

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
April 14, 2015
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. Arbor Day Proclamation
 - b. Donate Life Proclamation
5. **PUBLIC COMMENTS**
6. **PUBLIC COMMENTS FOR FY 2015/2016 BUDGET DEVELOPMENT**
7. **LAW ENFORCEMENT UPDATE**
8. **CONSENT AGENDA** **action**
 - a. Approval of March 24, 2015 draft minutes
 - b. Approval of Month End Tax Report March 2015
 - c. Approval of 2016 Archery Season Application
 - d. Approval of Addition to EDAC Committee Ex-Officio Members
 - e. Approval of Town Match for CRTPO Grant for Corridor Study
 - f. Approval of Town Match for CRTPO Grant for Traffic Counts
 - g. Approval of Agreement Bid and Budget Amendment to construct a fence for Crooked Creek Dog Park
 - h. Approval of Change Order, Capital Project Ordinance and Budget Amendment for Crooked Creek Park Project

9. 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. **CZ-2014-002 The Shoppes at Hanfield Village:** Proposed 90,000 sq. ft. shopping center located near the intersection of Old Charlotte Highway and Wesley Chapel-Stouts Road (across from Sun Valley H.S.).
- b. **ZT-2015-001 Breweries, Distilleries and Wineries:** Proposed zoning text amendment to allow breweries, distilleries and wineries to locate within Central Business Districts, General Business Districts, Regional Business Districts and Industrial Districts by right and subject to specific restrictions where applicable.

10. BUSINESS ITEMS

None

11. DISCUSSION ITEMS

None

12. MANAGERS REPORT

13. COUNCIL COMMENTS

14. CLOSED SESSION

action

15. 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
April 14, 2015
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.

Staff Members: Town Manager Joe Fivas, Town Clerk Peggy Piontek, Town Attorney Keith Merritt, Director of Engineering and Public Works Scott Kaufhold , Planning Director Rox Burhans, Senior Planner Gretchen Coperine, Director of Community & Economic Development Kelly Barnhardt, 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 and led in the Pledge of Allegiance.

ADDITIONS AND DELETIONS

Christopher King made a motion to approve adding Gordon Daniels request of discussion item 11a Granicus Council voted unanimously in favor of the motion.

Christopher King made a motion to approve David Cohn's request of having a discussion item 11b Law Enforcement Study update.
Council voted unanimously in favor of the motion.

MOTION TO APPROVE AGENDA

Gordon Daniels made a motion to approve the amended agenda.
Council voted unanimously in favor of the motion.

PRESENTATIONS

- a. Arbor Day Proclamation

Mayor Alvarez read the Arbor Day Proclamation

- b. Donate Life Proclamation

Mayor Alvarez read the Donate Life Proclamation.

PUBLIC COMMENTS

Tai Huynh, 4110 Edgeview Dr., Indian Trail, NC invited everyone to attend the fundraising event Relay for Life on April 17, 2015.

Coy Gillenvator expressed concerns and asked Council for assistance with the traffic issues in his neighborhood.

PUBLIC COMMENTS FOR FY 2015/2016 BUDGET DEVELOPMENT

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

LAW ENFORCEMENT UPDATE

Lieutenant Coble informed Council that staff has been in training. They have added more bicycle patrol officers; he provided the months statistics for his department. He advised that the Governor's Highway Safety is not offering the Grant to Indian Trail this year, suggesting we reapply in January.

CONSENT AGENDA

- a. Approval of March 24, 2015 draft minutes
- b. Approval of Month End Tax Report March 2015 **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**
- c. Approval of 2016 Archery Season Application **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

- d. Approval of Addition to EDAC Committee Ex-Officio Members **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**
- e. Approval of Town Match for CRTPO Grant for Corridor Study
- f. Approval of Town Match for CRTPO Grant for Traffic Counts
- g. Approval of Agreement Bid and Budget Amendment to construct a fence for Crooked Creek Dog Park **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**
- h. Approval of Change Order, Capital Project Ordinance and Budget Amendment for Crooked Creek Park Project **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

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

PUBLIC HEARINGS

- a. CZ-2014-002 The Shoppes at Hanfield Village: Proposed 90,000 sq. ft. shopping center located near the intersection of Old Charlotte Highway and Wesley Chapel-Stouts Road (across from Sun Valley H.S.).

Planning Director Rox Burhans stated this is a request to establish a Conditional General Business zoning district on a 22-acre site to support development of a 90,000-sq. ft. (approx.) commercial shopping center. The subject property fronts Old Charlotte Highway and Wesley Chapel-Stouts Road and is located across from the Sun Valley Commons Shopping Center and Sun Valley High School. The site is largely undeveloped, but does include approx. 10 existing homes located mostly along its respective road frontages. The subject property is currently zoned Single Family Residential-1 (SF-1) and is located with a Village Center Overlay (VC-O). A rezoning is needed to facilitate redevelopment of the site; however, the VC-O designation will remain unchanged. The proposed development is organized into a combination of 4-defined building clusters, a 3-acre future development area located along Wesley Chapel-Stouts Road, and 3-outparcels located along Old Charlotte Highway. This item was originally heard at the March 24, 2015 Town Council meeting and was continued to this meeting.

The Planning Board voted 6 to 1 to transmit a recommendation to approve as conditioned to the Town Council. The single dissenting vote was related to a concern regarding the project's impact to existing roads. The Board 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 #5- The proposed conditional district proposes appropriate commercial land use(s) at a location identified within the Sun Valley Village Plan as mixed use that will help facilitate creation of an envisioned shopping and entertainment district within the area. The plan also provides for appropriate buffering from surrounding residential uses and will incorporate vehicular cross access to minimize any impacts to adjacent properties.

Goal- Infrastructure and Mobility/Transportation #2 – The proposed conditional district includes the construction of curb, gutter, sidewalk, street crossings, and related improvements enhancing multi-modal mobility in the area and construction of roadway improvements (turn-lanes and related improvements) in compliance with Town and NCDOT standards.

Goal- Economic Development #1-The proposed conditional district will expand commercial land uses within the Town supporting a more balanced tax base, while providing more employment opportunities for citizens.

The Board also found 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.

Arista Development representative Bill Prentiss thanked staff and the Town Manger for all their assistance and cooperation in getting this project going. He provided some background on his company.

John Ross, Eagle Engineering, 2013 A Van Buren Avenue, Indian Trail, NC explained the many steps taken to ensure the project is both environmentally and traffic safe. He advised that the economic development question was raised by the Planning Board to which he provided anticipated statistics.

Andrew Eagle, Traffic Consultant reviewed the recommendations for improvements of the intersection.

Mayor Alvarez opened Public Comments portion of the hearing

Mr. Bill Prentiss had nothing more to add.

John Ross nothing more to add

Jeremy Fisher and Andrew Eagle had nothing more to add

Mayor Alvarez closed the Public comments Portion of the hearing.

Christopher King made a motion to approve adopting the required consistency findings as read into the record by staff.

Council voted unanimously in favor of the motion.

Christopher King made a motion to approve CZ2014-002 as presented. **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

Council voted unanimously in favor of the motion.

- b. ZT-2015-001 Breweries, Distilleries and Wineries: Proposed zoning text amendment to allow breweries, distilleries and wineries to locate within Central Business Districts, General Business Districts, Regional Business Districts and Industrial Districts by right and subject to specific restrictions where applicable.

David W. Drehs made a motion to approve the required consistency findings as read into the record by staff Council voted unanimously in favor of the motion.

David Cohn made a motion to approve ZT2015-001 as presented **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

Council voted unanimously in favor of the motion.

BUSINESS ITEMS

None

DISCUSSION ITEMS

- a. Granicus - This items was added as a result of a motion made in Additions and Deletions.

Mr. Daniels stated that we need better ways to promote Granicus in the town, suggesting that staff consider putting it in newsletter or letting residents know when paying tax bills.

Mr. Cohn informed Mr. Fivas of sound issues on Granicus. When you fast forward two recordings are heard at once. Mr. Fivas stated that staff has addressed that issue and it has been corrected.

- b. Law Enforcement Study This items was added as a result of a motion made in Additions and Deletions.

Mr. Cohn stated in an attempt to put closure on the report, he would like to send the recommendations to PERF and have them revise the study to include those figures provided by Lieutenant Coble. Mr. Savoie stated that Council directed staff to have PERF include all comments made by Lieutenant Coble in the report and PERF indicated that they are included in the report.

MANAGERS REPORT

Mr. Fivas stated that the trash and recycle drop off day on Saturday was well received. Kudos to Susan Didier for organizing it and Waste Pro. Part of our spring events, Earth Day Arbor Day will be held on April 25th at Crossing Paths Park. We are eminently going to finalize the ribbon cutting on Chestnut Parkway, we are waiting on Union County to get ok on GIS standpoint so public safety can find it. We will send email on day and time. He thanked Rox Burhans and Gretchen Coperine for a great job presenting the information on complex issues this evening. Mr. Fivas advised this is the busiest week for him and staff working on budget suggesting that we cancel the April 28th meeting as we have no pertinent business. By consensus Council agreed.

COUNCIL COMMENTS

Senior Planner Gretchen Coperine explained what a Brewery, Distillery & Winery is, provided a project summary advising the request is to add them as we do not currently have them listed within the UDO. She provided some statistics on locations in North Carolina and examples of existing breweries.

Ms. Coperine stated this is a request to amend Chapters 520, 530, 1610 and create new Chapter 7210 of the Unified Development Ordinance (UDO) to allow breweries, distilleries and wineries to locate within Central Business Districts, General Business Districts, Regional Business Districts, Industrial Districts, and applicable Village Center Overlay and Downtown Overlay Districts by right and subject to specific restrictions where applicable.

The Planning Board heard this item at its March 17, 2015 public meeting. Planning Board Members asked questions regarding any negative environmental impacts created by the brewing process, whether the proposed amendment limits the number of businesses, tax rates for distilled spirits, and whether any public outreach had been conducted to date. The Planning Board voted unanimously to transmit a recommendation to approve to the Town Council.

The following consistency statements were found:

1. The proposed UDO amendment is consistent with the following goals:

Downtown Revitalization Goal #1: As it enables breweries, distilleries and wineries to locate within Downtown Indian Trail by right with special requirements and contribute to the success and revitalization of the Downtown economy; and

Economic Development Goal #1: As it allows breweries, distilleries and wineries by right with special requirements supporting a more balanced tax base within our community. Allowing these new uses creates a diverse local economy and helps the Town of Indian Trail capture a percentage of the \$33.9 billion dollars generated by the industry in the U.S. The amendment aims to create vibrant communities and encourage local dollars to be reinvested in the local community; and

Land Use Goals # 1, 3 and 5: As it promotes integrated land development with varying uses and minimizes land-use incompatibility and conflicts by imposing specific use standards. Brewery, distillery and winery uses are ideal in many circumstances for adaptive reuse of older or underutilized warehouse or industrial buildings.

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 subject to specific standards thereby minimizing any land use conflicts and incompatibility. The uses are optimal for existing underutilized warehouse structures and encourage community redevelopment. Lastly, the amendment also promotes diverse mixed-use land development and aims to create vibrant communities by fostering local reinvestment, particularly within the downtown and village center overlay districts.

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

Mr. Cohn thanked staff for their hard work, stating they did a good job. He advised that he is very sorry to see Peggy Piontek leave, she's a great employee who will be missed because of the great job she did. He wished her all the luck in the world; from the bottom of his heart the Town will miss her. It's another member of the list of good people who are leaving this town and is sorry to see her go. Mr. Cohn invited everyone to the golf tournament for Miracle League, being held on June 6th it's a great cause and he is hopeful we can raise a lot of money for it and have a good time at the same time. Mr. Cohn commented on the loss of Jim Houston, member of the Public Safety Committee, who was a great human being who worked hard for our town and will be sorely missed.

Mayor Alvarez echoed Mr. Cohn comments about Peggy Piontek, it's been an honor and privilege to work with you. You are way above par. It was a good meeting and he stated that he appreciates Cohn's passion for town as he goes way above and beyond. Mayor Alvarez commented on the campaign of the last 3 years as Chairman of the Charter Union Academy and stated that we finally received a hearing in Raleigh that Union Preparatory Academy at Indian Trail has been approved from k-6. They are scheduled to open in August 2016 and will provide an exceptional, innovative education with plans to grow k-8 and then k-12. It's estimated there will be 1100 students once k-8 opens to help alleviate the pressure on the public school system here in Union County offering a value add and school choice for public education.

Mr. Daniels stated that's great news on charter school it will add value to city. Follow up on email Council received from Johnny Blythe providing dates of importance: County has work session on citywide fire tax funding on April 20th @ 5:00 pm and at their 7:00 pm meeting. Mr. Daniels stated he met with Richard Helms who's going to put through a motion to have the County people to place a hold on their procedure for a citywide fire tax funding. Mr. Daniels stated that when he saw that Peggy last night he was wondering what you were doing there and now he knows. He thanked her for her hard work but he knows where to find her, wished her luck in her new home and thanked her for her years in Indian Trail. He thanked everyone for coming out.

Mr. Drehs thanked Shirley Howe for going through paperwork, she came to him with concerns, they met with the Town Manager to get answers and he feels it's a much better town when citizens keep their eyes open and bring what they perceive a problem to one of us and letting us work through it, it makes us a much better town. He thanked Peggy for her service, echoed Mr. Cohn on the golf outing and congratulated Mayor Alvarez on the Charter School

Mr. Savoie thanked everyone for coming out tonight, great news on the Charter School and is looking forward to it. He thanked Peggy for all she's done for this town and wished her the best in whatever she does. He thanked staff for all their hard work, especially Gretchen and Rox for their presentations that were very well done. He went out on the trash and recycling and was amazed to see the organization and the staff working there on a Saturday and expressed his appreciation.

Mr. King commented he was surprised to hear about Peggy's leaving and commented that she was the one who swore him in. He said she will be missed, she's done a great job and he is still in shock and wished her the best.

CLOSED SESSION

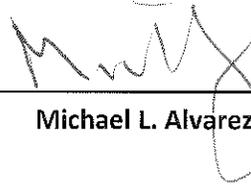
None

ADJOURN

Mr. Fivas advised that we will do something more formal for Peggy coming up.

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

APPROVED:



Michael L. Alvarez, Mayor

Attest: _____



Peggy Piontek, Town Clerk