIL
Alcoholic Beverage Control Board**

Personal Details:

Title: Robert C. Laatz

Surname: _____

Given Names: _____

Contact Details:

Business Hours Telephone: _____

After Hours Telephone: (704) 821-0347

Mobile Telephone: (704) 254-5987

Email: rc1aatz@windstream.net

Postal Address: 6040 Powder Mill Pl. Indian Trail

State: Post Code: 28079

State of Residence: NC

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References

NOTE: Referees will only be contacted if you are selected for the final shortlist or interview.

Name: Mark Erhli

Position Held: Divisional Vice President

Organization: Buca di Beppo - Planet Hollywood

Business Hours Telephone: (407) 718-3430

Name: Greg Bowman

Position Held: Owner

Organization: GPS Inc.

Business Hours Telephone: (704) 661-2555

Other Information:

Qualifications 3 years current ABC Board Member.
Over 18 years in Food & Beverage
Management.

Skills: P & L Responsibility, Budget Development
Labor and Purchasing Control, Audit
Compliance

Current Employment: District Manager - Eurest
Compass Group North America

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Previous Employment: See attached resume

Positions held on other Federal or State Government bodies (i.e. Board memberships, Committees, council memberships, community groups)

Current ABC Board Member

Positions held on all other types of bodies/organizations

Other relevant experience

TIPS Certification & Certified Trainer
First level Sommeliers - Master Courts of
Sommeliers

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Statement

Please also attach a statement of three pages or less which addresses your suitability for appointment to the Indian Trail ABC Board.

It is suggested that your statement include references to your relevant expertise, leadership skills and experience, and your understanding of the roles, duties and governance obligations of members of the Board.

Date: 2/26/16

Signature: _____

This application and the information provided on this application is public record and will be produced in response to a request for public records.

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ROBERT C. LAATZ

Professional Summary

A dedicated professional that provides strategic and highly skilled Senior Business Leadership with over +15 years of professional experience, specializing in achieving exceptional results in the management of multi-unit restaurant operations. I am able to utilize my exceptional expertise in strategic planning, financial management, market analysis, cost management and training. Ability to leverage strong interpersonal skills to influence decision makers, communicate information, and share ideas all while motivating staff. I excel in fast paced challenging environments, demonstrating decisiveness when managing business challenges and dealing with A-List celebrities. Am detail-oriented, monitoring key financial and operational data to drive attainment of business objectives, while applying my restaurateur knowledge to create warm and appealing environments to attract repeat customers. Leading expert in the skills listed below:

P & L Responsibility	Budget/Goal Development	Menu Development
Develop/Implement Policies	Labor Control	Purchasing Control
Audit Compliance	Counseling/Disciplinary Actions	Multi-Unit Management
Computer Applications	Product and Service Standards	Strategic Planning

Professional Experience

Buca di Beppo; 08/13 – present

DIVISIONAL VICE PRESIDENT

Multi-Unit Divisional Manager responsible for 10 restaurants in Florida, Georgia, North Carolina, Tennessee, Kentucky and Ohio. Mentored and Managed 41 Managers and over 500 hourly employees. Driving significant financial results above sales and profit targets for over 2 years, including annual sales of \$24 million and an improvement in EBITDA for the entire division. Established a customer-focused restaurant culture, driving guest satisfaction scores from 58 in 2013 to over 80 in 2014 as measured by InMoment Technologies. Continuously identifying opportunities to improve operational processes, such as the creation of productivity measures in both the front and back of the house (BOH), resulting in reduced BOH labor from 13.2% to 9.3% and FOH labor from 10.5% to 8.5%. Increased institutional controls for kitchen and bar operations, as well as purchasing contract management resulting in a 2.3% reduction in cost of goods.

Town of Indian Trail ABC Commission; 3/13 – present

ABC BOARD MEMBER

Appointed to the Alcohol Beverage Control Commission by Indian Trail Town Council. Responsible for setting policies and procedures needed to operate its systems according to laws, regulations and mandates of the ABC Commission of North Carolina. Board is responsible for all control of Liquor sales, distribution and responsible vending in the town of Indian Trail.

Morton's The Steakhouse; 10/12 – 08/13

GENERAL MANAGER/OPERATING PARTNER

Taken OSAT scores from 82 out of 86 stores to top ten in company. Increased EBITDA by 100% 2013 YTD v LY 2012. Scored 94% and 93% in EverClean audits for 2013 without Executive Chef.

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Buca di Beppo; 08/09- 10/12

PASIANO PARTNER/GENERAL MANAGER

Increased sales consistently over each year by over 3%. Ended the year at #1 out of 92 restaurants in 2011 based on increased profit over last year, employee retention, cost controls, customer service scores and sales growth. Certified as a designated MIT training store. Trained, Developed and Mentored over 100 managers thriving today within the Buca Famiglia.

The Oceanaire Seafood Room; 06/07 – 07/09

GENERAL MANAGER/OPERATING PARTNER

Responsible for day to day operations of an upscale fine dining seafood restaurant with a budget of \$5.2 million. Participate in Task Force for new restaurants and staffing support.

The Westin Charlotte; 05/06 – 06/07

DIRECTOR OF OUTLETS

Responsible for the food and beverage outlets for a 700 room hotel generating over \$7,000,000/yr. Oversee the execution of great service and a fun atmosphere in Bar10, Ember Grille and Charlotte's Treats and Eats with the help of 3 managers and 2 supervisors

Renaissance Fort Lauderdale; 10/04 – 05/06

DIRECTOR OF FOOD AND BEVERAGE

Executive committee member reporting directly to the General Manager. Accountable for the administration/ management of Banquet Department which operates 12,000 sq. ft. of banquet space, Bistro 17, Buddha Bar, Starbucks Lounge, Room Service and Mini Bar, a total F&B budget of \$5,000,000/yr.

Renaissance Eden Roc, Miami Beach; 11/02 – 10/04

RESTAURANT MANAGER

Opened newly renovated Aquatica Beach Bar and Grill. Developed and implemented training procedures for new staff. Managed 3 million dollar a year high volume casual beachside restaurant with seating for up to 400 guests. Manage, hire, schedule and motivate staff of up to 60 employees. Increased revenue by accommodating children parties, rewarding Aquatica Beach Bar and Grill with "Best Kids Restaurant" in Miami Beach.

Fifteenth Street Fisheries; 10/96 – 11/02

RESTAURANT MANAGER

Responsible for the training and development of all new servers and bartenders as well as staffing, inventory control, policy implementation, budget control, computer troubleshooting, marketing and promotional plans. Supervised staff of up to 75, serving 500 customers daily. Insured all guests enjoyed a memorable dining experience.

Education and Certifications

AA Psychology, Northwest Mississippi College, Senatobia, Mississippi
Foundations of Leadership
ServSafe Food Protection Manager Certification
TIPS Certified Trainer
ServSafe Food Protection Manager Proctor
First Level Certification by the Master Courts of Sommeliers



Indian Trail

Alcoholic Beverage Control Board

Jeff Sullivan
Board Chairman

5880 Hwy. 74 East, Suite 20
P.O. Box 2932
Indian Trail, NC 28079
(704) 821-7667
FAX (704) 821-0793

Board Members:
Robert Laatz
Jan Brown

To: Indian Trail Town Council

From: Jeff Sullivan, Chairman
Indian Trail ABC Board, Chairman

Date: February 20, 16

Ref.: Robert Laatz – 2nd term recommendation
Indian Trail ABC Board member

It is with great pleasure that I recommend Robert for his 2nd term to serve as a board member on the Indian Trail ABC Board. Robert's creative skills and experience in the restaurant business has benefited the Indian Trail ABC Board in many areas. His knowledge and input with our Mixed Beverage Permittee's, man-hour control, and personnel has been an asset. His suggested changes and improvements in these areas have only enhanced our Board.

In my career, very few people rise to the top of my list that possesses such a wide range of talents and knowledge. On many occasions Robert has provided the creative concepts, the technical solutions and/or the work flow process to make our Board better and more effective.

Robert has the unique ability to not only create an idea or vision, but the skillful knowledge and creativity necessary to make it a reality. The quality of work provided by Robert Laatz is "top shelf". These new changes and improvements that we have implemented at the Indian Trail ABC Board in recent weeks will only benefit with Robert Laatz coming back for his 2nd term.

With highest regards,

Jeff Sullivan, Chairman



TO: Mayor Alvarez and Town Council Members

FROM: Kelley Southward, Town Clerk

DATE: April 7, 2016

SUBJECT: Planning Board Appointments for April 12th

As Council is aware, Regular Member Seat #4 of the Planning Board/Tree Board is vacant due to the resignation of Ms. Cathi Higgins and is now an unexpired term ending 6/30/2018. Mr. Jorge Aponte, Alternate Member #1, of the PB/TB has applied for the Regular Member seat; please review Section II (H) of the Appointment Policy included in your agenda packet. Should Mr. Aponte be appointed to the Regular Member Seat #4 then his Alternate Member Seat would be available and Council could appoint someone to this seat. We currently have 3 other applications on file: Joseph Lytch, Jayson Derosier and Arthur Spurr.



**APPLICATION TO SERVE ON TOWN BOARDS OR COMMITTEES
TOWN OF INDIAN TRAIL**

Name of Committee:

- Economic Development Advisory Committee
- Planning Board (Regular Seat)
- Board of Adjustment
- Stormwater Advisory Committee
- Transportation Advisory Committee
- Parks, Arts, Recreation & Cultural Committee
- Public Safety Committee

NAME: Jorge Aparite → currently an AtT. mem.

ADDRESS: 1032 Whipperwill Ln, Indian Trail, NC 28079

PHONE: (Home) 704 684 5769 (Office) 704-821-0165 (Fax) _____

Email: Jorge@CajaHoldings.com Education: MBA, Supply Chain

Do you have any conflicts with night meetings? None

How long have you lived in Union County? 11 yrs

Name of City and/or County Boards/Committees/Commissions currently serving on:
Indian Trail Transportation Advisory

Business and Civic Experience:
25 yrs of experience in OPS, Logistic AND Supply Chain.

116
Areas of expertise and interest/skills:

Budget, Logistic, Transportation, Accounting

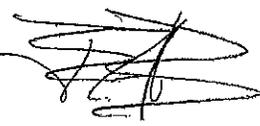
Please explain your interest in serving on the above named committee:

I want to like to be part of a community that I can make a healthy future for my kids and others too.

Is there any possible conflict of interest as defined in the North Carolina State Statute G.S. 160A-381 (d)* that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Indian Trail Town Committee?

Yes: _____ No: (If yes, explain conflict)

I certify that the facts contained in this application are true and correct to the best of my knowledge.

Date: 2/16/16 Signature: 

*GS 160A381(d) A City council member shall not vote on any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. Members of appointed boards providing advice to the city council shall not vote on recommendations regarding any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

11b



11-20-15 P04:11 (H)

**APPLICATION TO SERVE ON TOWN BOARDS OR COMMITTEES
TOWN OF INDIAN TRAIL**

Name of Committee:

- Planning Board
- Board of Adjustment
- Stormwater Advisory Committee
- Transportation Advisory Committee
- Parks, Arts, Recreation & Cultural Committee
- Public Safety Committee

NAME: Joseph Lytch

ADDRESS: 2004 Clover Hill Rd

PHONE: (Home) 704-779-5401 (Office) _____ (Fax) _____

Email: joe-lytch@ymail.com Education: BS-Biology

Do you have any conflicts with night meetings? NDNE

How long have you lived in Union County? 1 year

Name of City and/or County Boards/Committees/Commissions currently serving on:
Church board - UCC

Business and Civic Experience: Banking

Areas of expertise and interest/skills: Banking/project management

Please explain your interest in serving on the above named committee:

I would like to be an integral contributor to local decisions and policies. I would like to present a positive and progressive culture to my local community

Is there any possible conflict of interest as defined in the North Carolina State Statute G.S. 160A-381 (d)* that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Indian Trail Town Committee?

Yes: _____ No: X (If yes, explain conflict)

I certify that the facts contained in this application are true and correct to the best of my knowledge.

Date: 11/20/15 Signature: 

***GS 160A381(d)** A City council member shall not vote on any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. Members of appointed boards providing advice to the city council shall not vote on recommendations regarding any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

This application and the information provided on this application is public record and will be produced in response to a request for public records



**APPLICATION TO SERVE ON TOWN BOARDS OR COMMITTEES
TOWN OF INDIAN TRAIL**

Name of Committee:

- Economic Development Advisory Committee
- Planning Board
- Board of Adjustment
- Stormwater Advisory Committee
- Transportation Advisory Committee
- Parks, Arts, Recreation & Cultural Committee
- Public Safety Committee

NAME: Jayson Derosier

ADDRESS: 4004 Tremont Dr

PHONE: (Home) 704-776-1900 (Office) Same (Fax) _____

Email: JDerosier1@gmail.com Education: Technical College

Do you have any conflicts with night meetings? None

How long have you lived in Union County? Almost 10 years.

Name of City and/or County Boards/Committees/Commissions currently serving on:

None

Business and Civic Experience:

Territory Manager with Heartland Payment Systems, President, NC-955 AFJROTC

Booster Club (Porter Ridge / Piedmont H.S.)

116

Areas of expertise and interest/skills:

Sales professional and sales manager/mentor. Leadership. Team dynamics. Speaking. Planning. Time Management.

Please explain your interest in serving on the above named committee:

Having lived in I.T. for almost 10 years I love this town! I want to volunteer my time and energy towards continuing this towns amazing reputation as the best in Union County and North Carolina!

Is there any possible conflict of interest as defined in the North Carolina State Statute G.S. 160A- 381 (d)* that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Indian Trail Town Committee?

Yes: _____ No: X (If yes, explain conflict)

I certify that the facts contained in this application are true and correct to the best of my knowledge.

Date: 1/15/16 Signature: 

*GS 160A381(d) A City council member shall not vote on any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. Members of appointed boards providing advice to the city council shall not vote on recommendations regarding any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

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Received
4/11/16



**APPLICATION TO SERVE ON TOWN BOARDS OR COMMITTEES
TOWN OF INDIAN TRAIL**

- Name of Committee:
- Economic Development Advisory Committee
 - Planning Board
 - Board of Adjustment
 - Stormwater Advisory Committee
 - Transportation Advisory Committee
 - Parks, Arts, Recreation & Cultural Committee
 - Public Safety Committee

NAME: Arthur T Spurr

ADDRESS: 4100 Woodcreek Court, Indian Trail NC 28073

PHONE: (Home) 704-582-1541 (Office) _____ (Fax) _____

Email: aspurr@carolina.rr.com Education: some college

Do you have any conflicts with night meetings? No

How long have you lived in Union County? 23+ years

Name of City and/or County Boards/Committees/Commissions currently serving on:

Indian Trail Public Safety Committee

Business and Civic Experience:

26 years Navy, 16 years CMS NJROTC high school teacher, 10+ years Civil Air Patrol,

8 years active with Southbrook Church, 8 years active within Indian Trail, 5 years IT Public Safety Committee

116

Areas of expertise and interest/skills:

expertise: leadership, management, organization, public speaking, and communication.

interest: public service, community affairs. public safety.

Please explain your interest in serving on the above named committee:

I feel that I could make a positive impact as a member of the Planning Board to help make Indian Trail the best place to live, work and play on Union County. I am only interested in improving and doing what is best for all of Indian Trail the place I have lived for the past 24 years.

Is there any possible conflict of interest as defined in the North Carolina State Statute G.S. 160A- 381 (d)* that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Indian Trail Town Committee?

Yes: _____ No: no (If yes, explain conflict)

I certify that the facts contained in this application are true and correct to the best of my knowledge.

Date: 4/1/16 Signature: *Arthur Sporn*

*GS 160A381(d) A City council member shall not vote on any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. Members of appointed boards providing advice to the city council shall not vote on recommendations regarding any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

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Town Council and Mayor,

These are my recommendations for the immediate openings on the Indian Trail Planning Board/Tree Board:

Jorge Apponte holds current alternate seat should be moved to a regular seat. He has learned so much as serving with the current Planning Board/Tree Board.

Jayson Derosier's application has been reviewed and should be appointed to an alternate seat. He has been a town resident for over ten years. He has business and committee experience that would make him a great fit for the Planning Board/Tree Board.

Joseph Lytch's application has been reviewed and should be appointed to an alternate seat. He is a town resident. Also he has business and volunteer experience that would make him a excellent fit for the Planning Board/Tree Board.

Thank you for you consideration for these open seats on our town Planning Board/Tree Board.

Patricia Cowan
Chair Person
Town of Indian Trail
Planning Board/Tree Board



TO: Mayor Alvarez and Town Council Members

FROM: Kelley Southward, Town Clerk

DATE: April 7, 2016

SUBJECT: Board of Adjustment Appointments for April 12th

The Board of Adjustment currently has two Alternate Member Vacancies and 2 applications have been received from the following: Kat Miller and John Eigenbrode.

nc



**APPLICATION TO SERVE ON TOWN BOARDS OR COMMITTEES
TOWN OF INDIAN TRAIL**

Name of Committee:

- Economic Development Advisory Committee
- Planning Board
- Board of Adjustment
- Stormwater Advisory Committee
- Transportation Advisory Committee
- Parks, Arts, Recreation & Cultural Committee
- Public Safety Committee

NAME: Kat Miller

ADDRESS: 1106 Alyssum Ln

PHONE: (Home) _____ cell (office) 7045740026 (Fax) _____

Email: KatMillerC21@gmail.com Education: _____

Do you have any conflicts with night meetings? no

How long have you lived in Union County? 12-13 years

Name of City and/or County Boards/Committees/Commissions currently serving on:
None

Business and Civic Experience:

11c

Areas of expertise and interest/skills:

8⁺ years Residential Real Estate
Volunteer Various local organization

Please explain your interest in serving on the above named committee:

Would like to keep feel of Indian Trail
of small town while adding a variety
of stores & businesses

Is there any possible conflict of interest as defined in the North Carolina State Statute G.S. 160A- 381 (d)*
that would create problems or prevent you from fairly and impartially discharging your duties as an
appointee of the Indian Trail Town Committee?

Yes: _____ No: (If yes, explain conflict)

I certify that the facts contained in this application are true and correct to the best of
my knowledge.

Date: Nov 9 Signature: Kat Miller

*GS 160A381(d) A City council member shall not vote on any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. Members of appointed boards providing advice to the city council shall not vote on recommendations regarding any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

11c



**APPLICATION TO SERVE ON TOWN BOARDS OR COMMITTEES
TOWN OF INDIAN TRAIL**

Name of Committee:

- Economic Development Advisory Committee
- Planning Board
- Board of Adjustment
- Stormwater Advisory Committee
- Transportation Advisory Committee
- Parks, Arts, Recreation & Cultural Committee
- Public Safety Committee

NAME: JOHN EIGENBRODE

ADDRESS: 320 THOMPSON COURT

PHONE: (Home) 704-821-9721 (Office) _____ (Fax) _____

Email: jeigenbrode@WINDSTREAME.NET Education: 3yrs College

Do you have any conflicts with night meetings? No

How long have you lived in Union County? 12 yrs

Name of City and/or County Boards/Committees/Commissions currently serving on:
NONE

Business and Civic Experience:
Manager for major telecommunications infrastructure company - Previously served on Board of Adjustments and Stormwater Committee

11c

Areas of expertise and interest/skills:

Computers/Software, Communications Technology - Cell Towers

Please explain your interest in serving on the above named committee:

PREVIOUSLY SERVED ON THE BOA and find it interesting and challenging. FEEL THAT IT PLAYS AN IMPORTANT ROLE IN THE GROWTH OF INDIAN TRAIL AND MAINTAINING COMPLIANCE WITH THE LIDC

Is there any possible conflict of interest as defined in the North Carolina State Statute G.S. 160A- 381 (d)* that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Indian Trail Town Committee?

Yes: _____ No: X (If yes, explain conflict)

I certify that the facts contained in this application are true and correct to the best of my knowledge.

Date: 12-9-2015 Signature: John J. Eigenbrode

*GS 160A381(d) A City council member shall not vote on any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. Members of appointed boards providing advice to the city council shall not vote on recommendations regarding any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.



Planning & Neighborhood Services
PO Box 2430, Indian Trail, NC 28079
704 821-5401

Memo

To: Mayor and Town Council
From: Gretchen Coperine, AICP, Sr. Planner
Date: April 5, 2016
Re: Continuance of Item CZ2015-005

The Indian Trail Town Council held the public hearing for Zoning Map Amendment CZ2015-005 on March 22, 2016. This amendment is a request related to several parcels located on Waxhaw Indian Trail Road, north of Blanchard Circle to change the zoning from SF-1 (Single Family) to Conditional Zoning SF-5 (Single Family) for the purpose of developing 49 single-family detached, age-targeted homes. The audio recording of the public hearing can be heard on [Granicus](#).

Town Council continued the item to a date certain meeting of April 12, 2016, and requested further information on the State of Registration for “Blake Communities VP2-SC LLC” as well as additional information regarding the company. An updated draft Ordinance is included as Attachment 1. Additional information regarding Blake Communities is included as Attachment 2. The associated staff report and analysis is provided in Attachment 3 of this memo.

Required Action by Council: *Receive the report and at the conclusion of deliberations:*

- **Make the Required Findings – Draft Findings as Transmitted by Planning Board**
Land Use and Housing Goals #1, 2 and 5: The proposed project promotes compatibility of land uses between neighboring properties and residential properties within surrounding jurisdictions, increases the diversity of housing options within Indian Trail, and proposes high quality design to promote attractive land development; and

Mobility and Transportation Goal #3: The proposed development incorporates pedestrian amenities and connectivity throughout the community, as well as opportunity to connect to any future development directly north of this development.

The Planning Board further found the zoning reclassification is a reasonable request and is in the public interest because supports the goals of the adopted Comprehensive Plan and includes elements that benefit the general public in the areas of transportation, land use and housing.

- **Motion to Approve or Disapprove CZ2015-005 as presented in the second reading.**

Attachment 1- Draft Ordinance

Attachment 2- Additional Company Information Requested

Attachment 2- Planning Board Transmittal

STATE OF NORTH CAROLINA)

TOWN OF INDIAN TRAIL)

ORDINANCE # **DRAFT**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF INDIAN TRAIL REZONING PARCELS 07117010, 07117010A, 07117010B and 07117010C FROM FINGLE FAMILY SF-1 DISTRICT TO CZ- SF-5 SINGLE FAMILY DISTRICT WITHIN OLD MONROE VILLAGE, IN THE TOWN OF INDIAN TRAIL, UNION COUNTY, NORTH CAROLINA

WHEREAS, the applicant Blake Communities VP2-SC, LLC on behalf of the property owners Patricia Shelby, et al., petitioned to rezone parcels 07117010, 07117010A, 07117010B and 07117010C from Single Family SF-1 District to a Conditional Zoning District SF-5 Single Family District for the purpose developing approximately 49 single-family dwelling units; and

WHEREAS, this Conditional Zoning Amendment (CZ2015-005) was duly noticed in compliance with North Carolina General Statutes; and

WHEREAS, two community meetings were held on January 27, 2016; and

WHEREAS, a public meeting was held by the Planning Board on February 16, 2016 to consider this conditional zoning request; and

WHEREAS, the Planning Board after hearing the case and public comments found the proposed map amendment is consistent with the following goals of the Comprehensive Plan:

- *Land Use and Housing Goals #1, 2 and 5:* The proposed project promotes compatibility of land uses between neighboring properties and residential properties within surrounding jurisdictions, increases the diversity of housing options within Indian Trail, and proposes high quality design to promote attractive land development; and
- *Mobility and Transportation Goal #3:* The proposed development incorporates pedestrian amenities and connectivity throughout the community, as well as opportunity to connect to any future development directly north of this development.

The request for this conditional zoning district (SF-5 District) is a reasonable request and is in the public interest because supports the goals of the adopted Comprehensive Plan and includes elements that benefit the general public in the areas of transportation, land use and housing.

WHEREAS, after making the draft findings the Planning Board approved 5 to 0 the motion to transmit a recommendation to approve as conditioned to the Town Council; and

WHEREAS, the Town Council held a public hearing on March 22, 2016 to consider said request and recommendation of approval from the Planning Board; and

WHEREAS, the Town Council continued the item to April 12, 2016 Town Council public hearing to consider additional information requested by Town Council; and

WHEREAS, the Town Council on April 12, 2016 concurred with the Planning Board's consistency findings and hereby endorses said findings; and

NOW, THEREFORE, IT SHALL BE ORDAINED by the Town Council of the Town of Indian Trail, North Carolina that it hereby takes the following action:

Section 1 – Approves CZ 2015-005 Conditional Zoning Petition thereby granting the Zoning Map amendment to establish Conditional Zoning District of SF-5 Single Family for the purpose developing approximately 49 single-family dwelling units and subject to the following conditions:

1. *Subject Parcels:* Rezoning – 07117010, 07117010A, 07117010B and 07117010C to CZ-SF-5.
2. *Permitted Uses:* The permitted use on the subject property is single-family detached residential and accessory uses as permitted the UDO.
3. *Permitted Number of Units:* The maximum number of units on the subject development shall not exceed 49 single-family detached dwelling units.
4. *Lot Frontage, Setbacks and Height:* Lots shall provide 50' width, as generally referenced on the concept plan (Exhibit 1). Setbacks and other requirements shall be provided as follows:

Lot Width	Lot Area Minimum	Front and Rear Setback	Side Setback	Maximum Height
50 foot minimum	6000 square feet minimum	25 feet Front *(see note regarding Garage placement below) 20 feet Rear	5 feet on interior lots 10 feet on corner lots	35 feet maximum
* Garage: may be a maximum of 2 feet in front of the front façade or porch, if one exists.				

5. *Conceptual Plan:* The proposed single-family development and associated improvements shall comply with the conceptual plan attached herein as Exhibit 1.
 - a. *On-street parking:* on-street parking shall be provided at key locations as generally depicted on the Conceptual Plan.
 - b. *Open Space:* All open space areas shall be generally consistent with the layout reflected in Exhibit 1 and shall contain trees and shrubs, as well as passive recreation fixtures where feasible. The large central open space in the concept plan in Exhibit 1 within the community shall be landscaped with plant species which require low maintenance.
 - c. *Open Space Pathway:* The pathway shown within the large central open space in the concept plan in Exhibit 1 shall be a paved surface, to the satisfaction of the Town Engineering and Planning Departments.
6. *Architecture:*
 - a. All homes shall be built in general accordance with the elevations in Exhibit 2 and shall be constructed of brick, stone, wood, or shake siding with no vinyl or composite siding or synthetic stucco.
 - b. *Vary elevations/architectural models on adjacent lots:* Every lot shall provide a different architectural model from the lot(s) adjacent to it. No two identical architectural elevations which include identical facades, roof lines, door and window placement and details, shall be built on lots adjacent to or directly across from each other.

- c. Architectural details shall include ornamented garage doors, decorative light fixtures on either sides of the garage door, gable pediments, transoms above the front entry door, as generally depicted in Exhibit 2.
 - d. There shall be no blank walls on any side elevations.
 - e. All units shall provide the master bedroom located on the first floor to support the age-targeted marketing concept.
 - f. *Mailboxes:* A decorative cluster mailbox must be provided, as generally depicted in the conceptual plan.
7. *Tree Retention:* The development is conditioned to comply with Chapter 830- Tree Preservation Ordinance of the UDO. A Heritage tree survey and tree canopy plan is required within the site plan review process. All reasonable efforts will be made to retain the existing Heritage Trees on the site, however, it is recognized that several may need to be removed and mitigation will be undertaken in accordance with UDO Chapter 830(E) requirement.
8. *Perimeter Landscape Buffer:* A 20 foot perimeter landscape buffer shall be provided as generally depicted on the concept plan (Exhibit 1).
9. *Stormwater Management Measures:* The size of the proposed stormwater management facilities identified on the Conceptual Plan is for illustrative purposes only. The exact size shall be determined during Site Plan submittal, to meet 100-year storm requirements. Unless deemed infeasible by the Town Engineering Department, the water management facilities shall tie into the existing drop inlets along the eastern boundary (rear of the subject property) found between Lots 184 and 186, and between Lots 191 and 192 of Colton Ridge.
- All detention ponds shall provide a dense vegetation screening. Fencing shall be provided around the stormwater management improvements to minimize any visual obtrusiveness, as well as amenities including but not limited to water fountains, gathering areas and/or similar passive recreation areas for residents.
10. *Waxhaw Indian Trail Road Roadway Improvements:* Prior to the issuance of Town Zoning Compliance for any home, the developer shall be responsible for constructing the ROW improvements listed below on Waxhaw Indian Trail Road:
- A left-turn lane with 100 foot full stacking and, and in coordination with the design for Arbors at Blanchard roadway improvements.
- All required roadway improvements shall be constructed and any associated public ROW dedicated prior to the issuance of Town Zoning Compliance for any home. All roadway improvements shall be constructed to the Town of Indian Trail and NCDOT standards.
11. *Frontage Improvements:* Frontage improvements along Waxhaw Indian Trail Road shall be provided and include a 6 foot sidewalk, and street lights and curb/gutter. A minimum ROW measured 50 feet from the center line of the existing road shall be provided and dedicated to NCDOT or its assigns. All required frontage improvements shall be constructed and any associated public ROW dedicated prior to the issuance of Town Zoning Compliance for any home.
12. *Onsite Roadway Improvements:* Internal Roads within the subject site shall be constructed with a minimum of 50' right-of-way. Improvements shall consist of two travel lanes in opposite direction, curb/gutter, 5-ft wide sidewalks, street lights and street trees. Traffic calming features may be required throughout the development and may include a combination of raised intersections, pedestrian crossings, speed tables and/or other traffic calming mechanisms, as approved by the Town Engineering Department. All roadways shall be constructed in accordance with Town Engineering Standards.
13. *Sketch Plan Approval from Union County Public Works.*
14. *Revocation:* The Town Council may act to revoke the conditional zoning district designation if the applicant fails to meet the terms of the district.

Section 2 – This ordinance shall be effective immediately upon adoption.

AND IT IS SO ORDAINED this __ day of April, 2016.

TOWN OF INDIAN TRAIL COUNCIL

Attest:

Michael Alvarez, Mayor

Kelley Southward, Town Clerk

APPROVED AS TO FORM:

TOWN ATTORNEY

In 2003, Blake Whitney Thompson formed his boutique real estate investment firm, The Blake Whitney Thompson Company, LLC (“BLAKE”). Completing over 400 transactions over the last 12 years, the company runs under Thompson’s vision of making strategic value driven decisions in special situations.

Thompson’s experience in residential development includes mid-rise towers, low-rise complexes, townhomes, and single-family homes concentrated in Alabama, Georgia, Florida and the Carolinas, as well as some transactions in Illinois, Virginia and Mississippi. Thompson has also co-sponsored ownership and operation of large office assets in Florida, South Carolina, Alabama, Iowa and Texas. In 2008, he completed construction on Whitney Plaza, a 57-unit condominium tower in his hometown of St. Petersburg, Florida.

Blake Whitney Thompson became Managing Director of Black Orchid Equity after the completion of Whitney Plaza in 2008. Since then, Black Orchid acquired dozens of assets and non-performing notes from PNC, Wells Fargo, Rialto Capital, Comerica, Regions, Excel Financial, BB&T among others.

Thompson’s apartment repositioning and retail asset transactions have included Villas Continental, a 100-unit fractured condominium note acquisition with \$17MM in outstanding balances acquired for \$1.8MM. \$3MM in renovation investment led to 94% occupancy in 90 days. Other residential projects include over 70 active subdivisions and the redevelopment of new sites, such as Wynhaven Apartments.

BLAKE also provides homebuilders across the country with unique acquisition consulting services, helping builders create stable, economically viable property pipelines. This relationship allows BLAKE to serve homebuilders’ short and long term goals. BWTC currently represents some of the largest builders in the Southeast, including H&H Homes, Century Communities, Level Homes, Kerley Family Homes, Hurricane, etc. This also gives BLAKE’s investors access to a robust proprietary, off-market deal pipeline for these particular builders.

Blake Whitney Thompson holds a B.S. and M.A. from The Florida State University and a Juris Doctor from Stetson University College of Law (admitted to the Florida Bar Association, 2004). Additionally, Thompson’s personal portfolio includes investments in distribution, hospitality and technology businesses.

www.bwtcompany.com

www.blake-wilder.com

Regards,

Eric K. Swanson

Acquisitions Manager, BWT Co.

ESwanson@BWTcompany.com

www.BWTcompany.com

[727-498-3330](tel:727-498-3330) ext. 232

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P.O. Box 2430
Indian Trail, North Carolina 28079
Telephone (704) 821-5401
Fax (704) 821-9045

PLANNING AND NEIGHBORHOOD SERVICES

Planning Board Transmittal for the March 22, 2016 Town Council Public Hearing

Case: CZ 2015-005			
Reference Name	Waxhaw Indian Trail Road Conditional Zoning		
Planning Board Meeting Date	February 16, 2016		
Members Present	Chair Cowan <input checked="" type="checkbox"/>	Jan Brown <input checked="" type="checkbox"/>	Vice Chair Larry Miller <input checked="" type="checkbox"/>
	Cathi Higgins <input checked="" type="checkbox"/>	Sidney Sandy <input checked="" type="checkbox"/>	Alan Rosenberg <input type="checkbox"/>
	Jorge Aponte <input type="checkbox"/> Alternate 1	Vacant <input type="checkbox"/> Alternate 2	VACANT <input type="checkbox"/> Alternate 3
Case Found Complete	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Motion	Recommend approval as conditioned to Town Council		
Member Making the Motion	Board Member Cathi Higgins		
Second the Motion	Board Member Sidney Sandy		
Vote	5 to 0		

Purpose of the Amendment:

This is a request to reclassify various parcels totaling approximately 16 acres. The rezoning is from Single Family (SF-1) to Single-Family (SF-5) with a conditional zoning district. The SF-5 zoning district is a moderate/high density single-family residential zoning district. The intent of this request is to allow approximately 49 single-family dwelling units intended to be age-targeted housing for persons 55 years and older. The subject property is located on Waxhaw Indian Trail Road, north of Blanchard Circle. (See Planning Board Attachment 1, Application).

Town Council Action: *Receive the Planning Board transmittal report and public testimony and:*

1. *Concur with the findings and transmittal of the Planning Board to approve; or*
2. *Concur with the findings and approve as modified by Council; or*
3. *Do not make the findings and disapprove the amendment.*

Planning Board Meeting

This request was heard by the Indian Trail Planning Board on February 16, 2016. The Board had questions regarding the lot sizes, sidewalk widths, mail kiosks, and interior roadway width in relation to Fire safety. The meeting can be heard on [Granicus](#) and be reviewed in the attached Draft Planning Board Meeting Minutes (Attachment 3).

The Planning Board voted 5 to 0 to transmit a recommendation to approve as conditioned to the Town Council and made the following required findings: The project as conditioned is consistent with the goals of the Comprehensive Plan are satisfied as follows:

- *Land Use and Housing Goals #1, 2 and 5:* The proposed project promotes compatibility of land uses between neighboring properties and residential properties within surrounding jurisdictions, increases the diversity of housing options within Indian Trail, and proposes high quality design to promote attractive land development; and
- *Mobility and Transportation Goal #3:* The proposed development incorporates pedestrian amenities and connectivity throughout the community, as well as opportunity to connect to any future development directly north of this development.

The request for this conditional zoning district (SF-5 District) is a reasonable request and is in the public interest because supports the goals of the adopted Comprehensive Plan and includes elements that benefit the general public in the areas of transportation, land use and housing.

Town Council Action - Based on the transmittal, public testimony, and deliberations, the Council may take one of the following actions:

1. *Concur with the findings and transmittal of the Planning Board to approve; or*
2. *Concur with the findings and approve as modified by Council; or*
3. *Do not make the findings and disapprove the amendment.*

Gretchen Coperine, AICP
704 821-5401
gcoperine@planning.indiantrail.org

Attachment -1- Planning Board Report and PB Attachments
Attachment- 2 – Draft Ordinance with Exhibits
Attachment 3- Draft PB Meeting Minutes

TC Attachment 1- Planning Board Report



P.O. Box 2430

Indian Trail, North Carolina 28079

PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

Conditional Zoning Staff Report

Case: CZ 2015-005			
Reference Name	Waxhaw Indian Trail Senior Concept Housing		
Request	Proposed Zoning	CZ Single-Family Residential (SF-5)	
	Proposed Uses	Single-Family Residential	
Existing Site Characteristics	Existing Zoning	Single Family (SF-1)	
	Existing Use	Single Family Home	
	Site Acreage	Approximately 16 Acres	
Applicant	Blake Communities VP2-SC, LLC		
Submittal Date	September 19, 2015		
Location	Waxhaw Indian Trail Road, north of Blanchard Circle		
Tax Map Number(s)	Rezoning: 07117010, 07117010A, 07117010B and 07117010C		
Plan Consistency	Comprehensive Plan		
Recommendations & Comments	Planning Staff	Designation	Old Monroe, Medium Density Residential
		Consistent with Request	Yes

Project Summary

This is a request to reclassify various parcels totaling approximately 16 acres. The rezoning is from Single Family (SF-1) to Single-Family (SF-5) with a conditional zoning district. The SF-5 zoning district is a moderate/high density single-family residential zoning district. The intent of this request is to allow approximately 49 single-family dwelling units intended to be age-targeted housing for persons 55 years and older. The subject property is located on Waxhaw Indian Trail Road, north of Blanchard Circle. (See Attachment 1, Application and Map 1 below).

Staff Recommendation

Staff is of the opinion the necessary findings can be made to support this Conditional Zoning request.

Map 1: Location Map and Municipal Boundary



Staff Analysis

Current Use and Zoning

The subject property consists of several parcels on Waxhaw Indian Trail Road, north of Blanchard Circle. There is an existing single family home which will be demolished.

Location Characteristics and Surrounding Zoning

The property is currently zoned Single Family (SF-1). See below Map 2: Current Zoning. The current zoning for the surrounding area is single family residential, with one parcel containing a local business (Gators Deli). See table below summarizing the surrounding zoning and uses.

The surrounding development consists of single-family residential to the north, south, east and west including Colton Ridge, Satterfield and Arbors at Blanchard subdivisions, as well as Gator's Deli, a local business.