

CITY OF CONCORD PLANNING & ZONING COMMISSION

Meeting Agenda

Tuesday, January 17, 2023 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

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.*

V. NEW BUSINESS

1. Z(CD)-20-22--MOTION TO TABLE****

Niblock Homes, LLC has submitted a Zoning Map Amendment application for +/- 48.347 acres of property located at 2601 Eva Dr. NW from RC-CD (Residential Compact-Conditional District), RM-2 (Residential Medium Density), and O-I (Office Institutional) to RC-CD (Residential Compact-Conditional District) to add 7.551 acres and 24 units to the existing Cumberland Neighborhood. Added acreage includes: PINs 5610-60-8138, 5611-70-1105, and 5610-79-5613.

2. Z-23-22

City of Concord Parks and Recreation has submitted a Zoning Map Amendment application for +/- 10.299 acres of property located at 9546 Poplar Tent Rd. from Cabarrus County LDR (Low Density Residential) to RE (Rural Estate). PIN 4680-39-2552

- 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(CD)-25-22

Greg Hartley has submitted a Zoning Map Amendment application for +/- 111.05 acres located at 6594 Bruton Smith Blvd, 5301 Stowe Ln, 7605, and 7609 Hendrick Auto Plaza from C-2 (General Commercial), I-1 (Light Industrial), and PID (Public Interest District) to I-2-CD (General Industrial-Conditional District). PINs: p/o 4598-97-4061, 4598-28-4478, and 4599-10-9019.

- 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. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

VII. MATTERS NOT ON THE AGENDA

VIII. ADJOURNMENT