



**INDIAN TRAIL**  
 north carolina  
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 PLANNING AND NEIGHBORHOOD SERVICES

## NOTICE OF PUBLIC MEETING

The Indian Trail Town Council will hold a public meeting on Wednesday, August 5th at 6:00 PM during a Special Town Council meeting at 100 Navajo Trail, the Town’s civic building. In the event that the meeting is not held the Public Hearing will be held at the next regularly scheduled Council meeting which is Tuesday, August 11<sup>th</sup> at 6:30 PM at 100 Navajo Trail. You are receiving this notification because you own property within the project notification area.

<b>CASE: ZM 2015-001</b>	
<b>Meeting Information</b>	<b>Wednesday, August 5th at 6:00 PM</b> during a Special Town Council meeting at 100 Navajo Trail, the Town’s civic building. <b>In the event that the meeting is not held the Public Hearing will be held at the next regularly scheduled Council meeting which is Tuesday, August 11<sup>th</sup> at 6:30 PM at 100 Navajo Trail.</b>
<b>Subject Property Location</b>	The rezoning request is for a 16.82-acre undeveloped property located on U.S. Highway 74, south of Smith Farm Road (Tax Parcel – 07-105-005). See map on reverse side.
<b>Proposed Zoning</b>	Regional Business District (RBD). This zoning designation is intended for the development of convenience goods, groceries, and services at locations along major transportation routes.
<b>Existing Zoning</b>	Town of Indian Trail Single Family, Low Density (SF-1) and Union County Residential (R-20) – The property has been previously voluntarily annexed.
<b>Intent</b>	The intent of the proposed zoning map amendment is to assign zoning on a previously unincorporated property that was recently annexed into the Town of Indian Trail. The RBD zoning will support the development of the site with commercial uses.
<b>Applicant</b>	Town of Indian Trail, PO BOX 2430 Indian Trail, NC 28079

### **What is a Zoning Map Amendment?**

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 Administrative Services Building at 130 Blythe Drive, Indian Trail, NC 28079. You may also go to the Town’s website at [www.indiantrail.org](http://www.indiantrail.org) for more information on this meeting, or contact Gretchen Coperine, Senior Planner at (704) 821-5401 or [gcooperine@planning.indiantrail.org](mailto:gcooperine@planning.indiantrail.org).

### **Link To Project File:**

<http://www.indiantrail.org/planlog1.php?id=422&type=5>

# SUBJECT PROPERTY

