



P.O. Box 2430
Indian Trail, North Carolina 28079
Telephone 704-821-5401
PLANNING DEPARTMENT
BOARD MINUTES
Tuesday, February 15, 2022
6:00 P.M.

DETERMINATION OF QUORUM

A quorum was present. Meeting was called to order by Vicechair Lytch.

CALL TO ORDER

The following members of the governing body were present:

Board Members:	Vicechair Joseph Lytch, Larry Dukes, Chris McGuire, Cynthia Wiley, Natonya Walton, and Travis Daye
Applicants:	ZM 2022-0008 UNION FESTIVAL SHOPPING CENTER- George and Denise Athans UDO Amendment
Staff Members:	Brandi Deese, Director, Matt Ward, Senior Planner and Laurie Gable, Board Secretary
Absent:	Chairperson Meg Fielding

APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion to approve January 18, 2022, minutes was made by Member Dukes, seconded by Member Wiley.

Brandi Deese, Director did roll call vote: Larry Dukes, Cynthia Wiley, Chris McGuire, Natonya Walton, Travis Daye and Vicechair Joseph Lytch all approved: Motion passed unanimously.

NEW BUSINESS

ZM 2022-0008 UNION FESTIVAL SHOPPING REZONING

Senior Planner, Matt Ward gave an overview. See staff Report here for January 18, 2022:

<https://www.indiantrail.org/AgendaCenter/ViewFile/Agenda/01182022-580>

Mr. Ward presented to the board.

Board Q & A

Vicechair Lytch– Opened the floor to board questions. Questions and comments are as follows:

Member Wiley asked if there is a house on the next parcel?

Senior Planner, Matt Ward confirmed yes, there is a home next to the parcel.

Member Wiley asked if there is a plan to add parking or is there a need?

Senior Planner, Matt Ward explained there is quite a bit of parking currently. He also confirmed that this meeting is to correct the zoning map.

Member Wiley asked if there is a setback period as she is concerned about the view of the home?

Senior Planner, Matt Ward explained if this was new construction, we would require a setback. Since this is existing already, we will go as is. This was approved before we started being able to regulate land uses.

Director, Brandi Deese explained we are estimating this was built back in the late 80's. The Town of Indian Trail Planning Department was not established until the late 90's. A lot of those regulations would not have even been thought of at the time. The reason this came to our attention is some of the tenants in upfitting and trying to get loans were not able to due to this underlying single-family zoning.

Member Dukes asked if this proposal has come before the Planning Board before?

Senior Planner, Matt Ward stated no.

Member Wiley expressed concern that it looks like we are taking away what little buffer is there before the single-family home.

Senior Planner, Matt Ward confirmed that nothing physical is changing on site so that buffer will remain as is. We are correcting it on paper only.

Vicechair Lytch asked for a motion.

Motion to approve was made by Member Dukes, seconded by Member Wiley with the provision that they will not build onto or go beyond that line and take away that green space that is a part of that residential home next to it.

Director, Brandi Deese did roll call vote. Larry Dukes-approve, Cynthia Wiley-approve, Chris McGuire-approve, Natonya Walton-approve, Travis Daye-approve, Joe Lytch-approve. All in favor, motion was approved unanimously.

PROPOSED AMENDMENT TO THE UDO ORDINANCE CHAPTER 7150 AND CHAPTER 560 REGARDING VEHICLE SALES REQUIREMENTS FOR MULTI TENANT STRUCTURES

Director, Brandi Deese gave an overview.

Member Dukes asked what else fits into the definition of a multi-tenant structure?

Director, Brandi Deese explained our signage section addresses multi-tenant for obvious reasons. There wasn't anywhere else we could find where multi-tenant was addressed in the code. We were not able to find any link to any other uses that would create this link. The definition of a multi-tenant structure is a building that has more than one tenant. An example could be Sun Valley with 20 different tenants in a building. One regulation that has been helpful in regulating this very popular use, is a required 2-acre minimum. They do need to meet that 2-acre minimum before they are permitted in any district.

Board Member Wiley made a motion to approve the PROPOSED AMENDMENT TO THE UDO ORDINANCE CHAPTER 7150 AND CHAPTER 560 REGARDING VEHICLE SALES REQUIREMENTS FOR MULTI TENANT STRUCTURES as presented, Board Member Dukes seconded the motion.

Director, Brandi Deese did roll call vote. Cynthia Wiley-approve, Larry Dukes-approve Chris McGuire-approve, Natonya Walton-approve, Travis Daye-approve, Joe Lytch-approve. All in favor, motion was approved unanimously.

ADJOURNMENT

Declaration to adjourn was made by Vicechair Lytch.

Chairperson:

Joseph Lytch

Date: 2/15/22

Secretary:

Laurie Gable