

CITY OF CONCORD PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, February 21, 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)-20-22--

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.

- 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. Recommend Statement of Consistency by Motion - *Motion, second, and vote needed.*
- h. Recommend Zoning and LUP Amendment by Motion - *Motion, second, and vote needed.*

V. NEW BUSINESS

1. Z-24-22

Heaven Properties, LLC has submitted a Zoning Map Amendment application for +/- 3.7 acres of property located at 2508 Poplar Tent Rd. from RM-2 (Residential Medium Density) to C-2 (General Commercial District). PIN 5610-79-4253.

- 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. TA-01-23

Consider a text amendment to CDO Articles 7, 8, and 14 to address the development of tiny and cottage homes, and to amend minimum spacing in multifamily developments

- a. Staff Presentation
- b. Commission Guidance-- *Motion, second, and vote needed*

VI. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

VII. MATTERS NOT ON THE AGENDA

VIII. ADJOURNMENT