Planning & Zoning Commission

Meeting Agenda

Tuesday, December 18, 2018 at 6:00 p.m.

City Hall - 35 Cabarrus Avenue, West, City Council Room

I. Call to Order

1. Changes to the Agenda

#### Approval of the MINUTES

1. Old Business
2. New business

**Conventional rezoning requests**

**Z-22-18**

**Jason Banks, Orsborn Engineering Group**, has submitted a zoning map amendment for property located at 413, 375, 349, and 321 Goodman Rd from Cabarrus County LI (Limited Industrial) to City I-2 (General Industrial.) PINs - 4690475520, 4690489283, 4690485046, 4690485247

* 1. Open Public Hearing by Motion
  2. Staff Presentation
  3. Staff Recommendation: No objection
  4. Applicant’s Testimony
  5. Opponent’s Testimony
  6. Close Public Hearing by Motion
  7. Approve Statement of Consistency by Motion
  8. Approve/Deny Zoning Amendment by Motion

**Z-23-18**

**Christopher Herman** has submitted a zoning map amendment application for property located at 165 Brumley Ave., NE from I-1 (Light Industrial) to CC (Center City). PIN – 5620-99-9752

1. Open Public Hearing by Motion
2. Staff Presentation
3. Staff Recommendation: No objection
4. Applicant’s Testimony
5. Opponent’s Testimony
6. Close Public Hearing by Motion
7. Approve Statement of Consistency by Motion
8. Approve/Deny Zoning Amendment by Motion

**Conditional District rezoning requests**

**Z(CD)-18-18 TO BE CONTINUED UNTIL JANUARY HEARING**

**Keith Troutman, Troutman Land Investments, INC**, has submitted a zoning map amendment request for properties located at 268 and 262 Hillandale Place, NE., from RM-2 (Residential Medium Density) to RV-CD (Residential Village Conditional District) in order to subdivide the property for the addition of single-family detached dwellings. PINS 5621-81-1971 and p/o 5621-81-2689

1. Open Public Hearing by Motion
2. Staff Presentation
3. Staff Recommendation: No objection
4. Applicant’s Testimony
5. Opponent’s Testimony
6. Close Public Hearing by Motion
7. Approve Statement of Consistency by Motion
8. Approve/Deny Zoning Amendment by Motion

**Z(CD)-21-18**

**Eddie Moore, AICP, McAdams,** has submitted a zoning map amendment application for property located on Lucky Drive, 500 Troxler Drive, and 2976 Walter Drive from RM-2 (Residential Medium Density) to RV-CD (Residential Village Conditional District) for the purpose of establishing a single-family detached residential development. PINs - 5611521754, 5611529343, and 5611623901 5611627441

1. Open Public Hearing by Motion
2. Staff Presentation
3. Staff Recommendation: No objection
4. Applicant’s Testimony
5. Opponent’s Testimony
6. Close Public Hearing by Motion
7. Approve Statement of Consistency by Motion
8. Approve/Deny Zoning Amendment by Motion

VI Petitions and requests –No Public Hearings Required

1. **TA-13-18** – Article 9.8.3 – “Local Landmarks”
2. **TA-14-18** – Article 3.2.2 “Filing of Petition”

VII Presentations and Discussion

VIII. Recognition of Persons Requesting to be Heard

IX. Matters not on the Agenda