



# Town of INDIAN TRAIL north carolina

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

## NOTICE OF PUBLIC MEETINGS

The Indian Trail Planning Board will hold a public meeting on Tuesday, August 16, 2016 at 6:30 p.m. at the Indian Trail Civic Building located at 100 Navajo Trail, Indian Trail, NC to consider the proposed request below. You are receiving this notification because you own property within the project notification area.

CASE: CZ 2016-005	
<b>Meeting Information</b>	<b>August 16, 2016 – 6:30 p.m.-</b> Indian Trail Civic Building (100 Navajo Trail, Indian Trail, NC)
<b>Subject Property Location</b>	<b>CZ2016-005 Hawfield and Annexation #143:</b> This is a rezone request to establish a Conditional Zoning Single Family district for approximately 316 single-family detached units on parcels 07120005 90 and 07120008 (being annexed under Annexation #143), 07120003, 07120005A and 07123001J totaling approximately 160 acres. This project is being undertaken with a sister project located in the Village of Wesley Chapel, which could raise the total lot count to approx. 440-lots (combined). The parcels are located on the north side of Wesley Chapel Road.
<b>Proposed Zoning</b>	CZ-SF-4 Single Family Residential (CZ2016-005 Hawfield).
<b>Existing Zoning</b>	SF-4, RSF (Indian Trail) and R-20 (Union County)
<b>Intent</b>	The intent is to develop approximately 316 single-family residential homes .
<b>Applicant</b>	Applicant: Queen City Land, 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. In the Conditional Rezoning process, a site specific Concept Plan is made part of the formal approval and conditions are placed on the rezoning. 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 at (704) 821-5401 or [gcoperine@planning.indiantrail.org](mailto:gcoperine@planning.indiantrail.org). The proposed application and conceptual plan in no way has been endorsed or approved by the Town of Indian Trail.

# Direct Link to Rezoning Project File on Town of Indian Trail Website:

<http://www.indiantrail.org/planlog1.php?id=492&type=15>

## LOCATION MAP

