
RE: Construction project behind crismark drive and along Mill Grove road.

From Brandi Deese [REDACTED]

Date Thu 10/1/2026 9:17 AM

To S D [REDACTED]

Cc Adam McLamb [REDACTED] Todd Huntsinger [REDACTED]

Good Morning Mr. Dormady,

Thank you for reaching out. This development has experienced several challenges that have resulted in delays to the project. Last year, some delays stemmed from Aqua's review of the final plans, as well as Ty-Par parting ways with the original contractor. When the original contractor left the project, rented equipment that remained on the site was subsequently removed by the equipment rental company. This may have contributed to some of the speculation regarding the financial status of the project; however, the Town is not aware that the developer/owner has had any funding challenges. After a new contractor resumed work, another issue arose that has temporarily delayed vertical construction. The developer is currently working through a property-related matter involving the original Covenants, Conditions, and Restrictions (CC&Rs) for Crismark. My understanding is that separating these properties from the existing Crismark CC&Rs requires either approval from 67% of the applicable property owners or resolution through the court system. Ty-Par is currently pursuing both avenues in an effort to resolve the matter and move forward with construction.

Regarding your concerns about the amount of exposed soil and potential erosion, we have shared those concerns with our Director of Engineering. The Town has a construction inspector who will visit the site to evaluate the current conditions and determine whether any additional erosion-control measures are necessary while the project is delayed.

I certainly understand your concern, particularly since your property is directly adjacent to the construction area. We will continue to monitor the site while the developer works through the outstanding issues. I am happy to discuss the project further or answer any additional questions you may have. Thank you!



Brandi C. Deese, MPA, AICP, CNU-A
Planning Director

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

From: Adam McLamb [REDACTED]
Sent: Wednesday, September 30, 2026 4:48 PM
To: S D [REDACTED] Brandi Deese [REDACTED] Todd Huntsinger
[REDACTED]
Subject: Re: Construction project behind crismark drive and along Mill Grove road.

Mr. Dormady,

Thank you for reaching out to the Town with your questions and concerns. We are here to help. I am not the best person to answer your exact questions, but our Planning Director, Brandi Deese, is. I have copied her on this email. She will work to get you a full response by the end of the week, but knowing her, it might be sooner.

If you need anything else, please reach out; we are happy to help.

Thank you,

Adam McLamb, MPA, ICMA-CM (Candidate)
Town Manager



315 Matthews Indian Trail Road
Indian Trail, NC 28079

Cell: [REDACTED]
Office: [REDACTED]

From: S D [REDACTED]
Sent: Wednesday, September 30, 2026 3:57 PM
To: Adam McLamb [REDACTED]
Subject: Construction project behind crismark drive and along Mill Grove road.

Hello, good afternoon. I am a resident of crismark and I have concerns about the townhouse project going up behind crismark. I live next to the area that has been clearcut and at first, the company responsible for building said they "rand out of money" and could not complete the project. Eventually a second group took over but now they have since stopped working on the project as well. For the past several weeks the lot has been empty and no further progress is being made. I have major concerns regarding the ammount of exposed topsoil and erosion control especially because it all runs directly into my backyard.

Do you have any info regarding this construction project or the contractors? I would like to know if they are planning to continue on the project or whatever is going on.

RE: Crismark/Tyson

From Brandi Deese [REDACTED]
Date Fri 9/11/2026 9:50 AM
To Paul Vliet [REDACTED]

Good Morning Paul -

The developer is currently working through a technicality before they are able to go vertical with construction. These parcels are still tied to the original CC&Rs for Crismark. The only way to separate these developments from the existing Crismark is to get 67% of the vote or go to court on the matter. Typar is attempting both options in an effort to release the properties from that requirement. Happy to chat further about it and any concerns you may have, if you would like. Thank you!

Brandi C. Deese, MPA, AICP, CNU-A
Planning Director

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
Indian Trail, NC 28079

Office: [REDACTED]
Email: [REDACTED]
Development Projects Page

-----Original Message-----

From: Paul Vliet [REDACTED]
Sent: Friday, September 11, 2026 7:40 AM
To: Brandi Deese [REDACTED]
Subject: Crismark/Tyson

Brandi,

I am concerned with what has been happening with the condo project on Crismark. It's been the best part of two years and not one building has gone up. Meanwhile, all the residents of Crismark have to sit here looking at his ugly, muddy mess and now he's tearing up the front section along Idelwild making another mess. Across the road the project had all kinds of beautiful landscaping etc. prior to any homes going up. Tyson is ruining our property values. No one looking for a home who sees this mess will buy in here. I know I wouldn't. I was in the building business myself for 35 years as a builder and also served as a senior builder for Lennar/ US Home division and in all that time I have never seen a developer allowed to make such a mess as this.

Thanks for your attention in this matter, Paul L Vliet, [REDACTED] Indian Trail, NC

Sent from my iPad

Sent from my iPad

RE: Crismark Site Project 20240083

From Brandi Deese [REDACTED]

Date Wed 5/13/2026 1:09 PM

To Jackie Yeung [REDACTED] Michael R. Costello [REDACTED]
Cc Matt Reiking [REDACTED] Todd Huntsinger [REDACTED] Adam McLamb [REDACTED]

Good Afternoon Jackie –

Engineering and Planning work together to issue comments and enforcement of the regulations are required regardless of who sends the message. There are areas of our work that often blend and thus the reason we work together to issue comments. There is an error below in your summary which is important to this discussion. Two separate comments regarding sanitation services were provided on the second round of review which clearly indicates that the issue was not resolved. Below is the corrected timeline summary and I will acknowledge the comment was missed on the 3rd round of review. In addition, your response to the comments from the first round of review and other times you addressed it only by indicating that the developer has confirmed they will utilize rollout carts. Two separate comments were made (with explanations of why) and it was requested that you provide an explanation of how the rollout carts would function, but no explanation was ever given. It has been clear from day one with the developer and subsequent meetings with the development team that rollout carts have been an issue with narrow townhome units. I know you have heard me tell the story at least once if not more than once about the development on the north side of town that did not receive garbage service for 3 weeks straight. In addition, the Town has modified our municipal code to require townhomes to receive sanitation service via dumpster. This is not because we want to make things harder, it is because it simply does not function and we were forced to do so. After the development team is gone, the Town is the one left dealing with the issue forever.

1st Round of Review – May 13, 2025 (2 separate comments issued regarding dumpster/sanitation service)

2nd Round of Review – August 18, 2025 (2 separate comments issued regarding dumpster/sanitation service)

3rd Round of Review – October 1, 2025 – missed the comment

4th Round of Review – March 13, 2026 (dumpster/sanitation service comment made)

5th Round of Review – May 12, 2026 (dumpster/sanitation service comment made)



Brandi C. Deese, MPA, AICP, CNU-A
Planning Director

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

From: Jackie Yeung [REDACTED]

Sent: Wednesday, May 13, 2026 7:59 AM

To: Brandi Deese [REDACTED] Michael R. Costello [REDACTED]
Cc: Matt Reiking [REDACTED] Todd Huntsinger [REDACTED] Adam McLamb [REDACTED]
Subject: RE: Crismark Site Project 20240083

Good morning Brandi,

Thank you for the quick and detailed response.

Looking back at the last three rounds of comments, this appeared in the 1st round comments as an engineering comment by Gabriel Micheletti, presented as questions regarding how trash collection would be handled and whether a dumpster would be provided on site. We confirmed with the developer that the community will be utilizing roll out trash containers by private sanitation services for the individual tonwhomes. The comment was subsequently removed from the 2nd round of comments so it was our understanding that the Town had accepted our response and that no dumpster would be required. It was to our surprise that the same comment reappeared in the 3rd round, again framed as a question regarding if a dumpster will be provided. We responded with the same language as in the 1st round under the assumption that Brian Adlerstein might not be familiar with the previously resolved comments since he took over and began reviewing engineering items in the 2nd round.

Our intent is to clarify that this comment has consistently been presented as an engineering inquiry, not a firm planning comment requiring dumpster on site supported with a specific reference to the Town's UDO. Given that the Town's planning department has already approved this project, we definitely did not anticipate this comment reappearing in this 4th round.

Thank you,

Jackie Yeung, PE
Team Lead, Community Infrastructure

ESP Associates, Inc.

[REDACTED] Fort Mill, South Carolina 29708

Office: [REDACTED]

[REDACTED] | Learn more at www.espassociates.com



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From: Brandi Deese [REDACTED]
Sent: Tuesday, May 12, 2026 3:28 PM
To: Michael R. Costello [REDACTED]
Cc: Jackie Yeung [REDACTED] Matt Reiking [REDACTED] Todd Huntsinger [REDACTED]
Adam McLamb [REDACTED]
Subject: RE: Crismark Site Project 20240083

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Good Afternoon Michael –

This comment has been a comment consistently from Engineering. Brian did check in with me on it when Todd was out last week so that may be the reason for the wording. This has been a requirement from the first time we met with the developer because of the issues we have had in other built out developments. It is also a requirement in our Municipal Code that “attached houses” be served by dumpster instead of rollout

carts. This is not a requirement we are putting in place to be difficult; this is necessity for the future residents to be able to get regular garbage service. We have a few neighborhoods with narrow townhomes that have gone 3 straight weeks without sanitation service, and we are avoiding that scenario moving forward. Thanks!



Brandi C. Deese, MPA, AICP, CNU-A
Planning Director

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

From: Michael R. Costello [REDACTED]

Sent: Tuesday, May 12, 2026 3:02 PM

To: Brandi Deese [REDACTED]

Cc: Jackie Yeung [REDACTED] Matt Reiking [REDACTED]

Subject: Crismark Site Project 20240083

Brandi,

Per the attached review letter, planning (you) approved the plan. However, Engineering (Brian Adlerstein) comment number 2 indicates planning requires dumpsters in lieu of the roll out containers. Can you please confirm dumpsters are not required?

Thank you,

Michael R. Costello, PE
Engineering Group Manager, Community Infrastructure

ESP Associates, Inc.

[REDACTED] Fort Mill, South Carolina 29708

Office: [REDACTED] | **Mobile:** [REDACTED]

[REDACTED] | Learn more at www.espassociates.com



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Outlook

RE: Copper Station (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

From Brandi Deese [REDACTED]

Date Thu 2/26/2026 10:46 AM

To Jackie Yeung [REDACTED] Todd Huntsinger [REDACTED]

Cc Matt Reiking [REDACTED] Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]
[REDACTED] Marcus Arroyo [REDACTED]
Amy Yates [REDACTED] Ron Parker [REDACTED] Jason Pressley [REDACTED]
[REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski [REDACTED]

Good Morning Jackie –

I have reviewed and approved the lighting plan, but you had already received conditional approval from Planning, so you good to go with us. It appears the Engineering review is still open so I will let Todd comment on what their timeline may look like. Thank you and have a great day!



Brandi C. Deese, MPA, AICP, CNU-A
Planning Director

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

From: Jackie Yeung [REDACTED]

Sent: Thursday, February 19, 2026 10:17 AM

To: Brandi Deese [REDACTED] Todd Huntsinger [REDACTED]

Cc: Matt Reiking [REDACTED] Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]
[REDACTED] Marcus Arroyo [REDACTED] Amy Yates [REDACTED]
[REDACTED] Ron Parker [REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED]
[REDACTED] Tyler Hayaski [REDACTED]

Subject: RE: Copper Station (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

Good morning Brandi and Todd,

Please find link below to the photometric plan prepared by Union Power and the updated plan set after incorporating the lighting. We have also addressed your comments regarding the townhome details on sheet C0.6 from the conditional planning approval.

☐ [Copper Station - ToIT - 4th Submittal Documents](#)

Other than the resubmittal documents, is there anything else you need from us to release the full town approval of the project? Any additional comments from engineering?

Thank you,

Jackie Yeung
Team Lead, Community Infrastructure

ESP Associates, Inc.

Fort Mill, South Carolina 29708

Office:



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From: Brandi Deese

Sent: Thursday, January 8, 2026 11:56 AM

To: Jackie Yeung Todd Huntsinger

Cc: Catherine McElearney Matt Reiking

Michael R. Costello Jack Mitchell

Marcus Arroyo Amy Yates Ron Parker

Jason Pressley DeCorte, Christopher Tyler Hayaski

Subject: RE: Copper Station (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

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Absolutely! Have a great day!



Brandi C. Deese, MPA, AICP, CNU-A
Planning Director

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
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Office:

Email:

[Development Projects Page](#)

From: Jackie Yeung

Sent: Thursday, January 8, 2026 11:51 AM

To: Brandi Deese Todd Huntsinger

Cc: Catherine McElearney Matt Reiking

Michael R. Costello Jack Mitchell

Marcus Arroyo Amy Yates Ron Parker

Jason Pressley DeCorte, Christopher Tyler Hayaski

Subject: RE: Copper Station (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

Thank you Brandi! We will be sure to update the detail on C0.6 and submit lighting plan for your review when it is available. We will also be on the lookout for the Town's approval letter if there is no additional engineering comments.

Thank you all for your continued support on this project!!

Jackie Yeung

Team Lead, Community Infrastructure

ESP Associates, Inc.

Fort Mill, South Carolina 29708

Office: [REDACTED]



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From: Brandi Deese <bcd>

Sent: Thursday, January 8, 2026 11:34 AM

To: Jackie Yeung [REDACTED] Todd Huntsinger [REDACTED]

Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]

Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]

Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]

[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski [REDACTED]

Subject: RE: Copper Station (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

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Jackie

The conditional approval has been granted in the system and details are below. Engineering review is still open currently. Thanks!

Conditional Approval granted with the following conditions:

1. Label required spacing on the front-loaded townhome detail (CO.6).
2. All ground mounted mechanical equipment must be screened.
3. Lighting Plan must be reviewed and shall not impact proposed street trees.



Brandi C. Deese, MPA, AICP, CNU-A
Planning Director

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

From: Jackie Yeung [REDACTED]

Sent: Thursday, January 8, 2026 8:09 AM

To: Brandi Deese [REDACTED] Todd Huntsinger [REDACTED]

Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]
Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]
Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]
[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski [REDACTED]
Subject: RE: Copper Statton (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

Brandi,

My apologies for the late reply. We are still coordinating with Union Power on preparing the lighting plan. Once we have it we will send it to you or upload to Evolve, whichever you prefer. Is this the only outstanding item for planning, or do you have any other comments on this project?

Thanks,

Jackie Yeung
Team Lead, Community Infrastructure

ESP Associates, Inc.

[REDACTED] Fort Mill, South Carolina 29708
Office: [REDACTED]



[REDACTED] | Learn more at www.espassociates.com

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From: Brandi Deese [REDACTED]
Sent: Friday, January 2, 2026 10:52 AM
To: Jackie Yeung [REDACTED] Todd Huntsinger [REDACTED]
Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]
Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]
Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]
[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski [REDACTED]
Subject: RE: Copper Statton (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

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Good Morning Jackie –
Planning has completed the review, but we are still missing the lighting plan. Can you provide an update on this? Thank you!



Brandi C. Deese, MPA, AICP, CNU-A
Planning Director

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

From: Jackie Yeung [REDACTED]
Sent: Monday, December 22, 2025 3:07 PM
To: Brandi Deese [REDACTED] Todd Huntsinger [REDACTED]
Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]
Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]
Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]
[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski [REDACTED]
Subject: RE: Copper Station (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

Good afternoon Brandi and Todd,

Thank you for the additional feedback. We have revised the design plans accordingly and was able to resubmit to Evolve just now. Please let us know if you need anything else to complete your review/approval on this project.

Hope you all have a wonderful Christmas holiday!

Thank you,

Jackie Yeung
Team Lead, Community Infrastructure

ESP Associates, Inc.
[REDACTED] Fort Mill, South Carolina 29708
Office: [REDACTED]



[REDACTED] | Learn more at www.espassociates.com

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From: Brandi Deese [REDACTED]
Sent: Tuesday, November 25, 2025 3:33 PM
To: Jackie Yeung [REDACTED]
Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]
Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]
Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]
[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski [REDACTED]
[REDACTED] Todd Huntsinger [REDACTED]
Subject: RE: Copper Station (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

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Good Afternoon Jackie –

I apologize for delay on responding. Todd and I met yesterday on this issue and what you have spelled out below is acceptable except for the street trees. It does not appear that you are meeting the intent of the UDO's street tree requirements. One side of the street has quite a bit of plantings and the other side looks completely different. The Town is making every attempt to work with the challenges you have but we must find a way to meet the intent of the ordinance, or you will need to revert back to the specific requirements

for spacing on street trees. As mentioned previously, to meet the intent of the ordinance and create a streetscape there should be some pattern and not just put a tree wherever you can fit it. Some of the trees are clustered so closely they won't be able to survive. Perhaps a landscape architect could assist with this? Crismark Drive and Dahlia are the challenging areas. Todd and I did revisit the tapering of the driveways in order to fit the street trees in. I have attached a simple sketch of what we would allow if tapering was utilized as an option. The tapering would be specifically to accommodate the street trees and would be in the planting strip at a 45-degree angle. The tapering should be intentional and not gradual so that we retain the driveway spacing required. We would also need to select a species of tree that would be able to thrive in a smaller area between driveways. Please let us know if you need to discuss further or have questions. Wishing you a wonderful Thanksgiving. Thank you!



Brandi C. Deese, MPA, AICP, CNU-A
Planning Director

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

From: Jackie Yeung [REDACTED]
Sent: Monday, November 17, 2025 3:13 PM
To: Brandi Deese [REDACTED] Todd Huntsinger [REDACTED]
Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]
Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]
Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]
[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski [REDACTED]
Subject: RE: Copper Station (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

Good afternoon Brandi and Todd,

Thank you for meeting with us at the Town Hall last Wednesday to discuss the previous site layout update. Attached you will find the revised site, utility, and landscape layout exhibits incorporating the discussed items. Could you please review these revised exhibits and let us know if they address your concerns regarding street trees, HVAC locations, and building orientation? Could we proceed with the actual plan revisions if everything is acceptable? Below is a list of items of additional changes made for your reference:

- Crismark Drive dedicated R/W has been expanded to 63' wide (previously 56') to allow space for tree plantings on north side of street. Street trees are also being planted on south side of street within common open spaces (future HOA properties) where possible.
- Dahlia Street after the sidewalk connection for building #12 (lots 51 thru 55) is now transitioned into a 66' public R/W to allow front loaded townhomes to slide forward and allow space in rear for HVAC installation without encroaching proposed storm drainage easements.
- In between building #14 and 15, we are showing two clusters of 3 street trees to be protected from traffic, attempting to address Brandi's comment regarding street tree placement along Dahlia Street near the front loaded townhomes. Further details of clusters will need to be discussed with all parties.
- Unit #82 has been moved to building #18, making it a 4-unit instead of 3, and building #19 becomes a 4-unit instead of 5-unit rear loaded townhomes. This is for Brandi to decide if the rotation of building orientation is still acceptable in regards to the public roads and setback lines.

- A 2'-9" x 2'-9" square concrete pad for HVAC unit has been added to the rear of all buildings. For those installed near the driveways of rear loaded townhomes, they will be screened and protected from damage by vehicles.

Please let us know if you have any questions or feedback on the exhibits. As always, we appreciate your time and continued support on this project.

Thank you,

Jackie Yeung

Team Lead, Community Infrastructure

ESP Associates, Inc.

[REDACTED] Fort Mill, South Carolina 29708

Office: [REDACTED]

[REDACTED] | Learn more at www.espassociates.com



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From: Brandi Deese [REDACTED]

Sent: Wednesday, November 5, 2025 3:03 PM

To: Jackie Yeung [REDACTED]

Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]

Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]

Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]

[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Todd

Huntsinger [REDACTED] Tyler Hayaski [REDACTED]

Subject: FW: Copper Statten (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

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Good Afternoon Jackie –

Please see the Town's responses in red below. Thank you!



Brandi C. Deese, MPA, AICP, CNU-A
Planning Director

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

From: Jackie Yeung [REDACTED]

Sent: Friday, October 31, 2025 4:26 PM

To: Brandi Deese [REDACTED] Todd Huntsinger [REDACTED] Tyler Hayaski [REDACTED]

Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]

Michael R. Costello [REDACTED] Jack Mitchell [REDACTED] Kehl, Jarrod

Good afternoon Brandi, Todd, and Tyler,

Thank you for joining us in the late afternoon on 10/14 and taking your time to discuss the planning comments in details. It was pleasure speaking with you all and we truly appreciate your valuable ideas and feedback you have shared. We have prepared a set of exhibits (attached) that reflects the revised site and utility layouts, incorporating your comments and suggestions from our discussion. We would greatly appreciate it if you could review these materials and provide any feedback before we proceed with the design updates and plan revisions. See short summary of changes made, for your reference:

- 20' driveways on end units and 19' driveways on internal units, while maintaining the flexible 3 feet driveway separation.
 - Potentially HVAC units will need to be placed on driveways due to increase in driveway width. Will this area need to be subtracted from total parking requirement calculations? **HVAC units should not be place on a driveway in a vehicular use area.**
 - What kind of screening is the Town requiring / suggesting for HVACs located on driveways? **HVAC units are not permitted in vehicular use areas.**
 - Will screening still be required if HVACs are located in rear of homes? **Yes, shrubs planted a min height of 24" at time of planting.**
- Crismark Drive will be proposed as a 56' (previously 50') Public R/W dedicated to Town's ownership and maintenance.
 - Additional 6 feet added on project side of street.
 - 6' concrete sidewalk moved within Crismark Drive R/W. Planting strip between existing EOP and sidewalk varies between 9 to 11 feet. **There is no way there are going to be street trees allowed along this entire corridor due to the existing water main running along the south side of Crismark Dr. Union County will not allow trees to be planted that close since the roots can cause maintenance issues. Typically, they have a 15'-20' width as a no planting zone except for small shrubs.**
 - 15' front setback revised per updated Crismark Drive R/W.
- Hydrangea Court and Cherry Blossom Lane are now private alley with 24' access esmt. 20' rear setback shifted back to allow buildings #1, 2, 22, 23, 24 and 25 to move back and provide wider clearance at frontage along Crismark Drive.
 - This also allows Building #19 and 22 to use longer pads (48') to allow optional overhang on upper levels. They used to stay 42' with no optional overhang. **The configuration of the build-to line between units 81 & 82 needs to amended. The orientation looks off and should be rotated clockwise for building 19 (or lose then end unit (#82)).**
- Hibiscus Court shifted East to allow building #5 to move back and allow better clearance for proposed monument signage. Buildings #4 and 6 reconfigured accordingly.
- Two turnaround areas reconfigured to meet NC Fire Code standards. (20' wide X 70' long, 28' turning radius)
- 8" water main on Dahlia Street moved to north side of street while 4" force main moved to south side of street. This avoids the water line tee intersection and gate valve be located underneath driveways.

Other Comments:

- **There will be no way to get street trees on the south side Dahlia St for Buildings 13-16. These should have an alley as well similar to Buildings 7-9.**

Please let us know if you have any questions or feedback on the revised layout exhibits. Our intent is to confirm that these layouts are acceptable to the Town before we proceed with further revisions and ultimately resubmit the construction documents.

Thank you and have a great rest of your weekend!

Jackie Yeung

Team Lead, Community Infrastructure

ESP Associates, Inc.

Fort Mill, South Carolina 29708

Office:



| Learn more at www.espassociates.com



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Outlook

RE: Copper Stattung (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

From Brandi Deese [REDACTED]

Date Tue 1/20/2026 5:37 PM

To Jason Pressley [REDACTED]

Awesome . . . thank you for the update!



Brandi C. Deese, MPA, AICP, CNU-A
Planning Director

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

From: Jason Pressley [REDACTED]

Sent: Tuesday, January 20, 2026 4:34 PM

To: Brandi Deese [REDACTED]

Subject: Re: Copper Stattung (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

Good afternoon Brandi!

We should get the approval we need from ucw this week and begin water install next week or at the latest week after!

Thank you!

Jason Pressley

Superintendent

L.C. Tyson Const. | Tyson
Group



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] Suite 201, Monroe, NC
28110

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On Tue, Jan 20, 2026 at 4:29 PM Brandi Deese [REDACTED] wrote:

Jason -

While I have you on this email thread ... any timeline on when the rear project will start back up?

Get [Outlook for iOS](#)

From: Jason Pressley [REDACTED]
Sent: Tuesday, January 20, 2026 7:50:02 AM
To: Brandi Deese [REDACTED]
Cc: Jackie Yeung [REDACTED] Todd Huntsinger [REDACTED] Catherine McElearney [REDACTED]
[REDACTED] Matt Reiking [REDACTED] Michael R. Costello [REDACTED]
[REDACTED] Jack Mitchell [REDACTED]
Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]
[REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski [REDACTED]
Subject: Re: Copper Statton (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

Good morning,

Please see attached proposed lighting plan from Union Power and let us know if there are any questions or issues.

Thank you

On Thu, Jan 8, 2026 at 11:55 AM Brandi Deese [REDACTED] wrote:

Absolutely! Have a great day!



Brandi C. Deese, WPA, AICP, CNU-A

Planning Director

Town of Indian Trail

[315 Matthews-Indian Trail Road](#)

PO Box 2430

Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

From: Jackie Yeung [REDACTED]
Sent: Thursday, January 8, 2026 11:51 AM
To: Brandi Deese [REDACTED] Todd Huntsinger [REDACTED]

Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]
Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]
Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]
[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski
[REDACTED]
Subject: RE: Copper Stattion (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

Thank you Brandi! We will be sure to update the detail on C0.6 and submit lighting plan for your review when it is available. We will also be on the lookout for the Town's approval letter if there is no additional engineering comments.

Thank you all for your continued support on this project!!

Jackie Yeung
Team Lead, Community Infrastructure

ESP Associates, Inc.

[REDACTED] Fort Mill, South Carolina 29708

Office: [REDACTED]

[REDACTED] | Learn more at www.espassociates.com



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From: Brandi Deese [REDACTED]
Sent: Thursday, January 8, 2026 11:34 AM
To: Jackie Yeung [REDACTED] Todd Huntsinger [REDACTED]
Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]
Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]
Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]
[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski
[REDACTED]
Subject: RE: Copper Stattion (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

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Jackie

The conditional approval has been granted in the system and details are below. Engineering review is still open currently. Thanks!

Conditional Approval granted with the following conditions:

- 1. Label required spacing on the front-loaded townhome detail (CO.6).**
- 2. All ground mounted mechanical equipment must be screened.**
- 3. Lighting Plan must be reviewed and shall not impact proposed street trees.**



Brandi C. Deese, MPA, AICP, CNU-A

Planning Director

Town of Indian Trail

315 Matthews-Indian Trail Road

PO Box 2430

Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

From: Jackie Yeung [REDACTED]

Sent: Thursday, January 8, 2026 8:09 AM

To: Brandi Deese [REDACTED] Todd Huntsinger [REDACTED]

Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]

Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]

Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]

[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski [REDACTED]

Subject: RE: Copper Station (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

Brandi,

My apologies for the late reply. We are still coordinating with Union Power on preparing the lighting plan. Once we have it we will send it to you or upload to Evolve, whichever you prefer. Is this the only outstanding item for planning, or do you have any other comments on this project?

Thanks,

Jackie Yeung
Team Lead, Community Infrastructure

ESP Associates, Inc.

[REDACTED] Fort Mill, South Carolina 29708

Office: [REDACTED]

[REDACTED] | Learn more at www.espassociates.com



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From: Brandi Deese [REDACTED]
Sent: Friday, January 2, 2026 10:52 AM
To: Jackie Yeung [REDACTED] Todd Huntsinger [REDACTED]
Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]
Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]
Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]
[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski [REDACTED]
Subject: RE: Copper Statton (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

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Good Morning Jackie –

Planning has completed the review, but we are still missing the lighting plan. Can you provide an update on this? Thank you!



Brandi C. Deese, MPA, AICP, CNU-A

Planning Director

Town of Indian Trail

315 Matthews-Indian Trail Road

PO Box 2430

Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

From: Jackie Yeung [REDACTED]

Sent: Monday, December 22, 2025 3:07 PM

To: Brandi Deese [REDACTED] Todd Huntsinger [REDACTED]

Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]

Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]

Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]

[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski [REDACTED]

Subject: RE: Copper Station (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

Good afternoon Brandi and Todd,

Thank you for the additional feedback. We have revised the design plans accordingly and was able to resubmit to Evolve just now. Please let us know if you need anything else to complete your review/approval on this project.

Hope you all have a wonderful Christmas holiday!

Thank you,

Jackie Yeung
Team Lead, Community Infrastructure

ESP Associates, Inc.

[REDACTED] Fort Mill, South Carolina 29708

Office: [REDACTED]

[REDACTED] | Learn more
at www.espassociates.com



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From: Brandi Deese [REDACTED]
Sent: Tuesday, November 25, 2025 3:33 PM
To: Jackie Yeung [REDACTED]
Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]
Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]
Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]
[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski
[REDACTED] Todd Huntsinger [REDACTED]
Subject: RE: Copper Station (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

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Good Afternoon Jackie –

I apologize for delay on responding. Todd and I met yesterday on this issue and what you have spelled out below is acceptable except for the street trees. It does not appear that you are meeting the intent of the UDO's street tree requirements. One side of the street has quite a bit of plantings and the other side looks completely different. The Town is making every attempt to work with the challenges you have but we must find a way to meet the intent of the ordinance, or you will need to revert back to the specific requirements for spacing on street trees. As mentioned previously, to meet the intent of the ordinance and create a streetscape there should be some pattern and not just put a tree wherever you can fit it. Some of the trees are clustered so closely they won't be able to survive. Perhaps a landscape architect could assist with this? Crismark Drive and Dahlia are the challenging areas. Todd and I did revisit the tapering of the driveways in order to fit the street trees in. I have attached a simple sketch of what we would allow if tapering was utilized as an option. The tapering would be specifically to accommodate the street trees and would be in

the planting strip at a 45-degree angle. The tapering should be intentional and not gradual so that we retain the driveway spacing required. We would also need to select a species of tree that would be able to thrive in a smaller area between driveways. Please let us know if you need to discuss further or have questions. Wishing you a wonderful Thanksgiving. Thank you!



Brandi C. Deese, MPA, AICP, CNU-A

Planning Director

Town of Indian Trail

[315 Matthews-Indian Trail Road](#)

PO Box 2430

Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

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From: Jackie Yeung [REDACTED]

Sent: Monday, November 17, 2025 3:13 PM

To: Brandi Deese [REDACTED] Todd Huntsinger [REDACTED]

Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]

Michael R. Costello [REDACTED] Jack Mitchell [REDACTED]

Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]

[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Tyler Hayaski [REDACTED]

Subject: RE: Copper Station (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

Good afternoon Brandi and Todd,

Thank you for meeting with us at the Town Hall last Wednesday to discuss the previous site layout update. Attached you will find the revised site, utility, and landscape layout exhibits incorporating the discussed items. Could you please review these revised exhibits and let us know if they address your concerns regarding street trees, HVAC locations, and building orientation? Could we proceed with the actual plan revisions if everything is acceptable? Below is a list of items of additional changes made for your reference:

- Crismark Drive dedicated R/W has been expanded to 63' wide (previously 56') to allow space for tree plantings on north side of street. Street trees are also being planted on south side of street within common open spaces (future HOA properties) where possible.
- Dahlia Street after the sidewalk connection for building #12 (lots 51 thru 55) is now transitioned into a 66' public R/W to allow front loaded townhomes to slide forward and allow space in rear for HVAC installation without encroaching proposed storm drainage easements.
- In between building #14 and 15, we are showing two clusters of 3 street trees to be protected from traffic, attempting to address Brandi's comment regarding street tree placement along Dahlia Street near the front loaded townhomes. Further details of clusters will need to be discussed with all parties.
- Unit #82 has been moved to building #18, making it a 4-unit instead of 3, and building #19 becomes a 4-unit instead of 5-unit rear loaded townhomes. This is for Brandi to decide if the rotation of building orientation is still acceptable in regards to the public roads and setback lines.
- A 2'-9" x 2'-9" square concrete pad for HVAC unit has been added to the rear of all buildings. For those installed near the driveways of rear loaded townhomes, they will be screened and protected from damage by vehicles.

Please let us know if you have any questions or feedback on the exhibits. As always, we appreciate your time and continued support on this project.

Thank you,

Jackie Yeung

Team Lead, Community Infrastructure

ESP Associates, Inc.

[REDACTED] Fort Mill, South Carolina 29708

Office: [REDACTED]

[REDACTED] | Learn more at www.espassociates.com



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From: Brandi Deese [REDACTED]

Sent: Wednesday, November 5, 2025 3:03 PM

To: Jackie Yeung [REDACTED]

Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]

Michael R. Costello [REDACTED] Jack Mitchell [REDACTED] [REDACTED]

Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker [REDACTED]

[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED] Todd

Huntsinger [REDACTED] Tyler Hayaski [REDACTED]

Subject: FW: Copper Station (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

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Good Afternoon Jackie –

Please see the Town's responses in red below. Thank you!



Brandi C. Deese, MPA, AICP, CNU-A

Planning Director

Town of Indian Trail

315 Matthews-Indian Trail Road

PO Box 2430

Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

From: Jackie Yeung [REDACTED]

Sent: Friday, October 31, 2025 4:26 PM

To: Brandi Deese [REDACTED] Todd Huntsinger [REDACTED] Tyler Hayaski [REDACTED]

Cc: Catherine McElearney [REDACTED] Matt Reiking [REDACTED]

Michael R. Costello [REDACTED] Jack Mitchell [REDACTED] Kehl, Jarrod

[REDACTED] Marcus Arroyo [REDACTED] Amy Yates [REDACTED] Ron Parker

[REDACTED] Jason Pressley [REDACTED] DeCorte, Christopher [REDACTED]

Subject: Copper Station (Crismark Townhomes) - Follow-up on 10/14 Discussion Meeting

Good afternoon Brandi, Todd, and Tyler,

Thank you for joining us in the late afternoon on 10/14 and taking your time to discuss the planning comments in details. It was pleasure speaking with you all and we truly appreciate your valuable ideas and feedback you have shared. We have prepared a set of exhibits (attached) that reflects the revised site and utility layouts, incorporating your comments and suggestions from our discussion. We would greatly appreciate it if you could review these materials and provide any feedback before we proceed with the design updates and plan revisions. See short summary of changes made, for your reference:

- 20' driveways on end units and 19' driveways on internal units, while maintaining the flexible 3 feet driveway separation.
 - Potentially HVAC units will need to be placed on driveways due to increase in driveway width. Will this area need to be subtracted from total parking requirement calculations? **HVAC units should not be placed on a driveway in a vehicular use area.**
 - What kind of screening is the Town requiring / suggesting for HVACs located on driveways? **HVAC units are not permitted in vehicular use areas.**
 - Will screening still be required if HVACs are located in rear of homes? **Yes, shrubs planted a min height of 24" at time of planting.**
- Crismark Drive will be proposed as a 56' (previously 50') Public R/W dedicated to Town's ownership and maintenance.
 - Additional 6 feet added on project side of street.
 - 6' concrete sidewalk moved within Crismark Drive R/W. Planting strip between existing EOP and sidewalk varies between 9 to 11 feet. **There is no way there are going to be street trees allowed along this entire corridor due to the existing water main running along the south side of Crismark Dr. Union County will not allow trees to be planted that close since the roots can cause maintenance issues. Typically, they have a 15'-20' width as a no planting zone except for small shrubs.**
 - 15' front setback revised per updated Crismark Drive R/W.
- Hydrangea Court and Cherry Blossom Lane are now private alley with 24' access esmt. 20' rear setback shifted back to allow buildings #1, 2, 22, 23, 24 and 25 to move back and provide wider clearance at frontage along Crismark Drive.
 - This also allows Building #19 and 22 to use longer pads (48') to allow optional overhang on upper levels. They used to stay 42' with no optional overhang. **The configuration of the build-to line between units 81 & 82 needs to be amended. The orientation looks off and should be rotated clockwise for building 19 (or lose then end unit (#82)).**
- Hibiscus Court shifted East to allow building #5 to move back and allow better clearance for proposed monument signage. Buildings #4 and 6 reconfigured accordingly.
- Two turnaround areas reconfigured to meet NC Fire Code standards. (20' wide X 70' long, 28' turning radius)
- 8" water main on Dahlia Street moved to north side of street while 4" force main moved to south side of street. This avoids the water line tee intersection and gate valve be located underneath driveways.

Other Comments:

- **There will be no way to get street trees on the south side Dahlia St for Buildings 13-16. These should have an alley as well similar to Buildings 7-9.**

Please let us know if you have any questions or feedback on the revised layout exhibits. Our intent is to confirm that these layouts are acceptable to the Town before we proceed with further revisions and ultimately resubmit the construction documents.

Thank you and have a great rest of your weekend!

Jackie Yeung

Team Lead, Community Infrastructure

ESP Associates, Inc.

[REDACTED] Fort Mill, South Carolina 29708

Office: [REDACTED]

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--

Jason Pressley

Superintendent

L.C. Tyson Const. | Tyson
Group



[REDACTED]

[REDACTED]

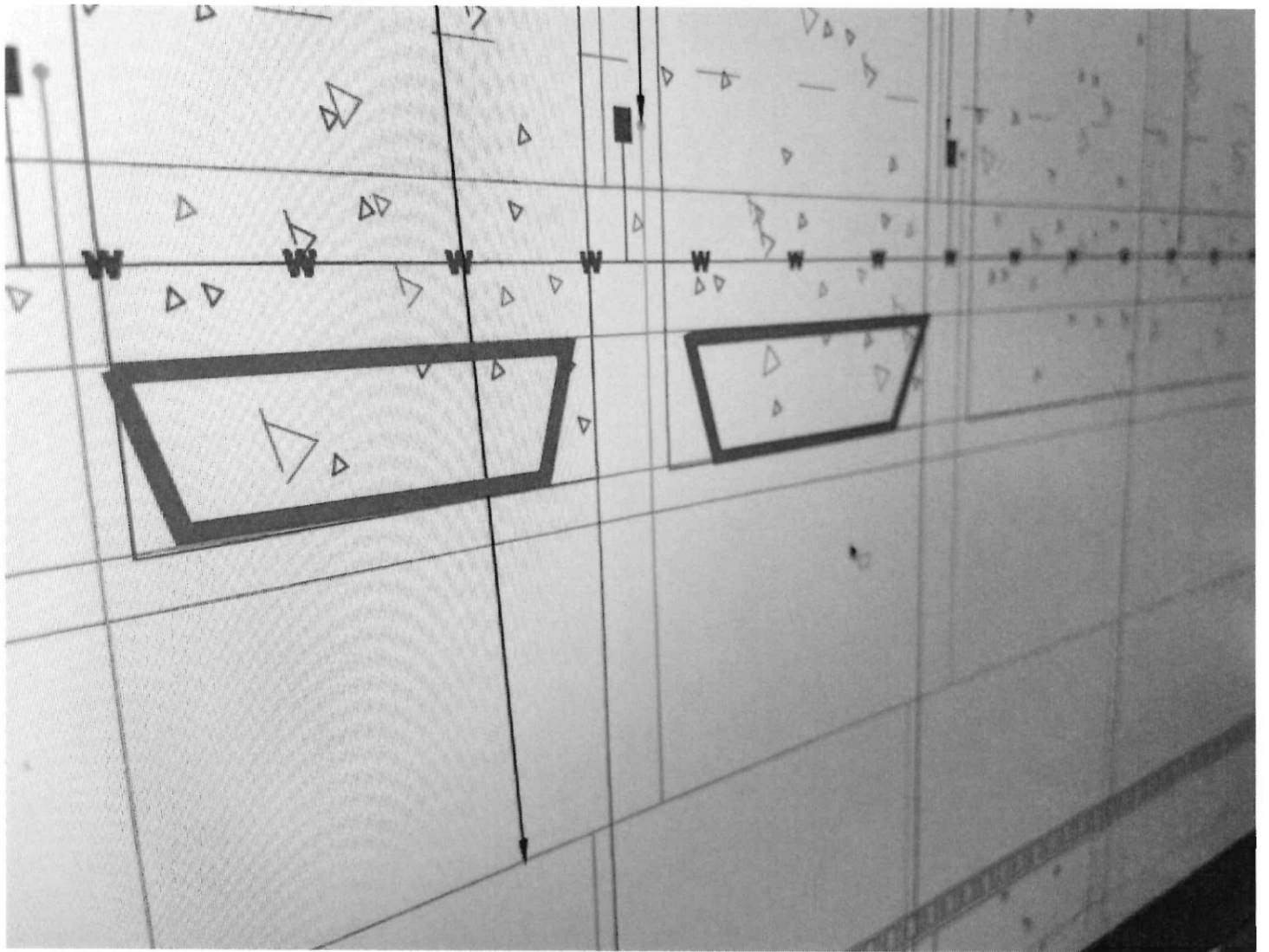
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[REDACTED] Suite 201, Monroe, NC

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RE: Clarification on Copper Station Townhomes 2nd Site Plan Comments

From Brandi Deese [REDACTED]
Date Wed 10/8/2025 4:35 PM
To Asa Pranikoff [REDACTED]
Cc Todd Huntsinger [REDACTED] Michael R. Costello [REDACTED] Catherine
McElearney [REDACTED] Jackie Yeung [REDACTED]

 4 attachments (2 MB)

NotApprovedLetter_638954484599631162.pdf; NotApprovedLetter_638954484485727542.pdf;
NotApprovedLetter_638954470277849207.pdf; Crismark TH Email 1.20.23.pdf;

Good Afternoon Asa –

I want to apologize for having to miss the meeting on Monday afternoon. I was pulled away by Administration but also under the impression that your questions related to Engineering comments. Todd did share with me the concern on the driveway requirements. There were many discussions upfront on both Crismark properties that the property owner could develop by right (no rezoning required) but would have to adhere to the current UDO standards. This was a tremendous benefit to the property owner as the political will for approving multi-family projects has not existed for the last two terms of our Town Council. It was made clear that this right is only permitted if the project can meet all the regulations of the UDO. The current driveway requirements help ensure the project is not a constant drain on Town resources (Code Enforcement/UCSO). Please see attached a copy of a meeting summary that mentions the need to adhere to all the regulations of the UDO.

In addition, during site plan review this comment has been made with each not-approved letter (see attached). This project has been heavily scrutinized and questioned by the Crismark neighborhood, and we have assured them that building by today's standards will produce a better product and not recreate the parking nightmares they experience themselves. This has been our message to the development team, Crismark residents and our elected officials and remains the same today.

For the second comment related to building setbacks and the sidewalk, you have not addressed the greater issue. The buildings were set too close to Crismark Drive and did not account for the curvature of the road. The sidewalk shall be located within the right-of-way, not on private property with a sidewalk easement. There is not enough space to provide the sidewalk and the 15-foot setback.

Finally, you mention these are surprise comments late in the game but please take a look at the attached comment letters, reflect back with previous ESP staff and the developer and understand, the message has not changed and there are no surprises. Thank you!



Brandi C. Deese, MPA, AICP, CNU-A
Planning Director

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430

Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

From: Asa Pranikoff [REDACTED]
Sent: Tuesday, October 7, 2025 4:56 PM
To: Brandi Deese [REDACTED]
Cc: Todd Huntsinger [REDACTED] Michael R. Costello [REDACTED] Catherine McElearney [REDACTED] Jackie Yeung [REDACTED]
Subject: Clarification on Copper Station Townhomes 2nd Site Plan Comments

Brandi –

Good afternoon, and thank you for taking the time to review our latest Site Plan. I would like to follow up on a couple of your planning comments:

1. Typical lot detail provided (C0.6) does not meet driveway requirements (20x22). Townhome lots are required to have 1.5' of spacing for a total of 3' between driveways.

We recognize that this detail does not meet the driveway requirements, as there is no way to package a 20' driveway with 3 total feet of separation in a 22' wide lot. We have been showing the 22' wide townhome product on every drawing dating back to the first Sketch Plan submittal from June of last year, but this issue was not raised in any of the previous conversations around the product, including conversations specifically about the dimensions of the driveways.

At this point in the process, changing the product to accommodate a 20' driveway would necessitate a redesign of the entire site. What flexibility do you have in meeting this requirement without the need to change the product? I have attached a proposed revision to our lot details showing a tapered driveway, which is 20' at the garage and tapers to 16' to accommodate street trees and water meters. We believe that this will satisfy the need to fit two parking spaces in the driveway. Please take a look and let us know if this will work.

2. Although the sidewalk has been relocated along Crismark Drive and is no longer on private property, building setbacks are not met along Crismark Drive.

In a meeting on 06/28/2024, we received your approval to reduce the front setback for alley-loaded units to 15' to create a better street frontage and increase ease of access to the fronts of units. Please see the attached follow up email for your reference.

Please let us know how you would like to proceed or if you have any further questions.

Thanks,

Asa Pranikoff
Project Manager, Community Infrastructure

ESP Associates, Inc.

Fort Mill, South Carolina 29708

Office:



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Outlook

Burning Construction Debris

From Brandi Deese [REDACTED]

Date Fri 9/5/2025 9:47 AM

To Jason Pressley [REDACTED]

Happy Friday Jason –

I just received a call from our Code Enforcement Officer that there was open burning taking place on the Crismark Construction site. He spoke with someone on site, and they put the fire out. He also noticed a big pile of trash next to the porta potty and said you need to get a dumpster on site to handle the trash. He issued a warning but said the next time would be a citation. Let me know if you have any questions. Thanks!



Brandi C. Deese, WPA, AICP, CNU-A
Planning Director

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

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Outlook

RE: Fw: Crismark Construction Trailer

From Brandi Deese [REDACTED]

Date Thu 7/10/2025 2:54 PM

To Renee Nolan [REDACTED]

Sounds good and I do not like the slats so I am fine with this.



Brandi C. Deese, MPA, AICP, CNU-A
Planning Director

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

From: Renee Nolan [REDACTED]

Sent: Thursday, July 10, 2025 2:48 PM

To: Brandi Deese [REDACTED]

Subject: Fw: Fw: Crismark Construction Trailer

Let me know what you think of his response.

Best Regards,



Renee Nolan, CZO
Planning Technician

Town of Indian Trail
315 Matthews-Indian Trail Road
PO Box 2430
Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

Website: www.Indiantrail.org

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From: Jason Pressley [REDACTED]
Sent: Thursday, July 10, 2025 1:13 PM
To: Renee Nolan [REDACTED]
Subject: Re: Fw: Crismark Construction Trailer

Good afternoon,

The electrician's name is Shawn Ford. The height of the building from the ground to the peak of the roof will be roughly 13'. We are proposing this type of structure rather than a typical metal construction trailer to improve the aesthetic given its visibility. It will be on blocks about 2' above grade and will have skirting to hide the block. We plan on installing landscaping shrubs across the front of the building and will be keeping the existing street shrubs along Crismark drive to shield the view from the street. If possible, I would prefer not to do the slats in the fencing to keep the cost down. The fence will be on all four sides with gate access behind the shrubs, off of Crismark dr. Please see the attached site plan, and let me know if that is agreeable?

Thank you!

On Thu, Jul 10, 2025 at 12:40 PM Renee Nolan [REDACTED] wrote:

Jason,

I need the first and last name of the Electrician.

What is the height of the building?

There are conditions that come along with a Contruction trailer. Your trailer is right off a main road for many to see. I noticed there was a chain length fence along the side. Is it all the way around or only the one side?

When we do these permits, we request that you plant shrubs/trees to make it look more appealing, especially since it will be there for a while.

I can share an example of what we are looking for. See image attached.

Is there a way to soften the chain length fence by using a type of screen?

Best Regards,



Renee Nolan, CZO

Planning Technician

Town of Indian Trail

315 Matthews-Indian Trail Road

PO Box 2430

Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

Website: www.Indiantrail.org

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From: Jason Pressley [REDACTED]
Sent: Thursday, July 10, 2025 9:42 AM
To: Renee Nolan [REDACTED]
Subject: Re: Fw: Crismark Construction Trailer

Good morning,

The address shows as 0 Idlewild Rd, and the parcel number is 07057018F. The building dimensions are 12' x 40'. The electrician is Nola Enterprises Llc, [REDACTED] Mint Hill NC 28227. Phone [REDACTED] License number 31156. Email [REDACTED]

Please let me know if you need anything on my end.

Thank you!

On Wed, Jul 9, 2025 at 4:52 PM Renee Nolan [REDACTED] wrote:

Jason,

I will also need the measurements of the building.
If you can get this information I can have it ready for you tomorrow.

Best Regards,



Renee Nolan, CZO

Planning Technician

Town of Indian Trail

315 Matthews-Indian Trail Road

PO Box 2430

Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

Website: www.Indiantrail.org

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From: Renee Nolan [REDACTED]
Sent: Wednesday, July 9, 2025 4:18 PM
To: Jason Pressley [REDACTED]
Subject: Re: Fw: Crismark Construction Trailer

We usually do 12 mths. I'm waiting on Brandi to get back with me. It should be ok though.

What is the site address? I need to put it on the permit.

I also need the information for the Electrician. His information has to go on the permit and contact info for the county to approve it.

Best Regards,



Renee Nolan, CZO

Planning Technician

Town of Indian Trail

315 Matthews-Indian Trail Road

PO Box 2430

Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

Website: www.Indiantrail.org

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From: Jason Pressley [REDACTED]
Sent: Wednesday, July 9, 2025 3:56 PM
To: Renee Nolan [REDACTED]
Subject: Re: Fw: Crismark Construction Trailer

Good afternoon,

Thank you for reaching out so quickly! Based on the preliminary construction schedule of the 3 adjoining development projects, roughly 18 - 24 months would be the anticipated time frame for a construction trailer to be in this location. Please let me know if you need any additional information.

Thank you

On Wed, Jul 9, 2025 at 3:49 PM Renee Nolan [REDACTED] wrote:

Jason,

How long will you be needing the structure?

Best Regards,



Renee Nolan, CZO

Planning Technician

Town of Indian Trail

315 Matthews-Indian Trail Road

PO Box 2430

Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

Website: www.Indiantrail.org

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From: Brandi Deese [REDACTED]
Sent: Wednesday, July 9, 2025 3:20 PM
To: Renee Nolan [REDACTED]
Subject: FW: Crismark Construction Trailer

Renee –

Can you review and process this request? I told Jason you would be reaching out if you had any questions or needed additional information. Thank you!



Brandi C. Deese, MPA, AICP, CNU-A

Planning Director

Town of Indian Trail

315 Matthews-Indian Trail Road

PO Box 2430

Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

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From: Jason Pressley [REDACTED]

Sent: Wednesday, July 9, 2025 2:46 PM

To: Brandi Deese [REDACTED]

Cc: Todd Huntsinger [REDACTED] Marcus Arroyo [REDACTED] Ron Parker

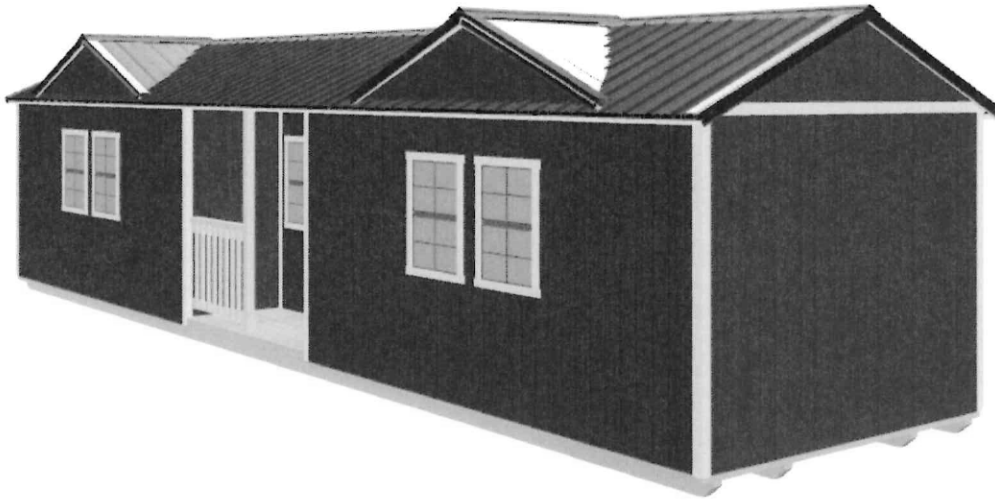
[REDACTED] Kyle Pressley [REDACTED]

Subject: Crismark Construction Trailer

Good afternoon,

We are applying for a construction trailer permit through union county code enforcement, and are required to show zoning approval. Please see the attached image and site plan, and let us know if you have any questions.

Thank you



--

Jason Pressley

Superintendent

L.C. Tyson Const. | Tyson
Group

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] Suite 201,
Monroe, NC 28110

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Jason Pressley



Superintendent

L.C. Tyson Const. | Tyson
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Jason Pressley



Superintendent

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Jason Pressley



Superintendent

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