

CITY OF CONCORD PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, May 21, 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)-02-24 (Legislative Hearing)

Justin Mueller has submitted a Zoning Map Amendment application for +/- 63.3 acres of property located at 1199 Odell School Rd. from RM-2-CD (Residential Medium Density – Conditional District) to RM-2-CD (Residential Medium Density – Conditional District). p/o PIN 4681-64-7428.

- 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-06-24 (Legislative Hearing)

Mike Bray, McGrath RentCorp, has submitted a Zoning Map Amendment application for +/- 67.037 acres of property located at 4722 & 4744 Stough Rd. from Cabarrus County LI (Limited Industrial) to City of Concord I-1 (Light Industrial). PINs 5518-75-5722, 5518-86-5204.

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

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

1. TA-05-24

Consider text amendment to the City of Concord Historic Districts Handbook to address new guidance and standards, clarity of language, and updated information.

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

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.