

**CITY OF CONCORD PLANNING & ZONING COMMISSION**  
**Meeting Agenda**  
**Tuesday, June 20, 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**
- V. NEW BUSINESS**

**1. Z-08-23 (Legislative Hearing)**

**Water and Sewer Authority of Cabarrus County** has submitted a Zoning Map Amendment application for +/- 278.58 acres of property located at 6400 Breezy Ln from Cabarrus County LDR (Low Density Residential) to City of Concord O-I (Office Institutional). Various PINs.

- 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 with Conditions by Motion - *Motion, second, and vote needed.*

**2. Z(CD)-07-22 (Legislative Hearing)**

**Zach Priester** has submitted a Zoning Map Amendment application for +/- 5.1 acres of property located at 363 Church St N from C-2 (General Commercial) to PUD (Planned Unit Development District). PIN 5621-51-8365.

- 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 Map Amendment by Motion - *Motion, second, and vote needed.*

**3. Z(CD)-04-23 (Legislative Hearing)**

**WeBuild Concord** has submitted a Zoning Map Amendment application for +/- .83 acres of property located at 114 Kerr St NW from RC (Residential Compact) to PUD (Planned Unit Development District). PIN 5620-57-9483.

- 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 Map Amendment by Motion - *Motion, second, and vote needed.*

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

**VII. MATTERS NOT ON THE AGENDA**

**VIII. ADJOURNMENT**

PLEASE NOTE: IN ACCORDANCE WITH ADA REGULATIONS, ANYONE WHO NEEDS A SPECIAL ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE PLANNING & NEIGHBORHOOD DEVELOPMENT DEPARTMENT AT 704-920-5152 AT LEAST TWENTY-FOUR (24) HOURS PRIOR THE MEETING.