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STATE OF NORTH CAROLINA)
)
TOWN OF INDIAN TRAIL)

ORDINANCE: # 432

AN ORDINANCE AMENDING PORTIONS OF THE INDIAN TRAIL UNIFIED DEVELOPMENT ORDINANCE (UDO) TO AMEND DIVISION 900 SIGNS; CHAPTER 9110 FREESTANDING AND GROUND MOUNTED SIGNS TO INCLUDE INDIAN TRAIL FAIRVIEW ROAD INTO THE MULTI-TENANT SECTION OF CHAPTER 9110, IN THE TOWN OF INDIAN TRAIL, UNION COUNTY, NORTH CAROLINA

WHEREAS, this Zoning Text Amendment (ZT 2026-0084) was duly noticed in compliance with North Carolina General Statutes; and

WHEREAS, a public meeting was held by the Planning & Zoning Board on July 21, 2026, to consider this zoning text amendment; and

WHEREAS, staff finds the proposed text amendment is consistent with the following goals of the Comprehensive Plan:

- Economic Development Goal No. 2: By supporting existing businesses within the town through effective communication and community outreach.
- Quality of Life Goal No. 1: Provide a unique identity for Indian Trail with common community design and other identity elements implemented throughout the town.

WHEREAS, the Planning & Zoning Board found this ordinance text amendment to be a reasonable request in the public interest because it promotes the goals of the Indian Trail Comprehensive Plan in the areas of *Economic Development and Quality of Life*; and provides clear, predictable development standards;

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

WHEREAS, the Town Council held a public hearing on August 11, 2026, to consider said request and recommendation of approval from the Planning & Zoning 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 2026-0084 Zoning Text Amendment petition thereby granting the amendment to the Unified Development Ordinance to amend Division 900 Signs and incorporate the Indian Trail Fairview Corridor into Division 9110 as listed below.

DIVISION 900 SIGNS

Chapter 9110 Freestanding and Ground Mounted Signs

9110.020 Ground Mounted Sign Requirement

All permitted signs on properties located within the Town of Indian Trail shall be ground mounted with the exception of properties located along Highway 74/Independence Boulevard and Old Monroe Road unless otherwise specified in Chapter 790, Off-Premises Signs (RBD District). No ground mounted sign may be higher than six (6) feet above finished grade for a single tenant sign, and ten (10) feet in height for a multi-tenant sign; unless specified in Table B Multi-Tenant Properties below.

9110.060 Hwy 74/Independence Blvd, ~~and~~ Old Monroe Road and Indian Trail Fairview Road – Multi-Tenant Parcels

Freestanding signs for multi-tenant parcels located adjacent to Highway 74/Independence Boulevard, ~~or~~ Old Monroe Road, or Indian Trail Fairview Road shall be calculated based on one of the following tables. If a property meets criteria from both tables, it shall be allowed to apply the most permissive set of sign regulations as described in these tables.

B. Multi-Tenant Properties

Table 900-5: Allowable Sign Area and Height for Multi-Tenant Properties (by Property Size)				
Size of Property (acres)	Allowable Sign Area (sq feet)		Maximum Height of Sign (feet)	
	Hwy 74 / Old Monroe Rd	<u>I.T. - Fairview Rd</u>	Hwy 74 / Old Monroe Rd	<u>I.T. - Fairview Rd</u>
Less than 1	65	<u>32</u>	20	<u>10</u>
1.00 to 1.99	75	<u>32</u>	20	<u>10</u>
2.00 to 2.99	75	<u>32</u>	20	<u>12</u>
3.00 to 3.99	80	<u>40</u>	20	<u>15</u>
4.00 to 4.99	90	<u>50</u>	25	<u>15</u>
5.00 to 5.99	100	<u>60</u>	25	<u>15</u>
6.00 to 6.99	100	<u>60</u>	25	<u>15</u>
More than 7	128	<u>70</u>	25	<u>15</u>
All signs defined by this table shall be located a minimum of 10 feet from the edge <u>right-of-way</u> of Highway 74 or Old Monroe Road right-of-way <u>and a minimum of 5 feet from the right-of-way of Indian Trail Fairview Road.</u>				

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

AND IT IS SO ORDAINED this 11th Day of August 2026.

TOWN OF INDIAN TRAIL COUNCIL

David Cohn, Mayor

Attest:

Trena Sims, Town Clerk

Approved as to Form:

Melanie Cox, Town Attorney