



P.O. Box 2430
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PLANNING DEPARTMENT
BOARD MINUTES
Tuesday, May 17, 2022
6:00 P.M.

DETERMINATION OF QUORUM

Due to Vice Chair's audio issues, Ms. Deese asked for nominations from the floor for a chair for this evening's meeting. Cynthia Wiley agreed to chair the meeting, all board members were in agreement.

A quorum was present. Meeting was called to order by Chairperson Wiley.

CALL TO ORDER

The following members of the governing body were present:

Board Members:	Natonya Walton, Cynthia Wiley, Travis Daye, and Vicechair Lytch (was tardy)
Applicants:	Pulte Group, Fred Matrulli
Staff Members:	Brandi Deese, Director, Tyler Hayaski, Planner and Laurie Gable, Board Secretary
Absent:	Chairperson Meg Fielding, Larry Dukes, and Chris McGuire

APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion to approve April 19, 2022, minutes was made by Vicechair Lytch. Motion passed unanimously. **See staff report here for April 19, 2022.** <https://www.indiantrail.org/AgendaCenter/ViewFile/Agenda/04192022-591>

Roll call vote: Natonya Walton-approve, Vicechair Joe Lytch-approve, Travis Daye-approve, Chairperson Cynthia Wiley-approve.

NEW BUSINESS

CZ 2022-0028 CHESTNUT LANE SUBDIVISION

Planner, Tyler Hayaski presented an overview of the case to the Board. See staff Report here for May 17, 2021:

https://www.indiantrail.org/AgendaCenter/ViewFile/Agenda/_05172022-596

Board Q & A

Acting Chairperson Wiley– Opened the floor to the board for questions. Questions and comments are as follows:

Acting Chairperson Wiley asked if sidewalks being installed along Chestnut Lane were discussed and will be a part of the plan or was that just a recommendation?

Planner, Tyler Hayaski explained this was requested at the Community Meeting, one of the conditions is to install 6-foot-wide sidewalks.

Acting Chairperson Wiley noticed on the frontage there is a 30-foot buffer in the existing homes and around the other sides of the entire community only a 25-foot buffer. She asked if it is possible to increase the sides to 30-foot all the way around the community and include landscaping?

Developer, Weston Boles stated he will investigate it.

A question was raised about where the sidewalk will connect to?

Planner, Tyler Hayaski stated it may not connect past where the current property boundaries are. He noted that as the area continues to develop the hope is that one day it will tie into previously installed sidewalks.

Member Daye asked if the minimum standards for setbacks between houses is 10 feet, then why is the developer proposing 5 feet and why do you want to cut that back?

Developer, Weston Boles explained it really depends on the product Pulte is using and whether the size of the product fits. They are trying to promote a quality neighborhood.

Planner, Tyler Hayaski stated that as part of the overall concept plans on the single-family homes there is a minimum of 2,300 square feet.

Melissa Oliver with Pulte explained that they do intend for the products to be anywhere from 2,500 to 3,500 square feet.

Kyle DiPretoro with the Developer added that the site has some constraints, a creek crossing, a creek buffer, and topography issues. The property also lacked on some of the frontage due to the log cabin that exists as well as accounting for storm water and some wetland areas. We had limited ability which is why we had to keep the lot size to 2,300 square feet. There certainly are some constraints on this site.

Vicechair Lytch asked if there will be any amenities attached with the Homeowners Association?

Developer, Weston Boles confirmed there will be a greenway running through the middle of the site. They also plan to install pocket parks with benches. Unfortunately, with it being only 57 lots it is not enough to support a community pool.

Planning Director, Brandi Deese opened the floor for public comment reminding participants of the 3-minute time limit.

Brittany Chan from the Collingwood subdivision stated her concerns as follows: 25 feet is not very far from the new homes that are being built. She loves the wildlife that is behind her home. The single lane road is a big concern due to heavy traffic. The houses being built 5 feet from one another is way too close and unacceptable.

Melissa Oliver, Pulte explained that the houses will be 10 feet from each other. They will have a five-foot side yard. There will be a 10-foot separation which is required for fire safety. We are aligning driveways with the Epcon Development. The road is owned by NCDOT therefore they dictate what the requirements are for our subdivision. We are not sure what the improvements are just yet. Looking across the street at the Epcon Development, the road has been widened to three lanes creating a turn lane and perhaps they may require something similar for our project to help with traffic. We will investigate keeping some of that natural landscaping. The backside is owned by the HOA and is filled with natural screening currently. We will also investigate increasing the 25-foot standard required buffers from Indian Trail possibly to 30 feet if it works and is required by Indian Trail.

Larry Griffiths from the Collingswood subdivision (1805 Aringill Lane) stated his concerns as follows: What will the property values do to us since these homes are significantly smaller than our existing homes? You have a sidewalk going to nothing. He advises removing the sidewalk since the sidewalk goes to nothing except a busy street. If you walk to the plaza where Harris Teeter is, you must cross the bridge and then a very busy road. He has traffic concerns (which are handled by NCDOT)-it's very dangerous. It is less about the traffic studies and more about the quality of the roads. They cannot keep up with the roads we currently have; there is a two lane no shoulder drop-off. He too explained he enjoys the wildlife in his backyard.

Acting Chairperson Wiley asked if Brandi could speak to the widening of Chestnut Lane?

Director, Brandi Deese explained this is an NCDOT roadway. Ms. Deese noted "the state is very reactive." This is not within the municipality's hands. Bridge, density, buffers, things of that nature are issues the Town has the ability to address.

Acting Chairperson Wiley would like to see fewer homes built by at least seven or more, increase the buffer around the entire development and add a bit more space in between the home in this development. Board Member Walton noted she agrees with Acting Chair Wiley.

Melissa Oliver, Pulte explained by right we are allowed 2.2 in density, and we are asking for 2.24 so by right we are allowed, however if we did do by right the homes would decrease in size. We are asking for this rezoning increasing the density and we fully anticipate doing the higher square footage since this will bring value to the area. Some of the products are controlled by the consumer. We fully anticipate doing the higher

square footage since this area calls for it. However, some of the products we are showing are not the actual products they are base examples. As far as the buffer goes it is certainly something we will address.

Kyle DiPretoro with the Developer added that we chose to annex into Indian Trail, we had opportunities to go to Stallings and had the opportunity to go to Union County and to remain a donut hole within the county. We took the opportunity to increase the tax base in Indian Trail. On the buffer, we will preserve every healthy tree we possibly can. We are open to putting berms in to ensure our residents and existing residents have sufficient buffers. Growth will increase your existing home's value; growth will always generate an additional value. As far as traffic goes, we are anticipating a left turning lane will be required, again NCDOT dictates the final word. We did have a protected species report done, nothing came back as far as protected or endangered species.

Developer, Weston Boles reviewed the buffer request, and he does not see any issue with increasing to a 30-foot buffer around the site. He agreed to match Epcon's 30-foot buffer.

Director, Brandi Deese wanted to address a comment in the chat box that was specific to by right. By right development means that the zoning is appropriate for it and then can go straight in with site plans and get staff approval; does not require going to Planning Board or Town Council. In this case, it is by right with Union County, they will not need to go to Union County Planning Board or County Commissioners but instead can submit directly for site plan if it was developed by right; that current zoning would allow that 2.2 per acre discussed earlier.

Acting Chairperson Wiley asked about the secondary gravel entrance point that is proposed?

Developer, Weston Boles explained that this is a requirement from Indian Trail to have an emergency access road.

Acting Chairperson Wiley asked if there were fewer homes would it be possible to make the road a public road?

Developer, Weston Boles stated that NCDOT would not allow two roads that close together.

Kyle DiPretoro with the Developer stated we are constrained with the donut hole we have with the property that is also on Chestnut Lane. We do not have the frontage to get the distance between access one and access two. We are also lining up with the access across the street.

Planning Director, Brandi Deese explained we do have precedence for developments that are less than 100 homes, this one being so close to 50, we have allowed this emergency secondary access. The intent of the ordinance and the fire code as well is having a secondary way to access in the case of emergencies. Our Director of Engineering keeping the flood plain and wetlands in mind, approved that secondary ingress and egress as being an emergency only access.

Acting Chairperson Wiley asked if anyone has any other questions before making a motion.

Member Daye made a motion to approve CZ 2022-0028 CHESTNUT LANE SUBDIVISION as long as it meets the minimum standards that Indian Trail has already put in motion, Vice Chair Lytch seconded the motion and would like to add with the condition that the buffer be increased to 30 feet on the entire perimeter.

ADJOURNMENT

Motion carried unanimously. Acting Chairperson Wiley declared the meeting adjourned.

Acting Chairperson:

Cynthia Wiley

Date: 5/17/22

Secretary:

Laurie Gable