

PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, June 21, 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 (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

4. Case Z (CD)-08-16 (LEGISLATIVE HEARING) TO BE CONTINUED TO ALLOW THE DEVELOPER TO ADDRESS SITE PLAN COMMENTS

Administrative rezoning and preliminary subdivision plat of recently annexed property generally located at 6301 Flowes Store Road, from Cabarrus County Low Density Residential (LDR) to Residential Compact – Conditional District (RC-CD) for development of a single family subdivision PINs 5537-58-7796

- 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

VI. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED

5. Case S-03-16 Woodbridge

Ridgeline Development Corp. & Greathorn Development Corp. has submitted an application for a preliminary plat for property generally located on the south side of Davidson Highway (NC 73) adjacent to the Zemosa Acres subdivision NW PIN 5611-15-5353

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

6. Case S-04-16 Concord Airport Business Park Phase 3

SL 1000 Derita Road, LLC. has submitted an application for a preliminary plat for property generally located on the west side of Derita Road. PIN 4680-73-3935

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

7. Case S-05-16 Roberta Ridge

DR Horton Inc. has submitted an application for a preliminary plat for property generally located on the south side of Roberta Road, west of Farm Lake Drive. PIN 5519-83-1412

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

8. Case S-06-15 Allen Farm (Revised Plat)

M/I Homes of Charlotte has submitted an application for a revised preliminary plat for property generally located at 1022 Cox Mill Road, north of Benjamin Walker Lane PIN 4680-16-6357

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

VII. PRESENTATIONS AND DISCUSSION

TA-03-16 – DAN KALLAUR AND BRUCE EDWARDS – FOOD TRUCK PARK IN INDUSTRIAL AREAS

VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

IX. MATTERS NOT ON THE AGENDA