

PLANNING & ZONING COMMISSION  
Meeting Agenda  
Tuesday, September 17, 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-17-19**

**Administrative** zoning map amendment for a recently annexed property located at 656 Shellbark Dr. from Cabarrus County MDR (Medium Density Residential) to City of Concord RCO (Residential County Originated). 5539-30-0622

- 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-19-19**

**Matthew Graham** has submitted a zoning map amendment for +/- 10 acres of property located on the southeast corner of the Global Ave. NW and International Dr. NW intersection from C-2 (General Commercial) to I-2 (Heavy Industrial). PIN 5601-75-3468

- 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)-20-19 TABLED**

**M/I Homes of Charlotte, LLC** has submitted a zoning map amendment for property located on the west side of Odell School Rd, generally between Untz Rd and Cessna Rd. from RL (Residential Low Density) to RV-CD (Residential Village Conditional District) for the purpose of a single-family detached subdivision. PINs 4681-94-6153, 4691-03-0484, 4681-72-7234, 4681-71-4316, & 4681-91-3041

4. **SUP-03-19**

**Alfred Rembowski, Contravest Development Partners LLC**, has submitted an application for a Special Use Permit to construct a +/- 340 unit multi-family (apartment) development on a +/- 27 acre parcel at 8255 Old Holland Rd, currently zoned C-2 (General Commercial). PINs 4589-80-7556, 4589-90-0681, 4589-90-4231, and 4589-90-5000

- a. Witnesses to be sworn in
- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Applicant's Testimony
- d. Opponent's Testimony
- e. Close Public Hearing by Motion
- f. Approve Findings of Fact by Motion
- g. Approve Conclusions of Law by Motion.
- h. Approve/Deny Conditions and Permit by Motion

5. **SUP-05-19** **TABLED**

Clint Patterson, Sterling Development LLC, has submitted a Special Use Permit application in order to establish a self-storage (mini-storage) facility at 1261 Union Street, South. PIN 5539-75-8679

6. **SUP-07-19**

Lynn Neal, The Venues LLC, has submitted a Special Use Permit application in order to establish a Private Club at 14 Union Street, North. PIN 5620-88-8252

- 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

1. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED
2. PRESENTATIONS AND DISCUSSION

VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

IX. MATTERS NOT ON THE AGENDA