

**CITY OF CONCORD PLANNING & ZONING COMMISSION**  
**Meeting Agenda**  
**Tuesday, February 20, 2024, 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)-17-23 (Legislative Hearing)**

**Cascades, LLC** has submitted a Zoning Map Amendment application for +/- 3.34 acres of property located at 3770 Roberta Church Rd. from RM-1 (Residential Medium Density) to RC-CD (Residential Compact – Conditional District). PIN 5519-21-3491.

- 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)-19-23 (Legislative Hearing)**

**Landeavor Acquisitions, LLC** has submitted a Zoning Map Amendment application for +/- 86.44 acres of property located at 100 & 172 Pitts School Rd from C-2 (General Commercial) and I-1 (Light Industrial) to I-1-CD (Light Industrial – Conditional District) and I-2-CD (Heavy Industrial – Conditional District). PINs p/o 5509-31-7753; p/o 5509-42-1822.

- 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.*

**3. Z-29-23 (Legislative Hearing) (WITHDRAWN)**

**Charles Stapleton** has submitted a Zoning Map Amendment application for +/- .92 acres of property located at 164 Wilkinson Ct. SE from RC-CD (Residential Compact – Conditional District) to RC (Residential Compact). 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 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.