



P.O. Box 2430  
Indian Trail, North Carolina 28079  
Telephone 704-821-5401  
**PLANNING DEPARTMENT**  
**BOARD MINUTES**  
**Tuesday, April 19, 2022**  
**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, Cynthia Wiley, Travis Daye, and Larry Dukes               |
| Applicants:    | Indian Trail Presbyterian Church  |
| Staff Members: | Matt Ward, Senior Planner, Tyler Hayaski, Planner and Laurie Gable, Board Secretary |
| Absent:        | Vicechair Joseph Lytch, Natonya Walton and Chris McGuire                            |

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

**Motion** to approve February 15, 2022, minutes was made by Board Member Dukes. Motion passed unanimously. *See staff Report here for February 15, 2022:*

<https://www.indiantrail.org/AgendaCenter/ViewFile/Agenda/02152022-583>

*Mr. Ward did roll call: Board Member Dukes-yes, Board Member Cynthia Wiley-yes, Board Member Travis Daye-yes, Chairperson, Meg Fielding-yes*

### **NEW BUSINESS**

#### **ZM 2019-0094 INDIAN TRAIL PRESBYTERIAN CHURCH PROPERTIES**

Senior Planner, Matt Ward gave an overview. **See staff Report here for April 19, 2022:**

<https://www.indiantrail.org/AgendaCenter/ViewFile/Agenda/04192022-591>

Mr. Ward, presented to the board.

## **Board Q & A**

**Chairperson Fielding**– Opened the floor to board questions. Questions and comments are as follows:

**Member Fielding** asked if the land across Gribble toward Indian Trail Road owned by the church is staying residential?

Senior Planner, Matt Ward explained it is zoned Central Business District and confirmed they are expanding that zoning to the rest of the property to be consistent.

**Erin Maldonado and Scott Stinson representing the applicant were on the meeting as well.**

Erin Maldonado explained that the two front parcels are all going to become one parcel. The rezoning is necessary to make this possible. Some of these parcels are attached across Gribble Road, they were initially all one. Ms. Maldonado stated it has been like that since the early 1900's. She explained that all on that side needs to be combined to total 3.2 acres.

**Board Member Dukes** asked what does it mean if this is currently Single-Family SF-1, proposed to Central Business District?

Senior Planner, Matt Ward explained that Central Business District is in line with our downtown for example-offices, medical offices, job centers, retail strip, dentists, churches, vet offices. Think of uses that you usually see in a downtown area.

**Board Member Dukes** asked what would not be permissible in that? Is this limited to a certain number of floors and certain number of units?

Senior Planner, Matt Ward explained that it is going to be listed in the downtown overlay. Self-storage would not be permitted. A mixed use as in someone living on the top floor of an office would be permitted. Townhomes would require rezoning. Art studios, vet clinics, childcare centers, events and entertainment, theaters banquet halls, bakeries are examples of permitted uses. All government uses not heavy commercial or light or heavy industrial.

**Board Member Daye** asked for what purpose the church will use the land?

Erin Maldonado explained the Central Business District zoning protects the town with the option of saying no to multiple things. It must have the brick front feel to match the downtown overall aspect of what is coming. The parcel across Gribble Road will be combined for the church and the other parcels will be put on the market. It

*is an unused property for the church currently. The only request from the church thus far will be that Gribble Road maintains no egress there which would be egress to Education Street or onto Indian Trail Road. The church is also going to approach Indian Trail to install a streetlight. There are multiple things that happened with so many different parcels, it is not marketable.*

**Board Member Daye** asked if it has more value being commercial rather than residential?

*Erin Maldonado explained even though those are residential behind them on Education Street, there are businesses operating there, they are not zoned business.*

**Board Member Dukes** asked how long has this property been with the church?

*Erin Maldonado explained the property was purchased and given to the church at some point in the early 1900's.*

**Chairperson Fielding** asked if Erin could confirm that there was a stop light that has been approved at Gribble Road and Indian Trail Road?

*Erin Maldonado confirmed there will a stop light with a turning lane installed.*

**Board Member Daye** asked if there are any restrictions being the land is so close to an elementary school?

*Erin Maldonado explained there will be restrictions and limitations for all developers; they must go through all the Indian Trail zoning and permitting processes.*

**Chairperson Fielding** asked if anyone has any questions or concerns.

**Board Member Dukes** made the motion to approve as presented by staff. **Board Member Wiley** seconded motion. -

*Senior Planner, Matt Ward did roll call: Board Member Dukes-approve, Board Member Wiley-approve, Board Member Daye-approve, Chair Fielding-approve. All in favor, motion carried unanimously.*

## **ADJOURNMENT**

*Declaration to adjourn was made by Chairperson Fielding.*

Chairperson:

Meg Fielding

Date: 4/19/22

Secretary:

Laurie Gable

DRAFT