

# *Poplin Village*

## *Information Package*

**Community Meeting  
August 13, 2018**

**Indian Trail Town Hall  
315 Matthews-Indian Trail Road  
Indian Trail, NC 28079**

**Purpose of this meeting:** Provide information to neighbors on a proposed project in their area and gather feedback on what they like, don't like and what they would like to see in the community. This is an informal meeting not required by the City of Indian Trail or Union County. Once we finalize the plans (by incorporating comments from this meeting, planning staff, Town Manager, and City Council), we will submit for rezoning. As part of the rezoning process we will have a formal community meeting to show the neighbors the final concept plans for the project.

**Project Name:** Poplin Village  
**Project Location:** Unionville Indian Trail Road and new Poplin Road Intersection  
**Property Size:** +/- 141 acres  
**Developer:** MT Land, LLC, based in Charlotte, NC.  
**Current Use:** Residential and Farming  
**Proposed Zoning:** PUD – Planned Urban Development  
**Proposed uses/units:** Town Homes (+/-336) and Detached Single Family Houses (+/-207), 25 acres of commercial (Retail, Grocery, Restaurants, Gas Station, etc.) and a City Park.  
**Home Prices:** Starting in the low \$200's and going up to mid \$400's  
**Amenities:** Pool, playground, parks, walking trails and natural areas to remain on site.  
**Traffic Study:** Several intersections were studied as directed by NC DOT and Indian Trail. The study has been completed and is currently under review by both groups with final approval or comments expected in the next two to three weeks. Recommendations from our traffic engineer are listed on the following page.  
**Timing:** The project is expected to break ground in late 2019 and will take between 5 and 7 years to complete.  
**Builders:** At this time, builders have not been finalized but there is significant interest from many, including Pulte, DR Horton, Ryan Homes, Lennar, MI Homes and Eastwood.  
**Websites:** [www.mtland.us/poplin](http://www.mtland.us/poplin)  
[www.mtland.us/poplin-cm-8-13-18](http://www.mtland.us/poplin-cm-8-13-18) (Comment form)  
<http://www.co.union.nc.us/departments/planning-building-development/planning-zoning/calendar/secrest-short-cut-small-area-plan>

Please feel free to contact us (info@mtland.us) for more information or to provide additional comments on the project.



## ***Traffic Study Recommendations***

Based on the analyses contained within the traffic study, the following improvements are recommended:

### **Secrest Short Cut Road at Unionville-Indian Trail Road**

- Intersection timing and phasing improvements.

### **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.

### **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 Access #2**

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

### **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