



PLANNING AND ZONING BOARD AGENDA

Tuesday, February 17th, 2026

6:00 P.M.

- 1. Call to Order - Determination of Quorum**
- 2. Approval of Minutes of Previous Meetings - January 20th, 2026**
- 3. New Business**
 - [ZM 2026-0008 \(131 Business Park Drive\)](#)
 - [ZM 2026-0010 \(Picketts Circle\)](#)
- 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, January 20, 2026
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; Member, Ken Curtis
Applicants:	Kenneth Andrews Architecture PLLC
Staff Members:	Director of Planning, Brandi Deese; Senior Planner, Tim Jones; Board Secretary, Jennifer Jackson; Planning Technician, Renee Nolan
Absent:	Vice Chair, Cynthia Wiley

APPROVAL OF PREVIOUS PLANNING and ZONING BOARD MEETING MINUTES

Motion to approve December 16th, 2025, Minutes was made by Member, Kim Sandoval.

All Members were in favor.

The Motion passed unanimously.

NEW BUSINESS- CZ 2025- 0080 (1830 Waxhaw Indian Trail Rd)

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=6X0CjhYTORK>*

REQUEST SUMMARY

This is a request to conditionally rezone an assemblage of two (2) parcels (07135037, 07135038) approximately +/- 2.03 acres in total size from SF-1 (Single Family-Low Density) to CZ-NBD (Conditional Zoning-Neighborhood Business District).

BOARD Q&A

Member, Jennifer Maher asked who is the current property owner? The application lists Kenneth Andrews, but the owner was previously noted as Gita Limbu.

Applicant, Kenneth Andrews clarified that the owner of the property is Ms. Limbu. She recently placed the property into an LLC, and the relevant documents were submitted to Town Staff the previous week.

Member, Jennifer Maher asked what is the difference between “low” and “medium” density for residential zoning?

Senior Planner, Tim Jones answered low (SF-1) and medium (SF-2/SF-3) densities have different thresholds for land square footage requirements and road frontage. Medium density does not necessarily mean Townhouses, which are under multi-family.

Member, Kim Sandoval asked in regard to the “Permitted Uses that will not be allowed”, how is it controlled 10 years from now if a tenant wants to open a prohibited business (e.g., a childcare center)?

Senior Planner, Tim Jones replied that new tenants must contact the Town for renovations or other building permits. Additionally, the town’s zoning map uses “hatching” for conditional properties, which serves as an immediate visual cue for Staff to check the specific case conditions before approving any permits.

Chair, Meg Fielding asked why is sewer not accessible if there is residential development up and down the road? Is it a capacity issue?

Applicant, Kenneth Andrews replied there is currently no sewer line on this property. The property has successfully “perked” for a private septic system. The system will be designed so that if the county sewer line is eventually installed, the building can easily be rerouted to tap into it.

Chair, Meg Fielding stated that Staff described this request as “somewhat consistent” with the Comprehensive Plan. Why was that specific wording used?

Senior Planner, Tim Jones responded that while there is pressure for development along Waxhaw Indian Trail Road due to nearby overlays, the current Comprehensive Plan still designates this specific area as residential. Staff noted it may be “too early” to call it fully consistent as development is only just beginning to move in that direction.

Chair, Meg Fielding asked what is the expected impact on foot and vehicular traffic?

Applicant, Kenneth Andrews stated that many potential customers already live in the adjacent neighborhoods, so the traffic is “already there”- this would just decrease their driving distance. NCDOT did not initially require a traffic analysis but later asked for counts; the applicant decided to proceed by assuming a “worst case scenario” which may include road widening or adding a turn lane.

Chair, Meg Fielding asked what the current speed limit is in this area of Waxhaw Indian Trail Road?

Board Secretary, Jennifer Jackson confirmed the speed limit to be 35mph in that specific area, increasing to 45mph further toward Weddington.

PUBLIC COMMENT

Chair, Meg Fielding opened the floor for Public Comments.

Resident, Marsha Hemby asked if there would be lighted signs on the roof or neon window signs (e.g., Vape Shop)?

Senior Planner, Tim Jones clarified that rooftop signs are prohibited by the UDO (Unified Development Ordinance). All signage and lighting must meet Town standards to prevent “light bleed” onto adjacent properties. The applicant intends to use architectural and landscaping lighting for a “friendly look” rather than neon lights or bright window signs.

Residents, Jackie Parker, Melanie Parker, Stephanie Parker and Stacy Guhl all stated that they were opposed to this rezoning and would like the Board to deny this request and keep the area zoned as residential.

Resident, Ron Saggio asked if the 40-foot strip of woodland at the back of the property be made a permanent requirement? Also, can the site be limited to just this one 7,000 square foot building?

Senior Planner, Tim Jones responded that under conditional rezoning, the approval is strictly limited to the 7,000 square foot building shown on the plan; any expansion would require a new amendment and vote. The “hatched area” in the rear is a required tree preservation area (roughly 10% of the site) that will be recorded as a permanent easement.

Motion

Member, Jennifer Maher made the motion to recommend Town Council to DENY CZ 2025-0080 (1830 Waxhaw Indian Trail Rd).

Seconded by Member, Ken Curtis to recommend Town Council to DENY CZ 2025-0080 (1830 Waxhaw Indian Trail Rd).

The motion to recommend Town Council to DENY 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:

DRAFT



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

Request: Rezone (2) Parcels (approximately 1.83 acres)

Existing Zoning: General Business District (GBD)

Proposed Zoning: Light Industrial (LI)

Location: 131 Business Park Drive

Parcel(s): 07084409; 07084410

Applicant: Confluent Holdings, LLC

PROJECT SUMMARY

This is a request to rezone one (1) parcel from General Business District (GBD) to Light Industrial (LI). The intent of this request is to ensure the property’s zoning compliance while continuing the current use and preserving the light industrial character (see *Attachment 1, Application and Letter of Intent*). There are no changes proposed to the building or the existing land use (see *Attachment 2, Boundary Survey and Attachment 3, Aerial Map*).

ANALYSIS/OVERVIEW

Compatibility with Surrounding Area

As seen in *Attachment 4, Current Zoning Map*, the current zoning for the surrounding areas to the south and east is General Business, the same zoning as the parcel under consideration. To the north, is Regional Business District and to the west there is an existing business that recently rezoned their property for the same reason. Future land use recommends “Office” as seen in *Attachment 5, Future Land Use Map*. The property, as well as the surrounding properties within this business park has existed in its present form for decades. The properties along Business Park Drive were developed beginning in the early 1990s through 1999. Although the current General Business District zoning has been in place for an exceptionally long time, this land use is much better suited for the Light Industrial zoning district.

Currently this property and the surrounding are legal non-conforming properties, meaning that they could lose their non-conforming status in the future. This would be detrimental to the property owners. The applicant is looking to the future and trying to ensure this does not occur. The current tenant Stafford Cutting Dies has been the tenant at 131 Business Park since 1994, when the company built the facility and later expanded it in 2001. Stafford makes cutting dies by assembling wood, steel, and rubber components. The property has served as Stafford’s home and headquarters for more than 30 years, and the company has no plans to relocate.

This forethought on the property owner is much appreciated by staff as this is an area we have analyzed recently for this very reason. Planning staff have considered initiating a rezoning for this entire area (Business Park Drive & Associates Lane) to help align the zoning district with the present land use. Staff have been hesitant due to the looming and now present state law on down zoning.

The existing downtown residential neighborhood to the west of this property has an existing buffer and the impact of this rezoning would not change conditions or increase the impact on these properties.

Summary of Surrounding Zoning and Uses

Surrounding Subject Property	Municipality	Zoning District	Use
North	Indian Trail	Regional Business District (RBD)	Business Park off Post Office Drive
South	Indian Trail	General Business District (GBD)	Light Industrial Uses
East	Indian Trail	General Business District (GBD)	Light Industrial Uses
West	Indian Trail	General Business District (GBD)	Light Industrial Uses

Photos of Project Area

Looking into the property from Business Park Drive



Right elevation of property from Business Park Drive



Neighboring business across Business Park Drive



Looking West towards Downtown



Adjacent business to the immediate west



Adjacent business to the immediate east



COMMUNITY MEETINGS

A community meeting was not required since this is a zoning map amendment.

CONSISTENCY FINDINGS AND COMPREHENSIVE PLAN

This rezoning request will not change the underlying land use of the subject property but instead align the actual land use with the correct zoning district. In the Comprehensive Plan, this property is listed for the future as Office (Employment Center) which is consistent with this request.

ACTION REQUIRED

Required Consistency Findings

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

1. The proposed rezoning request is consistent with the following goals of the Comprehensive Plan:
 - **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 #1:** Promote a variety of land uses within each village and avoid potential land use conflicts between neighboring properties and surrounding municipalities.

- **Economic Development Goal # 2: Support** existing businesses within the town through effective communication and community outreach.
 - **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 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.

Attachments

- Attachment 1** Application/Letter of Intent
Attachment 2 Boundary Survey
Attachment 3 Aerial Map
Attachment 4 Current Zoning Map
Attachment 5 Future Land Use Map

Staff Contact

Brandi C. Deese, MPA, AICP, CNU-A

Planning Director

bcd@indiantrail.org/ 704.821.5401, ext. 378

ZONING MAP AMENDMENT APPLICATION



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

ONLY COMPLETE APPLICATIONS ACCEPTED

Conventional Processing Fee:
Residential \$500
Commercial \$900

ZONING MAP AMENDMENT 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)

Schedule

1. Submit Application
 - The deadline for this application is the first of the month each month.
 - Once an application is submitted it will be placed on the Planning and Zoning Board Agenda for the following month.
2. Hold Community Meeting for major map amendments.
3. Planning and Zoning Board
 - Meets the 3rd Tuesday of every month.
 - Reviews application to ensure it is consistent with the Comprehensive Plan and UDO as well as all other adopted town plans. Transmits recommendation of approval or disapproval to Town Council.
4. Town Council
 - Meets 2nd and 4th Tuesday of every month.
 - Legislative action is to approve, approve with modifications, deny, or send back to the Planning Board for further study.

General Information

Project Address 131 Business Park Drive

City Indian Trail State NC Zip 28079

Tax Parcel ID 07084409 / 07084410 Zoning Designation GBD

Total Acres 1.837 Impervious Area 1 acres

Project Description Rezoning to L-1 without changing underlying land use

ZONING MAP AMENDMENT APPLICATION

Contact Information – Applicant

Contact Name John Jedlicka
Company Name Confluent Holdings, LLC
Address 7733 Forsyth Blvd, Suite 850
City St. Louis State MO Zip 63105
Phone 314.223.3282 Fax
Email john.jedlicka@confluentholdings.com

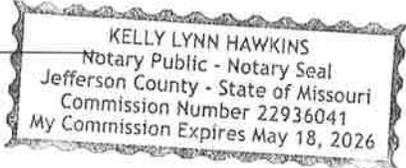
Contact Information – Property Owner

Contact Name Jason Brauer
Company Name North Carolina Business Park, LLC
Address 7733 Forsyth Blvd, Suite 850
City St. Louis State MO Zip 63105
Phone 314.887.9418 Fax
Email jason.brauer@confluentholdings.com

Applicant's Certification

Signature [Handwritten Signature] Date 1/22/26
Printed Name/Title John Jedlicka Dir., Corporate Dev.

Signature of Notary Public [Handwritten Signature] Date 1/22/26



Property Owner's Certification

Signature [Handwritten Signature] Date 1/23/26
Printed Name/Title A. Jason Brauer Property Owner

Signature of Notary Public [Handwritten Signature] Date 01/23/2026



Alexander Ricks PLLC

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

Brittany N. Lins
704.200.2637
brittany.lins@alexanderricks.com

January 26, 2026

TO: Indian Trail Planning Department
315 Matthews-Indian Trail Road
Indian Trail, NC 28079
c/o Brandi C. Deese, Planning Director

Re: **Rezoning Request for Industrial Property Located at 131 Business Park Drive**

Location: 131 Business Park Drive, Indian Trail, NC 28079
Parcel ID: 07084409 and 07084410
Total Acreage: 1.837
Existing Zoning: GBD – General Business District
Proposed Rezoning: L-I Light Industrial

Dear Ms. Deese,

On behalf of Confluent Holdings, LLC, I am pleased to submit this letter requesting support for the above referenced rezoning. The subject property is currently developed and utilized for light industrial and assembly activities. The intent of this rezoning request is to ensure the property's full zoning compliance while preserving its existing industrial character and operational functionality rather than continuing as a legal nonconforming use. No significant changes are planned or anticipated for the existing industrial building.

We appreciate the Town's consideration of this rezoning request and look forward to working collaboratively with community stakeholders, Planning Staff, Planning Board, and Town Council on the continued success of this property.

Very Truly Yours,

Brittany N. Lins, Esq.

ALEXANDER RICKS PLLC

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 24-11934CH, WITH A DATE OF OCTOBER 3, 2024.

LEGAL DESCRIPTION

(AS DESCRIBED IN THE TITLE COMMITMENT)

LYING AND BEING SITUATE IN UNION COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 3 AND 4 OF INDIAN TRAIL BUSINESS PARK, PHASE II, AS SAME IS SHOWN ON A MAP THEREOF RECORDED IN PLAT CABINET D, FILE 375 IN THE UNION COUNTY PUBLIC REGISTRY.

LESS AND EXCEPT THE LAND CONVEYED BY NORTH CAROLINA NON-WARRANTY DEED RECORDED IN BOOK 807, PAGE 884 IN THE UNION COUNTY PUBLIC REGISTRY.



NOTES CORRESPONDING TO SCHEDULE B

- 5 - EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK D, PAGE 375, UNION COUNTY REGISTRY. **AFFECTS, AS SHOWN**
- 6 - COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND LIENS PROVIDED FOR IN COVENANTS AND RESTRICTIONS INDIAN TRAIL BUSINESS PARK PHASE II FILED FOR RECORD IN BOOK 628, PAGE 740, AS AMENDED BY AMENDMENT TO COVENANTS AND RESTRICTIONS AND RELEASE OF EASEMENT RECORDED IN BOOK 648, PAGE 180, AS SUPPLEMENTED BY SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR INDIAN TRAIL BUSINESS PARK PHASE II RECORDED IN BOOK 1305, PAGE 967, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S). **AFFECTS, AS SHOWN**
- 7 - EASEMENT TO INDIAN TRAIL ASSOCIATES RECORDED IN BOOK 546, PAGE 673. **UNABLE TO DETERMINE AFFECTED AREA, NEED COPY OF MENTIONED J.B. VICKERY SUBDIVISION**
- 8 - PERMIT FOR TELEPHONE LINE AND POWER LINE RIGHT OF WAY TO ALTEL CAROLINA, INC. DISTRICT II RECORDED IN BOOK 472, PAGE 821. **UNABLE TO DETERMINE AFFECTED AREA, NEED COPY OF MENTIONED INDIAN TRAIL BUSINESS PARK PHASE I**
- 9 - RIGHT OF WAY AGREEMENT TO THE STATE HIGHWAY AND PUBLIC WORKS COMMISSION RECORDED IN BOOK 125, PAGE 270. **UNABLE TO DETERMINE AFFECTED AREA, NEED COPY OF MENTIONED STATE HIGHWAY PROJECT 6559**
- 10 - RIGHT-OF-WAY EASEMENT TO UNION ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 90, PAGE 24. **UNABLE TO DETERMINE AFFECTED AREA FROM DOCUMENT**
- 11 - DECLARATION OF COVENANTS FOR MAINTENANCE OF WATER QUALITY CONTROL STRUCTURES RECORDED IN BOOK 8523, PAGE 357. **AFFECTS, NOTHING TO PLOT**
- 12 - SANITARY SEWER LINE EASEMENTS TO UNION COUNTY RECORDED IN BOOK 8563, PAGE 373 AND BOOK 8563, PAGE 376, AND AS SHOWN ON THE SURVEY. **AFFECTS, AS SHOWN**
- 13 - DEED OF EASEMENT TO MATTHEWS & WAXHAW TELEPHONE COMPANY RECORDED IN BOOK 124, PAGE 310. **AFFECTS, BLANKET IN NATURE**
- 14 - RIGHT OF WAY AGREEMENTS TO UNION COUNTY RECORDED IN BOOK 430, PAGE 860, AND BOOK 559, PAGE 595. **AFFECTS, BLANKET IN NATURE**

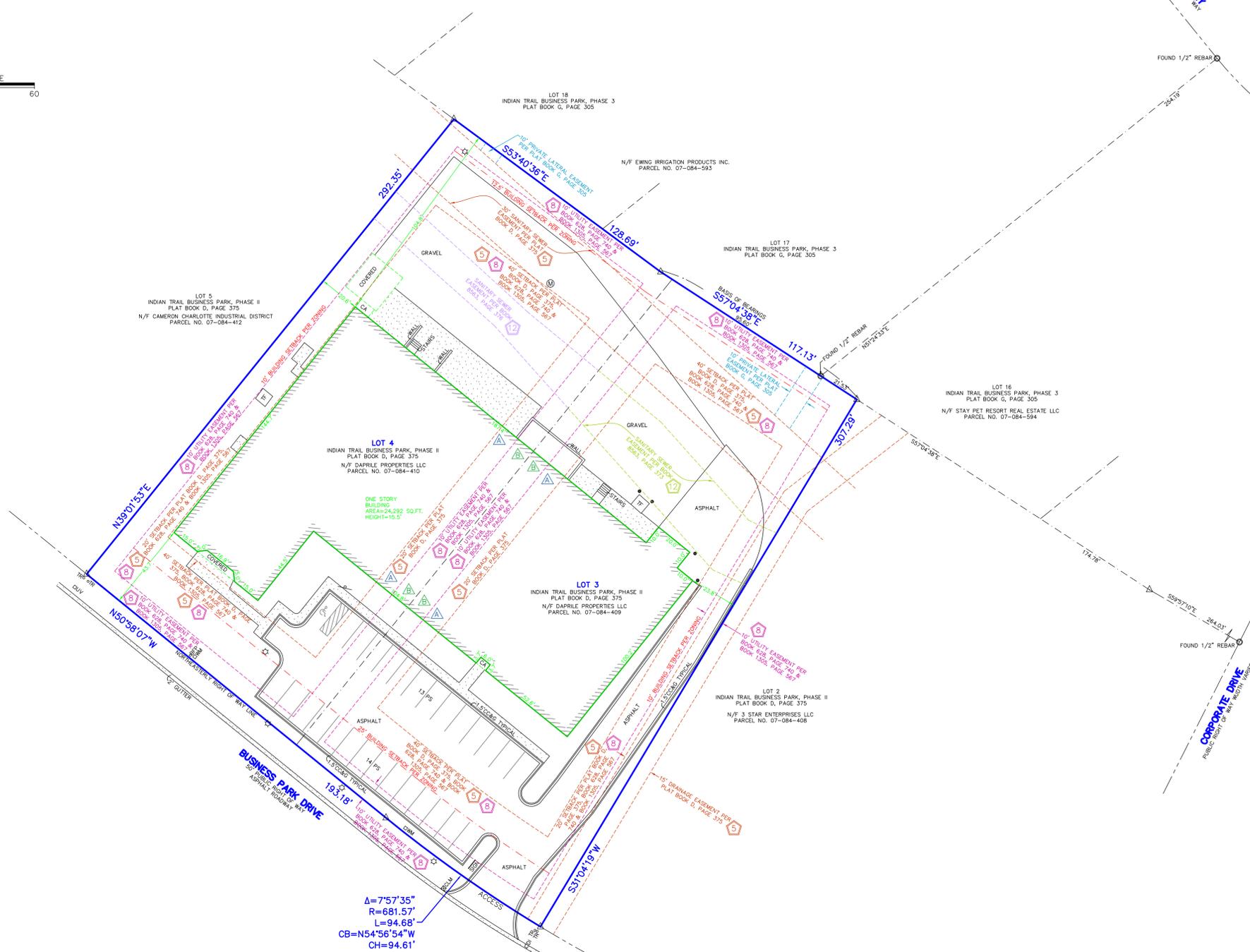
STATEMENT OF SIGNIFICANT OBSERVATIONS

THE STATEMENTS BELOW CONTAIN OPINIONS BASED ON FIELD OBSERVATIONS AND MAY OR MAY NOT COINCIDE WITH THE FACTS RELATIVE TO MATTERS OF PUBLIC RECORDS, ACTUAL USE OF THE PROPERTY, USE OF IMPROVEMENTS TO THE PROPERTY, OR ACTUAL PROPER ACCESS.

▲ BUILDING FALLS WITHIN SETBACKS, AS SHOWN.

▲ BUILDING FALLS WITHIN EASEMENT, AS SHOWN.

LEGEND		
	CONCRETE SURFACE	CC&G
	NO PARKING AREA	DI
	HANDICAP PARKING SPACE	⊙
	PARKING SPACE(S)	⊙
	TRANSFORMER	⊙
	COVERED AREA	●
	WATER METER	●
	COLUMN	●
	TELEPHONE RISER	●
	UTILITY VAULT	●
	CENTRAL ANGLE	∠
	ARC LENGTH	L
	RADIUS	R
	CHORD BEARING	CB
	CHORD LENGTH	CH
	FOUND MONUMENT	⊙
	COMPUTED POINT (NO MONUMENT)	⊙
	NOW OR FORMERLY BACKFLOW PREVENTOR	N/F
	BACKFLOW PREVENTOR	BFP
	CONCRETE CURB & GUTTER	
	DRAINAGE INLET	
	MANHOLE	
	LIGHT POLE	
	SIGN	
	BOLLARD	
	CENTER RIGHT-OF-WAY LINE	
	RIGHT-OF-WAY LINE	
	ADJOINING BOUNDARY LINE	
	EASEMENT LINE (COLOR AS SHOWN)	
	GOVERNMENT LAND LINE	
	SETBACK LINE	
	SUBJECT PROPERTY LINE	



VICINITY MAP
NOT TO SCALE
MAP DATA © 2022, GOOGLE

SHEET 1 OF 1

LAND AREA
80,002 SQUARE FEET
1.837 ACRES

PARKING
REGULAR= 27
HANDICAP= 1
TOTAL= 28

FLOOD INFORMATION
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WWW.FEMA.GOV
DETERMINATION METHOD: GRAPHICAL PLOTTING ONLY
MAP NUMBER: 3710540800
EFFECTIVE DATE: 10/16/2008

ZONE "X" - MINIMAL RISK AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ZONE "AE" - BASE FLOOD ELEVATIONS (BFE) ARE DETERMINED.

BEARING BASIS
BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF LOT 3 BEING S57°04'38"E, PER PLAT BOOK D, PAGE 375.

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY. ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. WITHOUT EXCAVATION UTILITY INFORMATION MAY BE INCOMPLETE, INACCURATE AND UNRELIABLE.
- UNLESS PROMINENTLY NOTED HEREON, ALL STATEMENTS AND OR CERTIFICATIONS RELATING TO IMPROVEMENT STRUCTURES OF ANY TYPE, UTILITIES, OR NON-RECORD USE ARE BASED SOLELY ON OBSERVABLE ABOVE GROUND EVIDENCE.
- THE SUBJECT PROPERTY HAS PHYSICAL ACCESS TO BUSINESS PARK DRIVE. A DEDICATED PUBLIC STREET OR HIGHWAY. THIS STATEMENT IS BASED ENTIRELY ON FIELD OBSERVATIONS AT THE TIME OF SURVEY. THE LOCAL GOVERNING AUTHORITY SHOULD BE CONSULTED FOR ANY QUESTIONS CONCERNING THE VALIDITY OR RIGHTS OF THIS USE.
- BASED ON LIMITED AND RUDIMENTARY SURFACE OBSERVATIONS, THERE DO NOT APPEAR TO BE ANY CEMETERIES AND OR BURIAL GROUNDS ON SITE. HOWEVER, A QUALIFIED PROFESSIONAL IN THIS FIELD WAS NOT CONSULTED FOR ABSOLUTE CONFORMANCE.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
- WITHOUT EXPRESSING A LEGAL OPINION THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS BASED ON THE FOOTPRINT.
- NO INFORMATION WAS PROVIDED TO THE SURVEYOR TO INDICATE PROPOSED CHANGES IN STREET RIGHT-OF-WAY. NO EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS WAS OBSERVED AT TIME OF SURVEY.
- THIS SURVEY DOCUMENT IS NOT VALID WITHOUT THE AUTHORIZED SEAL AND SIGNATURE OF A PROFESSIONAL SURVEYOR. IN ADDITION, ANY CHANGES TO THIS SURVEY DOCUMENT BY OTHER THAN THE PROFESSIONAL SURVEYOR NAMED HEREON INVALIDATES THE SURVEY DOCUMENT.
- TITLE WORK FOR THIS ALTA SURVEY WAS FURNISHED TO AEI CONSULTANTS BY THE CLIENT. NO TITLE SEARCH WAS PERFORMED BY AEI CONSULTANTS. AEI CONSULTANTS DOES NOT ACCEPT ANY LIABILITY FOR ERRORS, OMISSIONS OR DEFICIENCIES DUE TO INACCURACIES IN THE TITLE WORK.
- ALL DISTANCES ARE HORIZONTAL GROUND (U.S. SURFACE FEET).
- IN REGARDS TO OPTIONAL TABLE A ITEM 8 AND BY SURFACE OBSERVATIONS MADE BY NON-QUALIFIED PERSONNEL ONLY. THERE DOES NOT APPEAR TO BE ANY OBSERVABLE REFUSE AREAS OR DUMPSTERS AT TIME OF SURVEY.
- TYPE OF SURVEY IS URBAN LAND OR "CLASS A" (21 NCAC 56 1903).
- CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1104, PAGE 8); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 0.07+50 PPM OR 0.07+120,000+PERIMETER (95% CONFIDENCE LEVEL), AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56 1600).

ALTA/NSPS LAND TITLE SURVEY
AEI JOB # 500033
STAFFORD
131 BUSINESS PARK DRIVE
INDIAN TRAIL, NORTH CAROLINA
UNION COUNTY



COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
03/22/24	ADD ZONING	UB	500033
			SCALE: 1" = 30'
			DRAWN BY: UB/KH
			APPROVED BY: ECD

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION
TO: CHICAGO TITLE INSURANCE COMPANY; PARKSIDE FINANCIAL BANK & TRUST; CONFLUENT HOLDINGS, LLC; CONFLUENT PROPERTIES GROUP, LLC; AND NORTH CAROLINA BUSINESS PARK, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/09/2024. DATE OF PLAT OR MAP: 10/18/2024.

REGISTERED PROFESSIONAL LAND SURVEYOR
ERNEST C. DRAKE
1109 CRANBROOK DRIVE
ARLON, NC 28704
828-674-0008
SURVEYS@AEICONSULTANTS.COM

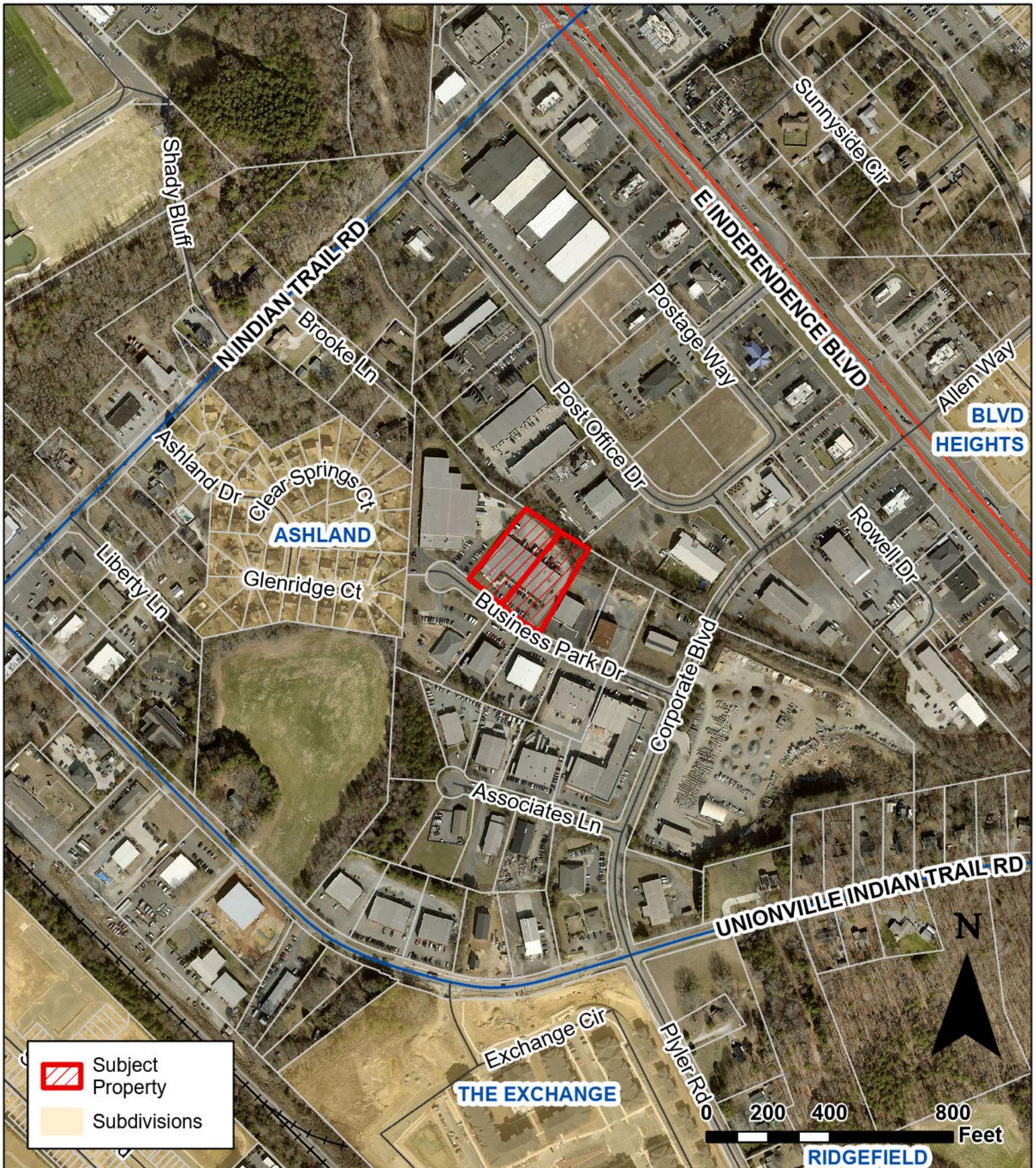
11/26/2024
DATED

SURVEYED BY:
ERNEST C. DRAKE
1109 CRANBROOK DRIVE
ARLON, NC 28704
828-674-0008
SURVEYS@AEICONSULTANTS.COM



Rezoning Exhibit: ORTHOIMAGERY MAP

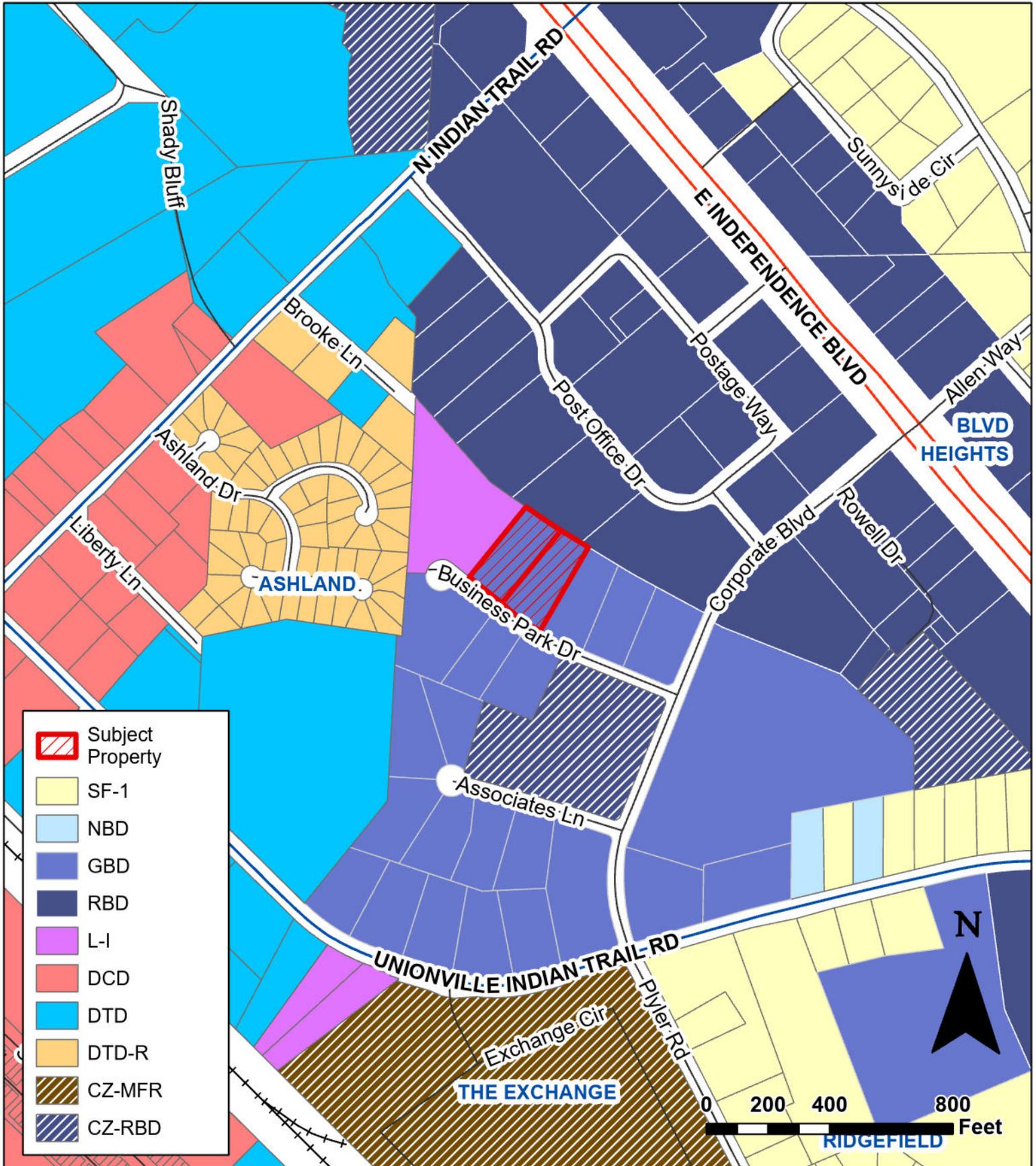
Project: ZM 2026-0008
Parcels: 07084409 & 4410
Location: 131 Business Park Dr.
Existing Zoning: GBD (General Business District)
Proposed Zoning: LI (Light Industrial District)





Rezoning Exhibit: ZONING MAP

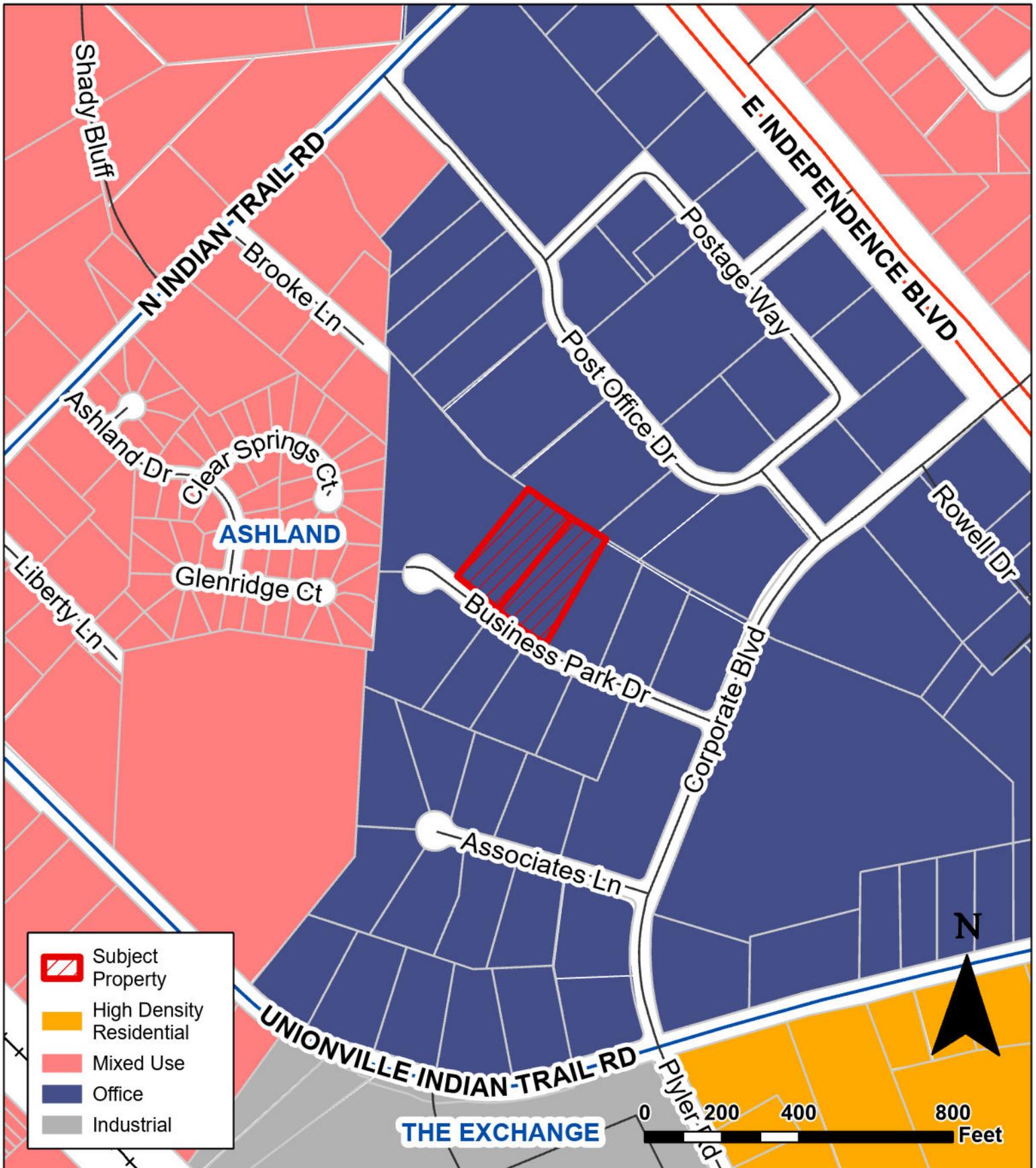
Project: ZM 2026-0008
Parcels: 07084409 & 4410
Location: 131 Business Park Dr.
Existing Zoning: GBD (General Business District)
Proposed Zoning: LI (Light Industrial District)





Rezoning Exhibit: FUTURE LAND USE MAP

Project: ZM 2026-0008
Parcels: 07084409 & 4410
Location: 131 Business Park Dr.
Existing Zoning: GBD (General Business District)
Proposed Zoning: LI (Light Industrial District)



Town of Indian Trail - MEMO

To: Planning and Zoning
From: Josue Pena, Planner/GIS
Date: February 9, 2026
Subject: Zoning Map Amendment #2026-0010



GENERAL INFORMATION

Request is to rezone parcel 07090003, located at the corner of Old Monroe Rd and Pickett Cir, from SF-1 (single family) zoning to GBD (general business) zoning. The parcel is currently vacant and undeveloped.



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

Request: Rezone one (1) property, at approximately 1.66 acres in size

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

Proposed Zoning: General Business District (GBD)

Location: On the northwest side of the intersection of Pickett Circle and Old Monroe Rd.

Parcel(s): 070-90-003

Applicant: Nature’s Calling LLC, Denis Moser

REQUEST SUMMARY

Property owner is proposing to **conventionally**¹ rezone one (1) parcel to General Business District (GBD) (*see Attachment 1, Application and Letter of Intent*). The subject properties are currently vacant and zoned Single Family – Low Density (SF-1). The intent is to better align the property to the surrounding commercial properties and ongoing infrastructure improvements.

¹ A conventional rezoning amends the zoning classification of a property without conditions; the rezoned property becomes subject to all by-right allowances and restrictions of the new zoning district.

ANALYSIS/OVERVIEW

Existing Conditions and Current Zoning

The subject property is zoned SF-1 and is within the Sun Valley Neighborhood Services Activity Center. The property is part of the Valley Estates residential subdivision², however it has remained vacant and undeveloped since the creation of the subdivision. This property has street frontage on Old Monroe Rd and Picketts Circle. All other adjacent lots with frontage with Old Monroe Rd are also currently undeveloped. The subject property is situated in a sparsely developed area. (See [Attachment #2, Orthoimagery Map](#)).

The property owner is requesting the property to be rezoned to General Business District (GBD). This zoning district *“is intended to provide for businesses that provide goods and services to the entire Town. These districts provide for a wide variety of commercial, financial, business service, and office uses. The service area of businesses in the GBD will be primarily from residents of the Town. The standards that apply in the district are intended to create and maintain an appealing shopping environment for the community”* (UDO Section 530.010 District Descriptions).

About 300 feet northwest of the subject properties, there is a large undeveloped area stretching about 1/3 of a mile across both sides of Old Monroe Rd zoned as Conditional Zoning – Neighborhood Business District (CZ-NBD). These parcels are the commercial phases of the Sagecroft Village - Planned Unit Development, approved under SUP 2004-015 on June 22, 2007. Phase 1 consisting of 50 single-family detach lots is currently under construction.

About 300 feet southeast of the subject property, is the Sun Valley Commons Shopping Center and the Sun Valley Station, zoned respectively GBD and CZ-GBD. Most of the Sun Valley Commons Shopping Center is developed, whereas the Sun Valley Station is partially developed³. The Sun Valley Station project was approved with CZ 2019-0045 on December 18, 2019, and calls for the development of a 37,500 SF shopping/entertainment building. Site plans for these parcels are currently under review.

A list of adjoining zoning districts can be found in Table 1 below. ([see Attachment 3, Current Zoning Map](#))

Table 1: Summary of Surrounding Zoning and Uses

Direction	Zoning District	Existing Use
North	SF-1	Valley Estates Subdivision
South	SF-1	Single Family Detached Homes
East	GBD and CZ-GBD	Sun Valley Commons Shopping Center
West	CZ-NBD	Vacant; Future Sagecroft Village

² Valley Estates subdivision was recorded in 1970. It currently contains a total of 54 lots, 29 of which have detached single family homes. Most homes were built in the 1980’s.

³ The Sun Valley Station outparcel was approved for the construction of an ABC Store on January 6, 2021. A final Certificate of Zoning Compliance was issued on December 29, 2022.

Photos of Project Area

Subject Property



Pickett Circle road into Valley Estates



Old Monroe Rd – heading northwest



Old Monroe Rd – heading southeast towards Sun Valley Commons



View across Old Monroe Rd.



Comprehensive Plan Consistency

Future Land Use Map

The Future Land Use Map, found in the Town’s Comprehensive Plan 2041, recommends “medium density residential” as the most appropriate land use for the subject properties (*See Attachment 4, Future Land Use Map*). This recommendation was most likely made to protect the residential character of Sun Valley estates and any adject residents from any land use impacts of commercial activity. Therefore, the proposed zoning district of GBD is not consistent with the Town’s Comprehensive Plan.

However, the existing conditions and ongoing infrastructure changes support the rezoning petition. The existing surrounding zoning districts will eventually encourage commercial development. Additionally, the Old Monroe Widening project will change the appeal and compatibility of single family residential; very few will desire and develop a single family detached home adjacent to a busy road. This is made apparent by considering how long the property has remained undeveloped.

If a commercial development were proposed on this property, 25 to 50-foot buffers would be required along the property lines that face Sun Valley Estates, with the goal of protecting the neighbors from commercial land use impacts.

Comprehensive Plan Recommendations for the Sun Valley Sub-Regional Activity Center.

The subject property is located within the Sun Valley Neighborhood Services Activity Center⁴ (*See Attachment 5, Sub-Regional Activity Center Map*). This area is envisioned as a shopping and entertainment district for the Town. Its goal, same as with other activity centers in Town, is to allow more than half of the Town’s population to be within a 10-minute walk or 5-minute drive from regular services, such as stores, restaurants, professional offices, churches, libraries, and other services. Creating a Mixed-Use Activity Center Overlay benefits both residential and commercial uses. The co-location of more intense uses creates opportunities for a sense of place not possible in a more sprawling pattern of commercial uses along an arterial roadway. The activity center also provides both fiscal and quality of life benefits to the community. Therefore, the proposed zoning district of GBD is generally consistent with the goals of an Activity Center.

Present Developments and Future Development Projections

The area within a 500-foot radius is sparsely developed, with only a few scattered single-family homes. However, if we expand our radius, we can note that commercial and multifamily growth is occurring near the subject properties. The multi-family project Sagecroft Townhomes, which is 1,500 feet west of the subject properties and consists of 103 townhomes, is near completion. The commercial project ABC Store was completed in December 2022. The most impactful future development will be the Old Monroe Widening Project. Increased vehicular activity and increased noise will drive down the appeal of low-density residential uses and drive up the allure for commercial development. Therefore, the proposed zoning district of GBD is consistent with the current and future development patterns.

PROJECT ELEMENTS

Concept Plan

⁴ For a detailed description of the purpose of activity centers, see I.T. Comprehensive Plan 2041, Section 4.2.9 Mixed-Use Activity Center Overlay, pg 4-32

A conceptual plan is not required with a zoning map amendment.

CONSISTENCY FINDINGS

Staff is of the opinion that the following consistency findings can be made regarding the proposed rezoning:

1. The proposed Zoning Map Amendment is consistent with the following goals of the Comprehensive Plan:
 - **Economic Development Goal # 1:** The proposed map amendment will create a more balanced tax base by promoting the development of office parks, businesses, retail centers, and industrial parks and promoting a diverse local economy that will support varied employment opportunities.
 - **Land Use and Housing Goal # 1:** The proposed map amendment will promote a variety of land uses within the village and avoid potential land use conflicts between neighboring properties and surrounding municipalities.
 - **Land Use and Housing Goal # 6:** The proposed map amendment will help to coordinate with land development stakeholders to help create efficient and predictable land development process that will encourage investment in the community.

2. This rezoning request is reasonable and is in the public interest because it promotes the goals of the Indian Trail Comprehensive Plan in the areas of *Economic Development* and *Land Use and Housing*.

Staff Contact

Josue F. Peña, CZO
Planner
jfp@indiantrail.org
704.821.5401 x360

Attachments

- Attachment 1** Application
- Attachment 2** Aerial Map
- Attachment 3** Current Zoning Map
- Attachment 4** Future Land Use Map
- Attachment 5** Sub-regional Activity Center Map

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ZONING MAP AMENDMENT APPLICATION



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

ONLY COMPLETE APPLICATIONS ACCEPTED

Conventional Processing Fee:

Residential \$500

Commercial \$900

ZONING MAP AMENDMENT 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)

Schedule

1. Submit Application
 - The deadline for this application is the first of the month each month.
 - Once an application is submitted it will be placed on the Planning and Zoning Board Agenda for the following month.
2. Hold Community Meeting for major map amendments.
3. Planning and Zoning Board
 - Meets the 3rd Tuesday of every month.
 - Reviews application to ensure it is consistent with the Comprehensive Plan and UDO as well as all other adopted town plans. Transmits recommendation of approval or disapproval to Town Council.
4. Town Council
 - Meets 2nd and 4th Tuesday of every month.
 - Legislative action is to approve, approve with modifications, deny, or send back to the Planning Board for further study.

General Information

Project Address O Old Monroe Rd
City Indian Trail State NC Zip 28079
Tax Parcel ID 07090003 Zoning Designation _____
Total Acres 1.66 Impervious Area _____
Project Description _____

ZONING MAP AMENDMENT APPLICATION

Contact Information – Applicant

Contact Name Tom Crouch
Company Name The Moser's Group / Nature's Calling
Address 231 Post Office Drive, Suite B8
City Indian Trail State NC Zip 28079
Phone 980-333-9019 Fax
Email tcrouch@themosergroupinc.com

Contact Information – Property Owner

Contact Name Dennis Moser
Company Name Nature's Calling
Address 231 Post Office Drive, Suite B8
City Indian Trail State NC Zip 28079
Phone 704-201-6333 Fax
Email dmoser@themosergroupinc.com

Applicant's Certification

Signature [Handwritten Signature] Date 1/28/20
Printed Name/Title Tom Crouch, Project Manager

Signature of Notary Public [Handwritten Signature] Date 1/28/20

Notary Seal RANDI HELMS
Notary Public, North Carolina
Union County
My Commission Expires June 26, 2028

Property Owner's Certification

Signature [Handwritten Signature] Date 1/28/20
Printed Name/Title Dennis W. Moser

Signature of Notary Public [Handwritten Signature] Date 1/28/20

Notary Seal RANDI HELMS
Notary Public, North Carolina
Union County
My Commission Expires June 26, 2028

Nature's Calling, LLC
231 Post Office Drive, Suite B8
Indian Trail NC 28079

We are requesting that this property be rezoned to better align with the surrounding properties and ongoing development along Old Monroe Road.

This corridor is currently undergoing significant infrastructure improvements, and many frontage properties along the roadway are being converted from residential to commercial use. Given these changes, we believe commercial zoning represents the highest and best use of this site.

The property is located directly across the street and down the road from the new ABC store, the Harris Teeter shopping center, and near Sun Valley Shopping Center. Rezoning this site to a General Business District would complement these existing developments and support the continued commercial growth of the area.

Sincerely,

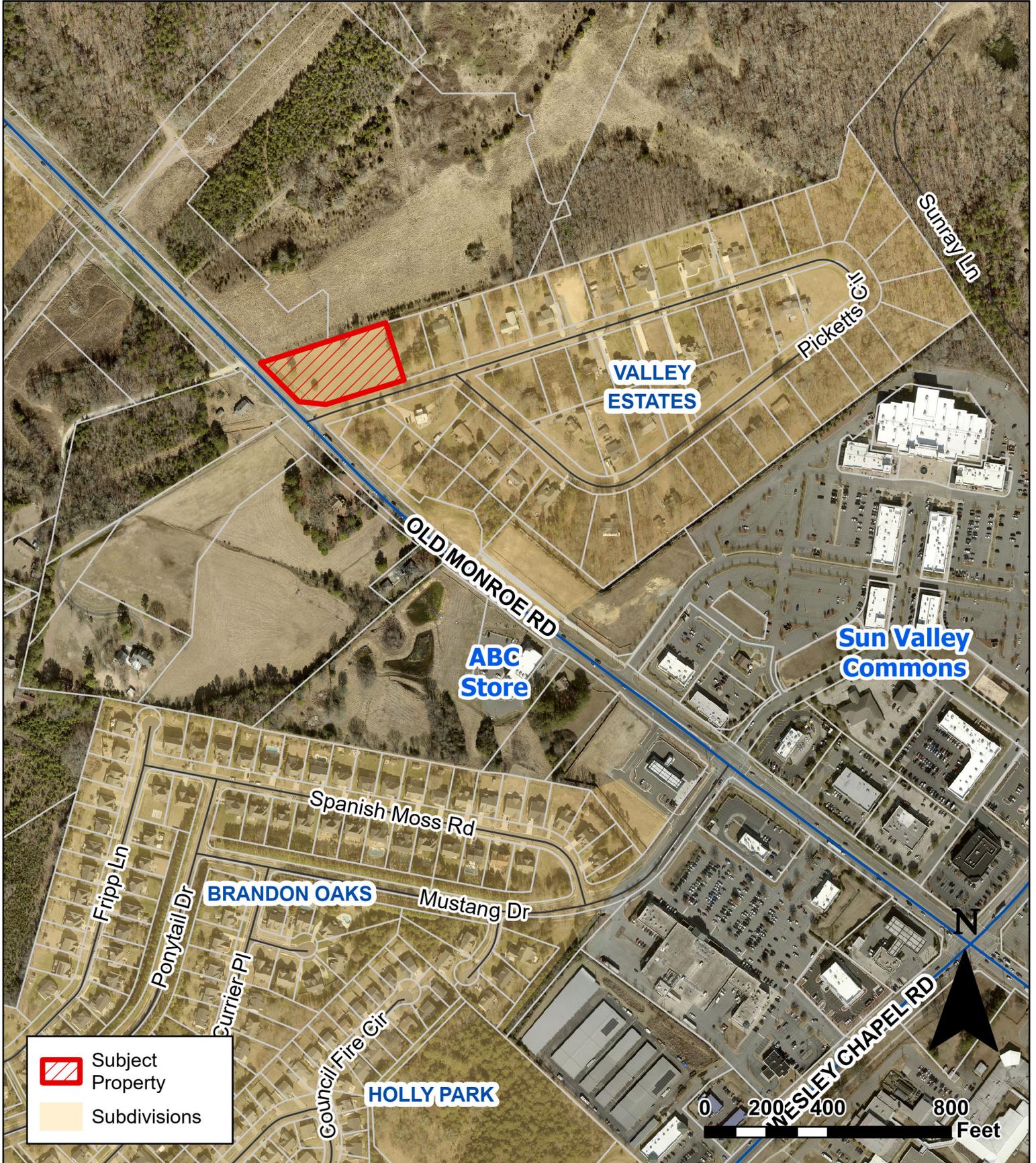
Tom Crouch

DIVIDER PAGE
SEE NEXT PAGE



Rezoning Exhibit: ORTHOIMAGERY MAP

Project: ZM 2026-0010
Parcels: 07090003
Location: 0 Old Monroe Rd
Existing Zoning: SF-1 (Single-Family Residential)
Proposed Zoning: GBD (General Business District)



Project Number and Reference: ZM 2026-0010 (Nature's Calling at Pickett Cir)

Planning Board Meeting Date: February 17, 2026

Town Council Meeting Date: TBD

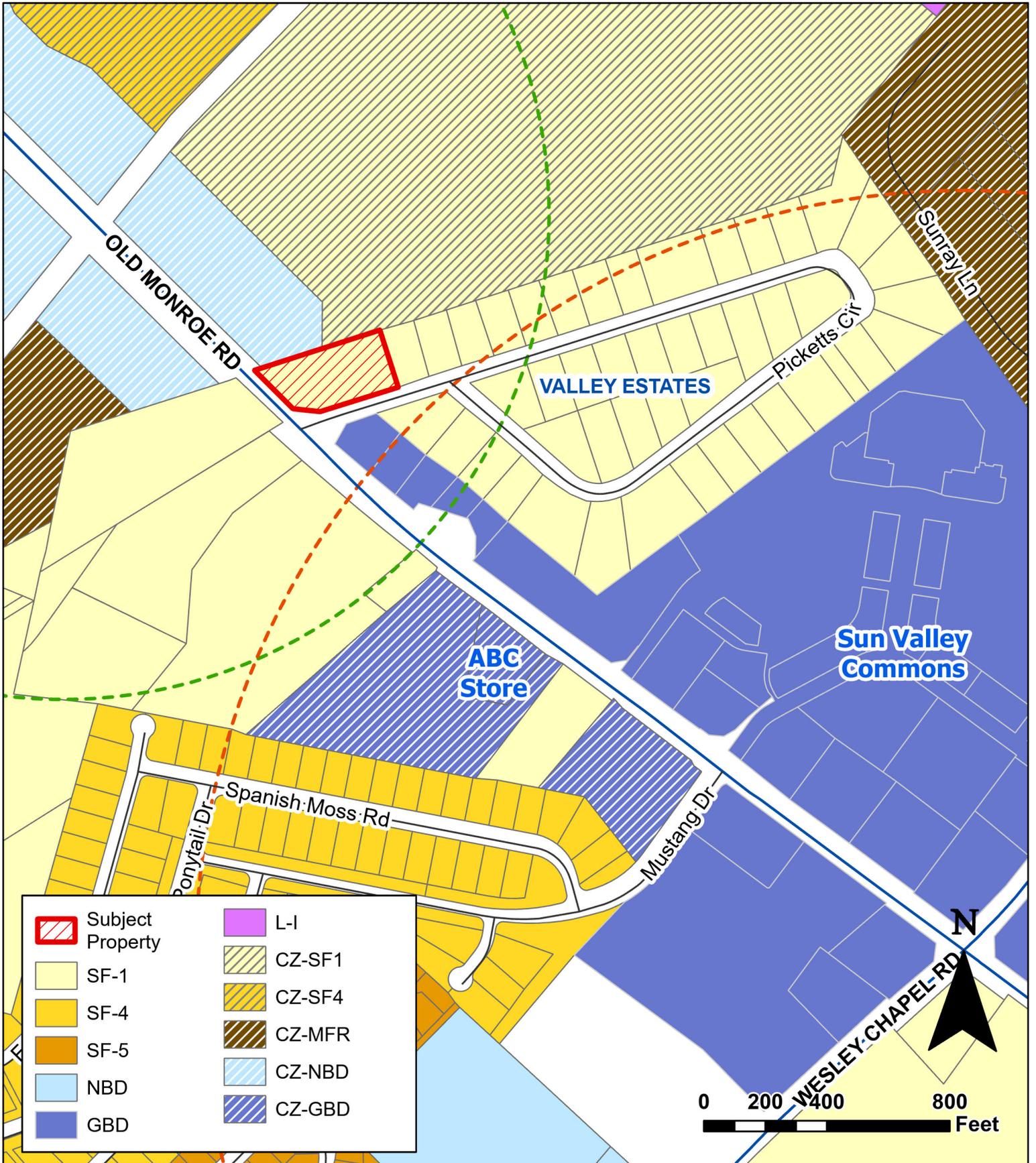
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Attachment 3 – Current Zoning Map



Rezoning Exhibit: ZONING MAP

Project: ZM 2026-0010
Parcels: 07090003
Location: 0 Old Monroe Rd
Existing Zoning: SF-1 (Single-Family Residential)
Proposed Zoning: GBD (General Business District)



DIVIDER PAGE
SEE NEXT PAGE



Rezoning Exhibit: FUTURE LAND USE MAP

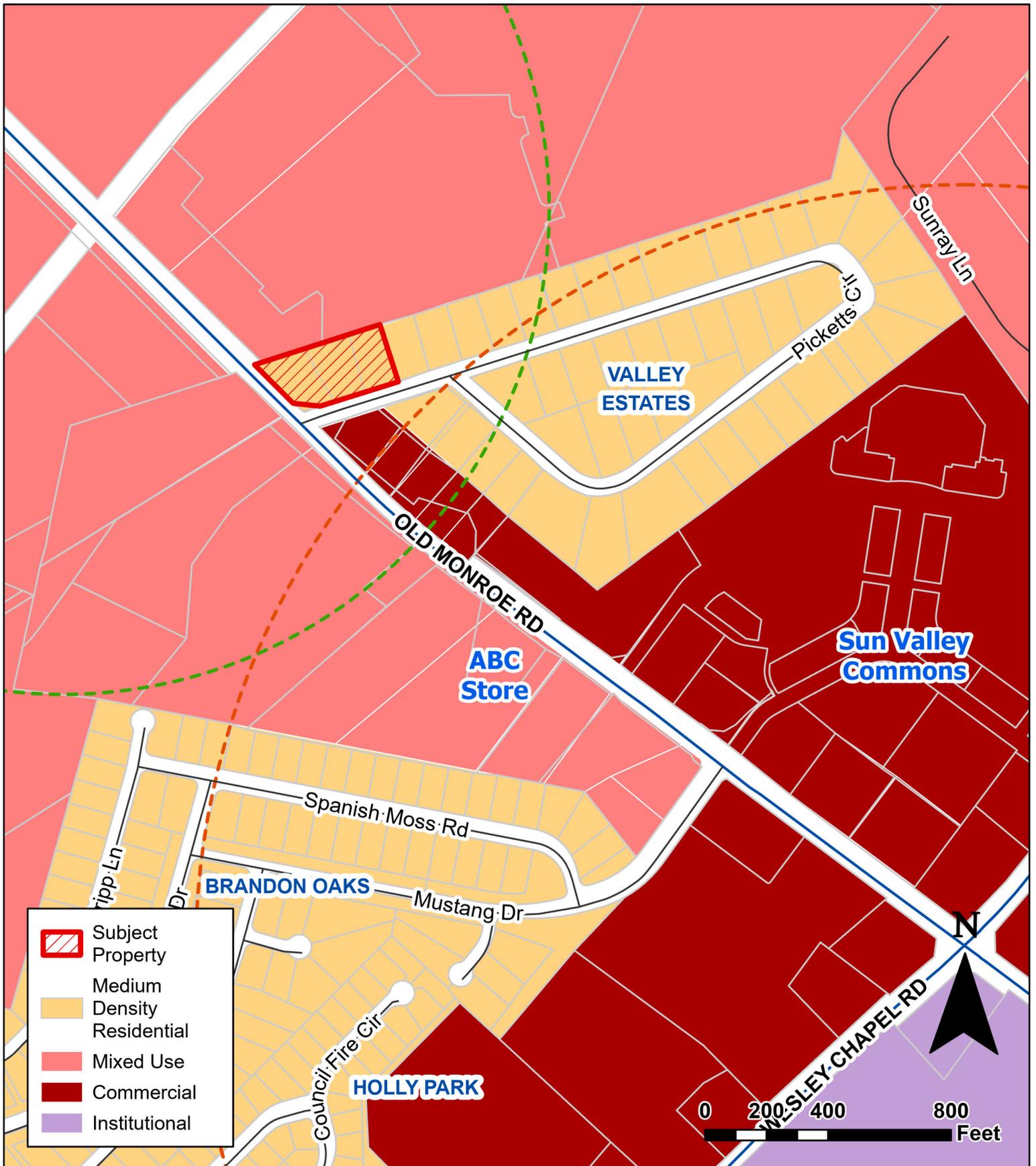
Project: ZM 2026-0010

Parcels: 07090003

Location: 0 Old Monroe Rd

Existing Zoning: SF-1 (Single-Family Residential)

Proposed Zoning: GBD (General Business District)



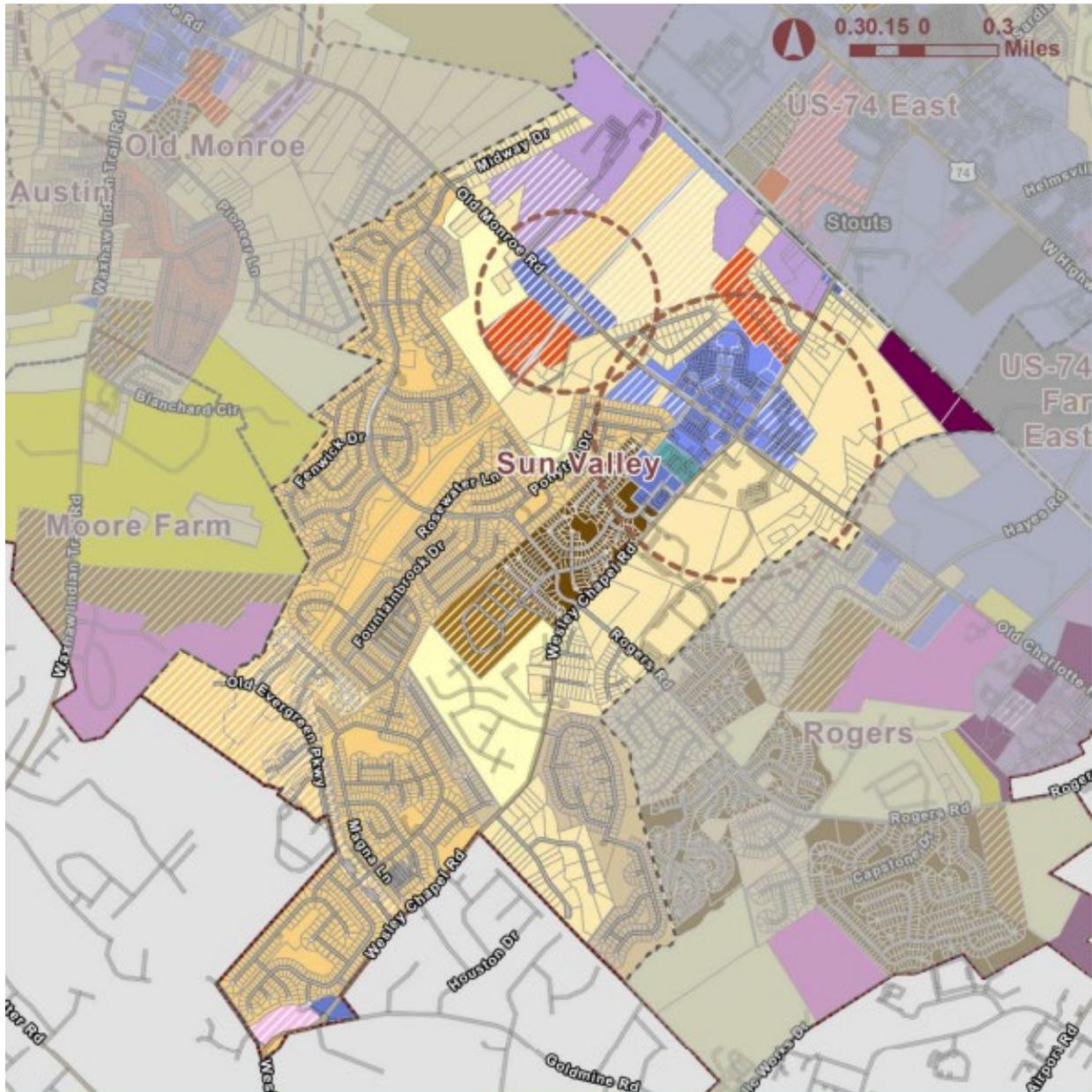


Figure 6.2.38
Sun Valley Village Existing Zoning



Attachment 5 – Sub-Regional Activity Center Map