

Poplin Village

Community Meeting 11-26-18

What is Poplin Village?

Poplin Village is a proposed mixed use community designed to meet the Secret Shortcut Small Area Plan. The project will include commercial property (grocery, restaurants, retail, and high end gas station), a municipal park, single family detached homes, town homes and amenities (pool/clubhouse/picnic area/tennis court).

Neighborhood Meeting

On August 13th, 2018 a community meeting was held and the following items were of concern from that 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 come 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.
- 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.

Rezoning Hearing

On December 18th, 2018, Poplin Village will go before the Indian Trail City Council for Rezoning. The meeting will take place at Town Hall located at 4399 Matthews Indian Trail Road, Indian Trail, NC.

For more information:

Information from today's meeting will be available on our website by November 28th, 2018. You can get copies of the information from today's meeting at:

www.mtland.us/poplin

To leave comments on the project or today's meeting, please fill out the comment form at:

www.mtland.us/poplin-cm-11-26-18 or send an email to poplininfo@mtland.us