

PLANNING & ZONING COMMISSION  
Meeting Agenda  
Tuesday, November 20, 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

**Z(CD)-19-18**

**Bluefin CM Properties LLC, Rooms To Go**, has submitted a zoning map amendment for recently annexed property from Cabarrus County LI (Limited Industrial) to City of Concord C2-CD (Conditional District General Commercial). The property is located generally at 8520 and 8549 Quay Road. PINs 4589-71-5196 and p/o 4589-71-2893

- 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

**Z(CD)-04-10 REVISED**

**The City of Concord's Fire Department** has submitted a zoning map amendment for property located at 9880 Poplar Tent Rd to modify the existing CD-O-I (Conditional District Office Institutional) zoning district, approved by conditional rezoning on 4/20/10, for the purpose of replacing the temporary fire station with a new permanent fire station. (PIN 4681-01-7153)

- 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

**Z(CD)-17-18**

**Charlotte Real Estate Development** has submitted a zoning map amendment application for property located on the southwest quadrant of the Davidson Hwy and Odell School Rd intersection from Cabarrus County O-I (Office Institutional) and City C-2 (General Commercial) to City PUD (Planned Unit Development) for the purpose of a mixed-use development including commercial/office, multi-family, single-family detached residential, and single-family attached (townhomes). PINS (4681-58-6081, 4681-57-6564, 4681-47-7599, 4681-37-1391, 4681-37-2763, 4681-48-7303, 4681-47-0232, 4681-49-0380, 4681-49-2679, 4681397602, 4681-39-4830, and 4681-57-4385.

- 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

**Z(CD)-20-18**

**Nicholas Parker, Amicus Partners, PLLC**, has submitted a zoning map amendment for property located on the north corner of the Poplar Tent Rd and Harris Rd intersection (on and about 10300 Poplar Tent Rd for reference) from Cabarrus County LDR (Low Density Residential) to City of Concord PUD (Planned Unit Development) for the development of office/commercial, single-family attached (townhomes), and multi-family (apartment) uses. PINs 4681-02-3931 and p/o 4671-81-5515

- 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
- VII. PRESENTATIONS AND DISCUSSION
- VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD
- IX. MATTERS NOT ON THE AGENDA