

Town of Indian Trail



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PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT PLANNING BOARD MINUTES

June 21, 2016
06:30 P.M.

CALL TO ORDER

ROLL CALL

Alan Rosenberg has moved out of the municipality.
Helen Killough has not reapplied.

The following members of the governing body were present:

Board Members: Larry Miller, Patricia Cowan, Jan Brown, Sidney Sandy, Samantha Towns, and Dennis Gay.

Members Present but None.

not Voting:

Absent: Jorge Aponte.

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

APPROVAL OF MINUTES- May 17, 2016

Motion to approve as written by Member Brown. Seconded by Member Towns. The vote to approve was unanimous.

Swearing in of Michael Head to the open seat #4 (finishing the term 7/1/15-6/30/18).

Chair Cowan made a short statement that this is her last Planning Board meeting as well as for Vice-Chair Larry Miller. She handed the gavel to Member Miller to run the meeting as Acting Chair. Vice-Chair Miller mentioned that this was his 20th year with the Town of Indian Trail.

PUBLIC ITEMS

CZ2016-004 Virginia Trace with associated Annexation #142: rezone request to establish a Conditional Zoning Single Family district for 92 single-family detached units on a parcel approximately 39 acres. The parcel is in Unincorporated Union County (proposed Annexation #142) and located on the southeast corner of Unionville Indian Trail Rd and Oakwood Lane (parcel 07045001). Applicant: M/I Homes of Charlotte.

The case was presented by Staff Gretchen Coperine and she welcomed new board members.

Staff Coperine stated that anytime a parcel is annexed into the town, state law mandates that it must be assigned a zoning designation. Staff Coperine pointed out the location of the site being presented.

Conceptual Plan:

Site Layout: The Concept Plan contemplates approximately 92 lots, detention ponds, common open space areas, on-street parking in key location as well as connecting sidewalks throughout the entire community and as well as along Oakwood Lane and Unionville Indian Trail Road.

Onsite Roadway Improvements: The site will be provided with a minimum of 50-ft wide Rights-of-Way (ROW) that will be designed with curb/gutter, sidewalks, street lights and street trees.

Open Space and Tree Retention: Approximately 7 acres of open space will be provided within the community. All open space areas will contain a combination of ornamental landscaping including trees and shrubs, as well as passive recreation fixtures where feasible.

Transportation and Unionville Indian Trail Road Frontage Improvements: The site shall have two access points: one off Oakwood Lane and one off Unionville Indian Trail Road. Frontage improvements along both roads shall include curb, gutter, sidewalks and street trees. There will be a sidewalk connection point provided from the subject development to a potential future connecting sidewalk on the Sardis Elementary School site, subject to approval by Union County Public School Facilities Committee.

With regard to transportation improvements, the Town had previously undertaken a study of the Unionville Indian Trail Road/Sardis Church Road intersection. This development provided a Traffic Impact Analysis which determined certain improvements were necessary to the same intersection. In order to have a coordinated improvement program, the developer has agreed to submit a cost estimate for those improvements and provide the funds in the form of a surety or similar to the Town in order to be able to make the necessary coordinated improvements. In addition, improvements to Oakwood Lane and the site entrances will be required as stated in the NCDOT section below.

Architectural Design: All homes will be built in general accordance with the elevations in the draft Ordinance. Architecture will be a mix of brick, stone, and wood.

Lot Frontage, Setbacks and Height: Lots shall provide a minimum of 60' width, as generally referenced on the concept plan. Other requirements were provided on the staff report.

Comprehensive Plan- The site is in the Crooked Creek Village.

Comments from Outside Agencies- Staff Coperine presented details from NCDOT, UC Public Works, UC Public Schools, UC Fire Marshal, and UC Sheriff. Comments were detailed in the staff report.

Community Meetings- Two community meetings were held on June 7th. Approximately 4 members of the public attended the afternoon meeting. Discussion involved related to past and current issues with Crooked Creek Park (traffic and prior construction activities). No one attended the evening meeting.

Consistency Findings-

Staff Coperine read the required Consistency Findings into the record.

Questions from the Board-

Member Towns had concerns regarding transportation. One of things noticed when reading the comprehensive plan regarding Crooked Creek Village, that area is designated as a four lane blvd. Will the improvements be modified so that traffic is incorporated into the improvements?

Staff Coperine responded that the developers will need to dedicate right away along Unionville-Indian Trail to accommodate for any widening. Member Towns also mentioned roundabouts. Staff Coperine stated that Town is undergoing studies to determine what improvements will be made but that there is not a decision yet whether there will be a roundabout or traffic signal at the Sardis Church Rd and Unionville-Indian Trail intersection. The developer will be putting up a cash surety for the development to help the town achieve that goal.

Member Towns stated that no one mentioned that there is an athletic field that is not far from the intersection and a reminder that the Monroe Bypass will entail additional traffic coming that way. Staff Coperine pointed to a map of the area where the Monroe Bypass is scheduled to be, where it is close to this project, there is a right of way dedication. Staff Coperine stated that the drawings shown are conceptual drawings; it is yet unclear whether there will be a roundabout or traffic signal. Member Towns asked if the traffic light would be built in time for the finished development. Staff Coperine answered that typical construction time for a project of this size is 18-24 months not including the site plan approval process.

Member Gay asked for clarification regarding the 13 guest parking spaces. Staff Coperine stated that it would be 13 guest spaces for 92 homes as the homes would each have a two car driveway and two car garages. The UDO doesn't have requirements for guest parking. Typically 5% of the total spaces are usually dedicated for guest parking in other municipalities.

Member Miller asked if the streets are wide enough to handle emergency vehicles. Staff Coperine answered that the right of way for interior roads is 50 feet which is typical in subdivisions. Member Miller asked if 50 feet is right of way from curb to curb or center to sidewalk. Staff Coperine answered that it is everything within the right of way. Member Miller asked if every home would have a guest, what would happen with emergency vehicles. Staff Coperine states that where there is guest parking, the road width sections have been expanded to accommodate the parking spaces. Member Miller asked if there were no parking spaces in front of homes. Staff Coperine verified that he was correct.

Member Brown asked if a tree survey was done, how many heritage trees are left? Staff Coperine answered that a tree survey hasn't been done yet as it is not far enough along in the process.

The applicant, John Ross of Eagle Engineering at 2013A Van Buren came forward to speak. He told the board that the project was named Virginia Trace for the Native American. He stepped to the smart board to point out some items on the site plan and give an overview. He showed a rendering and pointed out some specifics as they are trying to work with the natural aspects of the property. Mr. Ross explained that most the timber is along the edge of the property. He reiterated that the site would have 92 lots in just under 40 acres which is a lower density than most other surrounding communities. Mr. Ross then spoke to the future widening of the Unionville-Indian Trail Rd. 57.6 feet of the property is dedicated for the right of way of the future widening of the road. Mr. Ross also stated the development will have cluster mailboxes. He also spoke to points addressed at the community meeting held on June 7. One question arose about two points of access. The UDO requires that if a development has more than 50 units a second point of access is required. Mr. Ross then spoke about school impact: the developer hired a demographer who provided student generation rates for students anticipated to be generated from the subject development. The School Boards current CCEP recommends that Porter Ridge Middle School and High School increase capacity up to 1600 and 1800 students respectively. The demographer indicated that it is likely to be an insignificant increase to those schools from this development. In response to the question regarding emergency vehicles and width of streets, Mr. Ross stated that all streets were designed to Indian Trail standards and emergency vehicles can safely get in and out of this neighborhood.

Member Miller asked if the entrance and exit at Unionville-Indian Trail and Oakwood Lane is a right turn only lane. Mr. Ross answered that it was not.

Chad Lloyd from M/I Homes, at 3242 Tatting Rd, Matthews, NC stated that the homes' prices will be mid to high 200's. The average footage of the home is 2350 square feet. No vinyl siding would be allowed. A mix of plans have master bedrooms on the main floor and some homes will have an upper master bedroom. He emphasized that accessibility is great at this site.

Member Gay asked for an estimated build-out time. Mr. Lloyd stated that it would likely be 3 yrs.

Member Towns asked if this survey is of how many children will attend the schools, what happens if all children are same age? Mr. Lloyd answered that the demographics are typical scenarios and the price point of the community affects the likely outcome of what typical age of family would buy homes in this development.

Chair Cowan added that it is very refreshing to hear developers are having conversations with UC public schools. She also asked if the developers have had conversations with private or charter schools. Mr. Lloyd answered that they hadn't done so. Chair Cowan asked for clarification that this study shows how many children this proposed development will generate. Mr. Lloyd answered that the total only references the public school impact.

Mr. Lloyd also mentioned that the Town recommends a sidewalk connection to the school for the likelihood of area children that would desire walking or biking from the area neighborhood to the school.

Member Gay asked what is the mix of the number of bedrooms. Mr. Lloyd answered that it is likely 4-5 bedrooms with 2-3 bathrooms. 7 of 10 current plans have master bedrooms on the main level.

Member Gay asked if they were preselling or building spec homes. Mr. Lloyd answered that it will be a mix of both.

Member Towns asked if they received their final spec approval from UC Public Works. John Ross answered that they are submitted and are approved on the sketch plan and explained about the water and sewer for the site as well as details for the gravity sewer and hope to have the information before the Town Council meeting as the county needs to finish the study.

Opened Public Comment- No additional persons signed up to speak.

Closed Public comment.

Board discussion followed. Chair Cowan mentioned that she looked some various school statistics online. Member Gay stated a few concerns as he tried to turn left from Oakwood Ln. He stated that dropping children off at school as well as food services that are trying to keep up. Member Gay added that guest parking isn't adequate and some could be far from the house they are visiting. He stated that homes with 4 or 5 bedrooms may be more children than the consultant is indicating. Member Sandy is also concerned about traffic in the area. He mentioned that other places in the past trying to get rid of pump stations. Mr. Ross answered that it is a temporary solution. Member Miller was also concerned with traffic and infrastructure as it is a state road but added that he really liked the product of this development. Member Towns mentioned that many people use the road to come to Walmart so it is constantly busy. Member Gay stated that he thinks traffic will maintain the rate it is right now.

Staff Coperine stated that for the record, she'd heard from the Town engineering department that the anticipated time line to construction **for the road improvement** will be approximately two years.

Motion by Chair Cowan to recommend approval of CZ2016-004 Virginia Trace as presented by staff, Member Sandy seconded the motion.

5 ayes, 2 no by Member Towns and Member Gay.

OTHER BUSINESS - No other business.

PLANNING REPORT

Update from TC meeting

- Dumpster text amendment regarding building materials used, voted to approve text amendment as recommended by the Planning Board
- UC Crooked Creek Wastewater treatment plant exemption- The Town Council voted to approve, but because it was a simple majority vote, it needs to read second time according to state law.
- Senior Planner Kevin Icard will be moving to Bluffton, SC. His last day will be on June 24th.
- The Planning Board has new appointments as of July 1st will be Jorge Aponte, Dennis Gay, Samantha Towns as regular members. Alternate members will be Jason Derosier, Joe Lytch, Art Spurr.

Chair Patti Cowan and Vice-Chair Larry Miller were each presented a gift from the Town Council in appreciation for their service.

ADJOURN

Motion to adjourn by Member Sandy, seconded by **Member Towns**. Vote to adjourn was unanimous.

Date:

July 19th, 2016

Chairman:

Jon W. Brown

Secretary:

Pamela J. Good

