

**MAYOR**  
John J. Quinn

**MAYOR PRO TEM**  
Jeffrey L. Goodall



Town of  
**INDIAN TRAIL**  
north carolina

**TOWN COUNCIL**  
Robert W. Allen  
Gary J. D'Onofrio  
John A. Hullinger  
Darlene T. Luther

Council Meeting  
November 9, 2010  
Civic Building  
7:00 PM

**1. CALL MEETING TO ORDER**

**2. ADDITIONS AND DELETIONS**

**action**

**3. MOTION TO APPROVE AGENDA**

**action**

**4. PUBLIC COMMENTS**

**5. CONSENT AGENDA**

**action**

- a. Tax Report – Month end for October 2010
- b. October 26, 2010 minutes
- c. Public Information Policy

**6. PUBLIC HEARINGS**

**PUBLIC HEARINGS:**

*– Please adhere to the following guidelines:*

- *Proceed to the podium, and state your name and address clearly;*
- *Be concise; avoid repetition; limit comments to three (3) minutes or less;*
- *Designate a spokesperson for large groups*

**a. COMMUNITY PARK**

*This matter was advertised in the Enquirer Journal on October 29<sup>th</sup> & November 4<sup>th</sup>*

A request for the use of an Installment Financing Agreement pursuant to North Carolina General Statute 160A-20. The purpose of this agreement is to purchase land and building located at 304 Matthews Indian Trail Road to be used as a Community Park

**b. ZM 2010-002 SUN VALLEY REZONE**

*This matter was advertised in the Enquirer Journal on October 28<sup>th</sup> & November 4<sup>th</sup>*

A request to rezone eight parcels (approximately 27.7 acres) from Single-Family (SF-1) to General Business District (GBD) for future expansion of Sun Valley Commons. Applicant: Sun Valley Commons, LLC; Locations: Old Monroe Road adjacent to Sun Valley Commons – Parcels#: 07090004, 07090004A, 07090004B, 07090004C,

07090005, 07090005A, 07090079, and 07069001A.

**c. ZT 2010- 011 LANDSCAPE ORDINANCE AMENDMENT**

*This matter was advertised in the Enquirer Journal on October 28<sup>th</sup> & November 4<sup>th</sup>*

A request to amend Division 800- Landscaping- of the Unified Development Ordinance to allow for staff decision on an alternative landscape plan after 45 days after presentation to the Parks, Tree and Greenway Committee for a recommendation.

**d. ZT 2010-012 ACCESSORY APARTMENT DEFINITION AMENDMENT**

*This matter was advertised in the Enquirer Journal on October 28<sup>th</sup> & November 4<sup>th</sup>*

A request to amend Sections 510.020(G), 710.070, and 1620.020 of the Unified Development Ordinance further defining accessory apartments as a use.

Applicant: Town of Indian Trail. Location: Town-wide.

**e. ZT2010-013 BUSINESS AND COMMERCIAL ZONING DISTRICTS**

*This matter was advertised in the Enquirer Journal on October 28<sup>th</sup> & November 4<sup>th</sup>*

A request to amend Chapter 520 of the UDO to allow for additional commercial uses and additional building height in various districts. Applicant: Town of Indian Trail.

**f. ZT2010-014 VILLAGE CENTER OVERLAY ZONE AMENDMENT**

*This matter was advertised in the Enquirer Journal on October 28<sup>th</sup> & November 4<sup>th</sup>*

A request to amend Chapter 630- Village Center Overlay Zone of the UDO to clarify applicability and introduce exemption language recognizing planned developments or approved projects prior to the adoption of the Unified Development Ordinance. Applicant: Town of Indian Trail; Location: Village Center Overlay Zone.

**g. ZT2010-015 NONCONFORMING SITE ASPECTS**

*This matter was advertised in the Enquirer Journal on October 28<sup>th</sup> & November 4<sup>th</sup>*

A request to amend Chapter 1410 and 1470 of the UDO to allow for an incremental process for bringing nonconforming sites into compliance with Town Ordinances.

**7. BUSINESS ITEMS**

- a. Installment Loan.
- b. Council Resolution to file application for approval of a Financing Agreement with the Local Government Commission.
- c. Citizen Survey.
- d. Bank Services recommendation.

**8. DISCUSSION ITEMS**

- a.
- b.

**9. MANAGER'S REPORT**

- a. Park Dedication Ceremony

**10. PLANNING REPORT**

**11. ENGINEERS REPORT**

**12. COUNCIL COMMENTS**

**13. CLOSED SESSION**

**14. ADJOURN**

**action**

**To speak concerning an item on the Agenda, please print your name and address on the sign up sheet on the table prior to the meeting. Each speaker will be limited to 3 minutes.**

**AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS IN PROGRESS.**