

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

1. Z(CD)-13-23 (Legislative Hearing)

Kimberly Barb has submitted a Zoning Map Amendment application for +/- 124.0 acres of property located at 3700 Taylor Glen Ln from O-I-CD (Office-Institutional Conditional District) to O-I-CD (Office Institutional Conditional District). PINs 5509-09-5299, 5509-06-0817, 5509-18-2039.

- 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)-20-23 (Legislative Hearing)

Charles and Stephanie Stapleton have submitted a Zoning Map Amendment application for +/- 0.953 acres of property located at 164 Wilkinson Ct. SE from TND-CD (Traditional Neighborhood Development – Conditional District) to RC-CD (Residential Compact – Conditional District). PINs 5630-18-0096, 5630-18-2009.

- 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.*

3. Z(CD)-22-22 (Legislative Hearing)

Niblock Homes has submitted a Zoning Map Amendment application for +/- 91.75 acres of property located at ~3303 NC HWY 49 from PUD (Planned Unit Development District) and RM-1 (Residential Medium Density) to RV-CD (Residential Village Conditional District). PINs 5549-69-0093, 5549-59-2272, 5549-49-9161, 5640-70-5379.

- 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.*

VI. PETITIONS AND REQUESTS – NO PUBLIC HEARING REQUIRED/PRESENTATIONS AND DISCUSSIONS

VII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

VIII. MATTERS NOT ON THE AGENDA

IX. 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.