



P.O. Box 2430
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PLANNING DEPARTMENT
BOARD MINUTES
Tuesday, June 21, 2022
6:00 P.M.

DETERMINATION OF QUORUM

A quorum was present. Meeting was called to order by Chairperson Fielding.

CALL TO ORDER

The following members of the governing body were present:

Board Members:	Chairperson Meg Fielding, Vice Chair Joe Lytch, Cynthia Wiley, Travis Daye, Natonya Walton, Chris McGuire, and Larry Dukes
Applicants:	Town of Indian Trail Comprehensive Plan CPA 2022-0061
Staff Members:	Director, Brandi Deese, Senior Planner, Tim Jones, Planner, Tyler Hayaski and Board Secretary, Laurie Gable
Absent:	N/A

APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion to approve May 17, 2022, minutes was made by Vice Chair Lytch, seconded by Board Member Wiley. Motion passed unanimously.

NEW BUSINESS

CPA 2022-0061 COMPREHENSIVE PLAN UPDATE

Senior Planner, Tim Jones presented an overview of the comprehensive plan to the Board. See staff Report here for June 21, 2022:

https://www.indiantrail.org/AgendaCenter/ViewFile/Agenda/_06212022-600

Board Q & A

Chairperson Fielding– *Opened the floor for board questions. Questions and comments are as follows:*

Member Dukes asked what the purpose of the village zones are?

Senior Planner, Tim Jones explained originally these areas were mainly created based on an urban design and split the town into different areas. Its purpose was so each area could focus on its own design.

Board Member Wiley asked as we grow and make changes is there a provision in our UDO that carries forward that we require sidewalks?

Senior Planner, Tim Jones explained sidewalks, plantings and buffers are requirements in our UDO. Engineering also helps with those requirements as it bounces between town streets, private streets and NCDOT streets.

Board Member Wiley asked how we can connect the existing areas as we grow?

Senior Planner, Tim Jones explained that our Engineering department helped a lot on the transportation of this report. They will also be updating some of their transportation planning efforts and they will be looking back at the Comprehensive Plan and the goals and objectives.

Chairperson Fielding mentioned she did not see anything about the light rail.

Senior Planner Tim Jones concurred there is not extensive information yet about the light rail.

Director, Brandi Deese explained we participated in a million-dollar grant by the federal government starting in 2019 for about 18 months studying the concept of a 26-mile corridor from Belmont to Indian Trail. The final product of the study was to bring it all the way up to Indian Trail Road where our downtown will begin. We are still in a phase of the project; however, this is probably not likely for at least 20 years.

Chairperson Fielding complimented the Planning staff stating the Comprehensive Plan was very user friendly.

Board Member McGuire asked how much a comprehensive plan costs the town?

Senior Planner, Tim Jones explained we still had value in it from when we paid the original consultant from our 2013 Comprehensive Plan. Mr. Jones mentioned in the project sector a plan like this can be \$250,000 for a full plan as a beginning price.

Planning Director, Brandi Deese explained we just bid out our downtown master plan, we have a pretty good plan, it was just an update on a small plan, the total cost is \$90,000.

Chairperson Fielding asked if we got a lot of feedback from the Indian Trail Road meeting?

Planning Director Brandi Deese stated yes, we did. The Engineering Department is handling this road construction project. We took Indian Trail Road over from the state as of December. That workshop was to layout the design of the road. They will start bidding and moving forward with the project. It is also running in tandem with Chestnut Parkway; the design is that Chestnut Parkway will be used by the commuters and Indian

Trail Road can be for people to connect with of our downtown where our hopes are people are shopping and doing business in town.

Senior Planner, Tim Jones explained the few people who did make it to our Comprehensive Plan open house shared concerns about affordable housing, sidewalks, and roads. Much of what they brought up was taken care of by the UDO.

Board Member Dukes asked is there is a specific time frame noted for transportation?

Senior Planner, Tim Jones and Director, Brandi Deese explained since these are DOT roads, we cannot put a timeline on it.

Board Member Wiley asked is there any way to recommend having a study or grant request completed for installing bike paths?

Planning Director Brandi Deese explained we have a Bicycle and Pedestrian Plan, but we have not been successful in implementation in previous years, we may see more of that as our downtown comes out of the ground. The superstreet causes a bit of a divide.

Planner, Tyler Hayaski reminded us that the adoptive plan for Chestnut was approved by Planning Board and Town Council for creating greenways. These plans are suggestive they allow us to point to the plan when we meet with the developers for more greenways.

Senior Planner, Tim Jones explained our existing adoptive plans have bicycle and pedestrian plans.

Board Member Daye asked if this was DOT controlled?

Director, Brandi Deese explained it is mostly. Ms. Deese stated you can go neighborhood to neighborhood, but you will encounter a DOT road at some point.

Board Member Dukes asked if this is the first major revision since 2013 or has there been multiple?

Senior Planner, Tim Jones explained this is the first major revision.

Board Member Dukes asked what is the process of a revision?

Senior Planner, Tim Jones explained some smaller communities may get grant money they can use for that. As part of the 160D communities that do not have a Comprehensive Plan are required by law to have one by this month sometime.

Director, Brandi Deese explained the change in State Land Use Law about a year ago now requires municipalities to keep it reasonably maintained. You will not be able to have a 20-year-old plan, the state is going to come in and delegate. It also depends on how much your town is growing as to how much you need to update it.

Board Member Dukes asked if there is timeline for these road projects?

Senior Planner, Tim Jones explained that this is a wish list. It states our goals and objectives, it is not a strategic plan.

Chairperson Fielding stated she noticed a common thread in public comments at Town Council meetings are transportation. If we can direct concerns and interest to comprehensive plan document, it may be very helpful.

Planner, Tyler Hayaski explained that our previous maps were outdated, in the last few months we have been in the process of updating them. Another phase of those maps is transportation projects that are currently ongoing or that have been approved by the town however are waiting on funding. We are working on a link that we can have to Chapter 7 dealing with transportation projects for the future that way they can see what is ongoing and get the link as to what can potentially happen. This will be a useful guide.

Director, Brandi Deese stated we can explain from a planning staff perspective if we have residents that call us to speak to us about a project prior to public comment it is so valuable this allows us to explain to them about the projects that are pending. Our citizens typically do not understand whether a road is county, state, or city. The town recognized this, and we have stepped up and taken over quite a bit of roads from the state that were not being maintained.

Board Member McGuire explained that the town is investing in our roads at the taxpayer's expense. We are investing in our roads, our landscape, we do have control over this.

Director, Brandi Deese stated we participated in some county committees on transportation when they did a survey, the results were if I can get better roads are you willing to pay for it? Their response was overwhelmingly "yes".

Board Member Daye asked how are funds being raised to take over some of the roads in Indian Trail?

Director, Brandi Deese explained as of right now we have a super low tax rate and a great fund balance. Currently we are fortunate enough to not have to rely on bonds and things of that nature. We have been given ten million dollars from the state senators that funded part of Indian Trail Road. We are currently getting contributions from the developers, the traffic impact analysis required it from Town Center and Atrium Hospital.

Board Member Dukes asked what is the process going on currently with the widening Old Monroe Road?

Director, Brandi Deese explained they are actively under right of way acquisition, they are meeting with property owners, coming to agreements, signing off on compensations, etc...

Board Member Dukes asked if that includes Stallings and Indian Trail?

Director, Brandi Deese concurred it is Stallings and Indian Trail.

Board Member Dukes mentioned Brandon Oaks is losing their monuments signs.

Director, Brandi Deese stated on the planning side we have been spending a lot of time with residents who have been contacted by the right of way acquisition folks and now they would like to know how this is going to

impact their businesses or what they can do with their property. This is one of those corridors within the comprehensive plan that was decided that is an area we did not the reduce intensity because low density single family on a superstreet is not appropriate.

Board Member Dukes asked if the actual design of making Old Monroe Road a 4-lane superstreet is owned by NCDOT?

Director, Brandi Deese explained the town and citizens fought hard against this being a superstreet. Old Monroe Road is a complete DOT project. It is actively under right of way acquisition then construction will start, it way too far in their process to back up at this point.

Chairperson Fielding asked if anyone has any questions or concerns.

Board Member Dukes made the motion to approve as presented by staff. **Board Member Wiley** seconded motion. Motion carried unanimously.

ADJOURNMENT

Declaration to adjourn was made by Chairperson Fielding.

Chairperson:

Meg Fielding

Date: 6/21/22

Secretary:

Laurie Gable