

Agenda
Town of Indian Trail
Regular Council Meeting
February 10, 2004
Civic Building – Indian Trail
7:00 P.M.

- 1. Call Meeting to Order**
- 2. Proclamation – Boy Scouts**
- 3. Additions or Deletions to Agenda**
- 4. Public Hearing 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*

Public Notice for the following hearing ran on Sunday, January 25, 2004 and on Thursday, January 29, 2004 in Union Observer newspaper.

- (a) **SUP 2003-005 Schreiner Development:** Request for Special Use permit in order to develop 101 single family lots as a “Planned Unit Development” on 40.33 acres more or less on Rogers Road which is zoned R-20. Tax Parcel 09-396-012 & 09-396-012-C. Applicant: Schreiner Development, LLC.
- (b) **ZA 2004-002 - Section 98e B-3 Zoning District:** Request to amend Section 98 (e) – Commercial Districts Established, B-3 Zoning District. This subsection defines the intent of the B-3 Zoning District. Applicant: Town of Indian Trail, Location: Town-wide
- (c) **ZA 2004-001- SECTION 137F Auto Sales:** Proposed Ordinance Regulating New and Used Car Lots.

5. Action on Proposed Changes to the Indian Trail Zoning Ordinance

- (a) **RZ 2003-007:** (Schreiner Development Rezoning) Tax Parcel 09-396-012 (30.75 acres, more or less), located on Rogers Road is being considered for rezoning from RA-40 to R-20.
- (b) **SUP 2003-005 Schreiner Development:** Request for Special Use permit in order to develop 101 single family lots as a “Planned Unit Development” on 40.33 acres more or less on Rogers Road which is zoned R-20. Tax Parcel 09-396-012 & 09-396-012-C. Applicant: Schreiner Development, LLC.

- (c) **ZA 2004-002 - Section 98e B-3 Zoning District:** Request to amend Section 98 (e) – Commercial Districts Established, B-3 Zoning District. This subsection defines the intent of the B-3 Zoning District. Applicant: Town of Indian Trail, Location: Town-wide
- (d) **ZA 2004-001- SECTION 137F Auto Sales:** Proposed Ordinance Regulating New and Used Car Lots.
- (e) **Zoning Amendment ZA 2003-001-Downtown Overlay District:** A request to establish a Downtown Overlay District and an interim ordinance regulating development within the Town of Indian Trail. The district and interim ordinance is established to encourage the development of a mixed-use, pedestrian-oriented downtown business district, with retail, financial, service, office, governmental, cultural and entertainment uses, along with multi-family residential options. The downtown overlay district is proposed to be generally located at Indian Trail Road and Matthews- Indian Trail Road.

5. Williams Rescue Road Extension Project

6. Request for Proposals – Comprehensive Land Use Plan

7. Final Plat Approval for Holly Park, Phase 4, Map 2

8. Final Plat Approval for Crismark, Phase 7, Map 4

9. Final Plat Approval for Renee Hess Property – Williams Rescue Road

10. Update on Beacon Hills Area Project

11. SR-2 Resolutions

12. Property Tax Refund Approval

13. Activity Report

14. Councilmembers' Comments

15. Manager's Comments

16. Adjourn