

Town of Indian Trail



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PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

PLANNING BOARD MINUTES

February 16, 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, Cathi Higgins, Sidney Sandy, and Jorge Aponte.

Members Present but None.

not Voting:

Absent: Alan Rosenberg.

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

APPROVAL OF MINUTES- December 15, 2015

Motion to approve as written by Member Brown, seconded by Member Higgins. The vote to approve was unanimous.

PUBLIC ITEMS

CZ2015-005 Waxhaw-Indian Trail Rd: This is a request to reclassify various parcels totaling approximately 16 acres. The rezoning is from Single Family (SF-1) to Single-Family (SF-5) with a conditional zoning district. The SF-5 zoning district is a moderate/high density single-family residential zoning district. The intent of this request is to allow approximately 49 single-family dwelling units intended to be age-targeted housing for persons 55 years and older. The property is located on Waxhaw Indian Trail Road, north of Blanchard Circle.

Staff Gretchen Coperine presented the case. She gave a brief background of the request as well as the location and explained that the project would be age-targeted. Staff Coperine spoke about present zoning that surrounds the subject property, giving an overview of the key elements of the concept plan and showed, on Power Point that it has one access point off Waxhaw Indian Trail Road and a stub to the north for connectivity to future development, as well as the following details:

Site Layout: The Concept Plan contemplates approximately 49 lots, detention ponds with amenities, common open space areas, on-street parking in key location as well as connecting sidewalks throughout the entire community and an opportunity for future connection to any development directly north of the subject site.

Onsite Roadway Improvements: Access within the site will be provided by a minimum of 50-ft wide Rights-of-Way (ROW) that will be designed with curb/gutter, sidewalks, street lights and street trees. The UDO permits a single access point for subdivisions with less than 50-lots.

Roadway and Frontage Improvements: The community will have one access point off Waxhaw Indian Trail Road. North Carolina Department of Transportation (NCDOT) will require the appropriate roadway

improvements (i.e., left turn lane and stacking distances) to be provided in order to ensure appropriate access into and out of the development. In addition, the Waxhaw Indian Trail Road frontage will be improved with curb/gutter, a 6 foot sidewalk, street trees and street lights.

Open Space and Tree Retention: Approximately 2.3 acres of open space will be provided within the community. All open space areas will contain a combination of ornamental landscaping including trees and shrubs, as well as passive recreation fixtures where feasible.

Architectural Design: All homes will be built in general accordance with the elevations in the draft Ordinance and will provide the Master bedrooms on the first floor to support the age-targeted marketing concept.

Lot Frontage, Setbacks and Height: Lots shall provide 50' width, as generally referenced on the concept plan.

Comprehensive Plan

The Indian Trail Comprehensive Plan organizes the Town into a series of interconnected villages which not only helps create well managed growth and community development pattern, but also provides meaningful identity for Indian Trail residents. The subject property is located within Old Monroe Village of the Comprehensive Plan. This Village is intended to consist of predominantly medium to low density residential. The proposed future land use of the subject property is Medium Density Residential, which allows 2 – 4 dwelling units per acre. The proposed 49 units development on approximately 16 acres has an approximate density of 3.0 dwelling units per acre, which 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.

Comments from Outside Agencies

- *North Carolina Department of Transportation (NCDOT):* NCDOT has provided the following comments:
- Provide a left-turn lane, with 100 foot stacking on Waxhaw Indian Trail Road.
- *Union County Public Works (UCPW):* Pending final sketch plan approval.
- *Union County Public Schools (UCPS):* The proposed 49 sfu subdivision would be in the following school attendance areas for the 2015-2016 school year:

Indian Trail Elementary School

Sun Valley Middle School

Sun Valley High School

Both Indian Trail ES and Sun Valley MS are expected to remain below watch and cap levels for the foreseeable future. However, Sun Valley HS is expected to exceed its watch level in 2017. Additional residential construction can accelerate this approach and possibly force a capping situation. Prior to reaching a cap, high enrollments contribute to problems such as additional mobile classrooms, inadequate capacity for food service and restroom facilities, rationing of access to the media center, insufficient parking and queuing space for parents to safely deliver or pick up their children, and inadequate planning/meeting space for additional staff.

- *Union County Fire Marshal (UCFM):* No comments at this time.
- *Union County Sheriff:* Comments regarding ensuring driveway depths were adequate to accommodate a car or truck parked without obstructing the sidewalk.

Staff Coperine stated that 2 community meetings were held. General questions were raised regarding flooding concerns at both meetings. Details of the meetings were included in the staff report.

In response to the concerns raised at the community meeting, Town Planning and Engineering staff visited the subject site and adjacent property owner(s). At the conclusion of the site visit, the applicant agreed to design the storm water management areas in a manner that would help minimize drainage impacts to neighboring properties. A condition of approval has been included with regard to the design of the storm water management areas.

Staff Coperine directed the Board to examine the draft conditions of approval that were provided in attachment 2 of the board's packet.

Staff Coperine read the consistency findings into the record. 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.

Questions from Board:

Member Miller questioned if interior roadway was wide enough to accommodate fire trucks if they needed to service the streets of the potential neighborhood. Staff Coperine answered that the minimum right-of-way was 50 feet in the inner roads of the subdivision which is standard with most subdivisions and is sufficient to accommodate the fire truck. Member Miller stated that the proposed units are so close that he is concerned about the safety residents that would be living there. Planning Director Rox Burhans stated that the trend toward age-targeted smaller lots is to create a low maintenance environment. The houses will be constructed with quality materials (no vinyl) so as to not create a fire hazard.

Chair Cowan asked which creek the storm water run-off will feed into. Staff Coperine deferred the question to the developer to answer.

Member Higgins asked about the planned 5 foot wide sidewalks. Staff Coperine replied that the interior sidewalks will be 5 feet and the Waxhaw-Indian Trail Rd sidewalk will be 6 feet. Member Higgins raised a question whether residents in wheelchairs that would be able to pass by each other on a 5 foot sidewalk. She also pointed out that she saw mailboxes are clustered in the plans. She asked if that is common with an age targeted community.

Matthew Velkovich from Summit Land Services stepped to the podium, stating that he was the engineer for the project and was representing the developer. He addressed some of the questions. He pointed out that the storm water would be draining into Price Mill Creek tributary #2 and also stated that there wouldn't be an increase in rate of run off at the site.

The builder for the site, Kerry Avant, with H&H Homes, indicated that it is now a requirement by postmasters, for builders to build cluster mailboxes. He also addressed the question of the width of sidewalks by stating that most are 4-5 foot wide and the cost differential would not merit the additional footage. He stated that there are additional issues that are affected when making this type of change. He also added that the developer does follow the Town's standards.

Member Higgins mentioned that age-targeted communities are new to Indian Trail. This is the 2nd development in Indian Trail.

Member Sandy asked which detention pond is getting more water. Mr. Velkovich reported that the detention ponds were to each receive approximately half of the run-off.

Opened Public Comment: none

Closed Public Comment

Board discussion:

Member Higgins liked the project; would like the board to think about barrier free sidewalks.

Member Sandy also liked the development; the issues were addressed; he thinks it's a good project.

Member Aponte stated that it is a good project for Indian Trail.

Member Brown liked the design and outlook.

Member Higgins made a motion to recommend approval to the Town Council for CZ2015-005 based on the findings that were read into the record. Member Sandy seconded the motion. The vote to recommend approval was unanimous.

DISCUSSION ITEMS- none

OTHER BUSINESS

Steve Long's resignation-effective 12/23/15
Dr. Ally's resignation-effective 1/13/16
Approval of 2016 meeting calendar.
Motion to approve by Member Higgins, seconded by Chair Cowan. Vote to approve was unanimous.

PLANNING REPORT

Director Burhans began his report with staffing changes.
Lindze Small has resigned to attend law school.
A new addition to staff includes code enforcement officer, Kristin Redmond.

Director Burhans gave a Power Point presentation and short review of population growth of the area communities. Indian Trail has had growth of approximately 9.3 percent from 2010-2014. Stallings' growth is similar. Waxhaw growth was approx 22.8%. Director Burhans also showed a power point of permits for new homes. 2014-15 showed growth of approximately 250 permits per year. In 2015, 123 permits were issued for new businesses. He also showed residential solid waste and yard waste, as well recycling tons per household 2013-2015 and indicated that Indian Trail presently services approximately 12,400 households. Chair Cowan mentioned that she feels we should be promoting recycling options to businesses in Indian Trail. Staff Burhans answered that staff is encouraging developers and restaurants as well as Indian Trail to be hands-on with residential solid waste. He agreed there is room for improvement. One way to promote recycling is through the schools. Various other ongoing projects in Indian Trail were mentioned by Staff Burhans (can be heard on Granicus). Discussion followed regarding the Monroe bypass and surrounding roads.

ADJOURN

Motion to adjourn by Member Sandy. Seconded by Member Brown. Vote to adjourn was unanimous.
Meeting adjourned at 7:35pm.

Chairman:

Date: _____

Secretary:
