



**DATE:** July 19, 2022

**CASE #:** Z(CD)-01-22

**ACCELA CASE #:** CN-RZC-2022-00002

**DESCRIPTION:** Zoning Map Amendment Cabarrus County Limited Industrial (LI) to Residential Compact-Conditional District (RC-CD)

**APPLICANT:** DHIC, LLC c/o Elam Hall

**OWNER:** William E. Caudle, Sr. and Mary C. Caudle

**LOCATION:** 7995 Old Holland Rd

**PIN#:** 4588-99-5811, 4588-99-2789, and 4588-99-4654

**AREA:** +/- 2.553 acres

**ZONING:** Unzoned – formerly Cabarrus County LI (Limited Industrial)

**PREPARED BY:** Scott Sherrill, AICP, Planning & Development Manager

*Note: Because this rezoning request is pertaining to a recently annexed property, a City zoning classification must be adopted.*

**BACKGROUND**

The subject property consists of three (3) parcels, comprising approximately +/-2.553 acres located at 7995 Old Holland Rd on the west side of Old Holland Rd. adjacent to the Mecklenburg County line. The subject property is located in Cabarrus County, and was annexed into the City of Concord on March 10, 2022. Because the zoning occurred more than 60 days ago, County zoning has expired. The property is owned by William E. and Mary C. Caudle. The applicant seeks a rezoning to RC-CD (Residential Compact Conditional District) for the purpose of constructing up to 18 duplex style dwellings in 9 buildings.

**HISTORY**

The property is currently owned by William E. and Mary C. Caudle and used as a single family detached residence. DR Horton (DHIC, LLC) is seeking to develop the project. The project is adjacent to the Addison multi-family project to the north, which consists of 339 apartments, and would take access off of Lapis Lane, a private street. The developer is working on an extension of the project to the south in Mecklenburg County. The amenity center and mailbox clusters for the development will be located on the Mecklenburg County side of the project.

Because this rezoning request is pertaining to a recently annexed property, a City zoning classification must be adopted. Should the Planning and Zoning Commission decide to deny the rezoning request, an alternative zoning designation must be applied, considering Land Use Plan consistency.

**SUMMARY OF REQUEST**

The subject property is proposed to be rezoned in order to develop up to 18 dwelling units in a duplex—multi-family configuration. The site plan will be subject to general City of Concord Multi-family regulations as set forth in CDO Article 7.8. The site plan reflects the 20’ building separation and 15’ of separation between buildings and parking spaces. Elevations have been provided for the units and the garages, accompanied by a note that the elevations will follow development standards. All transportation and access improvements association with connection to the future street will be required to meet City Standards.

The subject property under consideration is +/- 2.553 acres, with up to 18 units at 7.05 dwelling units per acre (du/a). The maximum density for the RC zoning district is 15 du/a. The applicant has indicated that .59 acres (23%) of open space is provided with .55 acres with two active mini-parks of 19,517 sq. ft. and 6,035 sq. ft. Area 1 is conceived as a dog park or seating area with outdoor grill, Area 2 is conceived as a seating area with outdoor grill. Standards for density and open space have been met.

The property is surrounded by the Addison apartment complex to the north and west, with single family detached and a mobile home park to the south in Mecklenburg County: these will be redeveloped as part of the same project as the rezoning is requested for. Properties to the east, across Old Holland Rd., are vacant, single family residential, and what appears to be a mobile home with an automobile junk yard to the southeast in Mecklenburg County. Property to the north, west, and northeast is zoned General Commercial (C-2), property to the south is zoned Mecklenburg County R-8MF(CD), property to the southeast is zoned Mecklenburg County R-3, and property to the east is zoned Cabarrus County Limited Industrial (LI).

In accordance with the CDO, all reviewing departments of the DRC (Development Review Committee) have signed off on the rezoning plan. Should rezoning be approved, the next step would be for the applicant to apply for preliminary sewer allocation: sewer allocation must be granted by City Council prior to submitting construction drawings. It should be noted that the subject plan is not designed to construction drawing standards and therefore, any intended or perceived deviation from technical standards resulting from the somewhat conceptual nature of the plan shall not constitute approval to deviate from, or negate, technical standards within the Concord Development Ordinance, Technical Standards Manual, or any other regulatory document. Due to sewer capacity limitations at the Rocky River Wastewater Treatment Plant, it is now a requirement that projects obtain Preliminary Sewer allocation from City Council prior to the submittal of construction drawings.

The applicant held a required neighborhood meeting on Wednesday, January 26<sup>th</sup>, 2022 via Zoom. According to the summary, one neighbor attended. A summary provided by the applicant has been included in the Commission’s packets.

<b>Existing Zoning and Land Uses (Subject Parcel)</b>			
<b>Current Zoning of Subject Property</b>	<b>Zoning Within 500 Feet</b>	<b>Land Uses(s) of Subject Property</b>	<b>Land Uses within 500 Feet</b>

Unzoned (formerly Cabarrus County Limited Industrial (LI)	<b>North</b>	C-2 (General Commercial)	Single-Family Detached	<b>North</b>	Multi-family (Addison)
	<b>South</b>	Mecklenburg County R- 8MF(CD)		<b>South</b>	Vacant, Single Family Detached, Mobile Home Park
	<b>East</b>	Cabarrus County Limited Industrial (LI)		<b>East</b>	Vacant, Single Family Detached
	<b>West</b>	General Commercial (C- 2)		<b>West</b>	Multi-family (Addison)

**COMPLIANCE WITH 2030 LAND USE PLAN**

The 2030 Land Use Plan (LUP) designates the subject property as “Commercial,” for which RC and Conditional District variations are not considered compatible zoning districts to the Land Use Category.

Applicable LUP Guidance:

**From the 2030 Land Use Plan – “Commercial” (C):**

*The Commercial Future Land Use category includes a mix of commercial land use types. While these areas continue to support additional commercial development and redevelopment, much of the new commercial development should be concentrated within the Mixed-Use Activity Centers and Village Centers. Strip commercial development along major corridors is discouraged in the 2030 Plan. Instead, commercial development integrated into Mixed-Use Activity Centers at key intersections is desired. Areas designated as Commercial are intended to represent those that include a variety of commercial uses at different intensities, including large scale malls, lifestyle centers, and community shopping centers.*

**Policy Guidance:**

*Objective 1.6: Provide a diverse mix and range of housing options throughout the City that will accommodate the current and future needs of the citizens of Concord.*

*Policy Guidance for Objective 1.6:*

- Infill Housing: Promote a variety of compatible infill housing types in areas with access to adequate facilities and services.*
- Housing Balance: Ensure that zoning allows for a mix of housing types at a variety of prices to meet the demands of existing and future residents.*

*Goal 4: Ensure compatibility between neighboring land uses.*

*Objective 4.1: Use a combination of land use transitions, intensity gradients, buffering and design to ensure that land use transitions are compatible.*

**SUGGESTED STATEMENT OF CONSISTENCY**

- The subject property is approximately +/- 2.553 acres and is currently unzoned.
- The subject property was annexed on March 10, 2022, and is currently occupied by a single family detached dwelling and assorted accessory structures.
- The proposed zoning amendment is not consistent with the City of Concord’s 2030 Land Use Plan; however, the property is adjacent to areas developing as multi-family residential and is a component of a larger multi-family residential project that crosses the county line with Mecklenburg County. The proposed development would be consistent with the City of Concord’s Urban Neighborhood designation as RC (Residential Compact) and conditional district variations are considered corresponding zoning classifications to the “Urban Neighborhood” Land Use Category. The proposed zoning is comparable to existing and proposed surrounding land uses.
- The zoning amendment is reasonable and in the public interest as it would link existing and proposed developments without compatibility concerns. The casita housing type is not currently found within the general vicinity and thus the proposal would increase housing type options, and is a reasonable use of a wedge-shaped parcel with limited access options that would otherwise be caught between two larger multi-family projects on a limited amount of land.

**SUGGESTED RECOMMENDATION AND CONDITIONS**

The staff has no objections to the petition. A Land Use Plan amendment will be needed for this request, which is subject to City Council approval: **Staff is seeking a recommendation to City Council on the rezoning and land use plan amendment.**

**PROCEDURAL CONSIDERATIONS**

**SUGGESTED RECOMMENDATION AND CONDITIONS**

The staff finds the consistent 2030 Land Use Plan and staff has no objections to the petition. If approval is desired, staff recommends the following conditions agreed upon by the applicant:

1. Compliance with Sheets RZ1.00 and RZ-2.00 of the “Rezoning Case Old Holland Road # Z(CD)-01-22,” with revision date of 6/10/22.
2. The subject plan is not designed to construction drawing standards and therefore, any intended or perceived deviation from technical standards resulting from the somewhat conceptual nature of the plan shall not constitute approval to deviate from, or negate, technical standards within the Concord Development Ordinance, Technical Standards Manual, or any other regulatory document.
3. No more than 18 units shall be developed as part of the City of Concord phase of the project.
4. The 2.553 acres indicated in the City of Concord is the only property included within this portion of the rezoning approval.
5. Technical site plan review and approval is required including all approvals from outside local, state and federal agencies.
6. Required NCDOT roadway improvements shall be determined and submitted with

the first version of the site plan. All required Planting Yards shall not be reduced in width due to failure of developer to predetermine NCDOT requirements. This shall include identification of existing or relocated public and private utilities including electric, gas and communication. Sight triangles shall be shown and all landscape sufficiently outside of triangles to allow for mature plant size.

**PROCEDURAL CONSIDERATIONS**

This particular case is a rezoning, which under the CDO, is “legislative” in nature. Legislative hearings DO NOT require the swearing or affirming of witnesses prior to testimony at the public hearing.

**APPLICATIONS NOT COMPLETED BY THE PUBLISHED APPLICATION  
DEADLINE WILL NOT BE CONSIDERED.**

**Required Attachments / Submittals:**

- 1. Typed metes and bounds description of the property (or portion of property).  
A recorded deed is sufficient, if the deed contains a separate description of the property to be rezoned. If the property contains multiple tracts, deeds shall be provided describing each tract or multiple tracts.
- 2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent landowners, including any directly across the street.
- 3. **FOR CONDITIONAL DISTRICT APPLICATIONS ONLY**, 6 copies of a plan drawn to scale (conditional district plan) for the initial submittal to be reviewed by Development Review Committee. Staff will advise of additional submission requirements for the Planning Commission hearing after the initial review.
- 4. If applicable, proof of a neighborhood meeting (signature page) or receipt from certified letters mailed to adjoining property owners if project increases density or intensity (See Section 3.2.3). Staff will provide further information on this requirement during the required pre-application meeting.
- 5. Money Received by \_\_\_\_\_ Date: \_\_\_\_\_  
Check # \_\_\_\_\_ Amount: \$ 800.00 (Conditional) or \$600 (Conventional)  
Cash: \_\_\_\_\_

***The application fee is nonrefundable.***



(Please type or print)

Applicant Name, Address, Telephone Number and email address: \_\_\_\_\_

DHIC, LLC, c/o Elam Hall; 2000 Aerial Center Parkway, Suite 110, Morrisville, NC 27560;

704-516-1177; REHall@drhorton.com

Owner Name, Address, Telephone Number: \_\_\_\_\_

See Exhibit A attached hereto

Project Location/Address: 7995 Old Holland Road

P.I.N.: 4588-99-5811, 4588-99-2789 and 4588-99-4654

Area of Subject Property (acres or square feet): +/- 2.553 acres (See survey/legal description)

Lot Width: +/- See the survey Lot Depth: +/- See the survey

Current Zoning Classification: Limited Industrial (LI) (Cabarrus County zoning)

Proposed Zoning Classification: RC-CD

Existing Land Use: Single Family Residential

Future Land Use Designation: Commercial on the 2030 Land Use Map

Surrounding Land Use: North Multi-Family South Single Family Residential

East Single Family Residential West Single Family Residential

Reason for request: To accommodate a residential community on the site that would contain a maximum of 18 single family attached (duplex style) dwelling units in 9 buildings.

Has a pre-application meeting been held with a staff member? Yes

Staff member signature: \_\_\_\_\_ Date: \_\_\_\_\_

Planning & Neighborhood Development  
35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025  
Phone 704-920-5152 • Fax 704-920-6962 • www.concordnc.gov

**THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY**

(Please type or print)

1. List the Use(s) Proposed in the Project:

A residential community on the site that would contain a maximum of 18 single family attached (duplex style) dwelling units in 9 buildings.

2. List the Condition(s) you are offering as part of this project. Be specific with each description.  
(You may attach other sheets of paper as needed to supplement the information):

The applicable conditions of the proposed development are set out on the Rezoning Plan.

I make this request for Conditional district zoning voluntarily. The uses and conditions described above are offered of my own free will. I understand and acknowledge that if the property in question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.

See Attached Signature Page  
Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

See Attached Signature Page  
Signature of Owner(s) \_\_\_\_\_ Date \_\_\_\_\_



**THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY**

(Please type or print)

1. List the Use(s) Proposed in the Project:

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2. List the Condition(s) you are offering as part of this project. Be specific with each description.  
(You may attach other sheets of paper as needed to supplement the information):

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I make this request for Conditional district zoning voluntarily. The uses and conditions described above are offered of my own free will. I understand and acknowledge that if the property in question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

William E. Caudle  
Mary C. Caudle  
\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

8/6/21

**Signature of Applicant to Application for Zoning Map Amendment**  
**Filed by DHIC, LLC**

DHIC, LLC

By: *R. Elam Hall*

Name: *R. Elam Hall*

Title: *Vice - President*

Date: *December 17, 2021*

*Certification*

*I hereby acknowledge and say that the information contained herein and herewith is true, and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department.*

Date: 8/6/21

Applicant Signature: \_\_\_\_\_

Property Owner or Agent of the Property Owner Signature:

William E. Raul

Mary Caudle



**Exhibit A to Application for Zoning Map Amendment**  
**Filed by DHIC, LLC**

**Property Owners Information**

**Parcel Identification Nos. 4588-99-5811, 4588-99-2789 and 4588-99-4654**

William E. Caudle, Sr.  
Mary C. Caudle  
7995 Old Holland Road  
Charlotte, NC 28262

Telephone Number: 704-575-8972

### Metes and Bounds Description

ALL that certain lot or parcel of land situate, lying, and being in Cabarrus County, North Carolina, and more particularly described as follows:

BEGINNING at a calculated point in the centerline of Old Holland Road, a 60' Public Right Of Way, as described in Deed Book 14195, page 302 of the Cabarrus County Registry and marking the southeast corner of Addison Concord, LLC (now or formerly) as described in Deed Book 14194, page 283; THENCE with the centerline of Old Holland Road the following two (2) courses and distances: 1) South 04 degrees 45 minutes 59 seconds West, a distance of 207.15 feet to a calculated point; 2) THENCE a curve to the right having an arc length of 260.32 feet, a radius of 433.24 feet, being subtended by a chord bearing of South 21 degrees 21 minutes 52 seconds West, a distance of 256.42 feet to a calculated point along the Mecklenburg County and Cabarrus County line; THENCE with the county lines North 48 degrees 41 minutes 51 seconds West, a distance of 492.34 feet to a calculated point along the southern property line of Addison Concord, LLC (now or formerly) as described in Deed Book 14194, page 283; THENCE along the property line of Addison Concord, LLC the following two (2) courses and distances: North 76 degrees 01 minutes 03 seconds East, a distance of 81.53 feet to a new #5 rebar; 2) THENCE North 75 degrees 55 minutes 52 seconds East, a distance of 413.81 feet to a calculated point along the centerline of Old Holland Road, passing an existing #4 rebar at a distance of 211.43 feet and an existing #5 rebar at a distance of 384.72 feet, which is the POINT OF BEGINNING, having an area of 2.553 Acres, more or less.

Adjacent Property Owner Listing

**Cabarrus County Property Owners**

Tax Parcel #45898084470000

Addison Concord LLC  
237 S Westmonte Drive Suite 140  
Altamonte Springs, Florida 32714

Tax Parcel #45899081410000

Southeast Investment Group LLC  
4 Wood Ibis TRL  
Beaufort, SC 29907

Tax Parcel #45889997130000

Richard R. Putnam, Trustee  
Phyllis A. Putnam, Trustee  
c/o Charles Brackett  
PO Box 124  
Harrisburg, NC 28075

Tax Parcel #45980913090000

David M. Heavener  
Michael S. Heavener  
1008 Mineral Springs Road  
Charlotte, NC 28262

## **Mecklenburg County Property Owners**

### Tax Parcel #02907101

David M. Heavener  
Michael S. Heavener  
1008 Mineral Springs Road  
Charlotte, NC 28262

### Tax Parcel #02956108

Mary C. Caudle  
William E. Caudle  
7995 Old Holland Road  
Charlotte, NC 28262

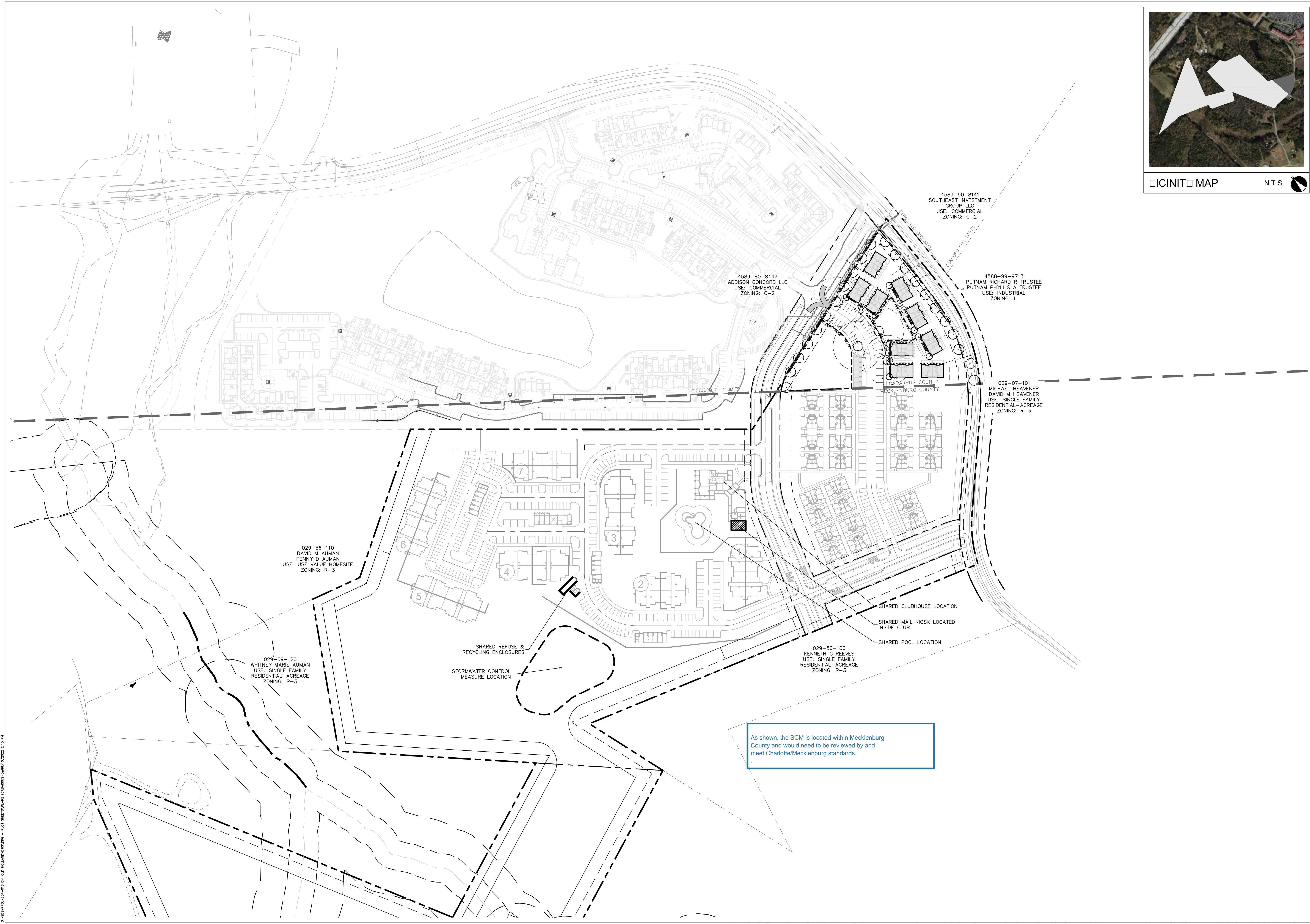
### Tax Parcel #02956107

Mary C. Caudle  
William E. Caudle  
7995 Old Holland Road  
Charlotte, NC 28262

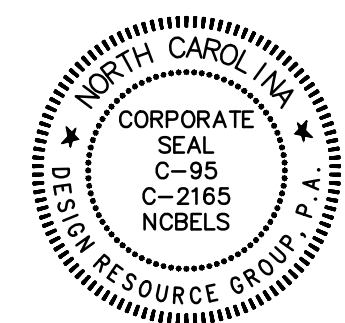
### Tax Parcel #02956109

F/N Old Holland Road LLC  
556 Hemmings Place  
Concord, NC 28027





ICINIT MAP N.T.S.

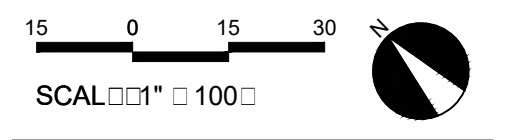


CONCORDING POSITION  
 FOR PUBLIC HEARING  
 2021.216

CONCORDING DOCUMENTS

**OLD HOLLAND ROAD**  
 CALABRES MECKLENBURG COUNTIES, NORTH CAROLINA  
 DHI COMMUNITIES  
 2000 ATRIAL CENTER PARKWAY, SUITE 110  
 MOOREVILLE, NORTH CAROLINA, 27560  
 704.516.1177

OVERALL SITE PLAN



PROJECT NO. 854.018  
 DRAWN BY LSD  
 CHECKED BY S

DATE: 10, 2022

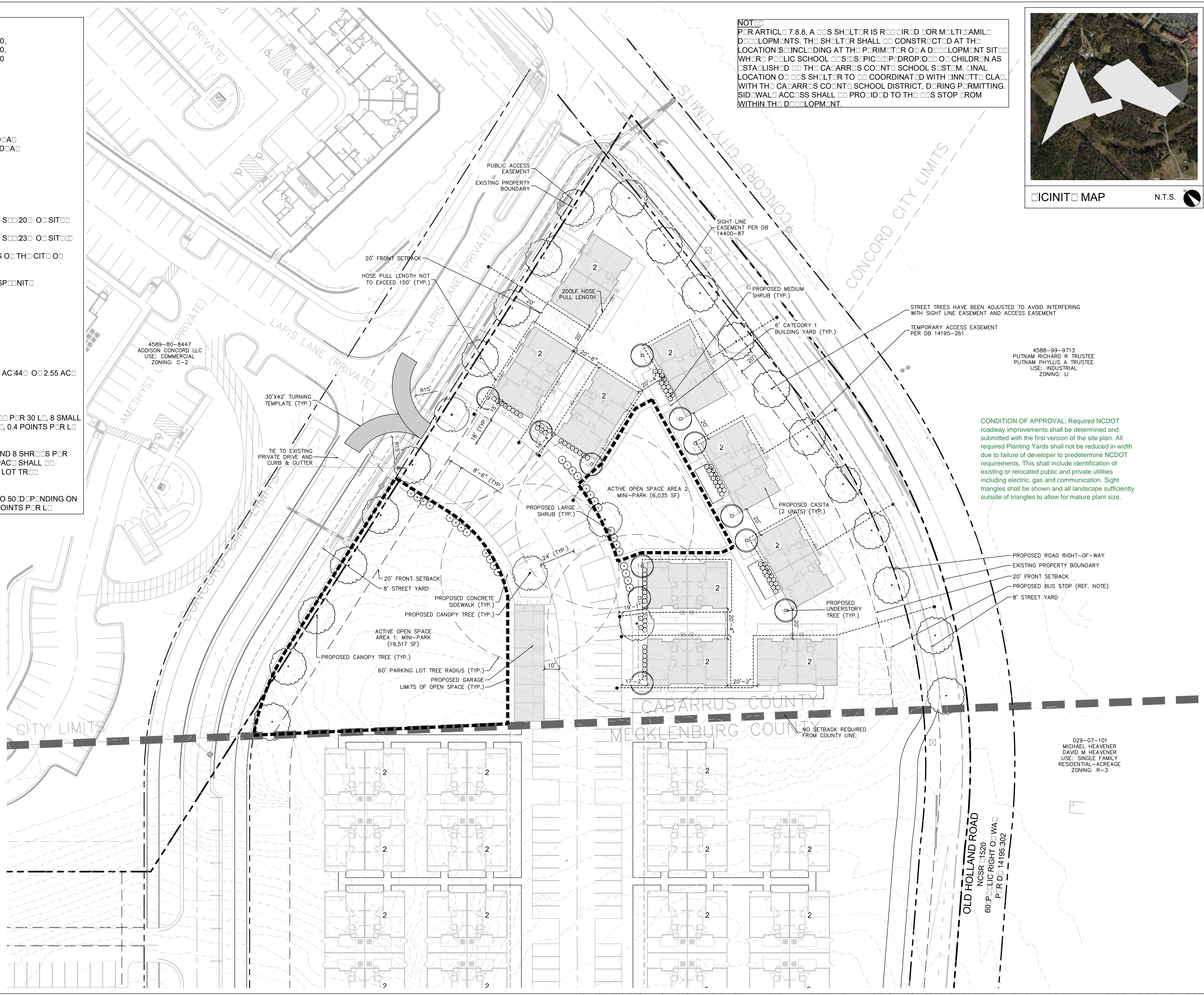
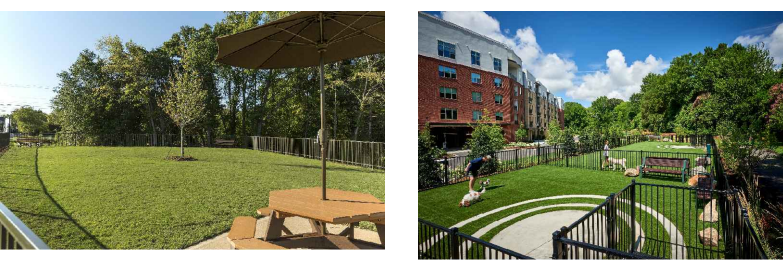
REVISIONS:

R1.00



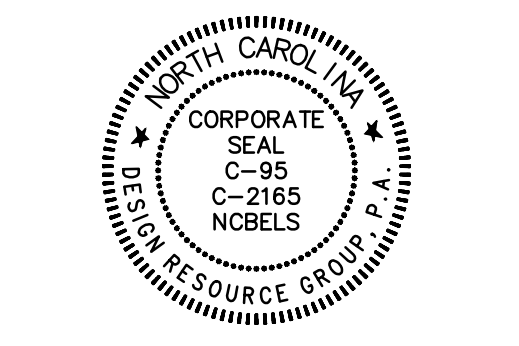
SITE DATA	
PIN	45889958110000, 45889927890000, 45889946540000
EXISTING ZONING	LI
PROPOSED ZONING	RC-CD
SITE AREA	
GROSS AREA	2.55 ACRES
NET AREA	2.24 ACRES
MAXIMUM DENSITY	20.4 UNITS PER DCA
UNITS PROPOSED	18 UNITS (7.06 DCA)
FRONT SETBACK	20'
SIDE YARD	20'
REAR YARD	5'
MAXIMUM BUILDING HEIGHT	35'
OPEN SPACE PROVIDED	0.51 AC (22,216 SF) @ 20% OF SITE
OPEN SPACE PROVIDED	
ACTIVE OPEN SPACE	0.59 AC (25,552 SF) @ 23% OF SITE
OPEN SPACES SHALL MEET THE REQUIREMENTS OF THE CITY OF CONCORD DEVELOPMENT ORDINANCE	
PARKING REQUIRED	36 SPACES (2 SPACES/UNIT)
PARKING PROPOSED	
ON STREET	35 SPACES
GARAGES	6 SPACES
TOTAL	41 SPACES
IMPERVIOUS	
BUILDINGS STRUCTURES	16,547 SF
DRIVE AISLES/PARKING	16,878 SF
SIDEWALKS	15,768 SF
TOTAL	49,193 SF (1.12 AC @ 44% OF 2.55 AC)
<b>LANDSCAPE REQUIREMENTS</b>	
BUILDING YARD	CATEGORY 1: 6" WIDTH, 1 ORNAMENTAL TREE PER 30' L, 8 SMALL OR MEDIUM DECIDUOUS SHRUBS PER 30' L, 0.4 POINTS PER L
PARKING LOT YARD	1 SHADY TREE OR 2 ORNAMENTAL TREES AND 8 SHRUBS PER EACH 10 PARKING SPACES. NO PARKING SPACES SHALL BE LOCATED MORE THAN 60' FROM A PARKING LOT TREE
STREET YARD	CLASS 1: 8" WIDTH, 1 SHADY TREE PER 40' TO 50' DEPENDING ON UTILITIES AND POSSIBLE CONFLICTS, 0.24 POINTS PER L

- ACTIVE OPEN SPACE AREA 1**
- OPTION A DOG PARK
  - OPTION B SEATING AREA WITH OUTDOOR GRILL
- ACTIVE OPEN SPACE AREA 2**
- OPTION A SEATING AREA WITH OUTDOOR GRILL



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

2459 Wilton Road, Ste 200 Charlotte, NC 28208  
704.343.0608  
www.drgroup.com



CONCORD ZONING POSITION  
FOR PUBLIC HEARING  
2021/216

CONCORD DOCUMENTS

OLD HOLLAND ROAD  
CABARRUS COUNTY, MECKLENBURG COUNTIES, NORTH CAROLINA

DHI COMMUNITIES  
2000 ATRIAL CENTER PARKWAY, SUITE 110  
MOOREHILL, NORTH CAROLINA, 27560  
704.516.1177

SCHEMATIC SITE  
LANDSCAPE PLAN



PROJECT: 854.018  
DRAWN: LSD  
CHECKED: SCS

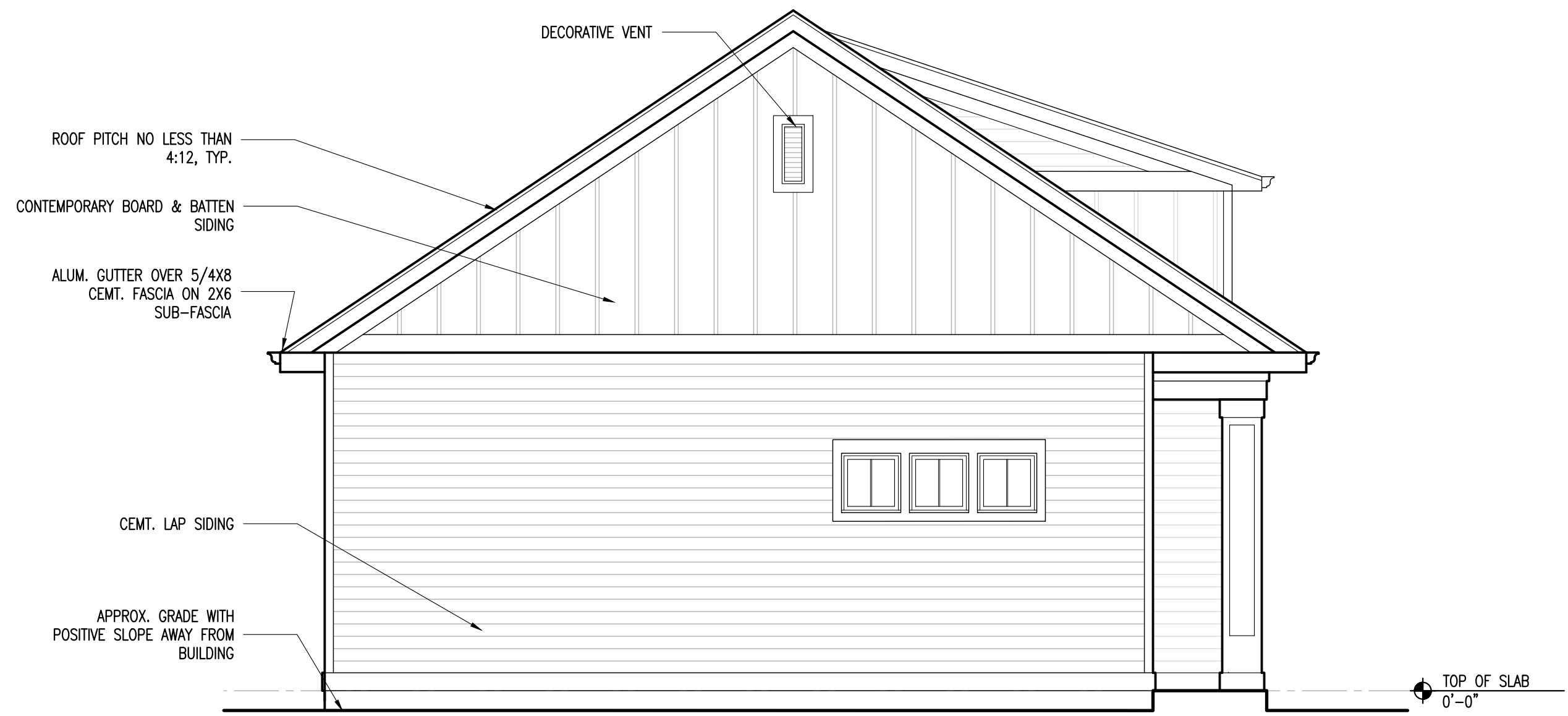
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REVISIONS:

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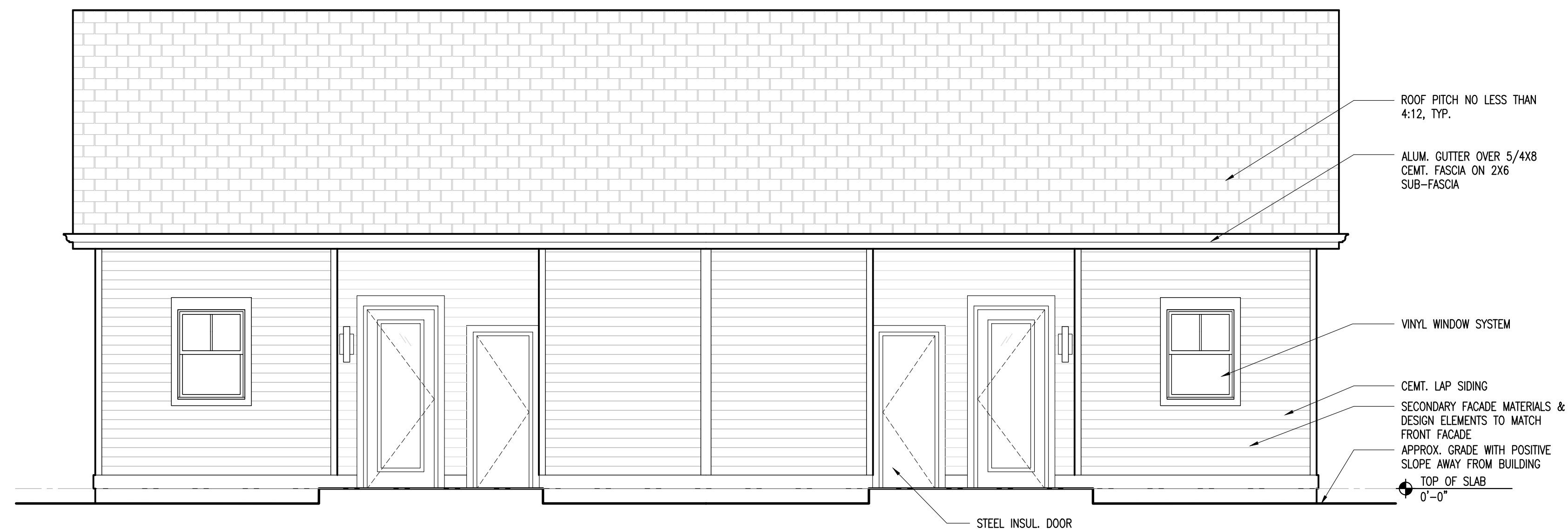






LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

2

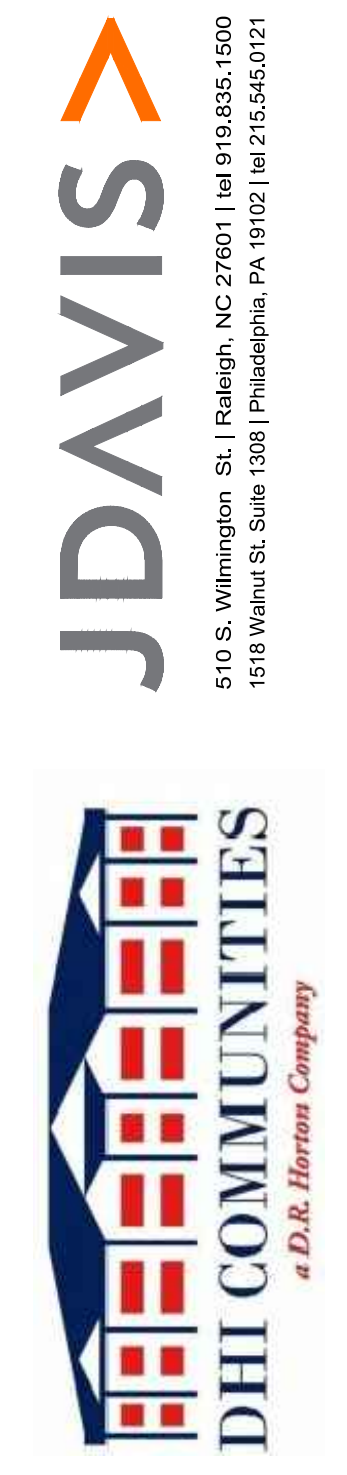


ELEVATIONS ARE PRELIMINARY & FOR REFERENCE/ ZONING PURPOSES ONLY.  
ELEVATIONS TO FOLLOW DEVELOPMENT STANDARDS.

REAR ELEVATION  
SCALE: 1/4" = 1'-0"

1

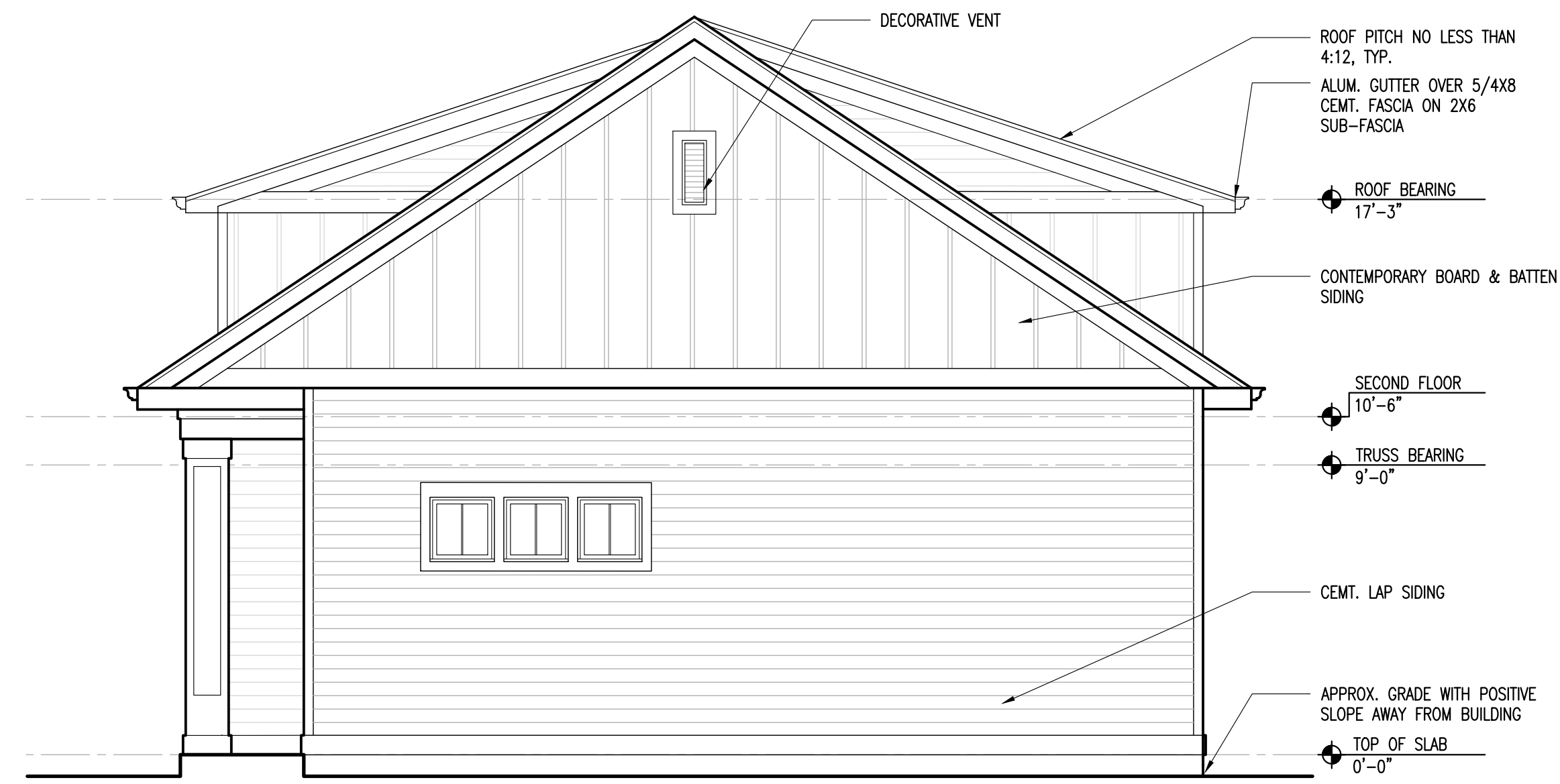
DHI Communities  
Old Holland Road



PROJECT:	21201	DATE
ISSUE:	01.27.2022	
SITE SUBMITTAL	04.06.2022	
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	DUPLEX 1.1	
	ELEVATIONS	

A3.01.1

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RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

2



ELEVATIONS ARE PRELIMINARY & FOR REFERENCE/ ZONING PURPOSES ONLY.  
ELEVATIONS TO FOLLOW DEVELOPMENT STANDARDS.

FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1

DHI Communities  
Old Holland Road



PROJECT:	21201	DATE
ISSUE:		01.27.2022
SITE SUBMITTAL		04.06.2022
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	DUPLEX 2.1	
	ELEVATIONS	

A3.02

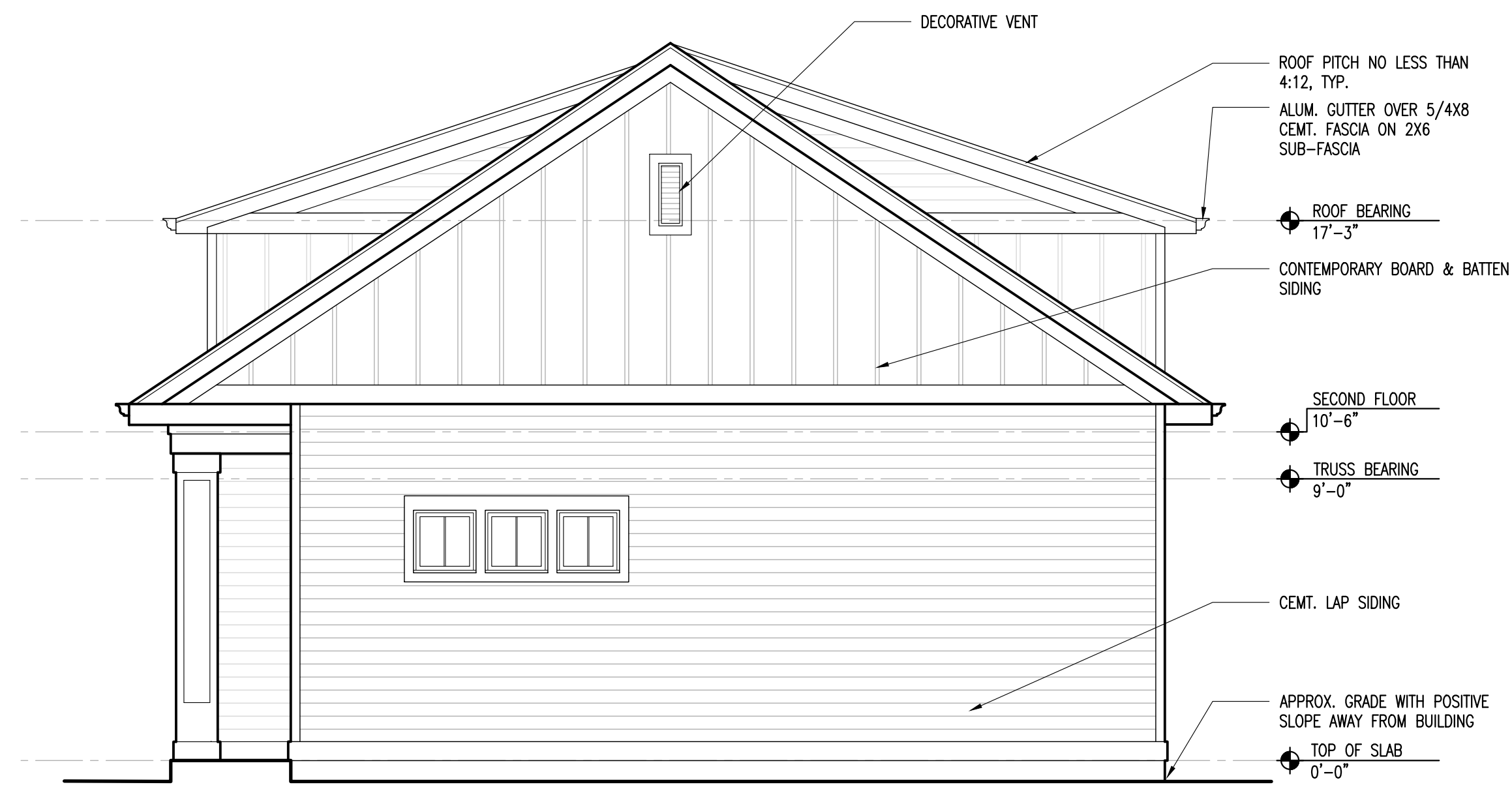
**JDAVIS**  
510 S. Wilmington St. | Raleigh, NC 27601 | Tel 919.836.1500  
1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | Tel 215.545.0121



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RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

2



ELEVATIONS ARE PRELIMINARY & FOR REFERENCE/ ZONING PURPOSES ONLY.  
ELEVATIONS TO FOLLOW DEVELOPMENT STANDARDS.

FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1

DHI Communities  
Old Holland Road



PROJECT:	21201	DATE
ISSUE:		01.27.2022
SITE SUBMITTAL		04.06.2022
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	DUPLEX 3.1	
	ELEVATIONS	

A3.03

**JDAVIS**  
510 S. Wilmington St. | Raleigh, NC 27601 | Tel 919.836.1500  
1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | Tel 215.545.0121



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LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

2



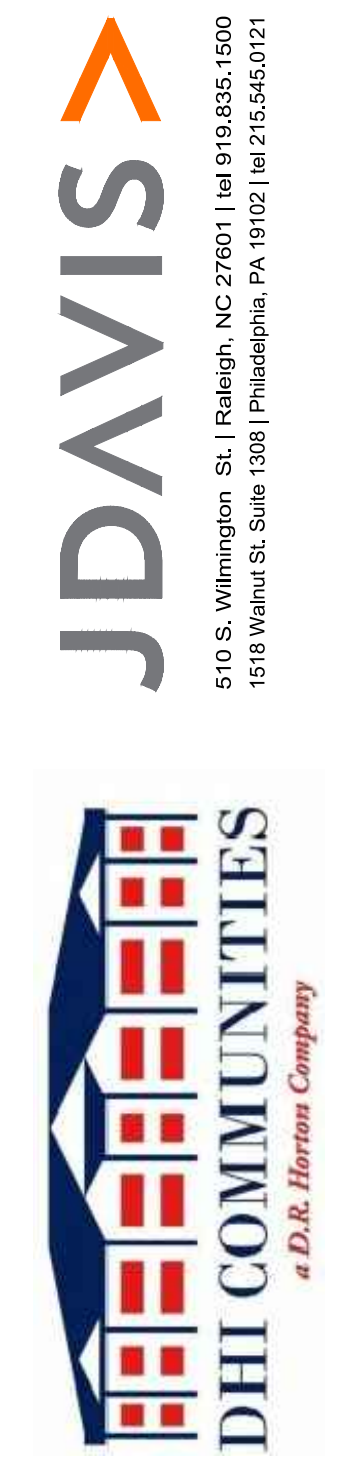
REAR ELEVATION  
SCALE: 1/4" = 1'-0"

1

ELEVATIONS ARE PRELIMINARY & FOR REFERENCE/ ZONING PURPOSES ONLY.  
ELEVATIONS TO FOLLOW DEVELOPMENT STANDARDS.

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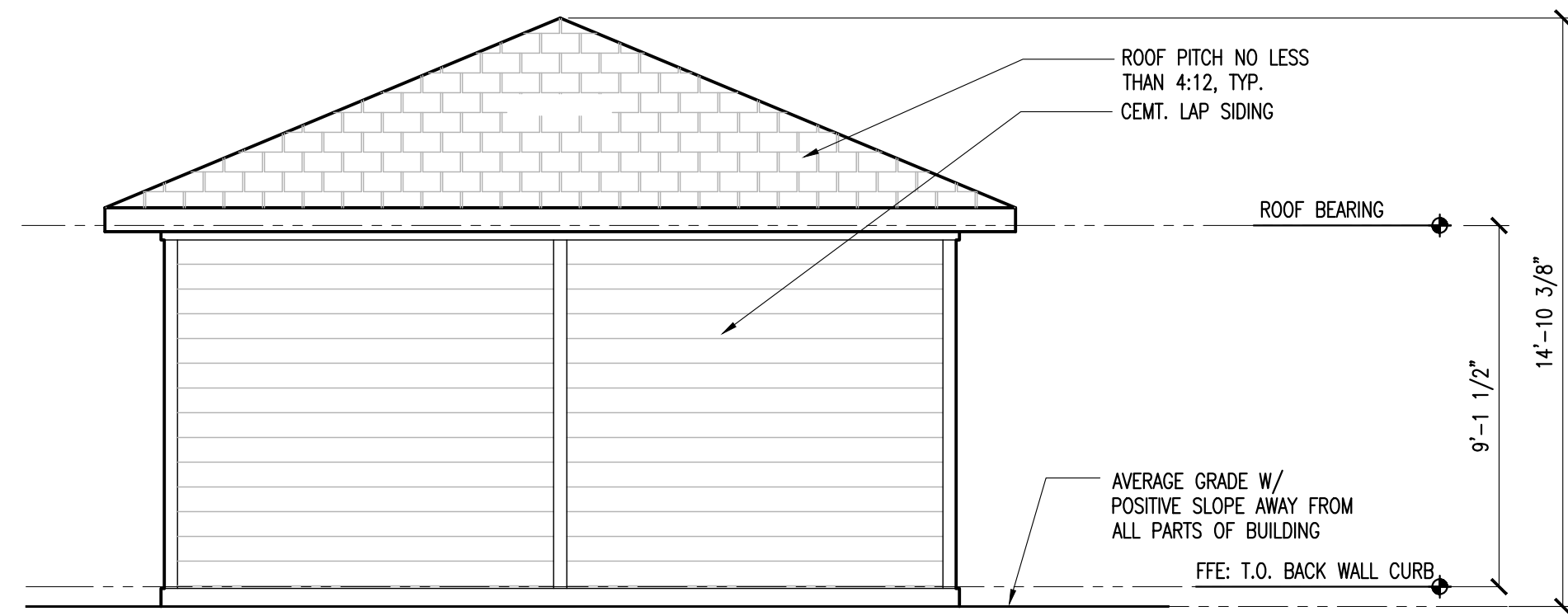
DHI Communities  
Old Holland Road



PROJECT:	21201	DATE
ISSUE:	01.27.2022	
SITE SUBMITTAL	04.06.2022	
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	DUPLEX 3.1	
	ELEVATIONS	

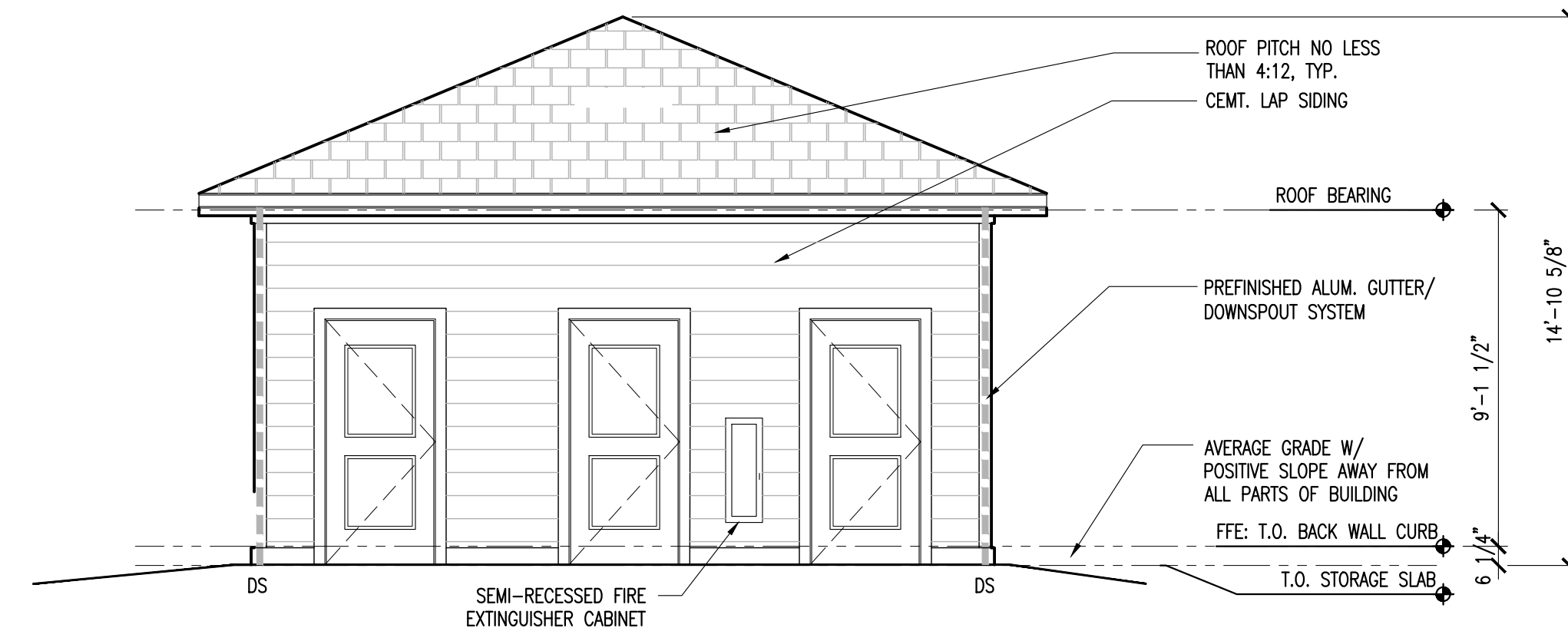
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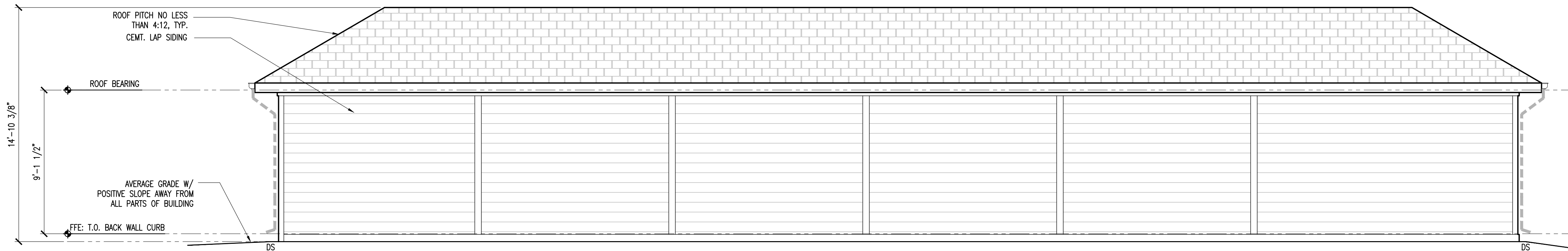
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

4



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

3



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

2



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1

ELEVATIONS ARE PRELIMINARY & FOR REFERENCE/ ZONING PURPOSES ONLY.  
ELEVATIONS TO FOLLOW DEVELOPMENT STANDARDS.



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PROJECT:	21201	DATE
ISSUE:		01.27.2022
SITE SUBMITTAL		04.06.2022
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	GARAGE ELEVATIONS	

## NEIGHBORHOOD MEETING REPORT

**Applicant: DHIC, LLC**

Rezoning Application No. Z(CD)-01-22

This Neighborhood Meeting Report is being filed with the City of Concord Planning Department pursuant to the provisions of the Concord Development Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Applicant mailed written notices of the date and time of the Neighborhood Meeting, and information on how to access the Neighborhood Meeting, to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notices in the U.S. mail on January 7, 2022. Copies of the written notices are attached hereto as Exhibit A-2.

### **DATE, TIME AND LOCATION OF MEETING:**

The Neighborhood Meeting was held on Wednesday, January 26, 2022 at 6:30 PM. The Neighborhood Meeting was a virtual Neighborhood Meeting and was held by way of a Zoom Webinar.

### **PERSONS IN ATTENDANCE AT MEETING:**

The Neighborhood Meeting was attended by those individuals identified on Exhibit B attached hereto. The Applicant's representatives at the Neighborhood Meeting were Elam Hall and Daniel Jellicorse of the Applicant, Thomas Haapapuro of Design Resource Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

### **SUMMARY OF ISSUES DISCUSSED:**

Applicant's representatives utilized a power point presentation during the Neighborhood Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Neighborhood Meeting and introduced himself and the Applicant's representatives. He stated that the Applicant is requesting the annexation of the site into the City of Concord and the rezoning of the site by the City of Concord.

John Carmichael stated that we will go through our presentation and at the conclusion of the presentation, we will open up the meeting for questions and comments.

John Carmichael provided the current/tentative schedule of events relating to the annexation and rezoning requests. This schedule is subject to change, however, these are the earliest dates that these events can occur. The annexation request is currently scheduled to be heard by City Council on March 10, 2022. If the annexation is approved, the rezoning request would go to the Planning and Zoning Commission on April 19, 2022 for a recommendation, and the rezoning request would go to City Council on May 12, 2022 for a public hearing.

John Carmichael shared a map of the site. The site is located on Old Holland Road and it contains 2.553 acres. The site is located next to the County line. John Carmichael shared an aerial photograph of the site. An apartment community is located immediately to the north of the site.

The site is zoned LI, which is a Cabarrus County light industrial zoning district. John Carmichael discussed the zoning of adjacent and nearby parcels of land. The Applicant is requesting that the site be annexed into the City of Concord and rezoned to the RC-CD zoning district to accommodate the development of a maximum of 18 single family attached (duplex style) dwelling units in 9 buildings. These dwelling units are proposed to be a part of a residential community that is proposed to be located on adjacent land in Mecklenburg County.

John Carmichael shared and discussed the site plan for the proposed development. He pointed out the 9 duplex buildings and the detached garages. The site would be accessed by a road from the proposed development in Mecklenburg County and by a road from the apartment community to the north of the site. The dwelling units would be for rent dwelling units.

Elam Hall then addressed the meeting. He stated that he is with D.R. Horton. They refer to these duplex style dwelling units as Casita Cottages. They are duplex rental units. The dwelling units would be one story and two story units. The one bedroom unit is one story and the two and three bedroom units are two stories. They look very much like small bungalow cottages.

The Neighborhood Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments that were expressed at the meeting.

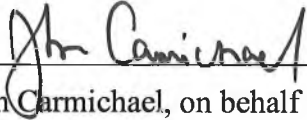
- Attendees (the Bracketts) stated that they own property across Old Holland Road from the site and they were interested to see what is being proposed. Their property is zoned light industrial, as they understand it. Their property is located in Cabarrus County. Elam Hall stated that one and two story cottages would be located across Old Holland Road from their property.
- The Bracketts asked if this site is annexed into the City of Concord, will the City run water and sewer on the site side of Old Holland Road. Daniel Jellicorse stated that the waterline would be brought up to the top corner of our site where the access road into our site would be located. The sewer line would run to a to be determined spot.
- The Bracketts stated that there is not currently sewer to their property.
- The Bracketts asked if water and sewer have been approved for the site. Thomas Haapapuro stated that it is early in the process. We are currently pursuing the annexation and the rezoning at this point. Water and sewer have not been approved for this site.
- An attendee, David Niekamp, stated that the sewer would not come up Old Holland Road. Sewer for this site would come from the apartment community located immediately to the north of the site.
- In response to a question, Elam Hall stated that only sewer would come from the apartment community to the north of the site.
- In response to a question, Elam Hall stated that sewer would not be accessed from the Bracketts' side of Old Holland Road. Sewer would be accessed from the adjacent apartment community to the north of the site.
- The Bracketts stated that they understand that it took over a year and a half for the apartment community to get water and sewer approved. The Bracketts stated that the Applicant is probably a long way from starting construction. Elam Hall stated that they have a fair amount of process ahead of them and if they get all of the required approvals it could take a good year and a half before construction would commence.

There were no further comments or questions. John Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

**CHANGES MADE TO THE APPLICATION AS A RESULT OF THE NEIGHBORHOOD MEETING AS OF THE DATE HEREOF:**

No changes have been made to the Rezoning Plan or to the Rezoning Application as of the date of this Neighborhood Meeting Report solely as a result of the Neighborhood Meeting.

Respectfully submitted, this 1<sup>st</sup> day of March, 2022.

  
\_\_\_\_\_

John Carmichael, on behalf of DHIC, LLC, Applicant

Exhibit A-1

AcctName1	AcctName2	MailAddr1	MailCity	MailState	MailZipCod
ADDISON CONCORD LLC		237 S WESTMONTE DR STE 140	ALTAMONTE SPRINGS	FL	32714
WITHROW DOWNS II HOA		P O BOX 79032	CHARLOTTE	NC	28271
HEAVENER DAVID M	HEAVENER MICHAEL S	1008 MINERAL SPRINGS RD	CHARLOTTE	NC	28262
PUTNAM RICHARD & PHYLLIS	C/O CHARLESS BRACKETT	PO BOX 124	HARRISBURG	NC	28075
SOUTHEAST INVESTMENT GROUP LLC		4 WOOD IBIS TRL	BEAUFORT	SC	29907
WILLIAM E CAUDLE		7995 OLD HOLLAND RD	CHARLOTTE	NC	28262



Exhibit A-2

Exhibit A-2 has been truncated by staff--applicant included copies of letters sent to all adjacent property owners. These are available upon request if needed.

January 7, 2022

William E. Caudle  
7995 Old Holland Road  
Charlotte, NC 28262

**Re: Petition for Annexation and Application for Zoning Map Amendment Filed DHIC, LLC for Property Located on the West Side of Old Holland Road at the Cabarrus County – Mecklenburg County Line (7995 and 7993 Old Holland Road; PIN Nos. 4588-99-5811, 4588-99-2789 and 4588-99-4654)**

Dear Mr. Caudle:

We represent DHIC, LLC (the "Applicant"). The Applicant has submitted to the City of Concord a Petition for Annexation and an Application for Zoning Map Amendment requesting the annexation and rezoning of an approximately 2.553 acre site located on the west side of Old Holland Road in Cabarrus County at the Cabarrus County – Mecklenburg County line (7995 and 7993 Old Holland Road). The site is comprised of three parcels of land that are designated as PIN Nos. 4588-99-5811, 4588-99-2789 and 4588-99-4654, and the site is owned by William E. Caudle, Sr. and Mary C. Caudle. The site is currently zoned Limited Industrial (LI).

The Applicant is requesting the annexation of the site into the City of Concord and the rezoning of the site to the RC-CD zoning district to accommodate the development of a maximum of 18 single family attached (duplex style) dwelling units in 9 buildings on the site. These single family attached (duplex style) dwelling units would be part of a residential community proposed for adjacent property located in Mecklenburg County.

I have included a map showing the subject site and a draft site plan that depicts the layout of the development proposed for the site.

The purposes of this letter are to provide you with information on the Petition for Annexation and the Application for Zoning Map Amendment and to request your presence at an informational neighborhood meeting hosted by the Applicant via **ZOOM on Wednesday, January 26, 2022 at 6:30 PM**. Information on how to access the ZOOM meeting is provided below:

You are invited to a Zoom webinar.

When: Jan 26, 2022 06:30 PM Eastern Time (US and Canada)

Topic: Annexation and Rezoning Request for An Approximately 2.553 Acre Site on Old Holland Road in Cabarrus County



Please use the link below to join the webinar:

<https://robinsonbradshaw.zoom.us/j/98353199044?pwd=UkJMdFhGd05xNIZyTVNqWTBQbk1CQT09>

Passcode: 247258

Or One tap mobile :

US: +13126266799,,98353199044# or +16465588656,,98353199044#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656

Alternatively, you may send an email to [communitymeeting@robinsonbradshaw.com](mailto:communitymeeting@robinsonbradshaw.com) and request that the link to the informational neighborhood meeting be emailed to you.

The anticipated and tentatively scheduled dates of the public hearings on the Petition for Annexation and the Application for Zoning Map Amendment are as follows:

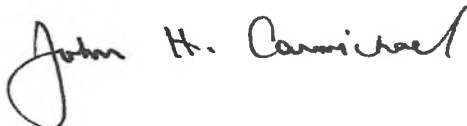
- Annexation Request (Concord City Council): March 10, 2022.
- Planning and Zoning Commission Meeting for a Recommendation on the Rezoning Request: April 19, 2022.
- Public Hearing Before City Council on the Rezoning Request: May 12, 2022 .

These are the earliest dates that these public hearings could occur and it is possible that the public hearings could be delayed.

If you have any questions about this matter, please contact John Carmichael ([jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com); 704-377-8341). We look forward to addressing any questions you may have regarding this matter.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.



John H. Carmichael





Exhibit B

Meeting ID      Topic  
 98353199044    Annexation and Rezoning Request for An Approximately 2.553 Acre Site on Old Holland Road in Cabarrus County

Name (Original Name)	User Email
John Carmichael	jcarmichael@robinsonbradshaw.com
David Niekamp	djniekamp@gmail.com
Thomas Haapapuro	thomas@drgrp.com
rebeccabrackett	clbracke@aol.com
Daniel J. Jellcorse	djellcorse@drhorton.com
Elam Hall	rehall@drhorton.com
Elam Hall	rehall@drhorton.com
Elam Hall	rehall@drhorton.com

Start Time	End Time	User Email	Duration (Minutes)	Participants
1/26/2022 18:11	1/26/2022 19:01	NSpeed@robinsonbradshaw.com	51	8

Join Time	Leave Time	Duration (Minutes)	Guest	In Waiting Room
1/26/2022 18:11	1/26/2022 19:01		51 No	No
1/26/2022 18:15	1/26/2022 19:01		47 Yes	No
1/26/2022 18:28	1/26/2022 19:01		34 Yes	No
1/26/2022 18:47	1/26/2022 19:01		15 Yes	No
1/26/2022 18:15	1/26/2022 19:01		46 Yes	No
1/26/2022 18:29	1/26/2022 18:30		1 Yes	No
1/26/2022 18:35	1/26/2022 19:01		26 Yes	No
1/26/2022 18:29	1/26/2022 19:01		33 Yes	No

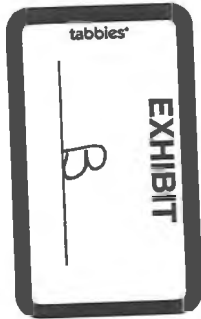


Exhibit C



# Rezoning Application No. Z(CD)-01-22

DHIC, LLC, Applicant

Neighborhood Meeting

January 26, 2022

# Team

- Elam Hall, D.R. Horton
- Daniel Jellicorse, D.R. Horton
- Thomas Haapapuro, Design Resource Group
- John Carmichael, Robinson Bradshaw & Hinson, P.A.



# Current/Tentative Schedule

- Annexation Request (Concord City Council): March 10, 2022
- Planning and Zoning Commission Meeting for a Recommendation on the Rezoning Request: April 19, 2022
- Public Hearing Before City Council on the Rezoning Request: May 12, 2022

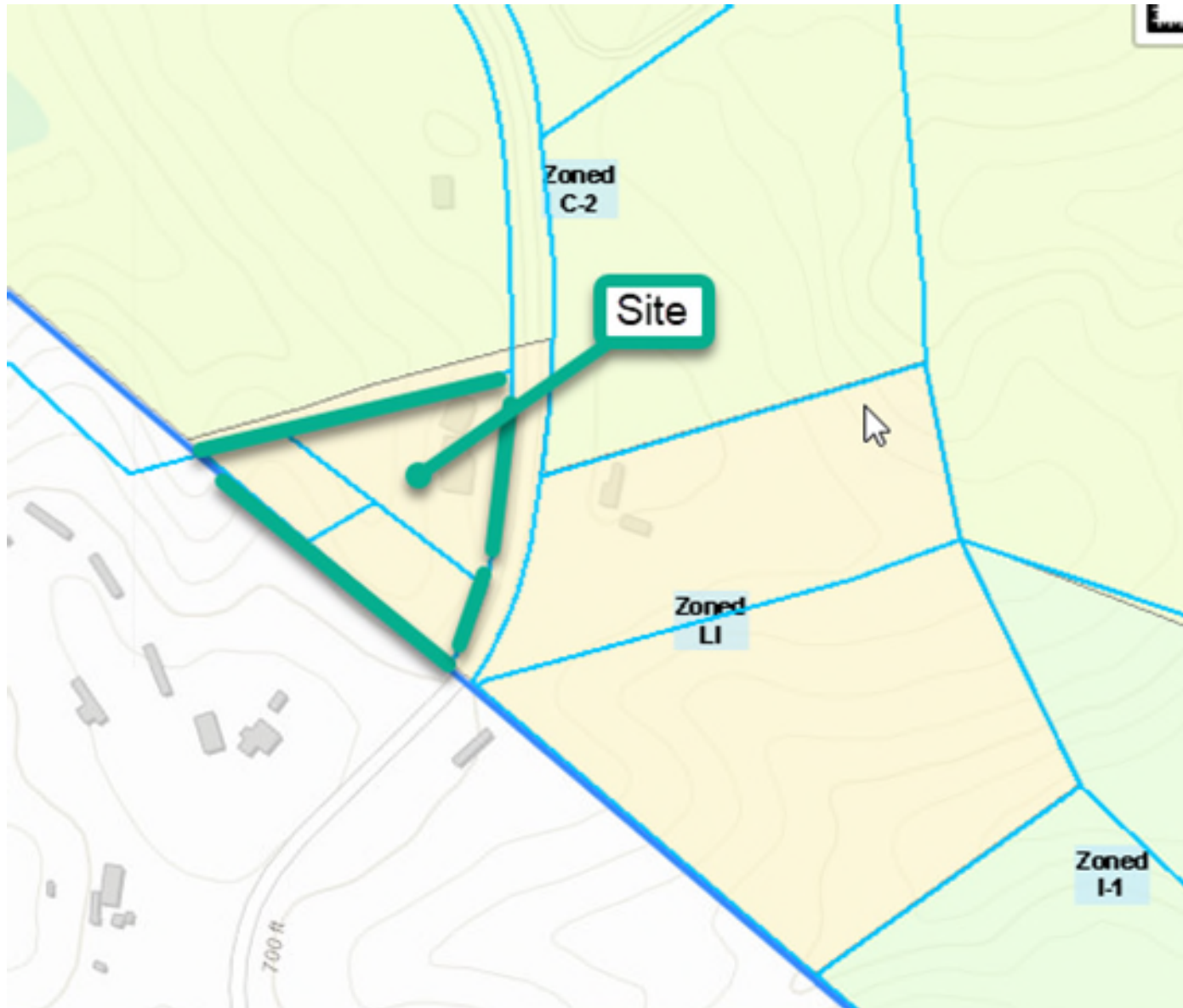
# Site – 2.553 Acres



# Site



# Current Zoning of the Site



# Annexation/Rezoning Request

Requesting the annexation of the site into the City of Concord and the rezoning of the site to the RC-CD zoning district to accommodate the development of a maximum of 18 single family attached (duplex style) dwelling units in 9 buildings

These single family attached (duplex style) dwelling units would be part of a residential community proposed for adjacent property located in Mecklenburg County.

# Site Plan







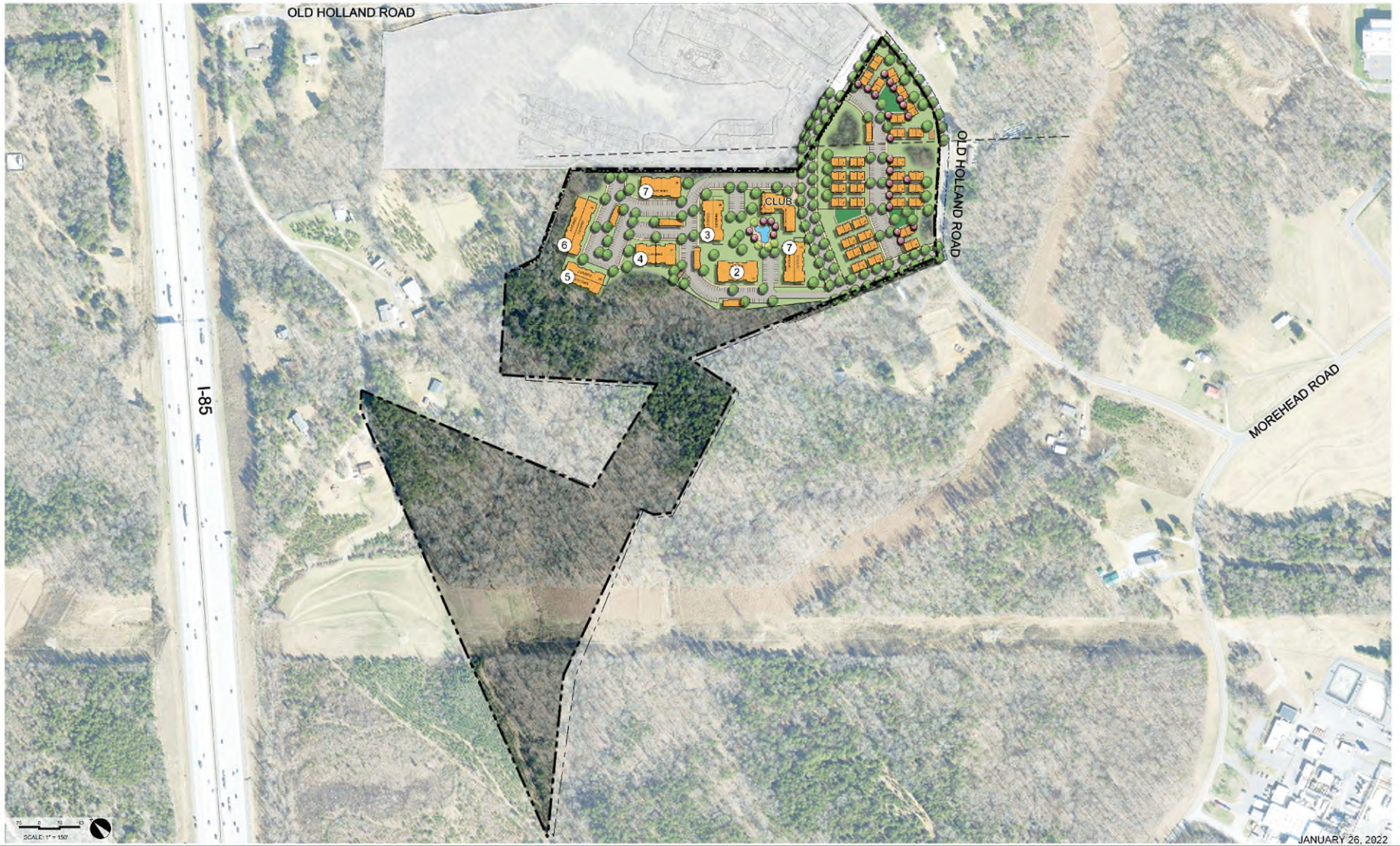


# OLD HOLLAND ROAD

CABARRUS COUNTY, NC







# OLD HOLLAND ROAD

CABARRUS COUNTY, NC





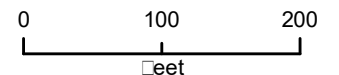
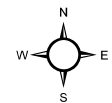
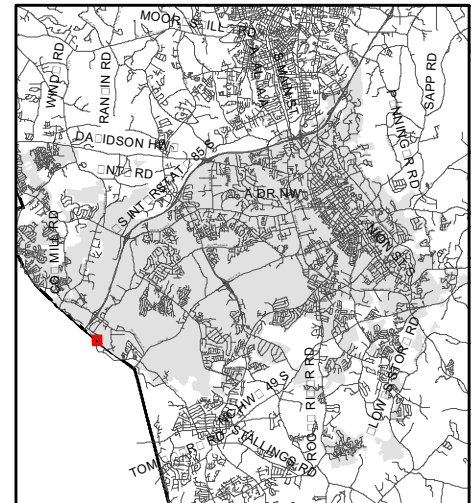
# Questions and Comments



**Z(CD)-01-22  
AERIAL**

**Rezoning application from  
Cabarrus County LI  
(Limited Industrial)  
to  
RC-CD (Residential Compact  
- Conditional District)**

7995 Old Holland Rd  
PIN's: 4588-99-5811, 4588-99-2789,  
4588-99-4654

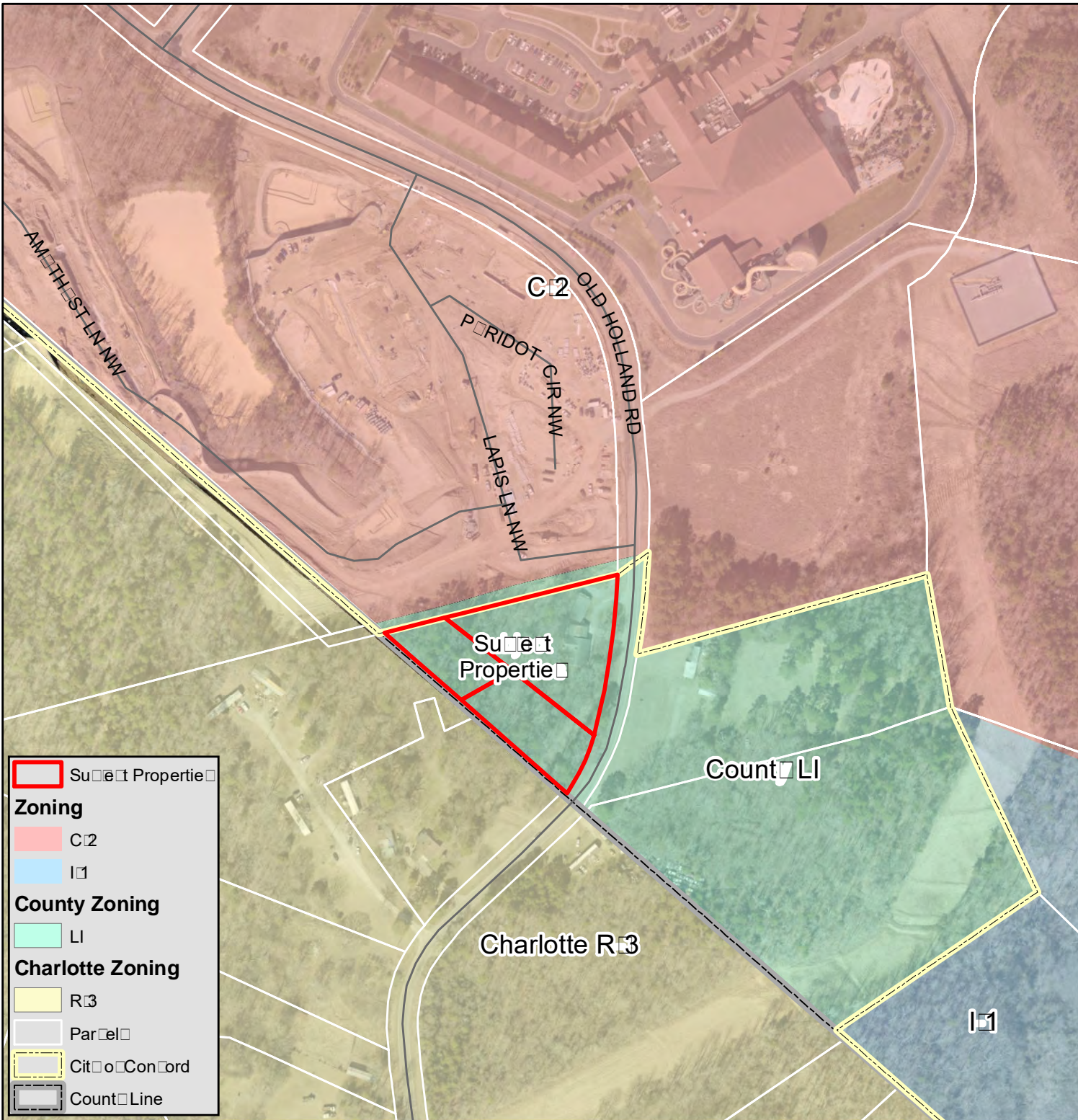




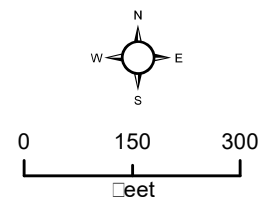
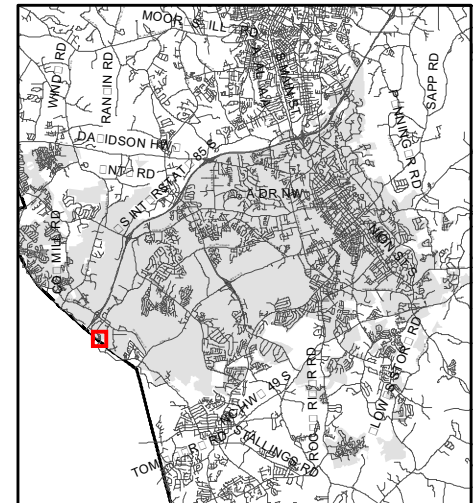
**Z(CD)-01-22  
ZONING**

**Rezoning application from  
Cabarrus County LI  
(Limited Industrial)  
to  
RC-CD (Residential Compact  
- Conditional District)**

7995 Old Holland Rd  
PIN's: 4588-99-5811, 4588-99-2789,  
4588-99-4654



	Subject Property
<b>Zoning</b>	
	C2
	LI
<b>County Zoning</b>	
	LI
<b>Charlotte Zoning</b>	
	R3
	Parcel
	City of Concord
	County Line

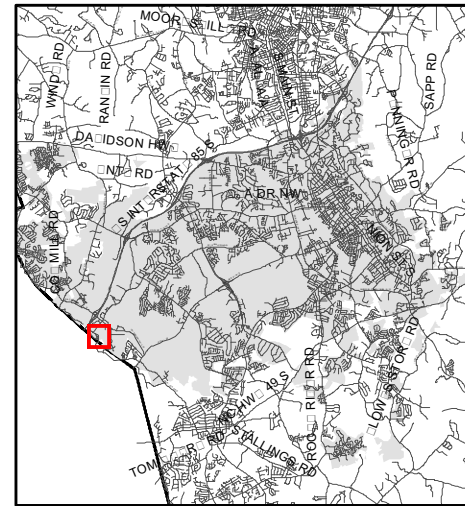
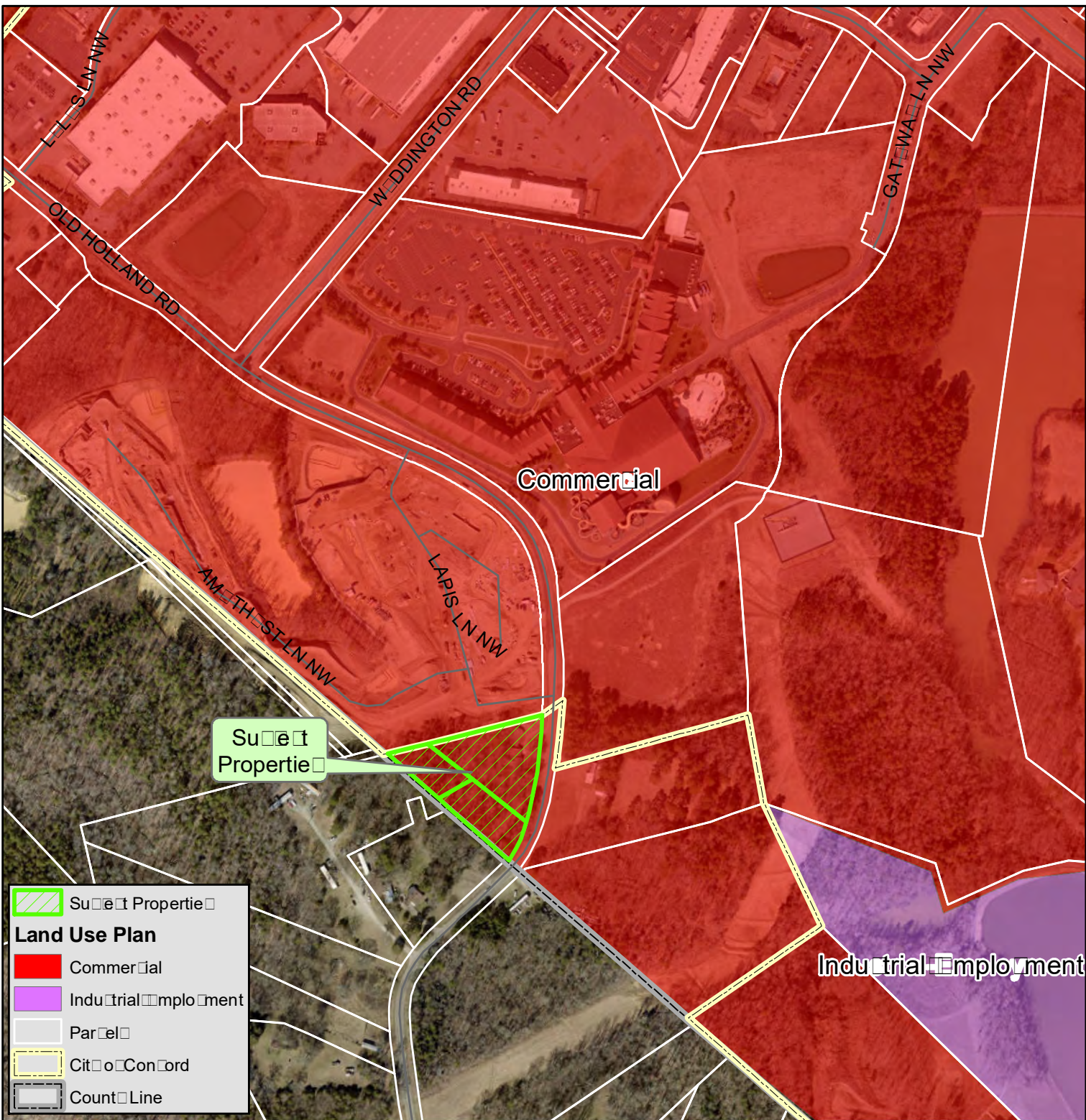




**Z(CD)-01-22  
LAND USE PLAN**

**Rezoning application from  
Cabarrus County LI  
(Limited Industrial)  
to  
RC-CD (Residential Compact  
- Conditional District)**

7995 Old Holland Rd  
PIN's: 4588-99-5811, 4588-99-2789,  
4588-99-4654



**Subject Properties**

**Land Use Plan**

- Commercial
- Industrial Employment
- Parcel
- City/County
- County Line

**Industrial Employment**

