

CITY OF CONCORD PLANNING & ZONING COMMISSION

Meeting Agenda

Tuesday, December 20, 2022 at 6:00 PM

City Hall Council Chambers - 35 Cabarrus Avenue West

I. CALL TO ORDER - *Chair*

II. CHANGES TO THE AGENDA

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

IV. OLD BUSINESS

V. NEW BUSINESS

1. Z(CD)-16-22

Kate Underwood., has submitted a Zoning Map Amendment application for +/- .953 acres of property located at 164 Wilkinson Ct. SE from RC (Residential Compact) to TND (Traditional Neighborhood Development) for the purpose of developing up to 8 single family detached houses. PINs 5630-18-0077 and 5630-18-2007.

- 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.*

2. Z-21-22

David and Georgia Berry have submitted a Zoning Map Amendment application for +/- 3.215 acres of property located at 494 Corban Ave SE from RM-1 (Residential Medium Density) to C-2 (General Commercial). PIN 5630-59-7682 and p/o PIN 5630-68-0867.

- 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. TA-10-22

Kimberly M. Barb has applied for a text amendment to Table 7.6.2.A. to add Note 5 to the O-I district max. building height column in Table 7.6.2.A that would allow multi-family buildings in the O-I district to have a height limit of four (4) stories.

- a. Staff Presentation
- b. Applicant's/Proponent's Testimony
- c. Commission Guidance *Motion, second, and vote needed.*

RECOGNITION OF PERSONS REQUESTING TO BE HEARD

VI. MATTERS NOT ON THE AGENDA

VII. ADJOURNMENT