



P.O. Box 2430  
Indian Trail, North Carolina 28079  
Telephone 704-821-5401  
Fax 704-353-7888  
**PLANNING DEPARTMENT**  
**BOARD MINUTES**  
**Tuesday, May 18, 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, Chris McGuire, Mischelle Reece, Larry Dukes & Vice Chairman Joseph Lytch
Applicants:	Liane Watson Mackenzie Moser-The Moser Group
Staff Members:	Brandi Deese - Planning Director, Matt Ward - Senior Planner, Tim Jones- Planner and Laurie Gable, Board Secretary
Absent:	Cheryl Mimy & Sydney Sandy

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

**Motion** to approve April 20, 2021 minutes was made by Member McGuire. Motion passed unanimously.

**Motion** to approve April 22, 2021 minutes was made by Member Reece. Motion passed unanimously.

## **NEW BUSINESS**

### **CZ 2021-0101 HOPE MONTESSORI**

*Mr. Ward gave an overview presentation of the project. **See staff Report here for May 18 & 20, 2021:***

[05202021-552 \(indiantrail.org\)](mailto:05202021-552@indiantrail.org)

*Liane Watson gave an overview of the proposed project and offered to answer board questions.*

## **Board Q & A**

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

**Board Member McGuire** asked if carpools and siblings may reduce the volume of cars?

*Mr. Ward explained that is correct.*

*Liane Watson suggested this is worst case scenario, there is probably at least ten families that have two children.*

*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.

*Brandi Deese wanted to give anyone attending from the public a chance to state if they wanted to make a comment for our second agenda. We did not receive any public comment.*

## **NEW BUSINESS**

### **CZ 2021-0017 ELAN APARTMENTS @ INDIAN TRAIL PHASE II**

*Matt Ward gave an overview of the project.*

*Mackenzie Moser of The Moser Group gave an overview of the proposed project and offered to answer board questions.*

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

**Vice Chairman Lytch** has concerns about the seven-to-ten-year sewer plan, if that were to happen, what would the site look like if it would not have buildings on it?

*Mackenzie Moser explained that they have a seven day a week full time maintenance team that would maintain the property.*

**Vice Chairman Lytch** what is the likelihood that the sewer project will take seven to ten years?

*Brandi Deese stated the town is actively working with Union County and some of the other municipalities within the county for an interlocal agreement. She believes that is what the county is looking for to move forward with some potential funding for some solutions for this wastewater treatment facility. They have approved funding for some improvements for the Twelve Mile Creek which impacts some of our jurisdiction. Most of our jurisdiction flows to Crooked Creek. The town is working hard with the county to come up with solutions; worst case scenario is seven to ten years. There is no way to know that answer for certain at this time.*

**Member Dukes** asked to see the map again.

*Matt Ward identified the access points.*

*Matt Kirchner of Eagle Engineering stated you have a light to take a left. Everything you see in blue will be installed by DOT, everything in red is installed by Phase I, the green you see is installed by Phase II. Those lights might be installed by DOT if they end up ahead of this project if not, Eagle Engineering will install them.*

**Member Dukes** asked if we could show him the access point upon exiting the site other than Highway 74.

*Matt Ward stated there are several ways: you can go through the hotel site, there is also a roundabout, another option is to go down Shady Bluff Road. There is a good amount of access points.*

*Todd Huntsinger, Director of Engineering explained there will be no left turn out of Chestnut Parkway or the hotel primary entrance. It will be all right hand turns then you will have to do a turn around on Highway 74 at the nearest location.*

**Chairperson Fielding** asked if we have any public comments.

Mr. Jim Cherry presented his own comments. The reason he is against this zoning is because it is right across the street from his business. He is against this and hopes they do not approve the Phase II apartments. He moved his family and business out of Charlotte many years ago to avoid this situation. He specifically picked Indian Trail since there was no apartment zoning in sight. Mr. Cherry suggests waiting to see how Phase I pans out before moving forward with Phase II.

*Mackenzie Moser stated there are a few items Mr. Cherry said that are not accurate. There will not be 650 apartments. He is comparing this project to Class C apartments; these are Class A apartments, and the standard of apartments has changed tremendously over the past 20 years. We have worked with the Atrium hospital and Wingate University, there is a need for additional housing since there will be no grad housing on campus. There were a lot of letters received supporting these apartments for Phase I, we can also request letters for Phase II if you would like. Mackenzie mentioned that they did invite Mr. Cherry to the GreyStar products to see for themselves the product at hand this invitation is offered to any of the board members as well.*

**Chairperson Fielding** asked if there are any other comments or questions.

## **ADJOURNMENT**

**Motion** to adjourn was made by member Mischelle Reece, the motion passed unanimously.

Chairperson:

Meg Fielding

Date: 5/18/21

Secretary:

Laurie Gable