



PLANNING AND ZONING BOARD AGENDA

Tuesday, January 20th, 2026

6:00 P.M.

- 1. Call to Order - Determination of Quorum**
- 2. Approval of Minutes of Previous Meetings - December 16th, 2025**
- 3. New Business**
 - CZ 2025-0080 (1830 Waxhaw Indian Trail Rd.) Conditional Zoning Request
- 4. Public Comments**
- 5. Open/Other Business**
- 6. Adjournment**



P.O. Box 2430
Indian Trail, North Carolina 28079
Telephone 704-821-5401
**PLANNING and ZONING
BOARD MINUTES**
Tuesday, December 16, 2025
6:00 P.M.

DETERMINATION OF QUORUM

A quorum was present. The meeting was called to order by Chair, Meg Fielding.

CALL TO ORDER

The following members of the governing body were present:

Board Members:	Chair, Meg Fielding; Member, Kim Sandoval; Member, Sidney Sandy; Member, Jennifer Maher
Applicants:	Christopher D. Faulk; Planning Department Indian Trail
Staff Members:	Director of Planning, Brandi Deese; Senior Planner, Tim Jones; Senior Planner, Tyler Hayaski; Board Secretary, Jennifer Jackson; Planning Technician, Renee Nolan
Absent:	Vice Chair, Cynthia Wiley; Member, Ken Curtis

APPROVAL OF PREVIOUS PLANNING and ZONING BOARD MEETING MINUTES

Motion to approve October 21st, 2025, Minutes was made by, Member, Jennifer Maher.

All Members were in favor.

The Motion passed unanimously.

NEW BUSINESS- ZM 2025- 0113 (125 Plyler Rd.)

Senior Planner, Tyler Hayaski presented an overview of the project to the Board. *Staff presentation can be found here: <https://www.youtube.com/watch?v=3Cf1Dd2X4rw>*

REQUEST SUMMARY

This is a request to rezone two (2) parcels (07084335 and 07084335B) with a total approximate size of 3.67 acres from SF-1 (Single Family- Low Density) to GBD (General Business District). The intent is to rezone the two parcels to allow for commercial development opportunities that are consistent with surrounding land uses.

BOARD Q&A/PUBLIC COMMENT

Chair, Meg Fielding opened the Board for questions/comments.

Chair, Meg Fielding asked if the new Owner has any plans for the use of this property?

Applicant, Mr. Faulk responded that Daycare facilities have been interested, however, he does not believe that all required criteria could be met. Ideally in the residential portion of the property, he would like to see a professional business park. He stated he had the property surveyed and hired an engineering firm. This would be the main direction to take.

Board Member, Jennifer Maher asked if there were any residents currently living in the homes located on the property?

Applicant, Mr. Faulk responded yes. One of the residents has recently moved out and the other plans to move after Christmas (2025). There are no plans to rush them out and have given them the opportunity to stay until February 2026.

Board Member, Kim Sandoval asked Staff if the possible widening of Unionville-Indian Trail Rd. would occur at the time of actual development?

Senior Planner, Tyler Hayaski stated that depending on what the uses would be and what the traffic impact studies show would be for any road improvements. Plyler Rd. is a NCDOT mandated road and that portion of Unionville-Indian trail rd. has been turned over to the Town as of July (2025). It would ultimately be reviewed during site plan review with construction drawings.

Chair, Meg Fielding made the comment that this doesn't seem it would be used for any heavy industrial projects.

Senior Planner, Tyler Hayaski responded no.

Resident, Greg Franklin (201 Plyler Rd.) asked about intrusion barriers and what would those be for sight/sounds? He also addressed concerns regarding his water line that runs through the middle of the proposed property.

Senior Planner, Tyler Hayaski responded that the Town would implement the buffer requirements. The water line could be impacted by construction, and it is a Union County utility but as part of the approval process, would also go through Union County during construction drawings and have to be relocated typically at whomever is the developer's expense.

Chair, Meg Fielding asked if Mr. Franklin would be notified once construction began.

Senior Planner, Tyler Hayaski responded that it is not required to notify residents once construction begins however, residents may access the Town's website (www.indiantrail.org) where the Development Project page is located to see updates.

Member, Jennifer Maher asked what are the general buffer requirements or does it depend on what is being built?

Senior Planner, Tyler Hayaski responded that it would depend on what is being built.

Motion

Member, Sidney Sandy made the motion to approve ZM 2025-0113 (125 Plyler Rd).

Seconded by Member, Kim Sandoval for approval of ZM 2025-0113 (125 Plyler Rd).

The motion passed unanimously.

NEW BUSINESS ZT 2025-0119 (Various UDO Text Amendments)

Senior Planner, Tim Jones presented an overview of the project to the Board. *Staff presentation can be found here:*

<https://www.youtube.com/watch?v=3Cf1Dd2X4rw>

REQUEST SUMMARY

This is a Staff request to amend the Unified Development Ordinance (UDO) for various sections due to NC law changes and needed clarification and additions.

BOARD Q&A

Chair, Meg Fielding opened the Board for questions/comments.

Member, Kim Sandoval asked for clarification on the “Petition Withdrawal” section, specifically whether there are parameters for resubmitting after an application is withdrawn or denied.

Senior Planner, Tim Jones explained that a new State Law (2025-94) removed the previous one-year waiting period for refile after a denial. Applicants can now submit as early as the next day (provided they pay a fee), and the withdrawal section simply acknowledges their right to stop the process at certain steps.

Member, Jennifer Maher asked why the “sketch plan process” is optional rather than mandatory for all applications?

Planning Director, Brandi Deese responded that making it mandatory might penalize experienced engineering firms that know the Town Codes well. Forcing them through an extra formal step could delay their projects unnecessarily. However, Staff strongly recommends it for developers new to the area.

Member, Kim Sandoval asked of the “Verification of Subdivision History” regarding minor subdivisions, how does Staff ensure a parcel hasn’t been subdivided under the same subsection in the past 10 years?

Planning Director, Brandi Deese explained that we conduct a thorough investigation of land records and history to verify previous subdivision activity.

Member, Sidney Sandy noted of the “Living in Recreational Vehicles (RVs)” he has seen RVs hooked up to sewers in other towns and asked if Indian Trail allows this?

Planning Staff clarified that NC State Building Codes do not allow RVs to be permanent structures unless they are in a designated RV park with proper infrastructure. Indian Trail does not permit living in RVs on a standard residential lot.

Member, Jennifer Maher referenced “Retroactive Screening Requirements” and asked does the new language regarding the screening of mechanical/utility equipment apply retroactively to existing sites?

Senior Planner, Tim Jones explained it is not retroactive but codifies existing practices. It ensures that even if utility equipment (such as transformers) is added during construction and was on the digital site plan, the developer is still responsible for screening it before receiving a Certificate of Occupancy (CO).

Member Kim Sandoval asked about the “Household Living” edit and pointed out that the title for Section 1020.030, “Parking... for household living”, was confusing and suggested it should be changed to “Residential Use” instead.

Planning Staff agreed this was a better term, especially for grandfathered residential homes in non-residential districts.

PUBLIC COMMENT

There were no public comments.

MOTION

Member, Jennifer Maher made the motion to approve ZT 2025-0119 (Various UDO (Unified Development Ordinance) Text Amendments) with the one revision to change Section 1020.030’s title to read “Residential Use” in the place of “Household Living”.

Seconded by Member, Kim Sandoval for approval of ZT 2025-0119 (Various UDO (Unified Development Ordinance) Text Amendments) with the one revision to change Section 1020.030’s title to read “Residential Use” in the place of “Household Living”.

The Motion passed unanimously.

OPEN/OTHER BUSINESS

None.

ADJOURNMENT

Chair, Meg Fielding made a motion to adjourn the meeting. All Board Members were in favor.

Chairman:

Date: _____

Secretary:

Project Number and Reference: CZ 2025-0080 1830 Waxhaw-Indian Trail Rd

Planning & Zoning Board Meeting Date: January 20, 2026

Town Council Meeting Date: *(Tentative)* February 10, 2026



**P.O. Box 2430
Indian Trail, North Carolina 28079
PLANNING DEPARTMENT**

Request: To rezone approximately +/- 2.01 acres to develop one (1) neighborhood business, multi-tenant building.

Existing Zoning: Single-Family, Low Density (SF-1)

Proposed Zoning: Conditional Zoning, Neighborhood Business District (CZ-NBD)

Location: 1830 Waxhaw-Indian Trail Rd

Parcels: 07135037 and 07135038

Applicant: Kenneth Andrews Architecture, PLLC

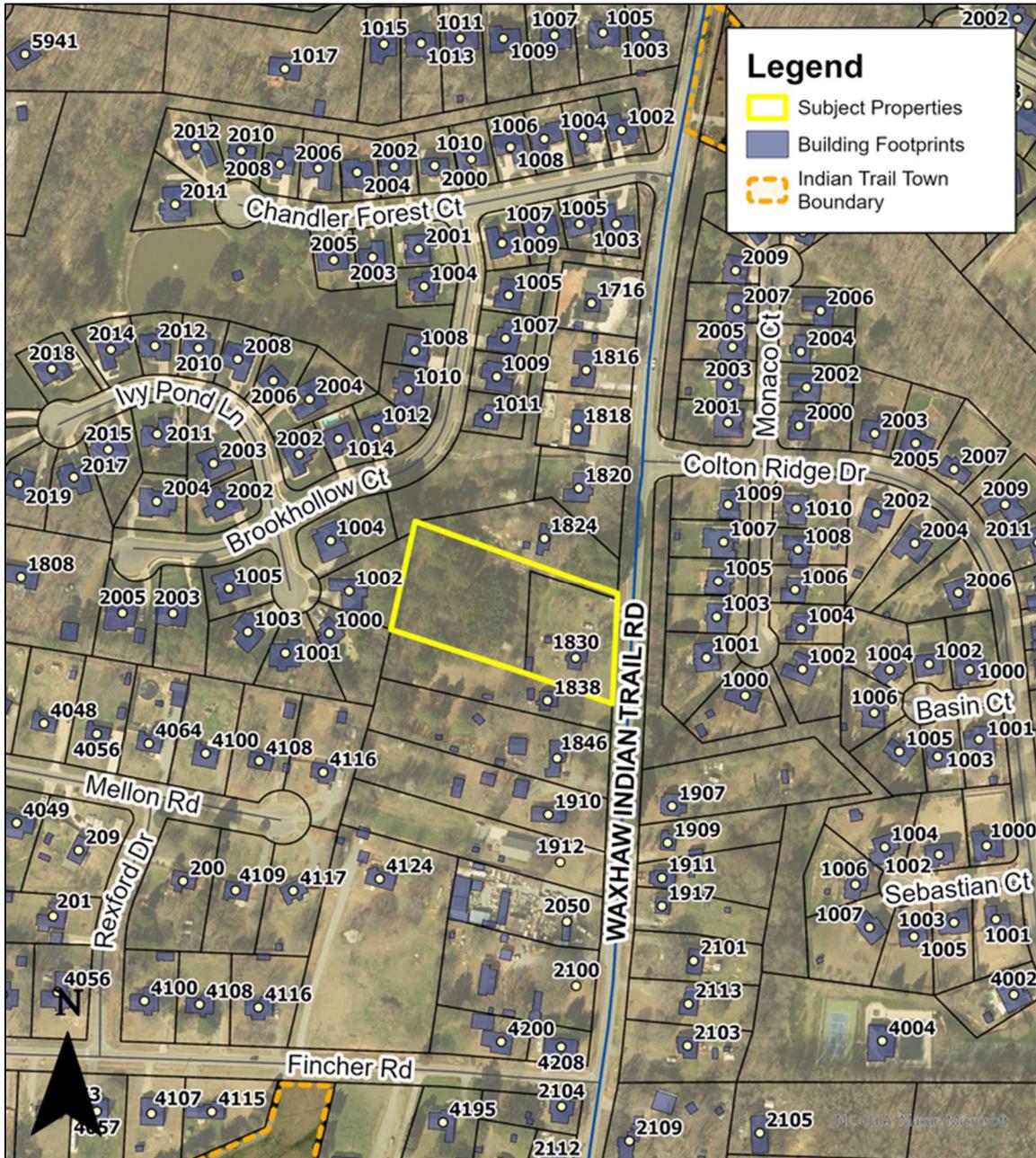
PROJECT SUMMARY

This is a request to conditionally rezone two (2) parcels totaling approximately 2.01 acres from Single Family, Low Density (SF-1) to Conditional Zoning, Neighborhood Business District (CZ-NBD) (*see Attachment 1, Application*). The intent of this request is to demolish the existing residential structure and build a 7,000-square-foot multi-tenant commercial building.

As reflected in *Attachment 2 (Aerial Map)*, the subject property is located at 1830 Waxhaw-Indian Trail Rd, directly across from the Colton Ridge Residential Subdivision. The proposed project has its main frontage along Waxhaw-Indian Trail Rd with approximately 194 feet of frontage. The rear portion of the property will likely need to be used for a septic field as sewer service is not available

ANALYSIS/OVERVIEW

Location Map



Compatibility with Surrounding Area

As seen in *Attachment 3, Current Zoning Map*, the current zoning for the surrounding areas to the north and south of the project are Single-Family, Low Density (SF-1). The properties to the north and south show have existing single-family homes. Properties located to the east are Single-Family, Medium Density (SF-3). To the west, is the Chandler Forest Subdivision with are Single-Family, Low to Medium Density (SF-2) properties. Properties to the east are in the Colton Ridge Subdivision and are zoned Single-Family, Medium Density (SF-3).

All of the surrounding properties as well as the two subject properties, as shown in *Attachment 4, Future Land Use Map*, have a future land use of Medium Density Residential in the Comprehensive Plan.

Summary of Surrounding Zoning and Uses

Surrounding Subject Property	Zoning District	Use
North	Single-Family Low Density Residential (SF-1)	Residential
South	Single-Family Low Density Residential (SF-1)	Residential
East	Single-Family Medium Density Residential (SF-3)	Colton Ridge Subdivision
West	Single-Family Low-Med. Density Residential (SF-2)	Chandler Forest Subdivision

Photos of Project Area

Looking North along Waxhaw-Indian Trail Rd with Subject Properties on Left



Looking South along Waxhaw-Indian Trail Rd with Subject Properties on Right



Looking West at Existing House that Fronts Waxhaw-Indian Trail Rd



Looking East across Waxhaw-Indian Trail Rd into Rear Landscaping Buffer of Colton Ridge Subdivision



PROJECT ELEMENTS

Concept Plan

A conceptual plan (*see Attachment 5, Concept Plan*) and proposed architectural renderings (*see Attachment 6, Architectural Elevations*) have been provided.

Traffic Impact Analysis (TIA)

A TIA was not required for this proposal.

OUTSIDE AGENCY COMMENTS

NCDOT:

NCDOT is to study the concept for a driveway permit and expects there will be a few required improvements.

COMMUNITY MEETINGS

Two required community meetings were held on August 25, 2025 (*see Attachment 7 Community Meeting Minutes*). **Applicants:** Ken Andrews Architecture PLLC (Ken Andrews); and **Town staff:** Director of Planning, Brandi Deese; Senior Planner, Tyler Hayaski; Board Secretary, Jennifer Jackson; and Director of Engineering, Todd Huntsinger were in attendance to explain the concept plan and answer any questions. Ten attendees were present. Various concerns were raised about traffic, drainage, and neighborhood character with residents encouraged to provide input during the upcoming public comment opportunities.

CONSISTENCY FINDINGS AND COMPREHENSIVE PLAN

The subject property is located within the Old Monroe Village Plan of the Town's Comprehensive Plan. As seen in *Attachment 8, Old Monroe Village Plan (Comprehensive Plan)*, the future land use recommendations for the properties in the Comprehensive Plan call for medium density residential use for the site, but the proposal is for a neighborhood commercial land use.

For the future, the Comprehensive Plan states development is likely to occur in the Mixed-Use Activity Center Overlay with an expected mix of commercial, office and high density residential. This proposed development is located in the area where the Comprehensive Plan states, "The remaining developable land within the village will likely be suburban residential."

Although the proposal does not match the future land use map for land use, continued growth along Waxhaw-Indian Trail Road is expected due to continued development emanating out from the Old Monroe Road Mixed Use Activity Center Overlay with a similar land use as described by the Comprehensive Plan as a mix of commercial, office and high density residential.

ACTION REQUIRED

Required Consistency Findings

Staff are of the opinion the following findings can be made:

1. The proposed rezoning request is somewhat consistent with the Comprehensive Plan because of the following:
 - **Community Engagement Goal #1:** Communicate effectively with residents, business owners, and other stakeholders to ensure a well-informed and inclusive community.
 - **Land Use and Housing Goal #4:** Coordinate land use and transportation planning to ensure sustainable community development.
 - **Economic Development Goal #1:** Create a more balanced tax base by promoting the development of office parks, businesses, retail centers, and industrial parks. Promote a diverse local economy that will support varied employment opportunities.
2. This rezoning request is somewhat a reasonable request and is in the public interest because it promotes the *Community Engagement, Land use and Housing, and Economic Development* goals of the Indian Trail Comprehensive Plan by the above-mentioned items.

Recommended Conditions

Staff recommend the following conditions:

1. The development shall comply with all other applicable requirements of the Town of Indian Trail Unified Development Ordinance not shown on the concept plan.
2. Architecture for the commercial building should follow the integrity and design standards as set forth in the Unified Development Ordinance and generally match the architectural elevations provided at a minimum unless higher quality design and materials are being proposed.
3. Increased landscape buffering and tree preservation areas as generally depicted on the concept plan. Other landscaping provided per the Unified Development Ordinance such as, for example, adjacent building landscaping (UDO Section 810.140 Landscaping Adjacent to Building).
4. Prior to site construction plans submittal to Town for review, an application and submittal requirements for a plat recombination will be submitted to combine the two parcels for one development.
5. The development uses shall only be from the Division 500 Table of Permitted Uses for “Permitted Uses Only” per the notes on the building elevation sheet. No uses in the table listed as “Conditional” will be allowed nor any of the following uses listed as “Permitted”:
 - 1) Recording Studios
 - 2) Adult Day Care Center
 - 3) Adult Day Care Home
 - 4) Child Care Center
 - 5) Family Child Care Home
 - 6) Business or Trade School
 - 7) College or University
 - 8) Schools, Public or Private
 - 9) No uses listed under “Event and Entertainment”
 - 10) Breweries, Distilleries and Wineries
 - 11) Catering Kitchen
 - 12) No uses listed under “Financial Services”
 - 13) No uses listed under “Funeral and Internment Services”
 - 14) No uses listed under “Government Facilities”
 - 15) No uses listed under “Recreation”
 - 16) Convenience Market
 - 17) Pharmacy with Drive-thru
 - 18) No uses listed under “Communications Services and Utilities”
 - 19) No uses listed under “Vehicle Services”

Project Number and Reference: CZ 2025-0080 1830 Waxhaw-Indian Trail Rd

Planning & Zoning Board Meeting Date: January 20, 2026

Town Council Meeting Date: *(Tentative)* February 10, 2026

Attachments

Attachment 1 Application

Attachment 2 Aerial Map

Attachment 3 Current Zoning Map

Attachment 4 Future Land Use Map

Attachment 5 Concept Plan

Attachment 6 Architectural Elevations

Attachment 7 Community Meeting Minutes

Attachment 8 Old Monroe Village Plan
(Comprehensive Plan)

Staff Contact

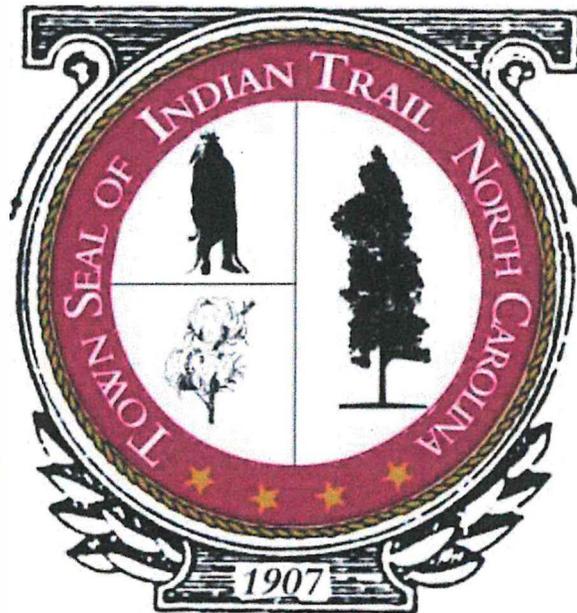
Tim Jones, AICP, CZO

Senior Planner

tdj@indiantrail.org/ 704.821.5401, ext. 371

1830 WAXHAW - INDIAN TRAIL RD

CONDITIONAL ZONING APPLICATION



PLANNING DEPARTMENT
PO Box 2430
Indian Trail, NC 28079
Telephone (704) 821-5401
Fax (704) 821-9045

ONLY COMPLETE APPLICATIONS ACCEPTED

Processing Fee: \$1600.00

Date Received 8/12/2025 (TAH)

CONDITIONAL ZONING APPLICATION

SCHEDULE

1. Technical Review Committee

- Project is reviewed by staff.
- Comments, questions, and concerns are sent to applicant to ensure project complies with ordinance.
- Once all comments are addressed and the plans are resubmitted, the community meeting may be scheduled.

2. Community Meeting

- To provide a framework for a shared vision with community involvement.
- Applicant, with assistance from planning staff, shall conduct two public meetings of at least two hours each. Two hours shall be scheduled during normal business hours and two hours shall be devoted to an evening period.

3. Planning Director

- The Planning Director shall provide suggestions following the community meeting.
- The comments will follow 30 days after a revised application is submitted or 60 days following the community meeting if there are no revisions.

4. Planning and Zoning Board

- Reviews application to ensure it is consistent with UDO and all adopted town plans.
- Meets the 3rd Tuesday of every month.

5. Town Council

- Legislative action to approve, approve with modifications, deny approval, or submit to the Planning and Zoning Board for further study.
- Meets 2nd and 4th Tuesday of every month.

CONDITIONAL ZONING APPLICATION

Submittal Requirements

- Completed Application
- Notarized signatures of applicant and property owner
- Letter of Intent
- Articles of Incorporation, Certificate of Incorporation, Articles of Organization, Corporate Charter, or similar (unless applicant is an individual)
- 1 digital copy of Concept Plan (must be drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina)
- Boundary Survey (acreage, current zoning, location of existing buildings, setbacks)
- List, address labels, and digital copy of all adjoining property owners within 500 feet of subject parcel
- Traffic Impact Analysis, if necessary
- Statement of Appraisal, if necessary
- Fees associated with review

General Information

Project Address 1830 Waxhaw-Indian Trail Road
City Indian Trail State NC Zip 28079
Tax Parcel ID 07135037 and 07135038 Zoning Designation From SF1 to NBD
Total Acres 2.028 (both parcels) Impervious Area < 20,000 sf
Project Description Construction of single story structure for neighborhood businesses

Contact Information – Applicant

Contact Name Kenneth L Andrews
Company Name Kenneth Andrews Architecture, PLLC
Address 7319 Vero Lane
City Charlotte State NC Zip 28215 Fax
Phone 704-323-9321
Email Ken@klandrews.com

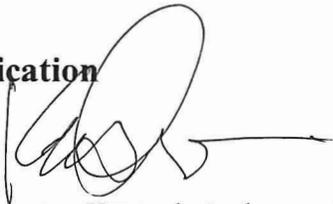
Contact Information – Property Owner

Contact Name Shiwani Limboo
Company Name n/a
Address 104 Antioch Plantation
City Matthews State NC Zip 28104
Phone 704-819-4790 Fax n/a
Email shivanilimboo@yahoo.com

CONDITIONAL ZONING APPLICATION

Applicant's Certification

Signature



Date

8.11.2025

Printed Name/Title

Kenneth Andrews, Architect

Signature of Notary Public



Date

8/11/2025

Notary Seal



EXP. 06/17/2027

Property Owner's Certification

Signature



Date

08-11-2025

Printed Name/Title

Shawani Limboo, Owner

Signature of Notary Public



Date

8/11/2025

Notary Seal



EXP 06/17/2027

TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: 2025-0080

DATE RECEIVED: 8/12/2025

AMOUNT OF FEE: \$1,600

RECEIVED BY: Jenn Jackson

RECEIPT #: _____



AERIAL IMAGERY MAP

Project: CZ 2025-0080 1830 Waxhaw-Indian Trail Rd

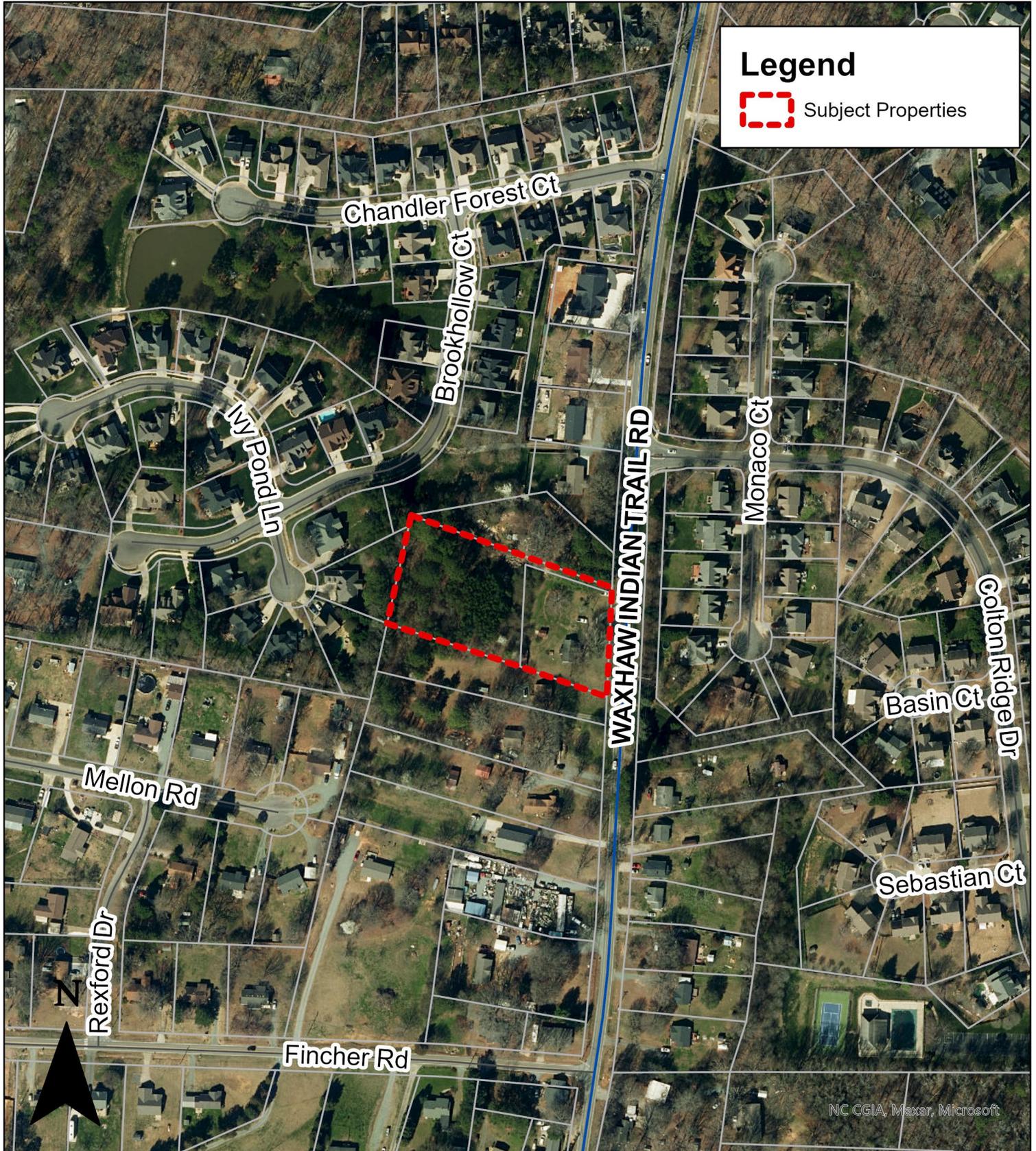
Parcels: 07135037, 07135038

Location: 1830 Waxhaw-Indian Trail Rd

Existing Zoning: Single-Family, Low Density (SF-1)

Proposed Zoning: Conditional Zoning, Neighborhood Business District (CZ-NBD)

ATTACHMENT 2



Legend

 Subject Properties





CURRENT ZONING MAP

Project: CZ 2025-0080 1830 Waxhaw-Indian Trail Rd

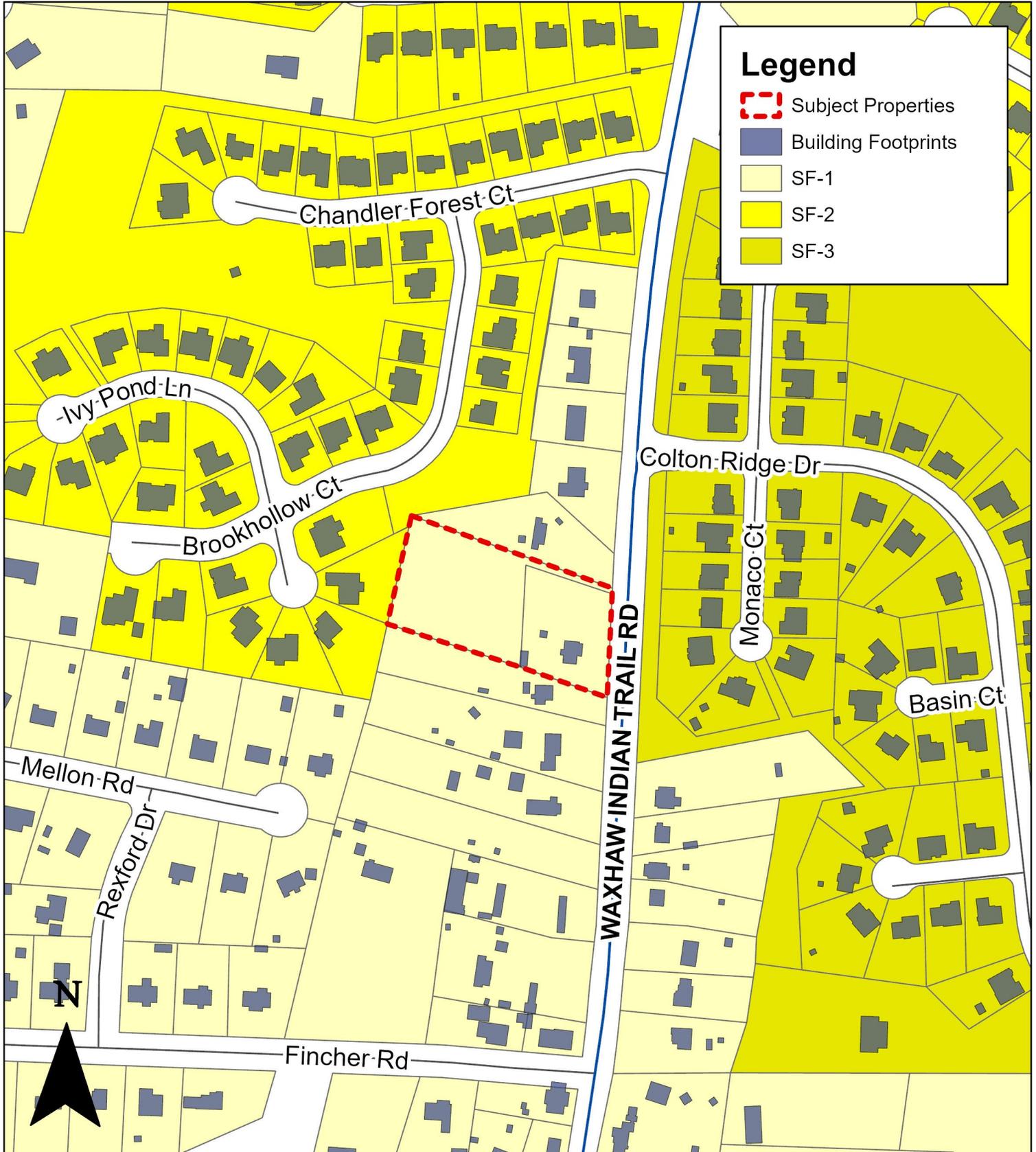
Parcels: 07135037, 07135038

Location: 1830 Waxhaw-Indian Trail Rd

Existing Zoning: Single-Family, Low Density (SF-1)

Proposed Zoning: Conditional Zoning, Neighborhood Business District (CZ-NBD)

ATTACHMENT 3



Legend

-  Subject Properties
-  Building Footprints
-  SF-1
-  SF-2
-  SF-3

0 0.03 0.06 0.12 Miles



FUTURE LAND USE MAP

Project: CZ 2025-0080 1830 Waxhaw-Indian Trail Rd

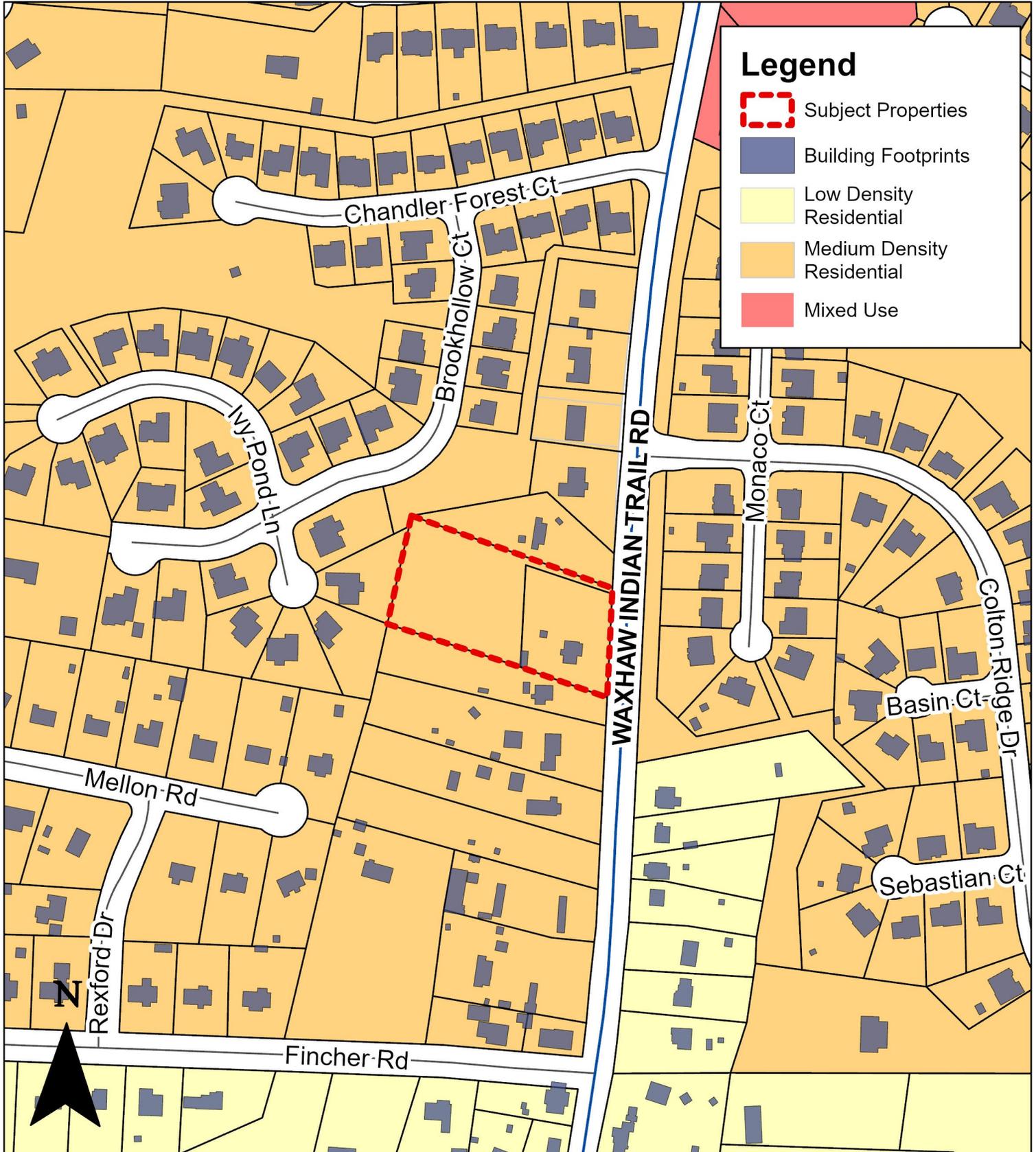
Parcels: 07135037, 07135038

Location: 1830 Waxhaw-Indian Trail Rd

Existing Zoning: Single-Family, Low Density (SF-1)

Proposed Zoning: Conditional Zoning, Neighborhood Business District (CZ-NBD)

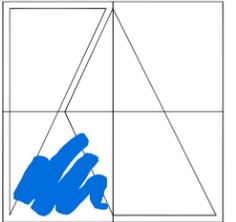
ATTACHMENT 4



Legend

- Subject Properties
- Building Footprints
- Low Density Residential
- Medium Density Residential
- Mixed Use

0 0.03 0.06 0.12 Miles



KENNETH ANDREWS
architect

7319 Vero Lane Charlotte, NC 28215
704.323.9321 ken@kandrews.com
Kenneth L. Andrews Architecture, PLLC

Submitted 8.11.2025

PROPOSED PROPERTY RE-ZONING
FROM SF-1 TO NBD
NEIGHBORHOOD BUSINESS DISTRICT

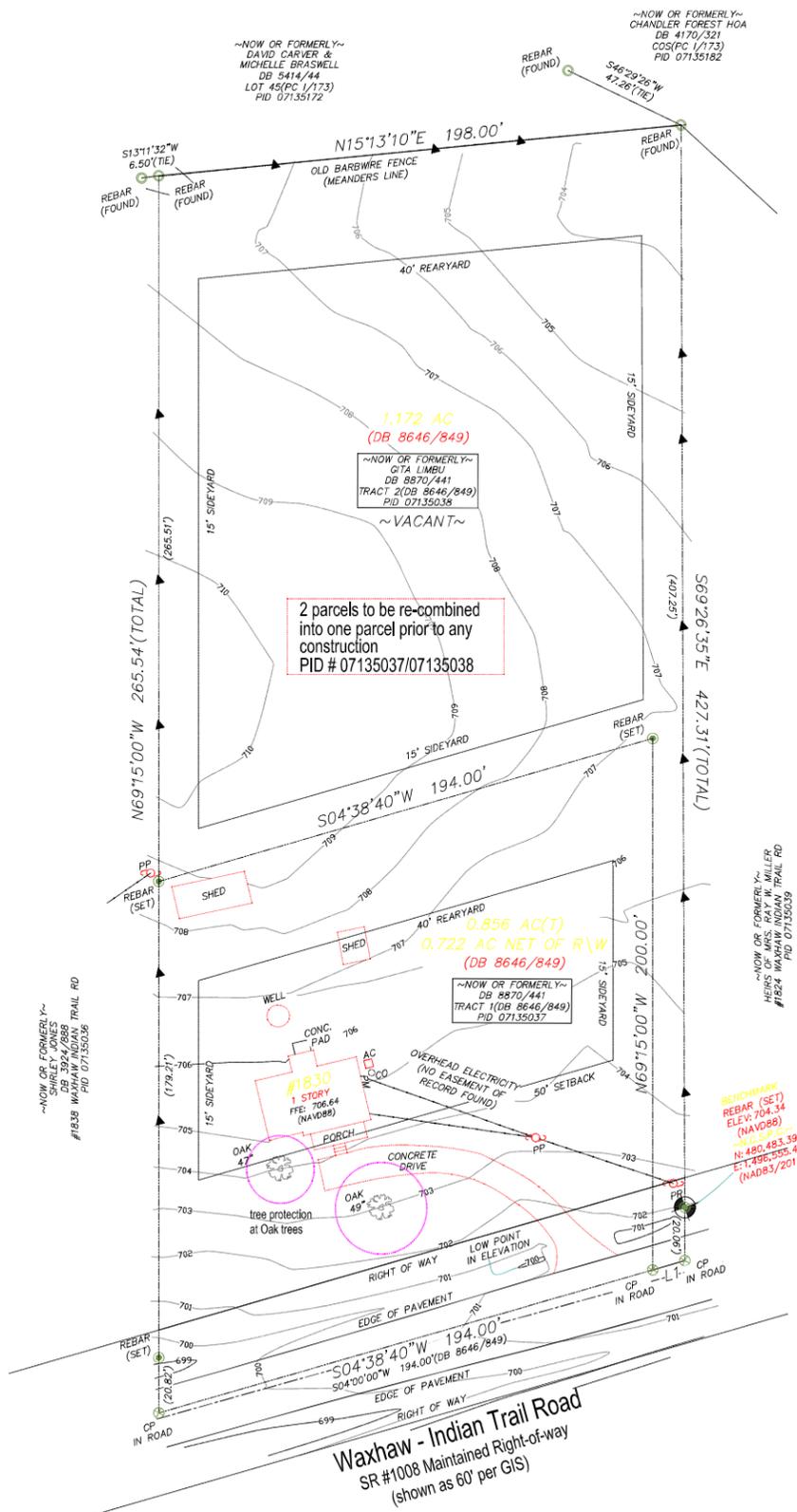
1830 CENTER

1830 Waxhaw-Indian Trail Road
Indian Trail, North Carolina

Revision	Date
1	
2	
3	
4	

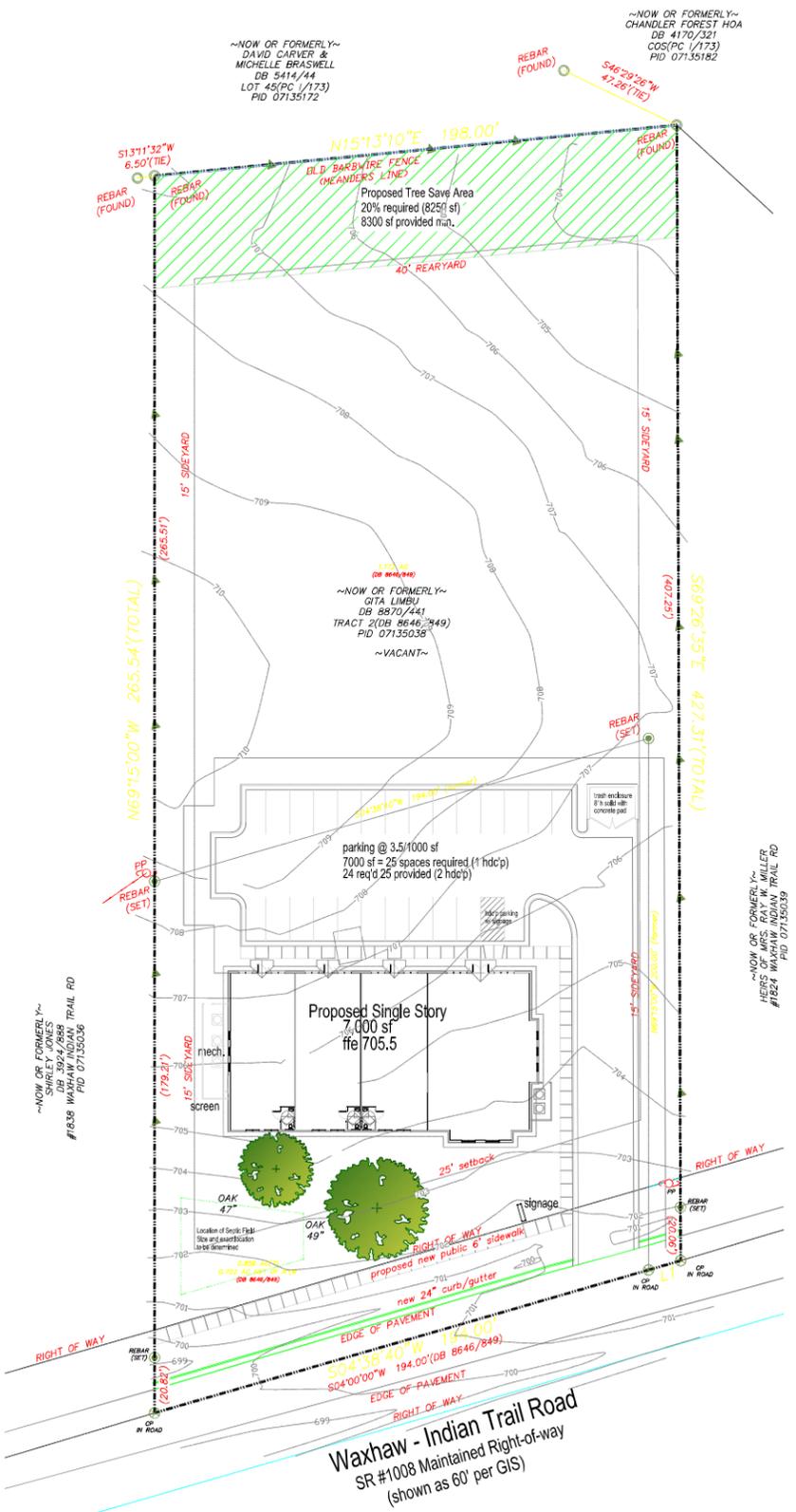
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EXISTING/NEW SITE PLAN C1

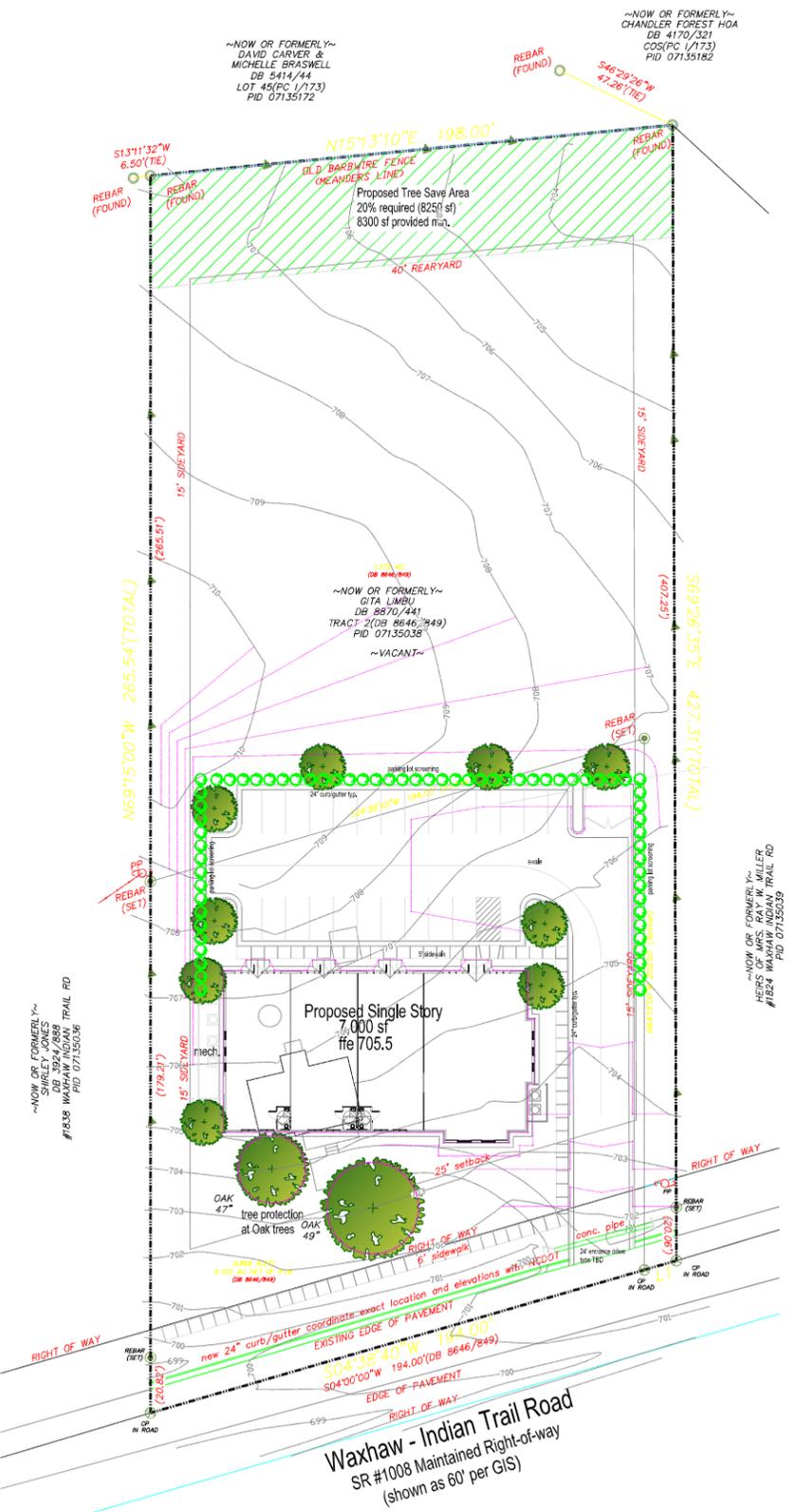


1 Existing Site
C1 1" = 30'0"

ALL EXISTING STRUCTURES AND SITE IMPROVEMENTS TO BE REMOVED THIS PROJECT



2 Proposed Site
C1 1" = 30'0"

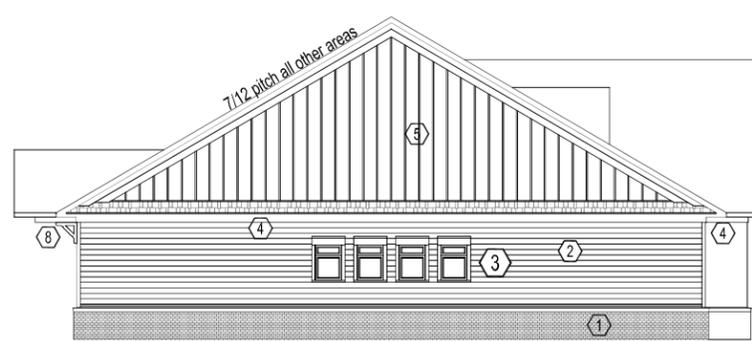


1 Grading Plan
C2 1" = 30'0"

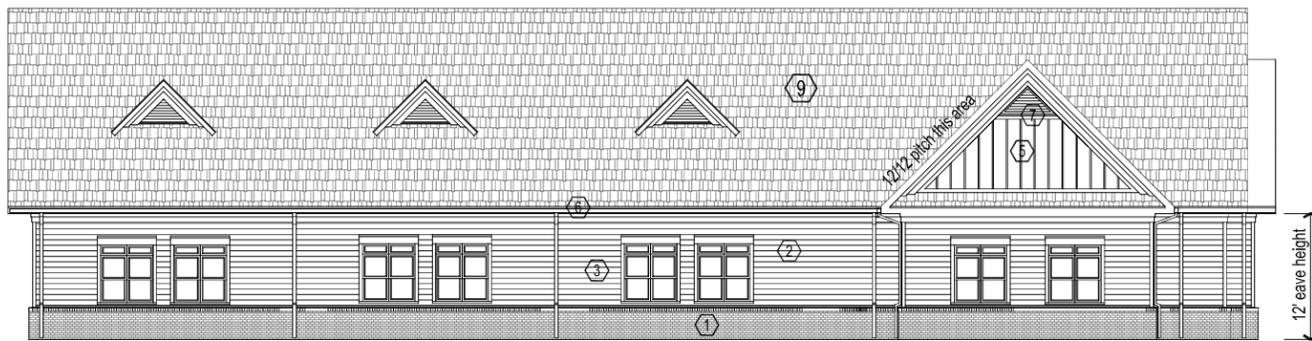
ATTACHMENT 6



2 Waxhaw-Indian Trail Road Elevation
C2 1/8" = 1'0"

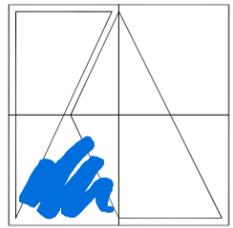


5 Left Side Elevation (Sideyard)
C2 1/8" = 1'0"



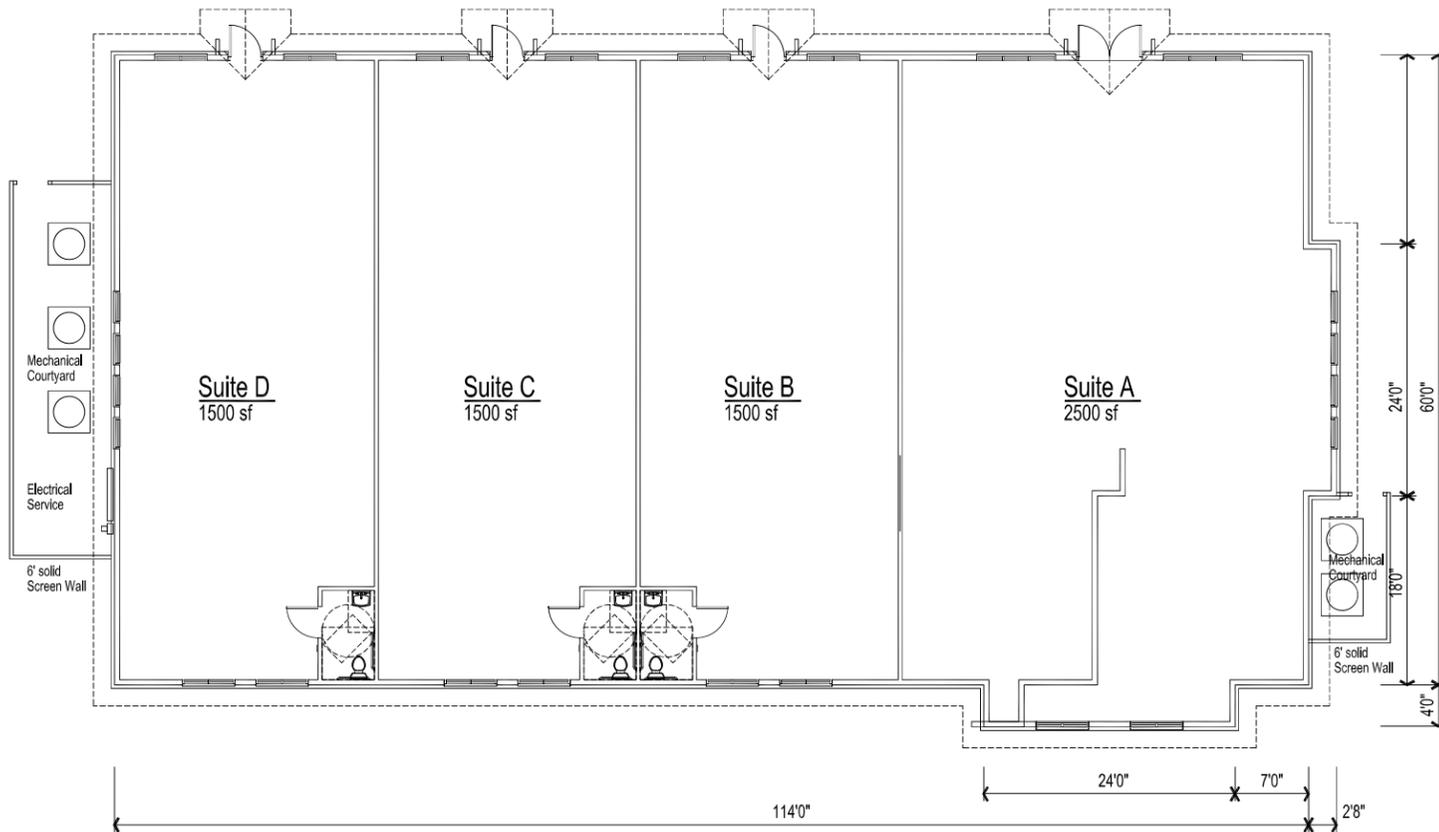
3 Right Side Elevation (Driveway)
C2 1/8" = 1'0"

- General Exterior Elevation Notes**
- 1 All exterior materials are to be as noted below in key notes
 - 2 All exterior siding, trim, fascia, etc. to be "Hardi-plank" type materials
 - 3 All paint colors to be per Indian Trail color palettes.
 - 4 Roofing to be "Architectural Shingles" with 30 year warranty
 - 5 All gutters and downspouts to be aluminum.
- Exterior Elevation Key Notes**
- 1 32" high brick water table with brick rowlock
 - 2 "Hardi-plank" horizontal siding/trim
 - 3 vinyl-clad single hung insulated windows with 12" transom
 - 4 "Hardi-plank" trim/boxing
 - 5 "Hardi-plank" board and batten style exterior siding
 - 6 Continuous aluminum gutters and downspouts
 - 7 "Faux" vents
 - 8 Wooden brackets at porch roofs
 - 9 30 year architectural shingles



KENNETH ANDREWS
architect
7319 Vero Lane Charlotte, NC 28215
704.323.9321 ken@kandrews.com
Kenneth L. Andrews Architecture, PLLC

Submitted 8.11.2025



1 Floor Plan 7000 gross building area
C2 1/8" = 1'0" lease areas are appx. and may vary

1830 Waxhaw Indian Trail Road
Conditional Rezoning from SF1 to NBD
Division 500 Table of Permitted Uses

This project is to be used for "Permitted Uses Only" including no uses listed as "Conditional" nor any of the following uses listed as "Permitted"

1. Recording Studios
2. Adult Day Care Center
3. Adult Day Care Home
4. Child Care Center
5. Family Child Care Home
6. Business or Trade School
7. College or University
8. Schools, Public or Private
9. NO USES LISTED UNDER "EVENT AND ENTERTAINMENT"
10. Breweries, Distilleries and Wineries
11. Catering Kitchen
12. NO USES LISTED UNDER "FINANCIAL SERVICES"
13. NO USES LISTED UNDER "FUNERAL AND INTERMENT SERVICES"
14. NO USES LISTED UNDER "GOVERNMENT FACILITIES"
15. NO USES LISTED UNDER "RECREATION"
16. Convenience Market
17. Pharmacy with Drive-thru
18. NO USES LISTED UNDER "COMMUNICATIONS SERVICES AND UTILITIES"
19. NO USES LISTED UNDER "VEHICLE SERVICES"

PROPOSED PROPERTY RE-ZONING
FROM SF-1 TO NBD
NEIGHBORHOOD BUSINESS DISTRICT

1830
CENTER

1830 Waxhaw-Indian Trail Road
Indian Trail, North Carolina

Revision	Date
1	
2	
3	
4	

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BUILDING PLAN
ELEVATIONS C2



Community Meeting

CZ 2025-0080 (1830 Waxhaw Indian Trail Rd Rezoning)

August 25, 2025

Time: 2:00pm-4:00pm and 5:00pm-7:00pm

Location: Virtual Zoom Meeting

Applicants: Ken Andrews Architecture PLLC

Parcel: 07135037, 07135038

Staff: Director of Planning, Brandi Deese; Senior Planner, Tyler Hayaski; Board Secretary, Jennifer Jackson; Director of Engineering, Todd Huntsinger

Attendees: Jackie and Andrew Parker (1910 Waxhaw Indian Trail Rd); Stephanie Parker (1912 Waxhaw Indian Trail Rd); Marsha Hemby (2001 Monaco Ct); Andrea Paige (1015 Master Gunner Dr); Kristine Bingerman (2006 Colton Ridge Dr); Ron Saggio (2011 Chandler Forrest Dr); Shea Nygaard (2004 Sandbox Cir); Tonisha Pinckney (3007 Colton Ridge Dr); Stacy Guhl (1001 Ivy Pond Ln); Chris Blackburn (1000 Monaco Ct)

Meeting Intent Discussion Overview:

Request is to conditionally rezone an assemblage of 2 parcels approximately +/- 2.03 acres from Single-Family, Low Density (SF-1) to Conditional Zoning, Neighborhood Business District (CZ-NBD). The intent is to demolish the existing residential structure and build a 7,000-square-foot multi-tenant commercial building.

This meeting focused on proposed commercial development in residential areas with Town Staff presenting the project as low-impact neighborhood business districts while residents expressed strong opposition to the rezoning request. Staff explained the review process for this development, which will proceed through the Planning and Zoning Board and Town Council. Various concerns were raised about traffic, drainage, and neighborhood character with residents encouraged to provide input during the upcoming public comment opportunities.

2:00PM-4:00PM Community Meeting

Senior Planner, Tyler Hayaski introduced himself, Staff and Applicant and explained the purpose of the meeting as well as the meeting format.

Topics Discussed

A. Concerns over increased traffic and safety.

- a. Concerns about increased traffic on Waxhaw Indian Trail Rd.
- b. Road improvements are dictated by NCDOT.
NCDOT has not responded to the Developer as of date and development team will follow up with NCDOT regarding drainage concerns and potential flooding issues on Waxhaw Indian Trail Rd.
- c. Director of Engineering, Todd Huntsinger will review drainage plans to ensure compliance with Town Ordinances regarding vegetated swales and water flow.

B. Concerns of impacts to adjacent properties.

- a. Residents do not wish to look at a commercial building or parking lot from their homes.
- b. Residents feel that safety would be a concern with increased traffic and after-hour business.
- c. Residents do not want outdoor lighting shining into their homes and properties.
- d. Residents request preservation of the 2 large oak trees located on the property during development.

C. Concerns of Stormwater and Drainage.

- a. Residents state that water runoff is an existing issue and could not handle more drainage coming from a Commercial building.

D. Concerns of water and sewer.

- a. A septic system would be required.

E. Residents are STRONGLY opposed to this rezoning.

- a. Fear of a “domino affect”. Once this area allows for Commercial properties, more will come.

5:00PM-7:00PM Community Meeting (Continued)

Topics Discussed

A. What is the vision?

- a. Multi-Tenant Commercial Building consists of 4 Suites.

B. What are some of the permitted uses?

- a. Hair/Nail Salons – personal care services
- b. Coffee/Bakery Shop
- c. Insurance/Attorney Services

C. What are some non-permitted uses?

- a. Tattoo/Body Piercing Services
- b. Breweries/Wineries/ Vape Shops
- c. Adult/Child Daycare Services
- d. Billiards/Gaming Services
- e. Vehicle Repair

RECOMMENDATIONS

6.2.8 Old Monroe Village Plan

Old Monroe Village is one of the older areas of Indian Trail centered on Old Monroe Road and Indian Trail Road and bordered on the east by Crooked Creek and on the west by Davis Mine Creek. When the current congestion on Old Monroe is relieved by the planned widening of this road to a four-lane boulevard, this Village should begin to see interest in new development and revitalization. Its proximity to Downtown Indian Trail on the east and the Sun Valley Village Sub-Regional Activity Center shopping and entertainment venue should make it an attractive part of Indian Trail. Austin Village borders on the west and Moore Farm Village on the south, while the Town of Stallings forms its northern border. The new Chestnut Parkway will provide improved access to US-74, Chestnut Square at Indian Trail Park, and eventually to the villages and corridors within eastern Indian Trail.

Land Use

Old Monroe Village is a Suburban Mix village. The existing residential development is predominantly medium to low density residential in several subdivisions, which include some of the older residential neighborhood in Indian Trail. There is an existing Mixed-Use Activity Center at the intersection of Indian Trail Road and Old Monroe Road, which developed before the comprehensive plan Mixed-Use Activity Center criteria were established. The Stallings Volunteer Fire Department and Creekside Bible Church are on Old Monroe Road. Several industries are on Waxhaw-Indian Trail Road and Old Monroe Road. A small mobile home development is off Stallings Road, but within the Indian Trail Town Limits. There are also numerous large lot homes that may potentially redevelop in the future.

Future land use in this Village is likely to occur in the Mixed-Use Activity Center Overlay because of the available land and redevelopment potential within approximately one-half mile of the Indian Trail Road and Old Monroe Road intersection. This development will most likely be a mix of commercial, office and high density residential. The remaining developable land within the village will likely be suburban residential.

Transportation

Old Monroe Road, Waxhaw-Indian Trail Road, Indian Trail Road, Chestnut Lane, and Chestnut Parkway should all be Mixed-Use Activity Center Boulevards within the Mixed-Use Activity Center Overlay. Old Monroe Road southeast of Creekside Bible Church should be a 4 Lane Boulevard, and Waxhaw-Indian Trail Road south of the Mixed-Use Activity Center Overlay should be a 2 Lane Boulevard. These typologies all provide for bicycle lanes and pedestrian sidewalks. The Indian Trail 2010 Parks Master Plan provides for trails following the East Fork of Crooked Creek on the east side and Davis Mine Creek in the southern portion. The Indian Trail Bicycle Master Plan and the Comprehensive Pedestrian Plan provide for a Village neighborhood loop.

Urban Design

An Indian Trail Town Gateway should be located on Old Monroe Road at the Stalling Town Limits, coordinated with the Town's approved Wayfinding Program.

RECOMMENDATIONS

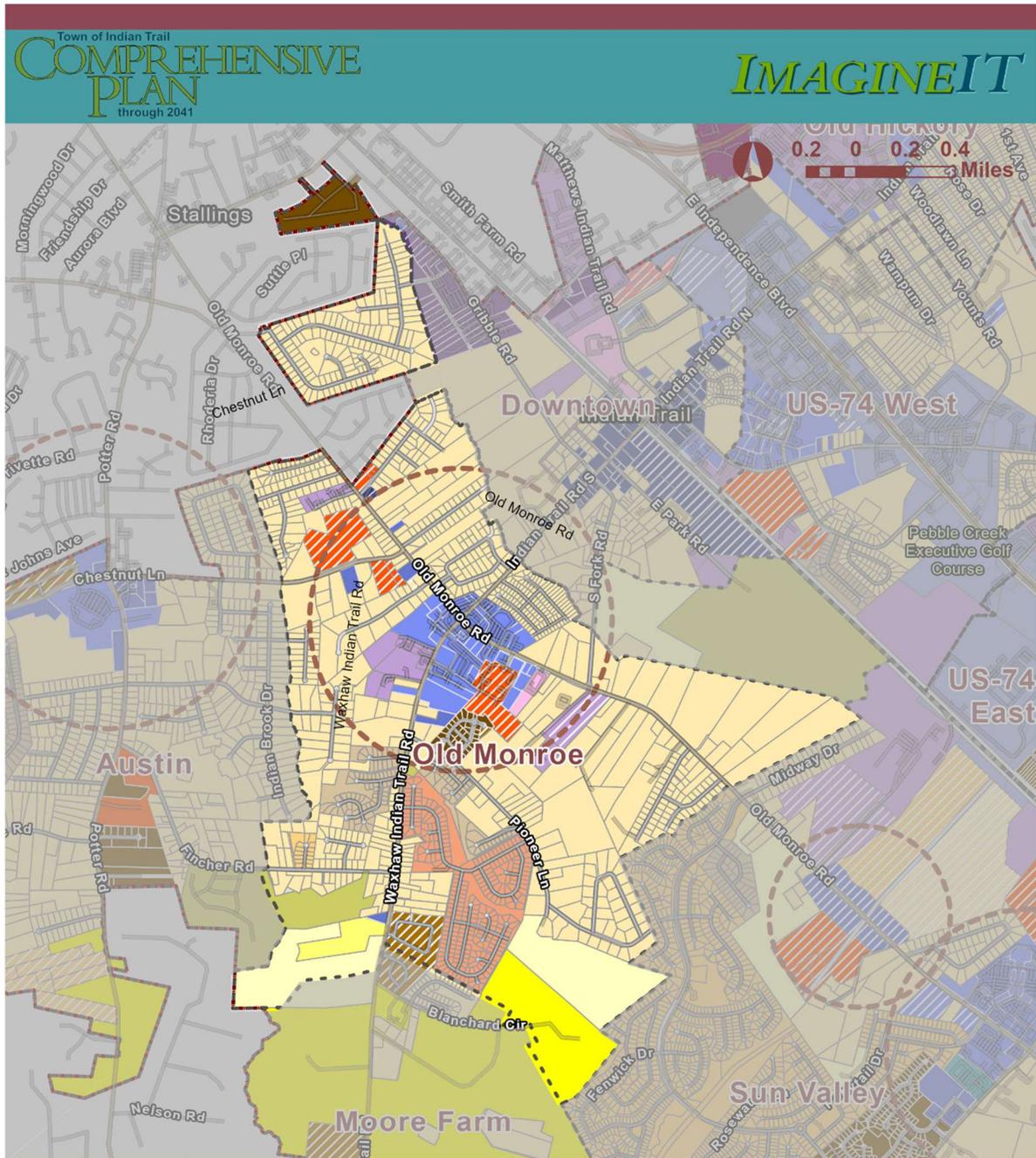


Figure 6.2.23
 Old Monroe Village Existing Zoning

Legend - - - Village Outlines [Red Box] Planning Area [Red Circle] Activity Center	Indian Trail Zoning [Light Orange Box] SF-1 [Orange Box] SF-2 [Dark Orange Box] SF-3 [Brown Box] SF-5 [Dark Blue Box] CBD [Blue Box] NBD [Light Blue Box] GBD [Pink Box] I	Union County Zoning [Purple Box] L-1 [Yellow Box] R-20 [Light Yellow Box] R-4 CZ [Yellow Box] R-40 [Green Box] RA-20 [Hatched Box] CZ-SF1 [Hatched Box] CZ-MFR	This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not present a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be with acknowledgement of the limitation of the data, including the fact that the data is dynamic and is to a constant state of maintenance, correction and update.
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RECOMMENDATIONS

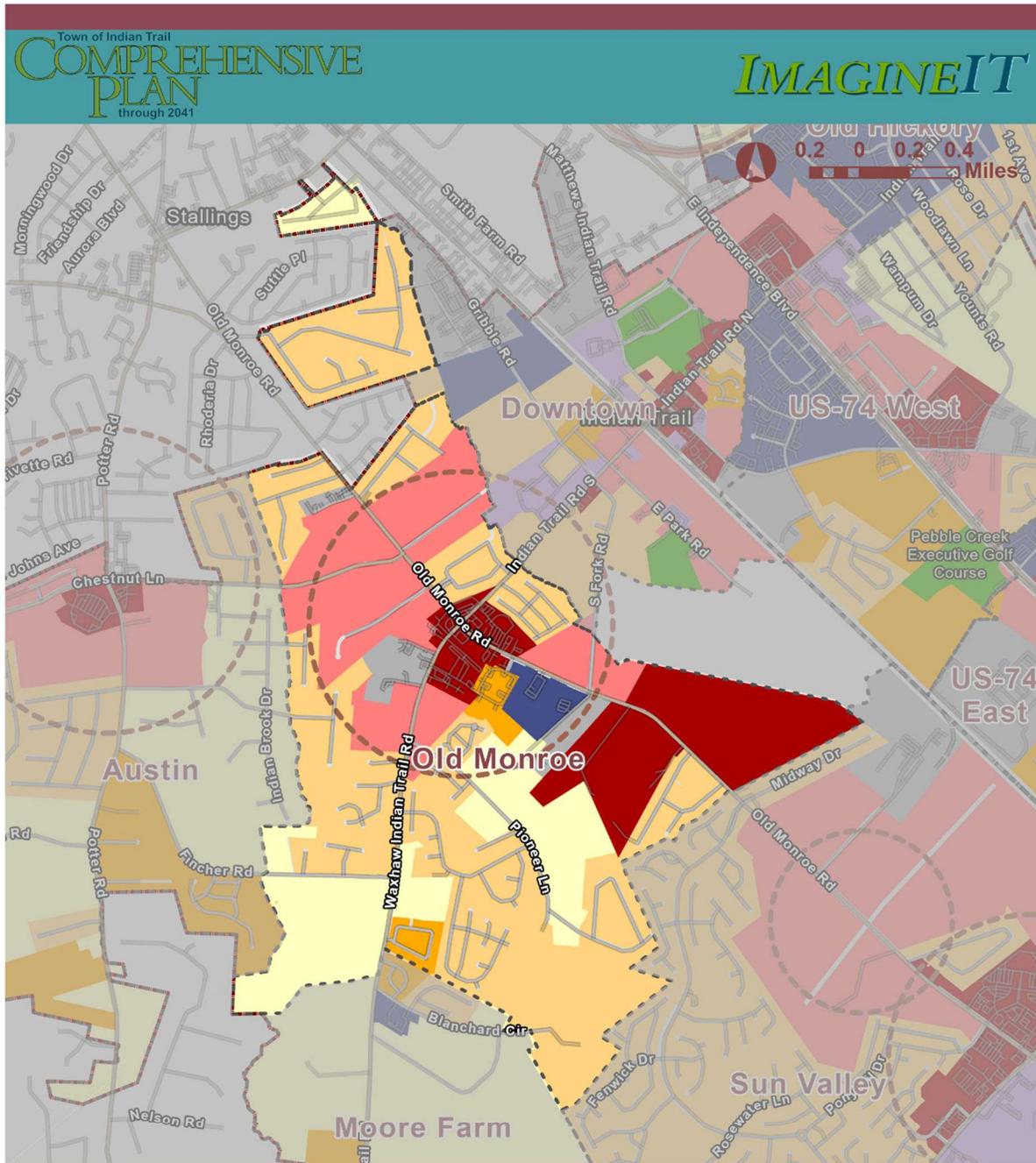


Figure 6.2.24
 Old Monroe Village Future Land Use

Legend

Future Land Use

- High Density Residential
- Medium Density Residential
- Low Density Residential

- Office
- Mixed Use
- Commercial
- Industrial
- Village Outlines
- Activity Center

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RECOMMENDATIONS

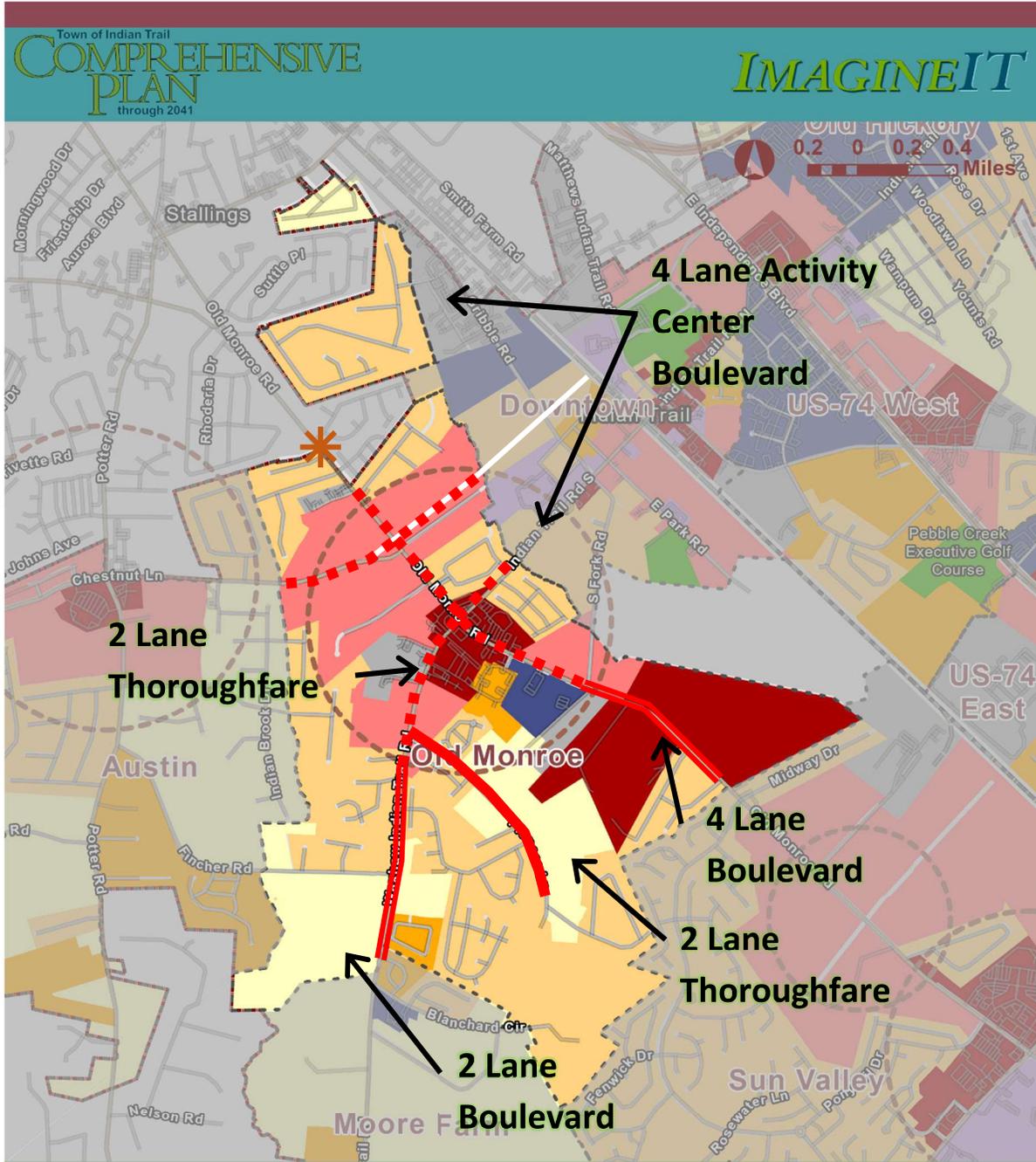


Figure 6.2.25
 Old Monroe Village Transportation

Legend		Transportation	
High Density Residential	Office	Divided Hwy	<p>This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not present a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be with acknowledgement of the limitation of the data, including the fact that the data is dynamic and is to a constant state of maintenance, correction and update.</p>
Medium Density Residential	Mixed Use	Activity Center Roadway	
Low Density Residential	Commercial	Undivided Roadway	
	Industrial	Future Divided Roadway	
	Village Outlines	Activity Center	