

PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, April 17, 2018 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

1) **Z(CD)-01-18**

Randy Nassar, Brookwood Homes, has submitted a zoning map amendment application for property located at 241 Pitts School Rd from RM-1 (Residential Medium Density) to RV-CD (Residential Village Conditional District) to allow development of a single-family detached residential subdivision. PIN 5509-51-6333

- 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

V. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED

2) **SP-01-18 - Stough Road Storage**

Blair Sweeney, PS NC III LP, has submitted a site plan approval application for a storage facility located at 4971 Stough Rd. PINs 5528-05-3645 and 5528-05-1169

VI. NEW BUSINESS

3) **SUP-02-18**

Tom Hodges, Teramore Development LLC, has submitted a Comprehensive Sign Package request (Special Use Permit) for the New Life Apostolic Church/Dollar General Planned Unit Development at the intersection of Zion Church Rd, Zion Church Rd East and intersecting with Piney Church Rd. PINs 5538-18-5719, 5538-18-7672, 5538-19-6020, and 5538-26-3525

- 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) **SUP-03-18 – Buffalo Terrace**

Timothy Bullard, Zimmerman Properties SE. LLC, has submitted a Special Use Permit application requesting the allowance of a multi-family (apartment) development in a C-2 (General Commercial) zoning district located at 307 & 313 Concord Parkway, North. PINs 5610-95-6767 and 5610-95-7523

- 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

5) Z-04-18

Joe Lockavitch, Failure Free Reading, has submitted a zoning map amendment application for property located at 118 Cabarrus Ave. W from C-2 (General Commercial) to RM-2 (Residential Medium Density). PIN 5620-77-6155

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Staff Recommendation:
- 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) Z(CD)-02-2018 – Dalton Woods

Tim Arey, Arey Properties, has submitted a zoning map amendment application for recently annexed property located at and about 10537/10575 Ellenwood Rd from Cabarrus County LDR (Low Density Residential) to City of Concord RV-CD (Residential Compact Conditional District) for a single-family attached (townhome) development. PINs 4670-73-0952 and 4670-73-6766

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Staff Recommendation:
- 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

7) Z(CD)-05-18

Pete Elmer, R2 Development, has submitted a zoning map amendment application for recently annexed property located at and about 10621 Ellenwood Rd from Cabarrus County LDR (Low Density Residential) to City of Concord RV-CD (Residential Compact Conditional District) for a single-family attached (townhome) development. PINS 4670-64-9287, 4670-64-9181, 4670-63-8967, and p/o 4670-63-7565

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Staff Recommendation:
- 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

8) Z(CD)-06-18 – Hensley - TABLE

Streetscape Land Partners LLC has submitted a zoning map amendment application for property located on the southwest side of the Poplar Tent Rd and Harris Rd intersection from Cabarrus County LDR (Low Density Residential) and City of Concord C1-CD (Light Commercial Conditional District) to PUD (Planned Unit Development) development of a mixed-use neighborhood including commercial and residential components. PINS, 4671-91-8485, 4671-91-5322, 467191-6023, 4671-91-4210 and p/o 4671-81-5515

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Staff Recommendation:
- 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

9) Z(CD)-07-18

Mark Eisenbeis, Old East Ventures LLC, has submitted a zoning map amendment application for property located on and around the west side of the US HWY 601S, Flowes Store Rd, and Miami Church Rd intersection. The request is to rezone the property from Cabarrus County LDR (Low Density Residential, City RM-1 (Residential Medium Density) and City PUD (Planned Unit Development) to a modified PUD (Planned Unit Development) consisting of single-family detached lots and a commercial component. 5538-98-8618, 5538-98-0486, 5538-99-1091, 5538-89-9407, 5539-80-8782, 5539-90-2295, 5539-91-1182, 5539-91-3285, 5539-81-9251

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Staff Recommendation:
- 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

VII. PRESENTATIONS AND DISCUSSION

VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

IX. MATTERS NOT ON THE AGENDA