

**PLANNING & ZONING COMMISSION**  
Meeting Agenda  
Tuesday, August 21, 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. Election of Chair and Vice-Chair**

**2. Z(CD)-09-18 APPLICANT REQUESTS CONTINUANCE TO SEPTEMBER MEETING**

**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

**3. Z(CD)-06-18 AMENDED**

**Streetscape Land Partners LLC** has submitted a Zoning Map Amendment application to rezone +/- 3.758 recently annexed acres on the southwest side of the Poplar Tent Rd and Harris Rd intersection from County LDR (Low Density Residential) to City PUD (Planned Unit Development) to be incorporated into the previously approved "Tucker's Walk" subdivision. p/o 4671-80-4108

- 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. SUP-06-18 Concord Mills**

**Renae Hartsell/Rite Lite signs** has submitted an application to amend the approved sign package at Concord Mills Mall for property generally located at 8111 Concord Mills Blvd. The package includes a complete inventory of all wall signs, directional signs, entrance signs and new signage along I-85. PINs 4589-63-6730 and 4589-73-7543.

- 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

VI. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED

1. **S-03-18 Steve Bailey, Hawthorne Development Group** has submitted an application for Preliminary Plat approval for the “Archibald Road” subdivision generally located at 510 Archibald Road. PINS: 5528-63-9468, 5528-64-4020

- a. Staff Presentation
- b. Staff Recommendation: Approval

2. **LLD-01-18 Justin Mueller** has submitted a Local Landmark Designation request for 57 Union St. S. PIN 5620-97-2749.

- a. Staff Presentation

VII. PRESENTATIONS AND DISCUSSION

VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

IX. MATTERS NOT ON THE AGENDA