

PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, July 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

V. NEW BUSINESS

1. **Z(CD)-09-18**

Boyd Stanley, Pulte Home Company LLC, has submitted a zoning map amendment for property located at 3040,3084, and 3039 Roberta Rd from CU-RV (Conditional Use Residential Village) to RC-CD (Residential Compact Conditional District for the construction of a single-family detached development. PINs 5519-63-0419, 5519-44-7134 and 5519-53-0773

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Staff Recommendation: Partially consistent with LUP
- 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. **Z(CD)-11-18**

Pete Elmer, R2 Development Partners, has submitted a Zoning Map Amendment application for recently annexed property located at 10560 Harris Rd from Cabarrus County LDR (Low Density Residential) to City RV-CD (Residential Village Conditional District) in order to establish a single-family attached (townhome) development. PIN 4670-68-8464

- 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. **Z(CD)-12-18**

Ryan Menard, Thompson Thrift Development, has submitted a zoning map amendment for recently annexed property located at 3030 Derita Rd from Cabarrus County LI (Limited Industrial) to City of Concord MXCC-2 (Mixed Use Commercial Center Large) as an expansion of the Christenbury Corners commercial project. PINs 4589-35-3126 and 4589-34-4936

- 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

Update on Text Amendments and Consideration of an Amendment Addressing Small Cell Wireless Facilities

VII. PRESENTATIONS AND DISCUSSION

VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

IX. MATTERS NOT ON THE AGENDA