

PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, April 16, 2019 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)-03-19**

Sarfi Bukhari has submitted a zoning map amendment application in order to rezone two parcels located to the northeast of the NC Railroad right-of-way, between Elm Ave. NW and Odell Dr. NW., from I-2 (Heavy Industrial) to RC-CD (Residential Compact Conditional District). PINs 5620-47-2731 and 5620-47-1854

- 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. NEW BUSINESS

2. **Z(CD)-16-18**

Sari & Development Company has submitted a zoning map amendment application for property located at 625 Main St. SW. from I-2 (Heavy Industrial) to RC-CD (Residential Compact Conditional District) for the purpose of developing a multi-family residential use. PIN 5529-69-3574

- 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)-02-19**

Richard Andrew Lovette (Weddington Farms) has submitted a zoning map amendment application for property located at 4393 Weddington Rd from OI (Office Institutional) to C1-CD (Light Commercial Conditional District) for the purpose of establishing commercial/retail/restaurant uses. PIN 5600-83-2911

- 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. **Z(CD)-05-19**

C4 Investments, LLC has submitted a zoning map amendment application for property located at 310 Coddle Market Dr. NW. from C-1 (Light Commercial) to C2-CD (General Commercial Conditional District) for the purpose of developing a convenience store with gasoline sales. PIN 5600-48-3084

- 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

5. **SUP-02-19 - TABLE**

Lee Chapman, SCI Towers, LLC, has submitted a Special Use Permit application for property located at 446 Brookwood Ave. NE in order to install a monopole wireless communications tower. PIN 5621-95-5209

- 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. **LLD-01-19**

Church Street Lofts, LLC, c/o Patrick Reilly has submitted a Local Landmark Request for the property at 29 Cabarrus Ave. E PIN 5620-98-0462.

2. **LLD-02-19**

HC Landlord, LLC, c/o Patrick Reilly has submitted a Local Landmark Request for the property at 4-18 Union Street North, 11-15 Cabarrus Avenue East PIN 5620-88-8252.

VII. **PRESENTATIONS AND DISCUSSION**

- 1. **TA-02-19** – Temporary food trucks in the CC (Center City) zoning district

VIII. **RECOGNITION OF PERSONS REQUESTING TO BE HEARD**

IX. **MATTERS NOT ON THE AGENDA**