

PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, January 19 2016 at 6:00 P.M.
City Hall
35 Cabarrus Avenue, West, City Council Room

- I. CALL TO ORDER
- II. CHANGES TO THE AGENDA
- III. APPROVAL OF THE MINUTES
- IV. OLD BUSINESS
- V. NEW BUSINESS

1. Case SUP-11-15 (QUASI-JUDICIAL HEARING)

Kodiak Mini Storage II, LLC c/o Jeff Turnbull. has submitted a request for a Special Use Permit to construct a self-service storage facility on land zoned Conditional Use General Commercial (CUC-2) generally located at the northeast quadrant of Weddington Road NW and Pitts School Road, NW (PIN 4599-79-0526)

- a. Witnesses to be sworn in
- b. Open Public Hearing by Motion
- c. Staff Presentation
- d. Applicant's Testimony
- e. Opponent's Testimony
- f. Close Public Hearing by Motion
- g. Approve Findings of Fact by Motion
- h. Approve Conclusions of Law by Motion.
- i. Approve/Deny Conditions and Permit by Motion

2. Case SUP-13-15 (QUASI-JUDICIAL HEARING)

David W. Stewart/TSG Partners LLC has submitted a request for a Special Use Permit to construct a self-service storage facility on land zoned General Commercial (C-2) generally located at the southwest quadrant of Harris Road and Ellenwood Road (PIN 4670-55-2513)

**THE DEVELOPER HAS REQUESTED A
CONTINUANCE UNTIL THE FEBRUARY MEETING**

3. Case Z(CD)-30-15 (LEGISLATIVE HEARING)

Sam Salloum has submitted a zoning map amendment application for property located at the southwest quadrant of NC 73 and Rural Drive from Residential Medium Density (RM-2) to General Commercial – Conditional District (C2-CD) for the development of a convenience store and retail/office use. PINs 5601-77-9010,86-0911, 1920,0639,1740, 76-8677

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Staff Recommendation: No objection
- d. Applicant's Testimony
- e. Opponent's Testimony
- f. Close Public Hearing by Motion
- g. Approve Statement of Consistency by Motion
- h. Approve/Deny Zoning Amendment by Motion

4. Case Z-29-15 (LEGISLATIVE HEARING)

Administrative rezoning of recently annexed property located on the west side of Derita Road from Cabarrus County General Industrial Special Use (GI-SU) to City of Concord Heavy Industrial Conditional District (I-2CD) for the development of industrial uses. PIN 4680-73-2568

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Staff Recommendation: No objection
- d. Applicant's Testimony
- e. Opponent's Testimony
- f. Close Public Hearing by Motion
- g. Approve Statement of Consistency by Motion
- h. Approve/Deny Zoning Amendment by Motion

5. Case Z-27-15 (LEGISLATIVE HEARING)

Administrative rezoning of recently annexed property generally located at 9663 Davidson Highway (NC 73) from Cabarrus County Low Density Residential (LDR) to City of Concord Residential Compact Conditional District (R-CCD) for the development of single family residential uses. PINs 4681-19-7505, 29-1369

**TO BE CONTINUED UNTIL FEBRUARY MEETING TO
ALLOW THE DEVELOPER TO CONDUCT THE
REQURIED NEIGHBORHOOD MEETING**

6. Case Z(CD)-32-15/LUP-02-15 (LEGISLATIVE HEARING)

Allen K. Craven has submitted a zoning map amendment application and a land use plan amendment application for property generally located at 590 Pitts School Road, SW. The land use plan proposes changing the land use designation from single family residential to commercial, and the zoning map amendment proposes changing from Residential Medium Density (RM-1) to General Commercial Conditional District (C-2CD) for development of a self service storage facility. PIN 5508-65-3104 (P/O)

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Staff Recommendation: Referral to Council for final decision
- d. Applicant's Testimony
- e. Opponent's Testimony
- f. Close Public Hearing by Motion
- g. Approve Statement of Consistency by Motion
- h. Recommend Approval or Denial of Land Use Plan and Zoning Amendment by Motion

7. Case Z(CD)-34-15 (LEGISLATIVE HEARING)

City of Concord has submitted a zoning map amendment for property located at 74-78 Cabarrus Avenue, West from Residential Medium Density (RM-2) to Center City Conditional District (CC-CD) for the development of four (4) townhomes. PIN 5620-87-0418

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Staff Recommendation: No objection
- d. Applicant's Testimony
- e. Opponent's Testimony
- f. Close Public Hearing by Motion
- g. Approve Statement of Consistency by Motion
- h. Approve/Deny Zoning Amendment by Motion

VI. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED

VII. PRESENTATIONS AND DISCUSSION

VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

IX. MATTERS NOT ON THE AGENDA