



POPLIN VILLAGE

PUBLIC INFORMATION
MEETING

Monday November 26, 2018



What is Poplin Village?

- Poplin Village is a proposed mixed use community
- Designed to meet the Secret Shortcut Small Area Plan
- Comprised of:
 - Commercial property
 - Grocery
 - Restaurants
 - Retail
 - High end gas station
 - Municipal park
 - Single Family Detached Homes
 - 2 different product types
 - Town Homes
 - 2 different product types
 - Amenities
 - Pool/clubhouse/picnic area/tennis court



Poplin Village Team

▣ MT Land - Developer

- Over 30 years in the industry in Charlotte and surrounding area
- Locally owned and operated – Charles Myers is principal owner
- Currently working on 7 new projects in Charlotte and 2 in Charleston, represents over 9,000 new home sites
- As a team we have designed or built over 10,000 home sites.



▣ R Joe Harris - Engineer

- Over 20 years in the industry
- Providing the Civil Engineering Services
- Worked in Indian Trail previously



R. Joe Harris & Associates, Inc.
Engineering • Planning • Management • Surveying

▣ Kimley Horn – Traffic Engineer

- Clients across the county
- Worked in Indian Trail previously
- TIA in process





Community Meeting

On August 13th a Voluntary Meeting was held for neighbors at Town Hall

- The following items were of concern at that meeting:

Timing of development
Phasing of development
Access points
Realignment of Creekside Drive
Density
Price Points
Types of commercial
Park space uses

Types of amenities
Road improvements
Potential traffic impacts
Potential school impacts
Lot sizes
Parcels in Monroe
Water and sewer
Natural gas



Community Meeting

- Timing of development – The project will likely start in late 2019 with completion of housing in 2024. Commercial will likely take a little longer for complete buildout.
- Phasing of development – There will be part of each component being built throughout the project. Poplin Road will likely be built all the way to Rocky River Road during the first phase to accommodate sewer.
- Access points – There will be three access points on Unionville Indian Trail Road and one on Rocky River Road.
- Realignment of Creekside Drive – Creekside Drive will be slightly realigned to connect to the new Poplin Road.
- Density – The plan being proposed meets the Indian Trail and Union County Approved Secret Shortcut Small Area plan.
- Price Points – Town homes will be in the low \$200's, single family will be in the upper \$200's to low \$400's.
- Types of commercial – Plan is for Publix to anchor the commercial with a mix of retail, restaurants, and hopefully a high end gas station like a QT.



Community Meeting

- ▣ Park space uses – Still being determined by the town. May be incorporated in to the commercial setting to enhance the overall experience as well as the types of businesses that will be attracted to this community.
- ▣ Types of amenities – Pool, clubhouse, playground, picnic/ gazebo, and possibly a tennis/basketball/volleyball court.
- ▣ Road improvements – Discussed in detail in the PowerPoint Presentation available online.
- ▣ Potential traffic impacts – This project should help traffic flow by allowing easier access to Rocky River Road, reduces traffic on other roads by having the shopping closer to existing neighborhoods and the Expressway will funnel traffic away from the area as well.
- ▣ Potential school impacts – A study has been completed and submitted to Indian Trail and Union County Public Schools.
- ▣ Lot sizes – There are two different Lot sizes for the single family houses as well as two types of Town Homes being constructed.
- ▣ Parcels in Monroe – Still working on determining their role in the community.
- ▣ Water and sewer – Most likely Union County Public water and sewer.
- ▣ Natural gas – Will be available in the area. Availability for neighbors will be determined by the gas company.



Required Road Improvements From the Traffic Study

Secrest Short Cut Road at Unionville-Indian Trail Road

- Intersection timing and phasing improvements.

Unionville-Indian Trail Road at Monroe Expressway Eastbound Ramp

- Installation of a traffic signal when warrants are met, with consideration to implementing permitted-protected phasing for the westbound left-turn movement.

Poplin Road at Unionville-Indian Trail Road

- Installation of a traffic signal when warrants are met.
- Construction of the northbound approach to include dual northbound left-turn lanes with 300 feet of storage each and a shared northbound through-right lane.
- Construction of an exclusive southbound left-turn lane and southbound through lane with 100 feet of storage each, with consideration to implementing permitted protected phasing for the southbound left-turn movement.
- Construction of an eastbound right-turn lane with 50 feet of storage.
- Construction of a westbound left-turn lane with 150 feet of storage.

Unionville-Indian Trail Road at Access #2

- Construction of an exclusive eastbound right-turn lane with 150 feet of storage.



Required Road Improvements From the Traffic Study

Unionville-Indian Trail Road at Access #3

- Construction of an exclusive eastbound right-turn lane with 75 feet of storage.
- Construction of an exclusive westbound left-turn lane with 100 feet of storage.
- Construction of an exclusive northbound right-turn lane with 75 feet of storage.

N Rocky River Road at Access #4

- Construction of an exclusive eastbound right-turn lane with 100 feet of storage.
- Construction of a northbound left-turn lane with 100 feet of storage.
- Construction of a southbound right-turn lane with 75 feet of storage.

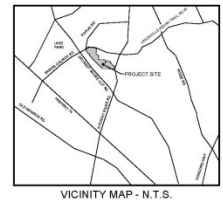
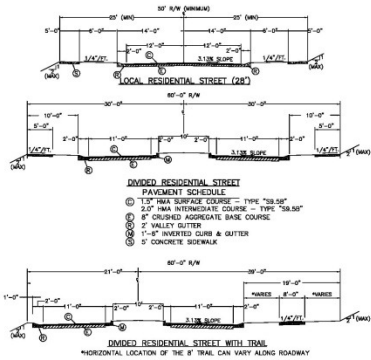
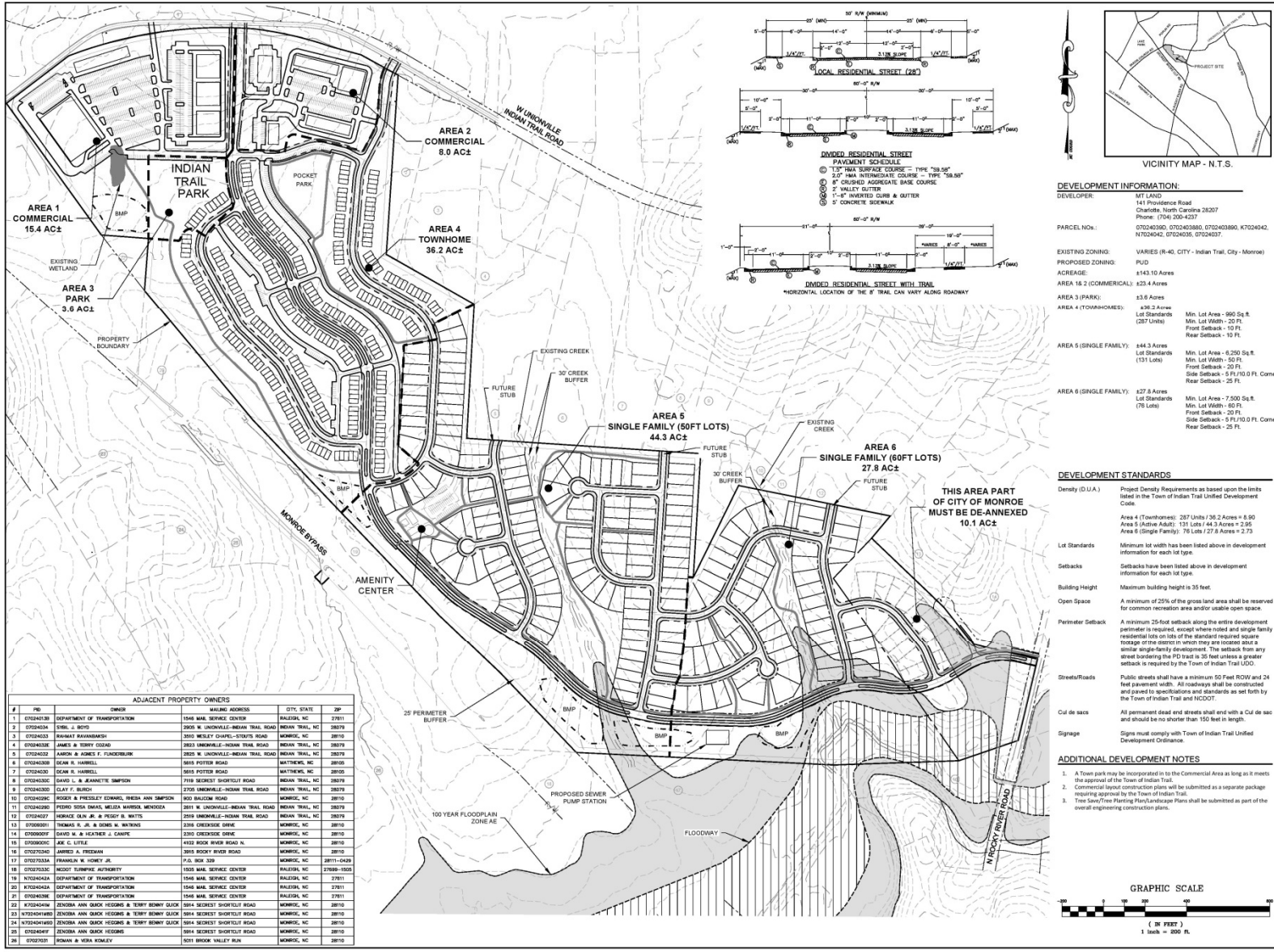
Unionville-Indian Trail Road at Monroe Expressway Eastbound Ramp

- Installation of a traffic signal when warrants are met, with consideration to implementing permitted-protected phasing for the westbound left-turn movement.

Unionville-Indian Trail Road at N. Rocky River Road

- Construction of eastbound and westbound left-turn lanes with 150 feet of storage each.

SITE PLAN



DEVELOPMENT INFORMATION:
GT LAND
 141 Providence Road
 Charlotte, North Carolina 28207
 Phone: (704) 204-4237

PARCEL NOs:
 070240360, 070240380, 070240380, K702042, K702040, 0702403, 0702403

EXISTING ZONING: VARIES (R-40, C1Y, Indian Trail, City - Monroe)

PROPOSED ZONING: RUD

ACREAGE: 143.10 Acres

AREA 16.2 (COMMERCIAL): 42.4 Acres

AREA 3 (PARK): 3.6 Acres

AREA 4 (TOWNHOMES): 36.2 Acres
 Lot Standards (287 Units) Min. Lot Area - 960 Sq Ft
 Front Setback - 20 Ft
 Rear Setback - 10 Ft

AREA 5 (SINGLE FAMILY): 44.3 Acres
 Lot Standards (131 Lots) Min. Lot Area - 6,250 Sq Ft
 Front Setback - 20 Ft
 Side Setback - 5 Ft/10.0 Ft Corner
 Rear Setback - 25 Ft

AREA 6 (SINGLE FAMILY): 27.9 Acres
 Lot Standards (78 Lots) Min. Lot Area - 7,500 Sq Ft
 Front Setback - 20 Ft
 Side Setback - 5 Ft/10.0 Ft Corner
 Rear Setback - 25 Ft

DEVELOPMENT STANDARDS

Density (D.U./A) Project Density Requirements as based upon the limits listed in the Town of Indian Trail Unified Development Code.

Area 4 (Townhomes): 287 Units / 36.2 Acres = 8.90
Area 5 (Active Adult): 131 Lots / 44.3 Acres = 2.95
Area 6 (Single Family): 78 Lots / 27.9 Acres = 2.73

Lot Standards Minimum lot width has been listed above in development information for each lot type.

Setbacks Setbacks have been listed above in development information for each lot type.

Building Height Maximum building height is 35 feet.

Open Space A minimum of 25% of the gross land area shall be reserved for common recreation area and/or usable open space.

Perimeter Setback A minimum 25-foot setback along the entire development perimeter is required, except where noted and single family residential lots on lots of the standard required square footage of the district in which they are located shall be a similar single-family development. The setback from any street bordering the PD tract is 35 feet unless a greater setback is required by the Town of Indian Trail UDC.

Streets/Roads Public streets shall have a minimum 50 feet ROW and 24 feet pavement width. All roadways shall be constructed and paved to specifications and standards as set forth by the Town of Indian Trail and NCDOT.

Cul de sacs All permanent dead end streets shall end with a Cul de sac and should be no shorter than 150 feet in length.

Signage Signs must comply with Town of Indian Trail Unified Development Ordinance.

ADDITIONAL DEVELOPMENT NOTES

- A Town park may be incorporated in to the Commercial Area as long as it meets the approval of the Town of Indian Trail.
- Commercial layout construction plans will be submitted as a separate package requiring approval by the Town of Indian Trail.
- Tree Save/Tree Planting Plan/Landscape Plans shall be submitted as part of the overall engineering construction plans.

GRAPHIC SCALE
 0 50 100 150 200
 (IN FEET)
 1 inch = 200 FT.

#	PD	OWNER	MAILING ADDRESS	CITY, STATE	ZIP
1	07024038	DEPARTMENT OF TRANSPORTATION	1540 WALK SERVICE CENTER	RALEIGH, NC	27611
2	07024034	DRUM, J. BOB	2905 W. JONKVILLE-MONROE TRAIL ROAD	MONROE, NC	28079
3	07024033	BARAKAT BARAKATBAKH	3003 WESLEY CHAPEL-STOVIS ROAD	MONROE, NC	28010
4	07024032	JAMES & TERRY COZAD	2823 SMOOKVILLE-MONROE TRAIL ROAD	MONROE, NC	28079
5	07024032	BARON & JAMES P. FUCHSBERG	2823 W. JONKVILLE-MONROE TRAIL ROAD	MONROE, NC	28079
6	07024038	DEAN R. HANSELL	5815 POTTER ROAD	MATTHEWS, NC	28055
7	07024030	DEAN R. HANSELL	5815 POTTER ROAD	MATTHEWS, NC	28055
8	07024032	DAVID L. & KRISTITE SIMPSON	2716 SECRET SHORTLIST ROAD	MONROE, NC	28079
9	07024030	CLAY F. BURCH	2705 SMOOKVILLE-MONROE TRAIL ROAD	MONROE, NC	28079
10	07024032	ROGER & PRESLEY EDWARDS, WREDA ANN SIMPSON	800 BALDWIN ROAD	MONROE, NC	28010
11	07024032	FRISCO DORA SMITH, MELBA WARRICK MENDOZA	2811 W. JONKVILLE-MONROE TRAIL ROAD	MONROE, NC	28079
12	07024037	HERSCHE DAN, JR. & PEGGY B. WATTS	2318 SMOOKVILLE-MONROE TRAIL ROAD	MONROE, NC	28079
13	07024001	THOMAS R. JR. & DORIS M. WAINES	2318 CHESTERG DRIVE	MONROE, NC	28010
14	07024007	DAVID W. & HEATHER J. CAMPBELL	2318 CHESTERG DRIVE	MONROE, NC	28010
15	07024032	LEE C. LITTLE	4420 ROCKY RIVER ROAD W.	MONROE, NC	28010
16	07024030	JAMES A. FRESHMAN	3911 ROCKY RIVER ROAD	MONROE, NC	28010
17	07024034	FRANKLIN W. HONEY JR.	P.O. BOX 309	MONROE, NC	28011-0429
18	07024032	MOODY LUMBERY AUTHORITY	1540 WALK SERVICE CENTER	RALEIGH, NC	27611-1003
19	N7024042A	DEPARTMENT OF TRANSPORTATION	1540 WALK SERVICE CENTER	RALEIGH, NC	27611
20	N7024042A	DEPARTMENT OF TRANSPORTATION	1540 WALK SERVICE CENTER	RALEIGH, NC	27611
21	07024036	DEPARTMENT OF TRANSPORTATION	1540 WALK SERVICE CENTER	RALEIGH, NC	27611
22	N7024041A	ZENOBIA ANN OAKS HIGGINS & TERRY BENNY QUICK	5814 SECRET SHORTLIST ROAD	MONROE, NC	28010
23	N7024041B	ZENOBIA ANN OAKS HIGGINS & TERRY BENNY QUICK	5814 SECRET SHORTLIST ROAD	MONROE, NC	28010
24	N7024041C	ZENOBIA ANN OAKS HIGGINS & TERRY BENNY QUICK	5814 SECRET SHORTLIST ROAD	MONROE, NC	28010
25	07024047	ZENOBIA ANN OAKS HIGGINS & TERRY BENNY QUICK	5814 SECRET SHORTLIST ROAD	MONROE, NC	28010
26	07024030	ROMAN & VERA KOMLEV	5011 BROOK VALLEY RUN	MONROE, NC	28010

DATE	ISSUED FOR	REV




Engineer:



R. Joe Harris & Associates, Inc.
 Engineering • Land Surveying • Planning
 Management

www.rjeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible engineer appears on the drawing and proper general notes and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.




Project Manager	Owner
T. Kelley	J. Vavrina
Development Manager	Contractor
P. Murphy	T. Kelley
Project Date	
October 25, 2018	
Project Drawn	Project Date

MT LAND
 141 PROVIDENCE ROAD
 CHARLOTTE, NC 28207
 P: (704) 204-4237

Project No.:
 2007

Drawing No.:
 RP-1



Town Homes

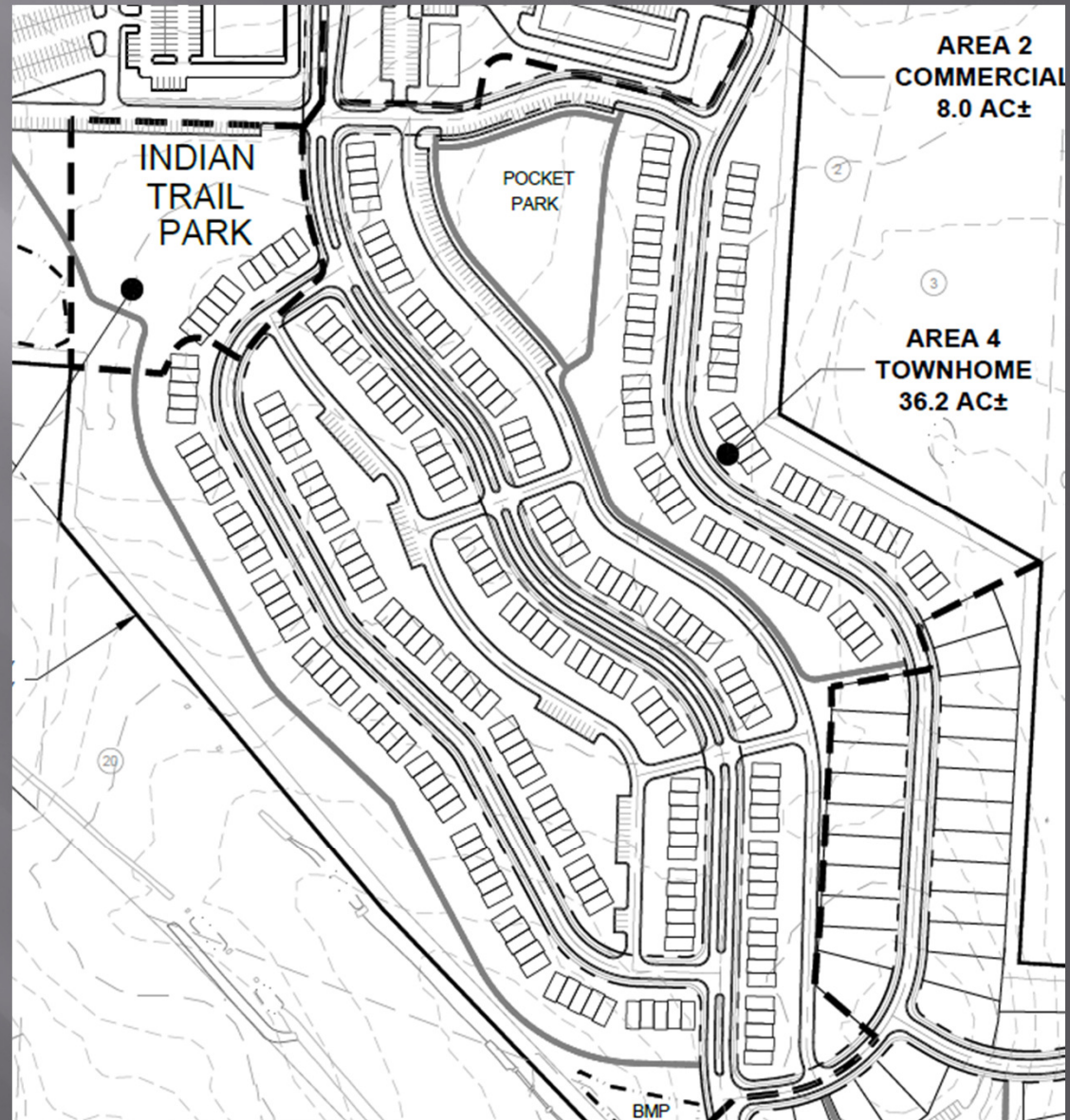
Mix of front load and rear load product

Increased buffer (75') along Bypass

Walking trails throughout

Pocket Park provided

Proximity to commercial encourages type of retail seen at Ayrslay Town Center





Town Homes



Hardi-board, stone or brick exteriors

Vinyl accents/soffits/trim/doors

1 car rear load garage

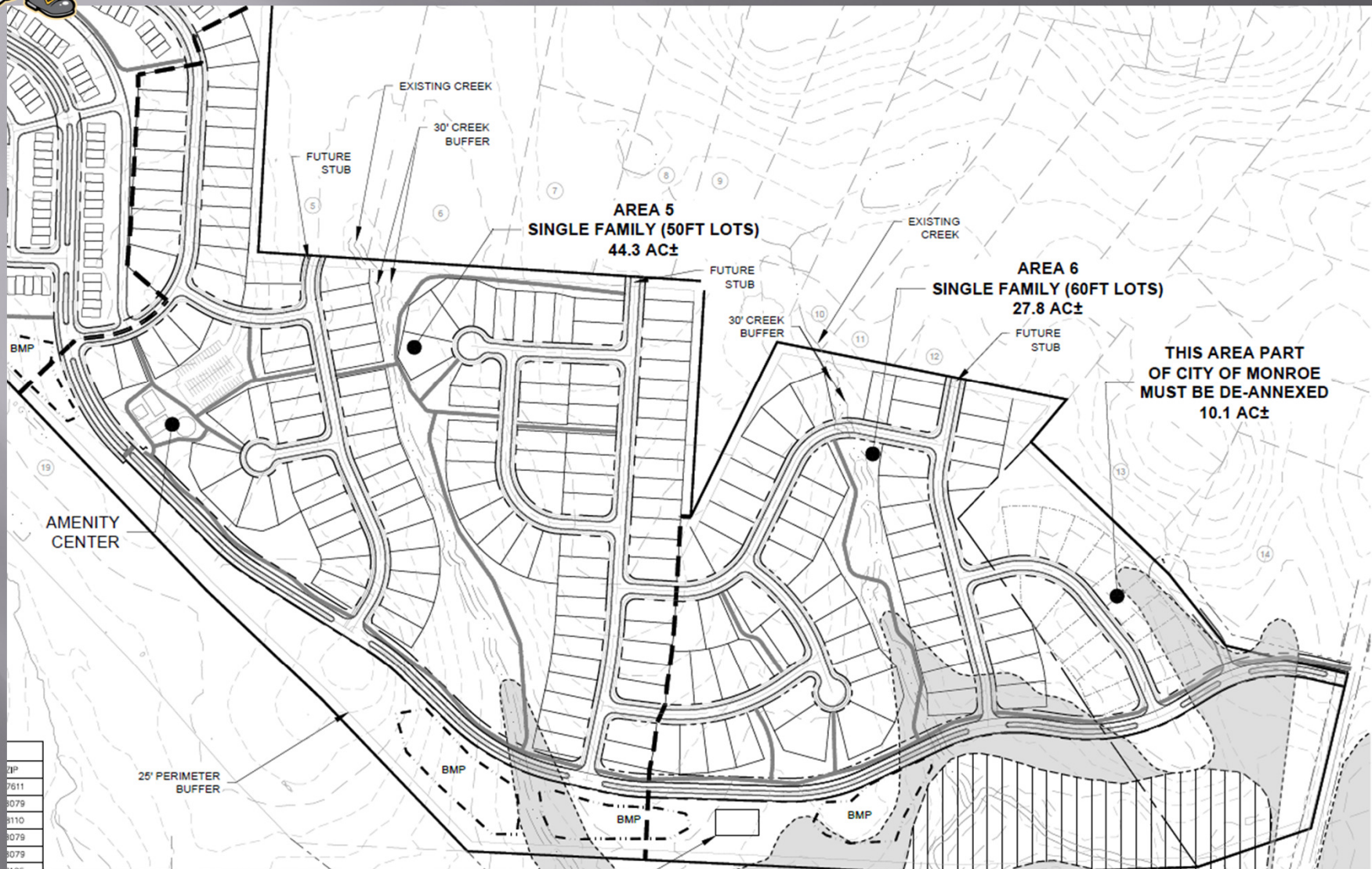


Town Homes





Single Family





Eastwood Homes





Eastwood Homes





Amenity Center

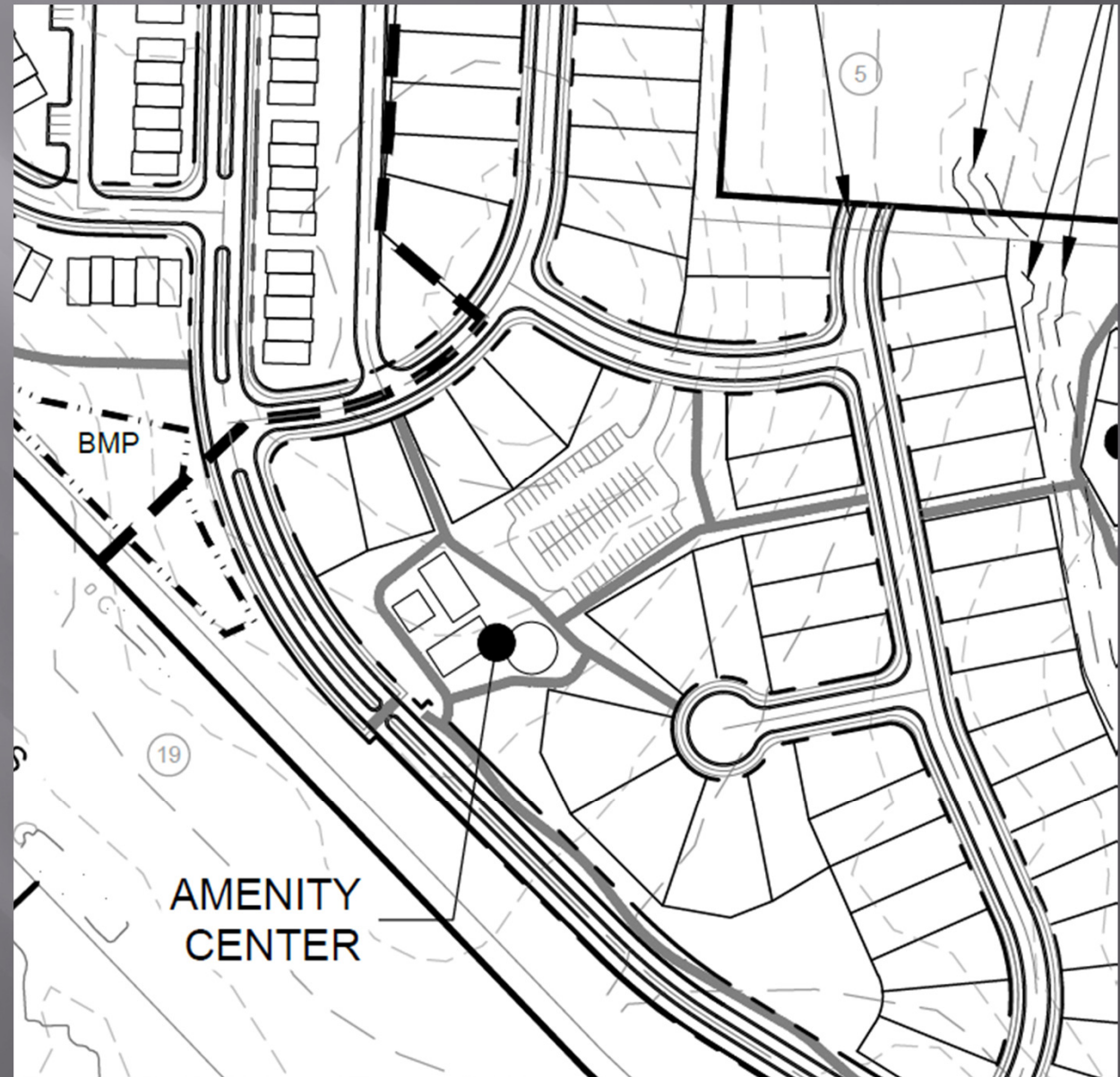
Centrally located

Walking trails provide easy access from all over the neighborhood

High visibility from Poplin Road

Includes:

- Pool w/ kids area
- Clubhouse w/ meeting room
- Playground
- Covered picnic area
- Tennis/Basketball Court





1st Class Amenities



4,500 sf Pool
Clubhouse w/1,800 sf meeting room





1st Class Amenities





Poplin Village Summary

▣ Top Notch Community

- ▣ Single Family Exteriors will be similar to Town Homes
 - ▣ Mix of hardi-board, brick, stone
 - ▣ Vinyl only used for accents/trim/soffits/doors
 - ▣ Decorative garage doors

- ▣ Price Points
 - ▣ Town homes will be in low to mid \$200's
 - ▣ 50' Lot Homes will be from \$265,000
 - ▣ 60' Lot Homes will be from Low \$300's

- ▣ Pedestrian Friendly
 - ▣ Walking trails throughout the community
 - ▣ Easy access from amenities to retail center
 - ▣ Lots of open space parks

- ▣ Rezoning Hearing
 - ▣ Will be December 18th at the Indian Trail Town Hall



Poplin Village Contact Us

▣ Website:

- ▣ www.mtland.us/poplin

▣ Email:

- ▣ poplininfo@mtland.us