

Agenda
Town of Indian Trail
Regular Council Meeting
December 14, 2004
Civic Building – Indian Trail
7:00 P.M.

- 1. Call Meeting to Order**
- 2. Additions or Deletions to Agenda**
- 3. Oath of Office of Mayor Pro Tem**
- 4. Public Hearing and Action on Proposed Changes to the Indian Trail Zoning Ordinance**

PUBLIC HEARINGS – Please adhere to the following guidelines:

- *Proceed to the podium, and state your name and address clearly;*
- *Be concise; avoid repetition; limit comments to three (3) minutes or less;*
- *Designate a spokesperson for large groups*

NOTE TO COUNCIL: Presentation and public hearing format

- (1) Staff Report & Recommendation***
- (2) Open this portion of the public hearing***
- (3) Close this portion of the public hearing***
- (4) Council deliberation***
Motion and vote

- (a) ZA 2004-013 Houser Text Amendment:** A request to amend Sections 100, 116 and 103.5 of the Town of Indian Trail Zoning Ordinance regulating Planned Unit Developments and the Downtown Overlay District. Location: Downtown Overlay District. Applicant: WKB Homes
- (b) ZA 2004-014 Williams Tract Rezone:** A request to rezone Tax Parcels #07-105-035 and #07-105-035A from Light Industrial (LI) to R-20 (PUD) zoning designation. Applicant: Downtown Indian Trail, LLC

QUSAI-JUDICIAL EVIDENTIARY HEARINGS

In quasi-judicial zoning decisions, while the hearing and deliberation is open to the general public, the focus is on gathering relevant evidence and protecting the rights of the specific parties before the board. No new policies affecting the entire community are being created, so there is no requirement to broadly solicit public opinion.

(c) **SUP 2004-011 Gibson Planned Residential Development:** A request to develop a Planned Residential Development on 14.01 net acre-parcel for a 31 lot single-family residential development. Location: North side of Chestnut Lane across from 1643 Chestnut lane, Parcel No. 07-147-143-B. Applicant: Reese Gibson.

(d) **SUP 2004-010 WKB Homes Planned Unit Development:** A request to establish a planned unit development consisting of a B-3 district, R-6 multi-family district, and an R-6 single-family zoning district on a 51.21 acre lot located within the Downtown Overlay District. Tax Parcel #07-105-011. Applicant: WKB Homes

(Has been pulled by the applicant)

(e) **SUP 2004-016 Downtown Indian Trail PUD:** Tax Parcels #07-050-035 and #07-105-035A (47.16 acres, more or less) are being considered for a Special Use Permit application in order to develop a Planned Unit Development. The proposed development would be a mixed-use commercial and residential development with commercial, office, condominiums, town homes and apartments. Applicant: Downtown Indian Trail, LLC

5. **Indian Trail Cemetery Guidelines**
6. **Municipal Agreement with DOT – Gribble Road Project**
7. **Final Plat Approval for Crismark Phase 9, Map 1**
8. **Annexation Petition – Funderburk Property**
9. **Property Tax Refund Approval**
10. **Williams Rescue Road Project**
11. **Planning Report**
12. **Councilmembers' Comments**
13. **Manager's Comments**
14. **Adjourn**