

Town of Indian Trail



INDIAN TRAIL

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Economic Development Advisory Committee

Nov. 3, 2014

7:30 A.M.

CALL TO ORDER

Kelly Barnhardt, Economic Development Director, called the meeting to order.

ROLL CALL

The following members of the governing body were present:

Committee Members: Tripp Melton; Bob TenHaaf; Ryan Wetherington; Maureen Mulhall; Darlene Zamer; Chris Plate; Gordon Daniels, Town Councilman; and Joe Fivas, Town Manager

Staff Members: Kelly Barnhardt, Economic Development Director; and Lindsey Edmonds, Communications Coordinator

Absent: Al King, Pat Kahle, Steve Barnes, Scott Chitwood and Sherry Helms

APPROVAL OF LAST MEETING'S MINUTES

Councilman Daniels motioned to approve the minutes from the October meeting, and Tripp Melton seconded his motion.

APPOINTMENT OF CHAIR AND VICE-CHAIR

Maureen Mulhall nominated herself for Committee Chair. Councilman Daniels made the motion to accept Maureen's nomination, and Tripp Melton seconded the motion. The EDAC unanimously approved the motion. Tripp Melton nominated himself for Committee Vice-Chair. Councilman Daniels made the motion to accept Tripp's nomination, and Chris Plate seconded the motion. The EDAC unanimously approved the motion.

DISCUSSION

A) Mission Statement

Kelly Barnhardt read aloud two potential mission statements: one she created herself and the other proposed by Chris Plate. In regards to Plate's statement, Maureen Mulhall said she worried about the line referenced the committee's ability to increase the average income. Several committee members expressed a desire to see the two statements combined; this revised statement will be sent out to committee members via email. Chris Plate mentioned the possibility of adding a line about how the EDAC will also support the Monroe-Union County Economic Development.

B) Workforce Demographics

Chris Plate has access to maps that show workforce demographics and will be sending those to Kelly Barnhardt. The maps are still being worked on, but Plate said he can create maps based on information the EDAC wants to see. Maureen Mulhall asked if the Town had done something similar three years ago. Kelly Barnhardt responded by saying that the Town did something similar, but the findings reflected the population's education level instead of workforce demographics.

C) Indian Trail Zoning Map

Kelly Barnhardt explained the main points of the zoning map created by the Town's GIS Technician and suggested that the main focus of the EDAC would be the Industrial Zoning Districts and the Regional Business Districts. Town Manager Joe Fivas asked the committee members their thoughts on where Indian Trail is deficient in regards to zoning. Maureen Mulhall mentioned that many lands are zoned, but undeveloped. Kelly Barnhardt suggested bringing in the Town's Interim Planning Director to a committee meeting to discuss the zoning map and explain it in further detail. She also mentioned that a goal of the Community & Economic Development Department is to create a webpage that shows properties available for purchase, to which Chris Plate responded that the Monroe-Union County Economic Development website already has that feature.

Ryan Wetherington stressed the importance of mapping the Town's utility infrastructure to show what's under the ground. Chris Plate said that the Monroe-Union County Economic Development is currently trying to get that information, but the difficulty lay in getting the utility capacity information. Darlene Zamer asked if the County was attempting to fix the lack of information, to which Chris Plate responded that flow analysis is difficult to do.

Tripp Melton said that his clients always ask about properties nearest/closest to Interstate 485 and that the EDAC could recommend putting Light Industrial zoning near the interstate. Joe Fivas said that the challenge is that land is slowly changing from undeveloped to developed and soon prime available land for economic development could be developed. Tripp Melton mentioned that property owners around the proposed Monroe Bypass are looking to sell, to which Joe Fivas responded that the land around the proposed Monroe Bypass needs to be properly zoned to have some level of control over the use of that land. Councilman Daniels said he believes the EDAC can identify what (if any) of the potential land around the proposed Monroe Bypass can hold value for the Town and local businesses. Tripp Melton suggested that the Monroe Bypass be overlaid onto the zoning map, Joe Fivas furthered that suggestion by adding that the utilities infrastructure should be added too, and then Kelly Barnhardt recommended that the Chestnut Parkway be added as well.

Joe Fivas suggested that the EDAC identify five potential areas from this map for potential Light and Heavy Industrial zoning, and then the committee could take a closer look at each area including the areas' utility infrastructures. Ryan Wetherington asked the committee what they want each area to look like – office space versus light/heavy industrial – and whether or not the Town had a preferred resident-business tax base percentage. Kelly Barnhardt said she believes the Town is better suited for light industrial business and office spaces rather than heavy industrial businesses. Joe Fivas said that road infrastructure is a key to development and the EDAC needs to identify future infrastructure. Kelly Barnhardt recommended that the EDAC keep the Duke Energy Site Readiness Program in mind because she believes that it will be a good next step for the Town's development.

D) Transportation Updates

Town Manager Joe Fivas gave an update of the Town's transportation projects. He stated that the funding is in place for the Highway 74 project that will change four Indian Trail intersections into superstreets. Many committee members expressed concern for small businesses when the superstreets are finished, and Joe Fivas encouraged members to stay aware of how this project progresses. Joe Fivas also said that the Chestnut Parkway will open in the upcoming 30 days and gave an update on Old Monroe Road.

E) Town's Business Brochure

This discussion item has been pushed to the December meeting. The Communications Coordinator will be incorporating new designs before the next meeting.

PUBLIC COMMENTS

Michael Faulkenberry, of 519 Picketts Circle, Indian Trail, NC, told the EDAC that there is a superstreet at Highway 601, to which Town Manager Joe Fivas said that they were not comparable because of the lack of traffic lights. Michael Faulkenberry then said that the Chestnut Square Park restrooms have been locked during the day and that parking was an issue at the Chestnut Square Park Grand Opening Celebration and Trunk or Treat event on Oct. 24. He asked if the Chestnut Parkway would go across Highway 74, to which Town Manager Joe Fivas responded that the thought is once sections 1, 2 and 3 of the Chestnut Parkway are finished that the Parkway will be expanded across Highway 74. Darlene Zamer added that she believes the Town is already planning on it. Michael Faulkenberry also said that superstreets will hurt local businesses, and he also recommended that the committee get more small business owners as members.

ADJOURNMENT

Chris Plate made a motion to adjourn and Maureen Mulhall seconded the motion.