

Town of Indian Trail
P.O. Box 2430
Indian Trail, North Carolina 28079
Telephone 704-821-5401

PLANNING BOARD AGENDA
December 21, 2004
7:00 P.M.

- 1) **CALL TO ORDER**
- 2) **Approval of Minutes:** November 16, 2004
- 3) **PUBLIC HEARINGS**
 - a) **ZA 2004-017 Village at Sage Croft Text Amendment:** A request to amend Section 100 of the Town of Indian Trail Zoning Ordinance regulating Planned Unit Developments. Applicant: Keystone Homes
 - b) **RZ 2004-002 Village at Sage Croft Rezone:** a request to rezone parcel 07-087-008 from RA-20 to R-20. Location: West side of Old Monroe Rd. Applicant: Keystone Homes/Funderburk
 - c) **SUP 2004-015 Village at Sage Croft Planned Unit Development:** a request to develop a Planned Unit Development consisting of R-20 Cluster district (212 du), R-8 district (158 units), R-6 Multi-family district (103 du), and B-2 on 201 acres. This application includes a request for density transfer credits and density bonus. Location Old Charlotte Hwy, APPLICANT: Keystone Homes
 - d) **ZA 2004-018 Smith Farm Annexation:** a request to establish HI zoning designation on a newly annexed parcel. Location: 4000 Smith Farm Road, Indian Trail APPLICANT: Town of Indian Trail.
 - e) **CUD 2004-004 Potter- Fincher Development:** a request to rezone the subject property from R-8 to an R-6 Conditional Use District. The applicant is applying for a Conditional Use Permit to authorize a 153-unit Mutli-Family Dwelling Subdivision. Location: Potter Road at Fincher Road, Applicant: Dean & Ronnie Harrell
- 4) **OTHER BUSINESS:** 1) Town Council Meeting Brief
- 5) **ADJOURN**