



P.O. Box 2430
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PLANNING DEPARTMENT
BOARD MINUTES
Tuesday, July 20, 2021
6:00 P.M.

DETERMINATION OF QUORUM

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

SWEARING IN OF NEW MEMBERS

Public Notary, Trena Simms swore in new members - Natonya Walton, Travis Daye, and Cynthia Wiley.

CALL TO ORDER

The following members of the governing body were present:

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|----------------|--|
| Board Members: | Chairperson Meg Fielding, Vice Chairman Joseph Lytch, Larry Dukes, Natonya Walton, Travis Daye, and Cynthia Wiley |
| Applicants: | TRI Pointe Homes – Atley; Green Street Land Co. LLC – Oakwood; Provident-Bayard - Sheffield |
| Staff Members: | Brandi Deese - Planning Director, Matt Ward - Senior Planner, Patrick Blaszyk - Planning Intern, and Crystal Roman - Planning Technician |
| Absent: | Chris McGuire |

APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion to approve May 18, 2021 minutes was made by Member Dukes. Motion passed unanimously.

Motion to approve May 20, 2021 minutes was made by Member Dukes. Motion passed unanimously.

NEW BUSINESS

CZ2020-0046 ATLEY SUBDIVISION

Senior Planner Matthew Ward gave an overview presentation of the project. **See staff Report here for July 20, 2021:**

[07202021-559 \(indiantrail.org\)](https://www.indiantrail.org/07202021-559)

The Applicant presented to the board.

Board Q & A

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

Board Member Dukes voiced concerns over maintaining the flood plain in the development.

Developer Matt Mandle informed us that he would revisit the question once he had a copy of the site plan.

Board Member Dukes asked if the density of Atley was in comparison to the adjacent development of Fieldstone.

Developer Matt Mandle asked Senior Planner, Matt Ward and Planning Director, Brandi Deese if they knew the density of Fieldstone.

Senior Planner, Matt Ward was able to confirm that the density of Atley is similar to Fieldstone.

Planning Director, Brandi Deese informed the board that the older section of Fieldstone before the economic recession of 2008 is the most similar, the later section is larger lots that were developed after 2008 and is less dense.

Chairperson Fielding asked if the backyards of the homes are going to be large enough for children to play in?

Developer Matt Mandle explained that in between the home and the detached garage, there is a rear yard.

Chairperson Fielding asked how far the garage is from the house?

The developer explained that the distance between the home and garage is twenty feet and will create a small play area where a playset could be located. The developer further explained that the demographic interested in these types of homes are not interested in large yards that they have to maintain.

Chairperson Fielding asked if other communities where the developer has built homes, are similar in terms of the amount of outside space?

The developer confirmed that a neighborhood that they built in the City of Davidson called “Mayes Hall” is identical to the setup of Atley.

Board Member Wiley voiced her concerns over the percentage of the potential amenity area being .20 acres down below in ratio to the entire community. She was curious if you live in a far upper section, how will one get to the amenities and what is being planned for the amenity area for the community?

The developer explained that they would have a “passive amenity” such as park benches or a park that is constantly maintained as opposed to a structure such as a pool or cabana. The developer was open to ideas for structures like a pool or cabana.

Board Member Wiley asked if there would be any other amenities planned for other parts of the neighborhood?

Developer Matthew Mandle explained that there is a soft surface trail or walkway that is planned to go around the pond in the neighborhood that would also connect to the street sidewalk. He further explained that there would be multiple additional walkways in the open spaces in the neighborhood that would connect to the street sidewalk.

Board Member Wiley asked if there would be sidewalks along the street in front of the homes.

Developer Matthew Mandle confirmed that there would be sidewalks along the street in front of the homes.

Board Member Wiley asked is there was room for utilizing the parking spaces on the street and having enough room for first-responder vehicles to go through the street and turn around?

Developer Matthew Mandle explained how the streets will be designed to meet town standards and allow first-responder vehicles to properly have access to the streets.

Board Member Dukes asked what the setbacks were for the houses pertaining to the driveway standpoint? Will the number of spaces be sufficient for four cars and not block the sidewalk?

Developer Matthew Mandle explained that in the rear of the home, there would not be a sidewalk on the alley and the driveways would be a minimum of twenty feet in length. He further explained that a resident should be able to pull into the alley and be able to have two parking spaces on the driveway and one space in the garage. There are also on-street parking spaces.

Board Member Dukes has asked if there was a picture of how the parking is oriented.

The developer searched and could not find an image. They stated that they could get an image to Board Member Dukes. Staff was able to pull an image from the presentation to help clarify this question.

Board Member Dukes stated that he wanted to understand how the lots of the homes are arranged with the detached garages, backyards and alleys.

Board Member Dukes also asked what the size of the lots for the neighborhood are.

Developer Matthew Mandle answered that the lots are 34 feet wide and are a minimum of 100 feet deep.

Developer Matthew Mandle was able to locate the layout for the lots and displayed the picture to the board. He further explained that there is twenty feet in the back to park one car on the driveway as he corrected himself from earlier.

Board Member Wiley asked if the on-street parking is in front of the house?

Developer Matthew Mandle explained that the on-street parking in front of the home would be two travel lanes and be on both or one side of the street. The parking would be parallel.

Board Member Dukes asked how wide the road will be? Will it be three or four lanes?

Developer Matthew Mandle further explained how it would be two travel lanes with parallel parking.

Board Member Dukes asked if the road will be four full widths of a car?

Developer Matthew Mandle confirmed that the road would be roughly four full widths of a car.

Chairperson Fielding asked what the price point of the homes in the neighborhood will be?

The developer explained that due to today's market conditions, the homes will be in the mid \$300,000's.

Chairperson Fielding asked how many bedrooms will be in the homes?

The developer stated that the homes will range from three to four-bedroom homes.

Chairperson Fielding asked what the square footage of the homes would be?

The developer stated that the homes would range from 1,900 to 2,100 square feet.

Chairperson Fielding asked if a school study had to be done pertaining to the number of homes bring built in the neighborhood?

The developer confirmed that they did complete a school impact study.

Chairperson Fielding asked if this development would impact Porter Ridge Schools?

Senior Planner Matt Ward was able to confirm that the development would feed into Porter Ridge Schools.

Chairperson Fielding opened public comments:

Denise Cunningham on 7611 Indian Trail Fairview Road was inquiring if the homes in the Atley subdivision are really going to be priced at \$300,000. She stated that she would not pay for that.

Denise Cunningham then asked if they developer has sold any subdivisions like the one being proposed before and if they are popular?

The developer was able to confirm that they have sold subdivisions like Atley and are popular.

Chairperson Fielding closed comments:

Vice-Chair Lytch made the motion to approve CZ 2020-0046 ATLEY SUBDIVISION as presented.

Final was five members voting for and one voted against.

Board member Dukes voted against CZ 2020-0046 ATLEY SUBDIVISION.

CZ 2021-0136 OAKWOOD

Senior Planner Matthew Ward gave an overview presentation of the project. See staff Report here for July 20, 2021:

[_07202021-559 \(indiantrail.org\)](https://www.indiantrail.org/07202021-559)

President of Amicus Partners, Nicholas Parker gave a presentation of the project.

Board Q & A

Chairperson Fielding opened the board Q&A. Questions and comments are as follows:

Chairperson Fielding asked what the price points were of the homes for the Oakwood project.

Nicholas Parker stated that the price points for the Oakwood cottages are going to be on average in the high \$200,000's to the low \$300,000's. The front-load single family homes are going to be in the high \$300,000's and low \$400,000's.

Board Member Wiley asked if there are any other pocket parks in the single-family village cottage area that are planned?

Nicholas Parker answered yes and no to there being any other pocket parks in the cottage area. There is common area along Oakwood Lane and other units that front the street will have close, direct access to the amenities. Other homes will have backyards that back up to the environmentally sensitive areas.

Board Member Wiley asked if there are going to be sidewalks throughout the community?

Nicholas Parker explained that there is going to be sidewalks on both sides of all the streets and there will be pervious paver paths that go down the linear parks. These paths will then connect to the main concrete sidewalks that run along the streets.

Board Member Dukes asked if Nicholas Parker could highlight the entrance and exit points of the development.

Nicholas Parker indicated to Board Member Dukes the main access to the development off Unionville-Indian Trail Road and reasoned that they will most likely need to install a traffic light at this intersection. He also highlighted two other access points. One of these access points will only be for emergency vehicle access to the development.

Board Member Dukes asked how will individuals get in and out of the commercial building area?

Nicholas Parker pointed out the two access points in the neighborhood in order to get to the commercial building area.

Board Member Dukes asked if the commercial portion of this development will only be for the residents of the community?

Nicholas Parker stated that the commercial portion of the development is intended for the entire area, not just the residents of the neighborhood.

Board Member Dukes asked what the meaning was behind the “cottage homes”?

Nicholas Parker explained that it is a loose definition, and they are only labelled that due to that it is what he believes the buildings look like.

Board Member Dukes asked where in relation to the homes are the garages?

Nicholas Parker was able to pull up an image explaining that the garages are detached from the homes. He further explained that each cottage has a two-car garage with an additional pervious parking space that goes along with it.

Vice-Chair Lytch asked who is going to take care of the commercial space?

The developer explained that the commercial will have its own management for upkeep such as a Property Owners Association or POA. The tenants of the commercial space will pay to be in the buildings.

Board Member Dukes asked how will Amicus Partners be able to keep their tenants unique in the development as discussed previously in the presentation as opposed to generic tanning and nail salons?

The developer explained that the company is very meticulous when considering tenants to fill their commercial spaces and choosing businesses that seem compatible with the neighborhood. The company would restrict specific businesses such as pool halls or adult-only in their developments.

The developer further explained that having new buildings and high rent rates with a strong demographic area and good traffic usually leads to the renter cliental being on the higher end.

Board Member Dukes stated that the Oakwood commercial portion is going to be competing with the major commercial development, Sun Valley. The competition should remain to be healthy as long as the commercial plaza Oakwood is unique.

The developer explains how he has spent most of his life working with commercial development. Now, that Route 74 is a superstreet, it is also a psychological barrier. With this, the developer believes that this commercial area will compete lightly with Sun Valley but will cater more to the area surrounding Oakwood as opposed to all the way across Highway 74.

Chairperson Fielding opened public comments:

Trodd Medford on 5920 Oakwood Lane was speaking on behalf of all the residents on Oakwood Lane. He believes that the town and developers have come a long way and made the development something that benefits the local neighborhood and the Town of Indian Trail. He stated that there are only two concerns that the neighborhood has now with the plans for the Oakwood development. This includes the commercial-residential balance and the density.

Trodd explained that the balance of 93% residential to 7% commercial is very unbalanced and more commercial should be input into the plans as other develops around town have done in the past. This includes South Gate, Poplin, Town Centre and Sun Valley Marketplace.

Density is a strong concern for many of the residents who live on Oakwood Lane. Traffic, congestion, school impact and stormwater runoff will able be magnified with the input of this development.

Trodd further explains that the Indian Trail Land-Use plan calls for 60% medium density and 40% balanced. He calculated this would be 160 units and the current plans is calling for 200. He believes that this is too dense and does not fit in with the Secret Short cut Small Area Plan.

Vice-Chair Lytch asked if the developer had considered adding more commercial to the development to better balance the commercial/ residential mix.

The developer confirmed that they have discussed adding more commercial to the development to better balance the commercial/ residential mix. Given the Secret Shortcut Small Area Plan, this development is at the very edge of commercial usage. It is relatively far away from the bypass and the future commercial center. Building more commercial here would be out of place. Overplanning with more commercial use may not succeed against possible future competitors that are located in the future commercial center.

Chairperson Fielding asked if there are going to be grocery stores located near Oakwood?

Planning Director, Brandi Deese confirmed that North of Oakwood and the Bypass, there is a mixed use project with a grocery tenant interested in building now.

Chairperson Fielding closed public comments:

Board Member Dukes made the motion to approve the proposed development CZ 2021-0136 OAKWOOD as presented by staff.

This motion passed unanimously.

CZ 2021-0141 Sheffield

Senior Planner Matthew Ward gave an overview presentation of the project.

Board Member Dukes confirmed with Senior Planner Matthew Ward where the developed area will be in comparison to the area on the property that cannot be developed.

Board Q & A

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

Board Member Dukes asked if the greenway trail is present currently and where it connects to?

Ken Holbrooks was able to confirm that the greenway trail is not there yet but, there are surrounding neighborhood trails in Bonterra that are pre-existing that the proposed greenway trail will link into. These trails are not hard surfaced as compared to Sheffield where they will be hard surfaced.

Board Member Dukes asked what jurisdiction the proposed greenway trail will be in.

Ken Holbrooks explained that the trails will become apart of the Town of Indian Trail Parks and Recreation Department.

Senior Planner Matthew Ward was able to confirm this.

Board Member Dukes asked what the lot size and the square footage would be for these homes?

Ken Holbrooks listed that the lots would be a minimum of 120 feet to 135 feet deep and fifty feet wide. The square footage of the homes will range from 1,900 to 3,800 square feet.

Board Member Dukes asked if there was just one entrance to the development?

Ken Holbrooks explained how there is one main entrance for the development and one emergency exit. This emergency exit will be built to Union County standards for a firetruck to be able to safely drive on it.

Ken Holbrooks also discussed how the development is going to put in a turn lane and flatten out the curve that the neighborhood rests on. This will make it much safer for residents to enter and exit the development.

Chairperson Fielding opened public comments:

Tracey Cunningham from Indian Trail Fairview Road and lives next door to where the development is going to be built. She explained how there is a 100-year flood zone and creek behind her property and abutting the development Fieldstone. She addressed her concerns that a bridge or connection must be made in between the future development of Sheffield and Fieldstone due to the unsafe terrain flooding that occurs in the flood zone. This would allow children to safely have access to both neighborhoods without them being potentially harmed.

Her second concern was that due to her land being next to Sheffield, the greenway trail also ends at the border of her land. She wanted to confirm that the Town of Indian Trail or the developer will install a sign, gate or fence to deter people from trespassing.

Her third concern was that will grading occur on the land to create Sheffield. If so, how will the developer contain dirt, mud and rain runoff from impacting her and others downstream. She also wants to the developer not to increase the floodplain on her property as other developments have done so in the past.

Her final concern was asking how long the process of putting in a new wastewater treatment center and finishing the development will take?

Chairperson Fielding Closed public comments:

Ken Holbrooks explained how the floodplain is operated by the government and they will not grade in the floodplain.

He then agreed that he would be more than willing to put up a sign, gate or any other means to ensure that trespassing does not occur on her property.

Ken Holbrooks next stated that the seven years would be for an entire new sewer treatment plant, and they would try to move the sewer to the side of the road that the development is occurring in order to reduce time to build Sheffield. He further explains that the sewer would be used for Sheffield is not seven years to be built it is more like 12 to 18 months.

Ken Holbrooks stated that he will not be able to have a home finished in two years.

Board Member Wiley made the motion to approve the project CZ 2021-0041 SHEFFIELD with a condition to add a fence, sign or gate separating the public and private property.

This motion passed unanimously.

ADJOURNMENT

Declaration to adjourn was made by Chairperson Fielding.

Chairperson:

Meg Fielding

Date: 7/20/21

Secretary:

Patrick Blaszyk for Laurie Gable