

**MAYOR**  
Michael L. Alvarez

**MAYOR PRO TEM**  
David L. Cohn



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

Indian Trail Town Council Meeting  
December 11, 2012  
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** **action**
4. **PRESENTATIONS**
  - a. Johnson-Hemby Insurance for joining the Business Hall of Fame plaque.
  - b. Annual Transportation Advisory Committee Report
5. **PUBLIC COMMENTS**
6. **CONSENT AGENDA** **action**
  - a. [Approval November 13, 2012 draft Minutes](#)
  - b. [Adoption of the 2013 Town Council regular meeting schedule](#)
  - c. [Annexation 134 – Oakwood Lane Parcels](#)
    - Resolution directing the Clerk to investigate Annexation Petition
    - Certificate of Sufficiency
    - Resolution fixing the date of the Public Hearing for Annexation 132
  - d. [Approval of Month End Tax Report for November](#)
7. **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.

## 8. BUSINESS ITEMS

- a. Consider approval of agreement for Wayfinding and Gateway Signage Program.
- b. Consider the establishment of a future Special Council meeting to review current Law Enforcement Agreement and to hear a presentation from UCSO.
- c. Consideration of Animal Control Ordinance – *this matter was requested by Council Member Darlene Luther*

## 9. DISCUSSION ITEMS

a.

## 10. MANAGERS REPORT

## 11. COUNCIL COMMENTS

## 12. CLOSED SESSION

action

## 13. ADJOURN

action

To speak concerning an item on the Agenda, please print your name and address on the sign up sheet on the table prior to the meeting. Each speaker will be limited to 3 minutes.  
**AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS IN PROGRESS**

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



**Town of Indian Trail**  
**Minutes of Town Council**  
**November 13, 2012**  
**Civic Building**  
**6:30 P.M.**

The following members of the governing body were present:

Mayor: Michael L. Alvarez

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

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

**CALL MEETING TO ORDER AND PLEDGE OF ALLEGIANCE**

Mayor Alvarez called the meeting to order, acknowledged and thanked the Veterans everywhere and led in the Pledge of Allegiance.

**ADDITIONS AND DELETIONS**

Mr. Fivas suggested that since we have a lengthy agenda we entertain idea of not meeting on November 27th and schedule a special meeting to go over all the infrastructure issues.

Christopher King made a motion to approve cancelling the meeting for November 27th.

Council voted unanimously in favor of the motion.

Mayor Alvarez announced that Councilman Cohn has not arrived yet.

**MOTION TO APPROVE AGENDA**

Christopher King made a motion to approve the agenda.

Council voted unanimously in favor of the motion.

**APPOINTMENT OF TRANSPORTATION ADVISORY COMMITTEE APPLICANT**

a. Michelle Simmons

Christopher King made a motion to approve the appointment of Michelle Simmons to a regular seat on the Transportation Advisory Committee.

Council voted unanimously in favor of the motion.

**PRESENTATIONS**

a. Recognition of the Town of Indian Trail Planning Board

Mayor Alvarez called up each present member of the Indian Trail Planning Board and presented them with a Certificate of Appreciation and acknowledged those that were not in attendance as well.

b. Recognition of Waste Pro

Mr. Fivas explained the challenges that were accomplished by Waste Pro and expressed his appreciation for a smooth transition of our solid waste services.

Marcus Patrick and Jennifer Herring, representatives of Waste Pro expressed their thanks to the citizens and Council for the opportunity to provide this service. They provided information about the increase in recycling town wide and the education process they conducted to the schools.

c. Presentation and acceptance of annual financial statement for period ending 6/30/2012.

Claire Meyer, a representative of Tinsley & Terry CPA advised that their firm has issued an unqualified opinion on the financial statement as of June 30, 2012. She informed Mr. Fivas and Council that the staff is extremely competent and conscientious of what they do, making her job quite easy. They have no findings to report nor were there any instances of noncompliance or budget violations, stating that the Town got the cleanest report that can be obtained.

David Waddell made a motion to approve the presentation and acceptance of annual financial statement for period ending June 30, 2012.

Council voted unanimously in favor of the motion.

## PUBLIC COMMENTS

Severin Jacobsen, 3905 Waters Reach Lane, Indian Trail, NC commented on the percentage of people who voted to approve the Parks Bond and the benefits those parks will bring.

Mayor Alvarez announced that Council Member David Cohn is now in attendance.

Art Spur, 4100 Woodcreek Court, Indian Trail, NC advised he has a recommendation for the committees and boards as it pertains to transparency. He feels they should be accurately recorded and placed on Granicus. He addressed a safety issue on Sardis Road and Highway 74 corner, expressing his concern about the dangerous corner. Mr. Spur addressed the issue of a barrier being placed across the road from Crossing Paths Park along the railroad tracks so the children can't reach them.

David Drehs, 3216 Oclub Tail, Indian Trail, NC requested 1 minute of silence for the veterans that did not make it home.

Michael Faulkenberry, 519 Pickett Circle, Indian Trail, NC congratulated all those involved in the Pro vote for the parks. He also addressed his Public Information Requests submitted on September 12th. The first one pertained to comments from a Council Member about the SBI being involved in a situation in April 2011 and the second one refers to a comment from another Council Member pertaining to a forensic psychologist observing the Council meetings for two years stating that he has not received any information on either of them, inquiring if there is no information on either event why has he not been told this.

Samantha Towns, 104 Pine Lake Drive, Indian Trail, NC commended the Indian Trail Arts & Historical Society for the excellent Cultural event that took place last month, expressing her pride that Indian Trail is moving forward with some of the negativity dying down.

## CONSENT AGENDA

- a. Approval October 9, 2012 draft Minutes
- b. Cancellation of Council Meeting for December 25, 2012
- c. Resolution to adopt the Union County North Carolina Multi-Jurisdictional Hazard Mitigation Plan **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**
- d. Budget Amendments **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**
- e. Tax refunds over \$500 **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**
- f. North Carolina Capital Management Trust Term Portfolio, moving funds currently held with them into a higher interest rate account.
- g. Approval of the contract between Union County and the Town of Indian Trail regarding the traffic enforcement deputies funded through the Governors

Highway Safety Program **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

h. Approval of Tax Report for Month End October 2012

Christopher King made a motion to approve the Consent Agenda.  
Council voted unanimously in favor of the motion.

**PUBLIC HEARINGS**

- a. Annexation 132 - Brandon Oaks A request to annex two developed properties totaling .417 acres within Brandon Oaks. Location: 8011 Fountain brook Dr and 1007 Garden Oak Dr, Indian Trail. Applicants: Singh and Cepeda.

Ms. DeHart reviewed the actions previously taken by Council on this annexation and advised this is a request by the property owners to annex their properties (identified above) into the Town of Indian Trail.

Ms. DeHart stated that the General Statutes 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 #132 petition offered by the applicant does in fact meet all the requirements for a proper voluntary annexation under North Carolina law and is found to be valid in form and manner.

Mayor Alvarez opened and closed the Public Comments portion of the hearing as no one had signed up to speak.

Robert Allen made a motion to approve the Town of Indian Trail finds that pursuant to the requirements of NCGS 160A-31(d) that the extending the corporate limits of the Town of Indian Trail to include Annexation Ordinance #132 establishing the effective date of the annexation as November 14, 2012 and that the proposed Annexation Ordinance #132 petition offered by the applicant does in fact meet all the requirements for a proper voluntary annexation under North Carolina law and is found to be valid in form and manner.

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

- b. Annexation 133 - Helmsville Road A request to annex a 23.39 acre parcel into the Town of Indian Trail. Location: Helmsville Road 07-048-016; Property Owner: Gulley

Ms. DeHart reviewed the actions previously taken by Council on this annexation and advised this is a request by the property owners to annex their properties (identified above) into the Town of Indian Trail. Ms. DeHart informed Council that NCGS 160A-31(d) applied to this annexation as well and read it into the record.

Mayor Alvarez opened and closed the public comments portion of the hearing as no one signed up to speak.

Robert Allen made a motion to approve the Town of Indian Trail finds that pursuant to the requirements of NCGS 160A-31(d) that the extending the corporate limits of the Town of Indian Trail to include Annexation Ordinance #133 establishing the effective date of the annexation as November 14, 2012 and that the proposed Annexation Ordinance #133 petition offered by the applicant does in fact meet all the requirements for a proper voluntary annexation under North Carolina law and is found to be valid in form and manner.

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

- c. CZ 2012-003 Meridian Apartment Conditional Zoning District: a request to establish a multi-family conditional zoning district on a developed 15.5 acre property known as the Meridian Apartments. Location: 1101 Flagstone Dr, Indian Trail; Applicant: S. Stephen Goodwin

Ms. DeHart advised that the applicant filed this Conditional Zoning District request in an effort to secure the density and parking space requirements of the existing development for future years. The process of establishing a Conditional Use Zoning District allows for some flexibility in development while conditioning the zoning district. It can be viewed as a "customized zoning district." This development, as authorized under the Special Use Permit, has lead to non-conforming aspects on this site in the area of parking and density. It is not unusual for developments in general to gain non-conforming status due to changes in zoning regulations over long periods of time. The concern from a property owner perspective, or investor, is if the site were to undergo a disaster that destroyed over 50 percent of the site, the site could only redevelop in compliance with ordinances in place at that time. A conditional zoning district (customized zoning district) would protect the property owner's investment.

The Planning Board heard this matter at its October 16, 2012 meeting and based on the discussion, the draft conditions are:

1. The property owner shall record a ten (10) foot wide public easement for the purpose of a greenway. The easement shall be located adjacent to the east property line of the subject property.
2. The property owner shall construct a 10-foot wide greenway path consistent with the requirements of the Carolina Thread Trail. Said greenway shall include a connection to the existing sidewalk located on Faith Church Road.
3. The property owner shall install 5 street lights adjacent to Faith Church Road. Lights shall be decorative acorn style similar to existing lights located at the developments access driveway.
4. The property owner shall explore the possibility of relocated the garbage compactor towards the east side of the development. If the unit cannot be relocated, supplemental landscaping shall be provided between the compactor and neighboring properties of the Traewyck subdivision. The applicant shall install a timer on the compactor to prevent operation during evening hours.

5. All conditions shall be met within two years of the establishment of the Conditional Zoning District. The Town Council may act to revoke the conditional zoning district designation if the applicant fails to meet the terms of the district.

Ms. DeHart informed Council that a follow-up meeting was held with the applicant's representative, the HOA President of Traewyck, an adjacent property owner in Traewyck and staff at which condition 4 was discussed, the group agreed upon the following mitigation to Condition 4:

To mitigate impacts associated with the garbage compactor, the property owner shall:

1. install a timer on the compactor to regulate hours of operations;
2. A cabinet will be constructed around the compactor hydraulic pump to aid in noise abatement.
3. The garbage compactor shall be professionally sanitized once a month during the summer months from June to September.
4. The compactor enclosure shall be maintained and repaired if needed.
5. A maximum of 25 Leland Cypress trees are to be installed on two adjacent properties: 3512 and 3508 Selway Drive within the Traewyck Subdivision as agreed by current property owners. Said trees shall be planted a minimum of 10-feet on center to create a landscape screen. Private property owners of 3512 and 3508 will maintain screening landscape material upon completion of installation by the applicant. After deliberations the Board motioned to make the following findings and transmit a recommendation to approve as conditioned:

Goal 1.3.1 Quality of Life - The proposed conditional zoning district will meet the goal of providing a diverse range of housing options in order to provide affordable living opportunities for a wide range of residents. It will also establish the first public greenway segment of the future Carolina Thread Trail providing an opportunity for public recreation within the Town.

The request for this Conditional Zoning District is a reasonable request and is in the public interest because it maintains a needed land use as identified in the Comprehensive Plan and includes improvements that benefit the general public in the area of lighting and greenway trails.

Mayor Alvarez opened the public comments portion and called Mr. Stephen Goodwin up to speak.

Stephen Goodwin advised that he represents the current owners stating they have done an outstanding job of fulfilling the conditions without any hesitation.

Robert Allen made a motion to make the required findings as read into the record and found within the attached ordinance.

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

Robert Allen made a motion to approve CZ 2012-003 establishing a Conditional Multi-Family Zoning District for the subject property including the modification of Condition 4 as presented.

Council voted unanimously in favor of the motion.

## **BUSINESS ITEMS**

- a. Discussion of First issuance of street bonds and a resolution authorizing the \$3,000,000 issuance with SunTrust Bank and the different interest rates and prepayment clauses.

Mr. Fivas advised this is a culmination of hard work by staff resulting in residents voting approval of the \$7,000,000 in street bonds which authorizes us to go and do this process. The Town Council moved forward and staff was given direction to begin looking at projects and now the process is how to take these infrastructure issues and translate into roads. This is the next step in the process, selling the bonds and moving forward on some projects.

The process we went through was to have our financial consultants assist us in putting an RFP together resulting in 3 bids on that RFP. Mr. Fivas explained the three bids received advising that we looked at 15 and 20 year options, preferring the 15 year option. The 15 year interest rate options we received were from: BB&T with a 2.56%, Carter Bank & Trust from Virginia was 2.75% and Sun Trust Bank provided us with 2 rates 1.98% (which comes with an early pay off penalty) & 2.15% would allow us to pay it off early without any penalty. Staff is recommending the Sun Trust Bank bid for 2.15%.

Mr. Waddell inquired how common is it that a municipality needs to refinance a bond debt. Mr. Fivas replied it happens occasionally when the bonds are taken at a much higher rate initially, the rates drop and the municipalities then refinance the bonds to take advantage of the lower rates.

Christopher King made a motion to approve the 2.15% interest rate from Sun Trust Bank on a 15 year note.

Council voted unanimously in favor of the motion.

Christopher King made a motion to approve Resolution of Town Council of Town of Indian Trail, North Carolina providing for the issuance of \$3,000,000 General Obligation Bond Series 2012 at 2.15%.

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

- b. Appointment a Council Representative to the four town Economic Development Partnership

Mr. Fivas provided a review of a meeting held in October with three other communities and requested to establish the Representative from our Community as the other communities have already done so.

Mr. King recommended Darlene Luther as the Representative - Council unanimously agreed.

- c. Withdraw directive to staff to investigate pricing on utilizing a private party for security consultation - *This item was requested by Council Member Waddell*

Mr. Waddell stated if Council does decide to withdraw the directive he would like the Council to utilize the Union County Sheriff's Office to do a security consultation along the same lines that was discussed in the October meeting.

David Waddell made a motion to approve withdrawing the directive to staff to investigate pricing on utilizing an outside service for security purposes. After Council discussion, Mr. Waddell withdrew his motion.

David Waddell made a motion to approve to utilize Union County Sheriff's Office for implementing any security recommendations.

Council had a discussion clarifying that the intent was to have the Sheriff's Office implement any recommendations received. Mr. Merritt advised that this item was not on the agenda and requested Council make a motion to suspend the rules to add as item 9c regarding the implementation of security measures, once done, Council Member Waddell can then make his original motion.

David Waddell made a motion to approve suspending the rules to add as item 9c discussion business item regarding implementation of security measures. Council voted unanimously in favor of the motion.

David Waddell made a motion to approve to utilize Union County Sheriff's Office services for implementation of any suggested security improvements that the Council will decide upon later. Council voted unanimously in favor of the motion.

Council took and returned from a brief break.

### **DISCUSSION ITEMS**

Mr. Merritt advised Mayor Alvarez that the Town Clerk is having some issues with the recording system and wanted the record to reflect that we are uncertain as to whether there will be any gaps in the recording.

a. Discussion of Pathway 2 Progress Initiative and Technology Park

Mr. Fivas advised there are serious conversations that need to take place and suggested we defer this to a special meeting so we can go into a lengthy discussion about it.

b. Discuss Future Wayfinding Signs Initiative

Ms. Barnhardt explained what wayfinding is and why communities have them, she provided examples of several communities. Ms. Barnhardt explained going through the process with a designer would involve developing a scope of work the Town agrees to, form a stakeholders group, perform a destination study and design production, review and finally approval. There was a discussion amongst staff and Council, topics included that it will provide sophistication to the town, important part of beautification, benefits to local businesses, opportunity for the local businesses that will be on the signs to assist with expense

and doing it in phases. By consensus Council was in favor of getting some options and a cost estimate for them to review.

c. Update on Old Monroe Road Widening

Mr. Fivas provided a brief update advising the Town Council directed staff to start preliminary environmental work. When we approach NCDOT simultaneously, they moved their project up about 18 months and put out to bid and are starting their environmental study. Staff has had conversations with NCDOT that there are professionals out there looking at the environmental issues (which the town is not paying for) along with a 25% design of the project. We need to work together with the Council and community to get the word out that we're working on this suggesting that we have the consulting group hired by NCDOT come and discuss this. Staff just wanted to update you and the residents by stating that officially the Old Monroe Road Project has begun.

d. Update on Chestnut Parkway Project

Mr. Fivas advised he has been working with engineering to come up with preliminary designs, along with permits to DENR on erosions control, which should be back in about 7-10 days which will begin the actual process of moving dirt, not only with Carolina Courts but with the Chestnut Parkway. It's well on its way and we need to explore the finer details.

e. Update on Animal Enforcement Ordinance

Mr. Fivas advised that the Public Safety Committee is working on it and is working on the financial aspects and perhaps at the December or January meeting there will be a draft for Council to review. There was a general conversation between Council and some of the Committee Members who were in the audience explaining where they were in the process, concluding with Mr. Fivas providing Council with the draft that is available for review.

f. Discuss Senior Citizen Initiative - *This item was requested by Mayor Alvarez*

Mayor Alvarez advised Senior Citizens are not getting information, they don't have internet, newspaper and is looking for suggestions on how to get this information to them. Perhaps recap the meeting in the newsletter. There's a senior center in Matthews or Monroe and he will be happy to get the information over to them.

Mr. King stated the he will be the first person to go and speak with them; he just needs to know who they are.

g. Discuss with possible action directing Public Safety Committee to begin work on a needs assessment for law enforcement - *This item was requested by Council Member Waddell*

Mr. Waddell advised that the current contract with Union County Sheriff's Office expires July 1, 2013. He has had discussions with a couple of the Council Members and feels there is probably a lot of support to improve our contract with them. We need to find out what the citizens wants/needs/expects to guide us to make the decisions on where to go later when we negotiate the contract, the sooner the better. A discussion pursued amongst Council.

David Waddell made a motion to approve directing the Public Safety Committee as they phase out of the leash law project to begin preliminary work to do overall needs assessment of law enforcement for the community and provide the Council recommendations on the level of service within the next 3-4 months after beginning.

Motion Failed 4 - 1 with Robert Allen, David Cohn, Christopher King, and Darlene Luther opposing.

- h. Discuss with possible action the autonomy of advisory committee and boards -  
*This item was requested by Council Member Waddell*

Mr. Waddell stated that he has heard some buzz about the autonomy of the committees that the committees advise Council, Council directs the staff, and he has concerns that staff is directing the committees. He would like confirmation that this is not correct.

Mr. Fivas replied unless he has examples otherwise. Mr. Waddell stated there were concerns brought up in the past and rather than bring them up again, he's worried about right now. As it stands right now we all understand that's how it works right now; the advisory committee advises the Council, the Council directs staff and the staff serves as a logistical resource for the committee to assist with some of the technical information. Mr. Fivas replied overall he views it as a collaborative partnership between all the different entities to come up with the best product for the residents.

#### **MANAGERS REPORT**

Mr. Fivas advised that approved in the 2012/2013 budget was the formation of a citizens academy to help residents have a better understanding of our community if they want to get involved so that will be forthcoming. The Christmas parade and tree lighting will be held on December 2nd. The Cultural Arts Center has been busy with free events the last week, kids and adults alike are having fun.

#### **COUNCIL COMMENTS**

Mr. Allen thanked the Veterans for the sacrifice they made and wished more people had made it out to the VFW event it was incredibly touching. If you have not witnessed the proper ceremony to retire our flag you should it will have an effect on you. We're getting some bigger things done that we can be proud of, starting to see the fruits of our labor and the sooner the better.

Mr. Waddell advised that the Consent Agenda had the approval of contract with Union County and Indian Trail for the Governments Highway Safety Grant this is a good thing which will start our traffic enforcement unit. He congratulated Mr. King and Mr. Cohn on the Parks Bond passing. Safety concerns brought up throughout the town is something we want to focus on later especially with the traffic. Veterans Day, try to understand these veterans by listening to them, especially the WWII Vets, keep it alive. He is happy about the street lights on Faith Church Road and Traewyck.

Mr. King commented that the Aldi's & QT intersection is a mess and Wesley Chapel Stouts Road is worse, agreeing with Mr. Spur. He gave Mr. Faulkenberry credit with the Stallings precinct we lost that District on the bond vote. He reminded everyone there is no meeting on the 27th; we will schedule a special meeting. He would suggest a Saturday morning, suggesting December 1st @ 9 am tentatively.

Mayor Alvarez thanked the staff for the box city presentation for schools, they worked hard and the kids enjoyed it. He advised that they were acknowledged nationally. He wished everyone a Happy Thanksgiving, suggesting we remember what the holiday is about giving peace and thanks, safe and enjoyable. He thanked the vets.

Ms. Luther thanked the vets and servicemen; she went to the event at the VFW and was glad that she went. The experience was indescribable. She is thrilled about the Parks Bond passing with 59%, it's an indication we're on the right path. She thanked everyone for praying for her daughter.

Mr. Cohn referred to movie about dog bites. He is thrilled with the Parks Bond passing and thanked everyone for their hard work.

#### **CLOSED SESSION**

Robert Allen made a motion to enter closed session NCGS 143-318.11 (a)(6) To consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer or employee.

Council voted unanimously in favor of the motion.

Robert Allen made a motion to approve coming out of closed session.  
Motion Passed 4 - 1 with David Waddell opposing.

#### **ADJOURN**

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

#### **APPROVED:**

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Michael L. Alvarez, Mayor

Attest:

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Peggy Piontek, Town Clerk

## Town of Indian Trail

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# Memo

**TO:** Indian Trail Town Council

**FROM:** Peggy Piontek Town Clerk

**DATE:** December 11, 2012

**SUBJECT:** Adoption of 2013 Town Council Meeting Schedule



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Pursuant to the Open Meetings Law, the Town Council is required to formally adopt a regular meeting schedule in December of the year prior. This matter has been placed on the Consent Agenda for formal adoption and fulfillment of our legal requirements.



2013 Council Meeting Schedule  
 All meetings start at 6:30 pm

<i><b>Month</b></i>	<b>Dates</b>			
January	8	&	22	
February	12	&	26	
March	12	&	26	
April	9	&	23	
May	14	&	28	
June	11	&	25	
July	9	&	23	tentative
August	6	&	20	tentative
September	10	&	24	
October	8	&	22	
November	12	&	26	
December	10			

**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE**  
**A PETITION (#134) RECEIVED UNDER G.S. 160A-31**

**WHEREAS**, petition requesting annexation of an area described in said petition was received on the 11th day of December, 2012, by the Town Council; and

**WHEREAS**, N.C.G.S. Chapter 160A, Article 4A, Parts 1 and 4 provide that the sufficiency of the petition shall be investigated by the Town Clerk of the Town of Indian Trail, North Carolina before further annexation proceedings may take place; and

**WHEREAS**, the Town Council of the Town of Indian Trail, North Carolina deems it advisable to proceed in response to this request for annexation;

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

The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Town Council the result of the investigation.

\_\_\_\_\_  
Michael Alvarez, Mayor

ATTEST:

\_\_\_\_\_  
Peggy Piontek, Town Clerk

# PETITION REQUESTING A CONTIGUOUS ANNEXATION

DATE: November 14, 2012

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)

07048019L and 07048019K

NAME  
(print or type)

ADDRESS

SIGNATURE

*N 7048019M*

	NAME (print or type)	ADDRESS	SIGNATURE
1.	Town of Indian Trail	PO Box 2430, Indian Trail, NC	
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

5786  
0144

FILED  
UNION COUNTY, NC  
CRYSTAL CRUMP  
REGISTER OF DEEDS

FILED Jul 27, 2012  
AT 01:24 pm  
BOOK 05786  
START PAGE 0144  
END PAGE 0151  
INSTRUMENT # 22689  
EXCISE TAX \$32.00  
SB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 32.<sup>00</sup>

Parcel Identifier No. Verified by County on the day of 20  
By: 07048019K 07048019L K7048019M N7048019M

Mail/Box to: Hamilton Stephens Steele & Martin, PLLC (GWS), 201 S. College Street, Suite 2020, Charlotte, NC 28244-2020

This instrument was prepared by: Hamilton Stephens Steele & Martin, PLLC (GWS)

Brief description for the Index: Lots 6, 7 and 60' Right of Way, Plat Cabinet H, File 508.

THIS DEED made this 27<sup>th</sup> day of July, 2012, by and between

GRANTOR	GRANTEE
TYSON REALTY, INC., a North Carolina Corporation (a 50% undivided interest), THREE STAR INVESTORS, a North Carolina limited partnership (a 25% undivided interest), TYSON CENTER, LLC, a North Carolina Limited Liability Company (a 25% undivided interest)	THE TOWN OF INDIAN TRAIL Address: Box 2430 Indian Trail, NC 28079
Address:	

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Town of Indian Trail, Vance Township, Union County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

5786  
0145

The property hereinabove described was acquired by Grantor by instrument recorded in Book 956, page 915, Book 3077, page 305, Book 5523, page 387.

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Cabinet H, File 508 (a revision of Plat Cabinet H, File 188).

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

See Exhibit B attached hereto.

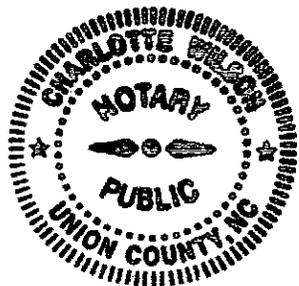
[SIGNATURES FOLLOW ON NEXT PAGES]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

TYSON REALTY, LLC

By: [Signature]  
Name: L. CARLTON TYSON  
Its: Manager PRESIDENT

[NOTARY SEAL]  
(MUST BE FULLY LEGIBLE)



STATE OF NORTH CAROLINA  
COUNTY OF UNION

I, Charlotte Wilson, a Notary Public of Union County, State of North Carolina, certify that L. Carlton Tyson (the "Signatory"), personally came before me this day and acknowledged that he is Manager of Tyson Realty, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the Company.

I certify that the Signatory personally appeared before me this day, and (check one)  
 (I have personal knowledge of the identity of the Signatory); or  
 (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one)  
\_\_\_\_\_ a driver's license or  
\_\_\_\_\_ in the form of \_\_\_\_\_); or  
\_\_\_\_\_ (a credible witness has sworn to the identity of the Signatory).

The Signatory acknowledged to me that he/she voluntarily signed the foregoing instrument for the purpose stated and in the capacity indicated.

Witness my hand and official stamp or seal this 26 day of July, 2012

Charlotte Wilson  
Notary Public

Print Name: Charlotte Wilson  
[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: 4/6/14

THREE STAR INVESTORS, LP

By: Larry L. Brittain, president  
Name: Three Star Investors LP  
Its: Manager General partner Three Star Investors LP



STATE OF North Carolina  
COUNTY OF Catawba

Victoria A Lovett, a Notary Public of Catawba County, State of North Carolina, certify that Larry L. Brittain (the "Signatory"), personally came before me this day and acknowledged that he is Manager of Three Star Investors, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the Company.

I certify that the Signatory personally appeared before me this day, and (check one)  
 (I have personal knowledge of the identity of the Signatory); or  
 (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one)  
 a driver's license or  
 in the form of \_\_\_\_\_); or  
 (a credible witness has sworn to the identity of the Signatory).

The Signatory acknowledged to me that he/sbe voluntarily signed the foregoing instrument for the purpose stated and in the capacity indicated.

Witness my hand and official stamp or seal this 24th day of July, 2012.

Victoria A. Lovett  
Notary Public

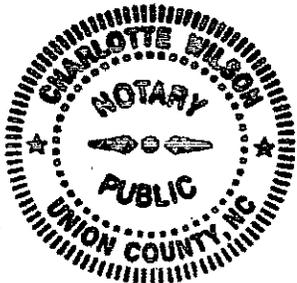
Print Name: Victoria A Lovett  
*[Note: Notary Public must sign exactly as on notary seal]*

My Commission Expires:  
**MY COMMISSION EXPIRES 7/5/2014**

TYSON CENTER, LLC

By: [Signature]  
Name: L. CARLTON TYSON  
Its: Manager

[NOTARY SEAL]  
(MUST BE FULLY LEGIBLE)



STATE OF North CAROLINA  
COUNTY OF Union

I, Charlotte Wilson, a Notary Public of Union County, State of North Carolina, certify that L. Carlton Tyson (the "Signatory"), personally came before me this day and acknowledged that he is Manager of Tyson Center, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the Company.

I certify that the Signatory personally appeared before me this day, and (check one)

(I have personal knowledge of the identity of the Signatory); or

(I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one)  a driver's license or

in the form of \_\_\_\_\_); or

(a credible witness has sworn to the identity of the Signatory).

The Signatory acknowledged to me that he/she voluntarily signed the foregoing instrument for the purpose stated and in the capacity indicated.

Witness my hand and official stamp or seal this 26 day of July, 2012

Charlotte Wilson  
Notary Public

Print Name: Charlotte Wilson  
[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: 4/6/14

EXHIBIT A

LEGAL DESCRIPTION

Lying and being in the Town of Indian Trail, Vance Township, Union County, North Carolina and being two tracts more particularly described as follows:

BEGINNING at an iron pin found in the northerly line of the Tyson Center, LLC, et al, property, now or formerly (see Deed Book 5523, Page 387) and the southeasterly corner of the Paul Samuel Hunter and Zee Hunter property, now or formerly (see Deed Book 200, Page 470); thence from said Beginning Point, along the easterly line of said Hunter property, N 17-12-34 W a distance of 161.28 feet to an iron pin found in the easterly line of said Hunter property and the southwesterly corner of the Lee A. Gravers property, now or formerly (see Deed Book 3082, Page 667); thence, along the southerly line of said Gravers property, N 85-12-25 E a distance of 345.56 feet to a point in the westerly line of the Judy B. Richardson property, now or formerly (see Deed Book 199, Page 122), passing along the way an iron pin found at 285.38 feet; thence along the westerly line of said Richardson property, S 02-40-37 E a distance of 221.18 feet to an iron pin found in the southwesterly corner of said Richardson property and the northerly line of said Tyson Center property; thence, along the northerly line of said Tyson Center property, the following two courses and distances: (1) N 82-48-18 W a distance of 60.74 feet to an iron pin found and (2) N 82-58-29 W a distance of 248.57 feet to the point and place of Beginning.

Containing 1.40 acres, more or less, all as shown as "Tract 2" on the Survey titled "ALTA/ACSM Land Title Survey of Tyson Center LLC, et al" dated June 26, 2012, last revised July 18, 2012, and signed and sealed on July 19, 2012 by Lawrence Associates (F. Donald Lawrence, NCRLS L-1290) (Job No. 2940) (the "Survey").

The foregoing description also described as all of Lots 6 and 7 shown on the plat recorded in Plat Cabinet H, File 508 in the Union County Public Registry.

TOGETHER WITH the following described right of way:

BEGINNING at an iron pin found in the southwesterly corner of the Judy B. Richardson property, now or formerly (see Deed Book 199, Page 122), and the southeasterly corner of the Tyson Realty, Inc. property, now or formerly (see Deed Book 5523, Page 387), said iron pin also having NC Grid Coordinates North: 483864.7015, East: 1517701.1901; thence, along the southerly line of said Tyson Realty property, N 82-48-18 W a distance of 60.74 feet to point; thence N 82-58-29 W a distance of 0.16 feet to an iron pin found; thence N 02-40-37 W a distance of 210.66 feet to a point; thence N 02-50-01 W a distance of 109.87 feet to a point; thence along the arc of a circular curve to the left having a radius of 252.29 feet and an arc length of 128.95 feet (chord bearing and distance: N 17-28-34 W 127.55 feet) to a point; thence S 32-11-35 E a distance of 130.50 feet to a point; thence N 57-48-25 E a distance of 31.28 feet to a point located in the westerly line of said Richardson property; thence the following three courses and distances along the westerly line of said Richardson property: (1) along the arc of a circular

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curve to the right having a radius of 312.29 and an arc length of 25.03 feet (chord bearing and distance: S 05-07-47 E 25.03 feet) to a point, (2) S 02-50-01 E a distance of 109.95 feet to a point, and (3) S 02-40-37 E a distance of: 221.18 feet to the point and place of Beginning. Containing 0.50 acres, more or less, all as shown as "Tract 3" on the Survey.

The foregoing parcel is also described as the right of way labeled "60' R/W RESERVED FOR PROPOSED FUTURE EXTENSION OF OAKWOOD LANE (PUBLIC R/W)" on the Plat recorded in Plat Cabinet H, File 508 in the Union County Public Registry.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Zoning matters affecting the property.
2. Taxes or assessments for the year 2012, and subsequent years, not yet due or payable.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by survey entitled "ALTA/ACSM LAND TITLE SURVEY OF TYSON CENTER, LLC, ET AL" by F. DONALD LAWRENCE, P.L.S., dated JUNE 26, 2012, last revised JULY 18, 2012 ("THE SURVEY").
4. Right of Way recorded in Book 3082, page 667.
5. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Cabinet H, File 508 (a revision of Plat Cabinet H, File 188).

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**PLAN APPROVAL**

THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF CHARLOTTE, NORTH CAROLINA, BY THE PLANNING DEPARTMENT ON 06/25/2013.

**PLANNING DEPARTMENT**

06/25/2013

**PLAN APPROVAL**

THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF CHARLOTTE, NORTH CAROLINA, BY THE PLANNING DEPARTMENT ON 06/25/2013.

**PLANNING DEPARTMENT**

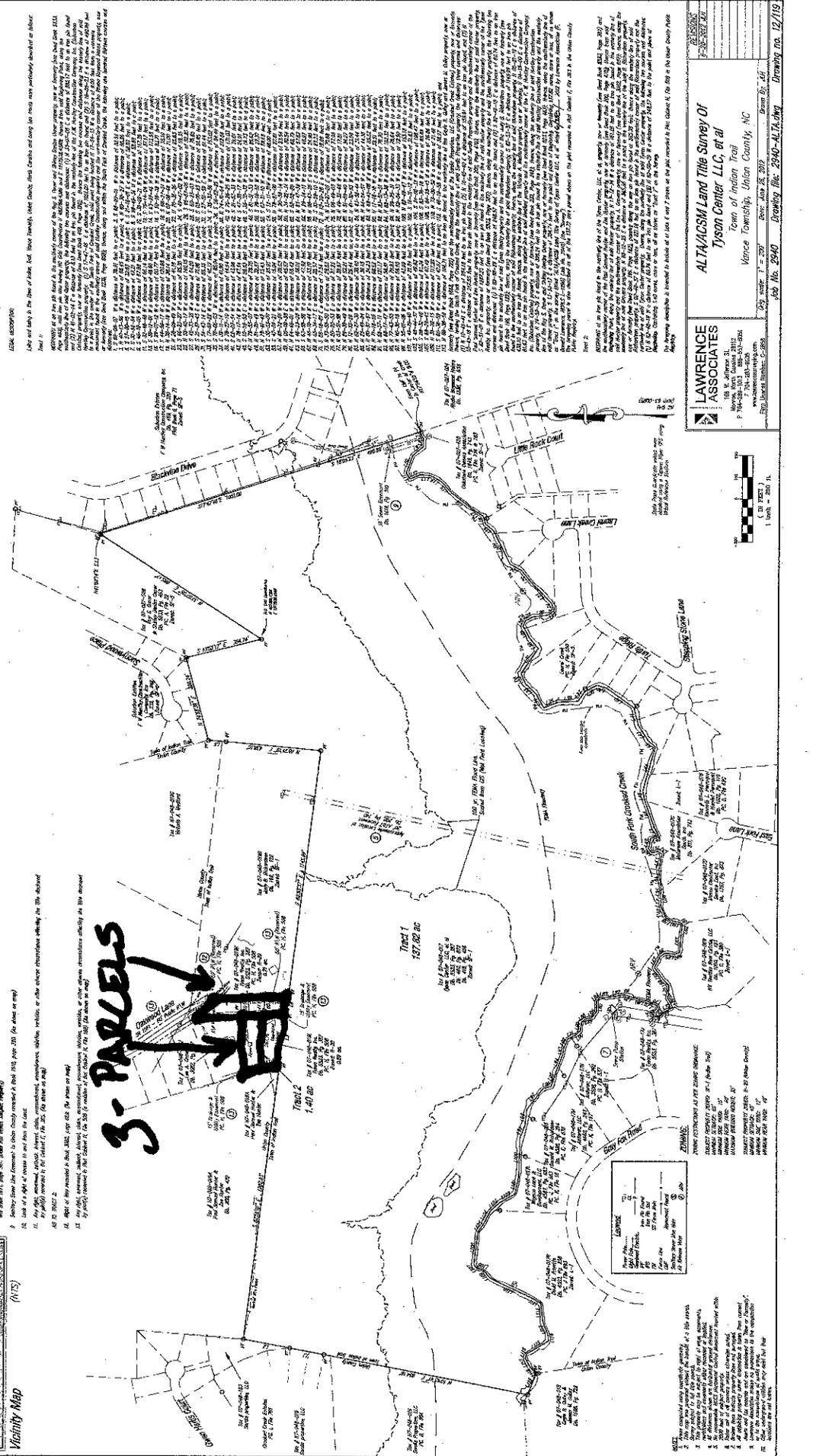
06/25/2013

**PLAN APPROVAL**

THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF CHARLOTTE, NORTH CAROLINA, BY THE PLANNING DEPARTMENT ON 06/25/2013.

**PLANNING DEPARTMENT**

06/25/2013



**3 PARCELS**

**PLAN APPROVAL**

THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF CHARLOTTE, NORTH CAROLINA, BY THE PLANNING DEPARTMENT ON 06/25/2013.

**PLANNING DEPARTMENT**

06/25/2013

**PLAN APPROVAL**

THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF CHARLOTTE, NORTH CAROLINA, BY THE PLANNING DEPARTMENT ON 06/25/2013.

**PLANNING DEPARTMENT**

06/25/2013

**PLAN APPROVAL**

THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF CHARLOTTE, NORTH CAROLINA, BY THE PLANNING DEPARTMENT ON 06/25/2013.

**PLANNING DEPARTMENT**

06/25/2013

**CERTIFICATE OF SUFFICIENCY**  
**Annexation Petition #134 Oakwood Ln**

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

I, Peggy S. Piontek, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Indian Trail, North Carolina, this the 11th day of December, 2012.

---

Peggy S. Piontek, Town Clerk

# PETITION REQUESTING A CONTIGUOUS ANNEXATION

DATE: November 14, 2012

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)

07048019L and 07048019K

NAME  
(print or type)

ADDRESS

SIGNATURE

*N 7048019M*

	NAME (print or type)	ADDRESS	SIGNATURE
1.	Town of Indian Trail	PO Box 2430, Indian Trail, NC	
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

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FILED  
UNION COUNTY, NC  
CRYSTAL CRUMP  
REGISTER OF DEEDS

FILED Jul 27, 2012  
AT 01:24 pm  
BOOK 05786  
START PAGE 0144  
END PAGE 0151  
INSTRUMENT # 22689  
EXCISE TAX \$32.00  
SB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 32.<sup>00</sup>

Parcel Identifier No. Verified by County on the day of 20  
By: 07048019K 07048019L K7048019M N7048019M

Mail/Box to: Hamilton Stephens Steele & Martin, PLLC (GWS), 201 S. College Street, Suite 2020, Charlotte, NC 28244-2020

This instrument was prepared by: Hamilton Stephens Steele & Martin, PLLC (GWS)

Brief description for the Index: Lots 6, 7 and 60' Right of Way, Plat Cabinet H, File 508.

THIS DEED made this 27<sup>th</sup> day of July, 2012, by and between

GRANTOR	GRANTEE
TYSON REALTY, INC., a North Carolina Corporation (a 50% undivided interest), THREE STAR INVESTORS, a North Carolina limited partnership (a 25% undivided interest), TYSON CENTER, LLC, a North Carolina Limited Liability Company (a 25% undivided interest)	THE TOWN OF INDIAN TRAIL Address: Box 2430 Indian Trail, NC 28079
Address:	

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Town of Indian Trail, Vance Township, Union County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 956, page 915, Book 3077, page 305, Book 5523, page 387.

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Cabinet H, File 508 (a revision of Plat Cabinet H, File 188).

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

See Exhibit B attached hereto.

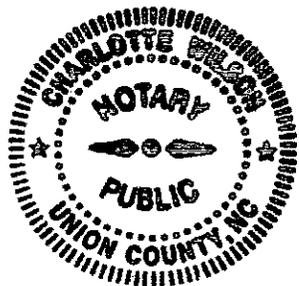
[SIGNATURES FOLLOW ON NEXT PAGES]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

TYSON REALTY, LLC

By: [Signature]  
Name: L. CARLTON TYSON  
Its: ~~Manager~~ PRESIDENT

[NOTARY SEAL]  
(MUST BE FULLY LEGIBLE)



STATE OF NORTH CAROLINA  
COUNTY OF UNION

I, Charlotte Wilson, a Notary Public of Union County, State of North Carolina, certify that L. Carlton Tyson (the "Signatory"), personally came before me this day and acknowledged that he is Manager of Tyson Realty, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the Company.

I certify that the Signatory personally appeared before me this day, and (check one)

(I have personal knowledge of the identity of the Signatory); or

(I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one)

a driver's license or

in the form of \_\_\_\_\_); or

(a credible witness has sworn to the identity of the Signatory).

The Signatory acknowledged to me that he/she voluntarily signed the foregoing instrument for the purpose stated and in the capacity indicated.

Witness my hand and official stamp or seal this 26 day of July, 2012

Charlotte Wilson  
Notary Public

Print Name: Charlotte Wilson  
[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: 4/6/14

THREE STAR INVESTORS, LP

By: Larry L. Brittain, president  
Name: Three Star Investors LP  
Its: Manager General partner Three Star Investors LP



STATE OF North Carolina  
COUNTY OF Catawba

Victoria A Lovett, a Notary Public of Catawba County, State of North Carolina, certify that Larry L. Brittain (the "Signatory"), personally came before me this day and acknowledged that he is Manager of Three Star Investors, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the Company.

I certify that the Signatory personally appeared before me this day, and (check one)  
 (I have personal knowledge of the identity of the Signatory); or  
 (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one)  
 a driver's license or  
 in the form of \_\_\_\_\_); or  
 (a credible witness has sworn to the identity of the Signatory).

The Signatory acknowledged to me that he/sbe voluntarily signed the foregoing instrument for the purpose stated and in the capacity indicated.

Witness my hand and official stamp or seal this 24th day of July, 2012.

Victoria A. Lovett  
Notary Public

Print Name: Victoria A Lovett  
*[Note: Notary Public must sign exactly as on notary seal]*

My Commission Expires:  
**MY COMMISSION EXPIRES 7/5/2014**

TYSON CENTER, LLC

By: [Signature]  
Name: L. CARLTON TYSON  
Its: Manager

[NOTARY SEAL]  
(MUST BE FULLY LEGIBLE)



STATE OF North CAROLINA  
COUNTY OF Union

I, Charlotte Wilson, a Notary Public of Union County, State of North Carolina, certify that L. Carlton Tyson (the "Signatory"), personally came before me this day and acknowledged that he is Manager of Tyson Center, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the Company.

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Witness my hand and official stamp or seal this 26 day of July, 2012

Charlotte Wilson  
Notary Public

Print Name: Charlotte Wilson  
[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: 4/6/14

EXHIBIT A

LEGAL DESCRIPTION

Lying and being in the Town of Indian Trail, Vance Township, Union County, North Carolina and being two tracts more particularly described as follows:

BEGINNING at an iron pin found in the northerly line of the Tyson Center, LLC, et al, property, now or formerly (see Deed Book 5523, Page 387) and the southeasterly corner of the Paul Samuel Hunter and Zee Hunter property, now or formerly (see Deed Book 200, Page 470); thence from said Beginning Point, along the easterly line of said Hunter property, N 17-12-34 W a distance of 161.28 feet to an iron pin found in the easterly line of said Hunter property and the southwesterly corner of the Lee A. Gravers property, now or formerly (see Deed Book 3082, Page 667); thence, along the southerly line of said Gravers property, N 85-12-25 E a distance of 345.56 feet to a point in the westerly line of the Judy B. Richardson property, now or formerly (see Deed Book 199, Page 122), passing along the way an iron pin found at 285.38 feet; thence along the westerly line of said Richardson property, S 02-40-37 E a distance of 221.18 feet to an iron pin found in the southwesterly corner of said Richardson property and the northerly line of said Tyson Center property; thence, along the northerly line of said Tyson Center property, the following two courses and distances: (1) N 82-48-18 W a distance of 60.74 feet to an iron pin found and (2) N 82-58-29 W a distance of 248.57 feet to the point and place of Beginning.

Containing 1.40 acres, more or less, all as shown as "Tract 2" on the Survey titled "ALTA/ACSM Land Title Survey of Tyson Center LLC, et al" dated June 26, 2012, last revised July 18, 2012, and signed and sealed on July 19, 2012 by Lawrence Associates (F. Donald Lawrence, NCRLS L-1290) (Job No. 2940) (the "Survey").

The foregoing description also described as all of Lots 6 and 7 shown on the plat recorded in Plat Cabinet H, File 508 in the Union County Public Registry.

TOGETHER WITH the following described right of way:

BEGINNING at an iron pin found in the southwesterly corner of the Judy B. Richardson property, now or formerly (see Deed Book 199, Page 122), and the southeasterly corner of the Tyson Realty, Inc. property, now or formerly (see Deed Book 5523, Page 387), said iron pin also having NC Grid Coordinates North: 483864.7015, East: 1517701.1901; thence, along the southerly line of said Tyson Realty property, N 82-48-18 W a distance of 60.74 feet to point; thence N 82-58-29 W a distance of 0.16 feet to an iron pin found; thence N 02-40-37 W a distance of 210.66 feet to a point; thence N 02-50-01 W a distance of 109.87 feet to a point; thence along the arc of a circular curve to the left having a radius of 252.29 feet and an arc length of 128.95 feet (chord bearing and distance: N 17-28-34 W 127.55 feet) to a point; thence S 32-11-35 E a distance of 130.50 feet to a point; thence N 57-48-25 E a distance of 31.28 feet to a point located in the westerly line of said Richardson property; thence the following three courses and distances along the westerly line of said Richardson property: (1) along the arc of a circular

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curve to the right having a radius of 312.29 and an arc length of 25.03 feet (chord bearing and distance: S 05-07-47 E 25.03 feet) to a point, (2) S 02-50-01 E a distance of 109.95 feet to a point, and (3) S 02-40-37 E a distance of: 221.18 feet to the point and place of Beginning. Containing 0.50 acres, more or less, all as shown as "Tract 3" on the Survey.

The foregoing parcel is also described as the right of way labeled "60' R/W RESERVED FOR PROPOSED FUTURE EXTENSION OF OAKWOOD LANE (PUBLIC R/W)" on the Plat recorded in Plat Cabinet H, File 508 in the Union County Public Registry.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Zoning matters affecting the property.
2. Taxes or assessments for the year 2012, and subsequent years, not yet due or payable.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by survey entitled "ALTA/ACSM LAND TITLE SURVEY OF TYSON CENTER, LLC, ET AL" by F. DONALD LAWRENCE, P.L.S., dated JUNE 26, 2012, last revised JULY 18, 2012 ("THE SURVEY").
4. Right of Way recorded in Book 3082, page 667.
5. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Cabinet H, File 508 (a revision of Plat Cabinet H, File 188).



**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION  
OF ANNEXATION #134 PURSUANT TO G.S. 160A-31**

**WHEREAS**, petition requesting annexation of the areas described herein have been received; and

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

**WHEREAS**, certification by the Town Clerk as to the sufficiency of the petition has been made;

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at Town of Indian Trail Civic Building at 6:30 P.M. on the 8<sup>th</sup> day of January, 2013.

Section 2. The area proposed for annexation is described as follows:

**See Attached Metes and Bounds- Annexation 134**

Section 3. Notice of the public hearing shall be published in a newspaper having general circulation in the Town of Indian Trail, North Carolina, at least ten (10) days prior to the date of the public hearing.

\_\_\_\_\_  
Michael L. Alvarez, Mayor

ATTEST:

\_\_\_\_\_  
Peggy Piontek, Town Clerk

ANNEXATION 134

EXHIBIT A

LEGAL DESCRIPTION

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The foregoing description also described as all of Lots 6 and 7 shown on the plat recorded in Plat Cabinet H, File 508 in the Union County Public Registry.

TOGETHER WITH the following described right of way:

BEGINNING at an iron pin found in the southwesterly corner of the Judy B. Richardson property, now or formerly (see Deed Book 199, Page 122), and the southeasterly corner of the Tyson Realty, Inc. property, now or formerly (see Deed Book 5523, Page 387), said iron pin also having NC Grid Coordinates North: 483864.7015, East: 1517701.1901; thence, along the southerly line of said Tyson Realty property, N 82-48-18 W a distance of 60.74 feet to point; thence N 82-58-29 W a distance of 0.16 feet to an iron pin found; thence N 02-40-37 W a distance of 210.66 feet to a point; thence N 02-50-01 W a distance of 109.87 feet to a point; thence along the arc of a circular curve to the left having a radius of 252.29 feet and an arc length of 128.95 feet (chord bearing and distance: N 17-28-34 W 127.55 feet) to a point; thence S 32-11-35 E a distance of 130.50 feet to a point; thence N 57-48-25 E a distance of 31.28 feet to a point located in the westerly line of said Richardson property; thence the following three courses and distances along the westerly line of said Richardson property: (1) along the arc of a circular

5786  
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curve to the right having a radius of 312.29 and an arc length of 25.03 feet (chord bearing and distance: S 05-07-47 E 25.03 feet) to a point, (2) S 02-50-01 E a distance of 109.95 feet to a point, and (3) S 02-40-37 E a distance of: 221.18 feet to the point and place of Beginning. Containing 0.50 acres, more or less, all as shown as "Tract 3" on the Survey.

The foregoing parcel is also described as the right of way labeled "60' R/W RESERVED FOR PROPOSED FUTURE EXTENSION OF OAKWOOD LANE (PUBLIC R/W)" on the Plat recorded in Plat Cabinet H, File 508 in the Union County Public Registry.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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 TOWN OF UNION  
 PLANNING DEPARTMENT  
 MAY 15, 2013

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 PLANNING DEPARTMENT  
 MAY 15, 2013

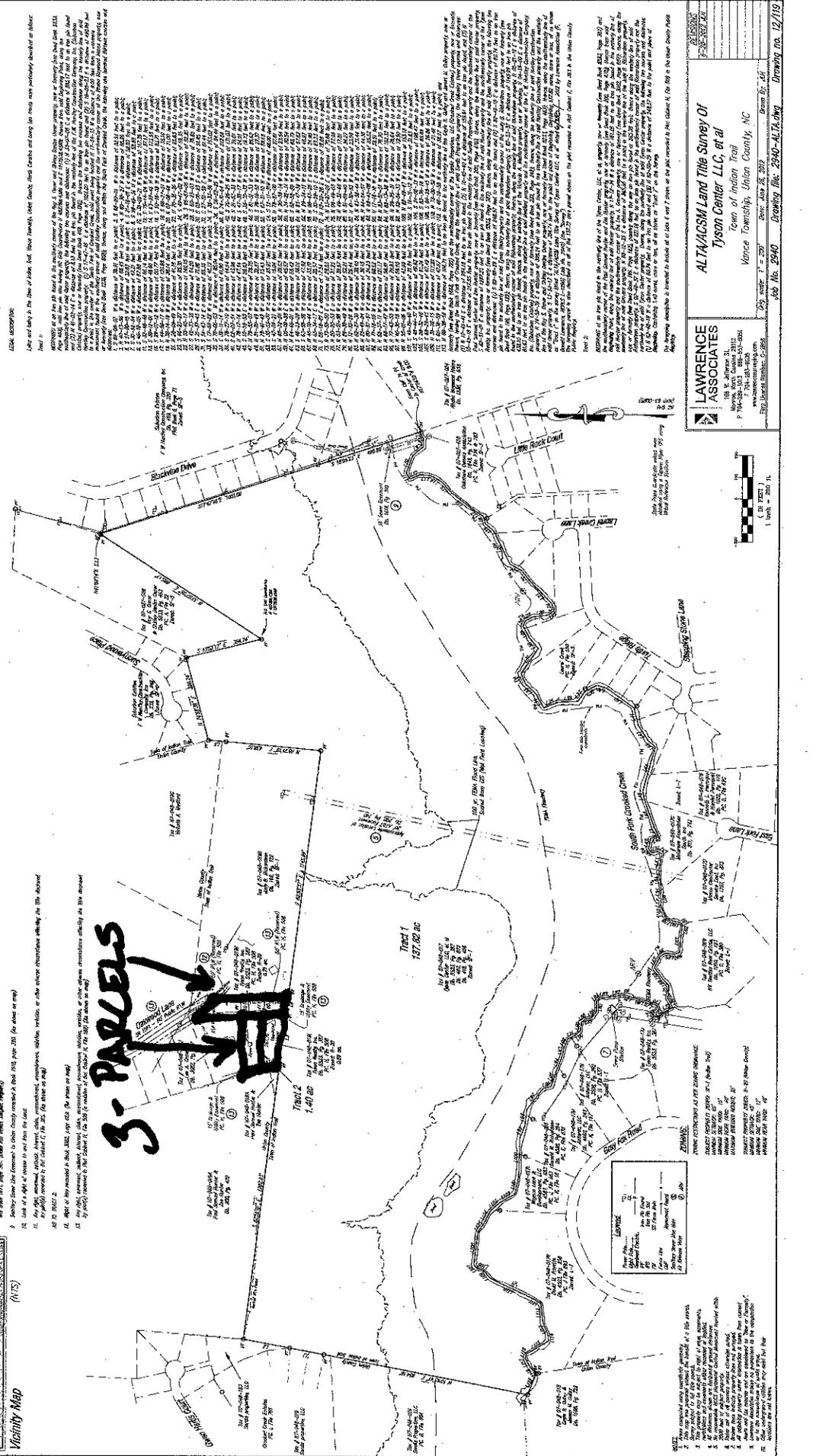
**PLAN APPROVED**  
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**3 PARCELS**

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 MAY 15, 2013



**TO:** Mayor and Town Council

**FROM:** Janice Cook, Tax Collector

**DATE:** December 11, 2012

**SUBJECT: Month end November 2012**

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According to G.S. 105-350 (7), it is the duty of the Tax Collector to submit to the governing body at each of its regular meetings a report of the amount he has collected on each year's taxes with which he is charged, the amount remaining uncollected, and the steps he is taking to encourage or enforce payment of uncollected taxes.

The tax department has billed	\$6,976,303.70
Collected	- \$4,311,331.04
Penalty	\$ 6,929.86
Uncollected balance	\$2,671,902.52

Collection rate for 2012: 61.24%



**TO:** Mayor and Town Council

**FROM:** Rebecca Carter, Public Information Officer

**DATE:** December 11, 2012

**SUBJECT:** Town of Indian Trail Wayfinding and Gateway Signage Program

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The Town of Indian Trail currently has no formal wayfinding program that effectively invites, informs and directs residents and visitors to locations and attractions throughout the Town. The development of a Town-wide wayfinding program will provide guidance and implementation plans for directional and informational signage throughout the Town bringing uniformity and cohesiveness to Town destinations, branding the Town's image and creating a unique Town identity.

At the direction of Council, staff contacted design firms specializing in wayfinding and gateway signage design. After researching several different design firms, we interviewed the top two candidates and had them prepare proposals for review. Based on those proposals staff would like to recommend Buzz Bizzell with Bizzell Design, Inc. to handle this project based on the following:

- Cost – Staff found the proposed project fee to be reasonable and adequate for the scope of work requested.
- Experience – Mr. Bizzell has over 20 years of experience in the design industry and has a proven track record for producing obtainable solutions for municipalities.
- Creativity in design – Mr. Bizzell's previous projects have produced award-winning signage programs capturing the spirit of the community while creating a unique identity.

Staff recommendation: Staff recommends the approval of the Town of Indian Trail Wayfinding and Gateway Signage Program Agreement. Staff will provide Agreement before the Council Meeting.

# Town of Indian Trail Wayfinding and Gateway Signage Program

WE DESIGN OBTAINABLE  
REAL-LIFE SOLUTIONS THAT  
FOCUS ON

BRAND / IDENTITY,  
WAYFINDING SIGNAGE, GATEWAYS,  
RETAIL STORE FRONTS, PARKING  
AND CLASSIC STREETSCAPE  
ELEMENTS OF STYLE.

THE RESULTS CREATE  
A GENUINE SENSE OF PLACE  
AND MEMORABLE IDENTITY.



WAYFINDING PROGRAMS

BRAND / IDENTITY

URBAN IDEAS

[BIZZELLDISIGN.COM](http://BIZZELLDISIGN.COM)

November 27, 2012



**BIZZELLDISIGN**

P.O. Box 1809  
DAVIDSON, NC 28036  
VOICE (704) 651-3528  
BUZZ.BIZZELL@GMAIL.COM

Rebecca Carter  
Public Information Officer & Events Coordinator  
Town of Indian Trail, NC  
P.O. Box 2430 ( 130 Blythe Drive )  
Indian Trail, NC 28079

RE: Town of Indian Trail Wayfinding and Gateway Signage Program

Dear Rebecca,

It was great to meet with you last week and discussing the potential we have by working together to create a strong identity for Indian Trail by developing an effective and creative signage program.

As you have seen by reviewing our work, we have a unique way of combining information, architecture and graphic design that actually captures the spirit of a town. This is an easy job when all roads lead to a classic downtown area, but more challenging when a town is made up of a group of neighborhood centers ( districts ) as you have in Indian Trail. My goal will be to develop a positive way to express exactly that!

I am confident that we can achieve an initial mapping strategy with a few extraordinary design concepts in as little as five meetings. Once the design direction is set, we will then begin the process of NCDOT approval and budget for production and installation. Nearly every town we work with plans several phases of production spreading the cost through two to three years. If we can agree to begin the design process, my first assignment would be to personally travel through each Indian Trail district and research and photograph identifiable features.

We would review this information during our first group meeting in December.

Please review the attached proposal. Please feel free to call me to discuss.

Thank you for the opportunity,

Sincerely

HL Bizzell, SECD  
President, Bizzell Design, Inc.

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WAYFINDING PROGRAMS  
BRAND / IDENTITY  
URBAN IDEAS

## Statement of Qualifications: **Bizzell Design, Inc**

**“Bizzell has built a successful design career on brilliant and creative ideas focusing on quality projects and hands on design application.”**

**Sam Frowine, author of *Lifeblood*, a guide to building business equity and consultant to privately held business owners.**

Signage is what has given Bizzell Design the reputation of an industry leader. Our ability to blend construction methods, materials and graphic design into beautiful sculptural elements helps you to create “instant” image and brand identity. With all of our projects, we are very careful to research theme, history, study the architecture and create a graphic language that adds to the character of the streetscape. We are experts at wayfinding and create detailed maps that guide visitors to area features and amenities.

We understand the powerful effect a well planned streetscape can have. We think beyond the sticks and bricks and provide architectural elements that flow into street furniture, lighting and signage to create a sense of place.

The scope of our services include:

- Brand & Identity
- Signage & Wayfinding Programs
- Streetscape & Storefront Design
- Entryway, Gateway & Monuments
- Lighting - Sculpture
- Branded Mixed Use Communities
- Themed Commercial Environments

Years in Business: 21

Key employee: Harry L. Bizzell, Designer

We provide design services for an average of 14 projects per year.

Current work load includes four municipal projects, a landmark historic restoration and Great Wolf Lodge

Bizzell is considered to be an expert in the field of signage design and civic wayfinding. Many of his concepts and designs establish market trends.

## Statement of Qualifications: **Bizzell Design, Inc**

### **Bizzell Design is currently working on four civic projects:**

#### **Mooreville, NC Wayfinding, Town Gateway, Logo & Communications**

We led a Chamber/EDC task force ( Project Splash) with the mission of consolidating the town and its civic agencies identity. Our firm re-designed the Town logo and adapted the designs to communication documents, civic vehicles, police cars and uniforms. We also created a comprehensive wayfinding program that has been approved by NCDOT and is under contract for fabrication and installation.

“Bizzell’s involvement on the Project Splash team helped move us forward from ideas to reality. He always comes to the table prepared with innovative ideas and obtainable solutions”

Chris Carney, Mooreville Town Council

Contact: Mr. Tim Brown, ASLA, Director of Town Planning for the Town of Mooreville  
( 704 ) 799-8019 / P.O. Box 878 / Mooreville, NC 28115 / email: [tbrown@ci.mooreville.nc.us](mailto:tbrown@ci.mooreville.nc.us)

#### **Salisbury, NC Wayfinding, Parking**

Working with Salisbury Tourism and Town planning we designed a complete wayfinding program. These designs are unique because they feature historic photographs on each sign. This encourages visitors to visit many of the historic homes on a walking tour. These signs are tied in with a creative parking sign program. All designs, mapping and working drawings have been produced. We are awaiting NCDOT approval.

Contact: Mr. Joe Morris, Planning Director for the City of Salisbury, NC  
( 704) 638-2113 / 217 S. Main Street / Salisbury, NC 28144 / email [Jmorr@salisburync.gov](mailto:Jmorr@salisburync.gov)

#### **Walterboro, SC Wayfinding, Town Gateway, Parking**

As a part of a planning team creating an enhanced and improved corridor system from I-95 to downtown, we have designed initial gateway signage and wayfinding signs that reflect the distinct characteristics of the town. The gateway signage has been contracted, we are awaiting street improvements before we produce the wayfinding signage.

#### **Town of Davidson, NC Wayfinding, Town Gateway, Logo & Communications**

Our firm has produced ongoing designs for both private and civic signage. We have just completed designs for the College’s Main Street Shop which includes signage, exterior building designs and coordinated awnings on five buildings. We are currently designing signage and identity for a gas station/ cafe to blend with the historic setting and link the towns unique image. It is a unique opportunity when retail business teams with a town to share its identity. We have also created a very unique wayfinding and parking program for the down. The designs are complete and under contract for fabrication and installation by early November.

In addition, our firm created a design rationale for their newly designed logo, strengthened the design and applied it to town communications materials and websites.

“Bizzell understands what makes a Main Street environment successful. Within a few short weeks he brought our town identity to life, applying designs to signage, websites and banners”

Kim Flemming, Downtown Davidson Economic Development

Contact: Ms. Kim Fleming, Downtown Economic Development for Davidson, NC  
( 704) 892-7592 / 216 S. Main Street / Davidson, NC 28036 / email: [kflemming@ci.davidson.nc.us](mailto:kflemming@ci.davidson.nc.us)

## Experience / Relevant Projects:

### City of Lynchburg Virginia ( Historic Riverfront )

The hilly landscape of Lynchburg creates natural barriers and disconnected traffic patterns within the historic downtown area. Our goal was to develop connectivity to the city's cultural and historical points of interest and lead visitors to a newly revitalized river front district. Our initial studies suggested changing some one way streets, and moving traffic through more scenic streets.

"This was one of the finest presentations made to city council, very well planned and organized"  
Hudson H.Cary III, Lynchburg City Council

### Cuyahoga Falls, Ohio ( Riverfront )

In an effort to revitalize the downtown area, the city of Cuyahoga Falls contracted Bizzell Design to design a new city identity program that included gateway signage and wayfinding through the central business district. Planning meetings with city officials and merchants have resulted in a positive partnership between the largest downtown merchant, Sheraton Hotels and the city in efforts in creating an "urban resort" atmosphere with signage linking parks, nature trails and hotel sponsored attractions. Additional project assignments included giant murals for the city's parking garages and identity for the aquatic center. **Bizzell Design also created the new slogan for the city. " The city that celebrates its riverfront heritage"**

### Farmville, Virginia ( Historic )

This typical small Virginia town has the distinct advantage of a classic University located within the historic downtown. Our goal was to create a blended University/Town identity and wayfinding program that would highlight historic sites along the Appomattox River. "Gateways" to the town feature large murals of the historic buildings to establish the town's visual position early on.

### Ft. Belvoir, Washington, DC ( Historic ) Award Winning

This ten thousand acre Army base beside Mt. Vernon, on the Potomac River is home to over fifty thousand service men and women that work at the Pentagon and in the DC area. A unique program is taking place to better base housing. Several Neo-Traditional neighborhoods are being built on base along with a unique "Main Street" area where the traditional PX would supply service people. Our firm created custom cast aluminum light pole and fixture designs using a stars and stripes design. In addition we developed whimsical signage for the new "Main Street" shops.

### Matthews, NC

The initial project for the Town of Matthews began with a wayfinding program. Our scope of work was expanded to the development of trendy district names, creating memorable names for civic buildings, creation of a town wide park and recreation signage program, landscape enhancements and decorative fountain for Town Hall and a master plan study to develop a distinctive look for a "Community Arts District". All of the designs will link to form a strong identity for the town.

"Buzz and his creative designs were exactly what we were looking for. He has been flexible as our project continues to expand and we meet our Wayfinding expectations."

Contact: Annette Prevette Keller, Communications Director Town of Matthews  
(704) 847-4411 ext 230 / 232 Matthews Station Street Matthews, NC 28105 / [aprivettekeller@matthewsnc.gov](mailto:aprivettekeller@matthewsnc.gov)

## Profile of the Principal Designer

**Harry L. Bizzell III ( Buzz )**  
**Signage & Wayfinding Design Consultant**

**Professional Affiliates: Society of Environmental Graphic Designers, Industrial Design Society of America, International Downtown Association, Congress for the New Urbanism ( an NC Chapter Founding Member )**

**Experience:**  
**1989 to Present, Bizzell Design, Inc. Davidson, NC**  
**President / Creative Director**

With thirty years of professional design and manufacturing experience, Bizzell leads this highly specialized consulting firm working with town planners, economic development groups, land planners, architects and real estate developers. His knowledge and practical experience in sign ordinances and codes, architectural design, graphic communication and allows him to bridge the creative process, presenting designs and solutions that mutually benefit project developers, retail merchants, and town planners. His organized, total approach has made him a key partner in some of the area's most successful real estate developments. In 1995 he began creating identity and signage concepts for Neo-Traditional communities. This new concept in housing blends both residential and commercial architecture, signage and streetscape elements into a coordinated environment. This science creates market position and is referred to as "Place Making ". With much of this work being presented to town planners, Bizzell's " placemaking " work has naturally progressed to consulting and designing signage and wayfinding programs for Cities and Towns.

Bizzell has also experienced success in the design of outdoor clothing, furniture, luggage and lighting. In 1998 he created "Beyond this Battlefield" a bronze and granite Veterans Memorial that illustrates the words of an inspirational poem he also wrote. In 2000 he designed the "Crown of Life" one of the nations largest limestone sculptures, he personally supervised the work in Verona, Italy. In 1994 created the initial design concepts for the Carolina Panthers monuments for Georgia Granite, the contractor.

**May 1978 - December 1988 Naturecraft Corporation, Charlotte, NC**  
**President / Creative Director**

As a community college design student, Bizzell developed several unique concepts for signage construction and applied them to a part time business that grew to ten employees within a year. Seeing the huge market potential for the business, he launched into a full time career and built NatureCraft Corporation into one of the nations most respected signage firms. As president and creative director he expanded the company opening offices in major Southeastern USA markets, ( Dallas TX , Atlanta, GA, Nashville, TN and Charlotte, NC ) NatureCraft produced an average of eighty projects a month installing programs from Boston to Miami and as far west as New Mexico. His duties included overall creative control of the company brand/identity and marketing programs. As creative director he designed and developed signage and identity for some of the nations top multifamily and resort real estate development firms. He also was responsible for hiring and managing a staff of up to 28 persons with skills ranging from account management, business administration, industrial design, graphic design, architecture, industrial labor and skilled craftsmen. His hands on work in the design and fabrication of large scale signage programs won the firm over forty national design awards. His designs still continue to set trends within the industry. In 1988, Bizzell sold NatureCraft Corp. to pursue a more defined career in design.

### Education

1978 Central Piedmont Community College  
Bizzell attended community college and received a practical education in Architectural Drafting and Graphic Design. As a member of the Society of Environmental Graphic Designers, Urban Land Institute and other professional trade organizations he continues to develop educational depth in design and planning profession.

### Interests

Gardening, Home Design, Equestrian Sports, Sailing, Cycling, Music, Travel & Art History.

## Scope of Work / Indian Trail, NC Wayfinding Program

### Project Orientation:

Conduct an on-site kickoff meeting with advisory committee  
develop a list of key contacts, review details of the work scope and discuss project perspective.

### Site Study:

Analyze architectural elements, materials, themes, existing plans, and Indian Trail's vision in order to develop an appropriate design aesthetic for the system;

*This is when the fun starts. We capture images of the town displaying points of interest, meaningful architecture and whimsical character. As we bring these photographs together a pattern emerges based on the repeated images. We then identify and catalog the unique elements of style for each of Indian Trail's Districts*

### Mapping:

Document location of existing wayfinding signage. Recommend existing signage that should be removed, replaced, and/or consolidated.

Analyze existing traffic patterns and means of accessing Indian Trail, as well as expected future land use patterns. ( HWY 74 Bypass ) Map recommended corridors that should include signage .

Review existing identity standards;

Study how people will enter and leave the area ( Parking ) and move between the destinations, identify circulation patterns.

Identify user groups, their specific needs, and potential wayfinding difficulties, particularly as they affect the disabled, senior citizens, and residents;

*The process above will require at least two meetings with advisory committee.*

### Messaging:

Determine what destinations should be included in the system, review destination names, and suggest alternate terms that might clarify wayfinding, if necessary;

Develop a destination list including recommended terminology for primary and secondary destinations

*Because of MUTCD standards, we must identify acceptable destinations first, then study the approved list with the public.*

Develop a hierarchy of information;

Determine what sign types and wayfinding elements will be needed;

Develop the preliminary wayfinding logic

*Based on the three parts of our study: Project orientation, Mapping, Messaging, we will begin the design process and develop several options for review by the advisory committee.*

## Scope of Work / Indian Trail, NC Wayfinding Program

### System Design & Development

#### Design Approval

Based on the three parts of our study: Project orientation, Mapping, Messaging, we will begin the design process and develop several options for review by the advisory committee.

Prepare detailed designs and prototypes for select sign types.

*During this stage we also determine the cost to produce the designs to assure that we do not over design from a budget standpoint.*

Present three initial design concepts for staff review (Advisory committee selects two design concepts for additional refinements and public review).

Present designs to Town Council ( refine concepts if needed )

#### NCDOT Approval

Assemble final designs into a 20 to 30 page pedestrian wayfinding guidebook complete with detailed working drawings and installation specifications and maps based on guidelines from NCDOT.

Meet with NCDOT staff to review project and develop a line of communication with selected NCDOT engineers.

Assist Town staff with NCDOT encroachment agreements and standard NCDOT forms.

Present overall concepts and designs to City Council

Write text for RFP release and coordinate with the BDC the bid process for fabrication and installation.

**Proposal  
#112712**



**BIZZELLDISIGN**

P.O. Box 1809  
DAVIDSON, NC 28036  
VOICE (704) 651-3528  
BUZZ.BIZZELL@GMAIL.COM

November 27, 2012

**CLIENT**

Rebecca Carter  
Public Information Officer & Events Coordinator  
Town of Indian Trail, NC  
P.O. Box 2430 ( 130 Blythe Drive )  
Indian Trail, NC 28079

**Indian Trail Wayfinding Signage & Gateway Study**

**Site Study:** Analyze architectural elements, materials, themes, existing plans, and the City of Indian Trail's vision in order to develop an appropriate design aesthetic for the system.

**Mapping:** Analyze existing traffic patterns and means of accessing districts, as well as expected future land use patterns. ( HWY 74 Bypass ) Map recommended corridors that should include signage . Study how travelers will enter and leave the area ( Parking ) and move between the destinations, identify circulation patterns. Identify user groups, their specific needs, and potential wayfinding difficulties, particularly as they affect the citizens, and visitors.

**Messaging:** Determine what destinations should be included in the system, review destination names, and suggest alternate terms that might clarify wayfinding, if necessary; develop a destination list including recommended terminology for primary and secondary destinations. Develop a hierarchy of information, determine what sign types and wayfinding elements will be needed. Develop the preliminary wayfinding logic.

**SCOPE OF WORK**

**Design:** Prepare detailed designs for select sign types. Present three initial design concepts for staff review. Present designs to Town Council ( refine concepts if needed ) Assemble final designs into a 20 to 30 page pedestrian wayfinding guidebook complete with detailed working drawings and installation specifications and maps to be used in final bidding documents.

**NCDOT Approval**

Format final designs into a complete document with detailed working drawings and installation specifications and maps based on guidelines from NCDOT. Meet with NCDOT staff to review project and develop a line of communication with selected NCDOT engineers. Assist Town staff with NCDOT encroachment agreements and standard NCDOT forms. Write text for RFP release and coordinate with the bid process for fabrication and installation.

**AMOUNT**

Project fee.....\$22,300.00

A retainer of \$5000.00 will be required to begin the design process. The balance will be billed monthly as the work progresses.



**TO:** Mayor and Town Council

**FROM:** Joseph A. Fivas, Town Manager

**DATE:** December 11, 2012

**SUBJECT:** Establish Special Council Meeting

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The five-year Law Enforcement Agreement will expire after June 30<sup>th</sup>, 2013. The Council will consider a meeting to review the current Agreement and to hear a presentation from the UCSO. At this Special Council Meeting, the Council may also discuss the next steps and establish a process to extend law enforcement services after June 30<sup>th</sup>, 2013.

jaf