



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 June 13, 2016 Town Council Public Hearing

Case: CZ 2016-001			
Reference Name	Church of the Redeemer Conditional Zoning		
Planning Board Meeting Date	May 17, 2016		
Members Present	Chair Cowan <input checked="" type="checkbox"/>	Jan Brown <input checked="" type="checkbox"/>	Samantha Towns <input checked="" type="checkbox"/>
	Vice Chair Larry Miller <input checked="" type="checkbox"/>	Vacant <input type="checkbox"/>	Sidney Sandy <input type="checkbox"/>
	Alan Rosenberg <input type="checkbox"/>	Jorge Aponte <input checked="" type="checkbox"/> Alternate 1	Dennis Gay <input checked="" type="checkbox"/> Alternate 2
	Helen Killough <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 Samantha Towns		
Second the Motion	Board Member Jorge Aponte		
Vote	6 to 0		

Purpose of the Amendment:

This is a request to reclassify a portion of parcel 07123001F, totaling approximately 8 acres. The rezoning is from Single Family (SF-4) to Institutional with a conditional zoning district. The intent of this request is to allow a religious assembly use to develop on the site. The remainder of the parcel will continue to be SF-4, with no intended development at this time.

The subject parcel was originally part of the Taylor Glenn/Sheridan Master Plan. The property is located on the north side of Wesley Chapel Road. (See Town Council Attachment 1). Taylor Glenn/Sheridan was approved as a Special Use Permit, under which the approved uses consisted of residential and office uses. (See Planning Board Attachment 2, Original SUP and Master Plan). A church was not included as a permitted use. For that reason, a Conditional Rezoning is necessary to allow a church to be built on the subject property.

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

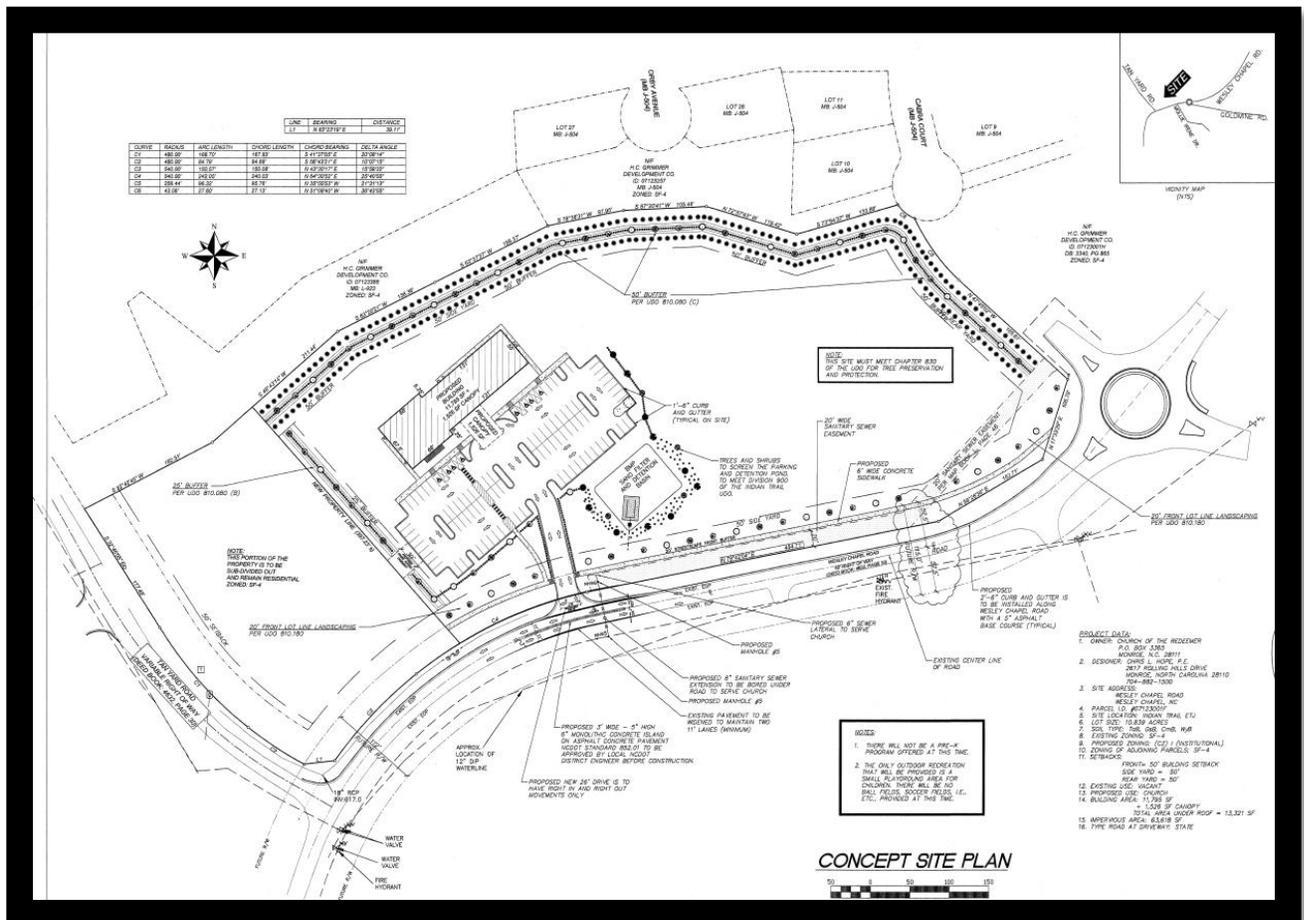
1. Concur with the findings and transmittal of the Planning Board to approve; or
2. Concur with the findings and approve as modified by Council; or
3. Do not make the findings and disapprove the amendment.

Proposed Development

The Concept Plan contemplates a religious institution approximately 11,795 square feet, appropriate parking, detention ponds, sidewalk along Wesley Chapel, and a connection point to any future development on the parcel to the west. Access to the site will be provided by a right in/right out access point on Wesley Chapel Road, as approved by the North Carolina Department of Transportation (NCDOT). The building will provide a mix of brick and EIFS on the front and side elevations. The rear will provide prefinished metal siding. All colors will be neutral to blend with the natural environment. The use of vinyl is prohibited.

The conceptual site plan is provided below and within Attachment 2 of this report.

CONCEPTUAL SITE PLAN



Planning Board Meeting

This request was heard by the Indian Trail Planning Board on May 17, 2016. The Board had questions regarding the site access, the width of Wesley Chapel Road, whether recreational facilities were planned, and were generally receptive of the project. The meeting can be heard on [Granicus](#)

and be reviewed in the attached Draft Planning Board Meeting Minutes (Town Council Attachment 3).

The Planning Board voted 6 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 and 5:* The proposed project promotes compatibility of land uses between neighboring properties and residential properties within surrounding jurisdictions and proposes high quality design to promote attractive land development; and
- *Mobility and Transportation Goal #3:* The proposed development incorporates pedestrian connectivity through the use of sidewalks along Wesley Chapel Road, as well as opportunity to connect to any future development directly west of this development.

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

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 2016-001			
Reference Name	Church of the Redeemer		
Request	Proposed Zoning	CZ Institutional	
	Proposed Uses	Religious Assembly	
Existing Site Characteristics	Existing Zoning	Single Family (SF-4)	
	Existing Use	Vacant	
	Site Acreage	Approximately 8 Acres (subject portion)	
Applicant	Douglas Helms, MCT General Contractors Inc		
Submittal Date	January 20, 2016		
Location	North side of Wesley Chapel Road		
Tax Map Number(s)	Rezoning: Portion of Parcel 07123001F		
Plan Consistency	Comprehensive Plan		
Recommendations & Comments	Planning Staff	Designation	Sun Valley, Medium Density Residential
		Consistent with Request	Yes

Project Summary

This is a request to reclassify a portion of parcel 07123001F, totaling approximately 8 acres. The rezoning is from Single Family (SF-4) to Institutional with a conditional zoning district. The intent of this request is to allow a religious assembly use to develop on the site. There are no plans for a school or other development. However, a condition of approval has been added in the event there are future plans to develop a school. The remainder of the parcel will continue to be SF-4, with no intended development at this time.

The subject parcel was originally part of the Taylor Glenn/Sheridan Master Plan. The property is located on the north side of Wesley Chapel Road. (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



Staff Analysis

Background

The subject property was included in the original master plan for the Taylor Glenn/Sheridan subdivision. Taylor Glenn/Sheridan was approved as a Special Use Permit, under which the approved uses consisted of residential and office uses. (See Attachment 2, Original SUP and Master Plan). A church was not included as a permitted use. For that reason, a Conditional Rezoning is necessary to allow a church to be built on the subject property.

With regard to the subject property as it pertains to Sheridan's density and open space requirements, staff's analysis confirms that the subject property was included in the site plan for Sheridan as an out parcel. This means that the subject property was not used for open space requirements or density calculations for Sheridan. In conclusion, Sheridan continues to meet the open space as well as density requirements without the subject property.

Current Use and Zoning

The property is currently zoned SF-4, in keeping with the Sheridan subdivision zoning district. It is currently vacant. See below Map 2: Current Zoning.

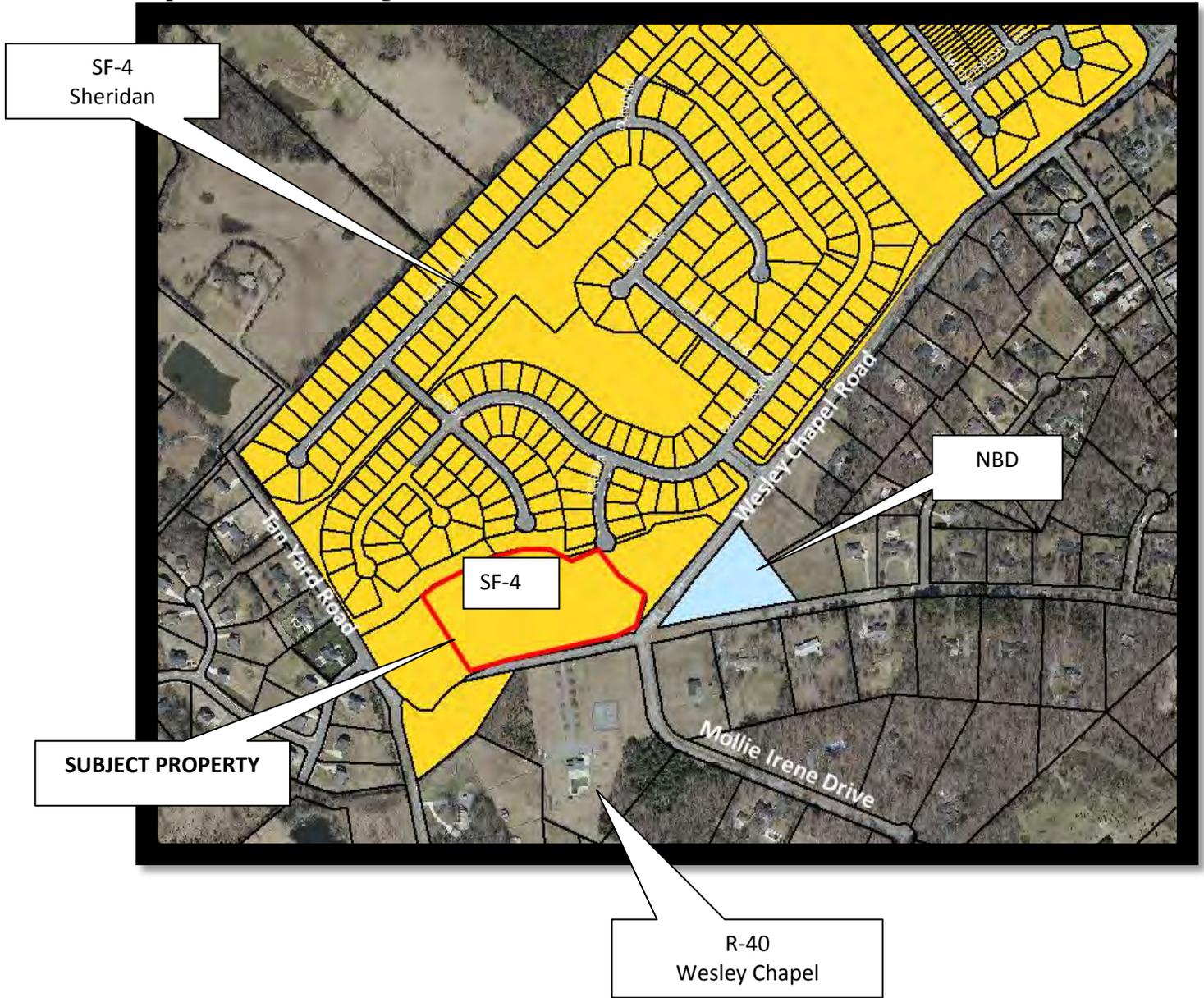
Location Characteristics and Surrounding Zoning

The current zoning for the surrounding area is mainly single family residential. The surrounding development consists of single-family residential to the north, recreation to the south, and vacant property to the east, south and west. See table below summarizing the surrounding zoning and uses.

Summary of Adjacent Zoning and Uses

Surrounding Subject Property	Municipality	Zoning	Use
North	Town of Indian Trail	Single Family (SF-4)	Single Family homes (Sheridan)
East	Town of Indian Trail	Single Family (SF-4)	Vacant (Sheridan)
South	Village of Wesley Chapel;	R-40	Recreation
South	Town of Indian Trail	Single-Family (SF-4)	Vacant (Sheridan)
West	Town of Indian Trail	Single Family (SF-4)	Vacant (Sheridan)

Map 2: Current Zoning



Compatibility with Surrounding Area

The Institutional district is intended to be a good transition from residential areas. It is a complementary zoning designation to the residential zoning districts because it allows such uses as schools and churches to locate in close proximity to residential areas, providing shorter commuting distances between uses.

Please note, religious assembly uses are permitted in the current underlying zoning designation. However, because there are no intended residential uses for the subject parcel, the most appropriate underlying zoning designation is the proposed Institutional district.

Community Meetings

The applicant held two community meetings as required by UDO Section 330.020. The purpose of the meetings is to solicit comments and concerns from surrounding property owners. Notices for the community meetings consisted of advertising in the newspaper, and sending first class mailed notices to the owners of surrounding properties and Homeowners Associations within 500 feet of the project site. The first community meeting was held at Union West Regional Library on April 28, 2016 from 3pm-5pm and the second was held at the Town's Cultural Arts Center Building from 6pm-8pm that same day. See Attachment 3 for meeting minutes and public comments. The following will provide a brief summary of the Town required community meetings.

- *3pm-5pm Meeting:* This meeting was attended by 6 members of the public, the applicant's team, and Town staff. General questions were raised regarding the design of the building and the timing for the project.
- *6pm-8pm Meeting:* There were approximately 2 members of the public in attendance in addition to the applicant's team and Town staff. General questions were raised regarding the design of the building. See Attachment 4 for Meeting Notes.

In general, attendees were receptive of the building design and overall project.

Comprehensive Plan

The Indian Trail Comprehensive Plan organizes the Town into a series of interconnected villages which not only helps create a well managed growth and community development pattern, but also provides meaningful identity for Indian Trail residents. The subject property is located within Sun Valley Village of the Comprehensive Plan. See Map 4 below. This Village is intended to consist of mixed uses as well as medium density residential. The proposed future land use of the subject property is Medium Density Residential. Residential designations are intended to accommodate complementary uses such as religious institutions. Therefore the proposed Institutional zoning district to accommodate the religious institution is consistent with the future land use map. Staff is of the opinion that the proposal is consistent with the goals of the Comprehensive Plan.

Map 4: Future Land Use Map



**Subject Property
Existing Medium Residential
(Sun Valley Village)**

Draft Conditions

See the attached draft Ordinance with the recommended Conditions of Approval.

Comments from Outside Agencies

- *North Carolina Department of Transportation (NCDOT)*: NCDOT has provided the following comments:
NCDOT does not have any issues with the proposed right in/right out access to the site. However, if the applicant is interested in a full movement access, the following would need to be provided:

Left turn lane, with 100 foot stacking
500 foot sight distance in each direction

A minimum 600 foot distance from the roundabout to the ROW line

- *Union County Public Works (UCPW)*: Approval of sketch plan provided.
- *Union County Public Schools (UCPS)*: No comments at this time:
- *Union County Fire Marshal (UCFM)*: No issues at this time.
- *Union County Sheriff*: No issues at this time.

Action Required

The Planning Board must adopt a statement of consistency and reasonableness prior to making a motion for recommendation. The finding must be made that the proposed amendment is both reasonable and consistent with the Comprehensive Plan. Staff is of the opinion the goals of the Comprehensive Plan are satisfied as follows:

- *Land Use and Housing Goals #1 and 5*: The proposed project promotes compatibility of land uses between neighboring properties and residential properties within surrounding jurisdictions and proposes high quality design to promote attractive land development; and
- *Mobility and Transportation Goal #3*: The proposed development incorporates pedestrian connectivity through the use of sidewalks along Wesley Chapel Road, as well as opportunity to connect to any future development directly west of this development.

The request for this conditional zoning district (Institutional) 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 and land use.

Recommendation

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.

Attachment 1 – Application

Attachment 2 – Original SUP and Master Plan

Attachment 3 – Draft Ordinance with attached Exhibits

Attachment 4 – Community Meeting Minutes

Staff Contact

Gretchen Coperine, AICP

704 821-5401

gcooperine@planning.indiantrail.org

PB Attachment 1- Application

CHRIS L. HOPE, P.E.
ENGINEERING SERVICES

January 19, 2016

Town of Indian Trail
Planning Department
Post Office Box 2430
Indian Trail, NC 28079

Re: Church of the Redeemer
Wesley Chapel Road
Indian Trail, North Carolina

Letter of Intent

To Whom It May Concern:

The Church of the Redeemer is proposing to build an approximately 11,500 square foot church with an approximately 4,560 square feet sanctuary to seat approximately 350 people. In addition, the proposed building will have approximately 6,812 square feet of Sunday School classrooms.

The church will subdivide the property with the Tan Yard Road side to remain as residential zoning.

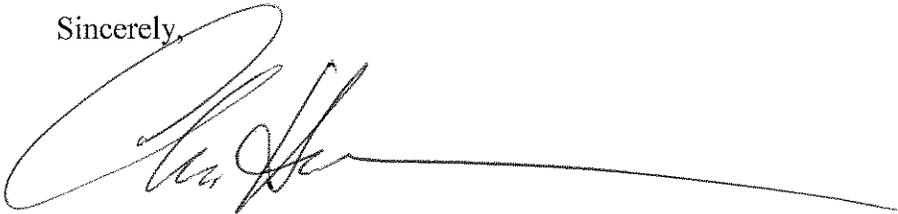
The church will have the public sewer extended to their property. This has been designed and approved by the Union County Utility Department.

Also, the church proposes to add curb and gutter and sidewalk adjacent to their property line along Wesley Chapel Road. This will require approval by the Department of Transportation.

A detention pond and sand filter BMP will be added at the low point of the property near the existing road culvert on Wesley Chapel Road.

Please feel free to contact me at your convenience with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris L. Hope', followed by a long horizontal line extending to the right.

Chris L. Hope, P.E.

01-20-16 P04:09 IN

CONDITIONAL ZONING APPLICATION

R-000669

Inw 26725



App 800
Eng' 175
(81) Adj prop 202.50
Tech Fee * 117.75
* 1295.25

PLANNING AND NEIGHBORHOOD SERVICES

PO Box 2430

Indian Trail, NC 28079

Telephone (704) 821-5401

Fax (704) 821-9045

Contact:

Chris Hope (Eng)

(C) 219. 3602

Chris hope @ carolina.rr.
com.

ONLY COMPLETE APPLICATIONS ACCEPTED

Processing Fee: <2 acres \$400, 2-10 acres \$800, >10 acres \$1,500, Minor Modification \$250

Engineering Fees: <2 acres \$100, 2-10 acres \$175, >10 acres \$250

Notification Fee \$2.50 per adjoining property owner

****A TECHNOLOGY FEE, 10% OF ALL ASSOCIATED FEES, WILL BE APPLIED TO THE TOTAL FEE.****

Date Received 1. 20.16

CONDITIONAL ZONING APPLICATION

Submittal Requirements

- Completed Application
- Notarized signatures of applicant and property owner
- Letter of Intent
- 5 copies of Concept Plan (must be drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina)
- Boundary Survey (acreage, current zoning, location of existing buildings, setbacks)
- List, address labels, and digital copy of all adjoining property owners within 500 feet of subject parcel
- Traffic Impact Analysis, if necessary
- Statement of Appraisal, if necessary
- Fees associated with review
- ****A TECHNOLOGY FEE, 10% OF ALL ASSOCIATED FEES, WILL BE APPLIED TO THE TOTAL FEE.**

General Information

Project Address _____
City _____ State _____ Zip _____
Tax Parcel ID 07123001F Zoning Designation _____
Total Acres 10.8390 Impervious Area TBD
Project Description New Church Facility

Contact Information – Applicant

Name Douglas Helms (MCT General Contractors, Inc.)
Address P. O. Box 337
City Monroe State NC Zip 28111
Phone 704-289-5699 Fax 704-289-5667
Email doug.helms@mctgeneral.com

Contact Information – Property Owner

Name Church of the Redeemer
Address P. O. Box 3365
City Monroe State NC Zip 28111
Phone 704-225-0161 Fax N/A
Email CHARTUNG@REDEEMERWEB.COM

CONDITIONAL ZONING APPLICATION

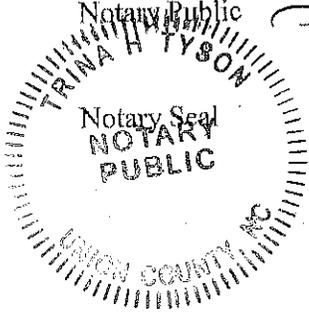
Applicant's Certification

Signature [Signature] Date 1/8/16

Printed Name/Title Douglas Helms (MCT General Contractors, Inc Project Mgr.)

Signature of Notary Public [Signature] Date 1-8-16

My commission expires: 2/18/2018



Property Owner's Certification

Signature [Signature] Date 1/8/16

Printed Name/Title WILLIAM E. MACURDA - RE CHURCH OF THE REDEEMER

Signature of Notary Public [Signature] Date 1-8-16

My commission expires: 2/18/2018



TOWN OF INDIAN TRAIL OFFICE USE ONLY	
CASE NUMBER:	<u>07 2016 - 001</u>
DATE RECEIVED:	<u>[Signature] 1.20.16</u>
RECEIVED BY:	<u>[Signature]</u>
AMOUNT OF FEE:	<u>\$1295.25</u>
RECEIPT #:	<u>-</u>



Elaine F. Marshall
Secretary

North Carolina

**DEPARTMENT OF THE
SECRETARY OF STATE**

PO Box 29622 Raleigh, NC 27626-0622 (919)807-2000

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Corporate Names

Legal: McT General Contractors, Inc.
Prev Legal: McT Specialized Contract Services, Inc.

Business Corporation Information

SosId: 0301616
Status: Current-Active
Annual Report Status: Current
Citizenship: Domestic
Date Formed: 2/24/1992
Fiscal Month: December
State of Incorporation: NC
Registered Agent: Dawkins, Koy E.

Corporate Addresses

Reg Office: 106 W. Jefferson St.
Monroe, NC 28112
Principal Office: 2717 Chamber Drive
Monroe, NC 28110
Mailing: P O Box 337
Monroe, NC 28111
Reg Mailing: P O Box 337
Monroe, NC 28111

Officers

President: Norris Sheppard
P O Box 337
Monroe NC 28111
Secretary: Carolyn S Traywick
PO Box 337
Monroe NC 28110337

Stock

Class: COMMON
Shares: 100000
Par Value: 0

*Taylor Gileon***Town Of Indian Trail**

P.O. Box ~~172~~ 2430
 Indian Trail, North Carolina 28079
 Telephone 704/821-5401
 PLANNING AND DEVELOPMENT DEPARTMENT

Filed for record
 Date 12.10.98
 Time 2:45 o'clock P. m.
 JUDY G. PRICE, Register of Deeds
 Union County, Monroe, North Carolina
record only sc

RECORDED
 AND
 VERIFIED
 JGP

Special Use Permit Granted

On the date(s) listed below, the Town Council for the Town of Indian Trail met and held a public hearing to consider the following application.

Applicant: Sunrise Development Co

Property Location: Wesley Chapel Road

Tax map: Parcels 07-096-002-001-003, 07-120-004-009 & 07-123-001-E; 07-123-025

Proposed Use of Property: Planned Unit Development

Meeting date(s): September 8, 1998

Having heard all of the evidence and argument presented at the hearing, the Town Council finds that the application is complete, that the application complies with all of the applicable requirements of the Indian Trail Ordinances for the development proposed, and that therefore the application to make use of the above-described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Town Ordinances and the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Town Council, a copy of which is filed in the Town of Indian Trail Planning Department.
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.

If this permit authorizes development on a tract of land larger than one acre, nothing authorized by the permit may be done until the property owner properly executes and returns to the Town of Indian Trail the attached acknowledgment of the issuance of this permit so that the Town of Indian Trail may have it recorded with the Union County Register of Deeds.

CONDITIONS FOR SUP-98-007

Therefore, **APPROVAL OF SUP-98-007 WITH THE FOLLOWING CONDITIONS:**

1. Restrict the use of the property uses and structures as follows:

A. For Phases 1, 2, 3, 4

1. Single-family dwellings and accessory uses and structures not to exceed two point four (2.4) gross units per acre on 291 acres. (R-6 and R-8 lots must be located interior to the R-20 cluster lots .)
2. Development of sidewalks, street lights and street trees prior to the issuance of a zoning compliance certificate by the Town of Indian Trail.
3. All dwellings shall have double car garages, and where garages are front entry, driveways shall be a minimum of 16 feet in width.
4. Cluster patio homes and swim/club house areas proposed will be conditioned to the design submitted on September 2, 1998.

B. Proposed office parcel (Tract IVA) 3.535 acres more or less

1. Limit office development to no more than 5000 square feet per acre.
2. Type "A" screening shall be installed to shield neighboring property and any public street from the view of any building, as described in the Indian Trail Zoning Ordinance. Screening is required to be in place and inspected prior to any Zoning Compliance being issued. Utilizing evergreen planting materials and the proposed "Carolina" fence (made of high-density polyurethane) shown in the rendering submitted by the applicant.

2. Satisfy the following development considerations:

- A. Provide streetlights along the sidewalk on both sides of interior subdivision streets ranging from 100 feet to 300 feet apart depending on illumination (candle wattage) of the lights installed prior to completion of the final platting process. See detail in Subdivision Regulations.
- B. Provide five foot wide side walk on both sides of collector streets and one side of cul-de-sac streets.
- C. The green space or open area provided for totals 20% or 58 acres of land.
- D. Provide a through street on the northeast property line to allow future access to adjacent property and the proposed Faith Church Road extension.

3. **Abide by the following requirements, dedications and improvements:**

- A. Improve Wesley Chapel Road with turn lanes and decelerations lanes as well possible realignment of streets at the time of development if required by the NCDOT and Town of Indian Trail standards. Prior to development of the site, address site distance problems with improvements as required by the Town of Indian Trail.
- B. Along the frontage of Wesley Chapel road five foot wide sidewalks are required. The existing trees and hedge rows found along the frontage of the property are required to remain undisturbed and protected by the proposed "Carolina" style fencing along the entire frontage of proposed phase 1 and 2 for approximately 2000 linear feet along the roadway, with the exception of areas disturbed by street utility improvements. Along the frontage of phase 3 and 4 where a natural buffer is lacking, the following options shall be enforced and reviewed by the Planning and Development Director:
- If a berm is constructed (with a minimum height of 4 feet with a maximum slope of 3:1.) scrubs required may be reduced by 25 percent.
 - Only 75 percent of the required planting may be scrubs. The remaining 25 percent of the plant materials must be made up of evergreen trees of which a total of (40 percent) of the required trees must be large maturing trees.
 - Deciduous plant materials must be used through out.
"Indigenous"
- C. The developer will cooperate with the historic properties commission in their effort to preserve the Houston house on site or to relocate the structure.
- D. As required by the thoroughfare plan the developer will set back all improvements fifty feet from the centerline of Wesley Chapel Stouts Road with the exception of the proposed fence and sidewalk.

IN WITNESS WHEREOF, the Town of Indian Trail has caused this permit to be issued in its name, and the undersigned, being all of the property above described, do hereby accept this Special Use Permit, together with all its conditions, as binding on them and their successors in interest.

TOWN OF INDIAN TRAIL

BY: Andrea C. Correll

Attest:

Karen B. Price
Town Clerk



TOWN OF INDIAN TRAIL

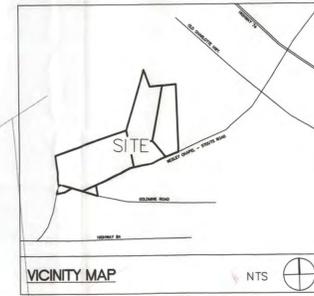
BY: Ray B. Killough
Mayor of Indian Trail



ColeJenest & Stone

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

112 South Tryon Street
Suite 300
Charlotte
North Carolina
28284
Tele 704.376.1555
Fax 704.376.7851



DEVELOPMENT DATA:

- REFERENCE BOUNDARY SURVEY DATED MAY 18, 1998, PREPARED BY YARBROUGH- WILLIAMS & ASSOCIATES, INC. 730 WINDSOR OAK COURT, CHARLOTTE, NORTH CAROLINA 28273
- ALL PROPOSED SHADINGS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 14 OF THE TOWN OF INDIAN TRAIL ZONING ORDINANCE.
- ALL PROPOSED STREETS WITHIN THE SUBJECT PROPERTY SHALL MEET THE REQUIREMENTS OF THE TOWN OF INDIAN TRAIL, NCOTD AND INDIAN COUNTY.
- STORM DRAINAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE STORM WATER MANUAL OF THE TOWN OF INDIAN TRAIL.
- THE DEVELOPER SHALL PROVIDE SIDEWALKS WITHIN THE DEVELOPMENT THAT MEET OR EXCEED THE REQUIREMENTS OF THE TOWN OF INDIAN TRAIL SUBDIVISION ORDINANCE.
- THE MINIMUM SETBACK AND YARDS SHALL BE AS FOLLOWS:

	TYPE A LOTS (R-20 CLUSTER)	TYPE B LOTS (R-20 CLUSTER)	TYPE C LOTS (OFFICE)
MINIMUM SQUARE FEET	6,000	10,000	10,000
MINIMUM WIDTH	60	70	80
MINIMUM SIDE YARD	5	4	12
MINIMUM SETBACK	20	20	35
MINIMUM REAR YARD	20	30	40
MINIMUM EXTERIOR REAR YARD	40	40	40
- FOR LOTS WHERE THE DEVELOPMENT BOUNDARY LINE IS THE SIDE LOT LINE, THE SIDE YARD SHALL BE A MINIMUM OF 20 FEET. WHEN A LOT SIDES A STREET AND BACKS TO A LOT THAT FRONTS THE SAME STREET, THE SIDE YARD NEXT TO THE STREET SHALL BE AT LEAST HALF THE FRONT SETBACK OF THE LOT THAT BACKS UP TO.
- POSSIBLE USES FOR THE OFFICE AREA COULD INCLUDE: EDUCATIONAL, CULTURAL, RECREATIONAL, PHILANTHROPIC, SOCIAL AND FRATERNAL USES, GOVERNMENTAL USES, POST OFFICE, EMERGENCY SERVICES, LIBRARIES, MUSEUMS, ART GALLERIES, ART CENTERS AND SIMILAR USES (INCLUDING ASSOCIATED EDUCATIONAL AND INSTRUCTIONAL ACTIVITIES) TRADE OR VOCATIONAL SCHOOLS, NURSERY SCHOOLS, DAY CARE CENTERS, MEDICAL OFFICES INCLUDING VETERINARY HOSPITALS, CLINICS, OTHER TREATMENT FACILITIES, PROFESSIONAL, OFFICE FACILITIES.
- ALL DWELLINGS SHALL HAVE GARAGES WITH PARKING PADS.
- AS REQUIRED BY THE THOROUGHFARE PLAN, NO IMPROVEMENTS, EXCLUDING ENTRY FEATURES, SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE CENTERLINE OF WESLEY CHAPEL-STOUTS ROAD. NO RESIDENTIAL LOT SHALL BE NEARER THAN 20 FEET OF THE NEWLY DEDICATED RIGHT-OF-WAY AND A LANDSCAPE BUFFER SHALL BE INSTALLED BETWEEN THE RIGHT-OF-WAY AND THE LOTS. A FIVE FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG THE RIGHT-OF-WAY OF WESLEY CHAPEL-STOUTS ROAD.
- DEVELOPMENTS OF SIDEWALKS, STREET LIGHTS, STREET TREES AND STREET WIDTHS FOR THE PROPOSED PHASES IN THE MASTER PLAN DOCUMENTATION SHALL BE INCURRED BY APPROPRIATE IMPROVEMENT RECORDS PRIOR TO THE APPROVAL OF A FINAL PLAN BY THE TOWN COUNCIL.
- 25% OF COMMON OPEN AREA SPACE MAY BE DEDICATED OR DEEDED TO THE TOWN OF INDIAN TRAIL, RATHER THAN MAINTAINED BY THE DEVELOPER, HOMEOWNERS ASSOCIATION OR OTHER PRIVATE ENTITY. IF SUCH DEDICATION OR DEED IS ACCEPTED BY THE TOWN IT SHALL NONETHELESS BE MAINTAINED AS COMMON OPEN SPACE IN KEEPING WITH THE OVERALL DENSITY REQUIREMENTS OF THIS ORDINANCE.
- THE CURRENT R-20 ZONING CLASSIFICATION ON THE PROPERTY SHALL UNDOLE THE SPECIAL USE PERMIT WHICH ALLOWS THIS PLANNED UNIT DEVELOPMENT.
- DUO TO THE CONDITIONS OF THE SPECIAL USE PERMIT, ANY SITE PLANS WHICH HAS REPRESENTED THIS SPECIAL USE APPLICATION SHALL BE CONSIDERED FOR ILLUSTRATIVE AND REFERENCE PURPOSES ONLY.

SURVEY NOTES:

- THIS PROPERTY SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- A PORTION OF THIS PROPERTY SUBJECT TO THE SANITARY SEWER PUMP STATION EASEMENT TO UNION COUNTY RECORDED IN DEED: 517-164
- A PORTION OF THIS PROPERTY SUBJECT TO THE 20' SANITARY SEWER RIGHT-OF-WAY TO UNION COUNTY RECORDED IN DEED: 517-164
- A PORTION OF THIS PROPERTY SUBJECT TO THE 30' SANITARY SEWER RIGHT-OF-WAY TO UNION COUNTY RECORDED IN DEED: 1065-837
- A PORTION OF THIS PROPERTY SUBJECT TO THE DUKE POWER CO. GENERAL EASEMENT RECORDED IN DEED: 77-324.
- A PORTION OF THIS PROPERTY SUBJECT TO THE 66' DUKE POWER CO. RIGHT-OF-WAY RECORDED IN DEED: 148-500.
- A PORTION OF THIS PROPERTY SUBJECT TO THE RURAL LINE PERMIT TO MONROE TELEPHONE CO. ALONG WESLEY CHAPEL-STOUTS RD. RECORDED IN DEED: 145-41.
- A PORTION OF THIS PROPERTY SUBJECT TO THE RIGHT-OF-WAY ENCROACHMENT AGREEMENT RECORDED IN DEEDS: 24-92. SAID RIGHT-OF-WAY AGREEMENT SHOWS WATER LINES ALONG SR 1182 & SR 1346.
- A PORTION OF THIS PROPERTY SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN DEEDS: 288-716 AND THE NUMBER OF RESTRICTIONS RECORDED IN DEED: 336-239. NO NOCS MONUMENT WITHIN 200'
- PROJECT BENCHMARK USGS 310 HLZ GEODETIC MONUMENT ELEVATION 631.40
- BEARINGS BASED ON DEED: 444-755
- RECORDED 11-11-88
- THIS SURVEY NOT INTENDED TO MEET GS 47-30 REQUIREMENTS
- THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA WITH AN ORDER OF CLOSURE IN EXCESS OF 11,000.00.
- PER NCOTD PLANNING DEPARTMENT IN ALBERMARLE THE RIGHTS-OF-WAY OF SR 1304 (WESLEY CHAPEL-STOUTS ROAD), SR 1182 (COLMINE ROAD), SR 1304 (HAWFIELD ROAD) AND SR 1305 (104 WARD ROAD) IS THAT WHICH IS MAINTAINED BY THE STATE FROM BACK OF DITCH TO BACK OF DITCH.

SITE SUMMARY:

EXISTING ZONING: R-20 TOWN OF INDIAN TRAIL
 PROPOSED ZONING: R-20 (CLUSTER), R-6, OFFICE (PUD #16)
 TOTAL ACREAGE: 291.952 ACRES
 TAX PARCEL NUMBERS: 07-120-004 TRACT 1 - 60.256 ACRES
 07-120-009 TRACT 2 - 67.123 ACRES
 07-089-002/01 TRACT 3 - 27.790 ACRES
 07-123-001E TRACT 4A - 3.535 ACRES
 07-123-001E TRACT 4B - 129.309 ACRES
 07-123-025 TRACT 5 - 3.339 ACRES

NOTE: ALL ADJACENT PROPERTIES ARE WITHIN UNION COUNTY JURISDICTION

PLANNED UNIT DEVELOPMENT PARAMETERS:

MINIMUM 20X (56.84 ACRES)	COMMON OPEN SPACE
MAXIMUM 35X (99.47 ACRES)	TYPE 'A' LOTS
MINIMUM 28.8X (85.26 ACRES)	TYPE 'B' LOTS
MINIMUM 13.9X (42.63 ACRES)	TYPE 'C' LOTS
MAXIMUM 12X (3.53 ACRES)	OFFICE USE
MAXIMUM 114X (3.33 ACRES)	TRACT V- DEED RESTRICTED TO ONE SINGLE FAMILY LOT

THE DRAWINGS, THE PROJECT MANUAL AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF COLEJENEST & STONE, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT CONSENT OF COLEJENEST & STONE, P.A. IS PROHIBITED.

COLEJENEST & STONE, P.A. 1998 ©

SUNRISE DEVELOPMENT CORPORATION

1250 TERMINAL TOWER
50 PUBLIC SQUARE
CLEVELAND, OHIO 44113

MILL CREEK

INDIAN TRAIL, NORTH CAROLINA

REZONING PLAN

1543

08/03/98

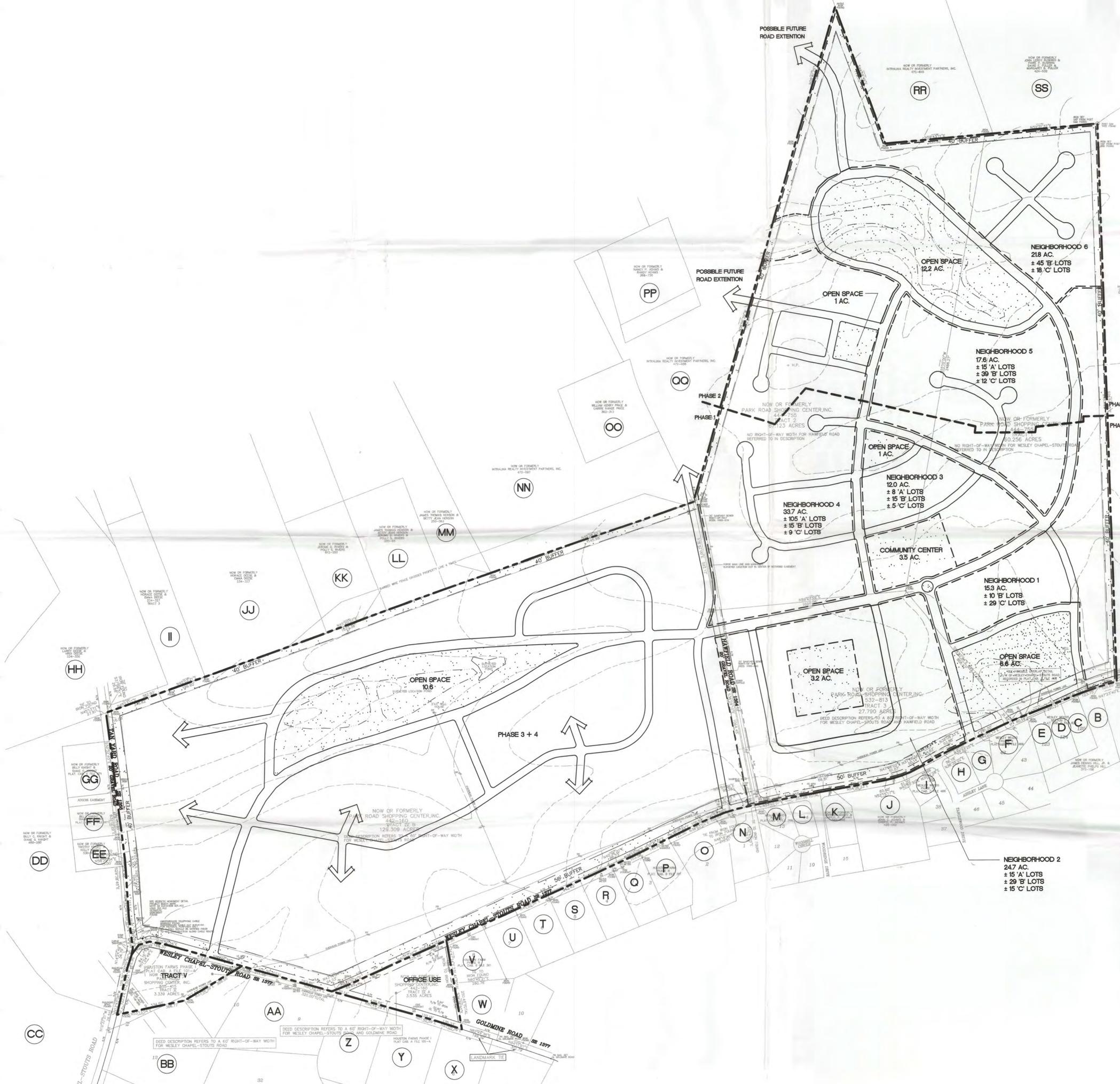
◆ Issued

◆ Revised

SCALE: 1"=200'-0"
0 100 200 400

RZ1 1

◆ Sheet of



REZONING COMMUNITY MEETING REPORT

Applicant: Doug Helm, MCT General Contractors

Rezoning Petition No. **CZ2016-001**

This Community Meeting Report is being filed with the Town of Indian Trail Planning and Neighborhood Services Department for the CZ2016-001 rezoning project. Separate reports are being filed for the daytime and evening meetings (if required).

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on April 28, 2016 at 3-5pm at Union West Library at 123 Unionville Indian Trail Road, Indian Trail, NC.

MEETING NOTIFICATION:

A representative of the Town of Indian Trail mailed written notice of the date, time and location of the Community Meeting to the individuals and organizations by depositing such notice in the U.S. mail on (April 14, 2016).

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheets):

The Community Meeting was attended by those individuals identified on the sign-in sheet. The Applicant was represented at the Community Meeting by (Doug Helm and Chris Hope, PE). Ms. Gretchen Coperine of the Town of Indian Trail Planning and Neighborhood Services Department represented the Town at the meeting.

SUMMARY OF PRESENTATION/DISCUSSION:

The Applicant's agent, (Chris Hope), welcomed the attendees and introduced the Applicant's team. The agent explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions from church participants.

Only members of the Church attended this meeting and wanted general information on the concept plan, building design and project time frame.

Respectfully submitted, this 29th day of April, 2016.

REZONING COMMUNITY MEETING REPORT

Applicant: Doug Helm, MCT General Contractors

Rezoning Petition No. **CZ2016-001**

This Community Meeting Report is being filed with the Town of Indian Trail Planning and Neighborhood Services Department for the CZ2016-001 rezoning project. Separate reports are being filed for the daytime and evening meetings (if required).

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on April 28, 2016 at 6-8pm at CAC Building at 100 Navajo Trail, Indian Trail Road, Indian Trail, NC.

MEETING NOTIFICATION:

A representative of the Town of Indian Trail mailed written notice of the date, time and location of the Community Meeting to the individuals and organizations by depositing such notice in the U.S. mail on April 14, 2016.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheets):

The Community Meeting was attended by those individuals identified on the sign-in sheet. The Applicant was represented at the Community Meeting by (Doug Helm and Chris Hope, PE). Ms. Gretchen Coperine of the Town of Indian Trail Planning and Neighborhood Services Department represented the Town at the meeting.

SUMMARY OF PRESENTATION/DISCUSSION:

The Applicant's agent, (Chris Hope), welcomed the attendees and introduced the Applicant's team. The agent explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions from a church participant and nearby resident. Attendee this meeting and wanted general information on the concept plan and building design, the time frame of the project and future plans for the remainder of the parcel.

Respectfully submitted, this 29th day of April, 2016.

STATE OF NORTH CAROLINA)
)
TOWN OF INDIAN TRAIL)

ORDINANCE # **DRAFT**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF INDIAN TRAIL REZONING A PORTION OF PARCEL 07123001F FROM FINGLE FAMILY SF-4 DISTRICT TO CZ- INSTITUTIONAL DISTRICT WITHIN SUN VALLEY VILLAGE, IN THE TOWN OF INDIAN TRAIL, UNION COUNTY, NORTH CAROLINA

WHEREAS, the applicant Douglas Helms, of MCT General Contractors, Inc., on behalf of the property owner Church of the Redeemer, petitioned to rezone a portion of parcel 07123001F from Single Family SF-4 District to a Conditional Zoning District Institutional District for the purpose developing a religious assembly; and

WHEREAS, this Conditional Zoning Amendment (CZ2016-001) was duly noticed in compliance with North Carolina General Statutes; and

WHEREAS, two community meetings were held on April 28, 2016; and

WHEREAS, a public meeting was held by the Planning Board on May 17, 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 and 5:* The proposed project promotes compatibility of land uses between neighboring properties and residential properties within surrounding jurisdictions and proposes high quality design to promote attractive land development; and
- *Mobility and Transportation Goal #3:* The proposed development incorporates pedestrian connectivity through the use of sidewalks along Wesley Chapel Road, as well as opportunity to connect to any future development directly west of this development.

The request for this conditional zoning district (Institutional) 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 and land use.

WHEREAS, after making the draft findings the Planning Board approved 6 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 June __, 2016 to consider said request and recommendation of approval from the Planning Board; and

WHEREAS, the Town Council 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 2016-001 Conditional Zoning Petition thereby granting the Zoning Map amendment to establish Conditional Zoning District of Institutional for the purpose developing a religious assembly and subject to the following conditions:

1. *Subject Parcels:* Rezoning – portion of parcel 07123001F (totaling approximately 8 acres) to CZ-Institutional. (Exhibit 1).
2. *Permitted Uses:* The permitted use on the subject property is religious assembly. In the event a school is to be developed in the future, such development shall be subject to Special Use Permit approval through the Board of Adjustment.
3. *Architecture:*
 - a. The building shall be built in general accordance with the elevations in Exhibit 2 and shall be constructed of brick and EIFS with no vinyl or composite siding or synthetic stucco.
4. *Front Landscape Buffer:* A 20 foot landscape buffer along the front (south side) shall be provided as generally depicted on the concept plan (Exhibit 1).
5. *Rear and Side (East) Landscape Buffer:* A 50 foot landscape buffer shall be provided along the north and east sides of the property as generally depicted on the concept plan (Exhibit 1).
6. *Side (West) Landscape Buffer:* A 25 foot landscape buffer shall be provided along the west side of the property as generally depicted on the concept plan (Exhibit 1). If in the future the remainder of parcel 07123001F is developed in conjunction with the religious assembly use subject of this amendment, the 25 foot buffer may be removed.
7. *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.
8. *Wesley Chapel Road Roadway Improvements:* Prior to the issuance of Town Zoning Compliance, the developer shall be responsible for constructing the ROW improvements listed below on Wesley Chapel Road:
 - A right in/right out access to the site.
 - However, if the applicant is interested in a full movement access, the following would need to be provided:
 - Left turn lane, with 100 foot stacking
 - 500 foot sight distance in each direction
 - A minimum 600 foot distance from the roundabout to the ROW line

All required roadway improvements shall be constructed and any associated public ROW dedicated prior to the issuance of Town Zoning Compliance. All roadway improvements shall be constructed to the Town of Indian Trail and NCDOT standards.

9. *Frontage Improvements:* Frontage improvements along Wesley Chapel shall be provided and include a 6' sidewalk, and street lights and curb/gutter. All required frontage

improvements shall be constructed and any associated public ROW dedicated prior to the issuance of Town Zoning Compliance for any home.

10. *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 June, 2016.

TOWN OF INDIAN TRAIL COUNCIL

Attest:

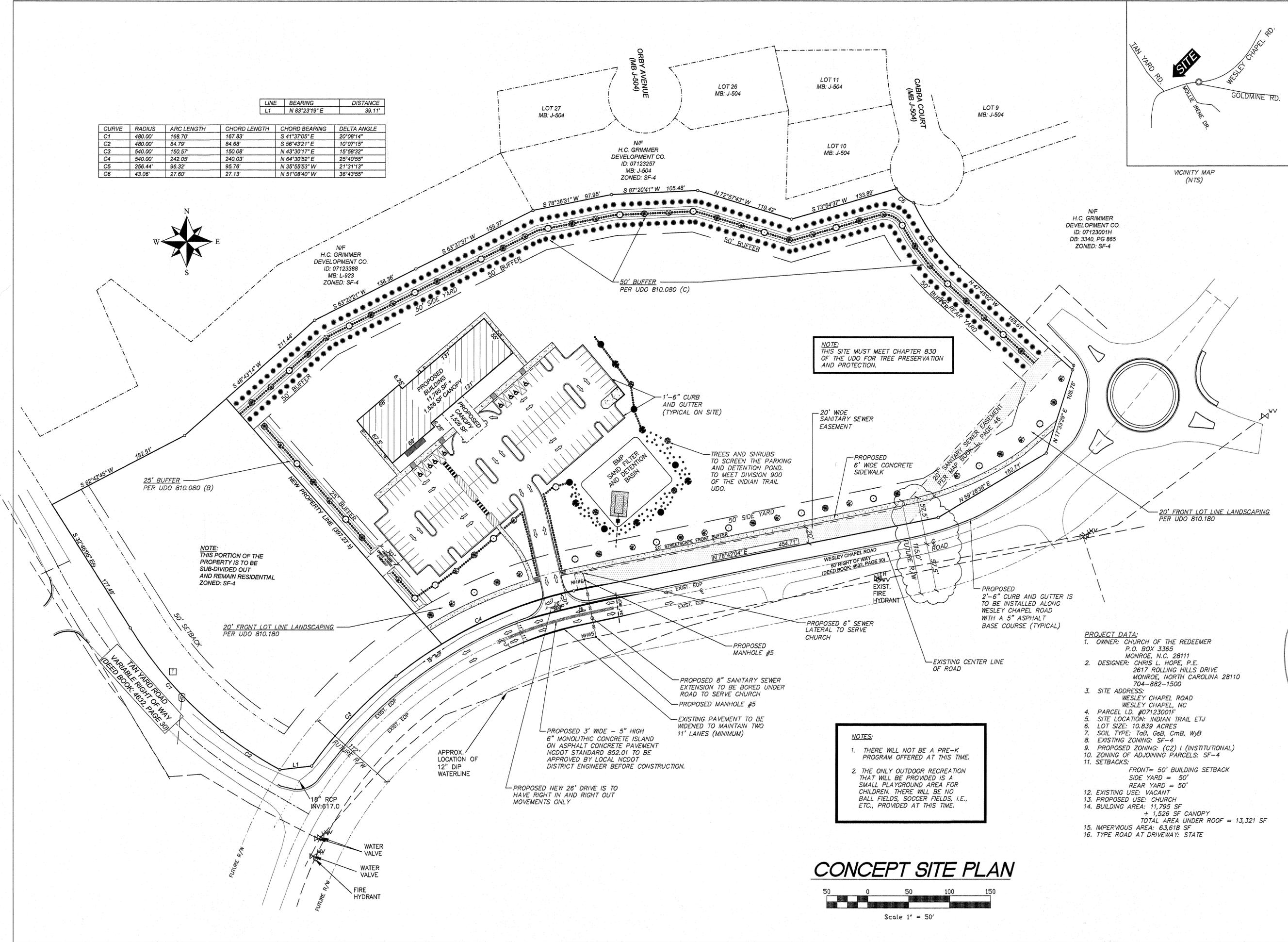
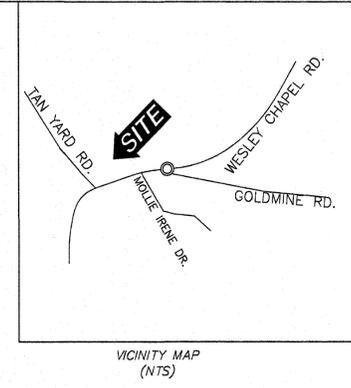
Kelley Southward, Town Clerk

Michael Alvarez, Mayor

APPROVED AS TO FORM:

TOWN ATTORNEY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	480.00'	168.70'	167.83'	S 41°37'05" E	20°08'14"
C2	480.00'	84.79'	84.68'	S 56°43'21" E	10°07'15"
C3	540.00'	150.57'	150.08'	N 43°30'17" E	15°58'32"
C4	540.00'	242.05'	240.03'	N 64°30'52" E	25°40'55"
C5	256.44'	96.32'	95.76'	N 35°55'53" W	21°31'13"
C6	43.06'	27.60'	27.13'	N 51°08'40" W	36°43'55"



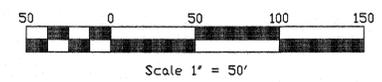
NOTE:
THIS PORTION OF THE
PROPERTY IS TO BE
SUB-DIVIDED OUT
AND REMAIN RESIDENTIAL
ZONED: SF-4

NOTE:
THIS SITE MUST MEET CHAPTER 830
OF THE UDO FOR TREE PRESERVATION
AND PROTECTION.

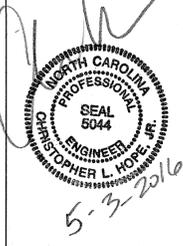
NOTES:
1. THERE WILL NOT BE A PRE-K
PROGRAM OFFERED AT THIS TIME.
2. THE ONLY OUTDOOR RECREATION
THAT WILL BE PROVIDED IS A
SMALL PLAYGROUND AREA FOR
CHILDREN. THERE WILL BE NO
BALL FIELDS, SOCCER FIELDS, I.E.,
ETC., PROVIDED AT THIS TIME.

- PROJECT DATA:**
- OWNER: CHURCH OF THE REDEEMER
P.O. BOX 3365
MONROE, N.C. 28111
 - DESIGNER: CHRIS L. HOPE, P.E.
2617 ROLLING HILLS DRIVE
MONROE, NORTH CAROLINA 28110
704-882-1500
 - SITE ADDRESS:
WESLEY CHAPEL ROAD
WESLEY CHAPEL, NC
 - PARCEL I.D. #07123001F
 - SITE LOCATION: INDIAN TRAIL ETJ
 - LOT SIZE: 10.839 ACRES
 - SOIL TYPE: ToB, GsB, CmB, WyB
 - EXISTING ZONING: SF-4
 - PROPOSED ZONING: (CZ) 1 (INSTITUTIONAL)
 - ZONING OF ADJOINING PARCELS: SF-4
 - SETBACKS:
FRONT= 50' BUILDING SETBACK
SIDE YARD = 50'
REAR YARD = 50'
 - EXISTING USE: VACANT
 - PROPOSED USE: CHURCH
 - BUILDING AREA: 11,795 SF
+ 1,526 SF CANOPY
TOTAL AREA UNDER ROOF = 13,321 SF
 - IMPERVIOUS AREA: 63,618 SF
 - TYPE ROAD AT DRIVEWAY: STATE

CONCEPT SITE PLAN



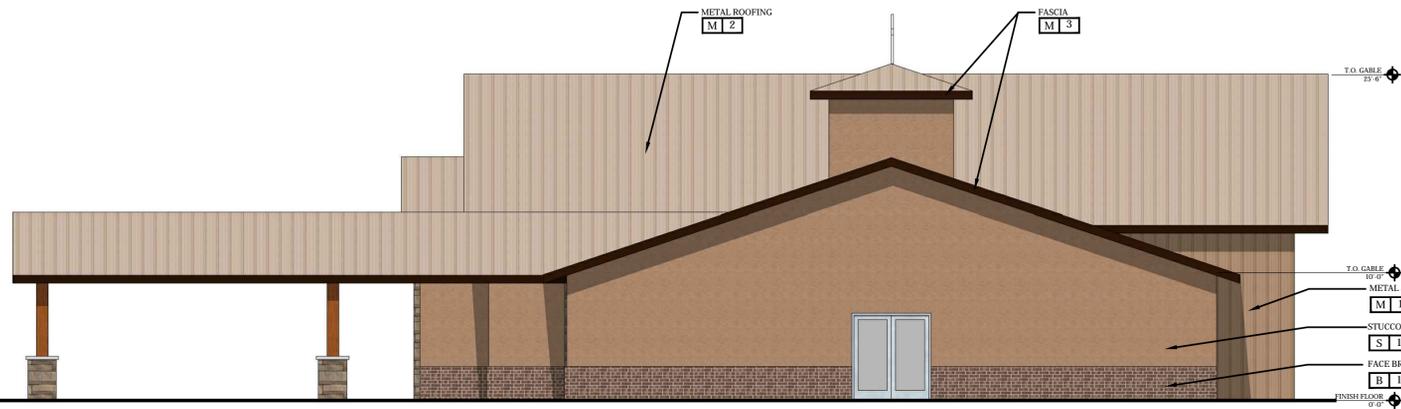
Church of the Redeemer
WESLEY CHAPEL ROAD
INDIAN TRAIL, NORTH CAROLINA



Bids Due	5/3/2016
Rev.	4/26/2016
Scale	AS NOTED
Drawn By	CLH
Checked By	CLH
Date	11/8/2015
Job No	

SP-1
OF 1

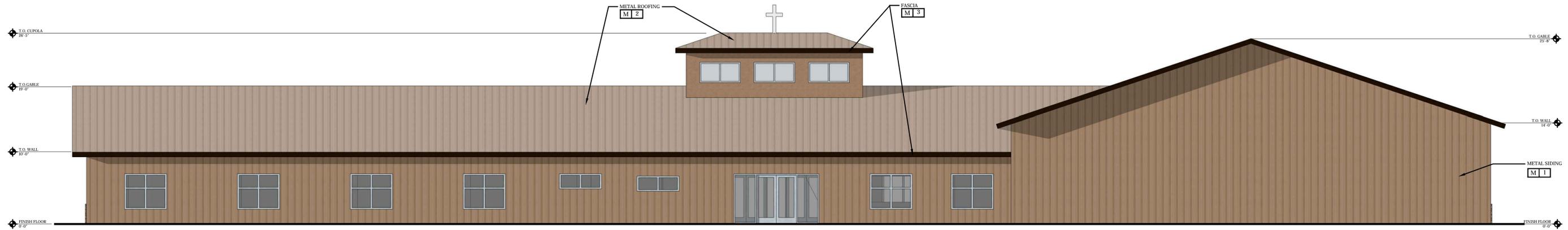
CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500



3 Side Elevation
NTS



4 Side Elevation
NTS



2 Rear Elevation
NTS



1 Front Elevation
NTS



MATERIAL SCHEDULE - EXTERIOR			
KEY	MANUFACTURER	MATERIAL	COLOR
M 1	AMERICAN BUILDINGS	SIDING	SMARTKOTE SURREY BEIGE
M 2	AMERICAN BUILDINGS	ROOFING	SMARTKOTE ALMOND
M 3	AMERICAN BUILDINGS	FASCIA	SMARTKOTE MEDIUM BRONZE
S 1	SENERGY	CEMENT BOARD STUCCO 1000	CARDAMON
B 1	GENERAL SHALE	FACE BRICK	INDIANA MILLSTONE KINGSIZE
B 2	GENERAL SHALE	STONE	SHADOW STONE JASPER
AL 1	KAWNEER	ALUM. CURTAIN WALL SYSTEM	CLEAR ANODIZED & 1" CLEAR INSUL GLASS

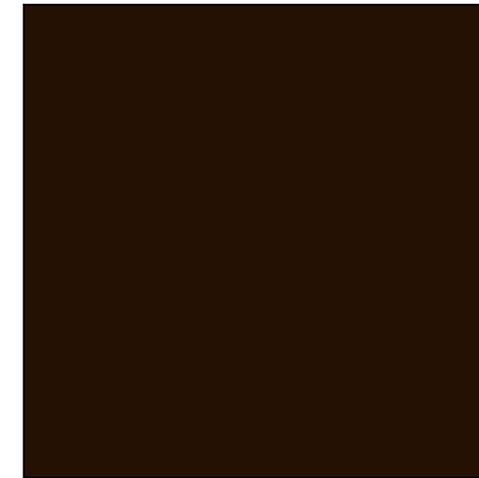
PLEASE NOTE THAT THESE COLORS MAY NOT PRECISELY MATCH ACTUAL COLORS BUT ARE A BASIC RESPRESTATION OF THE ACTUAL MATERIAL AND COLORS.



M 1 AMERICAN BUILDINGS
METAL SIDING
COLOR: SURREY BIEIGE



M 2 AMERICAN BUILDINGS
METAL ROOFING
COLOR: ALMOND



M 3 AMERICAN BUILDINGS
FASCIA
COLOR: MEDIUM BRONZE



S 1 SENERGY CEMENT BOARD STUCCO 1000
COLOR: CARDAMON
FINISH: TEXTURE



B 1 FACE BRICK
GENERAL SHALE
COLOR: INDIANA MILLSTONE KINGSIZE



B 2 STONE
GENERAL SHALE
COLOR: SHADOW STONE SIERRA

Thomas Bastian assumes no liability for any construction from this plan by any other contractor, builder, or subcontractor. It is the responsibility of the contractor, builder or subcontractor to verify all dimensions prior to the beginning of construction. The contractor must verify compliance with local building codes. The owner/contractor agrees to indemnify, save and hold Tom Bastian and agents from any damage or damages claim made against it in connection with the drawings associated with this project.

Thomas Bastian is not liable for any human error or for any change made to the plan. Thomas Bastian accepts no responsibility or liability related to: Foundation Engineering, Engineering notations, Sizes of beams, joist, or rafters, or other Structural items or systems denoted on this plan. Any engineering provided and shown herein is the sole responsibility of the owner/engineer. Local, state and federal building codes take precedence over this plan.

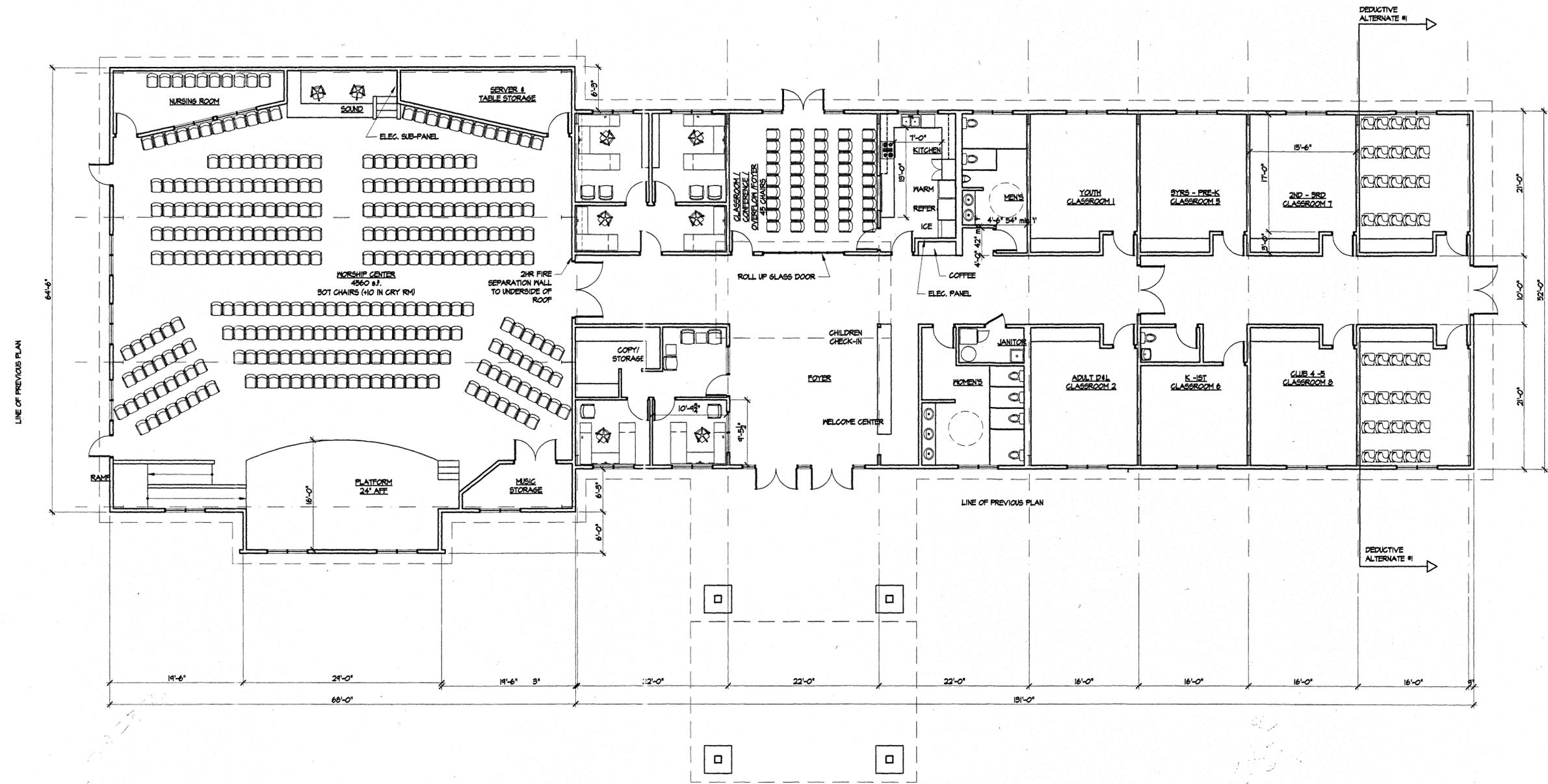
CHURCH OF THE REDEEMER
INDIAN TRAIL, NC

FIRST FLOOR PLAN

1/8" = 1'-0"

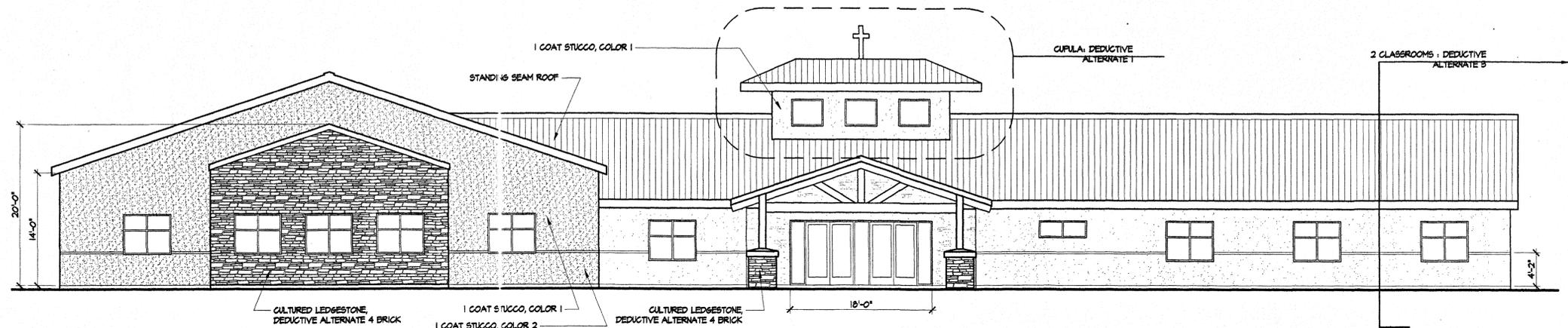
12 SEPT 2015

A-2



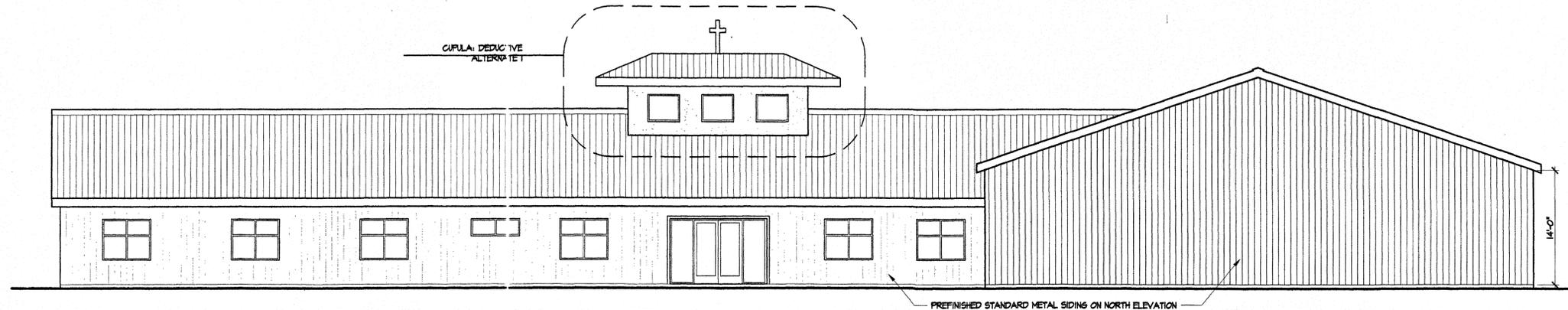
1 FLOOR PLAN

Scale: 1/8" = 1'-0"



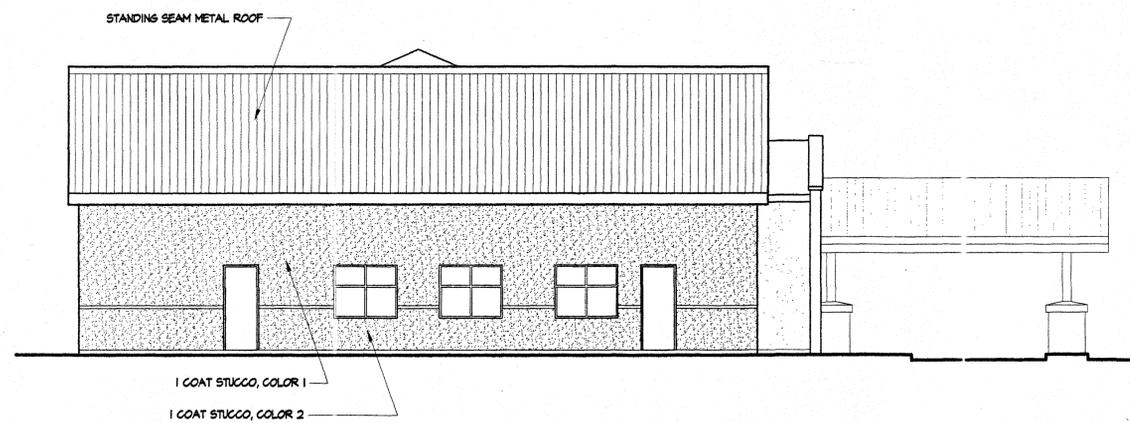
1 SOUTH ELEVATION

Scale: 1/8" = 1'-0"



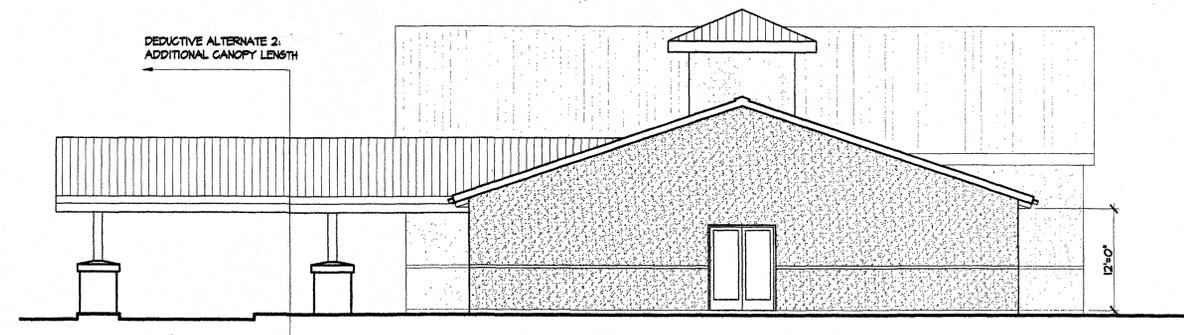
2 NORTH ELEVATION

Scale: 1/8" = 1'-0"



3 WEST ELEVATION

Scale: 1/8" = 1'-0"



4 EAST ELEVATION

Scale: 1/8" = 1'-0"

Thomas Bastian assumes no liability for any construction from this plan by any other contractor, builder, or subcontractor. It is the responsibility of the contractor, builder or subcontractor to verify all dimensions prior to the beginning of construction. The contractor must verify compliance with local building codes. The owner/contractor agrees to indemnify, save and hold Tom Bastian and agents from any damage or damages claim made against it in connection with the drawings associated with this project.

Thomas Bastian is not liable for any human error or for any change made to the plan. Thomas Bastian accepts no responsibility or liability related to: Foundation Engineering, Engineering notations, Sizes of beams, joist, or rafters, or other Structural items or systems, denoted on this plan. Any engineering provided and shown herein is the sole responsibility of the owner/engineer. Local, state and federal building codes take precedence over this plan.

Town of Indian Trail



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

PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT PLANNING BOARD MINUTES

May 17, 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, Samantha Towns, Jorge Aponte, and Dennis Gay.

Present but not voting: None.

Absent: Alan Rosenberg, Sidney Sandy, and Helen Killough

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

APPROVAL OF MINUTES- April 19, 2016

Motion to accept the corrections below as stated by Member Towns was made by Member Miller, seconded by Member Gay, vote to approve with the corrections was unanimous.

Corrections: Member Towns stated that the minutes should reflect her comments regarding her opinion about 250 feet of separation between residential area and light industrial area was not sufficient. Also, on page 5 Member Towns asked for the correction of approved area to be Radiator Rd, not a town wide overlay.

PUBLIC ITEMS

a. (Continuation of) ZT2016-005 Union County Crooked Creek WWTP Authorization of Exemption, a request to amend Sections 110.080 and 520.020G of the Unified Development Ordinance (UDO) to exempt existing and future improvements at the Union County Crooked Creek Wastewater Treatment Plant from UDO requirements. Applicant: Town of Indian Trail

Staff Burhans asked any board members that were unable to attend the April board meeting if they had any questions regarding the text of the amendment. The case recap was presented by Staff Rox Burhans. He stated that there was considerable discussion regarding the case as well as residents stating their ongoing problem of area storm water issues in Traewyck homes that have shared property with the plant site. Resulting from the discussion were requests by the Planning Board to ask a staff member from Union County Public Works to explain in more detail the work planned for the site as well as to be available for further questions. The board members also asked for and received an email provided by Engineering Department (Adam McLamb) regarding the flooding issue, what staff thinks is causing the issue, and what complaints staff has received regarding the flooding issue. Staff Burhans also stated that the Town Council has initiated a storm water study by a private firm and come up with some alternatives. The study is to be completed September 2016.

The audio recording of the Union County February community meeting regarding this project was requested by two members of the board and were provided CD's of the meeting.

Chair Cowan asked if there were any questions from the board. Member Towns asked for the total acreage of the site. Staff Burhans stated that he would research the answer.

Staff Burhans introduced Mr. Scott Huneycutt, engineering manager of the project from Union County Public Works and Mr. Jonathan Lapsley of CDM Smith who was a consultant working with Union County on the proposed expansion project. Mr. Lapsley stepped forward for a brief presentation and slides of the proposed improvements for the Crooked Creek facility. He also showed a map of the area where the facility is located on Sardis Church Road, and gave a brief history of the Crooked Creek facility: built in 1988 and currently receives 1.9 million gallons per day treatment capacity, stating it does have the capacity to take on more water during heavy rains. The plant is owned by Union County Public Works. Mr. Lapsley gave an overview of facility's most recent improvements in 2012. He stated much of the proposed improvements in the Master Plan deals with an aging infrastructure what he termed "leaky pipes" which can overwhelm the ability of the treatment plant to handle rain water. He mentioned recommendations for updating this treatment plant including pumping improvements when more flow comes in, as well as the ability to store that rain water for short periods of time, typically not to exceed 72 hours. Mr. Langsley emphasized that they were not intending to expand the capacity of the plant, but providing infrastructure to handle rain driven overflow. Another improvement would be the ability to remove grit and trash from the flow. Mr. Langsley showed photos of the proposed improvements.

Member Towns asked the distance between the Traewyck subdivision and the plant. Mr. Langsley answered that the distance was 150 feet to the fence line and additional buffer on the Union County property to the facility.

Mr. Langsley showed site renderings of various upgrades including the equalization tank. The plans are to install additional screening/ trees between the facility and the Traewyck neighborhood. He stated that he doesn't anticipate having additional run-off to area neighborhoods.

Questions from board:

Member Miller asked about the pump station near Industrial Ventures and Crooked Creek Park. Mr. Langsley answered that there are going to be improvements to that pump station. Mr. Miller asked if there will be an additional pump station near Refrigerated, Inc. Mr. Langsley answered they are planning to replace that pump station. Mr. Miller asked who keeps the drainage pipe clean on the county side that crosses the state maintained roadway to the creek section. Mr. Langsley stated that the main culvert pipe is in the DOT right of way. Therefore the responsibility to maintain this would be with DOT.

Member Towns asked, in the event of failure, how long would it take someone to come to the facility to evaluate the problem. Also, Member Towns questioned how far could a spill go. Mr. Langsley answered that this plant is staffed 20 hrs per day. The plant has automated system the remainder of the time for the day. If there is a malfunction of any equipment during the other 4 hours someone is notified. He estimated that response time would be less than one hour. Also, there are requirements for redundant equipment. Mr. Langsley also stated that the equipment is designed to typically handle 2-5 year storm events. Member Gay asked if they could build a retaining wall to protect neighborhoods. Mr. Huneycutt replied that there is an existing berm already on the site.

Staff Burhans followed up to Member Town's question regarding the size is 13.619 acres on the existing property.

Chair Cowan asked to clarify that the berm is adequate as there will be no increasing of flow. Mr. Langsley answered in the affirmative.

Member Miller also clarified that if no increase in volume so the upgrade is to add tank space for sewage. Mr. Langsley answered that was correct.

Member Towns asked about the impact to the value of area properties? Staff Burhans answered that staff have not done any evaluation of the impact to adjacent properties; a real estate appraiser would need to conduct a study.

Staff Burhans read the consistency findings into the record

Opened and closed Public Comment: no one asked to speak.

Board discussion:

Mr. Gay was in favor of the upgrades. Member Towns concerned about the property being 150 feet from residences as well as there have been some complaints about odor, also concerned about property values near this type of facility, but realizes that we do need to upgrade infrastructure. Member Miller that the flooding in the neighborhoods is not the same issue as the overflow of the plant that is being addressed. He stated that the 72 hour extra storage could help with water overflow. Chair Cowan asked if there are emergency numbers posted for area residents to call, if needed. Mr. Lapsley replied that there are emergency numbers on signage on the facility property to Union County Public Works and is staffed 24 hrs/day. Mr. Gay stated that anytime infrastructure is updated is good thing. Mr. Aponte asked if they upgrade now, how long until the next upgrade. Mr. Langsley stated that there are no current plans to do any further upgrade. It will likely be 14 months until completed.

Motion by Chair Cowan to approve the ZT2016-005 expansion exemption seconded by Member Brown. Vote to recommend approval was unanimous. Union County staff stated that they will cooperate in good faith and will have multiple places for emergency signage.

- b. **CZ2016-001 Church of the Redeemer, presented by Staff Coperine who indicated that the location map current zoning is SF4. This is a request to reclassify a portion of parcel 07123001F, totaling approximately 8 acres. The rezoning is from Single Family (SF-4) to Institutional with a conditional zoning district. The intent of this request is to allow a religious assembly use to develop on the site.**

The parcel under consideration is a portion of 07123001F on the north side of Wesley Chapel Rd.

Staff Coperine described the Concept plan. The remainder of the parcel will remain SF-4. Regarding the architecture, Staff Coperine showed a rendering of the proposed project and stated that vinyl siding is prohibited.

Staff Coperine stated that with regard to the comprehensive plan, religious assembly is consistent with that land use. Outside agency feedback were:

- *North Carolina Department of Transportation (NCDOT)*: NCDOT has provided the following comments: NCDOT does not have any issues with the proposed right in/right out access to the site. However, if the applicant is interested in a full movement access, the following would need to be provided:
left turn lane, with 100 foot stacking
500 foot sight distance in each direction
A minimum 600 foot distance from the roundabout to the ROW line
- *Union County Public Works (UCPW)*: Approval of sketch plan provided.
- *Union County Public Schools (UCPS)*: No comments at this time:
- *Union County Fire Marshal (UCFM)*: No issues at this time.

- *Union County Sheriff*: No issues at this time.

Two community meetings were held. In general, attendees were receptive of the building design and overall project.

Draft Conditions of Approval as recommended by staff:

1. *Subject Parcels*: Rezoning – portion of parcel 07123001F (totaling approximately 8 acres) to CZ-Institutional.
2. *Permitted Uses*: The permitted use on the subject property is religious assembly. In the event a school is to be developed in the future, such development shall be subject to Special Use Permit approval through the Board of Adjustment.
3. *Architecture*:
 - a. The building shall be built in general accordance with the elevations in Exhibit 2 and shall be constructed of brick and EIFS with no vinyl or composite siding or synthetic stucco.
4. *Front Landscape Buffer*: A 20 foot landscape buffer along the front (south side) shall be provided as generally depicted on the concept plan (Exhibit 1).
5. *Rear and Side (East) Landscape Buffer*: A 50 foot landscape buffer shall be provided along the north and east sides of the property as generally depicted on the concept plan (Exhibit 1).
6. *Side (West) Landscape Buffer*: A 25 foot landscape buffer shall be provided along the west side of the property as generally depicted on the concept plan (Exhibit 1). If in the future the remainder of parcel 07123001F is developed in conjunction with the religious assembly use subject of this amendment, the 25 foot buffer may be removed.
7. *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.
8. *Wesley Chapel Road Roadway Improvements*: Prior to the issuance of Town Zoning Compliance, the developer shall be responsible for constructing the ROW improvements listed below on Wesley Chapel Road:
 - A right in/right out access to the site.
 - However, if the applicant is interested in a full movement access, the following would need to be provided:
 - Left turn lane, with 100 foot stacking
 - 500 foot sight distance in each direction
 - A minimum 600 foot distance from the roundabout to the ROW line

All required roadway improvements shall be constructed and any associated public ROW dedicated prior to the issuance of Town Zoning Compliance. All roadway improvements shall be constructed to the Town of Indian Trail and NCDOT standards.

9. *Frontage Improvements*: Frontage improvements along Wesley Chapel shall be provided and include a 6' sidewalk, and street lights and curb/gutter. All required frontage improvements shall be constructed and any associated public ROW dedicated prior to the issuance of Town Zoning Compliance for any home.
10. *Revocation*: The Town Council may act to revoke the conditional zoning district designation if the applicant fails to meet the terms of the district.

Staff Coperine read the necessary consistency findings into the record.

- *Land Use and Housing Goals #1 and 5*: The proposed project promotes compatibility of land uses between neighboring properties and residential properties within surrounding jurisdictions and proposes high quality design to promote attractive land development; and

- *Mobility and Transportation Goal #3:* The proposed development incorporates pedestrian connectivity through the use of sidewalks along Wesley Chapel Road, as well as opportunity to connect to any future development directly west of this development.

The request for this conditional zoning district (Institutional) 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 and land use.

Member Towns asked if Wesley Chapel Road would the road ever been widened? Staff Coperine replied that there is room to widen the road. Member Brown asked if recreational facilities were planned. Staff Coperine answered that it is projected to provide a small playground. Member Brown also asked how many parishioners are in attendance at this time. Mr. Mike Avreal, a member of the church answered that approximately 300 persons attend in total, with the services generally accommodating about 150 people at once. Member Miller stated that he has a little concern about the entrance and exist. Staff Coperine stated no traffic impact analysis was required by NCDOT, but DOT did looked at the concept plan and stated the road was adequate for the project with the right in/ right out access. Member Gay asked how many times would the attendees gather each week as well as any kind of chimes. Mr. Averill answered that the main attendance would be Sunday morning with other smaller gatherings during the week. No chimes are planned. Member Aponte asked if 300 would attend at once and how many parking places? Staff Coperine answered that there are approximately 125 parking spots.

Opened public portion of comments.

Chris Hope, engineer of the project, spoke of the positive aspects of this project. No additional comments.

Closed public portion of comments.

Board Discussion:

Member Brown stated that the building was architecturally very pleasing. Member Towns stated that it would be an asset for the Sheridan community. Member Miller stated that extending the sewer line is good. Chair Cowan liked the rendition. Member Gay and Member Aponte felt it would be a good addition to the community.

Motion to approve CZ2016-01 by Member Towns with the findings of fact as read into the record, seconded by Member Aponte. The vote to approve was unanimous.

c. ZT2016-006 Dumpster Enclosures: a request to amend Chapters 13130 of the Unified Development Ordinance (UDO) to create additional options in the design of dumpster enclosures for existing buildings. Applicant: Town of Indian Trail

Staff Burhans presented this proposed amendment to the board. This amendment does not impact new construction. Proposed amendment- is there more business friendly approach for dumpster enclosures. Current regulations state that dumpster enclosures for existing and new buildings must match the primary building in material and color. The proposal is to give businesses more options.

UDO Div 1400 states dumpsters need to be added to an existing building when there are major upgrades, building expansions, when damage occurs.

Staff recommended options: arch block, synthetic stone, brick, hardie siding, and hardie panel (cement type product), EIFS/Stucco.

Other possible alternatives: vinyl/PVC fencing, metal panels

Staff Burhans read the Consistency Findings into the record.

1. The proposed UDO amendment is consistent with the following goals of the Comprehensive Plan:
Land Use and Housing #5 and Economic Development Goal #3: The proposed text creates additional flexibility in the design of refuse and grease trap enclosures for existing businesses, which will promote small business growth in a manner that is supportive of community aesthetics.
2. This UDO ordinance amendment is in the best interest of the public because it helps promote attractive community aesthetics in a manner that is not burdensome to the small business community.

Board Discussion:

Member Brown stated that the vinyl was susceptible to vandalism so would not recommend vinyl to be one of the choices. Member Miller didn't think vinyl was durable. Staff Burhans clarified that he was hearing from the board that metal enclosures were acceptable. Member Gay asked if an industrial setting has requirements of an enclosure, also. Staff Burhans answered that there are other requirements for industrial areas. Member Gay was concerned about some of the metal enclosures and the rusting possibility. Member Aponte asked if we are going to hold them accountable to maintain these enclosures. Staff Burhans believes that we have the authority to enforce the maintenance. Chair Cowan asked when we have a commercial structure, do we offer them trash and recycle bins? Staff Burhans answered that we only offer this service to residents at this time.

Opened Public Comment- no one signed up to speak.

Closed Public Comment.

Motion to approve ZT2016-006 (by Member Miller) with recommended arch block, synthetic stone, brick, hardie siding, and hardie panel (cement type product), EIFS/Stucco and metal panels. Vinyl was not included as a recommendation.

Seconded by Member Brown. Vote to approve was unanimous.

OTHER BUSINESS - none

PLANNING REPORT

- A community meeting is being held on May 23rd at South Piedmont Community College related to the text amendment related to hotel/motel use at 6:30pm in Salon B. 2377 notices were mailed including business parks in the area. The meeting will be facilitated by the applicant.
- Planning Board reappointments will be considered at the June 14 Town Council meeting. Staff Burhans read the openings to the board.

Member Miller asked about grading at the QT and storage facility is done. Staff Burhans replied that it will be a drive-thru carwash. Chair Cowan mentioned that Zaxby's opened yesterday. Staff Burhans explained that the delay in construction in the new Publix due to the increase in cost of construction and materials.

ADJOURN

Motion to adjourn Member Miller, seconded by Member Brown. Vote to adjourn was unanimous.

Meeting adjourned at 8:40pm.

Chairman:

Date: _____

Secretary:

DRAFT