



P.O. Box 2430
Indian Trail, North Carolina 28079
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PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING

The Indian Trail Town Council will hold a public hearing on **February 25, 2020 at 6:30 p.m.** at the Indian Trail Town Hall to consider the proposed request below. You are receiving this notification because you own property within the project notification area.

Case # CZ 2019-0090 and CPA 2019-0090	
Meeting Information	February 25, 2020 – 6:30 pm Town of Indian Trail Town Hall 315 Matthews-Indian Trail Road, Indian Trail, NC 28079
Subject Property Location	The property includes the area that is Southwest of Highway 74 and North side of Plyler Road. Parcel: 07084328
Existing Zoning	Single Family, Low Density Residential (SF-1)
Proposed Zoning	Regional Business District (RBD)
Rezoning Intent	Proposed rezoning from SF-1 to RBD to match the zoning of adjoining parcels. Current zoning is problematic due to location adjacent to US Highway 74.
Concurrent Case	Comprehensive Plan Amendment case # CPA 2019-0090
Applicant	The Moser Group, Inc.

What is a Conditional Zoning Map Amendment or Conditional Rezoning?

The zoning district for a property designates the type of uses permitted on a property (i.e. residential, commercial, industrial, etc.) and certain development standards. A Zoning Map Amendment is the process to change the zoning district for a property such as from a residential district to a commercial district. The Indian Trail Planning Board Reviews Zoning Map Amendment applications and provides a recommendation to the Indian Trail Town Council who makes the final decision in a public hearing. Substantial change in the proposed amendment may be made following the public hearing.

The documentation on the proposed changes will be available from 9:00 a.m. until 5:00 p.m., Monday-Friday at the Indian Trail Town Hall, 315 Matthews-Indian Trail Road, Indian Trail, NC 28079. You may also visit www.indiantrail.org; under Planning Department click on "Apply for or Track a Permit/Current Project" and search for this project by name or contact Brandi Deese at (704) 821-5401 or bcd@indiantrail.org. The proposed application in no way has been endorsed or approved by the Town of Indian Trail.

LOCATION MAP

**Unionville
Indian Trail Rd**

US Highway 74



Plyler Rd

**Property Location
1 Parcel**