



**Town of**  
**INDIAN TRAIL**  
north carolina  
Indian Trail, North Carolina 28079  
Telephone 704-821-5401  
Fax 704-821-9045  
**PLANNING BOARD TRANSMITTAL**

**Planning Board Transmittal for the February 22<sup>nd</sup>, 2011 Town Council Meeting**

<b>Reference Name</b>	<b>Case: ZM 2010-003 Indian Trail Industrial Park Rezone</b>		
<b>PB Meeting Date</b>	January 18, 2011		
<b>Members Present</b>	Chair Whitehurst <input checked="" type="checkbox"/>	Gary Vaughn <input checked="" type="checkbox"/>	Larry Miller <input checked="" type="checkbox"/>
	Vice-Chair Cowan <input checked="" type="checkbox"/>	Kathy Broom <input checked="" type="checkbox"/>	Robert Rollins <input type="checkbox"/>
	Sidney Sandy <input checked="" type="checkbox"/>	Cathi Higgins <input checked="" type="checkbox"/> Alternate	John Simulcik <input type="checkbox"/> Alternate
	Vacant Seat <input type="checkbox"/>		
<b>Case Found Complete</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>Motion</b>	Recommend approval as transmitted		
<b>Member making the motion</b>	Board member Vaughn		
<b>Second the motion</b>	Board member Cowan		
<b>Vote</b>	7-0		

**Background**

A Town-initiated request to rezone approximately 46.84 acres of Indian Trail Industrial Park from Regional Business District (RBD) to Light Industrial (LI) zoning. The Planning Board heard this request on January 18<sup>th</sup>, 2011 and transmits a recommendation to approve this zoning map amendment.

**Town Council Action:** *Receive transmittal report and public testimony and:*

1. *Concur with the findings and transmittal of the Planning Board to approve; or*
2. *Do not make the findings and disapprove the zoning map amendment; or*
3. *Table and remand for further consideration by the Planning Board.*

## **Planning Board Meeting (January 18, 2011)**

The Planning Board heard this item at its January 18, 2011 regular meeting. In brief, this zoning map amendment seeks to rezone approximately 46.84 acres of Indian Trail Industrial Park from Regional Business District (RBD) to Light Industrial (LI). This rezone area has been and continues to be a notable center of light industrial uses in the Town, and by rezoning this area to Light Industrial, this brings it in conformity with the Indian Trail Comprehensive Plan and the nature of the industrial park itself (**See TC Attachment 1** for staff report on this).

### *Planning Board Discussion:*

The Planning Board briefly discussed this rezone request, and their response to it was very positive. The Board cited how this rezone area has been and continues to be a notable light industrial center, and that this request does conform with the spirit and intent of the Town's Comprehensive Plan, particularly for the 74 Business Corridor as a whole.

Following this brief discussion, the Planning Board unanimously recommended this rezone for approval by the Town Council, along with making the following required findings:

### *Draft Findings:*

1. The following findings were made consistent with the Comprehensive Plan:
  - 1.3.2 of the Comprehensive Plan – Land Use:
    - a. A mix of different types of land uses and the avoidance of potential land use conflicts between neighboring properties and surrounding municipalities.
    - b. A more balanced tax base by promoting the development of office parks, businesses, retail centers, and industrial parks.
2. The request for this zoning reclassification is also a reasonable request and is in the public interest because it promotes the goals of the adopted Comprehensive Plan in the area of Land Use and is consistent with the adopted plans within the Town.

## **Project Contact**

**Jonathon Edwards**

**Junior Planner**

[je@planning.indiantrail.org](mailto:je@planning.indiantrail.org)

### Town Council Attachments:

TC Attachment 1 – Town Council Staff Report for February 22, 2011 (includes Rezone Application and the Light Industrial (LI) Table of Permissible Uses)

TC Attachment 2 – Draft Ordinance w/List of Rezone Properties

**TC ATTACHMENT 1**



**Town of Indian Trail, NC**  
**P.O. Box 2430**  
**Indian Trail, North Carolina 28079**  
**Telephone (704) 821-5401**  
**PLANNING & NEIGHBORHOOD SERVICES DEPARTMENT**

## Rezoning Staff Report

<b>Case: ZM 2010-003 Indian Trail Industrial Park Rezone</b>		
<b>Reference Name</b>	Indian Trail Industrial Park Rezoning	
<b>Request</b>	Proposed Zoning	LI (Light Industrial)
	Proposed Use	Industrial Park
<b>Existing Site Characteristics</b>	Existing Zoning	RBD (Regional Business District)
	Existing Use	Industrial Park
	Site Acreage	46.84 acres
<b>Applicant</b>	Town of Indian Trail	
<b>Submittal Date</b>	02/22/11	
<b>Location</b>	Hwy 74 at Technology Drive	
<b>Tax Map Number(s)</b>	See <b>Attachment 1</b>	
<b>Plan Consistency</b>	Town of Indian Trail Comprehensive Plan	Designation – 74 Business Corridor
		Consistent with Request
<b>Recommendations &amp; Comments</b>	Planning Staff	Recommends Approval for a Light Industrial (LI) Rezoning

### Project Summary

**Request:** To rezone 46.84 acres of Indian Trail Industrial Park from RBD (Regional Business District) to LI (Light Industrial) (See **Attachment 1**).

### Steps Leading to Rezone:

1. **Zoning History**- This is summarized as follows:
  - a. **Original Zoning (prior to the UDO): Highway Corridor (HC)**.
  - b. **Current Zoning (UDO): Regional Business District (RBD)**.
  - c. **Current Status:** Indian Trail Industrial Park is light industrial in nature. However, since it was zoned HC (old zoning) and is now currently RBD zoning, this should be zoned to Light Industrial (LI) to more accurately reflect the current land uses in place in the area.
2. **Staff Recommendation**- Staff recommends that this rezone should be approved and adopted by the Town Council.

## Background

### Site Characteristics

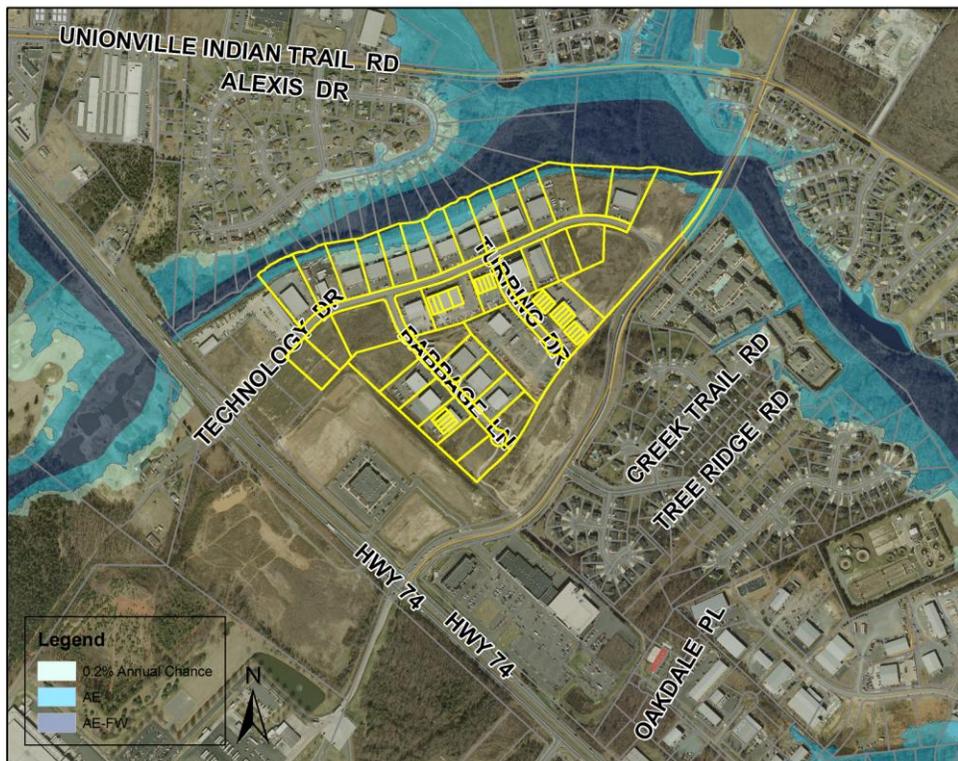
The rezone area is 46.84 acres in size, including 38 parcels, with 24 condo suites located on 4 of these parcels, all contained within Indian Trail Industrial Park. The park is accessed from U.S. Hwy. 74 to the immediate west of the park, with Technology Drive serving as the main entrance/exit for the area. All of these parcels are currently zoned RBD (Regional Business District). Based on field verification and research, nearly 75% of the rezone area's acreage and parcels have been developed to date (28 out of the total 38 parcels in all, or 35.69 acres of the rezone area).

### Adjacent Properties

To the north is Brittany Downs subdivision, and between this subdivision and Indian Trail Industrial Park flows the south branch of Crooked Creek, which is identified as a FEMA Flood Zone, based on the latest information from FEMA as of 2008. This floodplain area runs along the entire northern side of the rezone area. This area bordering Brittany Downs is also entirely wooded, and is 80 feet wide (40 feet on either side of the back property line w/Brittany Downs subdivision), with the creek branch in the middle of this wooded area.

To the west is U.S. 74, along with Peeble Creek Golf Course, all of which is zoned RBD. To the east and south are Traewyck subdivision and Meridian Apartments, along with Union Town Center Phases 1 and 2, including the Food Lion Shopping Center and Union West Medical Plaza.

### Map of the Area



## **Analysis**

Indian Trail Industrial Park was originally zoned Highway Corridor (HC), and the overall tone of the industrial park as a whole was light industrial in nature, as was the zoning. A wide variety of light industrial uses developed in the area throughout this time, including some limited light manufacturing, warehousing, welding, plumbing, and other related uses.

As the Town continued to grow and U.S. Hwy. 74 became more regional in terms of accessibility, this original HC zoning gradually took on an increasingly more regional, commercial, retail-based, and service-oriented tone as a whole. Although the nature of the original zoning had gradually changed, Indian Trail Industrial Park remained a notable center of light industrial activity, especially given its easy access to U.S. Hwy. 74. At the end of 2008, all zoning classifications in the prior ordinance were converted to their new zoning designations under the current UDO. The prior HC zoning was reclassified as Regional Business District (RBD). This new zoning reflected the ongoing gradual change along U.S. Hwy. 74 towards a more regional, commercially-oriented base, allowing for greater retail and service-oriented types of uses, such as “big box” stores like Wal-Mart and Lowe’s.

Indian Trail Industrial Park remains a light industrial center along U.S. Hwy. 74 to this day. Many light industrial uses, from light manufacturing to warehousing, currently populate the park. Based on this history, as well as the area’s current uses, staff is of the opinion that this rezone will achieve the desired zoning compatibility, bringing this industrial park into harmony with the existing light industrial land uses already in place (See **Attachment 1**).

## **Potential Uses (See Attachment 3 for specific LI use table)**

The current RBD zoning classification does offer a wide range of non-industrial business uses. Included in the range of RBD uses are retail stores (i.e., “big box” stores such as Wal-Mart and Lowe’s), banks and financial institutions (i.e., SunTrust), and restaurant uses (i.e., McDonald’s, Bojangles, etc.). These uses are more regional, commercially-based types of uses, with such uses serving people far beyond the immediate town that they are located in. Given the very nature of U.S. Hwy. 74 as a major thoroughfare in the Town, RBD zoning along its immediate vicinity does accomplish the overall vision for the Town

The proposed Light Industrial (LI) zoning is designed to accommodate a wider variety of more industrial types of uses, which will meet the overall needs and intent of the 75% of the rezone area already developed. Examples of potential uses under LI zoning include warehouse/wholesaling uses, heavy equipment sales/rental, freight movement, indoor recycling services, and construction sales and service businesses (See **Attachment 2**). Many of the uses already exist in the rezone area, and by changing the zoning to LI, this maintains the integrity and continuity of this area as a center of light industrial activity. Such a rezone is also along the periphery of the U.S. Hwy. 74 area, thereby minimizing potential impacts to surrounding areas, and maintaining the land use integrity of the area.

## Plan Consistency

### *Comprehensive Plan*

Indian Trail Industrial Park is located within the 74 Business Corridor of the Comprehensive Plan. The 74 Business Corridor allows for a wide variety of commercial, institutional, and light industrial uses, which are typically more intense in nature and would not be generally seen in residential areas. Due to the proximity of this area to U.S. 74 in terms of access, the 74 Corridor itself is designed to have this wide variety of more intense uses, with varying degrees of usage. Based on the Plan, staff is of the opinion that this rezone from RBD to LI zoning in the rezone area does conform with the Indian Trail Comprehensive Plan.

### **74 Business Corridor- Existing Land Use Calculations**

Land Use	Current Base	Percent Base	Flexibility Factor
Medium Density Residential	7.6%	5%	+/-2
High Density Residential	3.1%	5%	+/-2
Multi-Family Residential	0.2%	5%	+/-2
Parks/Open Space/ Agriculture/ Forest	0.2%	5%	
Institutional	0.9%	5%	
Retail	41.6%	40%	-10
Office		10%	+/-5
Industrial	18.8%	15%	+/-5
Boulevards/Thoroughfares	9.0%	10%	

### **74 Business Corridor Land Use Analysis with Proposed Rezoning**

Land Use	Current Base	Percent Base	Flexibility Factor	Proposed Base
Retail	41.6%	40%	-10	40%
Industrial	18.8%	15%	+/-5	20%

Another consideration for the rezoning lies within the Comprehensive Plan's Location Criteria for the 74 Business Corridor:

*LC6: Intensity of uses should be considered when located on the periphery of the 74 Business Corridor to minimize the negative impacts on adjacent land uses.*

The current uses in the rezone area are already developed as light industrial, and have been so since Indian Trail Industrial Park's inception. This area is also nearly 75% developed at the present time and provides an existing, clustered industrial park area located directly off of U.S. Hwy. 74. The very proximity to U.S. Hwy. 74 for this area also provides greater regional access for light industrial uses.

Since the rezone area also is located towards the periphery of U.S. Hwy. 74, allowing a more intense nature of the subject properties as light industrial also keeps with the spirit and intent of the Plan. In keeping the front area of Indian Trail Industrial Park as RBD, this minimizes any potential negative impacts of this rezone to any neighboring properties, especially to any residentially-zoned areas, such as Brittany Downs subdivision. In addition, as mentioned earlier, a pre-existing wooded buffer with a creek

branch to the north of the rezone area currently provides sufficient buffering for nearby Brittany Downs subdivision from any light industrial uses. No disturbance of this existing wooded area is anticipated with this rezone request.

### **Action Required**

The Town Council must adopt a statement of consistency and reasonableness prior to making a motion for recommendation. These required findings must be made that this proposed zoning map amendment is both reasonable and consistent with the Comprehensive Plan.

1. The proposed zoning map amendment is consistent with the following goals of the Comprehensive Plan:
  - a. **Goal 1.3.2 Land Use: A mix of different types of land uses and the avoidance of potential land use conflicts between neighboring properties and surrounding municipalities.**
    - With consideration given to the existing light industrial uses and the light industrial nature of Indian Trail Industrial Park, staff recommends this rezoning.
  - b. **Goal 1.3.2 Land Use: A more balanced tax base by promoting the development of office parks, businesses, retail centers, and industrial parks.**
    - As this area has and continues to develop as an industrial park, and continues to be a center of light industrial uses accessible to U.S. Hwy. 74, staff recommends this rezoning.
2. The request for this zoning reclassification is also a reasonable request and is in the public interest because it promotes the goals of the adopted Comprehensive Plan in the area of Land Use and is consistent with the adopted plans within the Town.

### **Recommendation**

The Planning Staff believes that these findings can be made to support a LI (Light Industrial) zoning reclassification for these subject properties.

#### Staff Report Attachments

Staff Report Attachment 1 – Application w/Letter of Intent

Staff Report Attachment 2 – Table of Light Industrial (LI) Zoning Uses (UDO Section 530.020(G))

#### **Staff Contact**

Jonathon Edwards

Junior Planner

[je@planning.indiantrail.org](mailto:je@planning.indiantrail.org)

**STAFF REPORT ATTACHMENT 1**

**ZM2010-003 Application**

**ZONING MAP AMENDMENT  
APPLICATION**

R-000217



**Town of  
INDIAN  
TRAIL  
north carolina**

**PLANNING AND DEVELOPMENT DEPARTMENT  
PO Box 2430  
Indian Trail, NC 28079  
Telephone (704) 821-5401  
Fax (704) 821-9045**

**DEADLINE: THE FIRST DAY OF THE EACH MONTH**

**ONLY COMPLETE APPLICATIONS ACCEPTED**

Processing Fee \$500.00

Notification Fee \$2.50 per adjoining property owner

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## ZONING MAP AMENDMENT APPLICATION

### Submittal Requirements

- Completed Application
- Notarized signatures of applicant and property owner
- Letter of Intent
- Fees associated with review

### General Information

Project Address Indian Trail Industrial Park (see attached properties table for reference)  
City Indian Trail State NC Zip 28079  
Tax Parcel ID See attached table for reference Zoning Designation RBD  
Total Acres 46.84 acres Impervious Area N/A  
Project Description Town-initiated mass rezoning from RBD to Light Industrial

### Contact Information – Applicant

Name Town of Indian Trail, NC  
Address P.O. Box 2430  
City Indian Trail State NC Zip 28079  
Phone (704) 821-5401 ext. 242 Fax (704) 821-9045  
Email je@planning.indiantrail.org

### Contact Information – Property Owner

Name John Hatcher – Pebble Creek Associates  
Address 1418-F Central Avenue  
City Charlotte State NC Zip 28205  
Phone (704) 375-8515 Fax (704) 375-4043  
Email jhate1@aol.com

ZONING MAP AMENDMENT APPLICATION

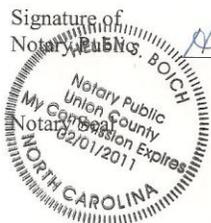


Applicant's Certification

Signature [Signature] Date 10/21/2010

Printed Name/Title Jonathon Edwards, Junior Planner, Town of Indian Trail, NC

Signature of Notary Public [Signature] Date 10/21/10



Property Owner's Certification

Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name/Title \_\_\_\_\_

Signature of Notary Public \_\_\_\_\_ Date \_\_\_\_\_

Notary Seal

TOWN OF INDIAN TRAIL OFFICE USE ONLY	
Case Number:	<u>2010-003</u>
Date Received:	<u>10/21/2010</u>
Amount of Fee:	<u>N/A</u>
Received By:	<u>[Signature]</u>
Receipt #:	_____

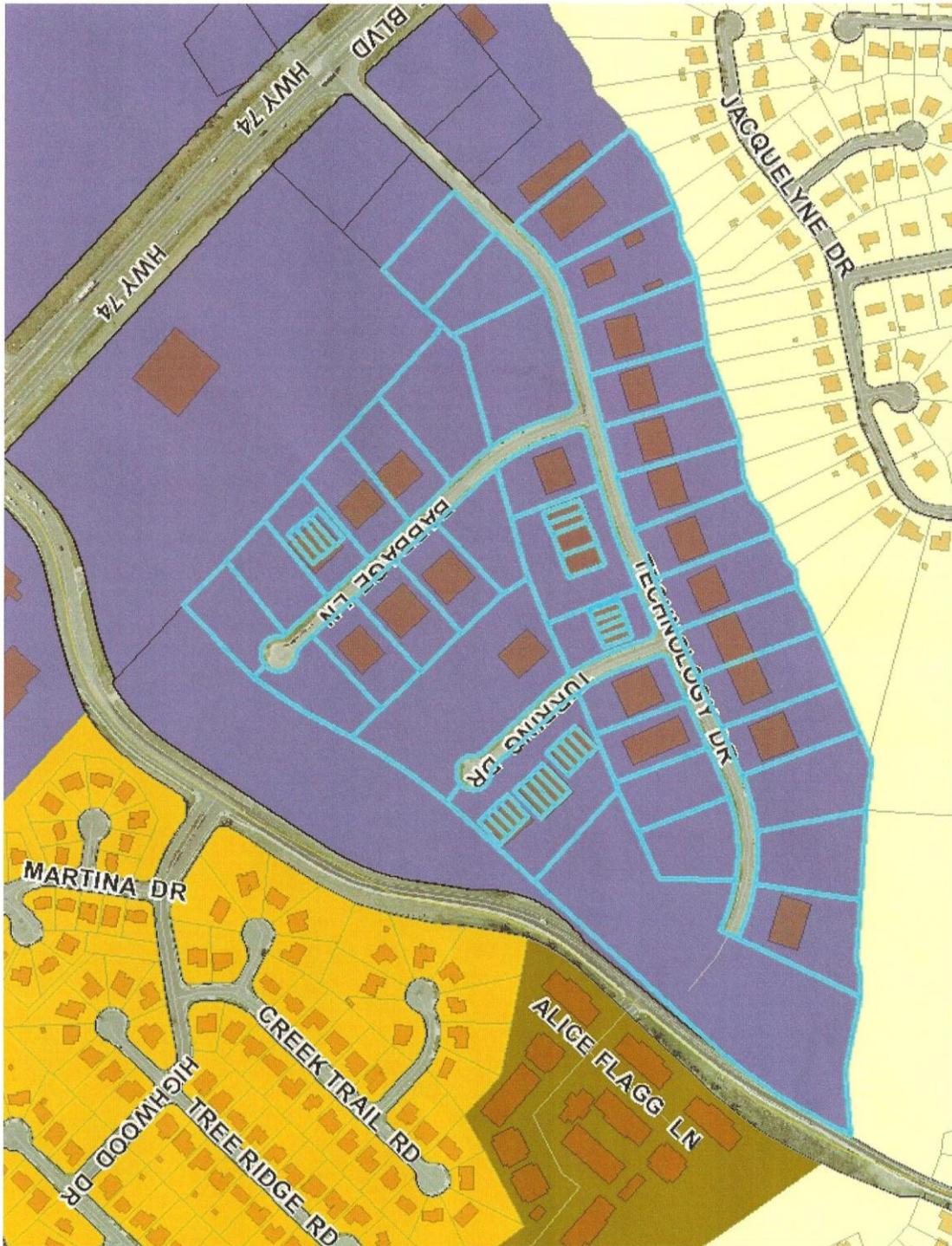


## ZONING MAP AMENDMENT APPLICATION

### SCHEDULE

1. Submit Application
  - The deadline for this application is the first of the month each month.
  - Once an application is submitted it will be placed on the Planning Board Agenda for the following month.
2. Planning Board
  - Reviews application to ensure it is consistent with the Comprehensive Plan and UDO as well as all other adopted town plans.
  - Meets the 3<sup>rd</sup> Tuesday of every month.
3. Town Council
  - Legislative action to approve, approve with modifications, deny approval, or submit to the Planning Board for further study.
  - Meets 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of every month.

**Map of Rezone Area**



## Letter of Intent



October 21, 2010

### **Letter of Intent- ZM2010-003 Indian Trail Industrial Park**

The land uses within the entire Indian Trail Industrial Park have historically been Light Industrial in nature. It is staff's opinion that the entire industrial park has been incompatibly zoned RBD (Regional Business District) due to many of the existing Light Industrial uses throughout the park.

Prior to the adoption of the Unified Development Ordinance, the parcels in the Indian Trail Industrial Park were zoned HC (Highway Corridor). In the past, HC zoning had more of an Industrial tone. With this prior zoning, the vast majority of the businesses within Indian Trail Industrial Park were built to Light Industrial type standards. As the Town of Indian Trail grew and U.S. 74 became more developed commercially as a whole, HC zoning took on a more commercial and service-based tone. Although the nature of HC zoning had changed over time, Indian Trail Industrial Park itself remained largely a concentrated center of Light Industrial activity.

With the adoption of the UDO, all zoning classifications were simply converted to new and similar zoning designations. As part of the UDO's adoption, HC (Highway Corridor) was then reclassified as RBD (Regional Business District). This new zoning designation of RBD kept more of a commercial and service-oriented tone to the zoning district as a whole, thereby continuing the incorrect zoning of Indian Trail Industrial Park. It is staff's opinion, based on the past history of the area, that a rezoning to Light Industrial for this park will concentrate the already existing Light Industrial uses at present and correct any future discrepancies in zoning classification.

Sincerely,

Jonathon Edwards  
Junior Planner  
Town of Indian Trail

## List of Rezone Properties

07066013A JCH ENTERPRISES LLC 1318-F CENTRAL AVE CHARLOTTE, NC 28205	07066016 MONTEITH PROPERTY OWNERS ASSOCIATION 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066016D MONTEITH HOWARD S & VIOLET M 7401 OLDE SYCAMORE DR MINT HILL, NC 28227
07066016E H & J PROPERTIES OF UNION COUNTY LLC 1129 FLOWE DR STALLINGS, NC 28105	07066016F LOWDER SHAFFER RE & I PARTNERSHIP PO BOX 2604 MATTHEWS, NC 28106	07066016G LOWDER SHAFFER RE & I PARTNERSHIP PO BOX 2604 MATTHEWS, NC 28106
07066016H BOYD KEVIN H & WIFE KIMBERLY C 912 BRADFORD PL MONROE, NC 28110	07066016J BOYD KEVIN H & WIFE KIMBERLY C 912 BRADFORD PL MONROE, NC 28110	07066016K PETTIGREW JAMES M & MARISA C 4100 LOGAN CIR INDIAN TRAIL, NC 28079
07066016L BRENEMAN BRIAN EUGENE & SHERRY SIMPS PO BOX 97 INDIAN TRAIL, NC 28079	07066016M BABBAGE PARTNERSHIP PROFESSIONAL CEN 4213 PIMA COTTON DR CHARLOTTE, NC 28226	07066016N BRENEMAN BRIAN E & SHERRY S P. O. BOX 97 INDIAN TRAIL, NC 28079
07066016P PATTERSON PROPERTIES OF THE CAROLINA 1410 BABBAGE LN INDIAN TRAIL, NC 28079	07066016R RF GRACE PROPERTIES LLC 2807 CHAMBERS DR MONROE, NC 28110	07066016S BABBAGE PARTNERSHIP 4213 PIMA COTTON DR CHARLOTTE, NC 28226
07066016T BABBAGE PARTNERSHIP 4213 PIMA COTTON DR CHARLOTTE, NC 28226	07066016U BABBAGE PARTNERSHIP 4213 PIMA COTTON DR CHARLOTTE, NC 28226	07066016V DACC INC 1418-D BABBAGE LN INDIAN TRAIL, NC 28079
07066017B TURREING LLC 1505-A TURREING DR INDIAN TRAIL, NC 28079	07066017C TURREING LLC 1505-A TURREING DR INDIAN TRAIL, NC 28079	07066017D SIMPSON CHAD EDWARD & LISA T 1505 TURREING DR INDIAN TRAIL, NC 28079
07066017E WATSON DAVID JR PO BOX 2062 PONTE VEDRA BEACH, FL 32004	07066017K MONTEITH HOWARD S & VIOLET M 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066017L MONTEITH HOWARD S & VIOLET M 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079
07066017M SMART INC 1509-C TURREING DR INDIAN TRAIL, NC 28079	07066017N MONTEITH HOWARD S & VIOLET M 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066750 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205
07066751 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205	07066752 GROSSMAN ISAAC 4213 PIMA COTTON DR CHARLOTTE, NC 28226	07066754 01 M E H ENTERPRISES LLC 1102 TECHNOLOGY DR INDIAN TRAIL, NC 28079

07066754 02 M E H ENTERPRISES LLC 1102 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066754 03 M E H ENTERPRISES LLC PO BOX 1892 MATTHEWS, NC 28104	07066754 04 M E H ENTERPRISES LLC PO BOX 1892 MATTHEWS, NC 28104
07066754 05 M E H ENTERPRISES LLC PO BOX 1892 MATTHEWS, NC 28104	07066755 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066755 01 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079
07066755 02 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066755 03 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066755 04 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079
07066757 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066757 01 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066757 02 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079
07066757 03 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066757 04 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066758 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205
07066759 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205	07066760 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205	07066761 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205
07066762 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205	07066763 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205	07066764 CMRC LLC P O BOX 3072 INDIAN TRAIL, NC 28079
07066765 S & C PROPERTIES LLC 1045 ENDERBURY DR INDIAN TRAIL, NC 28079	07066767 LOWDER JAMES S & COLLEEN G LOWDER & PO BOX 2604 MATTHEWS, NC 28106	07066768 GROSSMAN ISAAC & WIFE BERTA G 4213 PIMA COTTON DR CHARLOTTE, NC 282260000
07066769 KINS ENTERPRISES LLC 4213 PIMA COTTON DR CHARLOTTE, NC 28226	07066770 KINS ENTERPRISES LLC 4213 PIMA COTTON DR CHARLOTTE, NC 28226	07066771 GROSSMAN DAVID 4213 PIMA COTTON DR CHARLOTTE, NC 28226
07066772 J & M INVESTMENTS LLC 1209 B TECHNOLOGY BLVD INDIAN TRAIL, NC 28079	07066773 J & M INVESTMENTS LLC 1209-B TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066774 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205

07066775 PEBBLE CREEK ASSOCIATES  
1318-F CENTRAL AVE  
CHARLOTTE, NC 28205

07066776 DAVIS H ROBINSON  
PROPERTIES LLC  
1132 YALE PL  
CHARLOTTE, NC 28209

**STAFF REPORT ATTACHMENT 2**

**Table 1- Industrial Zoning Use Table- (LI zoning is shown in red)**  
 (“S” indicated Special Use Permit required; “P” indicates Use is permitted by right)

Use Group	Zoning Districts		Use Standard
	<b>LI</b>	<b>HI</b>	
Specific Use			
<b>COMMERCIAL</b>			
Adult Use	-	-	
Animal Services			
Shelter/ Boarding Kennel	S	-	
Sales and Grooming	S	-	
Veterinary	S	-	
Stables	S	-	
Artist Work and Sales Space	P	P	
Building Maintenance Services	P	P	
Business Equipment Sales and Service	P	P	
Commercial Greenhouse or Nursery	P	P	
Communication Service Establishments	P	P	
Construction Sales and Service	P	P	
Construction Storage Yard	S	P	
Funeral and Interment Service			
Cemetery or Mausoleum	-	-	
Cremating	S	S	
Commercial Laundry Services	P	P	
Offices	P		
Residential Storage Warehouse	P	P	
Sports and Recreation, Participants			
Outdoor	S	S	
Indoor	P	-	
Vehicles Sales, Storage and Service			
Heavy Equipment Sales and Rental	P	P	
Motor Vehicle Repair Shop including commercial vehicles	P	P	
RV or Boat Storage	S	S	
Vehicle Storage and Towing	S	S	
<b>Industrial</b>			
Manufacturing, Production, and Industrial Services	P	P	

Use Group	Zoning Districts		Use Standard
	<b>LI</b>	<b>HI</b>	
Artisan	P	P	
Limited Industrial	P	P	
General Industrial	P	P	
Heavy Industrial	-	P	
Mining/Excavation	S	P	
Warehousing, Wholesaling, and Freight Movement	P	P	
Waste and Salvage Related Uses			
Junk/Salvage yard	-	S	
Recycling facilities, indoors	P	P	
Recycling facilities, outdoors	-	S	
Resource Recovery Facilities	-	S	
Waste Transfer Stations	-	S	
Other			
Agricultural Operations	P	P	
Emergency Services	P	P	
Utilities, Minor	P	P	
Utilities, Major	S	S	
Wireless Communication Facilities			
Co-located	P	P	See Chapter 7160
Freestanding Towers	P	P	See Chapter 7160

**TC ATTACHMENT 2**



**AND IT IS SO ORDAINED** this 22<sup>nd</sup> day of February 2011.

TOWN OF INDIAN TRAIL COUNCIL

---

John J. Quinn, Mayor

Attest:

---

Peggy Piontek, Town Clerk

APPROVED AS TO FORM:

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Keith Merritt, Town Attorney

**Ordinance Attachment 1 – List of Rezone Properties (ZM2010-003)**

07066013A JCH ENTERPRISES LLC 1318-F CENTRAL AVE CHARLOTTE, NC 28205	07066016 MONTEITH PROPERTY OWNERS ASSOCIATION 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066016D MONTEITH HOWARD S & VIOLET M 7401 OLDE SYCAMORE DR MINT HILL, NC 28227
07066016E H & J PROPERTIES OF UNION COUNTY LLC 1129 FLOWE DR STALLINGS, NC 28105	07066016F LOWDER SHAFFER RE & I PARTNERSHIP PO BOX 2604 MATTHEWS, NC 28106	07066016G LOWDER SHAFFER RE & I PARTNERSHIP PO BOX 2604 MATTHEWS, NC 28106
07066016H BOYD KEVIN H & WIFE KIMBERLY C 912 BRADFORD PL MONROE, NC 28110	07066016J BOYD KEVIN H & WIFE KIMBERLY C 912 BRADFORD PL MONROE, NC 28110	07066016K PETTIGREW JAMES M & MARISA C 4100 LOGAN CIR INDIAN TRAIL, NC 28079
07066016L BRENEMAN BRIAN EUGENE & SHERRY SIMPS PO BOX 97 INDIAN TRAIL, NC 28079	07066016M BABBAGE PARTNERSHIP PROFESSIONAL CEN 4213 PIMA COTTON DR CHARLOTTE, NC 28226	07066016N BRENEMAN BRIAN E & SHERRY S P. O. BOX 97 INDIAN TRAIL, NC 28079
07066016P PATTERSON PROPERTIES OF THE CAROLINA 1410 BABBAGE LN INDIAN TRAIL, NC 28079	07066016R RF GRACE PROPERTIES LLC 2807 CHAMBERS DR MONROE, NC 28110	07066016S BABBAGE PARTNERSHIP 4213 PIMA COTTON DR CHARLOTTE, NC 28226
07066016T BABBAGE PARTNERSHIP 4213 PIMA COTTON DR CHARLOTTE, NC 28226	07066016U BABBAGE PARTNERSHIP 4213 PIMA COTTON DR CHARLOTTE, NC 28226	07066016V DACC INC 1418-D BABBAGE LN INDIAN TRAIL, NC 28079
07066017B TURING LLC 1505-A TURING DR INDIAN TRAIL, NC 28079	07066017C TURING LLC 1505-A TURING DR INDIAN TRAIL, NC 28079	07066017D SIMPSON CHAD EDWARD & LISA T 1505 TURING DR INDIAN TRAIL, NC 28079
07066017E WATSON DAVID JR PO BOX 2062 PONTE VEDRA BEACH, FL 32004	07066017K MONTEITH HOWARD S & VIOLET M 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066017L MONTEITH HOWARD S & VIOLET M 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079
07066017M SMART INC 1509-C TURING DR INDIAN TRAIL, NC 28079	07066017N MONTEITH HOWARD S & VIOLET M 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066750 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205
07066751 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205	07066752 GROSSMAN ISAAC 4213 PIMA COTTON DR CHARLOTTE, NC 28226	07066754 01 M E H ENTERPRISES LLC 1102 TECHNOLOGY DR INDIAN TRAIL, NC 28079

07066754 02 M E H ENTERPRISES LLC 1102 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066754 03 M E H ENTERPRISES LLC PO BOX 1892 MATTHEWS, NC 28104	07066754 04 M E H ENTERPRISES LLC PO BOX 1892 MATTHEWS, NC 28104
07066754 05 M E H ENTERPRISES LLC PO BOX 1892 MATTHEWS, NC 28104	07066755 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066755 01 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079
07066755 02 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066755 03 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066755 04 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079
07066757 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066757 01 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066757 02 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079
07066757 03 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066757 04 MONTEITH HOWARD 1110 TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066758 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205
07066759 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205	07066760 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205	07066761 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205
07066762 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205	07066763 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205	07066764 CMRC LLC P O BOX 3072 INDIAN TRAIL, NC 28079
07066765 S & C PROPERTIES LLC 1045 ENDERBURY DR INDIAN TRAIL, NC 28079	07066767 LOWDER JAMES S & COLLEEN G LOWDER & PO BOX 2604 MATTHEWS, NC 28106	07066768 GROSSMAN ISAAC & WIFE BERTA G 4213 PIMA COTTON DR CHARLOTTE, NC 282260000
07066769 KINS ENTERPRISES LLC 4213 PIMA COTTON DR CHARLOTTE, NC 28226	07066770 KINS ENTERPRISES LLC 4213 PIMA COTTON DR CHARLOTTE, NC 28226	07066771 GROSSMAN DAVID 4213 PIMA COTTON DR CHARLOTTE, NC 28226
07066772 J & M INVESTMENTS LLC 1209 B TECHNOLOGY BLVD INDIAN TRAIL, NC 28079	07066773 J & M INVESTMENTS LLC 1209-B TECHNOLOGY DR INDIAN TRAIL, NC 28079	07066774 PEBBLE CREEK ASSOCIATES 1318-F CENTRAL AVE CHARLOTTE, NC 28205

07066775 PEBBLE CREEK ASSOCIATES  
1318-F CENTRAL AVE  
CHARLOTTE, NC 28205

07066776 DAVIS H ROBINSON  
PROPERTIES LLC  
1132 YALE PL  
CHARLOTTE, NC 28209