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PLANNING DEPARTMENT
BOARD MINUTES
Tuesday, April 20, 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, Larry Dukes, Mischelle Reece & Chris McGuire
Applicants:	Vic Shah and Ritesh Shah, Om Ventures Hospitality
Staff Members:	Brandi Deese - Planning Director, Matt Ward - Senior Planner, Nick Aisthorpe-Planner and Laurie Gable, Board Secretary
Absent:	Cheryl Mimy, Sydney Sandy & Vice Chairman Joseph Lytch

APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion to approve February 18, 2021 minutes was made by Member Reece Motion passed unanimously.

Motion to approve February 20, 2021 minutes was made by Member Reece. Motion passed unanimously.

NEW BUSINESS

CZ 2021-0061 THE HUB HOTEL

Mr. Ward gave an overview presentation of the project. See staff Report here for April 20 & 22, 2021:

[_04202021-545 \(indiantrail.org\)](https://www.indiantrail.org/04202021-545)

Board Q & A

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

Board Member Reece voiced concerns over parking,

Mr. Ward explained requirement does meet what the code states; one space per room. Management may have alternative suggestions.

Developer Vic Shah informed us that Hilton Hotels does an internal study of the demographics. They come up with a metric for the number of parking spaces needed to compensate both the staff and guests in the hotel. Employees are usually there in the mornings and leave about 2:00pm, check in time is at 3:00pm. You will not see many employees at night when you have a full sell out.

Board Member Dukes asked about the traffic flow entrances and exits.

Developer Vic Shah said the main entrance is on Highway 74 as part of the entrance into the apartment complex. They share that one turn in then the hotel has its own sort of road coming off that turn into the hotel itself. We anticipate more than 90% of the traffic to come off 74.

Board Member Dukes asked if there is a traffic light there.

Developer Vic Shah stated no traffic light exists currently at that right turn.

Board Member Dukes asked if he is going west on 74 towards Charlotte and is making a left into the hotel there is no light that will be there when the development is done.

Matthew Kirchner with Eagle Engineering stated there will be a light at that intersection that was part of the apartment complex as well. You will be able to make a left out of the site and into the site at that intersection.

Board Member Dukes wanted to verify that it is the main entrance off 74, what is the rest of it?

Matthew Kirchner with Eagle Engineering stated based on the TIA you will be able to take a left onto Independence coming out of that main entrance way as well as a right into it. This is the only location that NCDOT approved a lighted intersection that will include a left out of the site.

Board Member Dukes asked can you exit from the property onto North Indian Trail Road.

Matthew Kirchner with Eagle Engineering replied no, only onto 74, not onto North Indian Trail Rd.

Board Member Dukes asked is there an access into Chestnut Parkway?

Matthew Kirchner with Eagle Engineering stated no, it would all be off 74. One main access that splits the apartments and hotel, the second access will be the split with Taco Bell.

Chairperson Fielding would like to know if that has been approved by the Fire Department.

Matthew Kirchner with Eagle Engineering stated this site plan was submitted to the Fire Department they did not have any issues with the access onto 74 and back off. If one of the intersections would get blocked there is a second way out.

Chairperson Fielding wanted to verify the second way out.

Matthew Kirchner with Eagle Engineering one is the main road off Independence Blvd between the apartments and hotel and the second one would be a connection through the Taco Bell where you take a right into the Taco Bell you will be able to get out if you take a right onto 74 as well.

Mackenzie Moser from The Moser Group, representing the developer, gave an overview of the proposed project and offered to answer board questions.

Board Member Dukes asked what the original brand of the hotel was.

Mackenzie Moser stated it was originally the Marriott Fairfield Inn.

Board Member Dukes asked what the size of the conference room is.

Mackenzie Moser stated it is a one-hundred-person conference capacity.

Vic Shah added it is about thirteen-hundred square feet, there will be a subdivider so that two rooms can be divided and used at the same time.

Member Reece has parking concerns, would like to know if there are any plans for overflow parking if need be.

Mr. Shah stated as a hotel operator there are two things that we try to do. If we hold a large event, we automatically think about that day or night. Can we accommodate the requested event, this is taken into consideration before booking an event? If they do decide to move forward with the conference room rental, he is sure they can do something to direct folks on parking. Right now, the focus is on ensuring enough parking to service the rooms hotel and guests. He can speak to Brandi and the Town about your concerns before things sell out. Generally, the first thing we do when people come in inquiring about renting conference space is determine yes, we can accommodate your full occupancy and we have parking or no the hotel is busy and we cannot.

Member Dukes asked from your research, how did you decide that a Home2 Suites upper midscale hotel fits into Indian Trail other than an upper scale hotel. What do you base your decision on?

Mr. Shah responded they look at demographics and the current business that exists. The Home2 Suites average client stays two-to-three nights they have a kitchen, with a couch and a suite. The Tru brand rooms are not as big however, they are great for a one-to-two-night stay for an event or to visit with friends and family.

Member Dukes wants to confirm is it five floors with 30 rooms per floor.

Mr. Shah confirmed this is correct.

Member Dukes is there a limitation in Indian Trail on a hotel for more than five stories for a hotel?

Matt Ward stated we do not have it written out as stories; seventy feet is the maximum.

Brandi Deese stated we did not receive any public comments, calls or inquiries about this project. Public comment will be open until 5:00pm tomorrow.

Chairperson Fielding stated since there is no public comment we can move on to the next project.

NEW BUSINESS

ZM 2021-0026 INDIAN TRAIL HARDWARE

Nick Aisthorpe gave an overview of the project.

Brandi Deese stated no public comments were submitted as of today. Public comment will remain open until 5:00pm tomorrow.

Chairperson Fielding asked if we have any information about what the use of this property is going to be.

Ms. Deese noted it is to our understanding this property is going to be leased. According to the lease agreement, the lessee would like for this parcel to be rezoned commercial before they execute the lease, no set plans which is why you are seeing it coming in as a zoning map amendment instead of a conditional rezoning. The width of the lot being so narrow, we know potentially the only development would be expansion of the parking lot for the hardware store.

Lamar Wingo, applicant stated all three of the lots will be leased together, all concurrent. As far as future there is nothing at this time, they just wanted to get all three lots as commercial.

Member Dukes would like to confirm that all three lots will be eventually connected and upgraded to commercial development.

Lamar Wingo, applicant stated the lessee intends to operate the hardware store. It will be the lots will be in conjunction with the hardware store; all three will be leased by the same tenant.

Chairperson Fielding stated if there are no comments or questions, votes will be taken at our PB Vote meeting on Thursday, April 22, 2021.

Ms. Deese wanted to follow up with the board for an update on the request on South Fork and Old Monroe Road. Staff did reach out to NCDOT, NCDOT approved a stoplight at that location however, they are not willing to fund it. We as the town cannot legally require the developer to mitigate a problem that already exists. You are looking at about \$250-300K dollars. This would not be a wise use of taxpayer dollars as it would only be temporary until the super street is constructed.

Ms. Deese also noted that we are going to be creating a Doodle Poll to gage the comfort level of Board Members returning in-person. If we do go back to in-person, we must have a couple of part time staff members; someone at the front will take temperature, provide mask and give a brief health questionnaire. They would then be escorted to various rooms to be spread out so not everyone is in that room at the same time. They will be brought in at the appropriate time. We would separate out the development teams, then separate the members of the public, bringing them in for public comment one at a time. We did have a Board of Adjustment meeting in-person as they are quasi-judicial meaning they must meet in-person since they are not allowed to

meet virtually. A lot of the members on that board felt uncomfortable without masks, the one thing that staff can agree on is that if you are going to come back in-person, you need to be comfortable enough to remove your mask at least when you are speaking. It is hard for us to pick up the recording, it is hard for us to tell who is speaking. It is also hard for everyone to hear one another. We would like everyone to have at least that comfort level before agreeing to return to in-person meetings.

Chairperson Fielding asked if any board members have questions.

Member Dukes asked if we do the in-person meetings would non-committee members join virtually only? Would we be able to have anybody that wanted to join but not part of the committee join21 this way?

Ms. Deese thinks we would probably limit this if a board member were in quarantine and we needed them for a quorum. She stated she does not believe that we would do this for members of the public, that can be hard to manage and in-person meeting with a variety of zoom participants as well. We can certainly consider it. We would still allow written comments to come in as a member of the public.

Member Dukes wanted to confirm that there is a limitation on having public member via zoom.

Ms. Deese stated Town Council is using the Zoom feature if there is a quorum issue or a council member that is forced to be remote due to Covid-19 or quarantining. The planning board interaction is not a dialogue, they can watch from You Tube Livestream if they want to. She is unsure the zoom feature is necessary for the public being they have a lot of other options.

Chairperson Fielding reminded board members if they have any other questions reach out to Brandi prior to completing the Doodle poll. She also reminded board members to be honest as she would like them to feel comfortable when they do decide to return in-person.

ADJOURNMENT

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

Chairperson:

Meg Fielding

Date: 4/20/21

Secretary:

Laurie Gable