



Town of
INDIAN TRAIL
north carolina

Indian Trail, North Carolina 28079

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PLANNING BOARD TRANSMITTAL

Planning Board Transmittal for the July 13th, 2010 Town Council Meeting

Reference Name	Case: ZT 2010-006 Commercial Use Table Amendment		
PB Meeting Date	June 15, 2010		
Members Present	Chair Whitehurst <input type="checkbox"/>	Gary Vaughn <input checked="" type="checkbox"/>	Vincent Howard <input checked="" type="checkbox"/>
	Vice Chair Cowan <input checked="" type="checkbox"/>	Kathy Broom <input checked="" type="checkbox"/>	Robert Rollins <input type="checkbox"/>
	John Simulcik <input checked="" type="checkbox"/>	Larry Miller <input checked="" type="checkbox"/>	
	Robert Wilber <input checked="" type="checkbox"/>		
Case Found Complete	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Motion	Recommend approval as transmitted.		
Member making the motion	Board member Miller		
Second the motion	Board member Howard		
Vote	7-0		

Background

This is a request to amend Section 520.020(G) Commercial Use Table, of the Unified Development Ordinance (UDO) to allow Wholesale Distribution within the Regional Business District (RBD).

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. Concur with findings and approve as modified by Council; or
3. Do not make the findings and disapprove the amendment.

Background

The Planning Board directed staff to bring forth this zoning text amendment to allow for Wholesale Distribution within the Regional Business District based on public comment related to the rezoning of properties in the Hwy 74 Corridor. This request stems from a comments received by a business owner regarding wholesale distribution in the 74 Corridor.

Analysis

The UDO currently allows wholesale distribution uses within the Light and Heavy Industrial District. A review of the historic zoning documents reveal that wholesale distribution was previously allowed within the 74 corridor. The 74 corridor currently has two large distributors, the Harris Teeter Distribution Center and Carolina Made, and many other smaller operations in business. Potential impacts should be considered associated with this type of use such as, 24/7 hours of operation, noise, and large distribution vehicles. It is recommended that this use be allowed by Special Use Permit in order to consider adjacent uses, such as residential, and the roadway network for all future sites. The Planning Board directed this request as part of ZM2010-001 on June 15, 2010, made the required findings, and transmits a recommendation to approve.

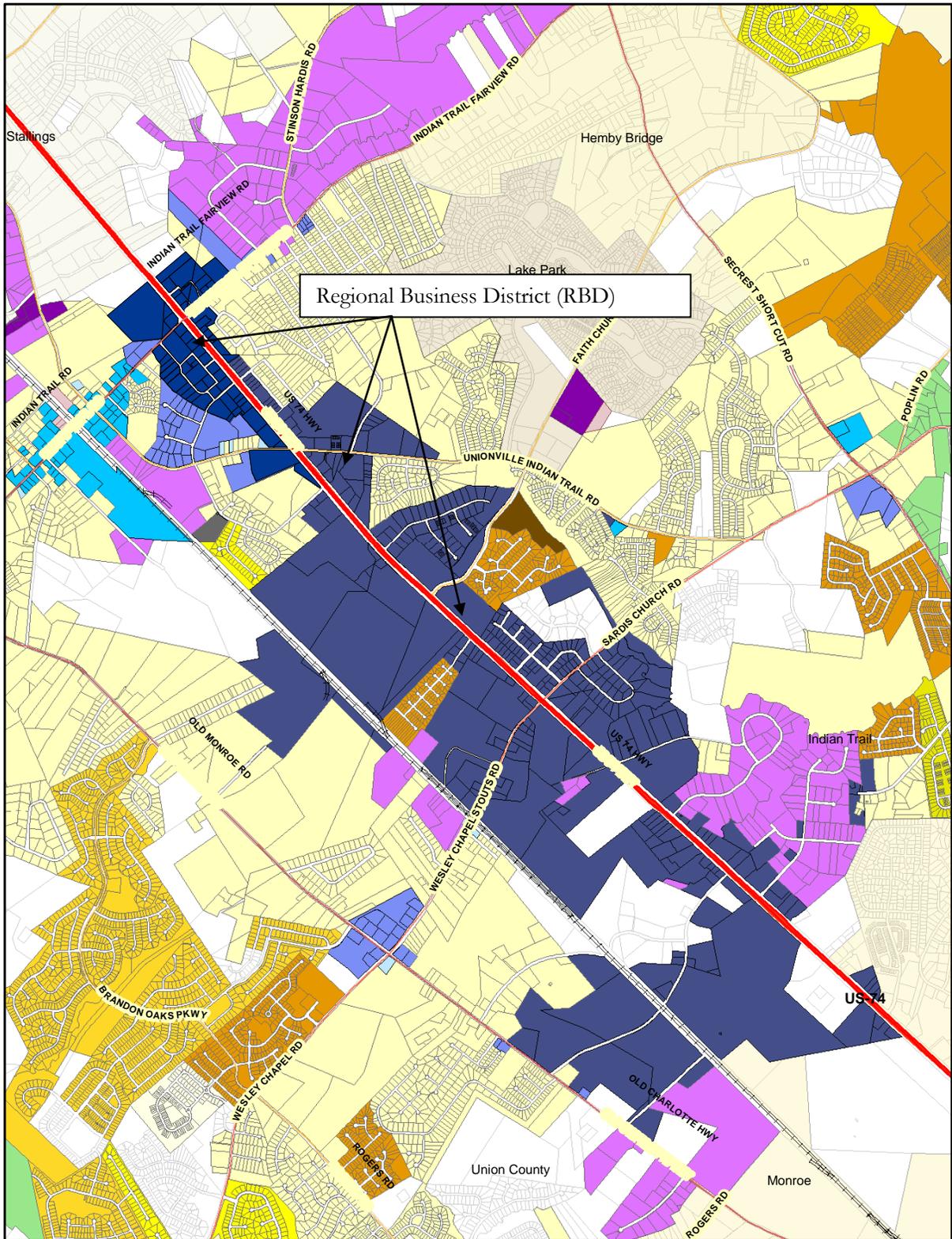
Draft Findings:

1. The proposed UDO amendment is consistent with the following goals:
 - 1.3.2 of the Comprehensive Plan – Land Use; the proposed ordinance amendment allows various land uses promoting economic development while considering potential land use conflicts.
2. This ordinance amendment is a reasonable request and in the best interest of the public because it supports and promotes economic development within the appropriate zoning district.

Project Contact

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Attachement 1 – Zoning Map for RBD
Attachment 2 – Draft Ordinance



Regional Business District (RBD)



REGIONAL BUSINESS DISTRICT

TOWN COUNCIL ATTACHMENT 1
ZONING MAP

STATE OF NORTH CAROLINA))
TOWN OF INDIAN TRAIL)) **ORDINANCE #**

AN ORDINANCE AMENDING SECTION 520.020 ALLOWED USES OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF INDIAN TRAIL, NORTH CAROLINA

WHEREAS, the Town of Indian Trail initiated this request to amend Section 520.020 (G) Commercial Use Table and Standard, of the Unified Development Ordinance to allow for wholesale distribution by Special Use Permit within the Regional Business District (RBD).

WHEREAS, this Zoning Amendment (ZT 2010-006) was duly noticed in compliance with North Carolina General Statutes; and

WHEREAS, the amendment was heard by Planning Board on June 15, 2010 in a public meeting and after hearing the amendment and deliberations made the following findings and transmits a recommendation to approve as presented:

1. The proposed UDO amendment is consistent with the following goals:
 - 1.3.2 of the Comprehensive Plan – Land Use; the proposed ordinance amendment allows various land uses promoting economic development while considering potential land use conflicts.

This ordinance amendment is a reasonable request and in the best interest of the public because it supports and promotes economic development within the appropriate zoning district.

WHEREAS, the Town Council received the Planning Board’s transmittal to approve in a public hearing on July 13, 2010 and after hearing testimony and deliberation concurs with the findings as read into the record and transmittal.

NOW THEREFORE, BE IT ORDAINED by the Town Council:

Section 1 – Section 520.020 is hereby amended as follows:

	RBD					
Motor Vehicle Repair Shop not including body work, parking and commercial vehicle repair	-	-	-	P	S	-
Motor Vehicle Repair Shop including body work, parking and commercial vehicle repair	-	-	-	P	-	-
RV and Boat Storage	-	-	-	S	-	-
Vehicle Storage and Towing	-	-	-	S	-	-
<i>Wholesale Distribution</i>				S		

Section 2 – This Ordinance shall be effective upon adoption.

SO ORDAINED THIS THE 13th DAY OF JULY 2010.

THE TOWN COUNCIL OF INDIAN TRAIL

By _____
Honorable John J. Quinn, Mayor

Attest:

Peggy Piontek, Town Clerk