



P.O. Box 2430
Indian Trail, North Carolina 28079
Telephone 704-821-5401
PLANNING DEPARTMENT

PLEASE DISREGARD PREVIOUS MAILING
UPDATED NOTICE OF PUBLIC HEARING

The Indian Trail Town Council will hold a public hearing on **Tuesday, October 22, 2019 at 6:30 p.m.** at the Indian Trail Town Hall to consider the proposed request below. You are receiving this notification because you own property within the project notification area.

Case # CZ & CPA 2019-0039	
Meeting Information	October 22, 2019 – 6:30 pm Town of Indian Trail Town Hall 315 Matthews-Indian Trail Road, Indian Trail, NC 28079
Subject Property Location	The property includes the area between Oak Springs Road, Oscar Robinson Road/Monroe Expressway, and Forest Park Subdivision. Parcels: 07081004B, K7081004, M7081004, 0781005A, K7081005, M7081005, M7081006, K7081006, K7081008, and M7081008.
Existing Zoning	SF-1 and Union County R-20
Associated Projects	1) An annexation case for five of the 10 parcels is also being processed for this property. The applicant has requested that the five parcels be annexed into the Town of Indian Trail from Union County. Annexation # 154. 2) A Comprehensive Plan Amendment is also being considered for this project. The applicant is proposing the future land use be changed from low density to high density.
Proposed Zoning	Conditional Zoning, Single-Family, High Density Residential (CZ SF-5)
Rezoning Intent	Proposed construction of 174 detached single-family home lots
Applicant	JBH Development, LLC.

What is a Conditional Zoning Map Amendment or Conditional Rezoning?

The zoning district for a property designates the type of uses permitted on a property (i.e. residential, commercial, industrial, etc.) and certain development standards. A Zoning Map Amendment is the process to change the zoning district for a property such as from a residential district to a commercial district. The Indian Trail Planning Board reviews Zoning Map Amendment applications and provides a recommendation to the Indian Trail Town Council who makes the final decision in a public hearing. Substantial change in the proposed amendment may be made following the public hearing.

The documentation on the proposed changes will be available from 9:00 a.m. until 5:00 p.m., Monday-Friday at the Indian Trail Town Hall, 315 Matthews-Indian Trail Road, Indian Trail, NC 28079. You may also visit www.indiantrail.org; under Planning Department click on "Apply for or Track a Permit/Current Project" and search for this project by name or contact Tim Jones at (704) 821-5401 or tdj@indiantrail.org. The proposed application in no way has been endorsed or approved by the Town of Indian Trail.

LOCATION MAP

**Property Location
(10) Parcels** **Oak
Springs Rd** **Stinson Hartis Rd**



US 74

**Monroe
Expressway**