

PLANNING & ZONING COMMISSION  
Meeting Agenda  
Tuesday, March 15, 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 Z(CD)-27-15 (LEGISLATIVE HEARING) STAFF REQUESTS CONTINUANCE TO ALLOW THE DEVELOPER TO CONTINUE TO RESOLVE ACCESS ISSUES**

**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

**2. 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

### **3. Case SUP-01-16 (QUASI-JUDICIAL HEARING)**

**West Trust, c/o Carlos Moore Architect PA** has submitted a special use permit request to establish a bed and breakfast in a Residential Medium Density (RM-1) District at 65 Union Street, North. PIN 5620-88-2600.

- 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

### **4. Case Z-02-16/LUP-01-16 (LEGISLATIVE HEARING)**

**Administrative rezoning and land use plan amendment** of recently annexed property generally located between Goodman Road and Untz Road. The land use plan amendment proposes a change from Residential-Open Space Encouraged to Industrial and the zoning proposes a change from Cabarrus County Office Institutional (OI) and Countryside Residential (CR) to Heavy Industrial (I-2). PINs 4691-31-9145, 0055

- 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. Recommend Approval or Denial of Land Use Plan by Motion
- h. Approve Statement of Consistency by Motion
- i. Recommend Approval or Denial of Zoning Amendment by Motion

### **5. Case Z-03-16/LUP-02-16**

**Gardner Development, LLC** has submitted a zoning map amendment application and a land use plan amendment application for property generally located on the east side of Branchview Drive between Old Salisbury Concord Road and Cameron Avenue. The land use plan proposes changing the land use designation from single family residential to multifamily residential, and the zoning map amendment proposes changing from Residential Medium Density (RM-1) and Light Commercial/Office (C-1) to Residential Compact Conditional District (RC-CD) for a multifamily development. PINs 5631-02-5764 and 5631-13-0290 (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. Recommend Approval or Denial of Land Use Plan by Motion
- h. Approve Statement of Consistency by Motion
- i. Recommend Approval or Denial of Zoning Amendment by Motion

## **6. Case Z (CD)-04-16**

**Ana Martinez c/o Carlos Moore Architect PA** has submitted a zoning map amendment for property located at 2401 Poplar Tent Road from Residential Medium Density (RM-2) to Office-Institutional – Conditional District (OI-CD) to convert a single family home to a professional office PIN 5610-88-1959.

- 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

Consideration of a text amendment to the Historic District Handbook to reconcile regularly scheduled meeting dates and location

## VII. PRESENTATIONS AND DISCUSSION

## VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

## IX. MATTERS NOT ON THE AGENDA