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STATE OF NORTH CAROLINA)
)
TOWN OF INDIAN TRAIL)

ORDINANCE: # 433

**AN ORDINANCE AMENDING PORTIONS OF THE INDIAN TRAIL UNIFIED
DEVELOPMENT ORDINANCE (UDO) TO AMEND THE SCHOOL IMPACT
STUDY REQUIREMENT IN THE TOWN OF INDIAN TRAIL, UNION COUNTY,
NORTH CAROLINA**

WHEREAS, this Zoning Text Amendment (ZT 2026-0085) 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:

Community Engagement and Communication Goal #1: The proposed map amendment will be communicated effectively with residents, business owners, and other stakeholders to ensure a well-informed and inclusive community

Economic Development Goal #2: The proposed map amendment will support existing businesses within the town through effective communication and community outreach;

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 *Community Engagement/Communication, and Economic Development*; and improves town development processes and requirements;

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 2026-0085 Zoning Text Amendment petition thereby granting the amendment to the Unified Development Ordinance to incorporate revisions related to the School Impact Study requirement identified in Exhibit 1.

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



EXHIBIT 1

OUTLINE OF SECTIONS INVOLVED IN AMENDMENTS

DIVISION 300 DEVELOPMENT REVIEW PROCEDURES

Chapter 320 Zoning Map And Ordinance Text Amendments

Chapter 330 Conditional Zoning Districts

330.010 Purpose And General Requirements

330.020 Application Procedures

330.030 Staff Reviews [NEW SECTION.]

330.030 Planning And Zoning Board Review

330.040 Town Council Decision

330.050 Effect Of Approval; Zoning Map Designation

Chapter 340 Annexations

Chapter 350 Sketch Plan Review

Chapter 360 Planned Development Review And Approval (PUD, TND, MXD, CSD And OSD)

Chapter 370 Subdivisions

Chapter 380 Site Plan Review

380.010 Applicability

380.020 Pre-Application Conference

380.030 Application Requirements

380.040 Review Comments, Responses And Approvals

Chapter 390 Appeals And Variances

Chapter 3100 Development Agreements

Intent of DIVISION 300 amendments is to move applicant responsibility items to a staff responsibility for the modified process and retain request of information from school district.

DIVISION 1100 SUBDIVISION REGULATIONS

Chapter 1110 General Provisions

1110.010 Authority

1110.020 Purpose and Objectives

1110.030 Applicability

1110.040 Exemptions

1110.050 Development Names

1110.060 Applicable Policies

1110.070 Installation of Permanent Reference Points

1110.080 School Capacity Report [NEW SECTION.]

1110.080 Lots

1110.090 Street and Sidewalk Improvements

DIVISION 1300 GENERAL DEVELOPMENT AND DESIGN STANDARDS

Chapter 13140 School Impact Study

Main area in UDO that describes the requirement for a School Impact Study.

FORMAT OF PROPOSED REVISIONS

For ease of reference, new text is referenced in green font. Deletions will appear in red with a strikethrough line or lines such as "~~revised text~~". Other notes from staff to the reader will be highlighted.

PROPOSED REVISIONS

DIVISION 300 DEVELOPMENT REVIEW PROCEDURES

Chapter 330 Conditional Zoning Districts

330.020 Application Procedures

[NO CHANGE TO INTRODUCTION LANGUAGE.]

- A. The applicant shall, at a minimum, include as part of the application, each of the items listed below.

1. **[NO CHANGES TO 1 THRU 20.]**

~~21. School impact study for residential developments of fifty (50) lots/units or greater as required in UDO Chapter 13.140.~~

- B. **Conceptual Plans**

[NO CHANGES TO TEXT HERE.]

- C. **Additional Requirements**

[NO CHANGES TO TEXT HERE.]

- ~~D. **Technical Review Committee**~~ **[MOVED TO NEW SECTION 330.030 STAFF REVIEWS.]**

~~The TRC shall review and comment on the proposed project to ensure all of the Town ordinances are being complied with. Once the TRC comments are addressed and the project is resubmitted the community meeting may be scheduled.~~

- E. **Community Meeting**

[NO CHANGES TO TEXT HERE.]

- F. **Planning Director Review**

[NO CHANGES TO TEXT HERE.]

330.030 Staff Reviews

A. ~~D.~~ Technical Review Committee

The TRC shall review and comment on the proposed project to ensure all of the Town ordinances are being complied with. Once the TRC comments are addressed and the project is resubmitted the community meeting may be scheduled.

B. School Capacity Report [MOVED FROM "A.21" ABOVE.]

~~School impact study for~~ For proposed residential ~~developments~~ projects consisting of fifty (50) lots/units or ~~greater~~ more, staff will reach out to the Union County Public Schools district to request a report on capacity for the applicable schools as required in UDO Chapter 13140.

Chapter 380 Site Plan Review

380.030 Application Requirements

All applications must be submitted with the following:

A. Required Plan Information

Site construction plans ~~The required details for a site plan will be to be~~ consistent with those ~~required by~~ in Section ~~350.050A of this ordinance~~ 310.020 Information Required for Sketch Plans, Preliminary Plans/Site Plans and Final Plans.

B. Additional Requirements

The Planning Director may also require the following when deemed necessary:

1. Traffic Impact Analysis

A traffic impact analysis may be required in accordance with the Town of Indian Trail's Traffic Impact Analysis policy and Chapter 1340.

2. Environmental Impact Analysis

An environmental impact analysis may be required if it is determined sensitive resources may be impacted as a result of the development.

~~3. School Impact Study~~ [MOVED TO 380.040 REVIEW COMMENTS, RESPONSES AND APPROVALS.]

~~A school impact study for residential developments of fifty (50) lots/units or greater as required in UDO Chapter 13140 shall also accompany the application unless previously submitted through the rezoning approval process.~~

3. Waiver of Application Requirements

The Planning Director will have the authority to waive any of the application requirements when he determines that the requisite information is not necessary to understand the application and the application complies with this UDO.

C. Payment of Review Fees [MOVED FROM 380.040.]

After an application is deemed complete, the fees must be paid before Town Staff issues review comments.

380.040 Review Comments, Responses and Approvals

~~A. Payment of Review Fees~~

[MOVED TO 380.030.]

B. Review Comments

[NO CHANGES TO TEXT HERE.]

C. School ~~Impact Study~~ Capacity Report [MOVED FROM SECTION 380.030 APPLICATION REQUIREMENTS.]

A school ~~impact study~~ capacity report for residential developments of fifty (50) lots/units or greater as required in UDO Chapter 13140 ~~shall~~ must be requested by staff from the Union County Public Schools district ~~also accompany the application~~ unless previously submitted through the rezoning approval process.

D. ~~C.~~ Approval by Planning Director

[NO CHANGES TO TEXT HERE.]

E. ~~D.~~ Expiration of Approval

[NO CHANGES TO TEXT HERE.]

DIVISION 1100 SUBDIVISION REGULATIONS

Chapter 1110 General Provisions

1110.010 Authority

[NO CHANGES TO TEXT HERE.]

1110.020 Purpose and Objectives

[NO CHANGES TO TEXT HERE.]

1110.030 Applicability

[NO CHANGES TO TEXT HERE.]

1110.040 Exemptions

[NO CHANGES TO TEXT HERE.]

1110.050 Development Names

[NO CHANGES TO TEXT HERE.]

1110.060 Applicable Policies

[NO CHANGES TO TEXT HERE.]

1110.070 Installation of Permanent Reference Points

[NO CHANGES TO TEXT HERE.]

1110.080 School Capacity Report [MOVED FROM CHAPTER 13140 SCHOOL IMPACT STUDY.]

13140.010 General Requirements

Staff must request a School Capacity Report, typically in the form of an email, from the Union County Public Schools' Facilities Department ~~requests~~ for single-family and multifamily residential developments ~~s applications~~ consisting of 50-lots/units or more ~~shall include a school impact study estimating the number of students generated by the proposed development.~~

A. Minimum Study Requirements

School ~~impact studies~~ capacity reports typically ~~shall provide an estimate of the student generation by the proposed residential development over a minimum ten (10) year horizon between preschool and twelfth (12) grades~~ the school names in the attendance area between primary school and twelfth (12th) grades, each of those school's percentage rated capacity, total residential units contributing to each relative attendance area, and any advisory comments or disclaimers the Facilities Department wishes to pass along to the Town.

~~School impact studies shall be prepared by a professional demographer possessing at a minimum a master's degree in the subjects of demography, sociology, economics, urban planning, geography, and/or similar field. The demographer shall also have previous professional work experience in preparing population projections and other demography work products. A qualifications summary demonstrating the demographer's compliance with these requirements shall be included with each study. School impact studies shall be based on local, Union County specific population and student data and identify all data sources and assumptions used in the analysis.~~

B. Submittal

Staff must submit ~~School impact studies shall be submitted~~ a school capacity report within the conditional rezoning ~~or planned development~~ staff report ~~application~~ corresponding to the proposed residential development. If the residential development is not associated with the conditional rezoning ~~or planned development~~ application, the ~~study report shall~~ must be attached in the Town's review software system ~~submitted with the site plan or major subdivision application~~ corresponding to the proposed residential development.

C. Exceptions

Nursing care or skilled care facility uses are exempt from the requirements of UDO Chapter 13140.

1110.080 Lots

[NO CHANGES TO TEXT HERE.]

1110.090 Street and Sidewalk Improvements

[NO CHANGES TO TEXT HERE.]

DIVISION 1300 GENERAL DEVELOPMENT AND DESIGN STANDARDS

~~Chapter 13140 School Impact Study~~ [MOVE ENTIRE CHAPTER TO SUBDIVISION]

13140.010 General Requirements

~~Requests for single-family and multifamily residential developments consisting of 50 lots/units or more shall include a school impact study estimating the number of students generated by the proposed development.~~

~~A. *Minimum Study Requirements:* School impact studies shall provide an estimate of the student generation by the proposed residential development over a minimum ten (10) year horizon between preschool and twelfth (12) grades.~~

~~School impact studies shall be prepared by a professional demographer possessing at a minimum a master's degree in the subjects of demography, sociology, economics, urban planning, geography, and/or similar field. The demographer shall also have previous professional work experience in preparing population projections and other demography work products. A qualifications summary demonstrating the demographer's compliance with these requirements shall be included with each study. School impact studies shall be based on local, Union County specific population and student data and identify all data sources and assumptions used in the analysis.~~

~~B. *Submittal:* School impact studies shall be submitted with the conditional rezoning or planned development application corresponding to the proposed residential development. If the residential development is not associated with the conditional rezoning or planned development application, the study shall be submitted with the site plan or major subdivision application corresponding to the proposed residential development.~~

~~C. *Exceptions:* Nursing care or skilled care facility uses are exempt from the requirements of UDO Chapter 13140.~~

This concludes the proposed additions and revisions to the UDO.
