



P.O. Box 2430

Indian Trail, North Carolina 28079

**PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT**

**Zoning Staff Report**

<b>Case: ZT 2016-005 Union County Crooked Creek WWTP Authorization of Exemption</b>		
<b>Reference Name</b>	Amendment of UDO Chapters 110.080 and 520.020G	
<b>Applicant</b>	Town of Indian Trail	
<b>Submittal Date</b>	March 15, 2016	
<b>Location</b>	4015 Sardis Church Road	
<b>Tax Map Number</b>	07066015B	
<b>Plan Consistency</b>	Town of Indian Trail Comprehensive Plan	Consistent With Goals of the Adopted Comprehensive Plan
<b>Recommendations &amp; Comments</b>	Planning Staff	No recommendation provided.

**Project Summary**

This is a request to amend Sections 110.080 and 520.020G of the Unified Development Ordinance (UDO) to exempt existing and future improvements at the Union County Crooked Creek Wastewater Treatment Plant from UDO requirements.

**Staff Recommendation-** No recommendation provided.

**Analysis/Overview**

This request is initiated by the Town to exempt existing and future improvements at the Union County Crooked Creek Wastewater Treatment Plant from UDO requirements. The UDO specifies development standards and approval processes for the construction of buildings and land development. Approval of the proposed amendments will enable Union County to construct any improvements on the site without Town Planning or Engineering Department approval. The proposed amendment (if approved) would only be applicable to the Union County Crooked Creek Wastewater Treatment facility located at 4015 Sardis Church Road (Tax Parcel #07066015B). No other Union County site or facility would be exempt from UDO requirements as a result of this proposed amendment.

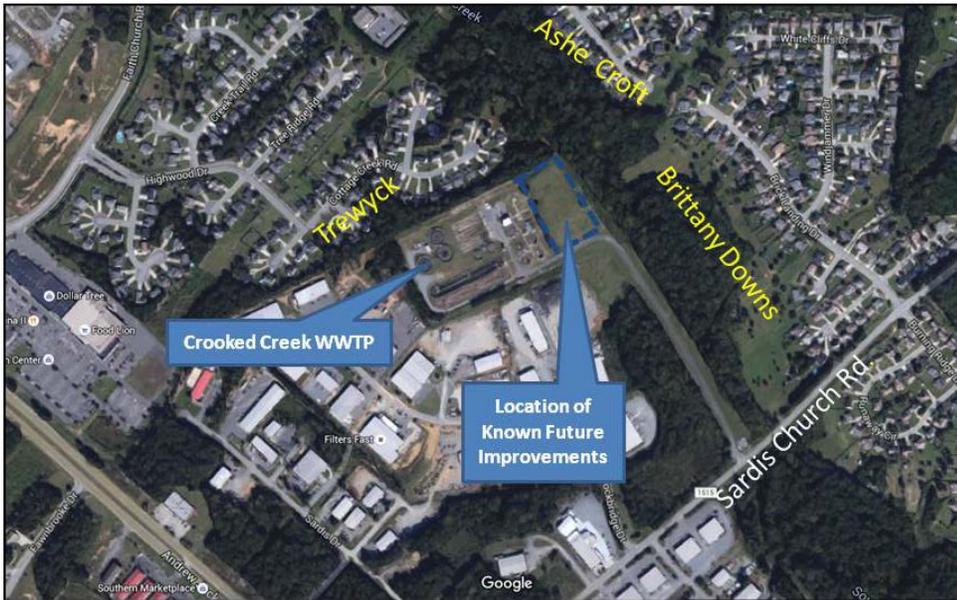
The Town issued a mailed public notice for the proposed amendment and the associated Planning Board meeting to property owners located within 500-ft of the plant facility.

*Location*

As noted above, the treatment plant facility is located on Sardis Church Road within the Regional Business Zoning District (RBD). The facility abuts the Traewyck neighborhood to the north, the Ashe Croft neighborhood

to the northeast, and the Brittany Downs neighborhood to the east. A location map is provided below.

### Location Map



### Future Improvements

Known future improvements at the Union County Wastewater Treatment Plant Facility include a new Flow Equalization Tank, new/relocated pump station buildings, and related improvements as generally shown in the image below. Staff believes the tank shown in the image below is approximately 30-ft tall, has a diameter of 175-ft, and has a capacity of 3-million gallons.

Union County conducted a community meeting regarding this project on February 18, 2016. Attachment 2 is the presentation from that meeting, which contains additional images and a site plan.

### Known Future Improvements



*Proposed Amendment*

Staff offers the following modifications for the Board’s consideration. For ease of reference, proposed new text is referenced in red/underlined font and deletions are referenced in ~~strikethrough~~ font.

**110.080 Authorization of Exemption**

- A.** The Town Council may issue an “authorization of exemption” from the provisions of this Ordinance for publicly owned, tax supported facilities when the following exists:
  - 1.** a request for authorization of exemption is heard in a public meeting; and
  - 2.** the Town Council determines the provisions would result in an undue hardship for the publicly owned, tax supported facility; and
  - 3.** the exemption of the provisions would not result in a threat to the public health, safety, morals and general welfare of the residents of the Town of Indian Trail.
- B.** The following publicly owned facilities shall be deemed exempt by right from the provisions of this Ordinance without the need for any exemption request or issuance of authorization of exemption by the Town Council:
  - 1.** Union County Crooked Creek Wastewater Treatment Plant facility and any future onsite expansions to said facility located at 4015 Sardis Church Road and consisting of Tax Parcel Number 07066015B.

**UDO Section 520.020G**

**Use Table and Standards**

USE GROUP	Business and Commercial Districts						Use Standard
Use Category	CBD	NBD	GBD	RBD	O-VCD	O-DD	
Specific Use Type							
Utilities, Minor	P	P	P	P	P	P	
Utilities, Major		S	S	S			<b>See Note at Bottom of Table <u>See UDO 110.080 for Exemptions.</u></b>

**Required Consistency Findings**

The Planning Board is required to make two consistency findings, one for consistency with Town adopted plans and another regarding the benefit of the public. If the Planning Board wishes to transmit a recommendation to approve, the following findings can be made:

- 1. The proposed UDO amendment is consistent with the following goals of the Comprehensive Plan:
  - **Infrastructure Goal #1:** The proposed text amendment will enable future wastewater

system improvements to occur in a more expeditious manner by being exempt from local regulations and approval processes;

2. This UDO ordinance amendment is in the best interest of the public because it helps create a more efficient process to providing additional wastewater treatment capacity and services to the growing Indian Trail community.

**Staff Contact**

Rox Burhans,

704-821-5401

[rburhans@planning.indiantrail.org](mailto:rburhans@planning.indiantrail.org)

Attachment 1: Draft Ordinance

Attachment 2: UC Presentation

**ATTACHMENT ONE**  
**Draft Ordinance**

STATE OF NORTH CAROLINA )

TOWN OF INDIAN TRAIL ) ORDINANCE # O160609XYZ

AN ORDINANCE AMENDING CHAPTER 110 AUTHORIZATION OF EXEMPTION and 520, BUSINESS AND COMMERCIAL DISTRICTS, OF THE INDIAN TRAIL UNIFIED DEVELOPMENT ORDINANCE (UDO) RELATED TO EXEMPTING THE UNION COUNTY CROOKED CREEK WASTEWATER TREATMENT PLANT FROM UDO REQUIREMENTS IN INDIAN TRAIL, NORTH CAROLINA

WHEREAS, the Town is the applicant for ZT 2016-005 requesting to amend Chapters 110 Authorization of Exemption and 520, Business and Commercial Districts of the Unified Development Ordinance (UDO) related to exempting the Union County Crooked Creek Wastewater Treatment Plan from UDO requirements; and

WHEREAS, this Zoning Amendment (ZT 2016-005) was duly noticed in compliance with North Carolina General Statutes; and

WHEREAS, the amendment was heard by Planning Board on April 19, 2016 in a public meeting; and

WHEREAS, the Planning Board after hearing the amendment and deliberations made the following findings and recommended X to the Town Council:

- 1. The proposed UDO amendment is consistent with the following goals of the Comprehensive Plan:
- Infrastructure Goal #1: The proposed text amendment will enable future wastewater system improvements to occur in a more expeditious manner by being exempt from local regulations and approval processes;
2. This UDO ordinance amendment is in the best interest of the public because it helps create a more efficient process to providing additional wastewater treatment capacity and services to the growing Indian Trail community.

WHEREAS, the Town Council received the Planning Board transmittal for a recommendation XXXXX in the required public hearing held on May 10, 2016, and after receiving the transmittal, public comment, and deliberation, XXXX with the required findings and amendment recommendation as transmitted by the Planning Board.

NOW THEREFORE, BY THE TOWN COUNCIL OF THE TOWN OF INDIAN TRAIL, NORTH CAROLINA HEREBY TAKES THE FOLLOWING ACTION:

**Section 1 – UDO CHAPTER 110 and UDO Chapter 520 is hereby **X** as shown in Exhibit A of this Ordinance;**

**Section 2-** This ordinance shall be effective immediately upon adoption.

SO ORDAINED THIS 10<sup>TH</sup> DAY OF MAY, 2016. THE TOWN COUNCIL OF INDIAN TRAIL

By

Honorable Michael L. Alvarez, Mayor

Attest:

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Kelley Southward, Town Clerk

APPROVED AS TO FORM:

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TOWN ATTORNEY

## ZT2016-005 Ordinance Exhibit A

### 1030.080 Authorization of Exemption

**A.** The Town Council may issue an “authorization of exemption” from the provisions of this Ordinance for publicly owned, tax supported facilities when the following exists:

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- 2.** the Town Council determines the provisions would result in an undue hardship for the publicly owned, tax supported facility; and
- 3.** the exemption of the provisions would not result in a threat to the public health, safety, morals and general welfare of the residents of the Town of Indian Trail.

**B.** The following publicly owned facilities shall be deemed exempt by right from the provisions of this Ordinance without the need for any exemption request or issuance of authorization of exemption by the Town Council:

- 1.** Union County Crooked Creek Wastewater Treatment Plant facility and any future onsite expansions to said facility located at 4015 Sardis Church Road and consisting of Tax Parcel Number 07066015B.

### UDO Section 520.020G

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Utilities, Major		S	S	S			<b>See Note at Bottom of Table <u>See UDO 110.080 for Exemptions.</u></b>

**ATTACHMENT TWO**  
**UC PRESENTATION**



*February 18, 2016*

# **CROOKED CREEK WATER RECLAMATION FACILITY**

**CDM  
Smith**

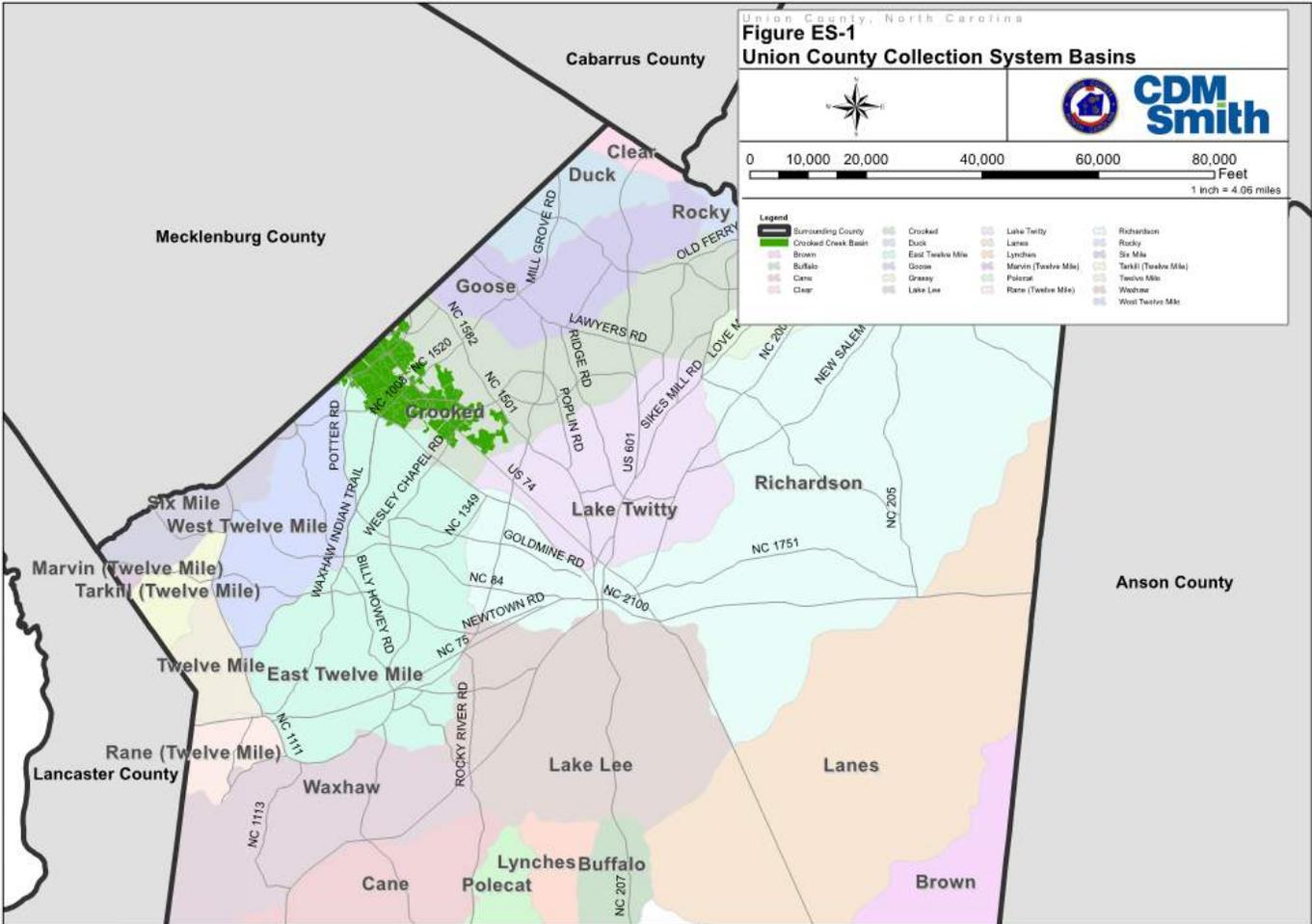
**FACILITY IMPROVEMENTS – PUBLIC MEETING**

# Agenda

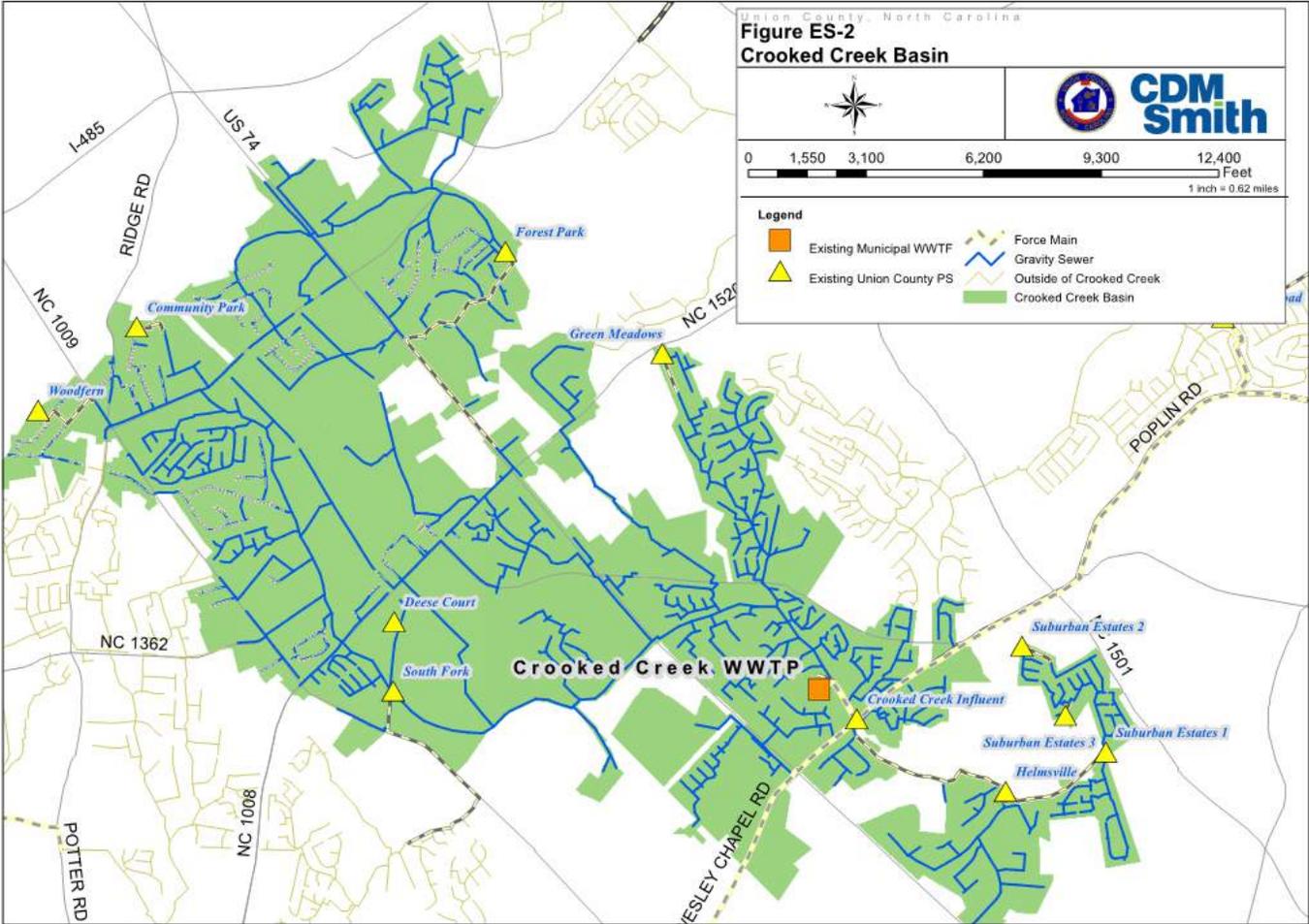
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- Crooked Creek Sewershed
- History of the Crooked Creek Water Reclamation Facility (WRF)
- Project Need
- Proposed Project Improvements Summary
- Construction Schedule
- Questions and Discussion
- Adjourn

# Crooked Creek WRF Sewershed



# Crooked Creek WRF Sewershed



# History of the Crooked Creek WRF

- Originally Constructed in 1988
- Upgraded in 1995
- Current Rated Capacity of 1.9 Million Gallons Per Day
- Owned by Union County Public Works



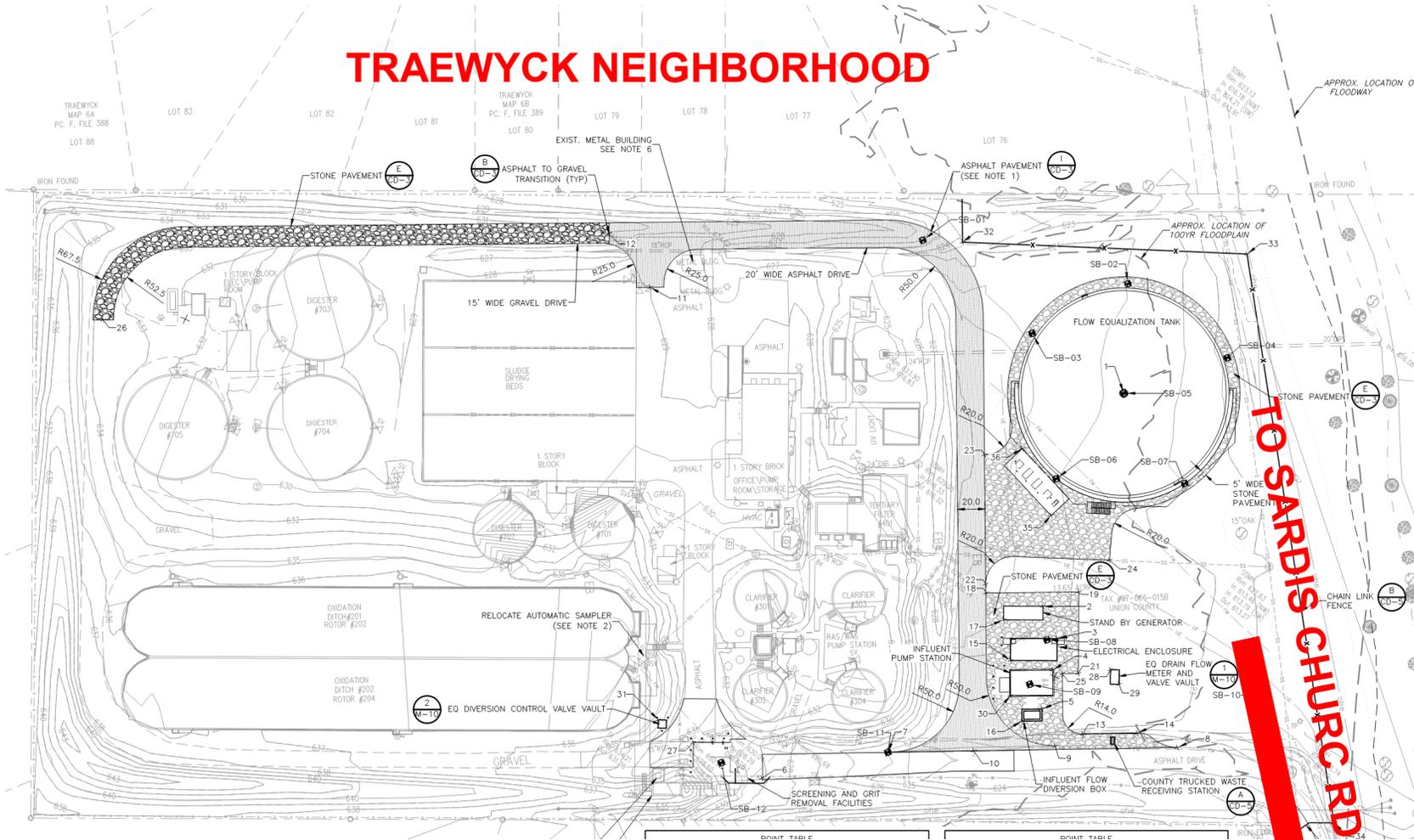
# Project Need

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- Master Planning Identified Improvements are necessary
- Aging Infrastructure (pipes, manholes, etc.) – allow rain water to enter the system
- Increases flow rate to the WRF during rain events
- Need to be able to pump more flow to the plant to prevent spills outside the plant
- Need to be able to store flows for short periods
- Need to increase removal of trash and grit from flow
- Other improvements in the collection system under separate projects

# Project Need

## TRAEWYCK NEIGHBORHOOD



# New Influent Pump Station

- Will relocate existing facility from Sardis Church Road into the plant property
- Below ground facility
- Will increase ability to pump flow to the Crooked Creek WRF
- Reduce potential for spills in the collection system



# Screening and Grit Removal

- Will remove trash and debris from the flow to the plant
- Improves the downstream biological treatment process
- Replace the existing aged system
- Above ground facility – concrete construction



# Flow Equalization Tank

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- Provides for storage of peak flows prior to treatment
- Typically stored for less than 72 hours following large rain events
- Above ground facility – concrete construction
- Adjacent electrical enclosure – concrete construction
- Adjacent standby generator for emergency power outages only.

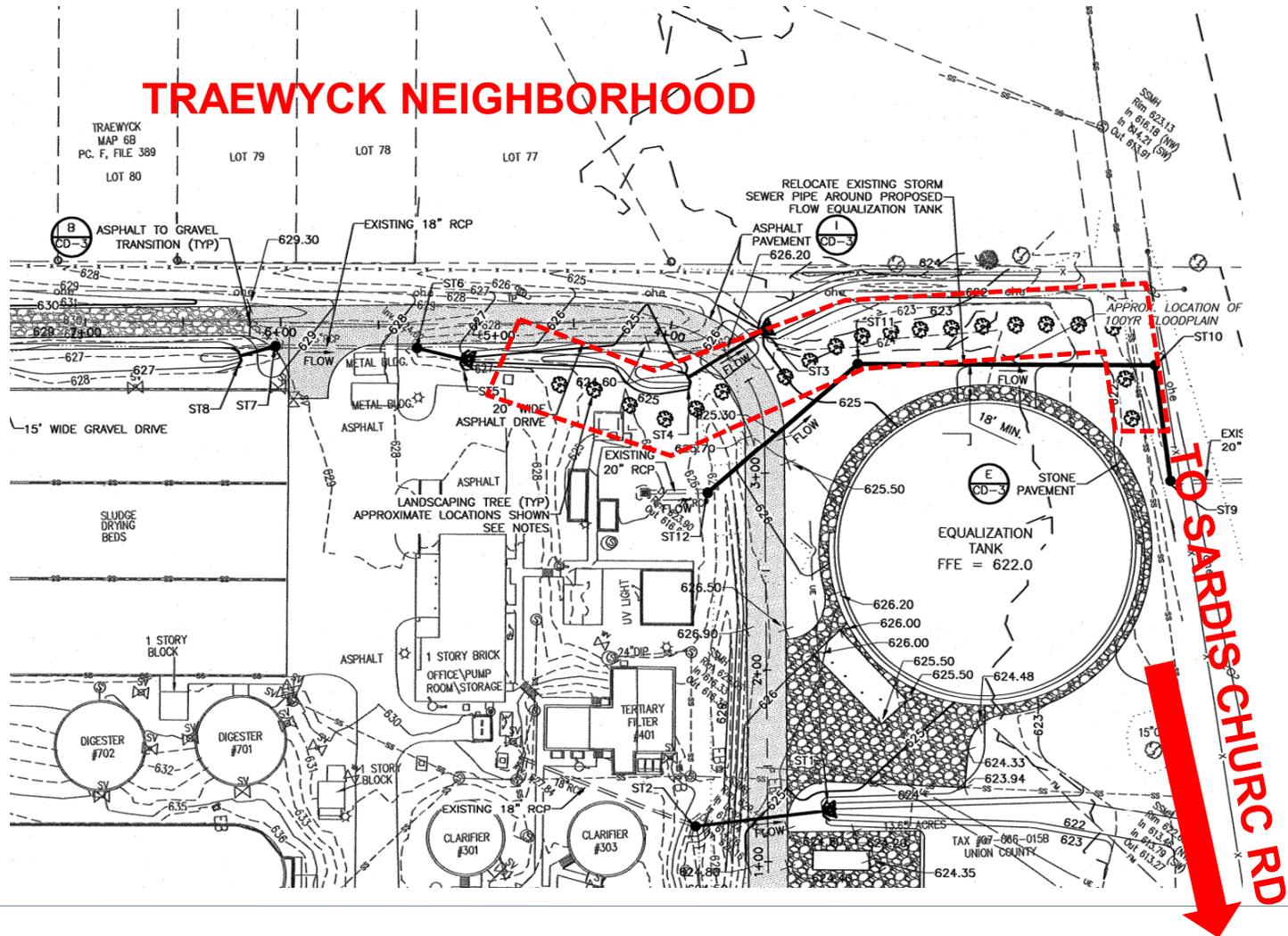
# Site Renderings



# Site Renderings



# Landscaping/Screening



# Questions?



**Duane Wingo, P.E.**

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**Jon Lapsley, P.E.**

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