

PLANNING & ZONING COMMISSION  
Meeting Agenda  
Tuesday, April 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 Z(CD)-03-16/LUP-02-16 (LEGISLATIVE HEARING)**

**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) 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

**2. Case Z(CD)-10-16 (LEGISLATIVE HEARING)**

**Corey Williams/Icebreaker Development** has submitted a zoning map amendment for property generally located at 8550 Christenbury Parkway (southwest quadrant of Christenbury Parkway and Derita Road) to amend the approved Mixed Use Neighborhood Center Zoning District (MX-CC2) PIN 4589-35-2884

- 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 Z(CD)-01-16 (LEGISLATIVE HEARING)**

**Concord FDS** has submitted a zoning map amendment for property located at the northeast quadrant of NC 49 and Queens Drive from Light Commercial – Conditional District (C-1CD) to Light Commercial – Conditional District (C-1CD) to amend the approved use from a convenience store with gasoline sales to neighborhood retail. PIN 5529-71-7580.

- 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 (CD)-05-16 (LEGISLATIVE HEARING)**

**Administrative rezoning** of recently annexed property for property located on the south side of Roberta Road between Runneymede Street SW and Farm Lake Drive SW from Cabarrus County Medium Density Residential (MDR) to Residential Compact – Conditional District (RC-CD) for development of a single family subdivision PIN 5519-83-1412.

- 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

**5. Case Z (CD)-06-16 (LEGISLATIVE HEARING)**

**Administrative rezoning** of recently annexed property for property located on the east side of Cox Mill Road, south of Cox Mill High School, from Cabarrus County Low Density Residential (LDR) to Planned Residential Development (PRD) for development of a single family subdivision PIN 4680-51-1434

- 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

**6. Case S-02-16 Buffalo Ranch**

**REO Funding Solutions III, LLC** has submitted an application for are-approval of a preliminary plat for property generally located on the northwest quadrant of NC Highway 49, N. and Heglar Road PINs 5549-69-0093, 59-2272, 5640-70-5379

- a. Staff Presentation
- b. Staff Recommendation: Approval
- c. Approve/Deny Preliminary Plat by Motion

VII. PRESENTATIONS AND DISCUSSION

VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

IX. MATTERS NOT ON THE AGENDA