

PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, May 21, 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
- V. NEW BUSINESS

1. Z-06-19

Administrative zoning map amendment for recently annexed property located at 50 Denise Ct. SW., from Cabarrus County LDR (Low Density Residential) to City RL (Residential Low Density). PIN 5538-07-1736

- 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

2. Z(CD)-07-19

RMP Hensley, LLC, has submitted a zoning map amendment application to zone two (2) currently unzoned parcels located on the west quadrant of the Harris Rd and Poplar Tent Rd intersection to C2-CD (General Commercial Conditional District). Conditions include elimination of several permitted uses. PINs 4671-91-3611 and 4671-91-1607

- 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-08-19

Grady Cook has submitted a zoning map amendment application for two (2) parcels located on the southwest corner of Accent Ave. SE and Kathryn Dr. SE from C-2 (General Commercial) to RC (Residential Compact). PINs 5539-75-8261 and 5539-75-9110

- 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-02-19

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. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

IX. MATTERS NOT ON THE AGENDA