

PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, May 17, 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-09-16 (LEGISLATIVE HEARING)

Darren Lucas, Copperfield Apartments LLC has submitted a zoning map amendment application for property generally located on the east side of Crosspointe Drive NE east of Dickens Place NE and north of Vinehaven Drive, NE from Residential Medium Density (RM-1) and Light Industrial (I-1) to Residential Compact (RC). PIN 5632-05-4525 (P/O)

- 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

2. Case SUP-02-16 (QUASI-JUDICIAL HEARING)

Darren Lucas, Copperfield Apartments, LLC has submitted a special use permit application for property located east of Vinehaven Drive NE and north of Sycamore Ridge Road, NE for the development of multifamily housing PIN 5622-97-3269, 86-8932 (P/O)

- 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

3. Case Z-11-16 (LEGISLATIVE HEARING)

Kelly and Micah Vanderburg have submitted a zoning map amendment application for property located at 820 Old Charlotte Road SW from Office Institutional (O-I) to Residential Compact (RC) PIN 5529-49-3025

- i. Open Public Hearing by Motion
- j. Staff Presentation
- k. Staff Recommendation: No objection
- l. Applicant's Testimony
- m. Opponent's Testimony
- n. Close Public Hearing by Motion
- o. Approve Statement of Consistency by Motion
- p. Approve/Deny Zoning Amendment by Motion

4. Case Z (CD)-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

- 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 (CD)-12-16 (LEGISLATIVE HEARING)

Administrative rezoning of recently annexed property for property located on the west side of Cox Mill Road, south of Cox Mill Elementary School, from Cabarrus County Low Density Residential (LDR) and City of Concord Medium Density Residential to City of Concord Residential Medium Density – Conditional District (RM-2CD) for development of a single family subdivision PIN 4680-31-5073

- 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

6. Case Z (CD)-07-16/S-03-16 (LEGISLATIVE HEARING)

Administrative rezoning and preliminary subdivision plat of recently annexed property generally located at 7100 Flowes Store Road, from Cabarrus County Countryside Residential (CR) to Planned Residential Development (PRD) for development of a single family subdivision PINs 5537-43-9333, 42-3527

- 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