Town of Indian Trail

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PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT
PLANNING BOARD MINUTES
September 15, 2015
06:30 P.M.

CALL TO ORDER – Meeting was called to order by Acting Chair, Cathi Higgins

ROLL CALL The following members of the governing body were present:

Board Members:	Cathi Higgins, Alan Rosenberg, Sidney Sandy, and Jorge Aponte.
Absent:	Larry Miller, Steve Long, Patti Cowan, Jan Brown, and Dr Shamir Ally.
Staff Members:	Rox Burhans-Planning Director, Gretchen Coperine-Senior Planner, Lindze Small-Planner/GIS Technician, and Pam Good- Board Secretary

APPROVAL OF MINUTES- August 18, 2015
Motion to approve made by Member Rosenberg, seconded Member Sandy. Vote to approve was unanimous.

PUBLIC ITEMS
Staff Burhans led the presentation for the purpose of board training and discussion on an overview of the Rezoning Process.

1. Zoning Map Amendments
2. Conditional Rezonings

Staff Burhans gave a power point presentation on the Rezoning background, including:

- Legislative Process
  - Law Making
  - Town Council Makes Final Decision
  - Planning Board Has Advisory Role
    - Comprehensive Plan Consistency
- Issues Considered by Town Council:
  - Range of Uses permitted
  - Impact on public relative to advantages granted to rezoning property
  - Surrounding uses
  - Suitability of the property for requested zoning
  - Impact to public facilities
  - Comprehensive Plan consistency

Staff Burhans continued the presentation with the pros and cons of Zoning Map amendments. He then proceeded with a presentation of an overview of Conditional Rezoning as well as pros and cons regarding this type:

Conditional Rezoning

More of a Rezoning Package:

- Attaches "Conditions" to the New District such as:
  - Limit Uses
  - Memorialize design
  - Hours of operation
  - Infrastructure
- Master Plan and TIA (for large sites)
- Community Meeting Process

Staff Burhans then presented an example of a rezoning request and the steps that would be involved with this type of request and ended with the board's options in making their decision.

Member Rosenberg asked for clarification of the difference between a Special Use Permit and Conditional Rezoning. Staff Burhans answered that an SUP is a quasi-judicial process that is approved by the Board of Adjustment. Staff Burhans explained the process in more detail. Member Rosenberg asked for an example if someone wanted to reduce a setback. Staff Burhans answered that it would be a Variance process. Discussion followed regarding various Indian Trail subdivisions such as Bonterra. Staff Burhans stated that he had never seen the quasi-judicial process used with subdivisions until Indian Trail and it no longer approves subdivisions under Special Use Permits. Presently Indian Trail uses the legislative process (Conditional Zonings) vs the quasi-judicial process for subdivisions.

Discussion followed as to how the new state legislation as of June 2015 affects the Town, (Senate Bill 25 which forbids local government to have design standards for single family homes, not mobile homes or apartments). If a developer volunteers design standards in a conditional zoning application, they can be implemented on a project. As for existing neighborhoods that are still building that had conditions attached to them, there is no impact from the state law change.

Member Sandy added that without building standards, it will be the responsibility of the Planning Board and Town Council to ensure that developers add some standards.

Staff Burhans added that we must show potential for impact of certain proposals. Member Sandy asked if the new law eliminates standards of gutters, curb, street lights, and sidewalks. Staff Burhans answered that the new law just legislates the architectural aspect. Member Rosenberg mentioned that one thing we have in our favor is that land costs will dictate what is built there. Member Higgins stated that market demand dictates what is built, also.

Member Higgins asked the question regarding how Town Council members get ready for a vote; do they ask Staff questions. Staff Burhans replied that typical protocol is that questions from Town Council members are to be directed through the Town Manager who will talk with Staff regarding such questions. Member Higgins asked if Staff sit down with the Town Manager and give him the Staff Report. Staff Burhans answered that the Town Manager will be briefed but that Staff doesn't typically go though a presentation with him.

Member Sandy stated that he didn't feel the Town Council is briefed as well as they could be, as he has seen Planning Board has voted some item down and recommend such action to the Town Council. Then Town Council votes just the opposite. Staff Burhans asked the Planning Board if they had suggestions of better communication between the Planning Board and Town Council. Member Sandy mentioned that the Town Council needs to be better educated on the topics. Member Higgins thought Town Council met with Staff.

Staff Burhans stated that is why Staff spends so much time putting a Staff Report together and have visuals. This report is given to Town Council with a cover memo and the Planning Board recommendation, as well as public comment, and give Town Council the link for the audio of the meeting on Granicus to provide overview and also details, if the Council desires to study further. Staff Burhans ended the discussion with the statement that good communication and making use of the resources available is key to good decision-making.

Senior Housing Presentation

Staff Gretchen Coperine gave a presentation for Housing for an Aging Population. She presented visuals of areas of the United States and what the present concentration is of 65+yr olds living in certain areas as wells as the prediction in twenty years. She noted that North Carolina is presently in the second largest concentration of the aging population's settlement, thus making developers begin to target this age group in how they build developments in Indian Trail in the future.

Staff Coperine presented two types of Senior Housing:

- Age-Restricted
  Rules set by US HUD
  Specifically restricted to ages 55+, 80% units
  Under age 19 not permitted as permanent resident
- Age-Targeted
  Marketed to ages 55+, but not restricted
  Amenities: masters on 1st floor, central locations
  Permanent residents may be any age

Staff Coperine also presented a visual on the spectrum of Senior Housing from least care to most care

- Independent living (broadest category)
- Assisted living
- Memory care (24 hr care/physical and mental)
- Nursing homes
- Respite care (temporary care for relief of caregiving for caregivers)

Staff Coperine gave Planning Pros and Cons of age-targeted senior housing for active adults.
She showed examples in local areas:

-The Courtyards at Ardrey Place, Charlotte, NC
-Sun City Carolina Lakes- Ft Mills, SC
-Arbor Acres- Winston Salem, NC- has stepped care approach
-Crowfields- Ashville NC- condos

Staff Coperine ended her presentation with reiterating the increasing need for housing for an aging population. North Carolina currently falls in the 2nd largest-largest concentration of population 65 yrs and older. A wide variety of housing types are available. The Planning goal is to integrate this housing development type into the community.

Member Rosenberg asked if there are any development plans presently for assisted living? Staff Coperine answered that there was not at this time. Member Higgins asked if those developments are age targeted because of masters on the 1st floor, or are the house plans or lots also smaller. Staff Coperine answered yes to both items. Also, people want to age in place in their home and community. Discussion followed regarding areas of Indian Trail that developers are looking at for this type of housing.

Staff Burhans stated that Indian Trail is getting close to 40,000 in population, the village center concept is good.

PLANNING REPORT by Planning Director Burhans gave updates on:
Active Development

- Popeye's is being erected quickly
- Zaxby's and Christian Brothers working side by side
- Cahill Office Center (across from Union County West Library)

Year End Activities

- Residential rezoning in the Austin Village area

Upcoming Events

- Sept 29- Council of Government is hosting a training for Planning Board and Board of Adjustment in Waxhaw, NC
- Sept 26- Cultural Arts Festival and Pow Wow- Chestnut Square Park
- Oct 23- Trunk or Treat/ Chestnut Square Park
- Bulk week- Oct 5-9, 12-16

ADJOURN Motion to adjourn by Member Rosenberg, seconded by Member Sandy. Approval was unanimous. Meeting adjourned at 8:25pm.

Chairman: Patricia S. Coman

Secretary: Pamela Wood