

PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, June 18, 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(CD)-24-16 (REVISED)

Odell 73 Investments LLC has submitted a zoning map amendment to the previously approved PUD (Planned Unit Development), located on the southeast quadrant of the Davidson Hwy and Odell School Rd intersection, related to the site plan's townhome layout, number of residential units, and commercial component percentage/layout. (PIN 4681-68-0773)

- 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)-04-19 (Christenbury Commons)

Samuel Switzenbaum has submitted a zoning map amendment for recently annexed property located at 9101 Edenbury Dr. from Cabarrus County OI (Office Institutional) and LI (Limited Industrial) to City of Concord PUD (Planned Unit Development) for the purpose of a mixed-use development including commercial, office, single-family detached, single-family attached, and multi-family. p/o PIN 4589-37-8441

- 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)-10-19

William Niblock has submitted a zoning map amendment application for +/- 19 acres of property located on 3330 Eva Drive from RM-2 (Residential Medium Density) to RV-CD (Residential Compact Conditional District). The purpose of the rezoning is to allow reduced building setbacks while maintaining the RM-2 lot sizes. (PINs 5611-21-5289 and 5611-21-7209)

4. Z(CD)-09-19

Brian Burton has submitted a zoning map amendment application for property located 95 Brumley Ave. from RM-2 (Residential Medium Density) to RV-CD (Residential Village Conditional District) for the creation of one (1) single-family residential detached lot. PIN 5620-99-4134

VI. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED

VII. PRESENTATIONS AND DISCUSSION

TA-03-19 – Text amendment to Articles 1 and 6 to correct cross-references and clarify procedures related to revocation of permits

VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

IX. MATTERS NOT ON THE AGENDA