



P.O. Box 2430
Indian Trail, North Carolina 28079
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PLANNING AND NEIGHBORHOOD SERVICES

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 # ZM 2019-0056	
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 intent is to rezone approximately 1.31 acres. The property is along South Indian Trail Road and South of Navajo Trail. Parcel: 07108014A.
Existing Zoning	Single Family Residential - Low Density (SF-1)
Proposed Zoning	Conditional Zoning, Central Business District (CBD-CD)
Rezoning Intent	Proposed mixed-use commercial and residential development.
Applicant	DBC Contracting, 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



ZM 2019-0056 203 S Indian Trail Rd

Proposal: Rezone from SF-1 to CBD to allow for mixed-use development

Parcels: 07108014A

Applicant: Joseph Citino/DBC Contracting LLC

