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PLANNING DEPARTMENT
BOARD MINUTES (VOTE)
January 21, 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, Cheryl Mimy, Mischelle Reece, Larry Dukes & Chris McGuire
Applicants:	Clover Group; Chris Clifton and Matt Roland
Staff Members:	Brandi Deese - Planning Director, Matt Ward – Senior Planner, and Laurie Gable, Board Secretary
Absent:	Joseph Lytch, Sidney Sandy

Chairperson Fielding opened the meeting at 6:00pm.

Staff determined Quorum was present via roll call.

Staff acknowledged that they had not received any additional comments.

Board member Dukes asked if there were additional comments made since he was absent from the 1/19/21 Planning Board Meeting.

Ms. Deese re-read the comment that was read aloud at the 1/19/21 Planning Board Meeting. Ms. Deese also mentioned there was additional information received after Tuesday night's meeting. There is an issue at Ainsdale and Chestnut however, it is on the Weddington side. Brookhaven has been working with our Engineering Department and the town to look at solutions for that, but we are limited due to it being on the Weddington side.

Board member Mimy asked what the issue is.

Ms. Deese explained it is about making a left from Ainsdale onto Chestnut appears to be a very sharp, dangerous turn.

Board member Mimy asked what Indian Trails solution is.

Ms. Deese explained that location is in Weddington.

Chairman Fielding asked Ms. Deese to explain Clover's response regarding parking concerns.

Ms. Deese explained that there were conversations about parking, Clover Group provided some data with all their existing locations to show what the percentages are. From a staff perspective, we do not want to put down any more asphalt than the applicant needs.

Chairman Fielding asked Ms. Deese to verify that the applicant did indicate that they will designate 4-6 parking spaces.

Ms. Deese confirmed, yes.

Board member Dukes asked to discuss the current zoning map. He questioned why it is 2 sections.

Mr. Ward explained there are 2 parcels that are being combined using 1 entrance off Chestnut Ln with a right in and a right out.

Board member Dukes wanted clarification on defining senior living for this location. Is this just an age limitation?

Mr. Ward explained yes.

Mr. Clifton explained the lease will not allow anyone to live on the property unless they sign the lease, and they have to be 55 years of age or older.

Board member Dukes questions if there is something on the lease that he cannot have his younger children or family live on the property.

Mr. Clifton stated according to their lease you cannot live on their property unless you sign the lease, and you are 55 and above. If you have other people living, there they will also have to sign the lease and must demonstrate that they are 55 years of age. This is a conditional use that requires them to guarantee that they meet the conditions of age description.

Board member Dukes has concerns that they are offering one-, two- and three-bedroom units.

Mr. Clifton explains that the criteria on the site plan is 90% are two bedrooms, average profile is A 71-year-old female that is either widowed or has a trailing spouse that is in memory care or off-site in assisted living. She still wants the space but does not want to have to pay a premium for that. There will be 99 units that are 2 bedrooms plus a few single bedrooms and 3 bedrooms.

Mr. Ward stated that Mr. Dukes can see the staff report on pages 9 & 10 have the breakdown of the units; 99 are 2 bedroom, 11 are 3 bedroom, 12 would be 1 bedroom.

UNFINISHED BUSINESS – FINAL RECOMMENDATION

a. CZ 2020-0098 Clover Group

Chairperson Fielding stated the board would entertain a motion. Board member Mimy made a motion to approve CZ 2020-0198 Clover Group. Motion approved by members Cheryl Mimy, Larry Dukes, Chris McGuire & Chairperson Meg Fielding. Motion carried 4:0. Mischelle Reece was absent for the vote.

ADJOURNMENT

Motion to adjourn was made by Member Dukes, seconded by Member Mimy, the motion passed unanimously.

Chairperson:

Meg Fielding_____

Date: 1/21/21_____

Secretary:

Laurie Gable_____