

**Agenda**  
**Town of Indian Trail**  
**Regular Council Meeting**  
**February 8, 2005**  
**Civic Building – Indian Trail**  
**7:00 P.M.**

- 1. Call Meeting to Order**
- 2. Additions or Deletions to Agenda**
- 3. 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*

- (a) **ZA 2004-013 Houser Text Amendment:** A request to amend Sections 100, 116 and 103.5 on the Town of Indian Trail Zoning Ordinance regulating Planned Unit Developments and the Downtown Overlay District. This request proposes to modify requirements for Planned Unit Developments located within the Downtown Overlay District. Location: Downtown Overlay District. Applicant: WKB Homes.
- (b) **ZA 2004-016 Williams Tract Rezone:** A request to rezone Tax Parcels #07-105-035 and #07-105-035A from Light Industrial (LI) zone to R-20 zoning designation. Applicant: Downtown Indian Trail, LLC
- (c) **RZ 2004-003 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's current zoning designation is R-20 in Union County; Parcel #07-090-015.
- (d) **ZA 2004-017 Village at Sage Croft Text Amendment:** A request to amend Sections 100 of the Town of Indian Trail Zoning Ordinance regulating Planned Unit Developments Applicant: Keystone Homes

**QUASI-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.*

- (e) **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 a R-6 single-family zoning district on a 51.21 acre lot located within the Downtown Overlay District. Location: Tax Parcel #07-105-011. Applicant: WKB Homes

- (f) **SUP 2004-014 Downtown Indian Trail PUD:** Tax Parcels #07-105-035 and #07-105-035A (47.16 acres, more or less) being considered for a Special Use Permit application in order to develop a Planned Unit Development with commercial, office, condominiums, town homes and apartments. Applicant: Downtown Indian Trail, LLC.
- (g) **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, Tax Parcels #07-114-031, #07-114-031A and #07-114-030. Applicant: Wadsworth Development.
- (h) **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.
- (i) **CUD 2004-005- Victory Development:** A request to establish an R-6 Conditional Use District on a 18.92 acre parcel. This Conditional Use District includes the request to rezone the existing R-20 zoning district to R-6 and the development of a 69-lot single-family residential subdivision. Location: 401 Gribble Road; Tax Parcel #07-105-038.
- (j) **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; Tax Parcels #07-087-008, #07-090-002 and #07-090-015. Applicant: Keystone Homes

- 4. Final Plat Approval for Summercreste**
- 5. Approval of Minutes**
- 6. Budget Amendment**
- 7. Resolution for Enhancement Agreement – NCDOT**
- 8. Planning Board Appointments**
- 9. Contracts with Non-Profit Organizations**
- 10. Municipal Speed Limit Ordinance**
- 11. Property Tax Refund Approval**
- 12. Planning Report**
- 13. Councilmembers' Comments**
- 14. Manager's Comments**
- 15. Recess to Reconvene**