



**Town of Indian Trail**  
**Minutes of Town Council**  
**January 2, 2014**  
**Civic Building**  
**08:30 A.M.**

The following members of the governing body were present:

Mayor: Michael L. Alvarez

Council Members: David Cohn, Gordon Daniels, Christopher King, and Gary Savoie.

Absent Members: David Waddell.

Staff Members: Town Manager Joe Fivas, Planning Director Shelley DeHart, Finance Director Marsha Sutton and Director of Community & Economic Development Kelly Barnhardt.

**DEVELOPMENT PROCESS OVERVIEW**

Ms. DeHart provided an outline of Planning in Indian Trail, topics included: An explanation of what planning is why we do it, the tools we use for assistance and guidelines. Ms. DeHart reviewed the Comprehensive Plan that explains where we

have been, where we are going. She explained that another useful tool is the public that serves on Boards and Committees, Council's role in Planning is making laws, policies, appointing Board and Committee members and to delegate authority to either them or staff. Ms. DeHart concluded with an outline of the Rezoning process. **(A COPY OF THE POWER POINT IS ATTACHED HERETO AND MADE A PART OF THE MINUTES)**

Throughout the presentation Council asked questions, received answers, and provided thoughts. No action was taken.

### **REVIEW ECONOMIC DEVELOPMENT STRATEGIC PLAN**

Ms. Barnhardt provided some information pertaining to possible visions for Indian Trail's future, topics included: Industrial users check lists describing how does the process start, acreage/building requirements, stating that we do not get far on that list as we have no acreage under control in the size range needed, no product development available and no incentive policy. Ms. Barnhardt explained that mixed use projects are popular in areas like ours; she explained the strategic plan for 2011-2012 (SWOT) which outlines our strengths, weaknesses, opportunities and threats. Ms. Barnhardt provided some opportunities that may be in the works. There are successful surrounding developments like Blakeney and Birkdale Village and other surrounding retail developments as examples. Ms. Barnhardt also provided examples of the local competition we face, explaining why these types of developments are not occurring here. **(A COPY OF THE POWER POINT IS ATTACHED HERETO AND MADE A PART OF THE RECORD)**

Throughout the presentation Council asked questions, received answers, and provided thoughts. No action was taken.

### **REVIEW COMMUNITY SURVEY FROM 2011**

*This matter was not discussed.*

Tour group left the meeting and went on a field trip to observe other jurisdictions; the public was invited to attend. The group took two vehicles and visited: 1) Providence Business Park on Providence Road, 2) Baxter Village in Fort Mill, SC. Group discussed history and architecture of area, 3) Cornelius Downtown and Town Hall. Group discussed history of the area with Cornelius Town Manager and Town Clerk, 4) Davidson Downtown, 5) Birkdale Village in Huntersville, NC. Group discussed history of the development and 6) Huntersville Aquatic and Recreation Center. Group walked through Center. The attendance on this field trip included Shelley DeHart, Dr. Roger Fish, Gordon Daniels, Kelly Barnhardt, Chris King, Joe Fivas, and Gary Savoie.

APPROVED:

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Michael L. Alvarez

Attest:

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Peggy Piontek, Town Clerk