

Town of Indian Trail



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

PLANNING BOARD AGENDA JULY 20, 2004 7:00 P.M.

- 1) **CALL TO ORDER**
- 2) **SWEARING IN OF NEW PLANNING BOARD MEMBERS**
- 3) **APPROVAL OF MINUTES:** June 17, 2003, May 18, 2004, June 15, 2004 and June 28, 2004
- 4) **PUBLIC HEARINGS**
 - a) **SUP 98-097 M Taylor Glenn Planned Unit Development:** a request to modify the setbacks on undeveloped type "C" lots within Phase I and within the future Phase II of Taylor Glenn Planned Unit Development. The undeveloped lots in Phase I are: 14,17,18,19,22,23,24,25,26,151-156,165,175 and 176. The request is to reduce the front-yard setback from 30-feet to 20-feet from the front property line and reduce the rear-yard setback from 40-feet to 30-feet from the rear property line. Location: Taylor Glenn at Wesley Chapel Stouts Road, Indian Trail. Applicant: Insight Communities.
 - b) **ZA2004-009 West Street Annexation:** The Town of Indian Trail is proposing to amend the official Zoning Map establishing an R-20 zoning designation on the following properties: 07-063-090; 07-063-091; 07-063-092; 07-063-093; 07-063-094; 07-063-095; 07-063-096; 07-063-097; 07-063-098; 07-063-099. These properties have been annexed into the Town of Indian Trail therefore the zoning is changing from a Union County designation to an Indian Trail designation. The Town Land Use Map will also be amended to reflect a single-family residential land use designation.
 - c) **ZA2004-010 Providence Hill Annexation:** The Town of Indian Trail is proposing to amend the official Zoning Map establishing an R-20 zoning designation on the following properties: 07-144-274 and 07-147-184. These properties have been annexed into the Town of Indian Trail therefore the zoning is changing from a Union County designation to an Indian Trail designation. The Town Land Use Map will also be amended to reflect a single-family residential land use designation. Location: 2900 Savannah Hill Drive and 4900 Claybrooke Ct.
- 5) **OTHER BUSINESS:** 1) Town Council Meeting Brief;
- 6) **ADJOURN**