

## Outlook

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### RE: Construction time

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From Brandi Deese [REDACTED]  
Date Mon 2/3/2025 3:47 PM  
To Jason Klingler [REDACTED] Lee Ann Davenport [REDACTED] Rick Lopez [REDACTED]  
Cc Todd Huntsinger [REDACTED] Christian Almeida [REDACTED]

Good Afternoon Jason –

I have pasted the section of the ordinance that applies below and will contact Marcus and Jason P. about this issue. They are permitted to begin at 7am. Thank you for making us aware.

Noise resulting from construction operations from 7:00 a.m. to 9:00 p.m. on weekdays and from 8:00 a.m. to 9:00 p.m. on weekends for which building permits have been issued or for which building permits are not required; provided that all equipment is in proper operating condition and properly equipped with the manufacturers' mufflers and noise-reducing equipment.



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: Jason Klingler [REDACTED]  
Sent: Monday, February 3, 2025 2:45 PM  
To: Brandi Deese [REDACTED] Lee Ann Davenport [REDACTED] Rick Lopez [REDACTED]  
Subject: Construction time

Good afternoon,

I had a couple people reach out to me today. The construction was starting around six 0630 this morning with the beeping in the cutting.. Who do we need to speak to to make sure that they are held accountable to the permitted construction times thank you.

Jason

Outlook

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**RE: Development questions**

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**From** Brandi Deese [REDACTED]

**Date** Mon 12/30/2024 10:22 AM

**To** Jason Klingler [REDACTED]

It was in 2022 that I noticed this parcel was changed and I began to research and engage the developer about eliminating the apartments after reading the original opposition to this project. I promise we are not trying to hide anything and only trying to make this a better situation for Crismark.



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 Klingler [REDACTED]

**Sent:** Monday, December 30, 2024 10:04 AM

**To:** Brandi Deese [REDACTED]

**Subject:** Re: Development questions

It was changed in 2022 per our meeting and what you told me. So you were not with IT in 2022. That's not making sense.  
Jason

On Mon, Dec 30, 2024 at 9:29 AM Brandi Deese [REDACTED] wrote:

Good Morning Jason –

I did respond to the request for the meeting and let you know staff wishes to meet with the majority of the Board. In the doodle poll I sent out, only 2 Board members were able to provide dates (you & Rick) and your dates did not match up unfortunately. This means that we would only have one Board member for the meeting. We do not have any additional information to share at this time that you both haven't already received. Answers to several of your questions below have already been answered in person and via email. The Town has requested that construction traffic avoid the neighborhood roads. We will ask the developer to install signage. They should not have any reason to travel through the neighborhood roads and should stay on Crismark Drive. We will try our best to enforce this but at the end of the day, the roads are public. The developer did not have anything to do with the adoption of the zoning map that cleaned up old SUPs, that was a staff driven effort prior to my time with the Town. 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:** Jason Klingler [REDACTED]  
**Sent:** Monday, December 30, 2024 7:29 AM  
**To:** David Cohn [REDACTED]  
**Cc:** Brandi Deese [REDACTED] Mike McLaurin [REDACTED] Rick Lopez [REDACTED]  
[REDACTED] Clarence Alsobrooks [REDACTED] Tom Amburgey [REDACTED]  
[REDACTED] Lee Ann Davenport [REDACTED] Crystal Buchaluk [REDACTED]  
[REDACTED] Dennis Gay [REDACTED] Todd Huntsinger [REDACTED]  
**Subject:** Re: Development questions

Good Morning David,  
We never heard back from Brandi regarding this meeting. All available board members filled out the time doodle, but we never heard anything back. My self and Rick Lopez are available to meet most days this week with the exception of Wednesday, and Thursday afternoon. Below are the questions that have not been answered:

- Why is the intersection of Crismark not being installed as required. These requirements were required under the TIA and the town. Can we get a copy of this TIA?-Answered for now.
- Why are they not being required to provide the residents of crismark with the required 90 acres of open space as originally approved?
- Why are the lot densities being allowed to increase, above what was approved?
- Why are they now being allowed to build 370 TH/Condo units versus the originally planned 150. They were permitted for 150, and now they are being allowed to build more? This is absurd.
- Can signs be put up to keep all construction traffic out of the neighborhood roads. Only having the trucks use the Crismark and idelwild entrance. The roads in our neighborhood are terrible because the paving was cheaped out on and not put done in the required lift thickness.
- Did anyone from the developer side request that the front parcel be rezoned through a land use map and not through a traditional rezoning? Did the developer have anything to do with the rezoning?

I look forward to meeting with the Council to discuss the concerns of the Community regarding this development.  
Jason Klingler

On Wed, Nov 20, 2024 at 1:08 PM David Cohn [REDACTED] wrote:

Good Afternoon, Jason,

I hope you and your family are well. I have read your emails and I'm always quick to discuss them with Brandi and Todd. I think the best way we can find resolution to your

questions and statements would be for us all to sit down and talk. Hopefully the Crismark board, town manager, Brandi and Todd, the management company along with myself can sit down for a meeting at town hall. I think that's the best way to get us all on the same page.

David Cohn  
Mayor of Indian Trail  
[REDACTED]

---

**From:** Jason Klingler [REDACTED]  
**Sent:** Tuesday, November 19, 2024 8:25:36 AM

**To:** Brandi Deese [REDACTED]

**Cc:** Mike McLaurin [REDACTED] Rick Lopez [REDACTED] David Cohn  
[REDACTED] Clarence Alsobrooks [REDACTED] Tom Amburgey  
[REDACTED] Lee Ann Davenport [REDACTED] Crystal Buchaluk  
[REDACTED] Dennis Gay [REDACTED] Todd Huntsinger [REDACTED]

**Subject:** Re: Development questions

Brandi,

The items have not been answered and in fact we were told conflicting information by you in our meeting. The notes I have transcribed from my app, specifically have you say that no more than 150 units will be built. You go onto reference the plans that were up on the screen with only 150 lots. You stated no more than 150 lots would be built when I asked you and now we are up to +/- 370 units. In addition the old Council approved our neighborhood to have 90 acres of open space....we have roughly half of that. Our neighborhood is being shorted close to 40 acres of open space that was for the resident for passive recreation. Why are they not being made to give us that. The new ordinance doesnt say they dont have to follow through. The old board wanted 90 acres of open space for our neighborhood and thats what we should get. We are getting cheated. That was what the Board approved them to do and the ones being impacted are the voting residents, not the developer. The obligations are not being met. Had it not been for my involvement with this project so many things such as the TIA would be overlook and they would not have been required to do. **We as a community dont get it-Why is the developer not being required to hold up his side of the agreement. Why is the developer being given every free pass inthe book. In the end its us the residents who suffer.** Does any one on the Council represent the residents? It seems that its just the developer on this project.

As for the use of only crismark for construction traffic, many other surrounding companies put up signs that say no construction traffic. Its not hard to do. Mint hill and MATthews do it all of the time. It seems there is more resistance to helping out the voting residents and giving a free pass to the developer on literally everything. Perhaps someone on the Council can explain that to us. Our communities voices are not being heard.

Jason Klingler  
Crismark HOA President  
[REDACTED]

On Fri, Nov 8, 2024 at 4:02 PM Brandi Deese [REDACTED] wrote:

Good Afternoon Jason –

Question 2, 3, and 4 have all been answered previously both by email and in person during our January 19, 2024 meeting. Question 4 is a very good question. We will request that the developer keep all construction traffic on Crismark Drive. However, because the other roads are public roads, we would have difficulty enforcing. They should not need to be traveling on the other roads so hopefully our request will be honored. Thank you for bringing this up. Have a great weekend!



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 Klingler [REDACTED]

**Sent:** Friday, November 8, 2024 1:49 PM

**To:** Brandi Deese [REDACTED]

**Cc:** Mike McLaurin [REDACTED] Rick Lopez [REDACTED] David Cohn

[REDACTED] Clarence Alsobrooks [REDACTED] Tom Amburgey

[REDACTED] Lee Ann Davenport [REDACTED] Crystal Buchaluk

[REDACTED] Dennis Gay [REDACTED]

**Subject:** Development questions

Brandi,

I have sent the Town Manager several questions over the last few months regarding this development. The big question about the intersection has been answered but the residents have more as well as the board. We still have not got answers on them. I am now asking you if

you can provide answers to us on the questions below. The big one with the traffic and intersection is great, but there are others that we also need answers for. The questions are below. Thank you.

-Why is the intersection of Crismark not being installed as required. These requirements were required under the TIA and the town. Can we get a copy of this TIA?-Answered for now.

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Can you please provide us answers to these questions. Thank you

Jason Klingler

Crismark HOA President

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**RE: Development questions**

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**From** Brandi Deese [REDACTED]  
**Date** Mon 12/2/2024 2:16 PM  
**To** Jason Klingler [REDACTED] Lee Ann Davenport [REDACTED]  
**Cc** Rick Lopez [REDACTED] Rick Norris [REDACTED]

No date has been set; we are still trying to determine when the full board can be present. Thank you!



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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**From:** Jason Klingler [REDACTED]  
**Sent:** Monday, December 2, 2024 2:14 PM  
**To:** Lee Ann Davenport [REDACTED]  
**Cc:** Brandi Deese [REDACTED] Rick Lopez [REDACTED] Rick Norris [REDACTED]  
**Subject:** Re: Development questions

Has a date been set yet?  
Thank you  
Jason

On Mon, Dec 2, 2024 at 2:10 PM Lee Ann Davenport [REDACTED] wrote:

Also wanted to add the Board members who are set to be in the meeting since you noted some concerns that you would like to discuss. I wanted to make sure they were prepared. Can you shed more light on this? I know there are many concerns regarding the development, but was unsure if you meant anything else.

On Mon, Dec 2, 2024 at 12:34 PM Lee Ann Davenport [REDACTED] wrote:

December 10th, however if you would like to be added to the agenda for a meeting that would need to be in January. The Annual meeting is set to be focused on the Annual Meeting required items including their budget and election.

On Mon, Dec 2, 2024 at 12:32 PM Brandi Deese [REDACTED] wrote:

Good Afternoon Lee Ann –

The Town has some concerns that decisions are being made that are not in the best interest of the residents of Crismark or the Town. Can you share when the annual meeting will be? Thank you!

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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:** Lee Ann Davenport [REDACTED]  
**Sent:** Monday, December 2, 2024 10:01 AM  
**To:** Brandi Deese [REDACTED]  
**Subject:** Re: Development questions

I am remote this week, and the Board would like to keep everything in writing regarding this matter anyway.

They are the decision makers as you know, I am just working at the Board's direction on this and all matters.

On Mon, Dec 2, 2024 at 9:59 AM Brandi Deese [REDACTED] wrote:

What number can I contact you at to discuss?

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

Town of Indian Trail  
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Office: [REDACTED]  
Email: [REDACTED]  
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**From:** Lee Ann Davenport [REDACTED]  
**Sent:** Monday, December 2, 2024 9:46 AM  
**To:** Brandi Deese [REDACTED]  
**Subject:** Re: Development questions

Typically the 3 you have are the most responsive.

On Mon, Dec 2, 2024 at 9:44 AM Brandi Deese [REDACTED] wrote:

Good Morning Lee Ann –  
Do you normally hear from the other Board members?

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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:** Lee Ann Davenport [REDACTED]  
**Sent:** Monday, December 2, 2024 8:47 AM  
**To:** Brandi Deese [REDACTED] Jason Klingler [REDACTED] Rick Lopez  
<[rikjlopez@yahoo.com](mailto:rikjlopez@yahoo.com)>; Rick Norris <[ricknorris@windstream.net](mailto:ricknorris@windstream.net)>  
**Subject:** Re: Development questions

Yes, he is a Board member.

Unfortunately my husband is having car trouble, so I am stuck remote this week (he is using my car) and will not be able to attend if the meeting in person. Please do not wait on my account though. If Jason, Rick L and Rick N can meet please go ahead. If we can do a Zoom I can certainly attend.

Their next Board meeting is their annual, so unfortunately that is not an option.

On Wed, Nov 27, 2024 at 3:23 PM Brandi Deese [REDACTED] wrote:

Lee Ann –

I have a Rick Norris that has responded to the doodle poll but I have no way of knowing if he is one of the Board members or not. Please advise as we are not interested in holding a meeting with less than the majority of the Board. If it would be easier to just meeting during/before/after your regular HOA Board meeting, we can certainly do that. Thank you!

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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:** Lee Ann Davenport [REDACTED]  
**Sent:** Tuesday, November 26, 2024 1:00 PM  
**To:** Brandi Deese [REDACTED]  
**Cc:** Rick Lopez [REDACTED] Jason Klingler [REDACTED] David Cohn [REDACTED]  
[REDACTED] Mike McLaurin [REDACTED] Clarence Alsobrooks [REDACTED]  
[REDACTED] Tom Amburgey [REDACTED] Crystal Buchaluk [REDACTED]  
[REDACTED] Dennis Gay [REDACTED] Todd Huntsinger [REDACTED]  
**Subject:** Re: Development questions

Brandi,

Saw you called and left you a voicemail. I am remote today and then off the rest of the week. I just sent a reminder to the Board about the doodle poll. The goal is that we get at least 3 of the 5 Board members there. I do not think we will be able to get all 5. When we get a date and time that will work for at least 3 I think we need to move forward.

On Wed, Nov 20, 2024 at 4:22 PM Brandi Deese [REDACTED] wrote:

Thank you Lee Ann!

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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:** Lee Ann Davenport [REDACTED]  
**Sent:** Wednesday, November 20, 2024 4:21 PM  
**To:** Brandi Deese [REDACTED]  
**Cc:** Rick Lopez [REDACTED] Jason Klingler [REDACTED] David Cohn [REDACTED]  
[REDACTED] Mike McLaurin [REDACTED] Clarence Alsobrooks [REDACTED]  
[REDACTED] Tom Amburgey [REDACTED] Crystal Buchaluk [REDACTED]  
[REDACTED] Dennis Gay [REDACTED] Todd Huntsinger [REDACTED]  
**Subject:** Re: Development questions

Sent to all 5 members.

On Wed, Nov 20, 2024 at 4:19 PM Brandi Deese [REDACTED] wrote:

Good Afternoon Lee Ann -

The Town would like to include the developer and the entire HOA Board in this discussion. I have created a doodle poll for the week of December 2<sup>nd</sup> instead of lots of emails flying back and forth trying to find a date. Please forward to the other members of the HOA Board to get their responses as soon as possible. Thank you so much!

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Planning Director

Town of Indian Trail  
315 Matthews-Indian Trail Road  
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Office: [REDACTED]  
Email: [REDACTED]  
[Development Projects Page](#)

**From:** Rick Lopez <[rikjlopez@yahoo.com](mailto:rikjlopez@yahoo.com)>

**Sent:** Wednesday, November 20, 2024 3:54 PM

**To:** Jason Klingler [REDACTED] Lee Ann Davenport [REDACTED]

**Cc:** David Cohn [REDACTED] Brandi Deese [REDACTED] Mike

McLaurin [REDACTED] Clarence Alsobrooks [REDACTED] Tom

Amburgey [REDACTED] Crystal Buchaluk [REDACTED]

Dennis Gay [REDACTED] Todd Huntsinger [REDACTED]

**Subject:** Re: Development questions

If its Mon or Tuesday it would have to be after 230 for me, if not the week after Thanksgiving works.

Rick the Realtor  
[REDACTED]

On Wednesday, November 20, 2024 at 02:52:23 PM EST, Lee Ann Davenport  
[REDACTED] wrote:

Next week I could do Monday or Tuesday afternoon.

On Wed, Nov 20, 2024 at 2:45 PM Jason Klingler [REDACTED] wrote:

That sounds like a great idea. I am open most days next week, later in the morning or afternoon. Or perhaps the following week may be better.  
Jason

On Wed, Nov 20, 2024 at 1:08 PM David Cohn [REDACTED] wrote:

Good Afternoon, Jason,

I hope you and your family are well. I have read your emails and I'm always quick to discuss them with Brandi and Todd. I think the best way we can find resolution to your questions and statements would be for us all to sit down and talk. Hopefully the Chrismark board, town manager, Brandi and Todd, the management company along with myself can sit down for a meeting at town hall. I think that's the best way to get us all on the same page.

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Mayor of Indian Trail  
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**Cc:** Mike McLaurin [REDACTED] Rick Lopez [REDACTED] David Cohn [REDACTED] Clarence Alsobrooks [REDACTED] Tom Amburgey [REDACTED] Lee Ann Davenport [REDACTED] Crystal Buchaluk [REDACTED] Dennis Gay [REDACTED] Todd Huntsinger [REDACTED]  
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[REDACTED]

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**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 Klingler [REDACTED]

**Sent:** Friday, November 8, 2024 1:49 PM

**To:** Brandi Deese [REDACTED]

**Cc:** Mike McLaurin [REDACTED] Rick Lopez [REDACTED] David

Cohn [REDACTED] Clarence Alsobrooks [REDACTED]

Tom Amburgey [REDACTED] Lee Ann Davenport

[REDACTED] Crystal Buchaluk [REDACTED] Dennis Gay

[REDACTED]

**Subject:** Development questions

Brandi,

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Jason Klingler

Crismark HOA President

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--

**Warmest Regards,**

**Error! Filename not specified.**

**Lee Ann Davenport**  
**Vice President of Operations**

**Braesael Management**

[REDACTED] - Fax

Matthews, NC 28105

[www.braesael.com](http://www.braesael.com)

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**Warmest Regards,**

Error! Filename not specified.

**Lee Ann Davenport**  
Vice President of Operations

**Braesael Management**

[REDACTED]

[REDACTED] - Fax

[REDACTED]

Matthews, NC 28105

[www.braesael.com](http://www.braesael.com)

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**Warmest Regards,**

Error! Filename not specified.

**Lee Ann Davenport**  
Vice President of Operations

**Braesael Management**

[REDACTED]

[REDACTED] - Fax

Matthews, NC 28105

[www.braesael.com](http://www.braesael.com)

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**Warmest Regards,**

Error! Filename not specified.

**Lee Ann Davenport**

**Vice President of Operations**

**Braesael Management**

[REDACTED]

[REDACTED] - Fax

[REDACTED]

Matthews, NC 28105

[www.braesael.com](http://www.braesael.com)

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--

**Warmest Regards,**

Error! Filename not specified.

**Lee Ann Davenport**

**Vice President of Operations**

**Braesael Management**

[REDACTED]

[REDACTED] - Fax

Matthews, NC 28105

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**Vice President of Operations**

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[REDACTED]

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[REDACTED]

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**Warmest Regards,**

**Lee Ann Davenport**  
**Vice President of Operations**

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[REDACTED]

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[REDACTED]

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**RE: Development questions**

---

**From** Brandi Deese [REDACTED]  
**Date** Fri 11/8/2024 4:02 PM  
**To** Jason Klingler [REDACTED]  
**Cc** Mike McLaurin [REDACTED] Rick Lopez [REDACTED] David Cohn  
[REDACTED] Clarence Alsobrooks [REDACTED] Tom Amburgey  
[REDACTED] Lee Ann Davenport [REDACTED] Crystal Buchaluk  
[REDACTED] Dennis Gay [REDACTED] Todd Huntsinger [REDACTED]

Good Afternoon Jason –

Question 2, 3, and 4 have all been answered previously both by email and in person during our January 19, 2024 meeting. Question 4 is a very good question. We will request that the developer keep all construction traffic on Crismark Drive. However, because the other roads are public roads, we would have difficulty enforcing. They should not need to be traveling on the other roads so hopefully our request will be honored. Thank you for bringing this up. Have a great weekend!



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:** Jason Klingler [REDACTED]  
**Sent:** Friday, November 8, 2024 1:49 PM  
**To:** Brandi Deese [REDACTED]  
**Cc:** Mike McLaurin [REDACTED] Rick Lopez [REDACTED] David Cohn  
[REDACTED] Clarence Alsobrooks [REDACTED] Tom Amburgey  
[REDACTED] Lee Ann Davenport [REDACTED] Crystal Buchaluk  
[REDACTED] Dennis Gay [REDACTED]  
**Subject:** Development questions

Brandi,

I have sent the Town Manager several questions over the last few months regarding this development. The big question about the intersection has been answered but the residents have more as well as the board. We still have not got answers on them. I am now asking you if you can provide answers to us on the questions below. The big one with the traffic and intersection is great, but there are others that we also need answers for. The questions are below. Thank you.

- Why is the intersection of Crismark not being installed as required. These requirements were required under the TIA and the town. Can we get a copy of this TIA?-Answered for now.
- Why are they not being required to provide the residents of crismark with the required 90 acres of open space as originally approved?
- Why are the lot densities being allowed to increase, above what was approved?
- Why are they now being allowed to build 370 TH/Condo units versus the originally planned 150. They were permitted for 150, and now they are being allowed to build more? This is absurd.
- Can signs be put up to keep all construction traffic out of the neighborhood roads. Only having the trucks use the Crismark and idlewild entrance. The roads in our neighborhood are terrible because the paving was cheaped out on and not put done in the required lift thickness.

Can you please provide us answers to these questions. Thank you  
Jason Klingler  
Crismark HOA President

---

**RE: Crismark HOA Contacts**

---

**From** Brandi Deese [REDACTED]

**Date** Fri 11/1/2024 3:25 PM

**To** Lee Ann Davenport [REDACTED] Jason Klingler [REDACTED]

Thank you . . . that will be perfect. I will send over shortly.



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:** Lee Ann Davenport [REDACTED]

**Sent:** Friday, November 1, 2024 3:19 PM

**To:** Brandi Deese [REDACTED] Jason Klingler [REDACTED]

**Subject:** Re: Crismark HOA Contacts

Unfortunately I can not give out their contact information without permission, but if you want to send it to me I am happy to send it to all 5 of them. I have included Jason Klingler, the Board President, on this email as he has given permission for me to share his email.

On Fri, Nov 1, 2024 at 3:15 PM Brandi Deese [REDACTED] wrote:

Good Afternoon Lee Ann –

The town is working with Typar on two development projects adjacent to the Crismark subdivision. The parcels of land were originally a part of the overall Crismark Master Planned Development. A few residents have reached out including a Board member and we felt it most appropriate to share the information we have provided with the entire Board. Is it possible for you to send me a list of the current Board members emails? Thank you!



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

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**Warmest Regards,**

**Lee Ann Davenport**  
**Vice President of Operations**

**Braesael Management**

[REDACTED]

[REDACTED] - Fax

[REDACTED]

**Matthews, NC 28105**

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Outlook

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**RE: FW: Crismark Development**

---

**From** Brandi Deese [REDACTED]

**Date** Fri 9/6/2024 1:33 PM

**To** Jason Klingler [REDACTED]

Jason -

Our Director of Engineering, Todd Huntsinger coordinates with NCDOT and he communicated they are currently reviewing this project. Anything further you would have to reach out to NCDOT or Todd directly. 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:** Jason Klingler [REDACTED]

**Sent:** Friday, September 6, 2024 12:40 PM

**To:** Brandi Deese [REDACTED]

**Subject:** Re: FW: Crismark Development

When I spoke to them on Wednesday, they have never even heard of it. That's what led to a barrage of emails over the last couple of days.

On Fri, Sep 6, 2024 at 12:06 PM Brandi Deese [REDACTED] wrote:

Jason –

It is our understanding that NCDOT is currently reviewing this project. 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:** Jason Klingler [REDACTED]  
**Sent:** Friday, September 6, 2024 10:45 AM  
**To:** Brandi Deese [REDACTED]  
**Subject:** Re: FW: Crismark Development

Brandi,

Thank you for your responses. I am sure we will have more. Our past experience and current experience is that this developer is not good or forthright with anyone. Oh can you tell me when this plan set goes to NCDOT for them to review. Thank you and Have a good weekend.

Jason

On Fri, Sep 6, 2024 at 9:41 AM Brandi Deese [REDACTED] wrote:

Good Morning Jason –

The original approval granted the property owner 150 units on what was then Parcel 7 (Approximately 15 acres), which is the same land they are proposing the 150 units on currently. Please see previous correspondence for specific answers provided to your accusations below. We have provided clear answers to your questions when we met in person and responses via email. Have a wonderful weekend . . . 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:** Jason Klingler [REDACTED]  
**Sent:** Friday, September 6, 2024 8:05 AM  
**To:** Brandi Deese [REDACTED]  
**Subject:** Re: FW: Crismark Development

In your email to the Town manager you stated the following, "**planning staff noticed this MFR property recently and reviewed minutes from the original meetings where Crismark residents requested Townhomes instead of the proposed apartments. Planning staff met with the Developer, and they were agreeable to developing the site as Townhomes instead of the Apartments.**" They are now proposing to build 150 condos. We were also told the maz units being built were going to be 150. That doesnt appear to be true as they are going to try and cram in 150 units on the back area and then do actual Townhomes on the front. Can we get an explanation of what is going on. We are told so many conflicting thighs and none of them seem to be accurate. Does anyone really know what is going on with this project besides the developer? It seems he is doing whatever he wants.

Thank you  
Jason

On Fri, Jan 19, 2024 at 12:01 PM Brandi Deese [REDACTED] wrote:

Jason –

As promised, please see the email below that did not make it to you. I do apologize that you were not copied when it was sent to Town Council. Below you will find several of the points we discussed earlier today. Also, please let me know how we can help with the additional information on the drainage near your home. I will take the additional information back to the developer as soon as we get more detailed information on what they need to fix. We will keep you posted on when they formally submit and on NCDOT requirements and comments related to that submittal. Please let us know if you have additional questions. Have a great weekend!



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:** Brandi Deese  
**Sent:** Thursday, January 11, 2024 3:24 PM  
**To:** Mike McLaurin [REDACTED]  
**Subject:** Crismark Development

Good Afternoon Mike –

I wanted to provide you with additional information regarding the Proposed Crismark Development to share with the Mayor and Council if you deem appropriate. This property abutting the Crismark neighborhood was granted an SUP Approval in 1998 for the entire Planned Unit Development (Crismark Single Family Subdivision, Apartments & Commercial Parcels). Although this SUP is very old, the developer has paid fees in lieu (\$80,000 to NCDOT), installed infrastructure (water & sewer) and other improvements that would allow the project to be vested by the State of North Carolina. The reason the property was assigned a Multi-Family Residential (MFR) zoning district when the Town performed a clean up of old approvals on the zoning map in 2018, was due to this potential vesting. However, the rezoning to MFR wiped away the SUP and the specific conditions and requires the developer to meet today's standards (Unified Development Ordinance & Land Development Standards Manual). Planning staff noticed this MFR property recently and reviewed minutes from the original meetings where Crismark residents requested Townhomes instead of the proposed apartments. Planning staff met with the Developer, and they were agreeable to developing the site as Townhomes instead of the Apartments. Staff considered this a big win knowing that Town Council nor the adjacent residents desired apartments. This property is currently under contract by NVR so the developer of Crismark will not be the builder for this project. This project is still preliminary as it was submitted for sketch plan recently but was denied by staff. We have since met with the developer to address those comments and they plan to submit for Site Plan Review soon. NCDOT will review this new proposal and impose traffic

improvements as they deem necessary. I have learned from Engineering that at the time of this approval, NCDOT had a road improvement project planned for this section of Idlewild and our assumption is that NCDOT did not require the sidewalk, curb and gutter due to the planned project. These are improvements that NCDOT could require of the builder with this new plan, but that would be determined by NCDOT during their review.

I did speak with the Developer this morning and was assured they would be reviewing Mr. Klingler's concerns with the existing single-family subdivision and provide feedback to us quickly.

Staff will be meeting with Mr. Klingler next week at his request and dive deeper into more technical details as we review the plans and address any questions he may have. Please let me know if there are additional questions. Thank you!



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

Town of Indian Trail  
315 Matthews-Indian Trail Road  
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Indian Trail, NC 28079

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RE: FW: Crismark Development

---

From Brandi Deese [REDACTED]

Date Fri 9/6/2024 9:41 AM

To Jason Klingler [REDACTED]

Good Morning Jason –

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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 Klingler [REDACTED]

Sent: Friday, September 6, 2024 8:05 AM

To: Brandi Deese [REDACTED]

Subject: Re: FW: Crismark Development

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Thank you

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PO Box 2430  
Indian Trail, NC 28079

Office: [REDACTED]

Email: [REDACTED]

[Development Projects Page](#)

**From:** Brandi Deese  
**Sent:** Thursday, January 11, 2024 3:24 PM  
**To:** Mike McLaurin [REDACTED]  
**Subject:** Crismark Development

Good Afternoon Mike –

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**RE: Crossgate Condos**

---

**From** Brandi Deese [REDACTED]

**Date** Fri 9/6/2024 9:32 AM

**To** Jason Klingler [REDACTED]

Good Morning Jason –

The wording of condos versus Townhomes is often a struggle based on what people choose to call them and not how the state building defines them. For the Town, our focus is on function and especially with this particular project modifying them from apartments to townhomes/condos whichever you prefer to call them was the goal because this means they can be offered for sale not just rental properties only. This project will be for sale units and there is no affordable housing component planned. Section 8 vouchers are offered to those that qualify and can be used in any neighborhood if the landlord accepts section 8 vouchers. The Town is not involved or does not have any authority in this area. However, being a “for sale” product eliminates those concerns. Hope that helps. 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]

[Development Projects Page](#)

**From:** Jason Klingler [REDACTED]

**Sent:** Friday, September 6, 2024 7:42 AM

**To:** Brandi Deese [REDACTED]

**Subject:** Crossgate Condos

Brandi,

Good Morning. Our board was discussing this site plan, and one thing we noticed is that it has now changed from Townhomes to condos. They are trying to squeeze in their units on half the land. The other question is are these going to be affordable housing or Section 8 homes? As with all things ty-par, they have been unresponsive in our questions to them. What is going to happen with the acreage up closer to Idelwild road. Any information you have would be helpful  
Thank you.

Jason

---

**RE: Crossgate Condos**

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**From** Brandi Deese [REDACTED]

**Date** Fri 9/6/2024 9:32 AM

**To** Jason Klingler [REDACTED]

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Planning Director

Town of Indian Trail  
315 Matthews-Indian Trail Road  
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Indian Trail, NC 28079

**Office:** [REDACTED]

**Email:** [REDACTED]

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**From:** Jason Klingler [REDACTED]

**Sent:** Friday, September 6, 2024 7:42 AM

**To:** Brandi Deese [REDACTED]

**Subject:** Crossgate Condos

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Thank you.

Jason

---

RE: FW: Crismark Bond

---

From Brandi Deese [REDACTED]

Date Thu 8/22/2024 11:59 AM

To Jason Klingler [REDACTED]

You are certainly welcome. If you do not get a response from Robert, let me know.



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: Jason Klingler [REDACTED]

Sent: Thursday, August 22, 2024 11:52 AM

To: Brandi Deese [REDACTED]

Subject: Re: FW: Crismark Bond

Awesome thank you. Yeah i thought you sent it but I couldnt find it anywhere.

Thanks

Jason

On Thu, Aug 22, 2024 at 11:50 AM Brandi Deese [REDACTED] wrote:

Good Morning Jason –

Please see the thread below from January and the attached proof of payment to NCDOT. I have listed the NCDOT contact information below for you. Have a great day!

Weltner, Robert C [REDACTED]



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]

**From:** Brandi Deese  
**Sent:** Friday, January 19, 2024 1:49 PM  
**To:** [REDACTED]  
**Subject:** FW: Crismark Bond

Jason –  
As promised . . . see attached. 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:** Todd Huntsinger [REDACTED]  
**Sent:** Thursday, January 11, 2024 2:18 PM  
**To:** Brandi Deese [REDACTED]  
**Subject:** Crismark Bond



**Todd Huntsinger**  
Director of Engineering

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

Office [REDACTED]

Fax [REDACTED]

Email [REDACTED]

Visit us at [www.indiantrail.org](http://www.indiantrail.org)

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**FW: Crismark Bond**

---

**From** Brandi Deese [REDACTED]

**Date** Thu 8/22/2024 11:49 AM

**To** [REDACTED]

**Cc** Mike McLaurin [REDACTED]

 1 attachment (1 MB)

Scannable Document on Jun 9, 2017, 9\_44\_26 AM.pdf,

Good Morning Jason –

Please see the thread below from January and the attached proof of payment to NCDOT. I have listed the NCDOT contact information below for you. Have a great day!

Weltner, Robert C [REDACTED]



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:** Brandi Deese

**Sent:** Friday, January 19, 2024 1:49 PM

**To:** [REDACTED]

**Subject:** FW: Crismark Bond

Jason –

As promised . . . see attached. 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]

[Development Projects Page](#)

**From:** Todd Huntsinger [REDACTED]  
**Sent:** Thursday, January 11, 2024 2:18 PM  
**To:** Brandi Deese [REDACTED]  
**Subject:** Crismark Bond



**Todd Huntsinger**  
**Director of Engineering**

Town of Indian Trail  
315 Matthews-Indian Trail  
Road  
PO Box 2430  
Indian Trail, NC 28079  
Office [REDACTED]  
Fax [REDACTED]  
Email [REDACTED]

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[www.indiantrail.org](http://www.indiantrail.org)

Sep 20

Boggs Group

Fax:

# CRISMARK PROPERTIES, LLC

November 2, 2005

Mr. Scott Cole, P.E.  
NCDOT  
130 S. Sutherland Ave.  
Monroe, NC 28110

RE: Crismark Turnlane

Dear Scott:

Pursuant to our many discussions concerning the turnlane for Crismark at Idlewild road, please find enclosed our check for \$80,000.

This check is to pay for the turnlane construction into our property as NCDOT widens Idlewild road.

Thank you for your patience and assistance in this matter.

Sincerely,



C. Mark Tyson  
Member

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NC DOT

MEMO



**Mark Tyson**

**From:** Scott Cole [REDACTED]  
**Sent:** Monday, October 31, 2005 4:04 PM  
**To:** Mark Tyson  
**Cc:** Barry Moose  
**Subject:** Re: Crismark Turnlane

Mark,  
We concur with your reasoning. If you will submit a check for \$80,000, we'll get it done.

Mark Tyson wrote:

Scott:

Attached is the quote we received to construct the Idlewild turnlane at Crismark. The major difference I see is that this quote does not include resurfacing the existing road, which I feel we shouldn't pay for because NCDOT was planning on doing it anyway. Let me know if I should contract for this work with my contractor or provide payment to NCDOT for the attached amount.  
Thank you for your patience while waiting on me.  
Mark

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1/16/2005

**Mark Tyson**

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**Subject:** Re: Crismark Turnlane

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Thank you for your patience while waiting on me.  
Mark

11/16/2005



Outlook

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**FW: Crismark Bond**

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**From** Brandi Deese [REDACTED]

**Date** Fri 1/19/2024 1:48 PM

**To** [REDACTED] [REDACTED]

 1 attachment (1 MB)

Scannable Document on Jun 9, 2017, 9\_44\_26 AM.pdf;

Jason –

As promised . . . see attached. 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:** Todd Huntsinger [REDACTED]

**Sent:** Thursday, January 11, 2024 2:18 PM

**To:** Brandi Deese [REDACTED]

**Subject:** Crismark Bond



**Todd Huntsinger**  
**Director of Engineering**

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

Office [REDACTED]

Fax [REDACTED]

Email [REDACTED]

Visit us at [www.indiantrail.org](http://www.indiantrail.org)

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**RE: FW: Crismark Development**

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**From** Brandi Deese [REDACTED]

**Date** Fri 1/19/2024 1:42 PM

**To** Jason Klingler [REDACTED]

**Cc** Todd Huntsinger [REDACTED]

Jason –

You are certainly welcome, and I do understand. We are here if you have further questions. 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:** Jason Klingler [REDACTED]

**Sent:** Friday, January 19, 2024 1:14 PM

**To:** Brandi Deese [REDACTED]

**Cc:** Todd Huntsinger [REDACTED]

**Subject:** Re: FW: Crismark Development

Thank you for meeting with me today. I appreciate all of the info that you and Todd provided. I understand that staff's hands are very tied in on this project, as you both were not present when this was approved. The bad taste I have is that they never completed the SUP requirements, and they get a free pass to move forward with this new development, while the old one was never followed through. If we need further information we will reach back out. Thank you.

Jason

On Fri, Jan 19, 2024 at 12:01 PM Brandi Deese [REDACTED] wrote:

Jason –

As promised, please see the email below that did not make it to you. I do apologize that you were not copied when it was sent to Town Council. Below you will find several of the points we discussed earlier today. Also, please let me know how we can help with the additional information on the drainage near your home. I will take the additional information back to the developer as soon as we get more detailed information on what they need to fix. We will keep you posted on when they formally submit and on NCDOT requirements and comments related to that submittal. Please let us know if you have additional questions. Have a great weekend!



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:** Brandi Deese

**Sent:** Thursday, January 11, 2024 3:24 PM

**To:** Mike McLaurin [REDACTED]

**Subject:** Crismark Development

Good Afternoon Mike –

I wanted to provide you with additional information regarding the Proposed Crismark Development to share with the Mayor and Council if you deem appropriate. This property abutting the Crismark neighborhood was granted an SUP Approval in 1998 for the entire Planned Unit Development (Crismark Single Family Subdivision, Apartments & Commercial Parcels). Although this SUP is very old, the developer has paid fees in lieu (\$80,000 to NCDOT), installed infrastructure (water & sewer) and other improvements that would allow the project to be vested by the State of North Carolina. The reason the property was assigned a Multi-Family Residential (MFR) zoning district when the Town performed a clean up of old approvals on the zoning map in 2018, was due to this potential vesting. However, the rezoning to MFR wiped away the SUP and the specific conditions and requires the developer to meet today's standards (Unified Development Ordinance & Land Development Standards Manual). Planning staff noticed this MFR property recently and reviewed minutes from the original meetings where Crismark residents requested Townhomes instead of the proposed apartments. Planning staff met with the Developer, and they were agreeable to developing the site as Townhomes instead of the Apartments. Staff considered this a big win knowing that Town Council nor the adjacent residents desired apartments. This property is currently under contract by NVR so the developer of Crismark will not be the builder for this project. This project is still preliminary as it was submitted for sketch plan recently but was denied by staff. We have since met with the developer to address those comments and they plan to submit for Site Plan Review soon. NCDOT will review this new proposal and impose traffic improvements as they deem necessary. I have learned from Engineering that at the time of this approval, NCDOT had a road improvement project planned for this section of Idlewild and our assumption is that NCDOT did not require the sidewalk, curb and gutter due to the planned project. These are improvements that NCDOT could require of the builder with this new plan, but that would be determined by NCDOT during their review.

I did speak with the Developer this morning and was assured they would be reviewing Mr. Klingler's concerns with the existing single-family subdivision and provide feedback to us quickly.

Staff will be meeting with Mr. Klingler next week at his request and dive deeper into more technical details as we review the plans and address any questions he may have. Please let me know if there are additional questions. 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

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.

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**FW: Crismark Development**

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**From** Brandi Deese [REDACTED]  
**Date** Fri 1/19/2024 12:01 PM  
**To** [REDACTED] [REDACTED]

Jason –

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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](#)

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**Sent:** Thursday, January 11, 2024 3:24 PM  
**To:** Mike McLaurin [REDACTED]  
**Subject:** Crismark Development

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Brandi C. Deese, MPA, AICP, CNU-A  
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PO Box 2430  
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Office: [REDACTED]  
Email: [REDACTED]  
[Development Projects Page](#)

Outlook

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RE: NCDOT payment and Work

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From Brandi Deese [REDACTED]

Date Fri 1/19/2024 1:46 PM

To Jason Klingler [REDACTED]

Jason –

No worries, I will forward to you in just a few. 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:** Jason Klingler [REDACTED]

**Sent:** Friday, January 19, 2024 1:41 PM

**To:** Brandi Deese [REDACTED]

**Subject:** NCDOT payment and Work

Brandi,

How do I go about getting a copy of the email with the check and an explanation of the state being paid to do the work. I will be happy to officially make a FOI request if I need to. Thank you.

Jason