

PLANNING & ZONING COMMISSION
Tuesday, September 21th, 2021 at 6:00 P.M. Meeting Agenda
City Council Chamber – 35 Cabarrus Ave. West

- I. CALL TO ORDER – *Chair***
- II. CHANGES TO THE AGENDA**
- III. APPROVAL OF THE MINUTES- *Motion, second, and vote needed.***
- IV. OLD BUSINESS - **NONE****
- V. NEW BUSINESS**

1. SUP-03-21 (Quasi-Judicial Hearing)

An industrial project with the economic development code name “Project Independence,” has submitted a Special Use Permit Application for +/- 53.355 acres of property, zoned I-1 (Light Industrial), and located at 227 and 233 NC Hwy 49 S., in order to develop a product warehouse/distribution facility. PINs 5539-43-7145 and 5539-42-3379

- a. Witnesses to be sworn in
- b. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- c. Staff Presentation
- d. Applicant’s/Proponent’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 Conclusions of Law by Motion - *Motion, second, and vote needed.*
- i. Approve/Deny Conditions and Permit by Motion - *Motion, second, and vote needed.*

2. Z-17-21 (Legislative Hearing)

Kate Underwood, Concord Engineering & Surveying Inc., has submitted a Zoning Map Amendment application for +/- 7.582 acres of property located at 209 Gene Ct. SE. from RM-1 (Residential Medium Density – 3 du/a) to RM-2 (Residential Medium Density – 4 du/a). PIN 5631-40-7132

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Staff Recommendation
- d. Applicant’s/Proponent’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-19-21 (Legislative Hearing)

Kyle Bilafer, Cabarrus County Government, has submitted a Zoning Map Amendment for +/- .321 acres of property located at 442 and 436 Cabarrus Ave. W. from RM-2 (Residential Medium Density) to I-1 (Light Industrial). PINs 5620-44-7384 and 5620-44-8347

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Staff Recommendation
- d. Applicant’s/Proponent’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.*

VI. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED PRESENTATIONS AND DISCUSSION

4. LLD-01-21

Michael Phillipps has submitted a Local Landmark Request for Norcott Mill located at 580, 594, and 598 Cabarrus Ave. W and 569-581 Flora Ave. NW. PIN 5620-23-7893.

- a. Staff Presentation – *No action required by the Commission at this meeting*

5. TA-08-21 – Administrative Text Amendments to CDO Article 8 “Use Regulations” as it relates to the regulation of Food Trucks.

- a. Staff Presentation
- b. Approve Statement of Consistency by Motion - *Motion, second, and vote needed.*
- c. Recommend Approval/Denial to City Council by Motion - *Motion, second, and vote needed.*

6. TA-09-21 – Administrative Text Amendment to Article 7 (Base Zoning Districts), Section 7.9 as it relates to the Center City design guidelines.

- a. Staff Presentation
- b. Approve Statement of Consistency by Motion - *Motion, second, and vote needed.*
- c. Recommend Approval/Denial to City Council by Motion - *Motion, second, and vote needed.*

7. Staff Presentation on the 2030 Land Use Plan

8. Staff Presentation - Development Projects

VII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

VIII. MATTERS NOT ON THE AGENDA