

PLANNING & ZONING COMMISSION Meeting Agenda
Tuesday, October 15, 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-18-19**

City of Concord Electric Department has applied for a zoning map amendment for +/- 14.4 acres of recently annexed land located at 1920 Heglar Rd from Cabarrus County LDR (Low Density Residential) to City RE (Residential Estate). PIN 5640-40-6090

- 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. **SUP-08-19 - TABLED**

Aaron Gunn, Hotshots Sports Bar and Grill, has submitted a Special Use Permit application in order to establish a Private Club at 7731 Gateway Ln. NW. PINs 4599-02-5564 and 4599-02-7403

- 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

3. **Z(CD)-20-19 - TABLED**

M/I Homes of Charlotte, LLC has submitted a zoning map amendment for property located on the westside of Odell School Rd between Untz Rd and Idlewild 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, and 4681-91-3041

- 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-05-19**

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

- 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

5. **SUP-06-19**

Clint Patterson, Sterling Development LLC, has submitted a Special Use Permit application in order to establish a self-storage (mini-storage) facility on the east side of Concord Pkway South, and south of the Carpenter Ct. NW/Concord Pkway South intersection. PIN p/o 5509-21-8803

- 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

6. **SUP-09-19 - TABLED**

Tom Holdersby, TSH Development Company LLC, has submitted a Special Use Permit application in order to establish a multi-family residential development on property located at 8150 Weddington Rd. PIN 4599-26-1878

- 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. **TA-04-19**

Courtney Elliott, Hope Academy, has requested a modification to Concord Development Ordinance Article 12, "Definitions," as it relates to defining a "School, Business or Trade."

VII. PRESENTATIONS AND DISCUSSION

VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

IX. MATTERS NOT ON THE AGENDA