

PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, June 15, 2021 at 6:00 P.M.
City Hall - 35 Cabarrus Avenue, West, City Council Room

I. CALL TO ORDER *Chair*

II. CHANGES TO THE AGENDA

- a. Table case Z(CD)-08-21 until July 20th meeting - *Motion, second, and vote needed.*

III. APPROVAL OF THE MINUTES – *Motion, second, and vote needed.*

IV. OLD BUSINESS

V. NEW BUSINESS

1. Z(CD)-03-21 (Legislative Hearing)

Anil Kumar Anumukonda, Ava Global LLC, has submitted a Zoning Map Amendment Application for property located at 9411, 9371, 9251 Benjamin Walker Ln and 1050, 1070, 1240, 1200, 1150 Cox Mill Rd, from County LDR (Low Density Residential) to City PUD (Planned Unit Development) in order to developed a mixed-use project consisting of commercial, single-family detached, and single-family attached (townhome) residential uses. PINs: 4680-34-8660, 4680-34-3187, 4680-34-1315, 4680-44-0585, 4680-44-0386, 4680-34-8230, 4680-43-1923, and 4680-33-8708.

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Staff Recommendation
- 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.*

2. Z(CD)-06-21 (Legislative Hearing)

Greg Walter, Charlotte Motor Speedway, LLC, has submitted a Zoning Map Amendment Application for three full parcels of land located generally at 5935 US Hwy 29 S., 5240 Morehead Rd., and an unaddressed parcel on the northeast side of Morehead Rd., as well as a portion of the parcel located on the south/southeast side of Concord Pkwy S., across from Bruton Smith Blvd. The proposed amendment would modify the permitted uses within the property currently zoned PID (Public Interest District), within the areas noted above, in order to create three subdistricts and to allow the added uses of private automobile storage, private events/clubs, hospitality suites, golf course, and sporting clay/archery. The amendment further clarifies Speedway setback and buffering standards for this property. The amendment request would not impact any of the uses currently permitted within the PID north/northwest of Concord Pkwy S. PINs: 4598-75-3684, 4598-65-1647, 4598-93-0476 and p/o 4598-97-4061.

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*

- b. Staff Presentation
- c. Staff Recommendation
- 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(CD)-08-21 (Legislative Hearing) – TABLE UNTIL JULY 20th

Lasharee Rogers has submitted a Zoning Map Amendment for property located generally on southwest corner of the Freeze Ave. NW. and St. James St. NW. intersection, addressed as 193 Freeze Ave. NW. and a portion of 212 McGill Ave. NW., from B-1 (Neighborhood Commercial) and RC (Residential Compact) to RC-CD (Residential Compact Conditional District) in order to construct a maximum of eight (8) single-family attached (townhome) units. PINs p/o 5621-30-9561 & 5621-30-8773

VI. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED

- 1. **TA-05-21 – Administrative - Historic Handbook** - Amendments resulting from NCGS 160D required changes and review
 - a. Staff Presentation
 - b. Recommend Approval/Denial to City Council by Motion - *Motion, second, and vote needed.*
- 2. **TA-06-21 – Administrative** - Amendments to the Concord Development Ordinance Articles 8 “Use Regulations” and the City Code Section 58 to clarify parking/use of recreational vehicles on residential property
 - a. Staff Presentation
 - b. Recommend Approval/Denial to City Council by Motion - *Motion, second, and vote needed.*
- 3. **LUP-01-21 – Administrative** - Land Use Plan amendment for property located at 1420 Concord Pkwy S. from MUAC (Mixed Use Activity Center) to IE (Industrial Employment) PIN 5610-21-6230
 - a. Staff Presentation
 - b. Recommend Approval/Denial to City Council by Motion - *Motion, second, and vote needed.*

VII. PRESENTATIONS AND DISCUSSION

VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

IX. MATTERS NOT ON THE AGENDA