



DATE: April 16, 2019

CASE #: Z (CD)-16-18
ACCELA: CN-RZC-2018-00010

DESCRIPTION: Zoning Map Amendment
City of Concord Heavy Industrial (I-2) and Residential Village (RV) to City of Concord Residential Compact Conditional District (RC-CD)

APPLICANT/OWNER: Sari and Company/Bryton Partners, LLC

LOCATION: 625 Main St. SW

PIN#s: PIN: 5529-69-3574

AREA: +/- 10.65 acres

ZONING: City of Concord Heavy Industrial (I-2)

PREPARED BY: Scott Sherrill, Sr. Planner

BACKGROUND AND HISTORY

The subject property consists of one parcel, comprising approximately 10.65 acres bounded on the west by Main St. SW, on the south by Burris Ct. and Warren C Coleman Blvd., on the east by the North Carolina Railroad, and on the north generally by Office Dr., but with one portion on the corner of Office Drive SW and Office Dr. SW. Parcel 5529-69-3574 was annexed on June 30, 1986 and is currently zoned I-2.

The applicant seeks to amend the zoning to establish a new Residential Compact Conditional District (RC-CD) on the parcel. The proposed conditional district site plan reflects repurposing the existing mill structures for apartments, with the east cotton warehouse for parking. The proposed development would consist of 151 apartment units.

HISTORY

The subject parcel is the Coleman-Franklin-Cannon Mill site, and a local historic landmark as of January 11, 2018. It is also listed on the National Register of Historic Places. The three main structures on the site are: the Main Mill Building (1898, 1912, 1950s, 1960s), the East Cotton Warehouse (1902-1926), and the West Cotton Warehouse (1927-1938). There are a number of

smaller ancillary structures. The site is particularly important for its association with Warren C. Coleman, an early African-American industrialist in North Carolina.

SUMMARY OF REQUEST

The applicant seeks to amend the zoning to establish a new Residential Compact Conditional District (RC-CD) on the parcel. The proposed conditional district site plan reflects 151 apartments.

The applicant has submitted two site plans: one for development plans and figures with access to the North Carolina Railroad right of way, and one without. With access to the right of way, the applicant's site plan reflects a site area of 10.65 acres, with a density of 14.17 units per acre, and 29% open space. It is important to note that one of the conditions of approval is that a second remote access be provided, and that fire lanes be at least 26 feet wide, which means that there will be potentially less open space and more impervious surface area than is reflected on the site plan. There is potential that meeting these conditions will also cause changes to the amenity locations reflected on the site plan. Additional curb, gutter, and sidewalk will also be required.

In the event that, at some point in the future, the North Carolina Railroad increases its footprint in the corridor, the applicant has also provided calculations with the area in the railroad right of way removed. Such an event would cause a non-conformity, but it is useful to have an idea of the extent of the non-conformity. The new density would be based off a land area of 7.9 acres, resulting in a density of 19.11 units per acre, and result in the loss of at least 20 parking spaces located in the east warehouse, and requiring that 20 new spaces be added across the stream with a pedestrian bridge. With the addition of the second remote access, it is likely that in this scenario, stormwater controls will need to be added and open space will be reduced more than is reflected on the contingent site plan. This scenario may not occur in the foreseeable future.

Development Context

Property to the north of the subject area is zoned City of Concord Heavy Industrial (I-2) and Residential Village and is currently used for residential purposes or is vacant. Property to the east of the subject property is zoned City of Concord Light Industrial (I-1) and Heavy Industrial (I-2) and is used by the North Carolina Railroad and as flex industrial space. Property to the south of the subject property is zoned City of Concord Residential Village (RV) and Residential Compact (RC) and is used for residential purposes. Property to the west of the subject property is zoned Residential Village (RV) and currently consists of residential uses.

Existing Zoning and Land Uses (Subject Parcel)					
Current Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses within 500 Feet	
Heavy Industrial (I-2) and Residential Village (RV)	North	Heavy Industrial (I-2) and Residential Village (RV)	Industrial	North	Residential, Vacant
	South	Residential Village (RV) and Residential Compact (RC)		South	Residential
	East	Heavy Industrial (I-2) and Light Industrial (I-1)		East	Railroad, Industrial
	West	Residential Village (RV)		West	Residential

Infrastructure

A turn lane will be required to be installed along Hwy 601 (Warren C Coleman Blvd.) per NCDOT. Additional hydraulic testing will be required, along with meeting current fire code.

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Mixed Use Activity Center” for which RC-CD is a compatible zoning district.

From the 2030 Land Use Plan:

Mixed Use Activity Centers (MUAC) The intent of the Mixed-Use Activity Center (MUAC) Future Land Use category is to identify areas that serve broader economic, entertainment, and community activities as compared to mixed-use neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of the mixed-use center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking, and shared rear-lot parking strategies. Structured parking should be encouraged to be incorporated into the principal structure.

A large-scale mixed use activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

Areas designated as Mixed-Use Activity Centers Future Land Use category are large geographic areas located at key intersections of major transportation corridors, that have high growth potential, where the infrastructure can support denser development. Mixed Use Activity Centers are located along major corridors where transit facilities are currently planned or envisioned in the future. Mixed-Use Activity Centers may not necessarily be constructed as a single development at one time. The very nature of these areas allows them to be approved in phases and to evolve over time into an area made up of a mix of land uses, usually centered on some type

of public transit facility, which affords people the opportunity to live, work, shop, and, in some cases, have immediate access to recreation facilities in one general area. It is also the goal of these districts to reduce vehicle trips by making them single destination points for multiple consumer needs.

The intent of the Mixed-Use Activity Center designation is to encourage the development of a mixture of complementary uses that will function as an integrated center allowing for pedestrian connections between developments and uses. Each of the eleven proposed Mixed-Use Activity Center locations identified on the Land Use Plan have different characteristics and will develop uniquely. The size of these areas is relatively large, with the intent that mixed use development should occur within a one-half mile radius of a transit stop (an estimated ten minute walking distance). Due to the fact that each area designated as a MUAC, applying one development solution to each is not practical. The key is to coordinate development of each parcel within the context of the larger District. Coordinating connectivity and planning for future uses will be critical in this process.

Non-residential uses are recommended at a 2.0 Floor Area Ratio (FAR).

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 10.65 acres.
- The subject property is currently industrial in use.
- The proposed zoning amendment is consistent with the 2030 Land Use Plan (LUP) because it results in a zoning classification which remains consistent with the Mixed Use Activity Center future land use category. In this instance, the mixed use activity center is isolated to this parcel and the Young-Hartsell Mill location to the north of the subject property, and the addition of apartments represents the addition of a new housing type to the area. Although it does little to advance the self-containment of the mixed use activity center, it may support future development of mixed uses. The nearest transit stop is approximately four-tenths of a mile away on the orange line.
- The zoning amendment is reasonable and in the public interest in advancing the vision of the 2030 land use plan for the site through encouraging the adaptive reuse of a historic property. This adaptive reuse will likely result in a longer life span for the historic structures as well as establish additional affordable housing in the city.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request consistent with the 2030 Land Use Plan and the requirements of the Concord Development Ordinance. There is an opportunity at this time to add clarity to the entitlements. The staff has no objections to the petition.

Recommended Conditions:

1. The development shall proceed in accordance with the Coleman Mill Apartments Option 1, dated 04/09/2019, except that it shall be required to meet the City's Technical Standards and current Fire Code, until such time as the project's usage of the North Carolina Railroad Right of Way is no longer possible. At that time, the project may proceed under the site plan for Coleman Mill Apartments Option 2,

dated 04/09/2019, subject to Technical Site Plan approval and Fire Code requirements.

2. The applicant will provide turn lanes on Hwy 601 as required by NC DOT.
3. An exemption is granted for the 12' building yard; however, alternate areas for landscaping will be required along the North side of the building or in areas currently identified as open space.
4. For the detached portion of the site, across Office Dr., the applicant will be required to show parking space, create a driveway cut/aisle, and meet minimum stem, curb, and gutter requirements. Sidewalk will be required along the whole frontage of this portion of the property, along with Main Street and Office Drive where access is taken.
5. A second remote entrance is required, and fire lanes are required to be 26 feet wide.
6. Certificates of appropriateness will be required for the demolition and alteration of contributing buildings within the local landmark designations.
7. If total new impervious surface exceeds 20,000 square feet or is more than 1 acre is disturbed, stormwater controls will be required.
8. Full technical site plan approval shall be submitted in compliance with the Concord Code of Ordinances and the Conditions listed herein.
9. Buildings shall be located as shown on the approved preliminary site plan. Minor modifications may be allowed, pursuant to Concord Development Ordinance (CDO) §5.4.10 and 3.2.8.I.
10. The proposed structures shall follow the theme, scale, and architectural guidelines of the provided elevations. Minor modifications may be allowed, pursuant to CDO §5.4.10 and 3.2.8.I.
11. Changes in the uses shown on the site plan may require additional site plan review. Minor modifications may be allowed, pursuant to CDO §5.4.10 and 3.2.8.I.
12. Water system must be installed, tested, verified to provide the needed fire flow, and approved before vertical construction.

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: Sari & Company

1648 Kenilworth Ave, Charlotte, NC 28203

419-575-5165; jim@sariandcompany.biz

Owner Name, Address, Telephone Number: Bryton Partners, LLC

190 High Peak Drive, Boone, NC 28607

704-281-6289; web110246@gmail.com

Project Location/Address: 625 Main St. SW, Concord, NC 28027

P.I.N.: 55296935740000

Area of Subject Property (acres or square feet): approximately 10.14 acres

Lot Width: Approx 1110 ft widest, 350 ft narrowest Lot Depth: Approx 670 ft deepest and 150 feet shallowest

Current Zoning Classification: I-2

Proposed Zoning Classification: RC-CD

Existing Land Use: Industrial

Future Land Use Designation: Mixed Use

Surrounding Land Use: North Residential South Residential

East Industrial/ Residential West Residential

Reason for request: To put 156 residential units in historic mill structures currently zoned industrial; this is 2.5% more units than currently allowed under densest zoning (RC, 15 units per acre)

Has a pre-application meeting been held with a staff member? Not as of yet

Staff member signature: _____ Date: _____

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

Residential - 156 apartments in adaptive reuse of historic mill structures already designated on the National Register of Historic Places.

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):

Adhering to a final site plan (first draft submitted herewith)

Staying within the conditional zoning restrictions

Retaining the historically significant characteristics of the structures on the property

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.


M. A. W., Agent 7-18-18
 Signature of Applicant Date

M. A. W., Agent 7-18-18
 Signature of Owner(s) Date

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: 7-18-18

Applicant Signature:  , Agent

Property Owner or Agent of the Property Owner Signature:
 , Agent

Staff Use Only:

1. Scheduled for Planning and Zoning Commission consideration:
 Date: _____ Time: _____ Location: _____
2. Date advertised, written notice(s) sent, and property posted: _____
3. Record of decision: Motion to: Approve Deny
 _____ Yea Nay
 _____ Yea Nay
 _____ Yea Nay
 _____ Yea Nay
 _____ Yea Nay
 _____ Yea Nay
4. Planning and Zoning Commission recommendation: Approved Denied
 If denied, was an appeal filed? _____
5. Date applicant notified of Planning and Zoning Commission action: _____
6. Scheduled for City Council consideration:
 Date: _____ Time: _____ Location: _____
7. Dates advertised: (a) First notice: _____ (b) Second notice: _____
8. City Council recommendation: Approved Denied
9. Date applicant notified of City Council action: _____
10. Comments: *(see minutes for details)*

Additional Requirements for Conditional District Amendments Only
(SEE SECTION 3.2.8)

A petition for conditional zoning must include a site plan, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any proposed conditions that will govern development and use of the property. The following information shall be provided, if applicable:

1. A boundary survey and vicinity map showing the property's total acreage, zoning classification(s), location in relationship to major streets, railroads, the date, and a north arrow;
2. All existing easements, reservations and rights-of-way;
3. Areas in which structures are proposed;
4. Proposed use of all land and structures including the number of residential units and square footage of nonresidential development;
5. Proposed and required screening and landscaping as specified in Article 11;
6. Existing and proposed points of access to public streets and to adjacent property;
7. Location of 100 year floodplains and location of proposed stream buffers as specified in Article 4;
8. General parking and circulation plans;
9. Additional data and information as specified in Article 9, if applicable.

In the course of evaluating the application, the Administrator, Planning and Zoning Commission or City Council may request additional information from the petitioner. This information may include the following;

1. The exterior features of the proposed development including height and exterior finish;
2. Existing and general topography of the site;
3. Existing vegetation and tree cover; and
4. Location and number of proposed signs.

The site plan and all supporting materials and text shall constitute part of the petition for all purposes under this Chapter.

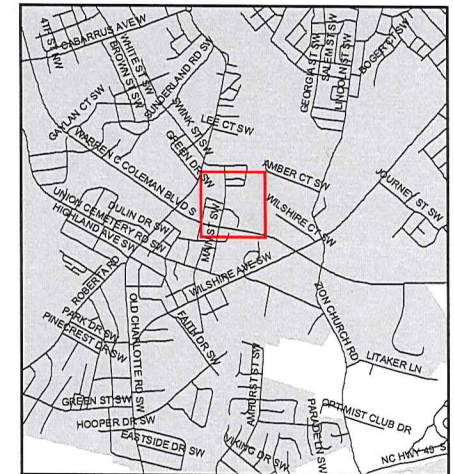
For conditional district rezonings, after receipt of the petition, the staff shall forward the petition including the site plan to the Development Review Committee (DRC) for review and comments prior to the hearing. The DRC shall concur that the site plan sufficiently meets minimum requirements prior to the item proceeding to the Planning Commission for public hearing. Comments from the DRC may necessitate changes to the rezoning plan prior to the public hearing.

Z(CD)-16-18

Sari and Company

625 Main St SW

PIN: 5529-69-3574



Source: City of Concord
Planning Department

Disclaimer

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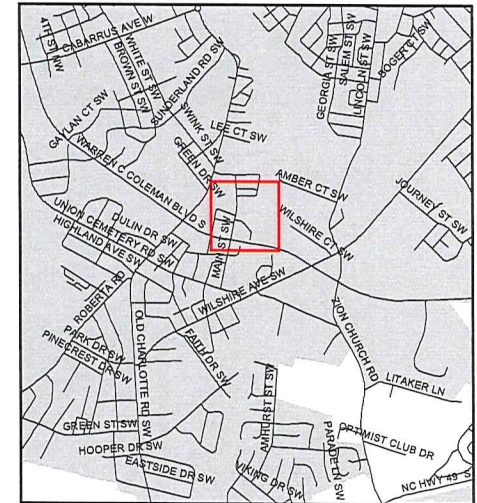
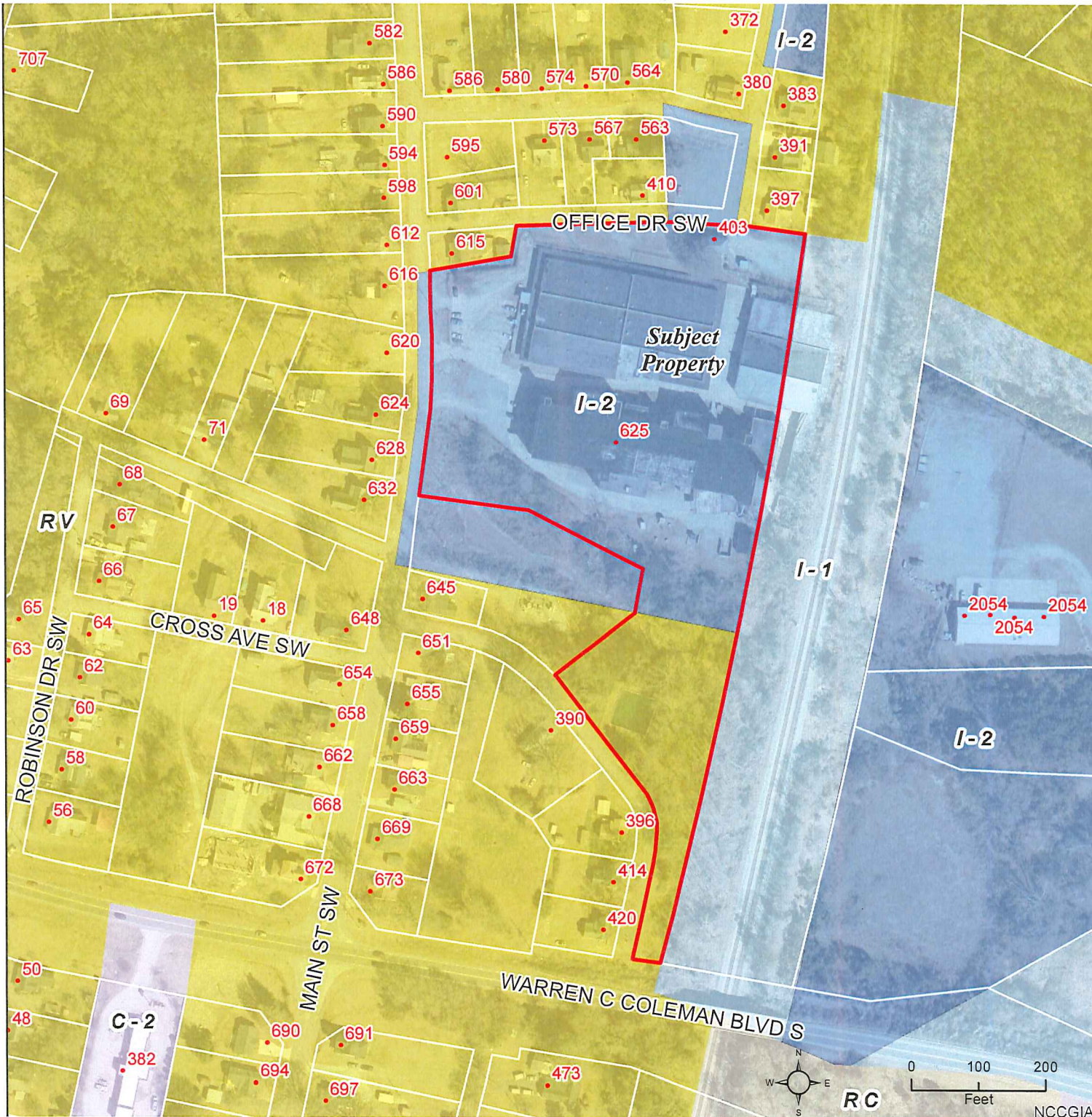


Z(CD)16-18

Sari and Company

625 Main St SW

PIN: 5529-69-3574



Source: City of Concord
Planning Department

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Z(CD)16-18

Sari and Company

625 Main St SW

PIN: 5529-69-3574

Legend

NewFLU

Suburban Neighborhood

NewFLU

Urban Neighborhood

NewFLU

Commercial

NewFLU

Mixed-Use Activity Center

NewFLU

Industrial/Employment

NewFLU

Village Center

NewFLU

Amusements/Motor Sports

Civic/Institutional

OpenSpace_NoDups

NewFLU

Rural

Open Space



PLOTTED: 4/9/2019 5:28:41 PM - DRAWING: P:\ASARI\2017-074 CONCORD\PRELIM\SITE PLANNING - PLOTTED BY: KVASBEKAR - COPYRIGHT 2019

SITE INFORMATION:

SITE: 10.65 ACRES
 ZONING: EXISTING: 1-2 PROPOSED: RESIDENTIAL COMFACT-RC-CD
 DENSITY: 14.17 UNITS/ACRES
 BUILDINGS: (1) 3 STORY APARTMENT BUILDINGS
 (1) 2-STORY WAREHOUSE
 SPRINKLERS: 13R
 PARKING SPACES: 228 REQUIRED @ 1.5 PER UNIT/ 228 PROVIDED

UNIT INFORMATION:

UNIT TYPE	E	1 BR	2BR	3BR	TOTAL
MAIN MILL 1ST FLR	11	7	10	0	34
MAIN MILL 2ND FLR	15	6	13	0	34
MAIN MILL 3RD FLR	0	4	10	12	26
WEST WAREHOUSE 1ST FLR	2	15	14	0	31
WEST WAREHOUSE 2ND FLR	0	14	12	0	26
TOTAL	34	46	59	12	151

REQUIRED AMENITIES:

- (A) PLAYGROUND - (W/MIN. 1 BENCH)
- (B) MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- (C) COVERED PICNIC AREA - (150 SQ. FT. W/ 2 TABLES & GRILL)

ADDITIONAL AMENITIES:

- (D) SWIMMING POOL
- (E) EXERCISE ROOM - (W/ NEW EQUIPMENT)
- (F) RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

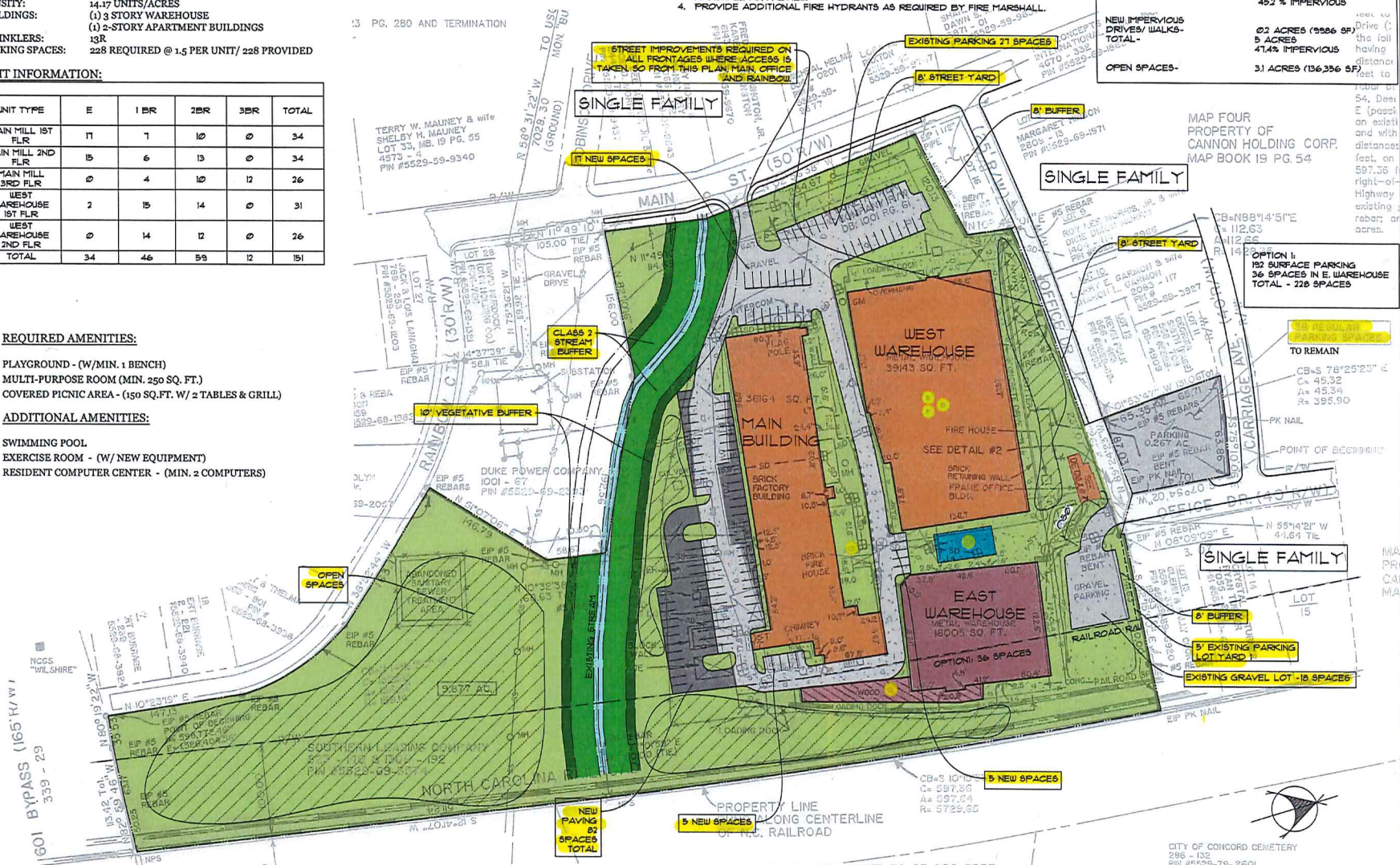
- NOTES:
1. PROVIDE TURN LANES ON HWY 601 AS REQUIRED BY CITY AND NC DOT.
 2. PROVIDE FIRE ACCESS AS REQUIRED BY FIRE MARSHALL. FIRE LANES TO BE 36' WIDE.
 3. SPRINKLER PLANS AND HYDRAULIC CALC. TO BE SUBMITTED TO FIRE MARSHALL FOR REVIEW.
 4. PROVIDE ADDITIONAL FIRE HYDRANTS AS REQUIRED BY FIRE MARSHALL.

TOTAL SITE AREA - 10.65 ACRES
 EXISTING IMPERVIOUS - 2.20 ACRES
 BUILDING - 7.6 ACRES
 DRIVES/WALKS - 4.8 ACRES
 TOTAL - 45.2 % IMPERVIOUS

NEW IMPERVIOUS - 62 ACRES (9386 SF)
 DRIVES/WALKS - 5 ACRES
 TOTAL - 41.4% IMPERVIOUS

OPEN SPACES - 3.1 ACRES (136356 SF)

13 PG. 280 AND TERMINATION TO USE MON. 10U



MAP FOUR PROPERTY OF CANNON HOLDING CORP. MAP BOOK 19 PG. 54

OPTION 1: 192 SURFACE PARKING 36 SPACES IN E. WAREHOUSE TOTAL - 228 SPACES

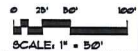
TO REMAIN
 CB-S 78'25'23" E
 C= 45.32
 A= 45.34
 B= 395.90

NOTE: NORTH CAROLINA RAILROAD RIGHT OF WAY CONSIDERED TO BE 300 FEET.

COLEMAN MILL APARTMENTS

CONCORD, NC

OPTION 1



DATE	4-5-2019	BY	KVC
DATE	2/20/2019	BY	KVC
DATE	01-16-19	BY	KVC

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3209 404-707-2800
 COLEMAN MILL APARTMENTS
 CONCORD, NC



CSPI

NOT RELEASED FOR CONSTRUCTION

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SITE INFORMATION:

SITE: 7.9 ACRES
 ZONING: EXISTING: 1-2 PROPOSED: RESIDENTIAL
 COMPACT-RC-CD
 DENSITY: 19.11 UNITS/ACRES
 BUILDINGS: (1) 3-STORY WAREHOUSE
 (1) 2-STORY APARTMENT BUILDINGS
 SPRINKLERS: 13R
 PARKING SPACES: 228 REQUIRED @ 1.5 PER UNIT/ 228 PROVIDED

UNIT INFORMATION:

UNIT TYPE	E	1BR	2BR	3BR	TOTAL
MAIN MILL 1ST FLR	17	7	10	0	34
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WEST WAREHOUSE 2ND FLR	0	14	12	0	26
TOTAL	34	46	59	12	151

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ADDITIONAL AMENITIES:

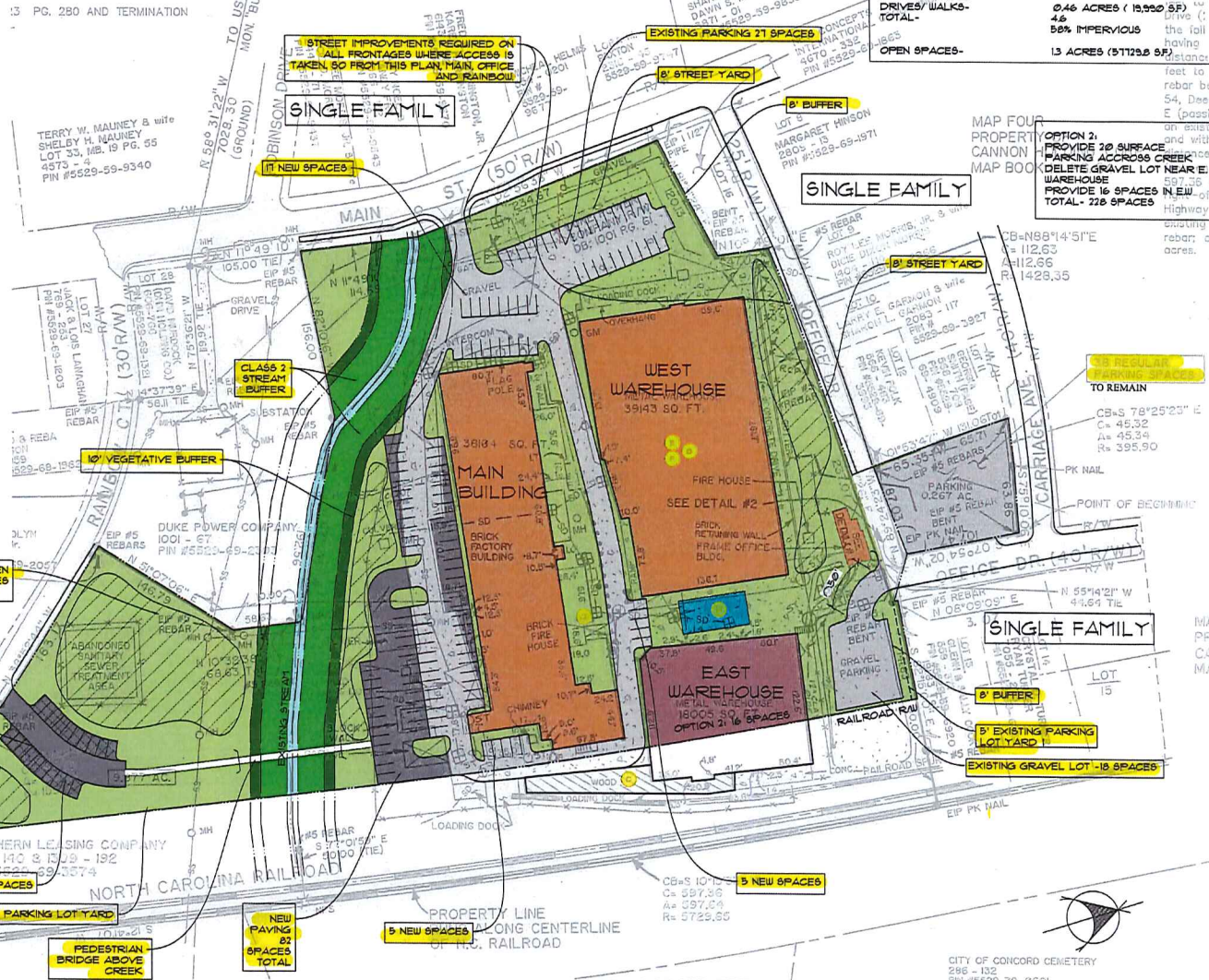
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- NOTES:**
1. PROVIDE TURN LANES ON HWY 601 AS REQUIRED BY CITY AND NC DOT.
 2. PROVIDE FIRE ACRES AS REQUIRED BY FIRE MARSHALL. FIRE LANES TO BE 26' WIDE.
 3. SPRINKLER PLANS AND HYDRAULIC CALC. TO BE SUBMITTED TO FIRE MARSHALL FOR REVIEW.
 4. PROVIDE ADDITIONAL FIRE HYDRANTS AS REQUIRED BY FIRE MARSHALL.

TOTAL SITE AREA- EXISTING IMPERVIOUS BUILDING- DRIVES/WALKS- 7.9 ACRES
 1.9 ACRES
 2.23 ACRES
 51.8 % IMPERVIOUS

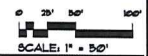
NEW IMPERVIOUS DRIVES/WALKS- TOTAL- 0.46 ACRES (15,950 SF)
 4.6 ACRES (159,500 SF)
 5.06% IMPERVIOUS

OPEN SPACES- 13 ACRES (517,250 SF)



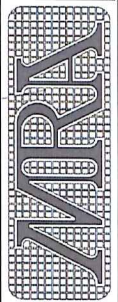
NOTE: NORTH CAROLINA RAILROAD RIGHT OF WAY CONSIDERED TO BE 300 FEET.
COLEMAN MILL APARTMENTS
 CONCORD, NC

OPTION 2



DATE	4-9-2019	BY	KK
DATE	2/10/2019	BY	KK

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3300 404-575-9800
 COLEMAN MILL APARTMENTS
 CONCORD, NC



CSP1

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