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**PLANNING DEPARTMENT**  
**BOARD MINUTES**  
**Tuesday, February 16, 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, Chris McGuire, Mischelle Reece & Larry Dukes
Applicants:	Garmon Adventures: Darren Sutton
Staff Members:	Brandi Deese - Planning Director, Matt Ward - Senior Planner, and Laurie Gable, Board Secretary
Absent:	None

### **APPROVAL OF MINUTES OF PREVIOUS MEETING**

**Motion** to approve January 19, 2021 minutes was made by Member Reece. Motion passed unanimously.

**Motion** to approve January 21, 2021 minutes was made by Member Mimy. Motion passed unanimously.

### **NEW BUSINESS**

#### **CZ 2020-0124 GARMON ROAD**

*Mr. Ward gave an overview presentation of the project. See staff Report here for February 16 & 18, 2021:*

[nc-indiantrail.civicplus.com/AgendaCenter/ViewFile/Agenda/01192021-519](http://nc-indiantrail.civicplus.com/AgendaCenter/ViewFile/Agenda/01192021-519)

*Ms. Deese stated during COVID19 protocol as per state law we are receiving public comment in written format, staff will read that, if you were unable to submit your public comment today, you have until 5:00pm tomorrow (2/17/21). We will read the public comment before the vote on Thursday's meeting before the vote at 6pm. The links to the meeting are on [www.indiantrail.org](http://www.indiantrail.org) as well as the agenda packet. This Planning Board meeting is a recommendation that goes to Town Council for a final vote.*

*Mark Kime and Mason Greeson from Land Design conducted a presentation for the project.*

**Board Member McGuire** stated he is pleased with the fact that there are no outdoor storage areas by not having that as a component the crime will be kept way down. He hopes the developer sticks to the light industrial only structure.

**Vice-chair Lytch** asked what the timing with the super street with the build is.

*Ms. Deese stated the super street is undergoing right of way acquisition. They are looking at least 18 months to 2 years. They are looking at reaching out to over 100+ residents to work with. There is also a sewer capacity issue that could impact construction of this project. NCDOT and the Town engineer will make sure whatever the timing is that the improvements will take place as appropriate.*

*Mr. Huntsinger stated the super street will probably be about 5-6 years out.*

*Mark Kime said based on Todd's comment about the super street, the project should be complete first.*

*Ms. Deese read aloud the public comments.*

**Board Member Dukes** asked to help explain at the completion of the development what to expect that the intersection will look at Garmin, South Fork and Old Monroe. What will it look like?

*Mark Kime stated it will not be a full movement intersection, very similar to what you are currently seeing on 74.*

**Board Member Dukes** asked if he was going south onto Old Monroe Rd that was going to be controlled by a traffic light. He also inquired if he is going north on Old Charlotte you have got another divider that looks like it runs left onto Garmon Road, is this controlled by a light?

*Mr. Huntsinger and Mr. Kime both stated it is not.*

**Board Member Dukes** *is the lane going north and south 2 lanes?*

*Mark Kime replied yes; 4 lanes total, 2 in each direction.*

*Mason Greeson stated to give you an idea it looks exactly like Independence Boulevard right now.*

**Board Member Dukes** asked what does Garmon Road feed into?

*Mark Kime stated right now we are bringing it up to a public right of way standard-a dead end street.*

*Mason Greeson stated this super street has been in the works for a very long time. it is an NCDOT study design.*

**Board Member Dukes** is very concerned.

**Board Member McGuire** stated if you go down 74 there is some form of traffic light at every intersection. He is hoping they will implement that here too.

*Mark Kime responded that this is something that needs to be taken up with NCDOT.*

**Board Member Dukes** would like to know what security measures are in place.

*Mark Kime stated since there is no external access, having security cameras should be sufficient, we do not need a gated deterrent.*

**Chairperson Fielding** asked if you are coming south to Old Monroe and you want to make a left, how do you do that?

*Mark Kime explained that you will have to turn right then the next opportunity that you can make a U-turn will be your option to go southbound. The idea of the super street is to restrict all full movement access along Old Monroe Rd.*

**Board Member Mimy** has concerns on how they can figure out a better way to have the property here but not add additional issues to the traffic. She asked if this is a high traffic business.

*Darren Sutton stated it is not.*

**Board Member McGuire** asked approximately how many businesses will be on this site.

*Darren Sutton stated the intent was to have 2-3 businesses in each building. There is not a lot of Class A businesses in the area.*

*Dean Harold stated this is a NCDOT decision and is what we are stuck with it.*

*Dean Harold wanted to go back and state there will be a minimum of 4 cameras to each building all corners. As far as fencing goes, the front building is a self-contained, climate-controlled storage. The building itself is secured by faub. As far as flex space goes, cameras are the best deterrent. It would be hard to completely fence in these areas because a gate is mechanical. Gates break down all the time. If you can only imagine service/delivery trucks unable to get in. As a concession, we would put up a chain link black vinyl fence as a deterrent.*

**Board Member Dukes** stated he has concerns about how the dumpsters will work.

*Dean Harold stated the dumpster areas will be enclosed with gates. You will have some deliveries that will be on pallets so we will have a gated pallet facility. No outside storage whatsoever, inside storage only. The pallets tend to fill up inside, they will have regular pick-up times just as the trash will be. As far as blowing trash he thinks they can commit to fence in the back where the parking lot ends at the trees and fence the sides of the flex building businesses only. He does not want to take away from the architecture of the storage facility. This facility will have a small dumpster that is also boxed and gated. If it is in the wisdom of the Planning Board that they foresee a 6-foot chain link fence on the sides in the back of the flex space we will do it.*

*Ms. Deese wanted clarification on the chain link fence.*

*Mr. Harold confirmed it is a black powder coated or architectural green in color coated fence.*

*Ms. Deese asked if Mr. Harold is ok with us adding that condition.*

*Mr. Harold agreed.*

**Board Member Mimy** had a question about the condition.

*Ms. Deese replied that we have a 6-foot black or green powder coated chain linked fence for the fencing behind the flex spaces where the parking lot and trees meet and then the sides of the flex building.*

**Board Member Dukes** asked if there was a traffic study based on the number of storage units and how many storage units are we talking about?

*Darren Sutton stated currently we do not have the layout complete on the storage, it is a work in progress. Generally, it is a low traffic count for storage spaces.*

*Mark Kime stated the proposed use did not generate a full traffic study based on the low user count. We did consult with NCDOT and that is how we came up with the right turn lane improvements, that was all that was recommended.*

**Board Member Dukes** asked are those spaces in front of the building where I would pull up and then unload my goods based on whatever unit I was renting.

*Mark Kime replied you would bring your rental truck or car to the little loading area in the back. You would then enter the facility and depending on what unit is yours you would take the stairs or the elevator and unload or load your goods.*

**Board Member Dukes** asked what the other 2 units are.

*Mark Kime replied they are single story warehouse flex space that we plan to break out into 2 or 3 tenants.*

#### ***GLENHURST SUBDIVISION CZ 2020-0110***

*Matt Ward, Senior Planner shared his presentation via power point.*

*Mason Greeson and Mark Kime of Land Design and Bob Bennett with Stanley Martin Homes.*

**Board Member Mimy** asked if this Indian Trail or Union County property?

*Matt ward stated it is Union County currently.*

**Chairperson Fielding** inquired about why this project was not done in Weddington.

**Board Member McGuire** explained it has a lot to do with the density.

**Board Member Mimy** wants to know if this property will have enough space.

*Matt Ward, Senior Planner stated this area of Indian Trail is our last stop. With our requirements, they are meeting them.*

*Mason Greeson explained that they approached Union County, they confirmed that the density offered for low medium and high aligns more with Indian Trail for this project, this made Indian Trail a better choice.*

*Mason Greeson on behalf of Stanley Martin Homes displayed his presentation.*

*Brandi Deese and then Matt Ward read public comments aloud.*

**Board Member Lytch** asked the developer what is your appetite on reducing some of the number of homes to a half-acre per home.

*Mason Greeson stated economically it does not meet their requirements. He explained the zoning does not drive the cost of land does drive everything, the zoning does not necessarily drive the cost of land in general.*

**Board Member Reece** asked if this is a donut hole what happens if Indian Trails shoots it down and Union County picks it up? If we look at this project outside of the residents' view, we are limited to the donut hole, if we say no, we lose the tax revenue? We appreciate community involvement.

*Ms. Deese noted the county and municipalities came together in 2019, the county is going to try and drive to clean up the donut holes. We do not know what will play out if we deny this, we may be impacted without the tax base. The developer could go back to Union County for approval. We have not tested this as a town.*

**Board Member Dukes** asked who owns the current lots?

*Mason Greeson stated they are still in Union County.*

**Board Member Dukes** asked that we still have these 3 parcels that are Union County?

*Ms. Deese stated you must take the opportunity to take the project as it comes and hope that the donut hole closes. We are trying as best that we can to make our borders more reasonable.*

**Board Member Dukes** asked what the requirement is for having a single entrance only, what is the threshold of when you must go to a second entrance?

*Mason Greeson and Brandi Deese stated it is a 100 for the county and 50 for Indian Trail.*

**Board Member Dukes** asked if this development only has one entrance.

*Mason Greeson stated we tie into the existing public right of way on Jean Place Court.*

**Board Member Mimy** asked what is the traffic and safety plan?

*Mason Greeson informed us that we had our traffic impact analysis completed, again, this is an NCDOT project and we have to take their direction. We will be doing a symmetrical widening for the left turn lanes and the right turn lanes into the neighborhood.*

*Todd Huntsinger, Township Engineer Potter road is about 10K cars a day currently. This is a long-term transportation plan which comes out every 5 years. With only 10K cars a day unfortunately, it does not meet the needs of the NCDOT improvements. You must have 18K plus vehicles on the road currently.*

**Board Member Lytch** asked if the developer purchased Essex Homes.

*Bob Bennett said yes, we purchased them about a year ago in February of 2020.*

**Board Member McGuire** stated we have a lot of green space on that side of the subdivision. Would there be problems if we did not have the pond.

*Mason Greeson there is an ordinance since 2007 that states we install best practices by providing control volume and water quality control.*

**Board Member McGuire** is concerned with the lot sizes and green space. How critical is the trail network to the neighborhood?

*Mason Greeson stated it is just a part of the amenity. The trail network is something that the town requested.*

*Mark Kime it also satisfies the 15% tree save requirements.*

*Brandi Deese would like to remind everyone the board will receive additional public comments at the beginning of the 6pm meeting on Thursday, February 18, 2021 due to NC State laws surrounding COVID19. The links are listed on the town website at [www.indiantrail.org](http://www.indiantrail.org). We will receive public comment up until 5pm on February 17, 2021.*

## **ADJOURNMENT**

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

Chairperson:

Meg Fielding

Date: 2/16/21

Secretary:

Laurie Gable