

PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, September 15, 2020 at 6:00 P.M.
City Hall - 35 Cabarrus Avenue, West, City Council Room

- I. CALL TO ORDER - Chair
- II. CHANGES TO THE AGENDA *NOTE THAT CASES Z(CD)-01-20 AND SUP-04-20 WILL NOT BE HEARD TONIGHT AND WILL BE TABLED AND ADVERTISED*
- III. APPROVAL OF THE MINUTES *MOTION, SECOND, AND VOTE NEEDED.*
- IV. OLD BUSINESS - NONE
- iv. NEW BUSINESS

1. Z(CD)-01-20 - TABLE UNTIL OCTOBER

Eddie Moore, AICP, with McAdams, has submitted a Zoning Map Amendment application for property located on the south side of the Concord Pkwy South and Concord Farms Rd intersection from MX-CC1 (Mixed Use Commercial Center Small) to PUD (Planned Unit Development). PIN 5509-66-2141

2. Z(CD)-11-20

Kirk Hanson has submitted a Zoning Map Amendment application for property located at 156 McKinnon Ave NE from RM-2 (Residential Medium Density) to RV-CD (Residential Village Conditional District) for single-family detached homes. PIN 5621-81-3948

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Staff Recommendation: No objection
- d. Applicant's Testimony
- e. Opponent's Testimony
- f. Close Public Hearing by Motion - *Motion, second, and vote needed.*
- g. Approve Statement of Consistency by Motion - *Motion, second, and vote needed.*
- h. Approve/Deny Zoning Amendment by Motion - *Motion, second, and vote needed.*

3. Z-12-20

Jerry Rigsby, Cambridge Corners LLC., has submitted a Zoning Map Amendment application for a recently annexed portion of a parcel, addressed as 3505 US Hwy 601 S from City I-1 (Light Industrial), RM-1 (Residential Medium Density), Cabarrus County LI (Limited Industrial) and an unzoned section to City C-2 (General Commercial). p/o PIN: 5539-94-4060

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Staff Recommendation: No objection
- d. Applicant's Testimony
- e. Opponent's Testimony
- f. Close Public Hearing by Motion - *Motion, second, and vote needed.*
- g. Approve Statement of Consistency by Motion - *Motion, second, and vote needed.*
- h. Approve/Deny Zoning Amendment by Motion - *Motion, second, and vote needed.*

4. Z(CD)-13-20

Matt James Coley has submitted a Zoning Map Amendment application for property located at 500 Peigler St. NW from RM-2 (Residential Medium Density) to RV-CD (Residential Village Conditional District) for single-family detached homes. PIN 5610-67-3496

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Staff Recommendation: No objection

- d. Applicant’s Testimony
- e. Opponent’s Testimony
- f. Close Public Hearing by Motion - *Motion, second, and vote needed.*
- g. Approve Statement of Consistency by Motion - *Motion, second, and vote needed.*
- h. Approve/Deny Zoning Amendment by Motion - *Motion, second, and vote needed.*

5. SUP-04-20- TABLE UNTIL OCTOBER

Michael Lambert has submitted a Special Use Permit application for property located at 301 Magnolia St. NW in order to operate a salvage/junk yard in an I-2 (General Industrial) zoning district. PIN 5620-38-9350

6. SUP-05-20

Ryan McMahan has submitted a Special Use Permit application for property located at 42 Union St. South, Suite A, in order to establish a Private Club. PIN 5620-97-0619

- a. Swearing of Witnesses
- b. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- c. Staff Presentation
- d. Applicant’s Testimony
- e. Opponent’s Testimony
- f. Close Public Hearing by Motion - *Motion, second, and vote needed.*
- g. Approve Findings of Fact by Motion - *Motion, second, and vote needed.*
- h. Approve Conclusion of Law by Motion - *Motion, second, and vote needed.*
- i. Approve/Deny Special Use Permit by Motion - *Motion, second, and vote needed.*

V. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED

7. TA-03-20 - Amendment to CDO Article 7 “Base Zoning Districts,” for the purpose of prohibiting front-load townhomes on collector streets.

- a. Staff Presentation
- b. Motion to “Forward the text amendment to City Council with a recommendation of approval/denial.” *Motion, second, and vote needed.*

8. TA-04-20 – Amendments to the Historic Handbook “Chapter 5 – Section 6 “Porches” as it relates to composite materials on porch and deck floors.

- a. Staff Presentation
- b. Motion to “Forward the text amendment to City Council with a recommendation of approval/denial.” *Motion, second, and vote needed.*

VI. PRESENTATIONS AND DISCUSSION

VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

IX. MATTERS NOT ON THE AGENDA