

Agenda
Town of Indian Trail
Regular Council Meeting
January 11, 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*
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- (a) **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
 - (b) **RZ 2004-002 Village at Sage Croft Rezone:** A request to rezone Parcel #07-087-008 from RA-20 to R-20. Location: West side of Old Monroe Road. Applicant: Keystone Homes/Funderburk.
 - (c) **ZA 2004-018 Smith Farm Annexation:** A request to establish HI zoning designation on a newly annexed parcel. Location: 4000 Smith Farm Road, Indian Trail. Applicant: Town of Indian Trail.
 - (d) **Growth Management Resolution:** Consideration by Town Council of the adoption of a Resolution which will enact growth management measures while the Town's Comprehensive Land Use Plan and Development Ordinances are revised.
 - (e) **CUD 2004-004- Potter-Fincher Development:** A request to rezone the subject property from R-8 to an R-6 Conditional Use District. The applicant is applying for a Conditional Use Permit to authorize a 153-unit Multi-Family Dwelling Subdivision. Location: Potter Road at Fincher Road. Applicant: Dean & Ronnie Harrell.
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- (1) **Public Hearing on request to rezone subject property from R-8 to R-6.**

(2) Quasi-Judicial Evidentiary Hearing for a Conditional Use Permit to authorize a 153-unit Multi-Family Dwelling Subdivision

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.

4. Public Hearing on Annexation – Gendron Property

28.34 acres, more or less, located on Old Monroe Road, Tax Parcel #07-090-015.

6. Final Plat Approval for Holly Park, Phase 4, Map 3

7. SR-2 Resolution Request for Roads in Brandon Oaks

8. Approval of Quote and Procedure Approval from Toter, Inc. – Garbage Containers

9. Property Tax Refund Approval

10. Planning Report

11. Councilmembers' Comments

12. Manager's Comments

13. Adjourn