

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

PLANNING BOARD AGENDA
January 18, 2005
7:00 P.M.

- 1) **CALL TO ORDER**
- 2) **ELECT NEW CHAIRMAN**
- 3) **Approval of Minutes:** December 21, 2004
- 4) **PUBLIC HEARINGS**

Continued Items:

- a) **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 units), R-8 district (158 units), R-6 Multi-family district (103 units), 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

New items:

- b) **CUD 2004-001 Broadway Conditional Use District:** a request to establish an R-6 Conditional Use district on a 241 acre parcel for the development of a single-family subdivision. The project consists of 527 single-family homes, walking trail, and amenity center. Location 5404 Poplin Rd, parcels: 07-003-001, 07-003-001A, 07-003-001B, 07-003-001C, 07-006-006, 07-021-005, 07-021-005A, 07-021-004, 07-021-004A, 07-021-004B, 07-021-006A. APPLICANT: Centex Homes
- c) **SUP 2004-017 Wadsworth Subdivision - Phase II:** a request to develop a Planned Residential Development (PRD) on 12.83 acres consisting of 28 single-family residential lots. Location: 4300 Pioneer Lane, Parcels: 07-114-031, 07-114-031A and 07-114-030; APPLICANT: Wadsworth Development
- d) **SUP 98-097 M2 Taylor Glenn Planned Unit Development:** a request to modify the overall acreage within the original Taylor Glenn Planned Unit Development. The request is to reduce the overall acreage from 291.35 acres to 287.66 acres. Location: Taylor Glenn at Wesley Chapel Stouts Road, Indian Trail. Applicant: Insight Communities.

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- e) **RZ2004-003 Funderburk Property Annexation:** a request to establish the R-20 zoning designation for a newly annexed property located on Old Monroe Road. The subject property current zoning designation is R-20 - Union County. Parcel #07-090-015.
 - f) **CUD 2004-005 Victory Development:** a request to establish an R-6 Conditional Use District on a 18.92 acre parcel. This Condition Use District includes the request to rezone the existing R-20 zoning district to R-6 and the development of 69 - single-family residential units. Location: Gribble Road; Parcel 07-105-038
- 4) **OTHER BUSINESS:** 1) Town Council Meeting Brief
 - 5) **ADJOURN**