

WHEREAS, the Planning Board transmits a recommendation to approve to the Town Council;

WHEREAS, the Town Council held a public hearing on September 10, 2024, to consider said request and recommendation of approval from the Planning Board;

WHEREAS, the Town Council made the required findings.

NOW, THEREFORE, IT SHALL BE ORDAINED by the Town Council of the Town of Indian Trail, North Carolina hereby takes the following action:

Section 1 – Makes the required findings as stated herein; and

Section 2 – Approves ZT 2024-0101 Zoning Text Amendment petition thereby granting the amendment to the Unified Development Ordinance to incorporate revisions related to self-storage facilities identified in Exhibit 1:

Section 3 – This ordinance shall be effective immediately upon adoption.


AND IT IS SO ORDAINED this 10th Day of September 2024.

TOWN OF INDIAN TRAIL COUNCIL



David Cohn, Mayor

Attest:



Trena Sims, Town Clerk

Approved as to Form:



Melanie Cox, Town Attorney



UDO ADDITIONS AND REVISIONS

The following are modifications to the Unified Development Ordinance (UDO) for the request ZT 2024-0101. For ease of reference, new text is referenced in green font. Deletions will appear in red also but with a strikethrough line or lines such as “~~revised text~~”. Other notes to the reader will be highlighted.

DIVISION 500 BASE ZONING DISTRICTS

Chapter 560 Permitted Uses

560.010 Table of Permitted Uses

The use table at the link below identifies uses authorized or prohibited within the zoning districts identified in DIVISION 500. The use codes are as follows: P = Permitted Use; C = Conditional Zoning; and "X" = Prohibited Use/Not Permitted.

Table 500-4: Table of Permitted Uses

Use Cat.	Use Type												Use Specific Standards	Land Use Grp
		NBD	GBD	RBD	I	DCD	DTD	DTD-R	L-I	H-I	O-MUAC	O-SRAC		
	Indoor Climate-Controlled Self-Storage Facilities	X	P * X	P * X	P * X	X	X	X	P C	P	P * X	P * X	Distance requirement between each self-storage development. ³ Outdoor-access self-enclosed storage facilities not permitted. * Indoor, climate-controlled storage facility only.	2

³ Each new application for a Self-Use Storage Facility use shall be at least 3,000 feet from another such use. This distance requirement is also to be applied when a Conditional Zoning (CZ) is required to allow the use.

Note: Only showing necessary portions of the table columns and rows to depict the changes.

This concludes the additions and revisions to the UDO.
