



**Planning Board
Regular Meeting Minutes
April 25, 2017 - 6:30 PM**

Town Hall

A. Call to Order/Roll Call

The Chairman called the meeting to order after determination of a quorum.

B. Approval of Minutes

1. Consider approval of the March 28, 2017 Special Meeting Minutes

A Motion to approve the March 28, 2017 Special Meeting Minutes was made by Jennifer Davis and seconded by Catherine Graffy. The Motion Carried by a vote of 6 Ayes and 0 Nays. Board Members voting Ayes: Bankirer, Davis, Graffy, Miller, Sailers, Swanick

Absent: Planty, Smith, Thomas

2. Consider approval of the March 28, 2017 Regular Meeting Minutes

A Motion to approve the March 28, 2017 Regular Meeting Minutes was made by Joe Sailers and seconded by Stephen Swanick. The Motion Carried by a vote of 6 Ayes and 0 Nays. Board Members voting Ayes: Bankirer, Davis, Graffy, Miller, Sailers, Swanick

Absent: Planty, Smith, Thomas

C. Public Comments

D. Action Agenda

1. **Rezoning:** #R16-12 Anchor Mill Conditional Rezoning, a request by Nate Bowman to rezone parcel 01902201 (+/- 30 acres), from Neighborhood Residential (NR) to Town Center Conditional District (TC-CD).

Absent: Planty, Thomas

Alison Adams, Senior Planner (hereinafter also referred to as "staff") gave an overview of the project. It was noted that this was an informational meeting. Staff entered the Staff Report into the record, a copy of which is attached hereto and incorporated herein by reference. Staff gave the location of the project, and described the purpose of rezoning the 30 acres (+/-), being mixed use with 165,000 square feet of commercial and 400 residential units. The proposed Conditional District plan is generally compliant with the Zoning Ordinance and Subdivision Regulations, and significant elements include public street connections being made to Huntersville-Concord Road, Fourth Street, N. Church Street, and Seagle Street, as well as supporting the network of streets being created by the northern most round-a-bout. There is tree save and tree lined streets. Urban Open Space is located to the east of the water tower, and at the northeast corner of the anchor tenant. Greenway land is being

dedicated to aid the connection of the greenway in Vermillion to the Carolina Thread Trail.

Staff showed the plan from the 2000 Charrette, and noted the common elements in the land use plans. The project is appropriate for mixed use development and is supported by the 2030 Community Plan.

Stephen Trott, Town Transportation Engineer, spoke about the Traffic Impact Analysis (“TIA”), and pointed out the six (6) offsite intersections that have been studied and identified as impacts under the new ordinance (NC115 at Stumptown Road, NC115 at Ramah Church Road, Huntersville-Concord Road at Warfield Road, Huntersville-Concord Road at Glendale, Huntersville-Concord Road at Asbury Chapel, and Huntersville-Concord Road at Hiawasse. A revised TIA has been discussed with the State for recommended mitigation. A final TIA has not yet been submit but felt they were close and should have it soon. There will be improvements needed along the site frontage to accommodate the proposed increase of traffic. The Main Street project was identified with the traffic circles, which was assumed to be complete during the second phase. The TIA has two phases; the first phase in 2019, and the second phase was 2021. The Main Street project is a Town project, and not part of this project. It was asked if the future Asbury Chapel Road was considered in the TIA, and Trott noted that the future road goes through an approved development (Walden) and they will be building a portion of the future Asbury Chapel.

The Chairman asked for an explanation at Huntersville-Concord Road and Cinnabar. Trott explained the proposal is for a traffic signal at that intersection. This is not considered an offsite intersection. Improvements along the site frontage will have to be done, and is not part of the cumulative ICU percentage. There will be a three lane road to Glendale with left and right turn lanes. The Chairman requested that the final TIA be provided to the members of the Board, to which Trott agreed. It was asked about the design of Cinnabar, and Trott explained the current 50’ right of way with planting strips and a sidewalk. It is estimated that 47’ would be needed for three lanes, and will fit within the 50’ right of way.

The Chairman asked about the alignment for Glendale, and protection of the interests of the residents. Trott showed the proposed alignment for Glendale with a mini-circle inside the project, and noted that it is also a traffic calming devise. A mini-circle will have low volume, one lane, low speed, and the middle could be domed with concrete for trucks to be able to drive over, if needed. It is not designed for high truck volume. Large truck deliveries would use the main streets for the anchor tenant.

The Chairman allowed questions from the public, and Barb Tessorri (sp?) commented about the Metrolina trucks consistently using the road, and they would use that circle. Nate Bowman stated, in correction, that the mini-circle is located on Glendale and internal to the project. Trott explained the street design, and noted a left turn lane on Huntersville-Concord Road to Glendale was proposed (not a circle).

Mr. Smith, 200 Quall Crossing, asked if the TIA took into consideration all the houses that will be built further down on Huntersville-Concord Road, and Trott replied, yes. All of the approved development has been included in the TIA (Walden, Cato, Mirabella, and Bellington). Mr. Smith asked which phase is the widening of the road between Glendale and past Cinnabar. Trott responded it would have to be widening as part of the Phase 1.

Alison Adams noted future dates: Joint public hearing on May 1st; Planning Board on May 23rd, and final action with Town Board on June 5th.

The two small apartment buildings at the rear northern corner of the anchor building, and where the parking would be located was questioned along with the close location of the loading docks and dumpster area to these buildings. Drew Bowman noted the parking spaces for the apartments. Nate Bowman responded about the buildings are strategically located to make the street scene look more like a neighborhood shopping center. The apartment buildings are used to screen the unpleasantness of a giant store and make it more neighborhood friendly. Mr. Bowman referred to areas in Dilworth, and the buildings are called “liner buildings” so you do not see parking lots.

The buffers on the eastern side of the property along Glendale were questioned, and staff commented there is a 10’ evergreen buffer at that location and on the north side along Fourth Street, which meets the ordinance. Drew Bowman noted the retaining wall with the buffer on Glendale. The 10’ buffer is above the retaining wall and will be taller compared to what is being built on Cinnabar. The Chairman asked staff for more detail on the buffers in May, as well as the parking.

The Chairman asked staff if the site plan was expected to change again, and staff responded she did not think there would be changes. Nate Bowman commented he did not expect major changes. His main issue will be Cinnabar, and using a phased approach.

The Chairman asked about the Adequate Public Facilities letter, and staff noted she would check on the issuance. Jack Simoneau, Planning Director, noted that there are parks existing and under construction. The Police Department and vehicles have been measured and are good. Mr. Bankirer commented on the police and the ETJ issue, which the Planning Director noted was a game changer. Nate Bowman noted that higher density projects require less vehicles. There are people that will be living here and will be helping to police the area, and that makes a huge difference.

There was no further discussion.

E. Other Business

F. Adjourn

Approved this _____ day of _____, 2017.

Chairman or Vice Chairman

Michelle V. Haines, Board Secretary