

MAYOR
Michael L Alvarez

MAYOR PRO TEM
David L. Cohn



TOWN COUNCIL
Robert W. Allen
Christopher M. King
Darlene T. Luther
David K. Waddell

Indian Trail Town Council Meeting
April 9, 2013
Civic Building
6:30 p.m.

1. **CALL MEETING TO ORDER AND PLEDGE OF ALLEGIANCE**
2. **PRESENTATIONS**
 - a. [National Autism Awareness Month Proclamation](#)
 - b. [Proclamation for Lieutenant Chase Coble](#)
3. **ADDITIONS AND DELETIONS** **action**
4. **MOTION TO APPROVE AGENDA** **action**
5. **PUBLIC COMMENTS**
6. **CONSENT AGENDA** **action**
 - a. [Approval of March 21, 2013 draft minutes](#)
 - b. [Approval of March 26, 2013 draft minutes](#)
 - c. [Monroe Bypass Resolution](#)
 - d. [Month End Tax Report for March](#)
 - e. [Budget Amendments](#)
 - f. [Capital Project Ordinance for C-4957 B Unionville Indian Trail Road Sidewalk Improvements](#)
7. **PUBLIC HEARINGS** **action**

None
8. **BUSINESS ITEMS**
 - a. [Council consideration of approval of Site Solutions Scope Agreement](#)

- b. Council consideration of approval of Chestnut Park
- c. Council consideration of approval of Woolpert Scope Agreement
- d. **Second Reading:** CZ2012-001: Younts Miniature Golf: A request to establish a Conditional General Business District (CZ-GBD) zoning classification to support development of a 36-hole miniature golf course. Existing Zoning: Single-Family Residential-1 (SF-1). Location: Younts Road; Applicant: Scott Merritt
- e. Abolishment of Tree Ordinances - *this matter was requested by Council Member Waddell*

9. DISCUSSION ITEMS

- a. Council discussion for creation of Indian Trail Citizen Academy

10. MANAGERS REPORT

11. COUNCIL COMMENTS

12. CLOSED SESSION

action

13. ADJOURN

action

To speak concerning an item on the Agenda, please print your name and address on the sign up sheet on the table prior to the meeting. Each speaker will be limited to 3 minutes.

AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS IN PROGRESS

The Town of Indian Trail is committed to providing all citizens with the opportunity to participate fully in the public meeting process. Any person with a disability who needs an auxiliary aid or service in order to participate in this meeting may contact the Town Clerk at least 48 hours prior to the meeting. The e-mail address is townclerk@admin.indiantrail.org; the phone number is 704-821-2541



PROCLAMATION FOR NATIONAL AUTISM MONTH

WHEREAS, autism is a pervasive developmental disorder affecting the social, communication and behavioral skills of those affected by it; and

WHEREAS, as more health professionals become proficient in diagnosing autism, more children are being diagnosed on the autism spectrum, resulting in rates as high as 1 in 50 children nationally; AND

WHEREAS, while there is no cure for autism, it is well-documented that if individuals with autism receive treatment early in their lives, it often is possible for those individuals to lead significantly improved lives; and

WHEREAS, individuals with autism often require a lifetime of specialized and community support services to ensure their health and safety and to support families' resilience as they manage the psychological and financial burdens autism presents; and

WHEREAS, we support the efforts and creation of a law that would require Insurance companies both private and Government to provide coverage for the necessary treatments and therapies needed for those affected by Autism; and

NOW, THEREFORE BE IT RESOLVED that I, Michael L. Alvarez do hereby proclaim April 2, 2013 as NATIONAL AUTISM AWARENESS DAY in the Town of Indian Trail, North Carolina), and urge all employees and residents to participate in National Autism Awareness Month activities, in order to become better educated on the subject of autism spectrum disorders.

Mayor Michael L. Alvarez

PROCLAMATION

WHEREAS, the members of the law enforcement agencies of North Carolina play an essential role in safeguarding the rights and freedom of the citizens of the State; and

WHEREAS, it is important that all citizens know and understand the problems, duties and responsibilities of their law enforcement officers and agencies, and that members of those agencies recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, Chase Coble began working as a Deputy Sheriff for the Union County Sheriff's Office in October of 2003, as a contract deputy in Indian Trail and has shown professionalism, diligence and concern for the citizens of Indian Trail, resulting in many promotions leading to his current title of Lieutenant; and

WHEREAS, Lieutenant Coble has also graduated from Law Enforcement Management Academy in 2008, Federal Bureau of Investigation National Academy in 2012 and accumulated more than 1,000 hours of continuing education training from the North Carolina Justice Academy and other Law Enforcement Schools on topics ranging from traffic law enforcement to criminal case investigations; and

WHEREAS, Lieutenant Coble has received the National Veterans of Foreign Wars Law Enforcement Award, is the Department of North Carolina Veterans of Foreign Wars Law Enforcement Gold Medal winner and has been selected as the Veterans of Foreign Wars Post 5464 Law Enforcement of the Year 2013; and

WHEREAS, his Superior Officers, his fellow Deputies and the citizens of Indian Trail praise his professionalism and tenacity; and

NOW THEREFORE, I _____ Mayor _____ along with the Indian Trail Town Council express our appreciation to Lieutenant Coble for his continued dedication to the security and safety of our community and congratulate him on his accomplishments.



Town of Indian Trail
Minutes of Town Council Special Meeting
March 21, 2013
Civic Building
6:00 P.M.

The following members of the governing body were present:

Mayor: Michael L. Alvarez

Council Members: David Cohn, Christopher King, and David Waddell.

Absent Members: Robert Allen and Darlene Luther.

Staff Members: Town Manager Joe Fivas, Town Clerk Peggy Piontek, Town Attorney Keith Merritt, and Finance Director Marsha Sutton.

CALL MEETING TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Alvarez called the meeting to order, led in the Pledge of Allegiance and announced that Council Members Allen and Luther were not in attendance.

COUNCIL CONSIDERATION OF THE APPROVAL OF THE CLOSING AND OTHER DOCUMENTS FOR THE CAROLINA COURTS PROJECT

Mr. Fivas presented a brief history of the matter advising these are the last steps needed to complete this transaction. There are five documents to be approved: Resolution authorizing us to do the closing closing, Special Warranty Deed, Use Agreement very similar to the agreement

passed last August, Closing Statement, and the Water and Sewer Extension Agreement between the Town and the County.

Council had a discussion with Mr. Fivas; topics included sew tap capacity, pad ready, expense, fees, size of sewer pipes, and amount of facility uses per calendar year available to Town.

Mayor Alvarez commented on the Use of Facility Agreement pointing out that the bullet point (D) is not clear. It states "Partner shall host as least one five day camp for disable or at risk use for the residents of the town of Indian Trail" inquiring if they are going to do only one in a fifteen year period or one each year for fifteen years. Mr. Fivas clarified the intent is 1 per calendar year. Mr. Merritt advised we will amend it to read "per calendar year", Council can adopt it as amended and if that's the intent of the agreement it should not be a problem.

Christopher King made a motion to approve Resolution
Motion Passed 2 - 1 with David Waddell opposing.

(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)

Christopher King made a motion to approve the Water and Sewer Agreement.
Motion Passed 2 - 1 with David Waddell opposing.

(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)

Christopher King made a motion to approve the Closing Statement.
Motion Passed 2 - 1 with David Waddell opposing.

(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)

Christopher King made a motion to approve the Facility Use Agreement as amended.
Motion Passed 2 - 1 with David Waddell opposing.

(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)

Christopher King made a motion to approve 2warranty deed action
Motion Passed 2 - 1 with David Waddell opposing.

(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)

CLOSED SESSION

None

ADJOURN

Christopher King made a motion to adjourn
Council voted unanimously in favor of the motion.

APPROVED:

Michael L. Alvarez, Mayor

Attest:

Peggy Piontek, Town Clerk



Town of Indian Trail
Minutes of Town Council

March 26, 2013

Civic Building

6:30 P.M.

DRAFT

The following members of the governing body were present:

Mayor: Michael L. Alvarez

Council Members: Robert Allen, David Cohn, Darlene Luther, and David Waddell.

Absent Members: Christopher King.

Staff Members: Town Manager Joe Fivas, Town Clerk Peggy Piontek, Town Attorney Keith Merritt, Director of Community & Economic Development Kelly Barnhardt, Planning Director Shelley DeHart, Finance Director Marsha Sutton, Tax Collector Janice Cook, Director of Engineering and Public Works Scott Kaufhold , Director of Human Resources Miriam Lowery, Senior Planner Rox Burhans , and Public Information Officer/Events Coordinator Rebecca Carter.

CALL MEETING TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Alvarez called the meeting to order, led in the Pledge of Allegiance and announced that Council Member King was not in attendance.

ADDITIONS AND DELETIONS

Robert Allen made a motion removing item 5b from the Agenda.

Council voted unanimously in favor of the motion.

MOTION TO APPROVE AGENDA

Robert Allen made a motion to approve the agenda as modified.

Council voted unanimously in favor of the motion.

ABC BOARD APPLICANTS INTERVIEWS

Mr. Fivas provided Council with an update on the interview and selection procedures.

- a. Dr. Derek Hodgson

The applicant stated his name for the record and then there was a question and answer period between the Council Members and applicant.

- b. Robert Laatz

The applicant stated his name for the record and then there was a question and answer period between the Council Members and applicant.

Mr. Fivas informed Council that the Chairman recommend Mr. Laatz as the member and Mr. Hinson as new Chairman.

David Waddell made a motion to approve appointing Dr. Hodgson.
Motion Failed 2 - 2 with Robert Allen, and Darlene Luther opposing.

Robert Allen made a motion to approve appointing Robert Laatz
Motion Failed 2 - 2 with David Cohn, and David Waddell opposing.

Mayor Alvarez broke the tie and approved Mr. Laatz.

David Cohn made a motion to approve ABC Board choose their own chairperson
Motion Passed 3 - 1 with David Waddell opposing.

PRESENTATIONS

- a. Proclamation for Child Abuse Prevention Month

Mayor Alvarez read the Proclamation (**COPY ATTACHED HERETO AND MADE A PART OF THE RECORD**)

- b. Conder Family Presentation

This item was removed as a result of a motion made in Additions and Deletions

PUBLIC COMMENTS

Shirley Howe, 6205 Clearwater Drive Indian Trail, NC addressed an item under the Consent Agenda regarding budget amendments, she referred to printout and explained previous handouts from when she was in office stating that they provided explanations with amounts and purpose of allocation of funds. Ms. Howe feels to approve without amounts and reasons is not good business for anyone. She requested that Council consider approaching this problem by utilizing better communications so they can be better informed. The budget is their responsibility not only for approval by June 30th but to monitor for the entire year. The public should have better access to this information without having to call the Finance Department each time there is a budget amendment on the agenda.

Mr. Fivas replied this is something we can certainly look at but the budget amendments are transfers within the same department budgets, funds are not being moved from one department to another department. However, if Council chooses we can make the adjustments to put the amounts on their fairly quickly.

Samantha Towns, 104 Pine Lake Drive, Indian Trail, NC believes the Economic Alliance of South Charlotte is a nice venture to get into but feels the town reputation has been marred by Council members referring to residents as animals and children of the corn. How can we promote our image and attract business into this town if Town Council cannot control their mouths. The town is growing and we cannot have things remain the same we must have higher standards for the town.

Theresa Weiss a representative of Safe Alliance spoke on the agency and its endeavors for Child Protection, advising the programs available, statistics, and ways to get involved.

CONSENT AGENDA

- a. Approval of March 7, 2013 draft minutes
- b. Approval of March 12, 2013 draft minutes
- c. Budget Amendments – *This item was removed and placed as 9e*
- d. Tax refunds over \$500 (**COPY ATTACHED HERETO AND MADE A PART OF THE RECORD**)
- e. Approval of 2013 Budget schedule (**COPY ATTACHED HERETO AND MADE A PART OF THE RECORD**)

Robert Allen made a motion to approve the Consent Agenda.

Mr. Waddell requested to pull item c and place on Agenda as item 9e.

Robert Allen made a motion to approve the Consent Agenda as amended.

Motion Passed 3 - 1 with David Waddell opposing.

PUBLIC HEARINGS

- a. ZT2013-001 Automotive Repair in the GBD: This is a request to amend Chapter 520-

Business and Commercial Zoning Districts to allow for motor vehicle repair shops (not including body work, parking and commercial repair) in the General Business Zoning Districts (GBD) within the Town. Applicant: Town of Indian Trail - This matter was continued from the March 12th meeting.

Ms. DeHart presented this matter was first heard at the March 12th Council meeting and staff was directed to find a criteria that could be used for light commercial vehicles. Ms. DeHart advised Council that after researching the matter that a weight rating system could be used stating that any vehicle greater than 26,000 lbs is considered a heavy duty commercial vehicle. Ms. DeHart stated that staff is proposing to amend the original text amendment of 520.020G of Chapter 520 in the UDO to allow Automotive Repair Shop (excluding body work, parking and limited commercial repair).

Ms. DeHart read the findings into the record:

Goal 1.3.2 Land Use - this amendment further expands the mix of different types of land uses while avoiding potential land use conflicts between uses it proposes to allow the use by Special Use Permit which requires a review and decision by the Indian Trail Board of Adjustments in a public forum; and

- It furthers the opportunity for a more balanced tax base by promoting the development of businesses and retail centers within the Town.
- The request for the amendment of Section 520.020 G of Chapter 520 in the UDO to allow an Automotive Repair Shop (excluding body work, parking, and limited commercial repair) is in the public interest because it promotes the goals of the adopted Indian Trail Comprehensive Plan in the areas of Land Use and provides consistency with the Unified Development Ordinance.

David Cohn made a motion to approve make the consistency findings as read into the record and found in the draft ordinance.

Council voted unanimously in favor of the motion. **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

David Cohn made a motion to approve ZT2013-001 as presented

Council voted unanimously in favor of the motion. **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

BUSINESS ITEMS

Second readings from the March 12, 2013 meeting

- a. ZM2012-006 Oakwood Lane Properties: A request rezone three properties located at the end of Oakwood Lane from a single-family residential designation to the Institutional classification. These properties were purchased last July by the Town and have been

identified as the future Sardis Park facility. Parcels 07048019L and 07048019K are newly annexed properties (Annexation Ordinance #134) and the remaining parcel is already within the Town's jurisdiction

Ms. DeHart advised at the conclusion of the March 12, 2013 deliberations, the Council approved the first reading (introduction) of the draft ordinance approving ZM2012-006. Pursuant to North Carolina General Statute §160A-75, a second reading of the associated draft ordinance is required by Council to approve.

Ms. DeHart read the findings into the record:

Goal 1.3.1 Quality of Life - the rezoning of these properties to institutional provides the setting for an institutional use such as a public park and open space providing an enhanced quality of life for residents by providing both active and passive recreational opportunities; and

o **Goal 1.3.2 Land Use** - the rezoning of the subject properties will provide a mix of different types of land uses within the Sardis Interchange Mix Village consistent with the future land use vision of the Comprehensive Plan. It also provides a greater separation between land uses for the adjacent residential users as the Town carries out the park vision approved by voters last November; and

o The request for this zoning reclassification is a reasonable request and is in the public interest because it promotes the goals of the adopted Indian Trail Comprehensive Plan in the areas of *Land Use* and is consistent with the adopted plans within the Town of Indian Trail.

David Cohn made a motion to approve make the consistency findings as read into the record and found in the draft ordinance **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

Motion Passed 3 - 1 with David Waddell opposing.

David Cohn made a motion to approve approves the second reading of the ordinance approving zoning map amendment 2012-006

Motion Passed 3 - 1 with David Waddell opposing. **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

b. CZ2012-001: Younts Miniature Golf: A request to establish a Conditional General Business District (CZ-GBD) zoning classification to support development of a 36-hole miniature golf course. Existing Zoning: Single-Family Residential-1 (SF-1). Location: Younts Road; Applicant: Scott Merritt

Mr. Burhans advised that the applicant is requested that this matter be tabled until the April 9, 2013 meeting.

Darlene Luther made a motion continue to April 9, 2013.

Council voted unanimously in favor of the motion.

c. ZT2012-007 Text Amendment UDO Chapter 710: A request to modify UDO Chapter 710

to permit accessory residential uses within non-residential zoning districts. Location: Town-wide, Applicant: Town of Indian Trail

Mr. Burhans advised at the conclusion of the March 12, 2013 deliberations, the Council approved the first reading (introduction) of the draft ordinance approving ZM2012-006. Pursuant to North Carolina General Statute §160A-75, a second reading of the associated draft ordinance is required by Council to approve.

Mr. Burhans read the findings into the record:

- **Goal 1.3.2 Land Use:** The proposed UDO ordinance amendments will help promote a greater mix of land uses by enabling accessory residential uses to locate in non-residential districts within the Downtown Overlay District. The proposed amendments will also help support a more balanced tax base by supporting individual businesses and industrial or office parks by enabling the use of onsite caretakers for facility maintenance, management, and/or security purposes; and
- **Goal 1.3.4 Downtown Revitalization:** The proposed UDO ordinance amendment will help Downtown Indian Trail become a focal point within the community by promoting mixed-use development that will help create a lively and active environment. The proposed amendment will also help support Downtown Indian Trail merchants by helping expand the residential population within close proximity to downtown businesses; and
- The request for this UDO amendment is in the best interest of the public because it establishes regulations enabling accessory residential uses within Downtown Indian Trail, while also allowing Indian Trail businesses to utilize onsite caretakers subject to compliance with specific standards.

Darlene Luther made a motion to approve to make the required findings as read into the record and found in the draft ordinance.

Council voted unanimously in favor of the motion. **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

Darlene Luther made a motion to approve the second reading of the ordinance approving zoning map amendment 2012-007

Council voted unanimously in favor of the motion. **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

d. Council Consideration of Approval of Resolution for General Obligation Bond Issuance

Mr. Fivas explained at the last Council meeting there was an approval from the Council to go forward selling bonds and this is the last step in the Bond Process, giving us the authority for the issuance of General Obligation Bonds.

David Cohn made a motion to approve Resolution for General Obligation Bond Issuance

Motion Passed 3 - 1 with David Waddell opposing. **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

- e. Budget amendments - this item was moved from the Consent Agenda.

Mr. Waddell advised he requested this item be pulled from the Consent Agenda to clarify what the reallocation of funds for CMAQ project is.

Mr. Fivas explained it is the Unionville Sidewalk Project the AQ stands for Air Quality.

Robert Allen made a motion to approve Budget amendments

Motion Passed 3 - 1 with David Waddell opposing. **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

Council took and returned from a brief break.

DISCUSSION ITEMS

- a. Council discussion of participation in the Economic Alliance of South Charlotte Communities

Mr. Fivas and Ms. Luther explained to Council the purpose and intent of this Alliance, advising that each of the four municipalities Indian Trail, Stallings, Matthews and Mint Hill would fund between \$1,500-\$3,000 per year for meeting expenses and administrative functions.. Council had a lengthy discussion pertaining to this matter.

David Cohn made a motion the Economic Alliance of South Charlotte Communities and send a letter to the other communities advising them of our support to move forward with them in partnership.

Council voted unanimously in favor of the motion.

- b. Consider and discuss options for implementing a business friendly initiative - This matter was requested by Council Member Waddell

Mr. Waddell advised there are some areas he would like to discuss:

Customer Service: He believes the staff are friendly and helpful if one comes in with a smile and wanted to make sure they were equipped with some sort of conflict resolution type training.

Construction processes - simplify permitting and review process, require written change orders of plans with signatures of both parties.

Relaxing ordinances: balance aesthetic goals with business needs, allow for yard signs in neighborhoods where not prohibited by Homeowners Associations, allow for yard signs on private property if compliant with Department of Transportation regulations, with or without restriction, abolish plan submittal, review and approval

requirement for permanent signage on private property if compliant with dot regulations, abolish landscape requirements for commercial property and replace with simple buffer and erosion control requirements.

Incentives: abolish business property tax on equipment, office furniture, etc., allow for real property tax deferral of up to \$500 for improvements to property visible from roads, consider a three year deferral for larger beautification projects include landscaping, permanent signage, parking lot resurfacing, facade improvements consider dollar for dollar or percentage of work completed, allow for one to three year deferral of real property tax on newly constructed commercial buildings, apply incentives uniformly to businesses as they are applicable selective application creates.

Council had a discussion and indicated they thought Mr. Waddell presented some good ideas for further consideration and discussion.

MANAGERS REPORT

Mr. Fivas updated all on the Hop to IT event, although raining it was well attended. Mr. Wilson came to speak with us about 8008 Beacon Hills Drive; we're still working on that issue. The County has indicated they are comfortable with level of maintenance or the structural position of that advising he had a meeting with Mr. Waddell and Mr. Alvarez who voiced interest in that issue. Mr. Fivas stated he has been out there and the bank has been doing some work out there and code enforcement is doing everything possible to keep the home in the best repair possible. Staff believes there are some fatal problems with the issue that we need to find a solution for. Mr. Fivas stated this was a productive meeting, we're starting to get closer to budget time if there are any items that need to be discussed before the 1st of May, we'll be happy to discuss with Council. There are a number of projects ongoing right now that will take up a portion of the budget issues.

COUNCIL COMMENTS

Mr. Cohn stated that he Ms. Howe and Mr. Waddell rode through the Beacon Hills neighborhood advising there's a problem and is something we should discuss as far as a budget item. He's seen the house from the road, but actually walked around this time and what you have to do is imagine living there, but we should do something about it. Broken decks, etc. needs to be addressed as a Council and Town, hopefully we will get something done about it. I consider it one of our highest priorities to get that fixed, it should be condemned.

Mr. Fivas advised that as far as the Town's code it's boarded and meets all of our regulations and requirements. Mr. Cohn stated if that house is ok, it's a shame and how do we make that unacceptable. Mr. Fivas replied the County would have to condemn it.

Mr. Allen had no comments

Mr. Waddell stated he enjoyed the tour of Beacon Hills the other day. The roads recently resurfaced had some spots that were cracking and one spot you can see the road underneath it. That house situation, if it takes getting County and staff together with residents being affected he would love to do it and is willing to be a part of it if it's

doable. Maybe we can hash it out and come up with a solution, if it's a County/Indian Trail thing it'll be for the benefit of the whole town to get to the bottom of it so we know what to do next time. He crashed Hemby Bridge Council meeting last week it was fun. Budget amendments, he appreciates Ms. Howe's concerns about how much and which money is being moved, he would love to see what she provided happen, if I'm voting on budget amendments I should know why and how much. He would like to see us work out some of the issues about daily bashing each other, he would encourage those that can and are willing do so and reminded everyone Kilah's Law is in Raleigh.

Ms. Luther stated she's spoken to dozens and dozens of businesses in Indian Trail and has heard wonderful things said about our staff, as far as interaction and service with our staff. There's always room for improvement but compliments are consistent.

Mayor Alvarez thanked staff for showing up to Hop to IT during the rain, along with the many people who showed up. He thanked Mr. Waddell for his presentation. He stated that house in Beacon Hills go way beyond the county, encouraging the Council to put an Ordinance in place holding the bank liable, put liens on the house to the point where you can take over the house to get the needs to be completed.

CLOSED SESSION

None

ADJOURN

Robert Allen made a motion to adjourn
Council voted unanimously in favor of the motion.

APPROVED:

Michael L. Alvarez

Attest:

Peggy Piontek, Town Clerk

WHEREAS, Wingate University serves 2,700 students; and

WHEREAS, Wingate University has a goal of growing its student population to 3,500 over the next few years; and

WHEREAS, Wingate University is conducting a \$75 million campaign to support scholarships, programs and new buildings; and

WHEREAS, providing a limited access highway would reduce commuter travel time to the University and encourage student population growth;

WHEREAS, having appropriate transportation infrastructure is important to promoting the health and well-being of Union County residents; and

WHEREAS, Union EMS treated and transported 12,345 patients in 2010-11; and

WHEREAS, the average emergency response time increased Union County between 2009-10 and 2010-11, going from 8.65 minutes to 9.08 minutes; and

WHEREAS, according to the American Heart Association, brain death and permanent death start to occur in 4–6 minutes after someone experiences cardiac arrest; and

WHEREAS, studies showing that a victim's chances of survival are reduced by 7–10 percent with every minute that passes without defibrillation and advanced life support intervention. Few attempts at resuscitation succeed after 10 minutes; and

WHEREAS, according to Union EMS, crowded highways are a significant reason for the increase in response times; and

WHEREAS, 60 percent of Union EMS transports went to CMC Union while 40 percent went out of county in 2010-11; and

WHEREAS, addressing transportation congestion would promote Union County's quality of life; and

WHEREAS, U.S. Highway 74 congestion has proved to be a long-term and growing issue; and

WHEREAS, the Port of Wilmington is one of the few South Atlantic ports with readily available berths and storage areas for containers and cargo; and

WHEREAS, U.S. 74 is the main route between Charlotte and Wilmington and many large commercial trucks use U.S. 74 through Union County to travel to and from the Port of Wilmington; and

WHEREAS, heavy usage by commercial vehicles causes damage to roadways; and

WHEREAS, area visitors use U.S. 74 as a route to the coast; and

WHEREAS, out-of-town commuters use the highway to travel across the county; and

WHEREAS, for the economic health of this community, we need a solution to congestion; and

WHEREAS, the Monroe Connector-Bypass project has been years in the planning stages; and

WHEREAS, many due to delays in the project, many Union County residents are not able to sell or renovate their homes, properties or businesses; and

WHEREAS, the Monroe Connector-Bypass project, a 19.7-mile long new location roadway from U.S. 74 at I-485 in eastern Mecklenburg County to U.S. 74 between the towns of Wingate and Marshville in Union County, has been proposed; and

WHEREAS, the Monroe Connector-Bypass will improve mobility and capacity within the area by providing a facility for the U.S. 74 corridor that allows for high-speed regional travel consistent with the designations of the North Carolina Strategic Highway Corridor program and the North Carolina Intrastate System, while maintaining access to properties along existing U.S. 74; and

WHEREAS, the Monroe Connector-Bypass would provide commuters with another transportation choice that could save them 20 to 50 minutes of drive time; and

WHEREAS, according to a study by Texas A&M University, traffic congestion puts 56 billion pounds of additional carbon dioxide – about 380 pounds per auto commuter – into the air; and

WHEREAS, building the Monroe Connector-Bypass would free up the traffic congestion for local residents to shop, entertain, etc; and

WHEREAS, the Monroe Connector-Bypass would also support and promote already-existing local businesses along U.S. 74; and

WHEREAS, the Monroe Connector-Bypass project will create hundreds of jobs in our community, establish a limited-access highway in Union County, and improve transportation and the quality of life in Union County; therefore, be it

RESOLVED, that the Town of Indian Trail supports the Monroe Connector-Bypass for Union County and encourages state and federal officials to move quickly to begin the construction of the bypass.

Adopted this 9th day of April 2013

APPROVED: _____
Michael L. Alvarez, Mayor

Attest: _____
Peggy Piontek, Town Clerk



TO: Mayor and Town Council

FROM: Janice Cook, Tax Collector

DATE: April 09, 2013

SUBJECT: Month end March 2013

According to G.S. 105-370 (7), it is the duty of the tax collector to submit to the governing body at each of its regular meetings a report of the amount he has collected on each year's taxes with which he is charged, the amount remaining uncollected, and the steps he is taking to encourage or enforce payment of uncollected taxes.

Tax department currently is working with bank attachments and debt setoff, in order to prompt delinquent taxpayers, to fulfill their obligation for property taxes.

Description	Count	Principal			Penalty	Total
		Arrears/Other	Fiscal 2012	Fiscal 2013		
Billing	31143	0.00	6,962,079.34	0.00	0.00	6,962,079.34
Payments	28632	75,255.82-	0.00	6,791,893.75-	0.00	6,873,378.67-
Reversals	11	7,750.53	3,001.83	0.00	0.00	10,752.36
Adjustments	2348	0.00	1,911.06-	0.00	0.00	2,028.77-
Apply Over	56	0.00	41.04-	0.00	0.00	41.04-
Ref Overpay	173	67,474.18	0.00	0.00	0.00	67,474.18
Cnc1 Overpay	3	1.07	0.00	0.00	0.00	1.07
Penalty	<u>5168</u>				<u>10,759.77</u>	<u>10,759.77</u>
Totals	<u>67534</u>	<u>30.04-</u>	<u>6,963,129.07</u>	<u>6,791,893.75-</u>	<u>4,412.96</u>	<u>175,618.24</u>



TO: Mayor and Town Council
FROM: Joe Fivas
CC: Marsha Sutton
DATE: April 9, 2013
SUBJECT: Budget Amendments for April 9th Meeting

As requested in the March 26th Council meeting, more information will be given to Council regarding individual budget amendments presented for approval.

You will find attached a copy of each budget amendment reflecting the amounts transferred along with a brief explanation. At each Council meeting the Finance Director and/or I will be available to answer any questions you may have regarding any budget amendment. As always, we are available any time by phone or email to answer questions before or after a meeting.

Also, if now or in the future your needs change and you would like to see budget amendments or any other financial information presented in a different manner, please let us know and we will make every effort to accommodate your request in a timely manner.

In addition, since these budget amendments will become a part of the Council packet, they will be available for the public to review as part of the packet on the Town's website.



Town of Indian Trail

Memo

TO: Mayor and Town Council

FROM: Marsha Sutton, Finance Director
Scott J. Kaufhold, P.E., Director of Engineering and Public Works

DATE: April 3, 2013

COUNCIL DATE: April 9, 2013

SUBJECT: Capital Project Ordinance for C-4957 B Unionville Indian Trail Road Sidewalk Improvements

General Information:

Staff submitted a Congestion Mitigation and Air Quality (CMAQ) grant application to MUMPO for Unionville Indian Trail Road Sidewalk with a construction total of \$637,220.00. This estimate was based on planning level data not on detailed plans. In addition, a recent Federal directive requires Local Government Agencies to provide Construction, Engineering, and Inspection (CEI) services for federally funded projects. This cost was not included in the original estimate.

To supplement the CMAQ Grant, staff pursued ancillary Federal funding. As a result, the Technical Coordinating Committee (TCC) made a formal recommendation to MUMPO to amend the current TIP for C-4957 in the amount of \$286,666.00. If approved by MUMPO on April 17, this funding will increase our grant allocation to \$796,442.00.

Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the adoption of an ordinance is required in order to authorize capital project expenditures. Staff recommends adoption of the ordinance.

Required actions:

Council Adoption of Ordinance

Attachment:

Capital Project Ordinance for C-4957 B Unionville Indian Trail Road Sidewalk Improvements

**CAPITAL PROJECT ORDINANCE FOR C-4957 B
UNIONVILLE INDIAN TRAIL ROAD SIDEWALK IMPROVEMENTS**

WHEREAS, the Town of Indian Trail desires to promote pedestrian activity in the Town and to provide for more connections to facilities throughout the Town; and

WHEREAS, certain grant funding to accomplish this goal is available and has been approved for the Town of Indian Trail,

NOW, THEREFORE, BE IT ORDAINED by Town Council of the Town of Indian Trail, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION 1. The project authorized is the construction of a sidewalk, providing for pedestrian activities, financed by a Federal Grant and Powell Bill Funds, to be commonly known as the C-4957 B Unionville Indian Trail Road Sidewalk Improvements.

SECTION 2. The officers of the Town are hereby directed to proceed with the capital project within the term of the grant documents and budget contained herein.

SECTION 3. The following amounts are appropriated for this project:

Construction	\$1,025,942.23
Construction Engineering Inspection Services	<u>\$161,672.80</u>
Total Appropriations	\$1,187,615.03

SECTION 4. The following revenues are anticipated to complete this project:

Federal Grant	\$509,776.00
20% Matching Funds (Powell Bill)	\$127,444.00
Powell Bill Fund	<u>\$550,395.03</u>
Total Estimated Revenues	\$1,187,615.03

SECTION 5. The Finance Director is hereby directed to maintain within the capital project fund sufficient detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations.

SECTION 6. Funds may be advanced from the Powell Bill Fund for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.

SECTION 7. The Finance Director is directed to report on the financial status of the project element in Section 3 and as requested by the Town of Indian Trail.

SECTION 8. The Budget Officer is directed to include an analysis of the estimated spending and capital project revenue in the budget for this, and other active capital projects, with the Budget Ordinance.

SECTION 10. Copies of this capital project ordinance shall be made available to the Clerk and the Finance Director for direction in carrying out this project.

ADOPTED BY THE TOWN COUNCIL this the 9th day of April, 2013.

Michael L Alvarez, Mayor

Attest:

Peggy Piontek, Town Clerk



TO: Mayor and Town Council
FROM: Kelly Barnhardt
DATE: April 4, 2013
SUBJECT: Site Solutions Scope of Services and Fee

Site Solutions was chosen at a Council meeting in March 2013 to be the project manager of the 51 acre park in Indian Trail. The Scope and fee presented tonight is for work that will encompass the following:

- Project Management Design Services
- Architectural Design Services
- Site/Civil Design
- Basic Design Service Fees
- Reimbursable expenses

Kelly Barnhardt
Director of Community & Economic Development



TO: Mayor and Town Council

FROM: Joseph A. Fivas, Town Manager

DATE: April 9, 2013

SUBJECT: Phase II Chestnut Park

Currently, Phase I of Chestnut Park is under construction. As staff discussed with the Town Council, we will need to begin the planning discussions of Phase II of this park area development in April. Town staff will present options for the Council's consideration and potential direction.

jaf



TO: Mayor and Town Council

FROM: Kelly Barnhardt

DATE: April 4, 2013

SUBJECT: Woolpert Scope of Services and Fee

Woolpert was chosen at the Council meeting on January 22, 2013 to be the project manager of the 140+ acre park in Indian Trail. The agreement Council approved in March was the ground work for moving forward with Woolpert on their due diligence and scope of work for the beginning of phase one. We have since been working through the entire scope which will be an evolving process due to different development phases. The Scope and fee presented tonight is for work that will encompass the following:

- Project Management Design Services
- Architectural Design Services
- Site/Civil Design Services including Phase 1A – Waterline and Phase 1B - Park
- Basic Design Service Fees
- Reimbursable expenses

Kelly Barnhardt
Director of Community & Economic Development



Planning & Neighborhood Services
PO Box 2430, Indian Trail, NC 28079
704 821-5401

Memo

To: Mayor and Town Council

From: Rox Burhans, AICP

Date: April 2, 2013

Re: **CZ2012-001 Younts Miniature Golf**- Second Reading of Ordinance

The Indian Trail Town Council held the public hearing for Conditional Zoning Map Amendment CZ-2012-001 on March 12, 2013. This amendment is a request to conditionally rezone one parcel (parcel no. 07066001A) from Single-Family Residential-1 to the General Business District-Conditioned to support development of a miniature golf course use. At the conclusion of deliberations, the Council approved the first reading (introduction) of the draft ordinance approving CZ2012-001. Pursuant to North Carolina General Statute §160A-75, a second reading of the associated draft ordinance is required by Council to approve.

At the request of the applicant during the March 26, 2013 meeting, Town Council approved a deferral of second reading of the ordinance until their April 9, 2013 meeting. The deferral was to provide the applicant with additional time to research roadway infrastructure design challenges with Town staff and the North Carolina Department of Transportation (NCDOT). The key issue centered on the design of an existing drainage pipe under Younts Road that was not functioning as originally designed and how the subject property would link into it. The applicant, working with Town staff, has resolved this issue which has resulted in a modified condition of approval, as described below (modified verbiage in underlined font). The applicant now requests Second Reading of the Ordinance approving Conditional Zoning Map Amendment CZ2012-001. The project analysis is provided in attachment two of this report.

Modified Condition of Approval

Frontage Improvements: The subject property's Younts Road frontage shall be improved with curb, gutter, 6-ft. wide sidewalk, street trees, and any additional improvements required by the Town and/or NCDOT. Alternative stormwater drainage designs for the Younts Road frontage

improvements may be permitted to address existing drainage challenges associated with Younts Road, subject to approval by the Town of Indian Trail and NCDOT.

Required Action by Council: *Receive the report and at the conclusion of deliberations:*

Make the Required Findings – *Draft Findings as Transmitted by Planning Board*

- ***Goal 1.3.2 Land Use*** – The proposed conditional district will provide expanded recreational opportunities and a gathering place for Town residents, visitors, as well as current and future workers within the Old Hickory Business Park Corridor. The rezoning is subject to conditions to help avoid creating any land use impacts to neighboring properties. The proposed conditional rezoning will also help create a more balanced tax base by helping facilitate development of a commercial use on an otherwise undeveloped property in a manner that is consistent with the Comprehensive Plan. The conditional rezoning will also result in the retention of an existing grove of trees that will be an amenity to the site, while helping preserve the Indian Trail community forest.
- The request for this conditional zoning district is a reasonable request and is in the public interest because it helps create a mix of uses within the Old Hickory Business Park Corridor and includes elements that benefit the general public in the area tree preservation.

Motion to Approve or Disapprove CZ 2012-001 as presented in the second reading.

Attachment 1- Draft Ordinance

Attachment 2- Planning Board Transmittal

WHEREAS, the Town Council concurred with and endorsed the Planning Board's consistency findings at the March 12, 2013 meeting and the Town Council approved the first reading of the draft ordinance approving CZ2012-001; and

WHEREAS, the Town Council held a second public meeting on April 9, 2013 to consider said request and recommendation of approval from the Planning Board; and

WHEREAS, the Town Council further concurred with and endorsed the Planning Board's consistency findings at the April 9, 2013 meeting and the Town Council approved the second reading of the ordinance approving CZ2012-001; and

NOW, THEREFORE, IT SHALL BE ORDAINED by the Town Council of the Town of Indian Trail, North Carolina hereby takes the following action:

Section 1 – Council makes the required findings as entered into the record and found herein; and

Section 2 – Approves CZ 2012-001 Conditional Zoning Petition thereby granting the Zoning Map amendment to establish a Conditional General Business Zoning District on parcel number 07066001A subject to the following conditions:

1. *Permitted Uses:* Permitted outdoor uses within the recreation area of the subject property will be limited to miniature golf and similar outdoor recreation activities with no greater impact. Permitted indoor uses within the proposed building shall be limited to office, restaurant without drive-thru, food and beverage retail sales (not including liquor sales/ABC Store), and accessory retail sales associated with the miniature golf/recreational use.
2. *Hours of Operation:* Hours of operation shall be limited to 8:00 a.m. to 10:00 p.m. This restriction shall be eliminated in the event that adjacent properties are rezoned to non-residential zoning districts.
3. *Required Parking:* In Phase 1, paved parking shall be provided at a minimum rate of 2-stalls per golf hole. Accessory uses associated with the proposed office/restaurant building will be included within this rate. Overflow parking will be provided within the potential future Phase 2 parking area and will be graded and improved with a temporary surface to be approved by the Town. Additional bicycle parking exceeding UDO requirements will also be provided. Prior to the construction of the second 18 holes of golf, a parking analysis of the peak parking requirements of the first 18 holes will be provided to the Town to determine if the 2 spaces per hole parking rate is sufficient for the need. If not, a higher parking ratio may be required by the Town, prior to the Phase 2 course expansion.
4. *Noise:* The use of outdoor speakers and/or an intercom system shall be prohibited within the parking lot and other non-recreation areas of the site unless needed for emergency purposes. Use of speakers on the building for background music is acceptable. All reasonable efforts shall be made to limit noise from being audible offsite.
5. *Cross Access:* A pedestrian and vehicular cross access easement (min. 24' in width) shall be provided to adjacent parcels 07066001D, 07066002A, and/or 07066001 to interconnect the proposed parking area with the adjacent sites. The Planning Director may waive the cross access easement requirement in the event future adjacent uses are deemed by the Planning Director to be incompatible with the miniature golf use.
6. *Right of Way Dedication:* ROW shall be dedicated across the subject property's Younts Road frontage to the North Carolina Department of Transportation to achieve a 35-ft ROW

measured from the existing Younts Road centerline (unless Town and/or NCDOT species additional ROW is needed). ROW shall be dedicated prior to any issuance of a Zoning Compliance for the subject property.

7. *Frontage Improvements:* The subject property's Younts Road frontage shall be improved with curb, gutter, 6-ft. wide sidewalk, street trees, and any additional improvements required by the Town and/or NCDOT. Alternative stormwater drainage designs for the Younts Road frontage improvements may be permitted to address existing drainage challenges associated with Younts Road, subject to approval by the Town of Indian Trail and NCDOT.
8. *Lighting:* A lighting plan/photometric study shall be required for the parking and recreational areas. Light fixtures, including those utilized in the outdoor recreation area shall be limited to 20-ft in height. Taller fixtures within the recreation area meeting UDO requirements may be permitted if it can be demonstrated by the lighting plan that there will be no negative impacts to nearby properties. Pole or building mounted lights on the perimeter of the recreational area and those used to provide site/area lighting shall not have an angled orientation and shall utilize full cut off fixtures to minimize glare and lighting spillover. Perimeter light fixtures located adjacent to residential properties shall also include cut off shields.
9. *Tree Retention:* To the extent shown on the plans, the existing stand of trees located in the northwest corner of the site shall generally be left in an undisturbed condition and protected with a tree protection easement. Removal of small trees, invasive vegetation, underbrush, and vines is permitted to help create a usable, park like setting for customers. Clearing to install ROW improvements, the septic system leach field, and/or to maintain minimum sight distance is also permitted. Construction adjacent to the tree retention area and installation of septic system improvements within the retention area shall utilize best management practices to minimize damage or removal of the trees. Any removal of heritage trees or trees needed to meet min. tree canopy requirements shall be mitigated in accordance with UDO requirements. A tree protection easement shall be recorded prior to issuance of a Zoning Compliance for the subject property.
10. *Fencing:* Fencing meeting UDO Section 710.050 standards shall be installed around the perimeter of the recreation area. Fencing shall be a min. height of 5-ft. and be comprised of a powder coated aluminum material or an equivalent approved by the Town of Indian Trail. Chain link fencing is not permitted. Fencing meeting UDO 710.050 and related State and Town stormwater requirements shall also be provided around all stormwater ponds.
11. *Concept Plan:* The site shall be developed as generally depicted on the submitted Concept Plan. The proposed building shall be designed as generally depicted in the submitted building rendering (Attachment 2). The building shall be constructed primarily of cementitious siding (i.e. Hardi) and a standing seam metal roof.

Section 3 – This ordinance shall be effective immediately upon adoption.

AND IT IS SO ORDAINED this 9th day of April, 2013.

TOWN OF INDIAN TRAIL COUNCIL

Attest:

Peggy Piontek, Town Clerk

Michael L. Alvarez, Mayor

APPROVED AS TO FORM:

TOWN ATTORNEY



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 March 12, 2013 Public Hearing

Case: CZ 2012-001 Younts Miniature Golf			
Reference Name	Younts Road Miniature Golf		
Planning Board Meeting Date	February 19, 2013		
Members Present	Chair Cowan <input checked="" type="checkbox"/>	Jan Brown <input checked="" type="checkbox"/> (Present non-voting)	Larry Miller <input checked="" type="checkbox"/>
	Vice-Chair Higgins <input checked="" type="checkbox"/>	Kelly D' Onofrio <input checked="" type="checkbox"/>	Robert Rollins <input checked="" type="checkbox"/>
	Sidney Sandy <input type="checkbox"/>	Cheryl Mimy <input checked="" type="checkbox"/> Alternate 1	Steve Long <input checked="" type="checkbox"/> Alternate 2
	Alan Rosenberg <input type="checkbox"/> Alternate 3		
Case Found Complete	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Motion	Recommend approval to Town Council with Modifications		
Member Making the Motion	Boardmember Higgins		
Second the Motion	Boardmember Mimy		
Vote	6 to 1 Recommendation to Approve.		

Request: This is a request to establish a Conditional General Business District (CZ-GBD) zoning district on Parcel #07066001A to support development of a thirty-six (36) hole miniature golf course and related improvements located on Younts Road.

Town Council Action: *Receive 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.*

Executive Summary

The proposed conditional rezoning is to support the development of a thirty-six (36)-hole miniature golf course (see Attachment 1 for concept plan). The approximately three (3) acre subject property is located on Younts Road, approximately 460-ft south of Brown Lane. The proposed development also contemplates development of a building to be utilized for accessory office and restaurant or food sale uses. Improvements to Younts Road will also be made by the project developer/applicant that include a road widening, curb and gutter, street trees, and a six (6)-ft sidewalk along the site's roadway frontage. The site's location on Younts Road is largely characterized by rural residential homes and agricultural/equestrian type uses. This rezoning (if approved) would be the first introduction of non-residential zoning along this section of Younts Road.

As part of the conditional rezoning process, the applicant conducted two neighborhood meetings held on January 30, 2013 to discuss the proposed project with interested citizens (12-total attendees). The conditional rezoning request was presented to the Planning Board at their February 19, 2013 meeting and the Board recommended approval subject to conditions as further described below.

Planning Board

This project was heard by the Planning Board at its February 19, 2013 public meeting. After receiving the report, the Board inquired about several aspects of the project such as the design concept for the golf course area, whether special events would be conducted at the facility, potential noise impacts, the type of fencing to be used and its location, and the equestrian activities conducted on adjacent parcels. Mr. Scott Merritt (rezoning applicant) responded to questions and indicated the concept for the golf course is still in development, however, a beach theme may be used. Mr. Merritt further indicated that the marketing plans are still in development, however, special events may be conducted with a focus on the youth. He further clarified that any outdoor noise would be at a volume similar to elevator music. Staff clarified that fencing has been incorporated as a condition of approval and it will enclose the entire recreation area. The fencing was incorporated as a result of feedback from the community meetings to avoid conflicts between customers/children and the horses that graze on the adjacent parcels. The fencing will also provide the applicant with overall site control/security. The Board also inquired about the Town's future vision for this area as it relates to the Comprehensive Plan. Staff provided an overview of the Town's long term vision for this area as a future Business Park Corridor, as further described in the Comprehensive Plan (see Attachment 1).

The public comment portion of the meeting was opened and two members of the public provided feedback on the proposed rezoning. Ms. June Bayless who owns approximately 7-acres of undeveloped property located directly across from the subject property (Parcel #07066001C) expressed concerns related to traffic, potential diminished property values, and lighting. Ms. Penny Primm of 3601 Bessant Street in Lake Park lives in the vicinity of the rear of the subject property and expressed concerns about lighting, safety issues associated with the existing Younts Road curvature, aesthetic issues, and impacts to the nearby grazing animals. A digital audio recording of the Planning Board discussion can be found on the Town's website here on [Granicus](#).

Following the Planning Board meeting, staff received a telephone call from Mr. James Swanger, owner of property located at 2401 Younts Road. Mr. Swanger voiced his support for the proposed rezoning in light of the challenges of constructing residential development in this area due to a lack of sewer infrastructure and soil percolation difficulties.

Based on the Planning Board discussion, draft conditions #8 (Lighting) and #10 (Fencing) were modified to require additional shielding on perimeter light fixtures and to require fencing around the proposed stormwater pond.

After deliberations the Board motioned to make the findings and transmit a recommendation to approve as conditioned. The Draft Conditions are:

1. *Permitted Uses:* Permitted outdoor uses within the recreation area of the subject property will be limited to miniature golf and similar outdoor recreation activities with no greater impact. Permitted indoor uses within the proposed building shall be limited to office, restaurant without drive-thru, food and beverage retail sales (not including liquor sales/ABC Store), and accessory retail sales associated with the miniature golf/recreational use.
2. *Hours of Operation:* Hours of operation shall be limited to 8:00 a.m. to 10:00 p.m. This restriction shall be eliminated in the event that adjacent properties are rezoned to non-residential zoning districts.
3. *Required Parking:* In Phase 1, paved parking shall be provided at a minimum rate of 2-stalls per golf hole. Accessory uses associated with the proposed office/restaurant building will be included within this rate. Overflow parking will be provided within the potential future Phase 2 parking area and will be graded and improved with a temporary surface to be approved by the Town. Additional bicycle parking exceeding UDO requirements will also be provided. Prior to the construction of the second 18 holes of golf, a parking analysis of the peak parking requirements of the first 18 holes will be provided to the Town to determine if the 2 spaces per hole parking rate is sufficient for the need. If not, a higher parking ratio may be required by the Town, prior to the Phase 2 course expansion.
4. *Noise:* The use of outdoor speakers and/or an intercom system shall be prohibited within the parking lot and other non-recreation areas of the site unless needed for emergency purposes. Use of speakers on the building for background music is acceptable. All reasonable efforts shall be made to limit noise from being audible offsite.
5. *Cross Access:* A pedestrian and vehicular cross access easement (min. 24' in width) shall be provided to adjacent parcels 07066001D, 07066002A, and/or 07066001 to interconnect the proposed parking area with the adjacent sites. The Planning Director may waive the cross access easement requirement in the event future adjacent uses are deemed by the Planning Director to be incompatible with the miniature golf use.
6. *Right of Way Dedication:* ROW shall be dedicated across the subject property's Younts Road frontage to the North Carolina Department of Transportation to achieve a 35-ft ROW measured from the existing Younts Road centerline (unless Town and/or NCDOT species additional ROW is needed). ROW shall be dedicated prior to any issuance of a Zoning Compliance for the subject property.
7. *Frontage Improvements:* The subject property's Younts Road frontage shall be improved with curb, gutter, 6-ft. wide sidewalk, street trees, and any additional improvements required by the Town and/or NCDOT.
8. *Lighting:* A lighting plan/photometric study shall be required for the parking and recreational areas. Light fixtures, including those utilized in the outdoor recreation area shall be limited to

20-ft in height. Taller fixtures within the recreation area meeting UDO requirements may be permitted if it can be demonstrated by the lighting plan that there will be no negative impacts to nearby properties. Pole or building mounted lights on the perimeter of the recreational area and those used to provide site/area lighting shall not have an angled orientation and shall utilize full cut off fixtures to minimize glare and lighting spillover. Perimeter light fixtures located adjacent to residential properties shall also include cut off shields.

9. *Tree Retention*: To the extent shown on the plans, the existing stand of trees located in the northwest corner of the site shall generally be left in an undisturbed condition and protected with a tree protection easement. Removal of small trees, invasive vegetation, underbrush, and vines is permitted to help create a usable, park like setting for customers. Clearing to install ROW improvements, the septic system leach field, and/or to maintain minimum sight distance is also permitted. Construction adjacent to the tree retention area and installation of septic system improvements within the retention area shall utilize best management practices to minimize damage or removal of the trees. Any removal of heritage trees or trees needed to meet min. tree canopy requirements shall be mitigated in accordance with UDO requirements. A tree protection easement shall be recorded prior to issuance of a Zoning Compliance for the subject property.
10. *Fencing*: Fencing meeting UDO Section 710.050 standards shall be installed around the perimeter of the recreation area. Fencing shall be a min. height of 5-ft. and be comprised of a powder coated aluminum material or an equivalent approved by the Town of Indian Trail. Chain link fencing is not permitted. Fencing meeting UDO 710.050 and related State and Town stormwater requirements shall also be provided around all stormwater ponds.
11. *Concept Plan*: The site shall be developed as generally depicted on the submitted Concept Plan. The proposed building shall be designed as generally depicted in the submitted building rendering (Attachment 2). The building shall be constructed primarily of cementitious siding (i.e. Hardi) and a standing seam metal roof.

The draft Findings made were as follows:

Goal 1.3.2 Land Use - The proposed conditional district will provide expanded recreational opportunities and a gathering place for Town residents, visitors, as well as current and future workers within the Old Hickory Business Park Corridor. The rezoning is subject to conditions to help avoid creating any land use impacts to neighboring properties. The proposed conditional rezoning will also help create a more balanced tax base by helping facilitate development of a commercial use on an otherwise undeveloped property in a manner that is consistent with the Comprehensive Plan. The conditional rezoning will also result in the retention of an existing grove of trees that will be an amenity to the site, while helping preserve the Indian Trail community forest.

The Planning Board further found the request for this conditional zoning district is a reasonable request and is in the public interest because it helps create a mix of uses within the Old Hickory Business Park Corridor and includes elements that benefit the general public in the area tree preservation.

Staff Contact

Rox Burhans, AICP
rburhans@planning.indiantrail.org
(704) 821-5401

Attachment 1- Planning Board Report
Attachment 2- Draft Ordinance



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

PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

Conditional Zoning Staff Report

Case: CZ 2012-001			
Reference Name	Younts Miniature Golf		
Request	Proposed Zoning	Conditional Zoning General Business District (GBD) GBD-CZ	
	Proposed Uses	Miniature Golf/Outdoor Recreation	
Existing Site Characteristics	Existing Zoning	Single Family Residential-1	
	Existing Use	Vacant	
	Site Acreage	3.12 acres	
Applicant	Scott Merritt		
Submittal Date	June 29, 2012		
Location	Younts Road, Indian Trail		
Tax Map Number(s)	07066001A		
Plan Consistency	Comprehensive Plan	Designation	Business Park
		Consistent with Request	Yes
Recommendations & Comments	Planning Staff	Recommends approval of a Conditional Zoning District	

Project Summary

This is a request to establish a Conditional General Business District (CZ-GBD) zoning district to support development of a thirty-six (36) hole miniature golf course and related improvements. The approx. three (3) acre subject property is located on Younts Road, approximately 460-ft south of Brown Lane. The proposed development also contemplates development of a building to be utilized for accessory office and restaurant or food sale uses. Improvements to Younts Road will also be made by the project developer/applicant that include a road widening, curb and gutter, street trees, and a six (6)-ft sidewalk along the site's roadway frontage.

Recommendation

Staff is of the opinion the necessary findings can be made to support a Conditional Zoning request.

Analysis

Site Characteristics and Surrounding Zoning

As reflected in Maps 1 and 2 below, the proposed rezoning (if approved) would be the first introduction of commercial zoning/uses along this section of Younts Road. The subject property is surrounded by undeveloped properties, some of which are utilized as a horse pasture. Existing large lot homes are located on the western side of Younts Road, generally across from the subject property.



As reflected in Map 2 below, the subject property is surrounded by the SF-1 zoning district, which is a low-density residential zoning classification. The nearby Walmart site is zoned Regional Business District (RBD), which is the most intense commercial zoning district in the Town



Concept Plan

Attachment 1 (below) reflects the Concept Plan that is a required element of the conditional rezoning application submittal. The Concept Plan reflects development of a thirty six (36) hole miniature golf course and an accessory building to be utilized for office and food service/restaurant uses. Most of the existing site has been previously cleared of trees with the exception of a small grove in the northwest corner. The following will provide a brief overview of key elements of the Concept Plan.

1. *Site Layout:* The site layout generally places the parking in the front of the site closest to Younts Road with the miniature golf course in the rear of the site. This layout will help reduce any potential impacts to existing residential uses by placing the recreational area away from existing homes along Younts Road.
2. *Phasing:* The facility will be built in phases with the first eighteen (18) holes and the proposed building to be constructed in Phase I. The remaining course will be developed in the future.
3. *Road/Frontage Improvements:* As previously described, the site’s approx. 265-ft of roadway frontage with Younts Road will be improved with a road widening, curb and gutter, a six (6)-ft sidewalk, and street trees. Younts Road is currently a two-lane ditch section roadway with no sidewalk. The applicant will also dedicate a min. ROW of 35-ft from the existing road centerline to accommodate the frontage improvements.
4. *Parking:* Parking will be provided at a rate of approximately two paved stalls per-hole with an additional area set-aside for overflow parking. The paved parking area will be improved with curb and gutter. The adequacy of the parking rate will be monitored by the applicant and the Town during Phase I operations prior to any site plan approval for future recreation area expansions. Cross access areas will be set-aside within the parking lot to enable drivers to cross between abutting parking areas in the future without using Younts Road.
5. *Tree Retention:* The site contains an existing grove of trees in the northwest corner of the site (between Younts Road and Phase 2 parking area). As reflected in the Concept

Plan, most of this area will be set-aside within a tree protection easement to ensure retention of the existing, large trees. The applicant intends on clearing the underbrush and the small trees to create a park-like setting under the mature tree canopy for customer use.



Architectural Design

The proposed architecture of the building contemplates a rustic design that is intended to reflect the character of the surrounding area and the overall theme for the golf course. As reflected in the rendering below, the building will feature cementitious siding (i.e. Hardi siding), a standing seam metal roof, a working fireplace and chimney, rafter tails and wall brackets along the underside of the roof, and other unique architectural details characteristic of the area.



Draft Conditions

Conditions of approval have been developed in order to ensure the proposed rezoning is consistent with the Comprehensive Plan and the underlying intent of the General Business District. The applicant has agreed to comply with the conditions noted below.

1. *Permitted Uses:* Permitted outdoor uses within the recreation area of the subject property will be limited to miniature golf and similar outdoor recreation activities with no greater impact. Permitted indoor uses within the proposed building shall be limited to office, restaurant without drive-thru, food and beverage retail sales (not including liquor sales/ABC Store), and accessory retail sales associated with the miniature golf/recreational use.
2. *Hours of Operation:* Hours of operation shall be limited to 8:00 a.m. to 10:00 p.m. This restriction shall be eliminated in the event that adjacent properties are rezoned to non-residential zoning districts.
3. *Required Parking:* In Phase 1, paved parking shall be provided at a minimum rate of 2-stalls per golf hole. Accessory uses associated with the proposed office/restaurant building will be included within this rate. Overflow parking will be provided within the potential future Phase 2 parking area and will be graded and improved with a temporary surface to be approved by the Town. Additional bicycle parking exceeding UDO requirements will also be provided. Prior to the construction of the second 18 holes of golf, a parking analysis of the peak parking requirements of the first 18 holes will be provided to the Town to determine if the 2 spaces per hole parking rate is sufficient for the need. If not, a higher parking ratio may be required by the Town, prior to the Phase 2 course expansion.
4. *Noise:* The use of outdoor speakers and/or an intercom system shall be prohibited within the parking lot and other non-recreation areas of the site unless needed for emergency purposes. Use of speakers on the building for background music is acceptable. All reasonable efforts shall be made to limit noise from being audible offsite.
5. *Cross Access:* A pedestrian and vehicular cross access easement (min. 24' in width) shall be provided to adjacent parcels 07066001D, 07066002A, and/or 07066001 to interconnect the proposed parking area with the adjacent sites. The Planning Director may waive the cross access easement requirement in the event future adjacent uses are deemed by the Planning Director to be incompatible with the miniature golf use.
6. *Right of Way Dedication:* ROW shall be dedicated across the subject property's Younts Road frontage to the North Carolina Department of Transportation to achieve a 35-ft ROW measured from the existing Younts Road centerline (unless Town and/or NCDOT species additional ROW is needed). ROW shall be dedicated prior to any issuance of a Zoning Compliance for the subject property.
7. *Frontage Improvements:* The subject property's Younts Road frontage shall be improved with curb, gutter, 6-ft. wide sidewalk, street trees, and any additional improvements required by the Town and/or NCDOT.
8. *Lighting:* A lighting plan/photometric study shall be required for the parking and recreational areas. Light fixtures, including those utilized in the outdoor recreation area shall be limited to 20-ft in height. Taller fixtures within the recreation area meeting UDO requirements may be permitted if it can be demonstrated by the lighting plan that there will be no negative impacts to nearby properties. Pole or building mounted lights on the perimeter of the recreational area and those used to

provide site/area lighting shall not have an angled orientation and shall utilize full cut off fixtures to minimize glare and lighting spillover.

9. *Tree Retention:* To the extent shown on the plans, the existing stand of trees located in the northwest corner of the site shall generally be left in an undisturbed condition and protected with a tree protection easement. Removal of small trees, invasive vegetation, underbrush, and vines is permitted to help create a usable, park like setting for customers. Clearing to install ROW improvements, the septic system leach field, and/or to maintain minimum sight distance is also permitted. Construction adjacent to the tree retention area and installation of septic system improvements within the retention area shall utilize best management practices to minimize damage or removal of the trees. Any removal of heritage trees or trees needed to meet min. tree canopy requirements shall be mitigated in accordance with UDO requirements. A tree protection easement shall be recorded prior to issuance of a Zoning Compliance for the subject property.
10. *Fencing:* Fencing meeting UDO Section 710.050 standards shall be installed around the perimeter of the recreation area. Fencing shall be a min. height of 5-ft. and be comprised of a powder coated aluminum material or an equivalent approved by the Town of Indian Trail. Chain link fencing is not permitted.
11. *Concept Plan:* The site shall be developed as generally depicted on the submitted Concept Plan. The proposed building shall be designed as generally depicted in the submitted building rendering (Attachment 2). The building shall be constructed primarily of cementitious siding (i.e. Hardi) and a standing seam metal roof.

The Town Council may act to revoke the conditional zoning district designation if the applicant fails to meet the terms of the district.

Comments from Outside Agencies

The Town routed plans to solicit comments from outside agencies. No substantive comments were received.

Community Meetings

The applicant held two community meetings as required by UDO Section 330.020. The purpose of the meetings is to address comments and concerns from surrounding property owners. Notices for the community meetings consisted of advertising in the newspaper, sending first class mailed notices to the property owners and surrounding properties within 500 feet (approx. 28-notices), and posting a sign on the site. The first community meeting was held at the Lake Park Community Center on January 30, 2013 from 10:00 a.m. to 12:00 p.m. The second community meeting was held on January 30, 2013 at the Indian Trail Civic Building from 5:00 p.m.-7:00 p.m. Staff was contacted by one nearby resident prior to the community meetings. This resident attended the daytime community meeting. The following will provide a brief overview of the discussion at the community meetings.

- *Daytime Meeting:* This meeting was attended by eight (8) members of the public. Questions raised included concerns about children/customers being able to harass horses that graze on the adjacent property to the south and west. Concerns about lighting impacting residential properties on the opposite side of Younts Road were also raised. The applicant indicated onsite fencing could be utilized to prevent any interaction between customers and horses. Fencing has been incorporated as a condition of approval. In regards to lighting, the applicant indicated that while the

lights may be visible from across the street, the illumination will not spillover onto these properties. Town staff further clarified the UDO lighting requirements that help prevent lighting spillover, the proposed hours of operation (8:00 a.m. to 10:00 p.m.), and how the site orientation (parking in front, recreation area in rear) will help minimize any issues with recreation lights impacting residences on Younts Road. Other questions raised were regarding how the site was selected, will there be any other uses onsite, and the envisioned success of the business. The applicant indicated the site was chosen due to its rural character and accessibility, the only other uses of the property will be accessory food service uses in the building, and the business will be a family operation and there is a need for wholesome family entertainment. Attendees also inquired about whether Younts Road would be widened and if there is any impact to their property. The applicant stated the road may be widened slightly (amongst other frontage improvements) and the proposed rezoning would only affect the subject property.

- *Evening Meeting:* This meeting was attended by four (4) members of the public. Questions raised during this discussion were similar to the morning meeting. Questions not previously raised included what the Town’s plans were for this area and if this proposed use will be seasonal in nature. In response, Town staff discussed the community’s vision for this area as reflected in the comprehensive plan (see below). The applicant indicated the outdoor aspects of the business may close from Thanksgiving thru February depending on actual weather conditions/temperatures.

Plan Consistency

The property is located in the Old Hickory Business Park Corridor of the Comprehensive Plan. This corridor provides significant employment opportunities within the community by housing major employers that need convenient transportation, high quality services, and a worker-friendly environment. The corridor also provides for supporting uses such as retail and lodging opportunities. Table 1 below provides a summary of the existing and envisioned land use mix for the corridor.

The proposed miniature golf/outdoor recreation use is in keeping with the support uses intended to create a worker-friendly environment that also meets the needs of area residents. The proposed facility would be categorized as a retail type use and would increase the retail land use category to approximately 19.67 acres or 1.8% of total land use, which is consistent with the vision of the Business Park Corridor.

Corridor	Land Use	Sq. Feet	Acres	Current Base	Percent Base	Flex
Old Hickory	Med. Density Res.	7,819,908.87	179.52	16.49%	5%	+/- 2
	High Density Res.	7,090,664.09	162.78	14.95%	10%	+/- 2
	Multi-Family Res.				5%	+/- 2
	Parks/Open Space/Agriculture/Forest				5%	
	Institutional	104,420.71	2.40	0.22%	5%	+/- 2
	Retail	726,092.81	16.67	1.53%	5%	+/- 1
	Office				30%	+/- 5
	Industrial	18,446,045.94	423.46	38.90%	25%	+/- 5
Boulevards/Thoroughfares	3,655,693.24	83.92	7.71%	10%		

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:

Goal 1.3.2 Land Use - The proposed conditional district will provide expanded recreational opportunities and a gathering place for Town residents, visitors, as well as current and future workers within the Old Hickory Business Park Corridor. The rezoning is subject to conditions to help avoid creating any land use impacts to neighboring properties. The proposed conditional rezoning will also help create a more balanced tax base by helping facilitate development of a commercial use on an otherwise undeveloped property in a manner that is consistent with the Comprehensive Plan. The conditional rezoning will also result in the retention of an existing grove of trees that will be an amenity to the site, while helping preserve the Indian Trail community forest.

The request for this conditional zoning district is a reasonable request and is in the public interest because it helps create a mix of uses within the Old Hickory Business Park Corridor and includes elements that benefit the general public in the area tree preservation.

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 – Concept Plan

Attachment 3 – Draft Ordinance

Staff Contact

Rox Burhans, AICP

704 821-5401

rburhans@planning.indiantrail.org

PB Attachment 1
Application

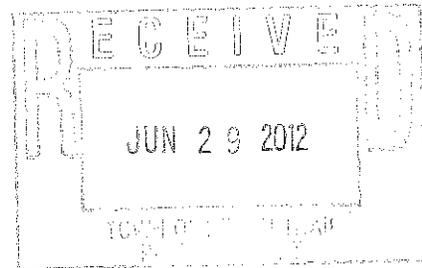
R-000382

CONDITIONAL ZONING APPLICATION



Town of
INDIAN TRAIL
north carolina

PLANNING AND DEVELOPMENT DEPARTMENT
PO Box 2430
Indian Trail, NC 28079
Telephone (704) 821-5401
Fax (704) 821-9045



ONLY COMPLETE APPLICATIONS ACCEPTED

Processing Fee \$800.00

Notification Fee \$2.50 per adjoining property owner

Date Received

C-29-12

CONDITIONAL ZONING APPLICATION



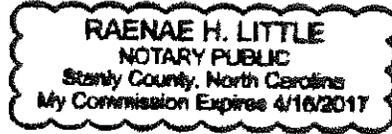
Applicant's Certification

Signature [Signature] Date 6-27-12

Printed Name/Title Scott Merritt

Signature of Notary Public [Signature] Date 6-27-12

Notary Seal



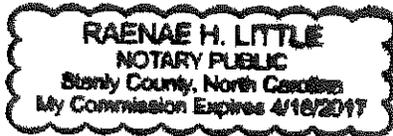
Property Owner's Certification

Signature [Signature] Date 6.26.12

Printed Name/Title Dennis W. Moser, Member Manager

Signature of Notary Public [Signature] Date 6.26.12

Notary Seal



TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: _____

DATE RECEIVED: 6-29-2012

AMOUNT OF FEE: waived / BFA

RECEIVED BY: K. Sorensen

RECEIPT #: _____

CONDITIONAL ZONING APPLICATION



Submittal Requirements

- Completed Application
- Notarized signatures of applicant and property owner
- Letter of Intent
- 8 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

General Information

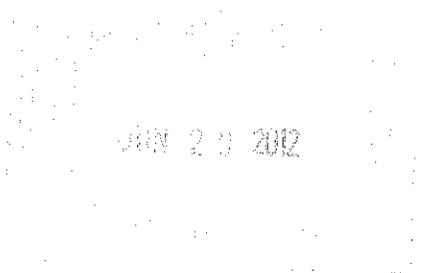
Project Address Younts Rd
 City INDIAN TRAIL State NC Zip 28079
 Tax Parcel ID 07066001A Zoning Designation _____
 Total Acres 3.12 to Rd C/L Impervious Area 1.25 Ac.
 Project Description Mini Golf

Contact Information - Applicant

Name Scott A Merritt
 Address 5105 Sugar and Wine Rd.
 City Monroe State NC Zip 28110
 Phone 980-722-7810 Fax _____
 Email MerrittLand@Windstream.net

Contact Information - Property Owner

Name Younts Road Partners, LLC
 Address 1% The Moser Group Inc 231 Post Office Dr B 8
 City INDIAN TRAIL State NC Zip 28079
 Phone 704-882-1700 Fax 704-882-2220
 Email dmoser@themosergroupinc.com



Trails Miniature Golf

Scott Merritt

P.O.Box 456

Indian Trail ,NC 28079

980-722-7810

Business Proposal for Trails Miniature Golf Course

The Business

Trails Miniature golf course is going to be a natural looking miniature golf course that will act as the initial anchor. Family entertainment is a highly profitable industry that has been growing rapidly over the past several years. This is due largely to a trend within the country to return to family values. The initial profit centers will be the golf course, ice cream and bakery.

Marketing

While families with children will act as an anchor, seniors, teens, and corporate customers will add significant income. There will be a variety of fun promotions keeping the business profitable during the entire season. While our marketing plan is devised from other successful plans in the industry, there will be some additions as we start the business.

Management

Scott and Amy Merritt have successful experience in small business ownership, personal management, and financial management. The miniature golf course operates with only two people during the day and two to four during peak hours. The low personnel requirements makes management easy and keeps employee cost at a minimum.

Trails miniature golf course success sheet

1 Our business will be highly visible; the hours of operation during the peak season which is {May1st thru November 30th} will be 10 AM to 11PM

2 Friendly, happy employees providing superior customer service

3 A safe, clean environment that the community will be proud of

4 Have fun while delivering a quality product

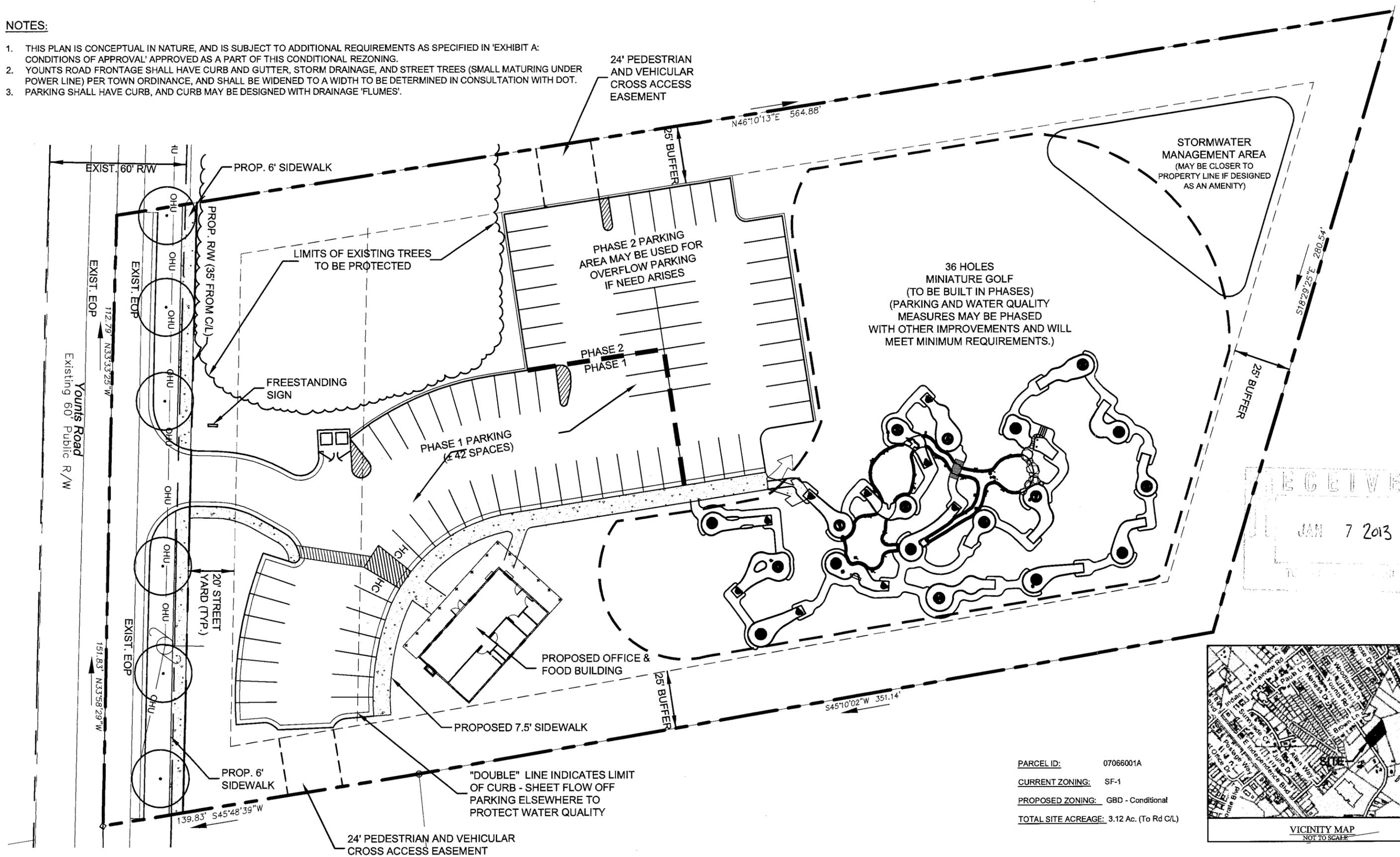
Our Objective

Our objective is to provide a safe, relaxing setting for a family, and friends to enjoy quality time together, while participating in a fun exciting outdoor activity.

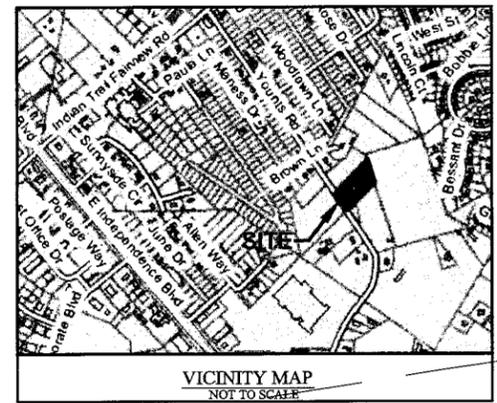
PB Attachment 2
Concept Plan

NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE, AND IS SUBJECT TO ADDITIONAL REQUIREMENTS AS SPECIFIED IN 'EXHIBIT A: CONDITIONS OF APPROVAL' APPROVED AS A PART OF THIS CONDITIONAL REZONING.
2. YOUNTS ROAD FRONTAGE SHALL HAVE CURB AND GUTTER, STORM DRAINAGE, AND STREET TREES (SMALL MATURING UNDER POWER LINE) PER TOWN ORDINANCE, AND SHALL BE WIDENED TO A WIDTH TO BE DETERMINED IN CONSULTATION WITH DOT.
3. PARKING SHALL HAVE CURB, AND CURB MAY BE DESIGNED WITH DRAINAGE 'FLUMES'.



RECEIVED
JAN 7 2013



PARCEL ID: 07066001A
 CURRENT ZONING: SF-1
 PROPOSED ZONING: GBD - Conditional
 TOTAL SITE ACREAGE: 3.12 Ac. (To Rd C/L)



TRAILS MINIATURE GOLF
EXTERIOR VIEW



TO: Mayor and Town Council

FROM: Joseph A. Fivas, Town Manager

DATE: April 9th, 2013

SUBJECT: Indian Trail Citizen Academy

Many communities in North Carolina have annual Citizen Academy sessions to educate residents about all aspects of Town government. The FY 2012-13 budget indicates the Council interest in forming an Indian Trail Citizen Academy. We are proposing to have 6-8 sessions for a group of 15 residents that through lectures and hands-on activities and interaction will learn how town government affects the quality of life in Indian Trail, and to have a better understanding of our operations.

The Indian Trail Citizen Academy would be a great way for those who live, work, learn, and own property throughout Indian Trail to prepare for participating in local government or simply to learn about the day-to-day activities that make Indian Trail a vibrant Town for all residents.

Classes will be open and free to any town resident, but class size is limited to 15 residents. Potential students must complete an application, and be accepted into the Academy with Council approval.

Potential Topics for the 2012 Citizen Academy series include:

- Development Services
- Planning Services
- Transportation Planning
- Traffic Calming
- Transportation Demand Management

- Financial Planning (Finance)
- Utilities (Water, Wastewater, and Stormwater)
- Public Safety including law enforcement, Fire, and Disaster Preparedness
- Parks, Arts, and Recreation

jaf