

Town of Indian Trail



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**PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT
PLANNING BOARD MINUTES**

**February 16, 2016
06:30 P.M.**

CALL TO ORDER

ROLL CALL

The following members of the governing body were present:

Board Members: Larry Miller, Patricia Cowan, Jan Brown, Cathi Higgins, Sidney Sandy, and Jorge Aponte.

Members Present but None.

not Voting:

Absent: Alan Rosenberg.

Staff Members: Rox Burhans-Planning Director, Gretchen Coperine- Senior Planner, and Pam Good-Board Secretary

APPROVAL OF MINUTES- December 15, 2015

Motion to approve as written by Member Brown, seconded by Member Higgins. The vote to approve was unanimous.

PUBLIC ITEMS

CZ2015-005 Waxhaw-Indian Trail Rd: 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 property is located on Waxhaw Indian Trail Road, north of Blanchard Circle.

Staff Gretchen Coperine presented the case. She gave a brief background of the request as well as the location and explained that the project would be age-targeted. Staff Coperine spoke about present zoning that surrounds the subject property, giving an overview of the key elements of the concept plan and showed, on Power Point that it has one access point off Waxhaw Indian Trail Road and a stub to the north for connectivity to future development, as well as the following details:

Site Layout: The Concept Plan contemplates approximately 49 lots, detention ponds with amenities, common open space areas, on-street parking in key location as well as connecting sidewalks throughout the entire community and an opportunity for future connection to any development directly north of the subject site.

Onsite Roadway Improvements: Access within the site will be provided by a minimum of 50-ft wide Rights-of-Way (ROW) that will be designed with curb/gutter, sidewalks, street lights and street trees. The UDO permits a single access point for subdivisions with less than 50-lots.

Roadway and Frontage Improvements: The community will have one access point off Waxhaw Indian Trail Road. North Carolina Department of Transportation (NCDOT) will require the appropriate roadway

Staff Coperine directed the Board to examine the draft conditions of approval that were provided in attachment 2 of the board's packet.

Staff Coperine read the consistency findings into the record. Staff is of the opinion that the findings can be made to support a conditional zoning district for the subject property. The proposed conditional rezone is consistent with the Town's Comprehensive Plan.

Questions from Board:

Member Miller questioned if interior roadway was wide enough to accommodate fire trucks if they needed to service the streets of the potential neighborhood. Staff Coperine answered that the minimum right-of-way was 50 feet in the inner roads of the subdivision which is standard with most subdivisions and is sufficient to accommodate the fire truck. Member Miller stated that the proposed units are so close that he is concerned about the safety residents that would be living there. Planning Director Rox Burhans stated that the trend toward age-targeted smaller lots is to create a low maintenance environment. The houses will be constructed with quality materials (no vinyl) so as to not create a fire hazard.

Chair Cowan asked which creek the storm water run-off will feed into. Staff Coperine deferred the question to the developer to answer.

Member Higgins asked about the planned 5 foot wide sidewalks. Staff Coperine replied that the interior sidewalks will be 5 feet and the Waxhaw-Indian Trail Rd sidewalk will be 6 feet. Member Higgins raised a question whether residents in wheelchairs that would be able to pass by each other on a 5 foot sidewalk. She also pointed out that she saw mailboxes are clustered in the plans. She asked if that is common with an age targeted community.

Matthew Velkovich from Summit Land Services stepped to the podium, stating that he was the engineer for the project and was representing the developer. He addressed some of the questions. He pointed out that the storm water would be draining into Price Mill Creek tributary #2 and also stated that there wouldn't be an increase in rate of run off at the site.

The builder for the site, Kerry Avant, with H&H Homes, indicated that it is now a requirement by postmasters, for builders to build cluster mailboxes. He also addressed the question of the width of sidewalks by stating that most are 4-5 foot wide and the cost differential would not merit the additional footage. He stated that there are additional issues that are affected when making this type of change. He also added that the developer does follow the Town's standards.

Member Higgins mentioned that age-targeted communities are new to Indian Trail. This is the 2nd development in Indian Trail.

Member Sandy asked which detention pond is getting more water. Mr. Velkovich reported that the detention ponds were to each receive approximately half of the run-off.

Opened Public Comment: none
Closed Public Comment

Board discussion:

Member Higgins liked the project; would like the board to think about barrier free sidewalks.