



PLANNING DEPARTMENT

MEMO

To: Indian Trail Board of Adjustment
From: Jonathon Edwards, Junior Planner
Cc: Shelley DeHart, Planning Director; Katie Reeves, Senior Planner; Keith Merritt, Town Attorney; Sammy Thomas, First Baptist Church of Indian Trail; Marc Van Dine, Church's Project Manager; Joseph Fivas, Town Manager
Date: April 15, 2010
Re: Supplementary Memo Re SUP2010-001 Metrolina Christian Academy Athletic Fields

The Board of Adjustment public hearing on March 25, 2010 for SUP2010-001 was continued by the Board, at the request of the applicant, First Baptist Church of Indian Trail. In addition, it was later discovered at the same meeting that the Board did not have quorum to decide on the case. Since that public hearing, the applicant has submitted new information for their SUP as of April 14, 2010. The new information is as follows:

Addendum to Appraiser's Report/Proposed SUP Condition #6 (See Attachment One for reference)

The Church has submitted an addendum to their original appraisal report, which changing the findings of that report and Proposed SUP Condition #6 as follows:

- **New Finding #1:** Events will have a time frame of starting no later than 9 pm with the intention of completion no later than 10:30 pm. Therefore, hours of operation are changed from ending of events at 11:00 pm to these new findings.

- New Finding #2: No amplified sound system will be in operation after 9:30 pm at the baseball/softball fields closest to the residential development. This also affects hours of operation, as well.
- New Finding #3: Frequency of Events was set in the original appraiser's report at 8 evening events per calendar year. Now, no such limitation is being offered on the part of the Church, based on Union County park operations where the time limit is at 9:30 pm. This is the appraiser's central assumption of their findings.

Therefore, Proposed SUP Condition #6 is amended as follows, per the applicant's new information:

- New Proposed SUP Condition #6: Any events conducted on site will have a time frame of starting no later than 9 PM, with the intention of completion no later than 10:30 PM. In addition, no amplified sound system will be in operation after 9:30 PM at the baseball/softball fields located closest to the residential development (Village of Lake Park and other adjacent residential areas).
- Staff Analysis: Based on Little League rules, staff also recommends that the Board consider that if a game starts at 9 PM, and that game is in the middle of an inning at 10:30 PM, then the entire inning should be allowed to finish before suspending play.

Proposed SUP Condition #7

Finally, the Church has asked the Proposed SUP Condition #7 be amended to read as follows:

- New Proposed SUP Condition #7: All proposed site plans and phasing shall follow the SUP approved plans as stated and indicated.

Based on the above, the Church is comfortable with these changes, and this memo reflects the new information on their SUP project.

Town Staff Contact – Jonathon Edwards, Junior Planner, Town of Indian Trail, NC

Attachment One – Addendum to Original Appraiser Report by Michael Berkowitz (submitted to Town on April 14, 2010)

Attachment One – Addendum to Original Appraiser’s Report



April 12, 2010

Via E-mail Only
marcv@y-wh.com

Metrolina Christian Academy
C/O Mr. Marc Van Dine, PLS, PE, LEED GA
Yarborough-Williams & Houle
730 Windsor Oak Court
Charlotte, NC 28273

RE: Addendum Letter to Statement of Appraisal (Consulting Report) of property located at Faith Church Road, Indian Trail, North Carolina. Union County Tax Parcels 07-066-006E, 07-066-007A90 and A80.

Dear Mr. Van Dyne:

At your request, we have been asked to consider an alteration to the assumption of the statement of appraisal dated February 19, 2010 and amended on March 25, 2010. This letter should be attached to the original statement. Reliance on this addendum letter without the benefit of the entire statement could be misleading and a violation of USPAP.

The changes in the assumptions include:

1. Events will have a time frame of starting no later than 9 pm with the intention of completion no later than 10:30 pm.
2. No amplified sound system will be in operation after 9:30 pm at the baseball/softball fields located closest to the residential development.

As detailed in the original statement of appraisal, the impact if any is recognized in the frequency and intensity of any events. Weekday events would likely include the completion of sporting events during the week. The assumption to allow use of the fields until 10:30 pm is a parameter based on a worst case scenario. The frequency of this later usage is likely to be small based on the intended use of the property. Therefore, we do not consider this factor to alter our conclusions. The weekend events could include events that extend past 9 pm on a higher frequency. However, these events would be at the football/soccer fields, which is further from the residential development.

Our previous analysis included parks with lighting and comparative analysis for home sales adjacent to the park versus those homes located further away. Union County parks have a time limit of 9:30 pm. The intent of the assumption is to maintain consistency with the Union County guidelines and allow for some flexibility for the completion of games. We consider the assumption of use consistent with the Union County parks.

(10-018) – DRAFT FOR REVIEW ONLY

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The original statement of appraisal assumed eight events per year because of the possible use of the site for football games. For the first addendum letter, we increased the frequency to a maximum of 18 events per year. The property owner wanted to avoid the counting of events and proposed the assumption detailed earlier. The intensity of proposed events is considered small for the subject because of their likely impact on traffic, noise and other factors detailed in the original statement of appraisal. The potential frequency of events is consistent with the parks included in the original analysis. Therefore, we do not consider the change in the assumption to alter our conclusions.

Should you have any questions regarding the contents of this Addendum Letter, please contact our office.

Sincerely yours,

T. B. HARRIS, JR. & ASSOCIATES, INC.



Michael P. Berkowitz



Thomas B. Harris, Jr., MAI, CRE, FRICS

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