



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

NOTICE OF PUBLIC HEARING

The Indian Trail Town Council will hold a public hearing on **December 18, 2019 at 6:30 p.m.** at the Indian Trail Town Hall to consider the proposed request below. You are receiving this notification because you own property within the project notification area.

Case # CZ 2019-0045	
Meeting Information	December 18, 2019 at 6:30 p.m. Town of Indian Trail Town Hall 315 Matthews-Indian Trail Road, Indian Trail, NC 28079
Subject Property Location	The property is located at 6400 Old Monroe Road and is southwest of Old Monroe Road and west of Wesley Chapel Stouts Road. Parcels: 07090009A, and 07090009.
Existing Zoning	Single Family (SF-1)
Proposed Zoning	Conditional Zoning, General Business District (CZ GBD)
Rezoning Intent	Amend zoning to GBD to allow a commercial shopping center.
Applicant	Liquid Management, 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. 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 Town Hall, 315 Matthews-Indian Trail Road, Indian Trail, NC 28079. You may also visit www.indiantrail.org; under Planning Department click on "Apply for or Track a Permit/Current Project" and search for this project by name or contact Brandi Deese at (704) 821-5401 or bcd@indiantrail.org. The proposed application in no way has been endorsed or approved by the Town of Indian Trail.

LOCATION MAP

Sun Valley Commons



**Property Location
2 Parcels**

**Old Monroe
Road**



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PLANNING DEPARTMENT

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Case # ZM 2019-0086	
Meeting Information	December 18, 2019 – 6:30 pm Town of Indian Trail Town Hall, 315 Matthews-Indian Trail Road, Indian Trail, NC 28079
Subject Property Location	The property of is located between Monroe Expressway, and Secrest Short Cut Road, at the intersection with Southwind Trail Drive of Arbor Glen subdivision. Approximately 18.45 acres and includes parcels: 07042002, portion of 07042002C, and portion of 07042009.
Existing Zoning	Conditional Zoning – Single Family, Medium Density Residential (CZ SF-4)
Proposed Zoning	Light Industrial (LI)
Rezoning Intent	Proposed use of property as any of the uses listed for light industrial in the Unified Ordinance’s Use Table and Standards.
Applicant	Secrest Shortcut Ventures, LLC

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