



P.O. Box 2430
 Indian Trail, North Carolina 28079
 Telephone 704-821-5401
 PLANNING AND NEIGHBORHOOD SERVICES

NOTICE OF PUBLIC HEARING

A **Virtual** Planning Board Public Hearing will be held on **Tuesday, October 20, 2020 at 6:00 p.m.** at the Indian Trail Town Hall. You may attend the meeting by Zoom Conference call (virtual and audio options), please request code to join by emailing llg@indiantrail.org or call Town hall 704-821-5401.

Case # CZ 2020-0095 Oak Haven (formerly Harkey Creek)	
Meeting Information	<p>October 20, 2020: 6:00pm Physical Location: Town Hall, 315 Matthews-Indian Trail Road, Indian Trail, NC 28079</p> <p>6pm Virtual Zoom Meeting: October 20, 2020 Please contact Laurie Gable at llg@indiantrail.org or call 704-821-5401 for Zoom information.</p>
Subject Property Location	<p>Centered between Sandalwood and existing Harkey Creek subdivision approximately 1,194' west of the Harkey Creek Drive and Hinson Forest Road intersection. Parcels: 09396007, 09396001</p>
Existing Zoning	Union County, Residential 20 (R-20) and Indian Trail, Single-Family Residential (SF-1)
Proposed Zoning	Indian Trail, Single Family Residential, Conditional Zoning (SF-5 CZ)
Rezoning Intent	Proposed construction of single-family homes.
Applicant	DA Davis, Palmetto RTC, LLC

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 Matt Ward at (704) 821-5401 or MBW@indiantrail.org. The proposed application in no way has been endorsed or approved by the Town of Indian Trail.

LOCATION MAP

