

CITY OF CONCORD PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, June 18, 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)-23-23 (Legislative Hearing)

Rick Meeks has submitted a Zoning Map Amendment application for +/- 2.443 acres of property located at 200, 202, 206 Winecoff Rd from C-2 (General Commercial) to I-1-CD (Light Industrial – Conditional District). PIN 5612-82-5157.

- 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.*

2. Z(CD)-24-23 (Legislative Hearing)

Trey Davis has submitted a Zoning Map Amendment application for +/- 7.329 acres of property located at 1108 Warren C. Coleman Blvd from RM-1 (Residential Medium Density) to I-1-CD (Light Industrial – Conditional District). PIN 5539-56-8697.

- 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-07-24 (Article 4 – Flood Prevention Provisions)

Consider text amendment to Article 4 the Concord Development Ordinance (CDO) to address and incorporate the terminology and definitions contained within FEMA's latest model ordinance.

- 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.