

**PLANNING & ZONING COMMISSION**  
**Tuesday, November 16<sup>th</sup>, 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-06-21(Quasi-Judicial Hearing) DEFERRED UNTIL FURTHER NOTICE**

**Ken Jonmaire, Crescent Communities**, has submitted a Special Use Permit Application for two sites totaling +/- 69.48 acres and zoned I-1 (Light Industrial) for the purpose of establishing warehouse/distribution facilities. Site 1 (31.82 acres): West side of Pitts School Rd., east of I-85, directly south of 703 Pitts School Rd. NW. Site 2 (37.667): North of side of Weddington Rd., west of Belt Rd., and east of Ruben Linker Rd. NW. p/o 4690-30-9812

- 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-26-21 (Legislative Hearing)**

**Jeffrey and Meghann Blankenship** have submitted a Zoning Map Amendment Application for +/- 17.214 acres of property located at 402 Burrage Rd. NE. from RM-1 (Residential Medium Density) to RL (Residential Low Density). PIN 5631-05-6745

- 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-27-21 (Legislative Hearing)**

**Harry "Ed" Horne** has submitted a Zoning Map Amendment Application for +/- 0.69 acres of property located at 4178 Roberta Rd. from RM-2 (Residential Medium Density) to C-1 (Light Commercial). PIN 5518-29-3401

- 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**

**VII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD**

**VIII. MATTERS NOT ON THE AGENDA**