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PLANNING DEPARTMENT
BOARD MINUTES
Tuesday, January 19, 2021
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-Chairman Joe Lytch, Cheryl Mimy, Mischelle Reece
Applicants:	Clover Group; Chris Clifton and Matt Roland
Staff Members:	Brandi Deese - Planning Director, Matt Ward - Senior Planner, and Laurie Gable, Board Secretary
Absent:	Sydney Sandy, Larry Dukes & Chris McGuire

APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion to approve December 15, 2020 minutes was made by Member Mimy. Motion passed unanimously.

Motion to approve December 17, 2020 minutes was made by Member Reece. Motion passed unanimously.

NEW BUSINESS

CZ 2020-0098 CLOVER GROUP

Mr. Ward gave an overview presentation of the project. See staff Report here for January 19 & 21, 2021:

nc-indiantrail.civicplus.com/AgendaCenter/ViewFile/Agenda/01192021-519

Mr. Chris Clifton, representing the applicant, gave an overview of the proposed project and offered to answer board questions. He also introduced his associate Matt Roland.

Chairperson Fielding reminded the Board that the decisions on all the following public hearing matters will be voted on at the January 21, 2021 virtual meeting.

Board Q & A

Chairperson Fielding asked for any board members questions. Questions and comments are as follows:

Chairperson Fielding would like to know how many parking spaces are proposed.

Mr. Ward explained there are 122 in all, 82 of which are surface spaces.

Chairperson Fielding is concerned with how the residents will do their food shopping with all the traffic in the area.

Mr. Clifton explained studies show independent living seniors do drive and travel at their leisure when they want to, they typically do not go very far and avoid high traffic times.

Chairperson Fielding has parking concerns, one car per unit seems unrealistic.

Mr. Clifton stated statistics show 1:1 parking ratio has proven to work very well for all their existing properties. 90% are 2 bedrooms however, typically 1 person rents them. He did confirm they have space to add additional parking if need be.

Mr. Roland added that they surveyed 16 properties that shows parking spaces. Most properties vary between 119-125 units and only about 80% parking is utilized.

Chairperson Fielding asked what the occupancy is.

Mr. Roland stated their occupancy is generally higher, but they get a lot of residents that do not own cars.

Chairperson Fielding has concerns as to where children and grandchildren can park?

Mr. Roland shared at any given time cars are gone and visitors have ample parking.

Board Member Mimy suggested creating designated visitors parking spots.

Mr. Roland suggested they can mark out some spaces near the front entrance.

Board Member Mimy has concerns being the building is proposed for 3 levels.

Mr. Clifton confirmed there will be a centrally located high-capacity elevator.

Member Mimy asked about what amenities will be provided.

Mr. Clifton shared the summary of the amenities as follows:

Furnished Community Lobby/Family area with Central Elevator system

Furnished Community Activities Suite for Residents Council Administration

Planned monthly activities

Furnished Community Exercise Room tailored to senior exercise

Community Security System/CTV Monitor/24/7/365; Key fab entry

Central Monitored Fire Sprinkler System

Steel Entry door/locks/dead bolts

Covered outdoor patios

Community cable/Cell Service/Internet/Wi-Fi access included in rent

All electric, NG service included in rent

Full-service kitchens in all units including microwave

Window Treatments in all suites/common areas

Per floor overflow storage space accessible by tenants

On site daily trash valet/recycling on premises

Freestanding Covered Garage units for both handicapped and resident vehicles (small fee)

Central indoor package collections and mail secure access

Residents Council management of common area/space/decorations/use

On-going customer service/maintenance on site/on call 24/7/365

Board Member Mimy asked what the cost per unit is.

Mr. Clifton estimating 18 months out for construction the monthly rent will be \$1,450 to \$1475 per month which includes all of the amenities mentioned above.

Board Member Reece inquired about what the contractual obligation requirements are there for a senior facility verses a non-age restricted facility.

Mr. Clifton stated all who live in this senior facility must be 55+ and older, all who reside must sign a lease. From day one it is a fully age restricted property.

Vice-Chairman Lytch asked if they have a property nearby in a surrounding area.

Mr. Clifton stated they have a property seeking entitlement off of Steele Creek south of the airport in Charlotte. Closest existing locations other than that are Kentucky and Nashville.

Mr. Roland suggested visiting their website to do virtual tours. They are headquartered in Buffalo, NY, have done work in PA, Ohio and working their way south.

Vice-Chairman Lytch has concerns over lack of public transportation.

Mr. Roland shared they are in suburban areas, not quite on the beaten path. Frontage is not usually an issue for them. Seniors like maintenance free living.

Chairperson Fielding is concerned about the traffic on Chestnut and going into Old Monroe.

Mr. Clifton stated Seniors avoid traffic by being able to travel at their leisure. This is the lowest amount of impact since seniors have the luxury of traveling when they want to.

Mr. Ward read aloud the one public comment we received.

Ms. Deese noted that she responded to the public comment.

Chairperson Fielding asked if there is information on Clover Groups website for reviews.

Mr. Clifton explained there are currently no reviews, they use their high occupancy and low turnover rate as proof.

Mr. Roland stated he can pull properties that have google reviews, send them to staff to share with board members.

Brandi Deese stated that due to recent changes in the North Carolina land use law that permits virtual public hearings, decisions by the Board can only be made twenty-four (24) hours or later after closing of the hearings. For this reason, the Planning Board has scheduled a separate meeting on Thursday, January 21, 2021 at 6:00 pm to receive any additional public comment and vote upon each of the items presented today.

ADJOURNMENT

Motion to adjourn was made by Chairperson Fielding seconded by Mischelle Reece, the motion passed unanimously.

Chairperson:

Meg Fielding

Date: 1/19/21

Secretary:

Laurie Gable