

MAYOR
Michael L. Alvarez

MAYOR PRO TEM
David Cohn



TOWN COUNCIL
Gordon B. Daniels
David W. Drehs
Christopher M. King
Gary M. Savoie

Indian Trail Town Council Meeting
July 8, 2014
Civic Building
6:30 p.m.

1. **CALL MEETING TO ORDER AND PLEDGE OF ALLEGIANCE**
2. **ADDITIONS AND DELETIONS** **action**
3. **MOTION TO APPROVE AGENDA**
4. **PRESENTATIONS**
 - a. Certificate of Appreciation for Mayor's Tree Initiative Project
5. **PUBLIC COMMENTS**
6. **LAW ENFORCEMENT UPDATE**
7. **CONSENT AGENDA** **action**
 - a. [Approval of June 10, 2014 draft minutes](#)
 - b. [Approval of June 17, 2014 Special Meeting draft minutes](#)
 - c. [Approval of Special Meeting for July 22, 2014 at 6:00 pm](#)
 - d. [Approval of 2013-2014 Powell Bill Map](#)
 - e. [Approval of Budget Amendments](#)
 - f. [Approval of Parks & Recreation vehicle](#)
 - g. [Approval of refund of tax payment over \\$500](#)
8. **PUBLIC HEARINGS** **action**

– Please adhere to the following guidelines:

 - *Proceed to the podium, and state your name and address clearly;*
 - *Be concise; avoid repetition; limit comments to three (3) minutes or less;*
 - *Designate a spokesperson for large groups*

- a. **Annexation 141- Valley Parkway:** This is a public hearing for a voluntary annexation request of 8.6 acres located on the south side of Valley Parkway across from 1901 Valley Parkway. Applicant: Arnold and Myra Norwood; Parcel number: 09366022
- b. **CZ2014-001 Waste Pro Zoning:** request to establish a conditional light industrial zoning district to support development of an 8.6 acre property for use as a solid waste contractor’s office. Location: Valley Parkway- across from 1901 Valley Parkway- parcel number 09-366-022; Applicant: Waste Pro USA
- c. Proposed Traffic Calming in the Beacon Hills Subdivision
- d. Proposed Traffic Calming in the Brookhaven Subdivision

9. BUSINESS ITEMS

- a. [Approval of Municipal Speed Limit Ordinance for Indian Trail streets](#)

10. DISCUSSION ITEMS

- a. [Update on Law Enforcement Analysis](#)
- b. Discussion on Old Monroe Road Intersections – *this matter was requested by Council Member Savoie*
- c. Public Information Request Policy and Procedure Concerns of a resident – *this matter was requested by Mayor Alvarez*

11. MANAGERS REPORT

12. COUNCIL COMMENTS

13. CLOSED SESSION

action

14. 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 704-821-5401



Town of Indian Trail
Minutes of Town Council
June 10, 2014
Civic Building
6:30 P.M.

The following members of the governing body were present:

Mayor: Michael L. Alvarez

Council Members: David Cohn, Gordon B. Daniels, David W. Drehs, Christopher King, and Gary M. Savoie.

Absent Members: Town Clerk Peggy Piontek.

Staff Members: Town Manager Joe Fivas, Town Attorney Keith Merritt, Planning Director Shelley DeHart, Administrative Assistant Trena Sims, Director of Community & Economic Development Kelly Barnhardt, Finance Director Marsha Sutton, Director of Engineering and Public Works Scott Kaufhold, Assistant Director of Parks & Recreation Jason Tryon and Communications Coordinator Lindsey Edmonds.

CALL MEETING TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Alvarez called the meeting to order, Council Member King led in the Pledge of Allegiance. Mayor Alvarez explained the two different signup sheets, one for public comments and one for the public hearing.

ADDITIONS AND DELETIONS

Gordon B. Daniels made a motion to approve deleting Discussion on Donation Policies from the agenda, to be added to another meeting for further discussion.

Gary M. Savoie made a motion to approve removing Neighborhood Enhancement Program from the agenda.

Mayor Alvarez called for one vote on both motions, Council approved the motions unanimously.

Mayor Alvarez explained many people have signed up for Public Comments and the Public Hearing, requesting that Council extend comment period on both items.

Christopher King made a motion to approve extending the comments portions of the meeting. Council voted unanimously in favor of the motion.

MOTION TO APPROVE AGENDA

Gary M. Savoie made a motion to approve Agenda as amended. Council voted unanimously in favor of the motion.

PRESENTATIONS

None

PUBLIC COMMENTS

Andrea Matysek, 7411 Conifer Circle, Indian Trail, NC spoke on the need and advantages of having a handicapped accessible ball park, requesting Council consider this for Crooked Creek Park.

Cathi Higgins 3004 Clover Hill Road, Indian Trail, NC requested that Council Members who accepted donations from the Developer of the upcoming Public Hearing reclude themselves from the vote, as she feels it s unethical and taints their vote.

Shirley Howe, 6205 Clearwater Drive, Indian Trail, NC referred to campaign promises pertaining to infrastructure made by Council Members Daniels, Savoie and Drehs requesting they honor those promises when voting on the upcoming agenda item for the proposed apartment complex.

Samantha Towns, 104 Pine Lake Drive, Indian Trail, NC inquired if the Town Council is listening to the residents as it pertains to the needs of all residents providing judiciary legal infrastructure and environmental responsibility to town growth for their safety and informing residents when a project is being planned in their neighborhood.

Amanda Faulkenberry, 519 Picket Circle, Indian Trail, NC stated that she was assured the parks expenses would not exceed the \$8,000,000, but information requested indicated there is an additional \$2,900,000. There has been no explanation where these funds are coming from.

Paul Stewart, 12209 Danby Road, Pineville, NC stated he is a representative of Adapt a Sports program which consists of people with disabilities and having parks facilities that are accessible for them to play on is important to them.

Beverly Jones, 6841 Idelwild Road, Charlotte, NC stated that she owns property located at 5102 Old Charlotte Highway expressing that currently traffic makes getting out difficult and stated she has concerns and is opposed to the proposed apartments. Ms. Jones requested that Council reconsider this item.

Art Spurr, 4100 Woodcreek Court, Indian Trail, NC congratulated the town on a successful Family Fun Day. He expressed concerns about a forensic audit, stating it's not something that hurts, but is something that will assist to determine what areas might need improvement, requesting that one be conducted. Mr. Spurr stated that the pictures of the park presented prior to the bond passing were beautiful, but now the cost has exceeded the bond funds.

Mayor Alvarez closed public comments.

LAW ENFORCEMENT UPDATE

Lieutenant Coble updated council on activities of the deputies; topics included training, several calls responded to and participation in Family Fun Day.

CONSENT AGENDA

- a. Approval of May 27, 2014 draft minutes
- b. Approval of Budget Amendments **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**
- c. Annexation #141:
 - Resolution Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31 **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**
 - Certificate of Sufficiency **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**
 - Resolution Fixing the Date of the Public Hearing For Annexation 141 for July 8, 2014 **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

Gary M. Savoie made a motion to approve the Consent Agenda.
Council voted unanimously in favor of the motion.

PUBLIC HEARINGS

- a. ZT2014-003 Sporting Goods Store Amendment and General Housekeeping table.

Ms. DeHart presented that the impetus for this request is to streamline the process for sporting good stores to establish within the Central Business District (which is located primarily within the historic downtown area), the Downtown Overlay District, and the Village Center Overlay District. This type of use is currently allowed within these districts however requires the business owner to obtain approval of a Special Use Permit by the Indian Trail Board of Adjustment. This process typically takes approximately 90-days. Staff surveyed other jurisdictions and found this type of use is typically allowed in most commercial zoning districts by right.

The proposed amendment includes: 1) further defining sporting good stores to include firearm sales and gun smithing which typically is a service associated with this use; and 2) allowing sporting good stores by right within all commercial zoning districts except the Neighborhood Business District which is proposed to maintain a Special Use permit requirement. The Neighborhood Business District is intended to allow for small scale retail and business services uses in close proximity to residential neighborhoods. General housekeeping changes were included in this amendment primarily focused on correcting some inconsistencies between districts, removing some outdated language such as Video/CD store, and correcting a cross reference (520.040) which was intended to reference a maximum size limitation for some uses within various districts.

The Planning Board heard this item at its May 20, 2014 public meeting and made the following consistency findings and approved the motion to recommend approval to the Town Council.

1. The proposed UDO amendment is consistent with the following goals of the Comprehensive Plan:
 - ♣ **Downtown Revitalization:** Because it will enable sporting goods retail stores to locate within Downtown Indian Trail by right and contribute to the success of the Downtown economy; and
 - ♣ **Economic Development:** Because it will allow sporting good retail stores by right, saving time and red tape for business owners supporting a more balanced tax base within our community.
2. This UDO ordinance amendment is in the best interest of the public because it enables a commercial use to locate within appropriate non-residential zoning districts supporting economic development within our community.

Mayor Alvarez opened and closed public comments, as no one had signed up to speak.

Christopher King made a motion to make the required consistency findings as read into the record Council voted unanimously in favor of the motion.

Christopher King made a motion to approve ZT2014-003 as presented.

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

b. CZ2013-009 Plyler Road Community

Ms. DeHart presented that this is a request to rezone a 27-acre property for the purpose of developing a multi-family residential community on the existing abandoned light industrial site located at the corner of Unionville-Indian Trail Road and Plyler Road. The subject property is known locally as the "Genwove" site

which was a leading veneer manufacturing company in the south at its peak of operation. The facility closed down in 2008; was purchased in 2009 with some site demolition occurring between 2009 -2010.

The applicant had originally proposed 378- residential units, within two styles of multi-family residential structures - a mix of six-plex units (8-big house design units) and three-story garden style apartment buildings (11) resulting in a total proposed density of 14 units per acre. The applicant presented a modified proposal of 348-residential units to the Planning Board at the March 20th meeting.

The site plan reflects a reduction in the number of units by the removal of one-three story garden style apartment structure. The removal of the structure reduced the proposed units to 348 apartments resulting in an overall density of 12.8 units to the acre (previously 14 du/acre). The reduction in the number of residential units reduces the number of required parking spaces to 860 spaces (from the previous 933 required spaces). The applicant is providing a total of 829-parking spaces which results in a 3.6% deficit in the required parking for the site.

The Planning Board after much deliberation and discussion, motioned to recommend approval to the Town Council (4 to 3), based on the modified site plan and conditions, and making the following findings as read into the record:

Goal – Land Use and Housing - The proposed conditional district provides for quality multi-family residential use at an appropriate location providing a more appropriate transition between land uses than the existing abandoned light industrial use.

Goal- Mobility and Transportation – The proposed conditional district includes the construction of curb, gutter, and sidewalk enhancing mobility in the area, construction of roadway improvements (turn-lane and storage), construction of an enhanced pedestrian crossing, a cash contribution for intersection improvements, and dedication of right-of-way on adjacent roadways to meet the future transportation needs of our community.

Goal- Infrastructure-The proposed conditional district will expand utilities in the area, underground overhead utilities where feasible.

WHEREAS, request for this conditional zoning district is a reasonable request and is in the public interest because it eliminates an abandoned light industrial site, establishes a more appropriate transitional use between the single-family community, creates a mix of housing sizes within the US 74-West corridor, provides expanded housing opportunities for Indian Trail citizens and business owners, includes transportation and utility infrastructure investment, and is in general conformity of the Comprehensive Plan.

Council had a lengthy conversation pertaining to this matter.

R. Dean Harrell, 615 Potter Road, Matthews, NC expressed his appreciation for being here, introduced consultants he had with him, explained the environmental study conducted, construction will be done in two phases, described building materials to be used, CSX will provide packets to tenants on evacuation procedures, entire site will be fenced in, they have had discussions and agreements with the neighbors on issues, parking concerns, aerial structure over railroad tracks to enable residents to have access to future

town center, tax revenue and job opportunities. **(A COPY OF THE HIGHER DENSITY DEVELOPMENT REPORT CAN BE FOUND IN THE CLERK'S OFFICE)**

John Townsend, Traffic Engineer with Davenport provided a brief recap of how they conducted the traffic impact study. He answered several questions from Council, topics included: impact difference between this project and manufacturing, to what year did the study go, background analysis, intersection ratings determination acceptable ranges, traffic study was done without downtown project included. **(A COPY OF THE TRAFFIC IMPACT STUDY CAN BE FOUND IN THE CLERK'S OFFICE)**

Lisa Taylor a representative for Grey Star Management provided some history on their organization, stating their goal is to embrace with the community and participate in town events. She explained they have strict qualifications, run credit screening and criminal records, security programs for emergency evacuations; their goal is to conserve the environment and enhance the value. She answered questions from Council, topics included: location of example of this development, demographics, job opportunities, anticipated build out, steps to eliminate noise from neighborhood, sound deterrent from railroad tracks, parking, cost and construction would begin in first quarter of 2015. **(A COPY OF THE INFORMATION ON GREYSTAR CAN BE FOUND IN THE CLERK'S OFFICE)**

Mayor Alvarez opened the public comments portion of the hearing.

Michael Faulkenberry, 519 Picket Circle, Indian Trail, NC suggested that the Town budget for this growth for law enforcement, making sure the roads are in place before, not after the fact and suggested other uses for the land.

Shawna Steele, 213 Cupped Oak Drive, Stallings, NC advised she is a neighbor to Indian Trail and does not support this project because we depend on the county for water, sewer, emergency services and our schools. She stated that Don Hughes advised this will have an impact to school as there is no formula, the more popular the school the more demand there will be. Ms. Steele stated that the Stallings Planning Board and Council unanimously denied a 117 family unit project in Stallings because of these matters. She advised these projects need to have smart roads and be planned.

Shirley Howe, 6205 Clearwater Drive, Indian Trail, NC stated that most people are unaware that this project will be connected to the Downtown LLC development equating to approximately 920 units, having a devastating effect on the traffic impact, safety and school redistricting and property values. Ms. Howe discussed the rating of the Indian Trail Road/Matthews Indian Trail Road intersection and the anticipated single entrance to the Downtown project. Ms. Howe stated that Indian Trail is the worst offender to school overcrowding with 2,000 apartments and expressed concern over a possible derailment or chemical spill of the railroad.

Cathi Higgins, 3004 Clover Hill Road, Indian Trail, NC stated that this project is to be built below the town's parking, setback standards and Comprehensive Plan. Ms. Higgins commented on Mr. Harrell's previous

project issues then stated rapid growth has resulted in traffic issues, school overcrowding, dried up water and sewer and the need for contracted deputies in our town. Ms. Higgins stated that we are waiting to see if our County taxes will be raised because of these issues and the need for restaurants and retail should not sacrifice the safety and education of our children, traffic and crime. Ms. Higgins advised that Council has already approved 1048 units and requested they ensure these issues are resolved without raising our taxes before approving any more.

Art Spurr, 4100 Wood Creek Court, Indian Trail, NC requested that any Council Members who received funds from the developer should recuse themselves from the vote. He stated he is against putting that big a complex on a 2 lane road. He advised that the UDO indicates Unionville Indian Trail Road will be a 4 lane road yet all the other side streets will remain the same. Mr. Spurr referred to increased crime rate in his neighborhood as a result of increased development. He stated that the residents want people to come and invest their lives with jobs other than fast food establishments. He feels light industrial in that area would create permanent jobs so they can work and live here. Mr. Spurr requested a moratorium on building until the infrastructure is in place.

Ned Hurd, 104 Silverglen Lane, Indian Trail, NC stated when we drive through the traffic it's tough to ignore, asking why keep building with infrastructure first. He suggested not jumping at this apartment complex, urging Council to slow down and see what happens with the ones already approved. He feels the traffic study was not done at a prime time when traffic is heaviest.

Amanda Faulkenberry, 519 Picketts Circle, Indian Trail, NC presented a PowerPoint on resident safety stating that traffic complaints have been expressed on Plyler Road, Unionville Indian Trail Road, the intersection of Indian Trail and Matthews Indian Trail Roads, that traffic on them have already increased as a result of Carolina Courts and Chestnut Parkway which will take years to complete. Ms. Faulkenberry addressed concerns over fire safety as our volunteer departments are not fully staffed also expressing concern of their ability to get through the downtown intersection.

John Killman, 101 Silver Glen Lane, stated he sent an email to Council. He advised several neighbors spent months knocking on doors and 51 residents are against the development by petition as traffic, schools and safety are huge concerns. He referred to the size and content of traffic studies conducted in the subject area and one in Brandon Oaks appearing to have more emphasis for speed bumps than 1,000 new residents, requesting that Council slow down on development.

Gary Simmons, 102 Silver Glen Lane, Indian Trail, NC was glad to hear someone was interested in the property until he found out it was apartments, suggesting building homes that someone would want to buy. If approved he hopes staff will make the developer do what they promise, like landscaping before building.

Lars Knap, 655 Powder Horn, Wesley Chapel, NC describe what an overcrowded schools feels like, stated these apartments will add a lot of kids into overcrowded schools, advising that watch level means 110% capacity or more. He reminded Council they impact education on where they go to school and the number of students that go there by approving these complexes.

Travis Marguardt, 1009 Ridgefield Circle, Indian Trail, NC stated he's lived here 8 years, seen the area grow but the infrastructure is not growing with it, expressing the challenges he faces because of the traffic. Mr. Marguardt explained that during the construction the traffic will be difficult and the need to put in sidewalks.

David Traynor 1013 Cranston Crossing Place, Indian Trail, NC suggested looking at priorities of Indian Trail, as it will create overcrowding in schools. He feels we have lost sight of our goals, he understands the need for diversified housing, for 10 years we've had 252 apartments, but in the last year 1,000 more apartments have been approved. He requested we slow down and have managed growth.

Steven Long, 1012 Cranston Crossing Drive, Indian Trail, NC stated he is the Chairperson of the Traffic Advisory Committee, as well as a member of several other committees and Boards, and he is for responsible growth. He feels we need time share units for when relatives come in but also affordable housing for people who cannot pay for the upkeep on a home. Apartments are an alternative for those people.

Tonya Hunt, 103 Silver Glenn Lane, Indian Trail, NC referred to and read a second letter from Union County Public Schools pertaining to Indian Trail Elementary and Sun Valley cluster schools, which states that this project along with others will create an overcapacity situation. She stated that her son is being forced out of his school; she is unhappy about it and feels this is something that must be taken into consideration before approving these projects.

Jerry Morse 271 Unionville Indian Trail Road, Indian Trail, NC stated he has been a resident since before the growth and the one constant has been the infrastructure has always lagged behind the development, leaving the residents to incur the expense of these developments for roads, emergency services and law enforcement. He feels we should be good neighbors as well and not make decisions that will negatively impact surrounding areas. Mr. Morse advised that the Council Members who accepted campaign donations should recuse themselves.

Melissa Merrell, 2603 Albatrose Lane, Stallings, NC stated she is a resident of Stallings and that her son was redistricted last year and will have to go through another redistricting next year so he will not be going to school with his big brother. She is distraught, 530 students have been redistricted from the Porter Ridge cluster which will triple the distance they must travel. Ms. Merrell provided statistics on redistricting.

Mayor Alvarez closed the public comments.

David W. Drehs made a motion disapprove CZ2013-009 as conditioned.

Council Member Drehs withdrew his motion.

Gordon B. Daniels made a motion make the required findings as read into the record and found in attachment 6 of the draft ordinance.

Motion Passed 3 - 2 with David Cohn, and David W. Drehs opposing.

Gordon B. Daniels made a motion to approve CZ2013-009 Plyler Road Community as presented.
Motion Passed 3 - 2 with David Cohn, and David W. Drehs opposing.

Council took and returned from a brief break.

BUSINESS ITEMS

a. Approval of FY2014-15 Budget Ordinance

Mr. Fivas explained this is the Ordinance that we discussed in May and what you will actually be approving is what is in the packet.

David W. Drehs made a motion to approve FY2014-15 Budget Ordinance.

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

b. Approval of Change Order for Crooked Creek Park

Mr. Fivas advised that we ran into some significant rock when bringing the sewer line over to the park. It was debated and discussed internally, there were some funds available but the cost exceeded that amount by \$40,000, which is why we bring this to you for approval. The actual cost is approximately \$34,000 but to ensure that we won't have to come back again for this issue, we are requesting an additional \$6,000. If these funds are not needed they will not be spent.

Gary M. Savoie made a motion to approve Change Order for Crooked Creek Park.

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

DISCUSSION ITEMS

a. Discussion on Questions for Law Enforcement References

Mr. King stated he was sold on the first organization.

Mr. Cohn stated that the 2 questions he would like to ask: Let's get referrals and simply ask those references if they did a good job? What our needs would be in the future for law enforcement?

Mr. Savoie stated he like the first group as they are not for profit and have done a lot of work, the second was a small organization that might be overburdened with this project and has no experience in contract work

Lieutenant Coble stated that both are capable, but you need to determine where you are, what you want to accomplish and how to move forward. The most important thing you need is an analysis of what it's going to cost to get started (people, equipment and building) and get a good perspective on what we need in the future.

By consensus Council determined that we need to get references and research them and Mr. Cohn will pursue that information.

b. Discussion on Municipal Complex

Mr. Fivas provided a brief history of this subject and advised that we have received a survey of the potential donation of property across the street. He passed out some information **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)** advising it is 6.72 acres which covers a piece along Indian Trail Road for signage, the road right of way around the facility, there is a piece that can be made into a town square or park area. Mr. Fivas stated staff has spoken to the people interested in doing this with us; their stipulations are a time frame for construction and consistency in building materials design. If the Council is interested in taking this donation/gift, you can direct staff to develop an agreement with all the details. That will enable you to know what the costs are. This would be a nonbinding discussion that enables us to put everything in front of you so you can make a more informed decision.

Council had a lengthy discussion on this; topic included funding, architects, responsibility for infrastructure. Mr. Fivas clarified they were directing the staff to continue the conversation for a working agreement, get a RFP for an architect, see about a public works building and prepare a potential location for other possible amenities in the future, present some funding options for Council to review before approval. Mayor Alvarez took a vote for a consensus on this direction to staff; all Council Members approved this by a show of hands.

c. Discussion on Committee/Board Appointment Policy

Mr. Fivas reviewed the revised policy, Council requested it state that Alternate members who have served more than 12 months, shall be appointed to a Regular seat upon recommendation from the committee they serve on as an Alternate. **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

Mr. Fivas advised that 3 people have turned their applications in after the deadline and asked if Council wants to accept those applications; by consensus Council agreed to waive the deadline for these people.

d. Discussion on Neighborhood Enhancement Program

This matter was removed as a result of a motion made under additions and deletions.

e. Discussion on Donation Policies

This matter was removed as a result of a motion made under additions and deletions.

MANAGERS REPORT

Mr. Fivas informed Council that a second reading for tonight's Public Hearing on CZ2013-009 is required and asked Council if they wanted it at the next regular meeting or at the special meeting scheduled for next week. By consensus Council agreed to hold it at the next regular meeting. He stated that Family Fun Day was

a success and thanked everyone for their hard work.

Mr. Fivas advised that we are in the process of configuring the plaque for Crooked Creek Park, advising that 2 Councils had input on it and would like to list all the members of the previous Council and this Council as well. Mr. Daniels requested that the middle initials be added; Mr. Fivas confirmed they would be included. By consensus Council agreed to put all the names on the plaque. **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

COUNCIL COMMENTS

Mr. Cohn congratulated the Sun Valley girl's softball team for winning the State Championships. He advised he did not agree with the decision that was made here tonight, but he wants it to be the best and hopes it works out.

Mayor Alvarez stated that Family Fun Day was a great fun day and he believes next year it'll be held at our new park. He congratulated the Sun Valley Softball team and suggested we send them a letter or have them come in to be recognized. He mentioned that he is getting asked about the cemetery sign. Finally, the apartments were passed this evening, it doesn't matter what he wants, the people spoke overwhelming against it and it's nice to see Indian Trail is following the footsteps of Washington, DC and going with the people that pay them, rather than the people that elected them.

Mr. Drehs called out Chase Coble who said he was having a fun time at Family Fun Day, but requested to go with Mr. Drehs to a dance recital where it was air conditioned.

Mr. King acknowledged the passing of a Porter Ridge student and advised he missed requesting a moment of silence in her honor.

Mr. Daniels thanked everyone who came out and stayed, it's been a long night and to get home safely. He'll see them at the next meeting.

Mr. Cohn stated he missed awards night tonight at the school and his daughter won 2 awards and expressed his pride in her.

Mr. Savoie thanked staff for Family Fun Day and movie night, both were successful. He recommended putting something out in front of the Town, stating "Home of the Sun Valley State Champions". He asked everyone to keep the family of the Porter Ridge student in their minds as graduation happens, summer is here and school has let out so be safe.

CLOSED SESSION

None

ADJOURN

Gary M. Savoie made a motion to adjourn
Council voted unanimously in favor of the motion.

APPROVED:

Michael L. Alvarez, Mayor

Attest: _____
Peggy Piontek, Town Clerk



DRAFT



Town of Indian Trail
Minutes of Special Town Council Meeting
June 17, 2014
Civic Building
8:00 P.M.

The following members of the governing body were present:

Mayor: Michael L. Alvarez

Council Members: David Cohn, Gary Savoie, Gordon Daniels and David Drehs

Staff Members: Joseph Fivas Town Manager, Scott Kaufhold Director of Engineering and Public Works, Shelley DeHart Director of Planning, and Trena Sims Administrative Assistant.

CALL MEETING TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Alvarez called the meeting to order and led in the Pledge of Allegiance.

DISCUSSION ITEMS

- a. Discussion and NCDOT presentation on Old Monroe Road Widening Project (U-4714)

Mr. Fivas stated this is a critical topic for businesses, residents and those passing through our town, as when this project comes to fruition it'll have one of the biggest

impacts to our community. Mr. Fivas introduced Scott Cole from the North Carolina Department of Transportation.

Mr. Cole introduced Warren Cooks, Director of Community Outreach and Elmo Vance who works in the Project Development of Environmental Analysis Unit in Raleigh. Mr. Cole advised that they are currently in the alternative analysis portion of the project looking for ways to minimize and mitigate impacts to the environment, both human and natural, this is done before design. Mr. Cole informed Council they are working with Atkins Consulting and introduced the representatives of Atkins Consulting. Carl Gibilaro the Project Manager, Kim Breese the Planner and Tom Kelly the Traffic Engineer.

Mr. Gibilaro stated this project travels through 3 different municipalities (Matthews, Stalling and Indian Trail) is divided up into 3 sections (A-B-C), Section A starts at East Trade Street in Matthews to I485, Section B is from I485 to Waxhaw Indian Trail Road, Section C is from Waxhaw Indian Trail Road to Wesley Chapel Stouts Road. In the current State Transportation Improvement Plan (TIP) officially only section B is funded, but currently projects are being reevaluated to determine priority and currently Section B will not be reprioritized. For Section B Right of Way (ROW) should start in 2016 and construction starting in 2018, Sections A and C have not been determined yet. The bond funds offered by Indian Trail are being considered, but the project priority list will not be out until late summer or early fall. NCDOT is fully aware of Council's desire to have Section C completed with Section B and that is being considered as part of the whole process. Mr. Gibilaro provided the status of work completed within the last year primarily focused on the impacts to the human and natural environments, providing updates and getting input with the municipalities quarterly, held a public meeting in January for input, several meetings with Homeowners Associations and several other small groups. He requested if the town is getting calls about the project to pass them along to the project team. The primary reason for tonight is to look at the alternative analysis as it pertains to the intersections within the town. During the public meetings they were considering 6 lanes with divided sections because the traffic forecast presented concerns that 4 lanes would not be enough, but after investigating it has been determined that 4 lanes is sufficient. Two options available are: widening to a conventional four lane with full movement at intersections (left and right turns or straight through) or a superstreet which restricts movement at intersections; both options require the same ROW. They will be requesting the town's input on preference at the intersections. It is their intention to make the improvements that will take them to 2035, which is based on their traffic forecast and input from the municipalities on their future forecasts along the corridor. Input will probably result in the designs being revised until they create the preferred alternative which is what they will move forward with.

Tom Kelly expanded on what they have done with the traffic analysis out to 2035 by looking at rush hour in the morning and evening, how much delay at the intersections and assign it a service level grade which is determined by how long it takes to get through the intersection (A best to F worst) D is the worst level considered acceptable, along with the completion of Chestnut Parkway and the Monroe Bypass. Mr. Kelly went through each intersection and the options being considered for each of them (full movement or superstreet) and how they would affect traffic, each allowing for more

growth. He explained how coordinating the traffic signals would work to enable traffic to flow smoothly. Mr. Kelly also provided pedestrian crossing concerns and ideas for resolution.

The discussion continued onto bicycle and pedestrian pathways, requesting the towns provide input on their desires. There are many scenarios; multiuse path for bicycles and pedestrians, a shared roadway path for cyclist. The location of pathways need to be determined, multi use path on one side and sidewalk on the other. The Carolina Thread Trail is being considered, but municipalities must determine where they want these pathways and they will have to cross at safe areas to accommodate existing obstacles. Utility relocation will be replaced in kind, but if town wanted them buried it would incur the additional expense as it triples the cost.

Mr. Kelly explained that business, pedestrian and bicycle safety are considerations when designing the road. He presented a schedule, advising their hope was to get the alternatives and identify the preferred this summer. We understand the municipalities have a lot to consider, but we would appreciate an answer as soon as possible, keeping in mind that any decisions or workups will not be final; it will be tweaked right up to the end. He provided the schedule: Environmental assessment completed by end of this year; after that it will go out for Public Hearings where we will present our preferred alternatives; it will be tweaked until we go to our finding of no **skid free** impact, based on what we've seen so far we do not anticipate any significant impacts to elevate this to a higher level document; the final environmental document which would complete the NEPA phase next summer. Once that phase is done, we can move forward to ROW, final design phase currently scheduled for 2016.

Council had comments and questions throughout the presentation topics included: business concerns, right of way, pedestrian pathways, bicycle lanes, size of medians, turning lanes, size of sidewalks, utility locations, intersections, town cost responsibility, size of medians in other municipalities, curb and gutter, notification to businesses and safety of school students.

CLOSED SESSION

Gary Savoie, Council Member made a motion to enter closed session **NGS.143-318.11(a)(3) to protect attorney/client privilege.**

Council voted unanimously in favor of the motion.

Gary Savoie, Council Member made a motion to approve coming out of Closed Session
Council voted unanimously in favor of the motion.

Mr. Fivas asked Council how they want to respond to NCDOT? He believes they want to know what the Council's opinion is on what we saw today. Staff will create a letter if that is Council's desire. By consensus Council requested Mr. Fivas create a letter for their review at the next meeting.

ADJOURN

Gary Savoie, Council Member made a motion to adjourn
Council voted unanimously in favor of the motion.

APPROVED:

Michael L. Alvarez, Mayor

Attest:

Peggy Piontek, Town Clerk

DRAFT



TO: Mayor and Town Council

FROM: Joseph A. Fivas, Town Manager

DATE: July 8th, 2014

SUBJECT: Special Meeting Notice for July 22nd, 2014

The Town Council will hold a Special Council Meeting on July 22nd, 2014 @ 6:00 pm in the Civic Building. The agenda will include consultant interviews for architecture services, Board/Committee appointments, and any other regular business that needs to come before the Town Council.

jaf



Town of Indian Trail

Memo

TO: Mayor and Town Council

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

COUNCIL DATE: July 8, 2014

SUBJECT: 2013-2014 Powell Bill Map

General Information:

The General Statutes governing the distribution of Powell Bill funds require the Department of Transportation to determine annually which municipalities are eligible for street aid and to compute the allocation of each eligible municipality on the basis of maintained miles and population. The State Planning Office certifies each municipality's population.

Powell Bill funds are for maintaining, repairing, constructing, reconstructing or widening of local streets that are the responsibility of the municipalities or for planning, construction, and maintenance of bikeways or sidewalks along public streets and highways.

2013-2014 Powell Bill Summary

There is no change in street mileage for this year's Powell Bill Map. The Town continues to maintain 263 roads totaling 55.85 miles.

Financial information related to the Powell Bill Expenditure Report will be available August, 2014.

Required Action:

Council Approval

Attachments:

1. 2013-2014 Powell Bill Street Listing
2. Certified Street Listing
3. Certified Statement

The 2013-2014 Powell Map is available in Council Chambers, the Civic Building, and the Engineering Department located in the Development Services Building.

Street Name	Mileage	Street Name	Mileage
Allerglow Lane	0.11	Julian Place	0.10
Ainsdale Drive	0.53	Kennedy Drive	0.34
Aldridge Court	0.06	Keowe Circle	0.40
Allara	0.04	Keystone Court	0.04
Alara Lane	0.08	Kipling Court	0.04
Alyssum Lane	0.16	Kwanzani Court	0.02
Amberlea Road	0.04	Lachona Lane	0.08
Andrea Place	0.02	Ladybank Court	0.11
Apogee Dr	0.29	Lauren Drive	0.18
Archidamius Lane	0.05	Lavenham Place	0.07
Armgill Lane	0.50	Lazy Day Lane	0.08
Arrow Drive	0.19	Ledare Lane	0.11
Ashburne Place	0.08	Less Traveled Trail	0.24
Avalanche Way	0.12	Liberty Lane	0.11
Aylesbury Lane	0.18	Lighted Way Lane	0.10
Basin Court	0.03	Lighthouse Way	0.34
Beacon Hills Road	0.60	Linstead Drive	0.28
Beaver Creek Court	0.09	Little Chapel Lane	0.07
Bianca Drive	0.20	Locust Run Place	0.05
Biggers Brook Drive	0.17	Long Nook Lane	0.25
Blackfoot Lane	0.07	Longwood Court	0.06
Blessing Drive	0.19	Loudoun Road	0.07
Blue Heron Circle	0.04	Lugano Court	0.04
Blythe Drive	0.17	Lytton Lane	0.24
Bow Brook Trail	0.24	Magna Lane	0.73
Bow Wood Trail	0.09	Maple Leaf Drive	0.13
Bradberry Lane	0.12	Marcell Lane	0.04
Brandon Oaks Pkwy	1.53	Marcus Lane	0.27
Braxton Drive	0.08	Master Gummer Drive	0.22
Breakmaker Lane	0.13	Matilda Lane	0.11
Breeze Lane	0.20	Mathews Indian Trail Road	0.54
Briamore Drive	0.29	Memilian Drive	0.19
Bridle Trail	0.25	Midway Drive	0.48
Bridleside Drive	0.30	Minden Drive	0.20
Broad Plum Lane	0.18	Monaco Court	0.13
Brook Valley Run	0.81	Mondo Lane	0.11
Brooke Lane	0.09	Mountain Top Court	0.02
Buckhome Court	0.04	Murandy Lane	0.22
Burlap Sock Court	0.02	Mustang Drive	0.37
Caboose Court	0.02	Navejo Trail	0.57
Cadberry Court	0.19	Northwest Trail	0.02
Camrose Crossing	0.88	Novivian Lane (Vivian Lane)	0.13
Candle Glow Court	0.02	Oak Alley	0.20
Caneewood Lane	0.11	Oakwood Lane	0.47
Canopy Drive	0.52	Old Surrey Court	0.03
Carissa Court	0.03	Oswald Court	0.04
Carlisle Drive	0.20	Paddle Wheel Lane	0.20
Carol Avenue	0.17	Park Road	0.57
Castleford Blvd	0.25	Park Road West	0.16
Catawba Circle N	0.47	Pawnee Trail	0.35
Catawba Circle S	0.58	Peace Drive	0.08
Cattail Cove	0.04	Picketts Circle	0.68
Centerview Drive	0.30	Pine Cone Lane	0.20
Cherokee Lane	0.21	Pine Lake Drive	0.36
Chimney Wood Trail	0.26	Pinnacle Court	0.02
City Lights Drive	0.33	Pioneer Lane	0.47
Clearwater Drive	0.55	Ponyvail Drive	1.18
Cloud View Lane	0.15	Powder Mill Place	0.06
Colton Ridge Drive	0.60	Red Lantern Road	0.68
Comanche Lane	0.10	Red Skin Trail	0.13
Cooper Lane	0.17	Revelwood Drive	0.16
Corrona Lane	0.37	Ridgefield Circle	0.41
Coulwood Lane	0.10	Rockwell Drive	0.36
Council Fire Circle	0.27	Rogers Road	0.39
Courtfield Drive	0.31	Rosewater Lane	0.56
Coventry Drive	0.22	Rosewood Court	0.04
Craven Street	0.13	Russet Glen Lane	0.11
Crowell Lane	0.09	Sagebrush Bend	0.24
Currier Place	0.25	Sandbox Circle	0.53
Dacian Lane	0.08	Sandpaper Lane	0.06
Dataw Lane	0.18	Saphire Lane	0.15
Deer Spring Court	0.06	Sardis Drive	0.07
Deese Court	0.05	School Lane	0.05
DeFloor Court	0.06	Sebastian Court	0.05
Delacourt Lane	0.19	Second Avenue	0.30
Delamere Drive	1.04	Secret Garden Court	0.27
Demetrius Court	0.03	Sedgewick Road	0.20
Dewdrop Court	0.05	Sentinel Drive	0.62
Doerstone Court	0.06	Shady Bluff	0.17
Downing Court	0.11	Shalford Lane	0.26
Dumont Court	0.03	Shawnee Trail	0.14
Dunbaron Road	0.07	Short Cut Lane	0.08
Edenshire Court	0.25	Shumard Circle	0.37
Elmsworth Lane	0.04	Simmon Tree Court	0.13
Elsmore Drive	0.23	Sipes Place	0.42
Emerson Lane	0.13	Spanish Moss Road	0.30
Envoy Lane	0.12	Sparkleberry Drive	0.23
Faith Church Road	0.63	Spring Fancy Lane	0.21
Fantasy Lane	0.03	Stafford Drive	0.02
Farmingham Lane	0.33	Stansbury Drive	0.62
Fenwick Drive	0.59	Stevens Pride Court	0.11
Finley Court	0.03	Stoney Ridge Drive	0.52
Follow The Trail	0.08	Stratford Drive	0.18
Forbshire Drive	0.25	Streamlet Way	0.57
Forestway Court	0.08	Sudbury Lane	0.09
Formosa Drive	0.07	Sugar Mill Road	0.08
Foster Court	0.05	Summerston Lane	0.17
Fountainbrook Drive	0.58	Sunnyside Circle	0.45
Fox Hunt Road	0.24	Sunshower Court	0.05
Frances Knight Place	0.05	Symphony Lane	0.31
French Scout Court	0.05	Talbot Court	0.05
Fripp Lane	0.12	Tamall Lane	0.05
Frontier Circle	0.46	Teakwood Drive	0.24
Gail Drive	0.17	Third Avenue	0.39
Garden Oak Drive	0.47	Thisledown Court	0.06
Good Life Lane	0.13	Thompson Court	0.22
Greenleaf Street	0.18	Toquima Trail	0.06
Grover Moore Place	0.25	Traffic Circle	0.18
Guardian Angel Avenue	0.15	Tranquil Place	0.04
Guilford Court	0.04	Treeside Place	0.06
Hamstead Court	0.05	Tuekaway Court	0.10
Harrogate Lane	0.13	Vivian Lane	0.01
Harvest Red Road	0.26	Wadsworth Lane	0.15
Haven Lane	0.03	Warren Red Way	0.12
Helleri Drive	0.09	Waters Reach Lane	0.33
Hembywood Drive	0.60	Wayland Court	0.07
Hillcrest Circle	0.14	Westbury Drive	0.31
Hollingdale Court	0.03	Whaley View Drive	0.04
Holly Park Drive	0.41	Whippoorwill Lane	0.19
Holly Villa Circle	0.60	Whisper Ridge Lane	0.07
Hollyhedge Lane	0.48	Whispering Wind Lane	0.12
Honey Tree Lane	0.14	Wickerby Court	0.07
Horton Ridge Court	0.05	Wild Flower Place	0.19
Hunters Bluff Lane	0.05	Windy Hill Lane	0.26
Independence Drive	0.08	Wood Lake Drive	0.25
Indian Brooke Drive	0.33	Wood Side Place	0.06
Indian Cross Trail	0.16	Woodskirk Lane	0.16
Indian Wood Drive	0.18	Woodmore Lane	0.01
Inlet Way	0.06	Woodvine Court	0.06
Imesbrook Court	0.04	Wyndham Way	0.12
Jeweled Crown Court	0.03	Wynview Road	0.42

Total Miles: 55.85

Certified by:

Scott J. Kaufhold
 Scott J. Kaufhold, P.E.
 Director of Engineering and Public Works

Date 7/2/14



CERTIFIED STATEMENT

(DUE BETWEEN JULY 1 & JULY 21 -- PLEASE FILL IN EVERY BLANK; IF NOT APPLICABLE, USE N/A.)

Pursuant to G.S. 136-41.1 through 136-41.3, as amended, this is to certify that the undersigned is the duly elected, qualified and acting Mayor of Indian Trail, North Carolina, and that the following statements are true and correct:

1. That there was conducted by this municipality, pursuant to law, an election for the purpose of electing municipal officials on the following date: Tuesday, November 8, 2011

(The above election date should represent the most recent date of election for this purpose.)

2. That this municipality currently imposes an ad valorem tax for the general operating expenses of the municipality, and that the current ad valorem tax rate per \$100 of valuation upon all taxable property within its corporate limits is: \$0.1850

3. That this municipality does not currently levy ad valorem taxes, but that it provides other funds for the general operating expenses of the municipality. The source(s) of these other funds are:

N/A

4. That in addition to streets comprising the State Highway System (i.e., the State Primary Highway System and extensions of the State Secondary Road System) there are, as of **July 1, 2014**, within the limits of this municipality, local streets conforming to the requirements of G.S. 136-41.1, as amended, having a length as shown in the following tabulation, all of which streets are within the corporate limits, are maintained by the municipality, open to use by the general public, and have an average width of **not less than sixteen (16) feet**. **If your municipality lies within more than one county, please make sure mileage listed by county.**

County	System	Dirt Unsurfaced	Soil, Stone, or Gravel Type Surface	Hard Surfaced	Total Miles
UNION	STREET LENGTH	0.00	0.00	55.85	55.85
	STREET LENGTH	0.00	0.00	0.00	0.00
	STREET LENGTH	0.00	0.00	0.00	0.00
Total	Local Streets	0.00	0.00	55.85	55.85

5. There are 0 miles of Local Municipal Streets that have an average width of **LESS than sixteen (16) feet**, that are not on the State Primary Highway System or State Secondary System, and do not meet the requirements of G.S. 136-41.1.

6. Corporate limits have change during the fiscal year. (check either Yes or No) Yes No

7. Total Powell Bill street mileage has changed during the period July 1, 2013 through June 30, 2014. (check Yes or No) Yes No

If Questions 6 & 7 are both NO, then no map is required to be mailed to NCDOT or attached in on-line system. The previous certified map on file with NCDOT is adequate. Only the below certification is necessary.

WITNESS my hand and official seal, this the _____ day of _____, 20____
(Date has to be on or after July 1, 2014)

ATTEST:

CLERK

MAYOR

(AFFIX MUNICIPAL SEAL)



TO: Mayor and Town Council
FROM: Joe Fivas
CC: Marsha Sutton
DATE: July 8, 2014
SUBJECT: Budget Amendments for July 8th Meeting

Please find attached budget amendments processed through June 30, 2014. Please feel free to call, email, come in or ask any questions you may have regarding these matters.

**TOWN OF INDIAN TRAIL
BUDGET TO BUDGET AMENDMENT REQUEST**

C 6/10/14

DATE: 5/30/14

DEPARTMENT: _____

Account Number	Account Description	(Transfer In / Out)	Amount
10-00-9840-980-000	Transfer to Cap. Project Fund	Transfer in	40,000.00
10-40-4920-493-000	Community Events	Transfer out	20,000.00
10-40-8130-540-000	Public Works Capital Request	Trans. out	10,000.00
10-80-6130-397-000	Dorks & Rec Contract Services	Trans. Rec	10,000.00
Approved by Council 6/10/14. Included in packet for number tracking purposes only.			

EXPLANATION:
 Reallocate budget for additional transfer to capital project fund per amended capital project ordinance # approved by council 6/10/14.

REQUESTED BY: _____

FINANCE: Masha D Sutton

TOWN MANAGER: Judy Travis

For Finance Dept Only:
 EFFECTIVE DATE: 5/30/14 JOURNAL NO. ASSIGNED: 421
 FISCAL YEAR: 2014 ENTERED: JTS
 PERIOD: 11 DATE: 6/19/14

Page 1 of 4

**TOWN OF INDIAN TRAIL
BUDGET TO BUDGET AMENDMENT REQUEST**

DATE: 6/30/14

DEPARTMENT: Various

Account Number	Account Description	(Transfer In / Out)	Amount
10-00-4120-321-000	Telephone - Admin	In	2,500
10-00-4120-311-000	Travel & Transp - Admin	Out	2,500
10-00-4120-437-000	Equip Lease Rents - Admin	In	1,500
10-00-4120-391-000	Advertising - Admin	Out	1,500
10-00-4120-449-000	Misc - Admin	In	200 ⁰⁰
10-00-4120-511-000	OFF Furn & Equip - Admin	Out	200 ⁰⁰
10-00-4130-260-000	Supplies - Finance	In	350 ⁰⁰
10-00-4130-311-000	Travel Exp - Finance	Out	350 ⁰⁰
10-00-4130-398-000	CPI Security - Finance/IT	In	50 ⁰⁰
10-00-4130-491-000	Dues & Subscription - Fin./IT	Out	50 ⁰⁰

EXPLANATION:
Year End general ledger clean up.

REQUESTED BY:

FINANCE: Musta D Sutton

TOWN MANAGER: JMM

For Finance Dept Only:

EFFECTIVE DATE: 6/20/14 JOURNAL NO. ASSIGNED: 422

FISCAL YEAR: 2014 ENTERED: AB

PERIOD: 12 DATE: 6/30/14

Page 2 of 4

**TOWN OF INDIAN TRAIL
BUDGET TO BUDGET AMENDMENT REQUEST**

DATE: 6/30/14

DEPARTMENT: Various

Account Number	Account Description	(Transfer In / Out)	Amount
10-00-4130-494-000	Bank Charges - Finance	In	2,000
10-00-4130-183-000	Health Ins - Finance	Out	2,000
10-00-4140-260-000	Supplies - Tax	In	500
10-00-4140-325-000	Postage - Tax	Out	500
10-00-5000-185-000	Unemployment Ins. - HR	In	700
10-00-5000-260-000	Supplies - HR	In	50
10-00-5000-343-000	Printer/Printer Usage - HR	In	50
10-00-5000-397-001	Employment Screening - HR	In	700
10-00-5000-450-000	Insurance/Bonding - HR	Out	1,500
10-20-4570-189-000	otr Fringe Benefits - Engineer	In	400
10-20-4570-260-000	Office Supplies - Engineer	Out	400

EXPLANATION:
Year End general ledger clean up.

REQUESTED BY: _____

FINANCE: _____

TOWN MANAGER: _____

For Finance Dept Only:
 EFFECTIVE DATE: _____ JOURNAL NO. ASSIGNED: _____
 FISCAL YEAR: _____ ENTERED: _____
 PERIOD: _____ DATE: _____

Page 3 of 4

**TOWN OF INDIAN TRAIL
BUDGET TO BUDGET AMENDMENT REQUEST**

DATE: 6/30/14

DEPARTMENT: Various

Account Number	Account Description	(Transfer In / Out)	Amount
10-30-4710-397-007	Tipping Fees - Yard Waste	In	3,200
10-30-4710-397-001	Tipping Fees - Solid Waste	Out	3,200
10-40-4260-359-000	Maint. & Repairs - Pub Wks	In	1,000
10-40-4260-397-001	Comm. Forestry - Pub Wks	In	1,000
10-40-4260-397-000	Contract Services - Pub Wks	Out	2,000
10-00-4130-511-000	IT Hardware < \$5,000 - Fin/IT	In	50 ⁰⁰
10-00-4130-570-000	IT Hardware > \$5,000 - Fin/IT	Out	50 ⁰⁰
10-40-4910-343-000	Copier/Printer Usage - Planning	In	200 ⁰⁰
10-40-4910-395-000	Staff Training - Planning	In	1,400 ⁰⁰
10-40-4910-396-000	Filing Fees - Planning	In	250 ⁰⁰
10-40-4910-260-000	Office Supplies - Planning	Out	500 ⁰⁰
10-40-4910-321-000	Telephonic - Planning	Out	900 ⁰⁰
10-40-4910-329-000	otr Comm., Internet Post	Out	450 ⁰⁰

EXPLANATION:
Year End general ledger clean up.

REQUESTED BY: _____

FINANCE: _____

TOWN MANAGER: _____

For Finance Dept Only:

EFFECTIVE DATE: _____ JOURNAL NO. ASSIGNED: _____

FISCAL YEAR: _____ ENTERED: _____

PERIOD: _____ DATE: _____

**TOWN OF INDIAN TRAIL
BUDGET TO BUDGET AMENDMENT REQUEST**

DATE: 6/30/14

DEPARTMENT: Various

Account Number	Account Description	(Transfer In / Out)	Amount
10-40-4911-260-000	Office Supplies - Code Ent.	In	200 ⁰⁰
10-40-4911-571-000	Equipment < \$5,000 - Code Ent.	Out	100 ⁰⁰
10-40-4911-212-000	Uniformed Clothing - Code Ent.	Out	100 ⁰⁰
10-40-4920-189-000	Fringe Benefits - ED	In	1,000 ⁰⁰
10-40-4920-493-014	Easter Egg Hunt - ED	In	60 ⁰⁰
10-40-4920-493-009	Events Expense - ED	In	50 ⁰⁰
10-40-4920-493-011	Sunset #1 - ED	In	250 ⁰⁰
10-40-4920-493-018	Piedmont Cult Arts - ED	Out	1,000 ⁰⁰
10-40-4920-493-019	Family Fun Day - ED	Out	360 ⁰⁰
10-80-6140-331-000	Electricity - ITCAC	In	1,000 ⁰⁰
10-80-6140-351-000	Bldg Maint/Upgrades - ITCAC	Out	1,000 ⁰⁰

EXPLANATION:
Year End general ledger clean up.

REQUESTED BY: _____

FINANCE: _____

TOWN MANAGER: _____

For Finance Dept Only:

EFFECTIVE DATE: _____ JOURNAL NO. ASSIGNED: _____

FISCAL YEAR: _____ ENTERED: _____

PERIOD: _____ DATE: _____

**TOWN OF INDIAN TRAIL
BUDGET TO BUDGET AMENDMENT REQUEST**

DATE: 6/30/14

DEPARTMENT: Parks & Rec

Account Number	Account Description	(Transfer In / Out)	Amount
10-80-6130-121-000	Salaries	In	5,350 ⁰⁰
10-80-6130-181-000	SSY Medicare	In	80 ⁰⁰
10-80-6130-182-000	Retirement	In	365 ⁰⁰
10-80-6130-183-000	Health Insurance	In	550 ⁰⁰
10-80-6130-260-000	Supplies	In	750 ⁰⁰
10-80-6130-290-000	Park Supplies	In	125 ⁰⁰
10-80-6130-551-000	Equipment < \$5,000	In	600 ⁰⁰
10-80-6130-397-000	Contract Service	Out	7,820 ⁰⁰

EXPLANATION:
Year End general ledger clean up.

REQUESTED BY:

FINANCE: Masha D Sutton

TOWN MANAGER: [Signature]

For Finance Dept Only:
 EFFECTIVE DATE: 6/30/14 JOURNAL NO. ASSIGNED: 423
 FISCAL YEAR: 2014 ENTERED: [Signature]
 PERIOD: 12 DATE: 6/30/14

**TOWN OF INDIAN TRAIL
BUDGET TO BUDGET AMENDMENT REQUEST**

DATE: 6/30/14

DEPARTMENT: Various

Account Number	Account Description	(Transfer In / Out)	Amount
10-00-4120-491-000	Dues & Subscriptions	In	2,600 ⁰⁰
10-00-4120-391-000	Advertising	Out	2,600 ⁰⁰
10-00-5000-185-000	Unemployment Insurance	In	520 ⁰⁰
10-00-5000-450-000	Insurance & Bonding	Out	520 ⁰⁰
10-40-4260-183-000	Health In	Out	20 ⁰⁰
10-40-4260-187-000	Other fringe benefits	In	20 ⁰⁰
10-80-6130-650-000	Equipment > \$5,000	Out	20,000 ⁰⁰
10-80-6130-496-003	Chestnut Park Park Ck Proj	In	20,000 ⁰⁰

EXPLANATION:
Year End Clean up

REQUESTED BY:

FINANCE: Maria D. Little

TOWN MANAGER: [Signature]

For Finance Dept Only:

EFFECTIVE DATE: 6/30/14 JOURNAL NO. ASSIGNED: 427

FISCAL YEAR: 2014 ENTERED: Q/S

PERIOD: 2 DATE: 6/30/14



Town of Indian Trail

Memo

TO: Joseph A. Fivas, Town Manager

FROM: Scott J. Kaufhold, PE, Director of Engineering & Public Works

DATE: 7/08/14

SUBJECT: Parks and Recreation Fleet Purchase, F-250

F-250 – Parks and Recreation

Funding: Parks and Recreation

Bids ranged from \$28,928.00 to \$32,954.41. The delivery times range from one week to 16 weeks.

Bid results attached.

STATE OF NORTH CAROLINA

TOWN OF INDIAN TRAIL

RESOLUTION #

RESOLUTION ACCEPTING A BID FOR THE PURCHASE OF A CREW CAB TRUCK

WHEREAS, the Town of Indian Trail followed the informal bid process in accordance with N.C.G.S. 143-131 for the purchase of a crew cab truck; and

WHEREAS, the Town of Indian Trail prepared written specifications for the acquisition of a crew cab truck; and

WHEREAS, the Town of Indian Trail received three (3) written proposals for a crew cab truck; and

WHEREAS, Asheville Ford was the lowest responsive responsible bidder;

NOW, THEREFORE, BE IT RESOLVED THAT the Town of Indian Trail Town Council accepts the offer to sell of \$28,928.00 for a F-250 crew cab truck from Asheville Ford.

Adopted this 8th day of July, 2014.

TOWN COUNCIL OF INDIAN TRAIL NORTH CAROLINA

Michael Alvarez, Mayor

Attest:

Peggy Piontek, Town Clerk



Informal Bid Opening Results

Project Title: RFP 3/4 Ton 4X4 Crew Chassis with 8' Service Body Truck (F-250)

Date: June 19, 2014, 10:00 a.m.

Bidder's of Record	Contact	Bidder Address	Bidder City/State	Confirm Receipt	Year/Make Model	Bid Amount
Capital Ford	David Andreano	5411 N. Tryon Street	Charlotte, NC	yes	n/a	No Bid
Crossroads	Chrisopher Pratt	88 Dale Jarrett Blvd.	Indian Trail, NC	yes	2015 Ford F-250	\$30,653.00
Ford Lincoln of Charlotte	Patrick Wilson	7601 South Blvd.	Charlotte, NC	yes	2015 Ford F-250	\$32,954.41
Asheville Ford	Jeff Williams	13825 Statesville Road	Asheville, NC	yes	2015, Ford F-250	\$28,928.00
Town & Country Ford	Freddy Skipper	5401 East Independence Blvd.	Charlotte, NC	yes	n/a	No Bid

Bids opened and recorded by Vicky Watts:

John For BBW



Town of Indian Trail

NOTICE AND INSTRUCTIONS TO BIDDERS

The Town of Indian Trail is seeking bids for the furnishing of a **3/4-Ton, 4x4 SD Crew Cab 8' Box 172" WB SRW Truck** as specified. This is an informal bid according to NCGS 143-131. You may email same to Vicky Watts at vbw@engineering.indiantrail.org. Bid(s) must be returned on the attached proposal sheet showing unit prices fully extended and the proposal page completed in its entirety. Bidders will be required to comply with all applicable statutes and regulations.

Equipment must meet all specifications and be the kind and type specified, or an approved equivalent. The Bids should not include any sales or usage taxes, but should reflect the actual bid price of the vehicle. The quoted price must be on the basis of delivery to Indian Trail, NC.

The Town will entertain bids for most recent and/or current model year. Bidders must submit a separate form for each type of offering with model year and style clearly defined. Should you have a "stock" (on yard in inventory) offering, please mark this proposal accordingly.

All equipment requires three (3) sets of keys, temporary tag and all pertinent paperwork upon delivery. This shall include invoice, mileage statement, certificate of origin, and completed MVR-1 form. The Town of Indian Trail is self insured for purposes of obtaining a temporary tag.

No dealer advertisement insignia is allowed on Town vehicles. Only identification is OEM plates as shipped.

All bids must include warranty terms.

All bidders must disclose known exceptions.

All bids shall include delivery time.

Complete specifications shall be included on all equipment.

Bidders must meet all of the above requirements for bid to be considered.

Bidders must indicate in writing compliance, or state exception for our acceptance. Failure to comply with this requirement may render your bid unresponsive.

Questions regarding this bid must be emailed to Vicky Watts, Engineering Contract Analyst.

The Town of Indian Trail reserves the right to reject any and all bids and to waive any informalities or technicalities as it may deem to be in its best interest.

PROPOSAL

The undersigned, as bidder, hereby declares that this proposal is made without connection with any other person, company, or parties making a similar bid or proposal, and that the proposal is in all respects fair and in good faith, without collusion or fraud.

The bidder has carefully examined the annexed form of specifications and instructions to bidders and hereby declares that he will furnish the equipment called for in the manner prescribed in the specifications and instructions to bidders as follows:

Year _____ Quantity _____

Make /Model _____

Warranty _____

Unit Price _____ Delivery Date _____

Name of Firm Submitting Proposal

Printed Name of Authorized Firm
Representative

Street Address

Signature

Mailing Address

Title

City, State, Zip Code

Email Address

Phone Number

Direct Phone Number

SPECIFICATIONS

Type: 3/4 –Ton, 4x4 SD Crew Cab 8’ Box 172” WB SRW

Model Year: 2014/2015

The specifications listed below must be considered as minimum requirements for a **3/4-Ton, 4x4 SD Crew Cab 8’ Box 172” WB SRW Truck** for the Town of Indian Trail, NC. If it is necessary to bid alternate equipment or to take exception(s) to the specifications as set forth, this must be so stated in your bid. Any reference to brand name or model is only to denote quality and does not mean that equivalent equipment will not be considered.

GENERAL:

1. Engine: 6.2 liter, 16-Valve SOHC EFI NA Flex Fuel Torque 405 ft. lbs. @ 4500 RPM
2. Transmission: TorqueShift 6-Speed Automatic, 4WD; Transmission Oil Cooler
3. Battery: Heavy Duty, 650-Ampere Maintenance Free
4. Alternator: Heavy Duty, 157 Ampere
5. GVWR: 10,000 lbs Payload Package
6. Tires: LT245/75Rx17E BSW A/S (5)
7. Wheels: 17” Argent Steel with Chrome Hub Covers
8. 172” Wheelbase
9. Power Steering
10. Power Brakes: Front and Rear, Anti-Lock
11. Tilt Steering Column
12. Shock Absorbers: Front and Rear Heavy Duty
13. Vinyl Floor Mats
14. Cargo Lamp
15. Passenger Assist Handle
16. Heavy Duty Vinyl 40/20/40 Split Bench Seat
17. Steering and Suspension: Hydraulic power-assist re-circulating ball steering 4-wheel disc, Anti-Lock brakes with front and rear vented discs; Firm ride suspension, Advance Trac w/roll Stability Control
18. Dual Airbags – Driver and Passenger, Curtain 1st and 2nd Row Overhead Airbags
19. Seatbelts – Front Height Adjustable, SecuriLock Immobilizer
20. Towing Capacity: 12,200 lbs.
21. Tires: LTR 245/75R/17E BSW On/Off Road
22. Underbody w/Crankdown Mounted Full-Size Steel Spare Wheel
23. Power Windows and Door Locks
24. Intermittent Windshield Wipers
25. Shock Absorbers: Front and Rear Heavy Duty
26. Factory Installed Air Conditioning
27. 6x9 Below Eye Level Mirrors (min)
28. 4 Doors with Tailgate
29. Class V Trailing
30. Trailer Harness, Sway Control, Brake Controller
31. Front Tow Hooks
32. Steering Wheel-Mounted Cruise Control
33. Interior Colors: Steel
34. Exterior Colors: Oxford White

OPTIONS:

1. Electronic Locking w/3.73 Axle Ratio
2. 4 x 4 Electronic-Shift-On-The-Fly
3. Trailer Brake Controller
4. Fuel Tank Capacity: 100 gallons Fuel Tank with meter and electric pump Pintle Combo Stinger
5. 24 Amber LED Light Bar and 4-Corner Strobes
6. Reese Hitch

Inspection and Acceptance

The inspection and acceptance of the vehicle will be held by the Town of Indian Trail Parks Department.

Dear Prospective Bidder:

If you determine not to submit a bid in response to this solicitation, we would very much appreciate your completing and returning this form for our records.

Reason for not submitting a bid in response to this solicitation: (please be as specific as possible)

FULL LEGAL NAME OF COMPANY: _____

ADDRESS: _____

EMAIL ADDRESS: _____

PHONE: _____ FAX: _____

NAME (PLEASE PRINT): _____

TITLE: _____

SIGNED: _____ DATE: _____

Thank you for your assistance. Please email to:

Town of Indian Trail
vbw@engineering.indiantrail.org

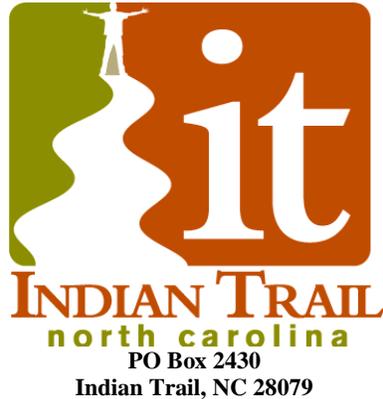


TO: Mayor and Town Council
FROM: Joe Fivas
DATE: July 8, 2014
SUBJECT: Tax Refunds greater than \$500

Please find below a list of tax refunds greater than \$500.00

1. Richards, Robert - \$882.67 refunded to taxpayer per Union County release.

If you need any clarification on any of these items, please feel free to contact Marsha Sutton at (704) 821-5401.



PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

Case: Annexation #141	
Reference Name	Valley Parkway Annexation
Applicant	Arnold and Myra Norwood
Submittal Date	May 5, 2014
Location	East side of Valley Parkway across from 1901 Valley Parkway, NC 28079
Tax Map Number	09-366-022

Summary

This is a request to voluntarily annex an 8.61 acre property (09-366-022) into the Town of Indian Trail. The Council took the following actions at its June 10, 2014 public meeting initiating the annexation process:

1. Adopted a resolution directing the Town Clerk to Investigate the Sufficiency of the Voluntary Annexation Petition; and
2. Certified the Sufficiency of the Annexation Petition; and
3. Adopted a resolution setting the public hearing to July 8, 2014.

Background and Analysis

The subject property is an undisturbed property located on the east side of Valley Parkway across from 1901 Valley Parkway, and is approximately 8.61 acres in size. The subject property is currently zoned Light Industrial by Union County. This annexation petition is being processed concurrent with a conditional zoning request- CZ2014-001 for Waste Pro USA which is requesting a conditional light industrial zoning classification. The recording of this annexation, if approved, is contingent upon the approval of the associated Conditional Zoning petition which will be heard by Council immediately following this request. A map of the subject property is provided on page two of this report.

LOCATION MAP



The following consistency findings, pursuant to NCGS § 160A-31(d) regarding voluntary annexations in North Carolina, must be made for the annexation to be valid:

The Town Council of Indian Trail finds that, pursuant to the requirements of NCGS § 160A-31(d), that the proposed Annexation Ordinance #141 petition offered by the applicants does in fact meet all requirements for a proper voluntary annexation under North Carolina law and is found to be valid in form and manner.

Staff Recommendation -Staff recommends to the Town Council the following actions:

- 1.) Receive this staff report and public testimony on this annexation.
- 2.) Make the required finding in accordance with NCGS § 160A-31(d) reading into the record the statement above; and
- 3.) Make a motion to approve/disapprove extending the corporate limits of the Town of Indian Trail to include Annexation Ordinance #141 establishing the effective date of the annexation as July 8, 2014 at 11:59 p.m.

Staff Contact

Shelley DeHart, AICP
704 821-5401
srd@planning.indiantrail.org

Attachment One: Proposed Annexation Ordinance #141

Attachment Two: Petition Application for Proposed Voluntary Annexation w/Maps

TC ATTACHMENT ONE

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF
INDIAN TRAIL, NORTH CAROLINA**

**ANNEXATION ORDINANCE #141 Voluntary annexation for one 8.61 acre parcel (more
or less) located on Valley Parkway – Union County and identified as Tax Parcel Number
09-366-022 Owned by Arnold and Myra Norwood, North Carolina**

WHEREAS, the Town Council has been petitioned pursuant to N.C.G.S. Chapter 160A, Article 4A, Part 1 to annex the area described below; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of annexation was held at the Town Civic Building at 6:30 PM on the 8th day of July, 2014, after due notice by Charlotte Observer – Union County Section; and

WHEREAS, the Town Council finds that the petition meets the requirements of G.S. 160A-31(d);

NOW, THEREFORE BE IT ORDAINED by the Town Council of the Town of Indian Trail, North Carolina that:

Section 1. By Virtue of the authority granted pursuant to N.C.G.S. Chapter 160A, Article 4A, Part 1, the following described territory is hereby annexed and made part of the Town of Indian Trail, North Carolina as of the 8th day of July, 2014 at 11:59 p.m.:

TAX PARCEL NO: 09-366-022: BEGINNING at a 1/2" existing iron rebar located at the northeast corner of the Arnold B. Norwood property as recorded in Book 344 at Page 797 in the Union County Registry. Said existing iron rebar having North Carolina State Plane Coordinates of N: 471,491.01; E: 1,512,710.31 (NAD 83).

Thence, with the eastern line of the SU Investment Corp. property (Bk. 452, Pg. 382), the Noel M. Williams property (Bk. 482, Pg. 048) and the WM Goodyear Properties, LLC property (Bk. 5592, Pg. 321) S 36-44-33 W 616.05 feet to a 1/2" existing iron rebar located at the northeast corner of the Sun Valley Business Park, Limited Partnership property (Bk. 1146, Pg. 459).

Thence, N 53-14-22 W 618.34 feet to a 1/2" existing iron rebar located in a gravel road and the center of a sixty (60) foot wide private right of way for Valley Parkway (Plat Cab. B, File 32-B).

Thence, with the center of the private right of way for Valley Parkway, N 38-30-53 E 616.64 feet to a point located at the southwest corner of the Bakers Volunteer Fire and Rescue (Bk. 4101, Pg. 058).

Thence, S 53-12-37 E crossing a 1/2" existing iron rebar at a distance of 30.08 feet for a total distance of 599.27 feet to the Point and Place of Beginning. The parcel as described contains 8.612 acres more or less, all as shown on an annexation survey plat prepared by Eagle Engineering, Inc. (Russell L. Whitehurst, PLS) and dated February 27, 2014.

Section 2. Upon and after the 8th day of July, 2014, at 11:59 p.m., the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Indian Trail, North Carolina and shall be entitled to the same privileges and benefits as other parts of the Town of Indian Trail, North Carolina. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Indian Trail, North Carolina shall cause to be recorded in the office of the Register of Deeds of Union County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Board of Elections, as required by G.S. 163-288.1.

Adopted this 8th day of July, 2014.

TOWN OF INDIAN TRAIL

BY: _____
Michael L. Alvarez, Mayor

ATTEST:

APPROVED AS TO FORM:

Peggy Piontek, Town Clerk

Keith J. Merritt, Town Attorney

TC ATTACHMENT TWO



Planning & Neighborhood Services
PO Box 2430
Indian Trail, NC 28079
Telephone (704) 825401
Fax (704) 8249045

PETITION TO REQUEST A CONTIGUOUS ANNEXATION

To the Town Council of the Town of Indian Trail, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in paragraph 2 below be annexed to the Town of Indian Trail, North Carolina.

2. The area to be annexed is contiguous to the primary limits of the Town of Indian Trail North Carolina and the boundaries of such territory are as follows:

SEE ATTACHED DESCRIPTION OF BOUNDARIES

(Copy of deed or other source containing legal description of properties requesting annexation)

NAME	ADDRESS	SIGNATURE
<u>Arnold B. Norwood</u>	<u>Valley Parkway, Union County, NC (Parcel ID: 09366022)</u>	<u>Arnold B Norwood</u>
<u>Myra Norwood</u>		<u>Myra Norwood</u>

Signature Arnold B Norwood

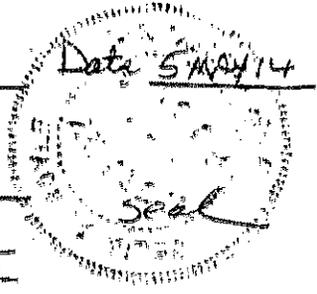
Myra Norwood

Date 5/5/14

Notary Celia A Boyle
Celia A. Boyle

Date 5/5/14

Notary expires 4/16/2015





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 July 8, 2014 Town Council Public Hearing

Case: CZ 2014-001			
Reference Name	Waste Pro USA Conditional Zoning		
Planning Board Meeting Date	March 18, 2014		
Members Present	Chair Cowan <input checked="" type="checkbox"/>	Jan Brown <input checked="" type="checkbox"/>	Vice Chair Larry Miller <input checked="" type="checkbox"/>
	Cathi Higgins <input checked="" type="checkbox"/>	Kelly D' Onofrio <input checked="" type="checkbox"/>	Robert Rollins <input type="checkbox"/>
	Alan Rosenberg <input checked="" type="checkbox"/>	Cheryl Mimy <input checked="" type="checkbox"/> Alternate 1	Steve Long <input checked="" type="checkbox"/> Alternate 2 Present not voting
	Sidney Sandy <input type="checkbox"/> Alternate 3		
Case Found Complete	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Motion	Recommend approval as conditioned to Town Council		
Member Making the Motion	Vice Chair Larry Miller		
Second the Motion	Boardmember Brown		
Vote	Unanimous 7-0		

Purpose of the Amendment: This is a request to establish a Conditional Light Industrial zoning district to support development of a solid waste contractor's office. The 8.6 acre subject property is undeveloped and located on Valley Parkway across from 1901 Valley Parkway. The proposed development features a 14,600 square foot building composed of approximately 8,400 sq. feet of office space (2-stories) and four vehicle bays. The subject property is currently within the unincorporated area of Union County. The property owners, Arnold and Myra Norwood, are processing a voluntarily annexation petition concurrent with the project.

Town Council Action: *Receive the Planning Board transmittal report and public testimony and:*

1. *Concur with the findings and transmittal of the Planning Board to*
2. *Concur with the findings and approve as modified by Council; or*
3. *Do not make the findings and disapprove the amendment.*

Background

As stated in the summary, this is a request to rezone an 8.612-acre property from a Union County Light Industrial zoning classification to a Condition Light Industrial zoning district within the Town of Indian Trail. The property owners are processing a voluntary annexation petition concurrent with the request. The intent behind this map amendment request is to develop the property for the purpose of operating a solid waste contracting company. A location map is provided below for the Valley Parkway site.

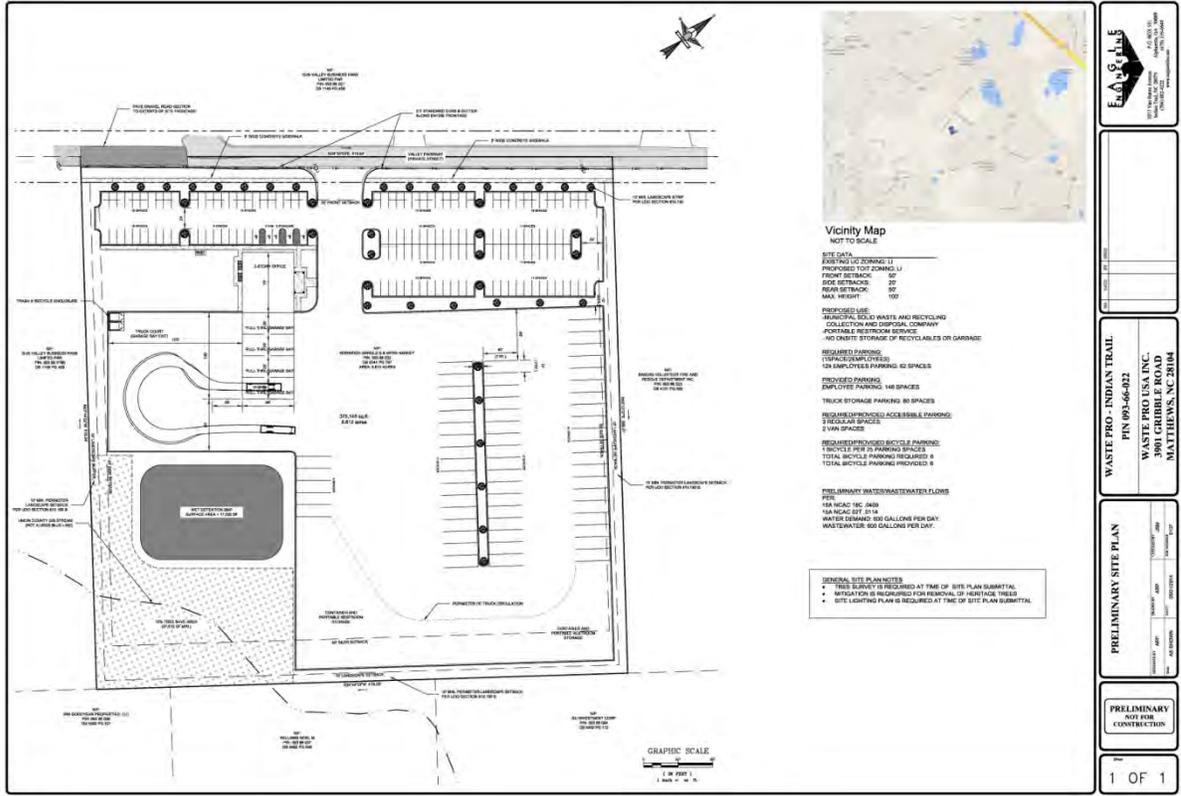
The applicant, Waste Pro USA, is a waste removal service company that is currently serving the Town of Indian Trail. This provider committed to establishing a local facility as part of the Town's service contract approved by Council in 2012. They currently utilize a leased space for their operations on Gribble Road. The general operations at Waste Pro consist of collection and disposal of solid waste and recyclables, and portable restroom service. All of their services are regulated by the North Carolina Division of Waste Management. The company is required to follow all OSHA & Department of Transportation guidelines as well. The maximum anticipated vehicle fleet for this facility is 60 trucks. The company currently has 32 employees, three are within the office, three are mechanics, and the remaining are collection drivers.



Proposed Development

The proposed development features a 14,600 square foot building composed of approximately 8,400 sq. feet of office space (2-stories) and four vehicle bays. The building is proposed to be built with a mix of material such as brick, stone, stucco and metal. The site design provides infrastructure to meet the company's plans for growth expanding its fleet to 60 collection vehicles and 124 employees. Associated outdoor storage (commercial collection bins and porta-jon units) is proposed at the rear of the property. This storage area is located adjacent to other light industrial use properties. Based on the design and proposed conditions, this project will meet or exceed the minimum development regulations of the adopted Unified Development Ordinance. The conceptual site plan is provided below and within attachment 1 of this report.

Conceptual Site Plan & Building Elevation



EA&G
 ENGINEERING & ARCHITECTURE
 3001 GRIFFIN ROAD
 MATTHEWS, NC 28104
 PHONE: 704.841.1111
 FAX: 704.841.1112
 WWW.EA&G.COM

WASTE PRO - INDIAN TRAIL
 PIN 093-66-022
WASTE PRO USA, INC.
 3001 GRIFFIN ROAD
 MATTHEWS, NC 28104

PRELIMINARY SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

1 OF 1



JAMES DAVIS & ASSOC. ENGINEERING, INC.
 2701 W. STATE STREET
 SUITE 200
 RALEIGH, NC 27601
 PHONE: 919.876.1111
 FAX: 919.876.1112
 WWW.JDAE.COM

WASTE PRO OF FLORIDA-NORTH CAROLINA DIVISION

WASTE PRO OF NORTH CAROLINA
 PIN 093-66-022
1" = 40' 0"

2-7

DATE: 08/01/11
SCALE: 1" = 40' 0"
PROJECT: WASTE PRO OF NORTH CAROLINA
CLIENT: WASTE PRO OF NORTH CAROLINA

Planning Board Meeting

This request was heard by the Indian Trail Planning Board on June 17, 2014. The Board discussed the general site layout, building material, access road, and a nearby storm water issue. Based on the discussion and deliberations, the Planning Board voted to transmit a recommendation to approve as conditioned to the Town Council and made the following required findings: The project as conditioned is consistent with the goals of the Comprehensive Plan are satisfied as follows:

- *Goal – Land Use and Housing* - The proposed conditional district provides for an appropriate light industrial land use at an appropriate location in compliance with the Rogers Village Plan thus avoiding land use conflicts.
- *Goal- Mobility and Transportation* – The proposed conditional district includes the construction of curb, gutter, and sidewalk enhancing multi-modal mobility in the area and construction of roadway improvements (turn-lane and storage) in compliance with NCDOT.
- *Goal- Economic Development*-The proposed conditional district will expand light industrial land use within the town supporting a more balanced tax base and employment opportunities.
- *Goal- Infrastructure*-The proposed conditional district will expand utilities in the area, and will evaluate stormwater needs to avoid potential impacts with adjacent properties.

The Board also found this request for the conditional zoning district is a reasonable request and is in the public interest because it promotes the goals of the adopted Comprehensive Plan in the areas of land use, mobility and transportation, economic development, and infrastructure.

Town Council Action - Based on the transmittal, public testimony, and deliberations, the Council may take one of the following actions:

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.*

Shelley DeHart, AICP
704 821-5401
srd@planning.indiantrail.org

Attachment -1- Planning Board Report
Attachment- 2 – Draft Ordinance

**TC ATTACHMENT – 1
PLANNING BOARD REPORT**



Indian Trail, North Carolina 28079
PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

Conditional Zoning Staff Report

Case: CZ 2014-001			
Reference Name	Waste Pro Facility		
Request	Proposed Zoning	Conditional Zoning-Light Industrial	
	Proposed Uses	Solid Waste Contracting Services	
Existing Site Characteristics	Existing Zoning	Union County Light Industrial	
	Existing Use	Vacant Lot	
	Site Acreage	8.6 acres	
Applicant	Waste Pro USA, LLC		
Submittal Date	May 6, 2014		
Location	Across from 1901 Valley Parkway		
Tax Map Number(s)	09-366-022		
Plan Consistency	Comprehensive Plan	Designation	Rogers Road Village
		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 Light Industrial zoning district to support development of a solid waste contractor's office. The 8.6 acre subject property is undeveloped and located on Valley Parkway across from 1901 Valley Parkway. The proposed development features a 14,600 square foot building composed of approximately 8,400 sq. feet of office space (2-stories) and four vehicle bays. The subject property is currently within the unincorporated area of Union County. The property owners, Arnold and Myra Norwood, are processing a voluntarily annexation petition concurrent with the project.

Recommendation

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

Analysis

This is a map amendment request to establish a Conditional Light Industrial Zoning District for the purpose of operating a solid waste contracting company. The applicant, Waste Pro USA, is a waste removal service company that is currently serving the Town of Indian Trail. This provider committed to establishing a local facility as part of the Town's service contract approved by Council in 2012. They currently utilize a leased space for their operations on Gribble Road.

The general operations at Waste Pro consist of collection and disposal of solid waste and recyclables, and portable restroom service. All of their services are regulated by the North Carolina Division of Waste Management. The company is required to follow all OSHA & Department of Transportation guidelines as well. The maximum anticipated vehicle fleet for this facility is 60 trucks. The company currently has 32 employees, three are within the office, three are mechanics, and the remaining are collection drivers.

Location Characteristics and Surrounding Zoning

Location Overview

The subject property is located at midblock on the southeast side of Valley Parkway. Valley Parkway is located on the south side of Old Charlotte Hwy between Wesley Chapel and Rogers Road.

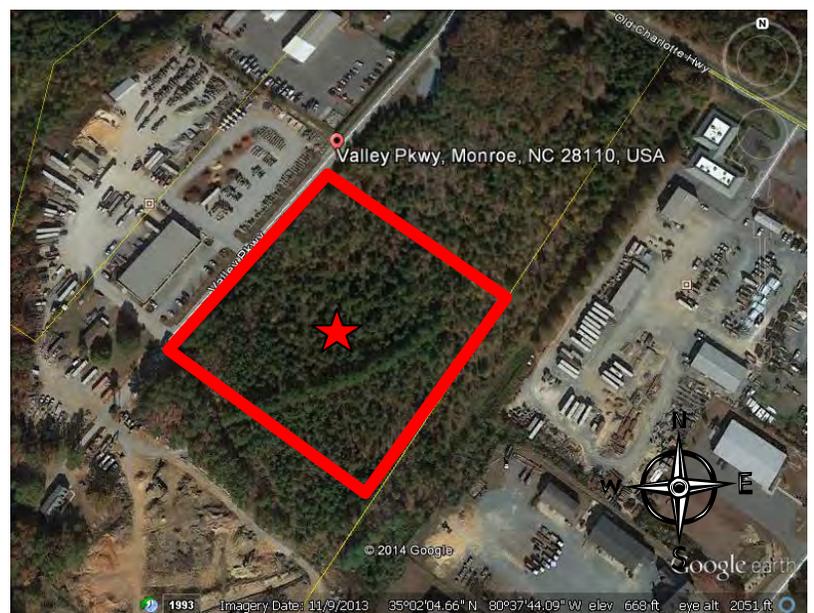
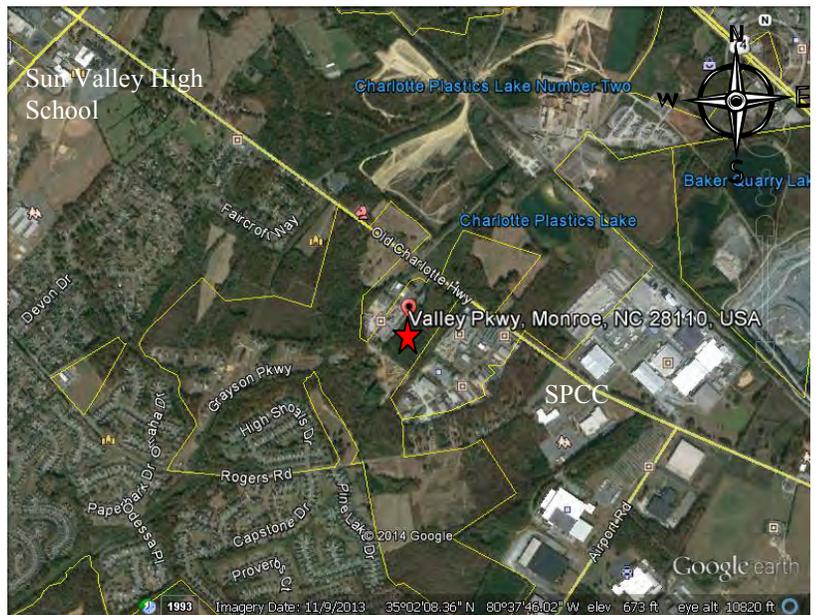
The subject property is an undeveloped 8.6 acre property currently located in the unincorporated area of the County. The property is wooded with a small stream located at the southwest corner of the property. The uses within the area are light industrial in nature. The table below identifies the adjacent land uses:

Direction	Current Use
North	Light Industrial
West	Light Industrial
South	Light Industrial
East	Emergency Services- Bakers Fire Under Construction

Area Zoning

The zoning in the area is a mix of Union County classifications and the Town of Indian Trail's zoning classifications. Page 3 provides a view of both jurisdictions' zoning maps.

The zoning directly adjacent to the subject property is light industrial for both the Town and within the unincorporated areas of Union County. Residential subdivisions can be found further to the north and west of the project area.



GoMAPS - Union County NC Public Access

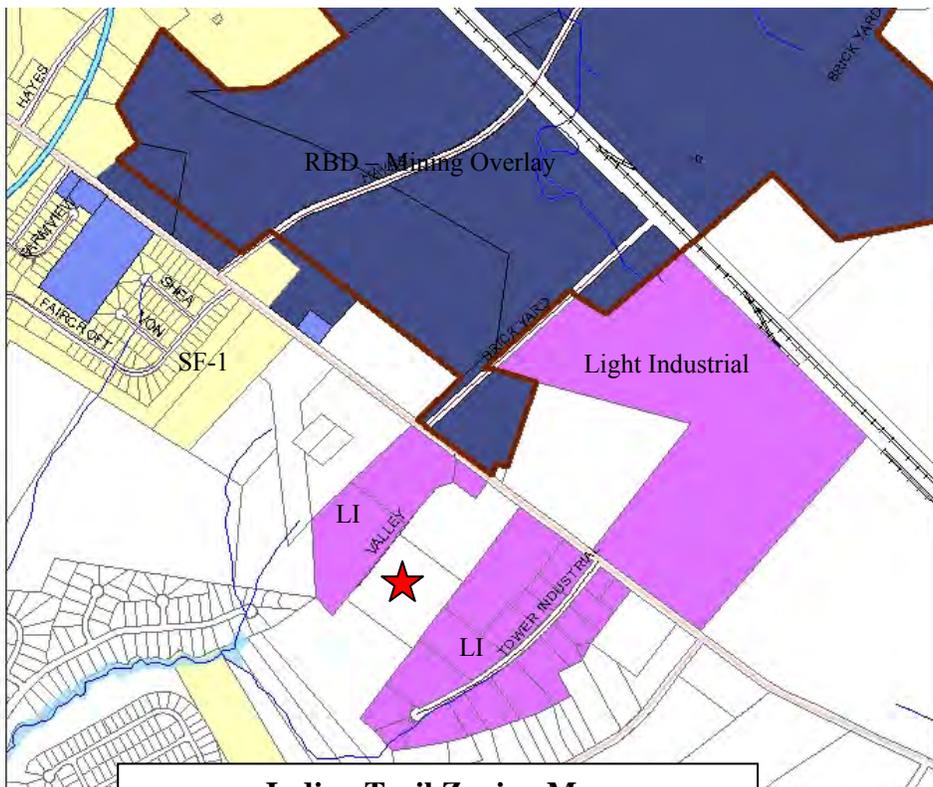


N
Wednesday,
June 11 2014

This map is prepared for the inventory of real property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping

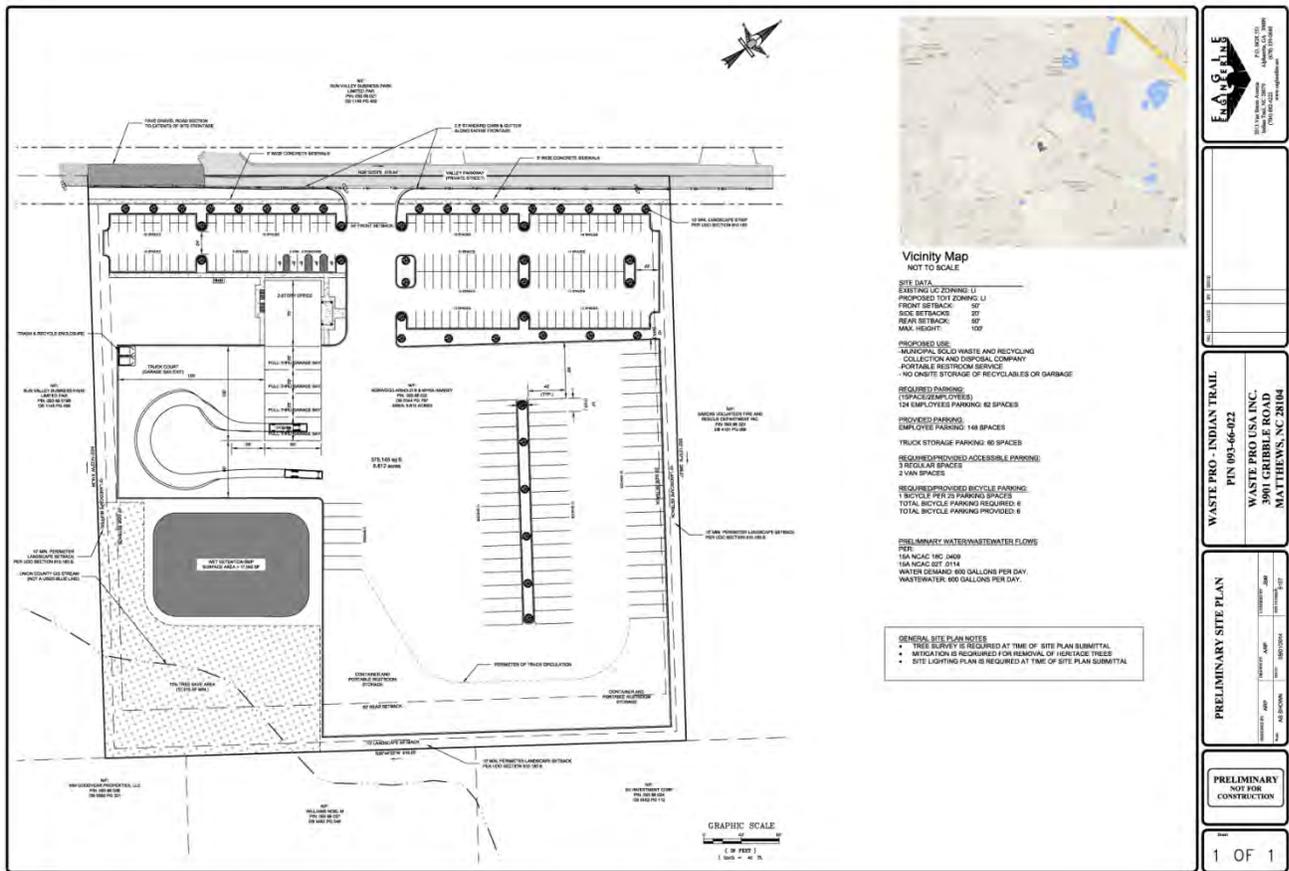
Union County Zoning Map

All dimensions in feet



Indian Trail Zoning Map

The Concept Plan provided below is a required element of the conditional rezoning application submittal.



The following will provide a brief overview of key elements of the Concept Plan (Attachment 2).

1. **Use and Site Layout:** The use is proposed as a solid waste collection service. Since their operations **do not** involve the storage and/or transfer of solid waste (waste transfer station), resource recovery facility, or compacting or shipping facility of waste material, it is best aligned with the general industrial services category of the Section 530.020 G- Use Table for the Industrial Zoning Districts.
 - a. Site access is provided on Valley Parkway which is a private road. The site is proposed to be developed with a two story -14,600 square foot building composed of approximately 8,400 sq. feet of office space and four vehicle bays.
 - b. The concept plan complies with the UDO's minimum setback requirements for the light industrial zoning district:
 - Front-yard setback- 50'
 - Side-yard setback- 20'
 - Rear-yard setback 50'
 - Max height 100'
 - b. **Parking and Circulation:** The parking requirement for the proposed use is 1 space per two employees on maximum shift plus 1 space per vehicle used in the operation of business.

Parking	Number	Required	Provided
1/per 2- employees	124 possible future	62	148
Vehicles- Trucks	60	60	60

The proposed parking exceeds the minimum parking requirements and provides additional parking for business guests. The site also complies with the accessible parking requirements (Section

1050.010) and bicycle parking requirements (Section 1030.020) of the UDO. The site plan will be required to identify heavy and light duty pavement areas.

- c. *Landscaping*: Although perimeter landscaping is proposed in compliance with Section 810.180, it will need to be enhanced to screen the parking lot in compliance with Section 810.130. This can be met with the addition of densely planted shrubs a minimum of 24-inches in height at the time of planting and planted at 3-ft. intervals. Additional requirements include:
- *Landscaping Adjacent to Building (Section 810.140)*
 - *Canopy Coverage in the Parking Lot Areas(Chapter 840)*
 - *Compliance with the Tree Preservation and Protection Chapter of the UDO (830)*
 - *Detailed landscaped plans for all required landscaped areas (front, side and rear yards)*

This will be conditioned and reviewed for compliance during the site plan review process.

- d. *Lighting*: Lighting shall be provided in compliance with Chapter 1330 within the parking lot areas and at access points to the property.
- e. *Stormwater*: The storm water infrastructure is required to comply with Town and NCDENR codes and standards.
2. *Frontage Improvements*: Village Parkway will be improved with curb, gutter, and 5-ft. wide sidewalks. Approximately 120-linear feet of roadway located at the south end of the subject property's road frontage is gravel. This roadway area is required to be paved in compliance with the Town's commercial road standards to the satisfaction of the Town Engineer.
3. *Off-site Road Improvements*: NCDOT is requiring a left turn lane with 150-feet of storage be constructed on Old Charlotte Hwy at Valley Parkway. This shall be constructed to the satisfaction of NCDOT.
4. *Architectural Design*: The structure is proposed to be constructed out of metal, EIF, brick and/or stone. Pursuant to Chapter 1320 of the UDO- all facades visible from a public or private street are required to be constructed of brick, stone, EIF, natural stone etc. The bay area façade will be required to be treated with an enhanced material. A condition of approval will be added that the structure shall meet all the requirements of Chapter 1320.

Comments from Outside Agencies

- *North Carolina Department of Transportation (NCDOT)*: NCDOT identified the need for a left-turn lane with 150 feet of storage on Old Charlotte Hwy.
- *Union County Public Works (UCPW)*: The UCPW requested a re-submittal based on comments issued by their department. An update will be provided at the meeting.
- *Union County Fire Marshall (UCFM) & Union County Inspections Office (UCIO)*: UCFM identified the possibility of a sprinkler system requirement and evaluation of fire hydrant locations. This will be evaluated at the formal submittal of construction plans. A condition has been added that the development shall be in compliance with building and fire codes to the satisfaction of the regulating agency.
- *Union County Sherriff Office (UCSO)*: No comments have been received at the time of this report. Staff will follow up and provide a report at the meeting.

Community Meetings

The applicant held two community meetings as required by UDO Section 330.020. The purpose of the meetings is to solicit 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 owners of surrounding properties within 500 feet (approx. 28 addresses), and posting one sign on the site. The first community meeting was held on site on June 2, 2014 from 1:00 p.m. to 3:00 p.m. The second community meeting was held on June 3, 2014 at the Indian Trail Civic Building from 5:30 p.m. to 7:30 p.m. The following will provide a brief summary of the Town required community meetings.

- *Daytime Meeting*: This meeting was attended by approximately 2-members of the public. Discussion at the meeting focused on the overall design and operations of the facility. The minutes can be found in Attachment 3 of this report.
- *Evening Meeting*: This meeting was attended by approximately 2-members of the public. Questions raised were technical in nature such as: will on-site re-fueling be provided, storage of trucks, traffic patterns,

storage of hazardous materials and fluids for the vehicle maintenance, security, and construction schedule. Response to these questions can be found in the minutes in Attachment 3 of this report.

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 Light Industrial Zoning District.

1. Concept Plan and Architectural Guidelines: The development shall be designed and constructed consistent with the concept site plan, conditions of approval, and in compliance with the Indian Trail UDO. The concept plan and architectural renderings shall be attached to the approval documents for CZ2014-001 and recorded at the Union County Records of Deeds office.
2. The use is restricted to general contractor operations for a solid waste collection and disposal service. Any change in use will require an amendment of the Conditional Zoning Ordinance (if approved).
3. Frontage Improvements:
 - a. The roadway frontage shall be improved with curb, gutter, and 5-ft. wide sidewalk.
 - b. The existing 120-linear feet of roadway located at south end of the subject property's road frontage (currently gravel) shall be paved in compliance with the Town's commercial roadway standards to the satisfaction of the Town Engineer.
4. Off-site Road Improvements: a left turn lane with 150-feet of storage shall be constructed on Old Charlotte Hwy at Valley Parkway to the satisfaction of NCDOT.
5. Landscaping and Tree Retention: landscaping and tree preservation shall be in compliance with Division 8- Landscaping of the UDO. A detailed landscape plan is required at time of site plan review and shall include:
 - a. Landscaping Adjacent to Building (Section 810.140)
 - b. Canopy Coverage in the Parking Lot Areas(Chapter 840)
 - c. Compliance with the Tree Preservation and Protection Chapter of the UDO (830)
6. Stormwater: The size of the proposed stormwater management facilities identified on the Concept Plan is for illustrative purposes only. The exact size will be determined with the Site Plan submittal. The storm water infrastructure is required to comply with Town and NCDENR codes and standards.
7. Architectural Design: The structure shall be constructed in compliance with Chapter 1320 – Nonresidential Design Standards of the UDO.
8. The Town Council may act to revoke the conditional zoning district designation if the applicant fails to meet the terms of the district.

Comprehensive Plan Consistency

The subject property is located within the Rogers Village Plan. This village is identified as a Suburban Mix Village within the adopted Comprehensive Plan. Future land use within this village should include “additional light industrial development along Old Charlotte Highway as infill around the existing industrial properties, since it is close to the Charlotte-Monroe Executive Airport, the CSX Railroad and existing industrial uses.” The map below represents the Rogers Village Plan as adopted in the 2013 Comprehensive Plan update.



This proposed conditional zoning action is in compliance with the adopted Comprehensive Plan.

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 – Land Use and Housing - The proposed conditional district provides for an appropriate light industrial land use at an appropriate location in compliance with the Rogers Village Plan thus avoiding land use conflicts.

Goal- Mobility and Transportation – The proposed conditional district includes the construction of curb, gutter, and sidewalk enhancing multi-modal mobility in the area and construction of roadway improvements (turn-lane and storage) in compliance with NCDOT.

Goal- Economic Development-The proposed conditional district will expand light industrial land use within the town supporting a more balanced tax base and employment opportunities.

Goal- Infrastructure-The proposed conditional district will expand utilities in the area, and will evaluate stormwater needs to avoid potential impacts with adjacent properties.

The request for this conditional zoning district is a reasonable request and is in the public interest because it promotes the goals of the adopted Comprehensive Plan in the areas of land use, mobility and transportation, economic development, and infrastructure.

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 Plans

Attachment 3 – Community Meetings Minutes

Attachment 4 –Draft Ordinance

Staff Contact

Shelley DeHart

704 821-5401

Srd@planning.indiantrail.org

PB Attachment 1
Application

R-0005201

CONDITIONAL ZONING APPLICATION

05-05-14P0151 2019



PLANNING AND NEIGHBORHOOD SERVICES

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 5-6-14

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 Valley Parkway (Private Street)

City Indian Trail State NC Zip 28079

Tax Parcel ID 093366022 Zoning Designation LI

Total Acres ~8.6 ACRES Impervious Area ~6.04 ACRES

Project Description Municipal solid waste and recycling collection & disposal company.
Site will also provide portable restroom service.

Contact Information – Applicant

Name Waste Pro USA, LLC

Address 231 Post Office Drive

City Indian Trail State NC Zip 28079

Phone 704-882-1700 Fax 704-882-2220

Email btenhaaf@wasteprousa.com

Contact Information – Property Owner

Name Arnold B. Norwood

Address 10908 Raven Rock Drive

City Raleigh State NC Zip 27614

Phone 919-847-7613 Fax _____

CONDITIONAL ZONING APPLICATION



Email

blakenorwood@nc.rr.com

Applicant's Certification

Signature [Signature] Date 5-2-14

Printed Name/Title ROBERT TEN HART - REGENT VIEW PRESIDENT

Signature of Notary Public [Signature] Date 5/2/14
Expires July 20, 2018

Notary Seal

Property Owner's Certification

Signature _____ Date _____

Printed Name/Title _____

Signature of Notary Public _____ Date _____

Notary Seal

TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: _____	
DATE RECEIVED: <u>S-6-2014</u>	AMOUNT OF FEE: <u>\$ 845</u>
RECEIVED BY: <u>KAS</u>	RECEIPT #: _____

CONDITIONAL ZONING APPLICATION



Email

blakenorwood@nc.rr.com

Applicant's Certification

Signature

[Signature]

Date

5-2-14

Printed Name/Title

ROBERT TEAL BLAKE - REGIONAL VICE PRESIDENT

Signature of Notary Public

[Signature]

Date

5/2/14

Expires July 20, 2018

Notary Seal



Property Owner's Certification

Signature

X Myra Norwood
X Arnold B Norwood

Date

5 MAY 14

MYRA NORWOOD

Printed Name/Title

ARNOLD B NORWOOD

Signature of Notary Public

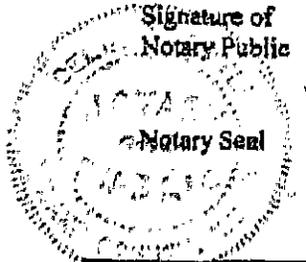
Celia A. Boyle
Celia A. Boyle

Date

5/5/14

Notary expires 4/16/2015

Notary Seal



TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: _____

DATE RECEIVED: _____

AMOUNT OF FEE: _____

RECEIVED BY: _____

RECEIPT #: _____



May 1, 2014

70-07-14430720 -070

Ms. Shelley DeHart
Director of Planning
Town of Indian Trail
130 Blythe Drive
Indian Trail, NC 28079

Re: Letter of Intent
Waste Pro Rezoning Petition
Indian Trial, North Carolina

Dear Ms. DeHart:

On behalf of our client, Waste Pro USA, Inc., it is our intent and our formal request to annex 8.612 acres of property from Union County into the Town of Indian Trail, and to rezone the property as a Light Industrial use under the Town's Unified Development Ordinance. In support of our request for a Zoning Map Amendment, included herein are an executed Conditional Zoning Application and supporting documentation.

The application proposes to change 8.612 acres from light industrial zoning in the County to a light industrial zone within the Town of Indian Trail. The existing use of the subject property is undeveloped woodland.

An application to annex the parcels, totaling 8.612 acres, within Union County into the Town of Indian Trail is running concurrently with this rezoning application. The annexation request is submitted for approval as a Voluntary Annexation Petition.

The proposed light industrial site is located on Valley Parkway (PID: 09366022) off of Old Charlotte Highway (SR 1009). The site is currently in an area consisting of other light industrial businesses. The parcel its self, consists of undeveloped, immature woods with a small drainage feature through the southeast corner of the site (non-blue line).

Atlanta
PO Box 551
Alpharetta, GA 30004
Ph 678 339 0640
Fax 678 339 0534

www.eagleonline.net

Charlotte
2013-A Van Buren Avenue
Indian Trail, NC 28079
Ph 704 882 4222
Fax 704 882 4232

Ms. Shelley DeWart

5/1/2014

Page 2

The proposed light industrial site will consist of a building that will be used as both an office for on-site employees and a vehicle maintenance garage for the vehicles that will be used for the company. Waste Pro USA, Inc is a municipal solid waste (MSW) and recycling collection and disposal company. The site will not be used to store recyclables or garbage. Additionally the site will provide portable restroom service, which includes storage and delivery of portable toilets. Stormwater detention and stormwater quality will be provided by a wet detention pond in the southern corner of the property. It is evident that long range plans for the Town have identified the proposed development area as an important component of future Town growth.

We believe this request is consistent with the long term vision of the Town of Indian Trail and we thank you for your consideration of this application. Should you have any questions or require additional information, please feel free to call at your convenience.

Sincerely,

EAGLE ENGINEERING, INC.

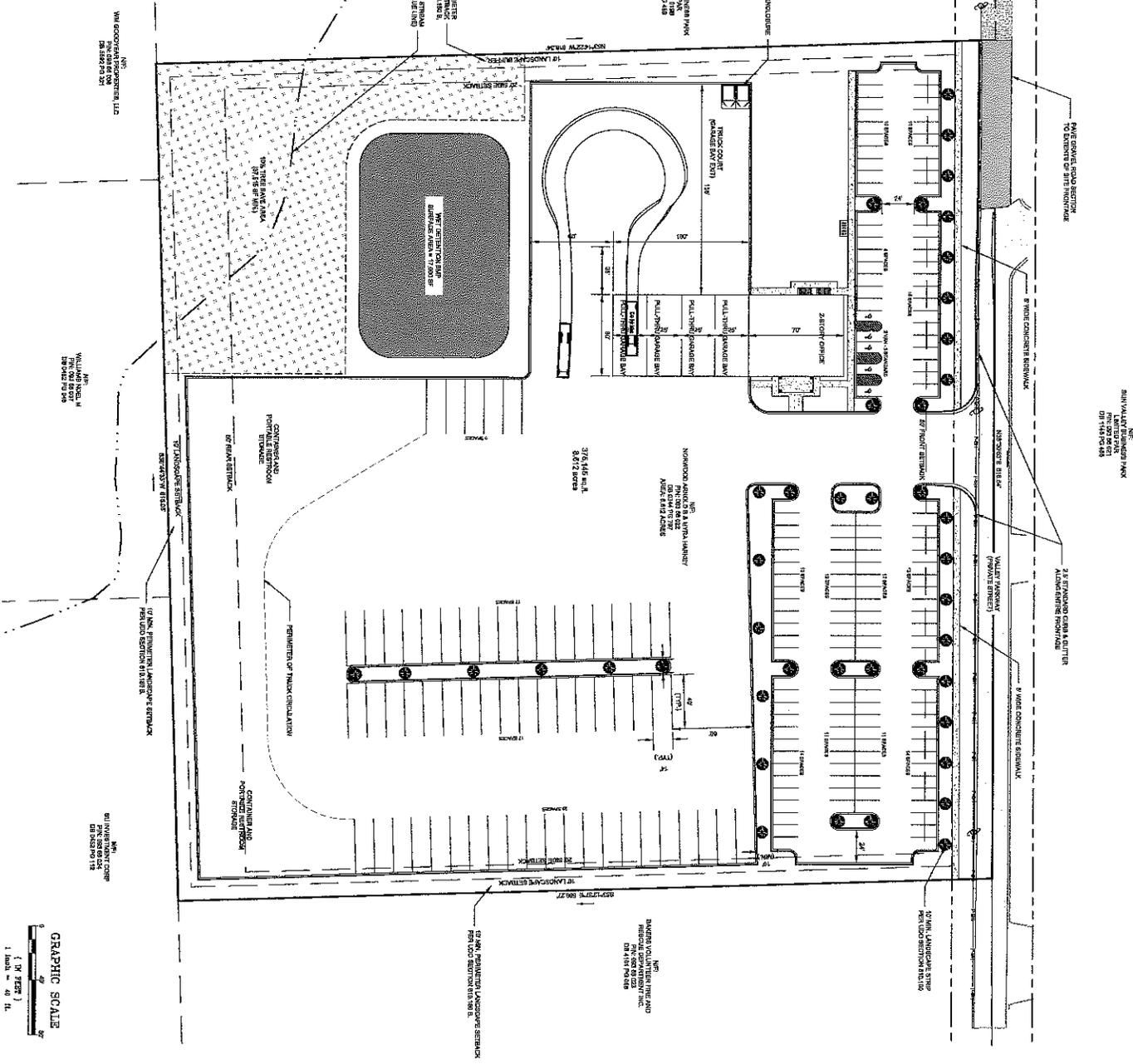
A handwritten signature in black ink, reading "Jeremia S. Murphy". The signature is written in a cursive style with a large, prominent initial "J".

Jeremia S. Murphy, P.E.
Senior Project Manager

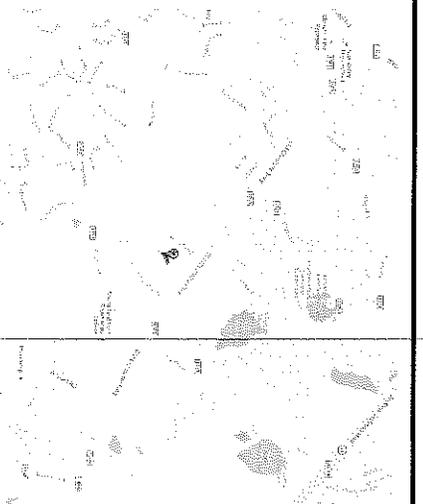
Attachments

cc:

PB Attachment 2
Concept Plan- Under Separate Cover



Proximity Map
NOT TO SCALE



SITE DATA
 SETBACKS:
 PROPOSED TOTAL ZONING: U
 FRONT SETBACK: 50'
 SIDE SETBACKS: 20'
 REAR SETBACK: 50'
 MAX. HEIGHT: 100'

PROPOSED USE:
 MUNICIPAL SOLID WASTE AND RECYCLING
 COLLECTION AND DISPOSAL COMPANY
 PORTABLE RESTROOM SERVICE
 - NO ON-SITE STORAGE OF RECYCLABLES OR GARBAGE

REQUIRED PARKING:
 (75 SPACE/2500 SQ FT)
 124 EMPLOYEE PARKING, 62 SPACES
 EMPLOYEE PARKING: 148 SPACES
 TRUCK STORAGE PARKING: 60 SPACES

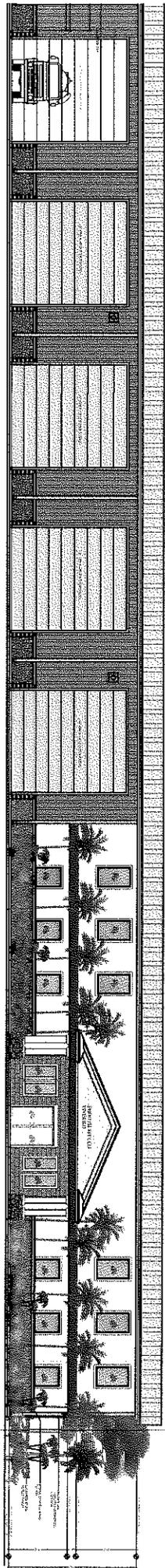
REQUIRED/PROVIDED ACCESSIBLE PARKING:
 3 REGULAR SPACES
 2 VAN SPACES

REQUIRED/PROVIDED BICYCLE PARKING:
 1 BICYCLE PER 25 PARKING SPACES
 TOTAL BICYCLE PARKING REQUIRED: 6
 TOTAL BICYCLE PARKING PROVIDED: 8

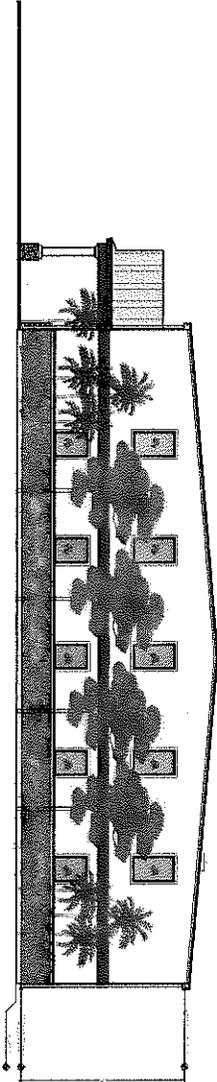
PRELIMINARY WATER/WASTEWATER FLOWS
 PER: 600 G, 100 GPD
 1500 GPD
 1500 GPD
 WATER DEMAND: 800 GALLONS PER DAY,
 WASTEWATER: 800 GALLONS PER DAY.

GENERAL SITE PLAN NOTES
 • THESE SURVEYS REQUIRED AT TIME OF SITE PLAN SUBMITTAL.
 • MITIGATION IS REQUIRED FOR REMOVAL OF HERITAGE TREES.
 • SITE LIGHTING PLAN IS REQUIRED AT TIME OF SITE PLAN SUBMITTAL.





NORTH SIDE ELEVATION



WEST SIDE ELEVATION

PB Attachment 3
Community Meeting Minutes

Community Meeting Minutes



To: Shelley DeHart (Town of Indian Trail)
From: Eagle Engineering, Inc.
CC: File
Date & Time: June 2, 2014 from 1:00pm - 3:00pm
Location: On Site (Valley Parkway, Indian Trail, NC)
Re: Waste Pro Annexation and Rezoning (Community Meeting #1)

Summary:

1. Development team gave general description of site plan and Waste Pro operations.
 - a. Current Waste Pro facilities within the Town of Indian Trail are provided from a leased property and would require significant upgrades to allow Waste Pro to continue to provide a high level of service to the Town, its current, and future customers. The Waste Pro contract to provide Town Services is partially contingent upon Waste Pro operating within the Town limits. Since the proposed parcel for expansion is currently within Union County unincorporated, a voluntary annexation into the Town of Indian Trail and conditional rezoning are being requested. Waste Pro is a Municipal Solid Waste (MSW) and recycling collection and disposal company. The site will not be used to store recyclables or garbage.
2. Shelley DeHart (Town of Indian Trail Planner) asked Mr. McComb (owner of adjacent Carolina Brick and Materials) if a maintenance agreement was in place for the existing private road (Valley Parkway). Mr. McComb said there was not currently an agreement, but that with development of parcels along Valley Parkway one would need to be drafted. Shelley suggested that the Town has a process for evaluating roads and if they meet certain criteria can be taken over for maintenance by the Town.
3. Shelley asked Waste Pro how many square feet of office space were anticipated in the proposed building. Waste Pro stated there was approximately 14,000 sf of office planned on two floors (7,000 sf downstairs & 7,000 sf upstairs).
4. Shelley asked if a truck wash was proposed as part of the facility. Waste Pro stated that they use a service that cleans/washes trucks and reclaims wash water, so there is not a truck wash proposed on site.
5. Mr. McComb asked if the site planned to use well and septic to provide water and sewer service? Waste Pro is anticipating providing extensions of Union County Public Works water and sewer to provide services to the site.

Community Meeting Minutes

6. Mr. McComb discussed his operations (sales of brick, concrete ready-mix, pavers, landscaping materials, etc...) and suggested that the Waste Pro building should be brick. The Town requires a mix of building materials including brick, stone, stucco, and fiber-cement (Hardie) siding.
7. Mr. Sheppard (nearby business owner) stated that he was not excited to have a trash company moving in across from his place of business. He runs a retail shop from the end of Valley Parkway and has customers coming and going. He was concerned about the smell and appearance of the site. Waste Pro described that their operation does not haul or store garbage or recyclables to the facility. The site is a trucking and truck maintenance facility. Building will be constructed with quality materials, site will providing setbacks, buffers, landscaping and screening in accordance with Town standards.

Community Meeting Minutes



To: Shelley DeHart (Town of Indian Trail)
From: Eagle Engineering, Inc.
CC: File
Date & Time: June 3, 2014 from 5:30pm - 7:30pm
Location: Town of Indian Trail Civic Building (100 Navajo Trail, Indian Trail, NC)
Re: Waste Pro Annexation and Rezoning (Community Meeting #2)

Summary:

1. Development team gave general description of site plan and Waste Pro operations.
 - a. Current Waste Pro facilities within the Town of Indian Trail are provided from a leased property and would require significant upgrades to allow Waste Pro to continue to provide a high level of service to the Town, its current, and future customers. The Waste Pro contract to provide Town Services is partially contingent upon Waste Pro operating within the Town limits. Since the proposed parcel for expansion is currently within Union County unincorporated, a voluntary annexation into the Town of Indian Trail and conditional rezoning are being requested. Waste Pro is a Municipal Solid Waste (MSW) and recycling collection and disposal company. The site will not be used to store recyclables or garbage.
2. Mr. Faulkenberry asked where the site is located?
 - a. The parcel is located near the end of Valley Parkway (private road) south of Old Charlotte Highway
3. Mr. Faulkenberry asked if site will be used for truck storage?
 - a. Yes, trucks will be stored in rear parking lot over night.
4. Mr. Faulkenberry asked if there would be fueling on site?
 - a. There is currently not a plan to provide re-fueling service on site.
5. Mrs. Faulkenberry asked if a fuel supply tank was added in the future, what would Town require in terms of permitting?
 - a. Adding a fuel storage tank would require plan submittals and adherence with Local and State regulations.
6. Mr. Faulkenberry asked if fencing is proposed to secure the site and trucks?
 - a. Waste Pro is considering fencing for the site.
7. Mrs. Faulkenberry asked if the site will be equipped with security cameras?
 - a. Yes, all of the Waste Pro facilities utilize security cameras.

Community Meeting Minutes

8. Mrs. Faulkenberry asked what the traffic pattern is for trucks entering/leaving the site, are "trucks entering" signs are proposed and whether improvements or turn lanes are being proposed?
 - a. Preliminary site plan was forwarded to NCDOT and a left turn lane from Old Charlotte Highway onto Valley Parkway will be required as part of site development.
9. Mrs. Faulkenberry asked if the truck servicing operations will include storage of hazardous materials (hydraulic fluids, oil, etc...)?
 - a. Yes, the maintenance shop will include proper storage of fluids and associated vehicle maintenance supplies. Storage will be in accordance with applicable regulations.
10. Mr. Faulkenberry asked what the anticipated permitting and construction schedule is?
 - a. The purchase of the property is contingent upon the successful annexation and rezoning of the property. The project is scheduled to be presented to Planning Board on June 17, 2014 and then to Town Council on July 8, 2014. Construction documents will be submitted as quickly as possible after Council approval. It is anticipated that construction will be completed in late 2014 or early 2015.
11. Mr. Faulkenberry asked if the site would contain a recycling center?
 - a. No, the site is planned as an operations and maintenance facility only. There will be no storage of recycling or trash materials on site.
12. Mrs. Faulkenberry asked if there are any heritage trees on site that will require mitigation?
 - a. A tree survey will be required as part of the construction permitting process and presence of existing heritage trees will be determined at that time. Town standards for mitigation will be followed during the design and permitting process.

COMMUNITY OPEN HOUSE MEETING #1

Waste Pro Indian Trail
CZ 2014-001

DATE: Monday, June 02, 2014
 LOCATION: On Site (Valley Parkway)
 TIME: 1:00pm - 3:00pm

Thank you for attending the community meeting for the proposed Waste Pro site. We encourage you to provide comments and opinions on this project so that we may consider them in our planning process.

The Waste Pro plan is to rezone an approximately 8.6-acre undeveloped parcel located on Valley Parkway to a CZ-Light Industrial district.

	NAME	ADDRESS	E-MAIL	PHONE
1	JEREMIA MURPHY	2013 VANBUZEL AVE INDIAN TRAIL	jmurphy@eagleonline.net	704-882-4222
2	ERIC W McCall			704-904-9708
3	Jim Shogren	1901 Valley Pkwy		704-238-8300
4	Shelley DeHart	Town of Indian Trail		
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COMMUNITY OPEN HOUSE MEETING #2

Waste Pro Indian Trail
CZ 2014-001

DATE: Tuesday, June 03, 2014
 LOCATION: Town of Indian Trail Civic Building
 TIME: 5:30pm - 7:30pm

Thank you for attending the community meeting for the proposed Waste Pro site. We encourage you to provide comments and opinions on this project so that we may consider them in our planning process.

The Waste Pro plan is to rezone an approximately 8.6-acre undeveloped parcel located on Valley Parkway to a CZ-Light Industrial district.

	NAME	ADDRESS	E-MAIL	PHONE
1	Jeremia Murph	2013 Van Buren Ave Indian Trail, NC	jmurphy@eagleonline.net	704-882-4222
2	Michael Faulkenberg	519 Picketts Cir Indian Trail, NC 28079	faulkenbergmichael@gmail.com	704-289-1055
3	Amanda Faulkenberg	519 Picketts Cir Indian Trail, NC		
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PB Attachment 4
Draft Ordinance

STATE OF NORTH CAROLINA)
)
TOWN OF INDIAN TRAIL)

ORDINANCE # **DRAFT**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF INDIAN TRAIL REZONING PARCEL 09-366-022- LOCATED ON VALLEY PARWAY- FROM UNINCORPORATED UNION COUNTY LIGHT INDUSTRIAL TO AN INDIAN TRAIL CONDITIONAL LIGHT INDUSTRIAL ZONING DISTRICT IN THE TOWN OF INDIAN TRAIL, UNION COUNTY, NORTH CAROLINA

WHEREAS, the property owners Arnold and Myra Norwood and the designated applicant – Waste Pro, USA, petitioned to rezone tax parcel 09-366-022 from Unincorporated Union County Light Industrial to an Indian Trail Conditional Light Industrial Zoning District with the intent of developing the site for use as a solid waste contractor for collection and disposal services; and

WHEREAS, this Conditional Zoning Amendment (CZ2014-001) was duly noticed in compliance with North Carolina General Statutes; and

WHEREAS, two community meetings were held on June 2nd and 3rd, 2014; and

WHEREAS, a public meeting was held by the Planning Board on June 17, 2014 to consider this conditional zoning request; and

WHEREAS, the Planning Board found the proposed map amendment **is consistent** with the following goal of the Comprehensive Plan:

Goal – Land Use and Housing - The proposed conditional district provides for an appropriate light industrial land use at an appropriate location in compliance with the Rogers Village Plan thus avoiding land use conflicts.

Goal- Mobility and Transportation – The proposed conditional district includes the construction of curb, gutter, and sidewalk enhancing multi-modal mobility in the area and construction of roadway improvements (turn-lane and storage) in compliance with NCDOT.

Goal- Economic Development-The proposed conditional district will expand light industrial land use within the town supporting a more balanced tax base and employment opportunities.

Goal- Infrastructure-The proposed conditional district will expand utilities in the area, and will evaluate stormwater needs to avoid potential impacts with adjacent properties.

WHEREAS, the request for this conditional zoning district is a reasonable request and is in the public interest because it promotes the goals of the adopted Comprehensive Plan in the areas of land use, mobility and transportation, economic development, and infrastructure.

WHEREAS, after making the draft findings the Planning Board **unanimously approved** the motion to transmit a recommendation to approve as conditioned to the Town Council; and

WHEREAS, the Town Council held a public hearing on July 8, 2014 to consider said request and recommendation of approval from the Planning Board; and

WHEREAS, the Town Council concurred with the Planning Board's consistency findings and hereby endorses said findings; 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 – Approves CZ 2014 Conditional Zoning Petition thereby granting the Zoning Map amendment to establish a Conditional Light Industrial Zoning District on parcel number 09-366-022 subject to the following conditions:

1. Concept Plan and Architectural Guidelines: The development shall be designed and constructed consistent with the concept site plan, conditions of approval, and in compliance with the Indian Trail UDO. The concept plan and architectural renderings are attached hereto as Exhibit A and shall be recorded at the Union County Records of Deeds office.
2. The use is restricted to general contractor operations for a solid waste collection and disposal service. Any change in use will require an amendment of the Conditional Zoning Ordinance (if approved).
3. Frontage Improvements:
 - a. The roadway frontage shall be improved with curb, gutter, and 5-ft. wide sidewalk.
 - b. The existing 120-linear feet of roadway located at south end of the subject property's road frontage (currently gravel) shall be paved in compliance with the Town's commercial roadway standards to the satisfaction of the Town Engineer.
4. Off-site Road Improvements: a left turn lane with 150-feet of storage shall be constructed on Old Charlotte Hwy at Valley Parkway to the satisfaction of NCDOT.
5. Landscaping and Tree Retention: the landscaping and tree preservation shall be in compliance with Division 8- Landscaping of the UDO. A detailed landscape plan is required at time of site plan review and shall include:
 - a. Landscaping Adjacent to Building (Section 810.140)
 - b. Canopy Coverage in the Parking Lot Areas(Chapter 840)
 - c. Compliance with the Tree Preservation and Protection Chapter of the UDO (830)
6. Stormwater: The size of the proposed stormwater management facilities identified on the Concept Plan is for illustrative purposes only. The exact size will be determined with the Site Plan submittal. The storm water infrastructure is required to comply with Town and NCDENR codes and standards.
7. Architectural Design: The structure shall be constructed in compliance with Chapter 1320 – Nonresidential Design Standards of the UDO.
8. The Town Council may act to revoke the conditional zoning district designation if the applicant fails to meet the terms of the district.

Section 2 – This ordinance shall be effective immediately upon adoption.

AND IT IS SO ORDAINED this 8th day of July, 2014.

TOWN OF INDIAN TRAIL COUNCIL

Attest:

Peggy Piontek, Town Clerk

Michael Alvarez, Mayor

APPROVED AS TO FORM:

TOWN ATTORNEY

TC ATTACHMENT – 2
DRAFT ORDINANCE OF APPROVAL

WHEREAS, the Town Council held a public hearing on July 8, 2014 to consider said request and recommendation of approval from the Planning Board; and

WHEREAS, the Town Council concurred with the Planning Board's consistency findings and hereby endorses said findings; 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 – Approves CZ 2014 Conditional Zoning Petition thereby granting the Zoning Map amendment to establish a Conditional Light Industrial Zoning District on parcel number 09-366-022 subject to the following conditions:

1. Concept Plan and Architectural Guidelines: The development shall be designed and constructed consistent with the concept site plan, conditions of approval, and in compliance with the Indian Trail UDO. The concept plan and architectural renderings are attached hereto as Exhibit A and shall be recorded at the Union County Records of Deeds office.
2. The use is restricted to general contractor operations for a solid waste collection and disposal service. Any change in use will require an amendment of the Conditional Zoning Ordinance (if approved).
3. Frontage Improvements:
 - a. The roadway frontage shall be improved with curb, gutter, and 5-ft. wide sidewalk.
 - b. The existing 120-linear feet of roadway located at south end of the subject property's road frontage (currently gravel) shall be paved in compliance with the Town's commercial roadway standards to the satisfaction of the Town Engineer.
4. Off-site Road Improvements: a left turn lane with 150-feet of storage shall be constructed on Old Charlotte Hwy at Valley Parkway to the satisfaction of NCDOT.
5. The development shall comply with all federal, state and local rules and regulations of the appropriate agency.
6. The site shall be served by public water and sewer as regulated by Union County Public Works.
7. Landscaping and Tree Retention: the landscaping and tree preservation shall be in compliance with Division 8- Landscaping of the UDO. A detailed landscape plan is required at time of site plan review and shall include:
 - a. Landscaping Adjacent to Building (Section 810.140)
 - b. Canopy Coverage in the Parking Lot Areas(Chapter 840)
 - c. Compliance with the Tree Preservation and Protection Chapter of the UDO (830)
8. Stormwater: The size of the proposed stormwater management facilities identified on the Concept Plan is for illustrative purposes only. The exact size will be determined with the Site Plan submittal. The storm water infrastructure is required to comply with Town and NCDENR codes and standards.
9. Architectural Design: The structure shall be constructed in compliance with Chapter 1320 – Nonresidential Design Standards of the UDO.
10. The Town Council may act to revoke the conditional zoning district designation if the applicant fails to meet the terms of the district.

Section 2 – This ordinance shall be effective on July 9, 2014 at 12:01 a.m.

AND IT IS SO ORDAINED this 8th day of July, 2014.

TOWN OF INDIAN TRAIL COUNCIL

Attest:

Peggy Piontek, Town Clerk

Michael Alvarez, Mayor

APPROVED AS TO FORM:

TOWN ATTORNEY



TO: Mayor and Town Council

FROM: Joseph A. Fivas, Town Manager

DATE: July 8th, 2014

SUBJECT: Municipal Speed Limit Ordinance

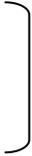
After researching our records for local legislation that set the speed limits within Indian Trail, Town staff has not been able to locate this enabling legislation. In order to ensure we have properly set speed limits, Town staff has prepared an ordinance resolution to officially set these speed limits.

The new Town ordinance resolution would set all Town streets with a speed limit of 25 miles per hour. The only exceptions to this speed limit are Faith Church Road and the future Chestnut Parkway, which would be set at 35 miles per hour. The only change this would create from the currently posted speed limits is the speed limit on Matthews-Indian Trail Road. This speed limit would be reduced from 35 miles per hour to 25 miles per hour. This reduction is due to the proximity of the new Chestnut Square Park.

Staff's Recommendation: Approval of the presented ordinance resolution.

jaf

STATE OF NORTH CAROLINA
TOWN OF INDIAN TRAIL



ORDINANCE #

**ORDINANCE REGULATING SPEED LIMITS ON STREETS MAINTAINED
BY THE TOWN OF INDIAN TRAIL**

WHEREAS, the Town Council of the Town of Indian Trail is responsible for making decisions for the safety, health and welfare of the citizens of the Town of Indian Trail; and

WHEREAS, speed limits are intended to designate a safe speed; and

WHEREAS, this ordinance is designed to allow for the enforcement of the speed limits of vehicles on the streets maintained by the Town of Indian Trail in accordance with NCGS 20-141; and

WHEREAS, all roads maintained by the Town of Indian Trail as shown on the adopted 2013/2014 Powell Bill Map are hereby declared to be set at 25 mph speed limit, with the exception of Faith Church Road and Chestnut Parkway, which is hereby declared to be set at 35 mph.

SO ORDAINED THIS 8th DAY OF JULY, 2014.

THE TOWN COUNCIL OF INDIAN TRAIL

By _____

Michael Alvarez, Mayor

Attest:

Peggy Piontek, Town Clerk



TO: Mayor and Town Council

FROM: Joseph A. Fivas, Town Manager

DATE: July 8th, 2014

SUBJECT: Law Enforcement Analysis Contract

The Town Council has selected a consultant to perform the Town's law enforcement analysis. Staff has contacted the consultant, and is waiting for a contract to be prepared by the consultant for the Town Council's review.

jaf