

Community Meeting Minutes



To: Rox H. Burhans, AICP (Town of Indian Trail)
From: Eagle Engineering, Inc.
CC: File
Date & Time: April 29, 2015 from 3:00pm - 5:00pm
Location: Union West Regional Library
Re: Plyler Townes Rezoning (Community Meeting #1)

Summary:

1. Development team gave general description of site location and evolution of the planned development of the project:
 - a. The Plyler Townes project was previously zoned light industrial, however through zoning changes in the Town of Indian Trail this parcel is currently has no zoning. This is an "Age Targeted Townhome Community (55+ yrs) and would provide a lower density development and better buffer between the adjacent single family communities (Cranston Crossing and Silver Glen) and the light industrial to the north of the subject site. A 25' buffer will be provided along the south and southwest property lines, while the Piedmont Natural Gas easement will remain in its current condition. Additional benefits offered as part of the Age Targeted Community will be outdoor maintenance taken care of as a part of HOA dues, the majority of units will have the master bedroom on the 1st floor, marketing will target the 55+ yr old community and marketing will highlight the proximity to the Town of Indian Trail Center, new park and shopping to promote a focus on pedestrian connectivity and "walkability" throughout the town. The development will utilize the Town of Indian Trail's UDO and the adjacent architectural features as a set of design guidelines that will guide architectural controls for the townhome units.
2. Are there any proposed changes/improvements to Plyler Road due to the multiple site development projects proposed/approved (apartment complex and Plyler Townes) in the vicinity of this site?
 - a. A right turn lane into the development has been requested by the Town of Indian Trail, however no additional improvements are required at this time.
3. Plyler Road is used as a pass through, and a high percentage of vehicles are exceeding the speed limit posted on Plyler Road. Any idea on how to mitigate the traffic issue along this section of roadway?
 - a. Eagle Engineering will discuss these concerns with NCDOT to determine if there is the potential for any traffic calming devices to be along Plyler Road to reduce speeding and increase awareness of bus stops.

4. Where will sewer and water be accessed?
 - a. Water is along Plyler Road, while sanitary sewer is in the cul-de-sac of Cranston Crossing Place with an existing permanent and temporary construction easement in place to the Plyler Townes project.
5. What does it mean for a project to be Age Targeted?
 - a. The following items will be used to establish this community as an age targeted community and increase the likelihood of residence being 55+ yrs.
 - i. Outdoor maintenance will be included within HOA dues, and
 - ii. Marketing sales of units to be focused (but not restricted to) 55+ yrs, and
 - iii. Majority of units will have the master bedroom on the lower level, and
 - iv. Marketing of the site proximity to the Town of Indian Trail downtown area, new park and commercial development.
6. How will trash service be provided to the site?
 - a. Each unit will have a roll out container, and pick up will be along the rear alley way.
7. What is the price point for the proposed units?
 - a. \$150,000 to \$235,000 is the current anticipated price point. This will be determined once a builder has been selected for the site.
8. Will the development team communicate with the neighbors?
 - a. Yes, it would be preferred if a representative for the adjacent communities would be identified so that there is a single point of contact for each subdivision.
9. Will the site entrance be reviewed by NCDOT to minimize any conflicts with the current traffic on this section of roadway?
 - a. The NCDOT has reviewed the driveway location and requested it to be placed where it is currently shown to increase separation between Silver Glen and the proposed entrance. The existing vegetation directly across from the site will reduce conflicts with headlights shining into the side of the Simmons property (PID 07084507).
10. What is the anticipated construction schedule?
 - a. Currently the project is in rezoning, and if everything continues with no delay the rezoning should be completed by the summer of 2015. Preparation of construction documents would take 6-9 months. So the earliest construction would start would be the spring of 2016. However the project will not move forward until a builder is identified which could be a 1-5 yrs from now.

11. Will any streetscaping be added along Plyler Rd? Is there anything that can be done in front of the Piedmont NG parcel?
 - a. Yes, lighting, sidewalk and street trees will be added along Plyler Rd. Eagle Engineering will reach out to Piedmont NG to determine if they are open to installing sidewalk and landscaping across the frontage of their parcel.
12. Would Piedmont NG place any steel fencing, or bollards along the road frontage to prevent any issue with vehicles leaving the roadway?
 - a. Eagle Engineering will ask Piedmont NG if they think any additional safety measures are necessary at this location.

Community Meeting Minutes



To: Rox H. Burhans, AICP (Town of Indian Trail)
From: Eagle Engineering, Inc.
CC: File
Date & Time: April 29, 2015 from 6:00pm - 8:00pm
Location: Town of Indian Trial Civic Building
Re: Plyler Townes Rezoning (Community Meeting #2)

Summary:

1. What does it mean for a project to be Age Targeted?
 - a. The following items will be used to establish this community as an age targeted community and increase the likelihood of residence being 55+ yrs.
 - i. Outdoor maintenance will be included within HOA dues, and
 - ii. Marketing sales of units to be focused (but not restricted to) 55+ yrs, and
 - iii. Majority of units will have the master bedroom on the lower level, and
 - iv. Marketing of the site proximity to the Town of Indian Trail downtown area, new park and commercial development.
2. What is the price point for the proposed units?
 - a. \$150,000 to \$235,000 is the current anticipated price point. This will be determined once a builder has been selected for the site.
3. What is the anticipated construction schedule?
 - a. Currently the project is in rezoning, and if everything continues with no delay the rezoning should be completed by the summer of 2015. Preparation of construction documents would take 6-9 months. So the earliest construction would start would be the spring of 2016. However the project will not move forward until a builder is identified which could be a 1-5 yrs from now.
4. Will any streetscaping be added along Plyler Rd? Is there anything that can be done in front of the Piedmont NG parcel?
 - a. Yes, lighting, sidewalk and street trees will be added along Plyler Rd. Eagle Engineering will reach out to Piedmont NG to determine if they are open to installing sidewalk and landscaping across the frontage of their parcel.
5. Would Piedmont NG place any steel fencing, or bollards along the road frontage to prevent any issue with vehicles leaving the roadway?
 - a. Eagle Engineering will ask Piedmont NG if they think any additional safety measures are necessary at this location.

6. Is the site within the Historic District of the Town of Indian Trail?
 - a. The group utilized the smart board to measure an approximate distance and it appears that the site is not within the Historic District.
7. Does the parking meet the requirements of the Town of Indian Trail?
 - a. Yes, each unit will have parking provided within a garage, with visitor parking along the interior circulatory roadway as shown on the site exhibit.