



DATE: October 18, 2022

CASE #: Z(CD)-17-22

ACCELA CASE #: CN-RZC-2022-00010

DESCRIPTION: Zoning Map Amendment from General Commercial -Conditional District (C-2-CD) and Residential Village (RV) to General Commercial-Conditional District (C-2-CD)

APPLICANT: Kate Underwood

OWNER: Arthur W. Deitt, Jr. and Adeline Bono

LOCATION: 4221 Davidson Hwy.

PINs#: 5601-76-8677, 5601-86-0911, 5601-86-0639, 5601-86-1920, 5601-86-1740, 5601-86-1574, 5601-77-9010

AREA: +/- 5.203 acres

ZONING: General Commercial-Conditional District (C-2-CD) and Residential Village (RV)

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

BACKGROUND

The subject property consists of seven (7) parcels, comprising approximately +/-5.203 acres located at 4221 Davidson Hwy between Rustic Ln. NW and Rural Dr. NW. The subject property is located in the City of Concord, and was annexed on June 30, 1992, as part of a City-initiated annexation of 1,290 acres. Upon annexation, the property was rezoned to R-3 medium density; upon the adoption of the Unified Development Ordinance and subsequent Concord Development Ordinance, the R-3 district became Residential Village (RV), which is the most similar zoning district. 3.77 acres were rezoned to General Commercial-Conditional District on March 16, 2016.

4221 Davidson Hwy (PIN 5601-77-9010) is the site of a single-family detached structure, 4211 Davidson Hwy (PIN 5601-86-0911) is currently vacant, 4201 Davidson Hwy (PIN 5601-86-1920) is a single-family detached structure, 1255 Rural Dr. NW (PIN 5601-86-1740) is a metal garage structure, 1247 Rural Dr NW (PIN 5601-86-1574) is a single family detached structure with multiple outbuildings, PIN 5601-76-8677 is a vacant lot fronting on Rustic Ln. NW, and PIN 5601-86-0639 is a landlocked parcel with no street access. All of the subject properties are owned by Arthur W Deitt, Jr. and Adeline Bono. The applicant seeks a rezoning to C-2-CD (General Commercial-Conditional District) to modify the conditions on the existing General Commercial-

Conditional District, modify lot lines, and modify the zoning from Residential Village (RV) to General Commercial-Conditional District (C-2-CD).

HISTORY

The property is currently owned by Arthur W Deitt, Jr. and Adeline Bono, who acquired the C-2-CD property from Saloman Group by deed recorded with Cabarrus County Register of Deeds in Book 15622 on Page 201 on November 2, 2021; the RV property was acquired from Groen, LLC by deed recorded with Cabarrus County Register of Deeds Book 16039 Page 97 recorded on May 24, 2022. The C-2-CD zoning district was established via application by Salloum Group, LLC approved by City Council on March 10, 2016.

The conditional district rezoning was tied to a site plan dated 10/8/15 with preliminary architectural rendering, and limited the uses on the site to a convenience store with gas pumps; retail/professional office; a car wash with vehicle inspections and oil changes and an accessory ATM. The approved site plan and renderings are included in the staff report.

SUMMARY OF REQUEST

The subject property under consideration is +/- 5.203 acres. From a site perspective, the proposed rezoning reduces the number of lots from 7 to 6, but would involve an exemption plat to rearrange the parcels as shown on the site plan. The site plan generally shows buildable areas with buffers and setbacks reflected, with greater detail on Lot 4. Lots 1,2,3, and 6 would broaden uses from the limitations in the existing conditional district rezoning to General Commercial Uses except for the following prohibited uses: Crop Production, Automotive repairs, major machine shop, solid waste management, cemetery, utilities, natural gas distribution facility, pipeline, petroleum and natural or manufactured gas, sewage treatment facility, private as permitted by NCDENR, water treatment facility, and building material supply with outdoor storage. Lot 5 would be limited to General Commercial Uses except for the following prohibited uses: Crop production, major machine shop, solid waste management, cemetery, utilities, natural gas distribution facility, pipeline, petroleum and natural or manufactured gas, sewage treatment facility, private as permitted by NCDENR, water treatment facility, building material supply with outdoor storage. Lot 4 is controlled by the site plan submitted with the application with a use of automotive repair.

Property to the north across Hwy 73 from the site was rezoned on October 13, 2022 to Light Industrial-Conditional District (I-1-CD): the property is currently vacant, but anticipated to be for two industrial buildings totaling 419,000 square feet. Property to the east across Rural Dr. NW is zoned Residential Compact-Conditional Use (RC-CU) for the Kenton Glenn townhome community, and General Commercial (C-2) for the property at 4145 Davidson Hwy that was denied for a rezoning to Residential Compact-Conditional District (RC-CD) by City Council on September 8, 2022: the property has a sewer allocation for 6,000 sf of commercial use, and is currently the site of 12 mobile homes, a single family residence, and a shop building. Property to the south is zoned Residential Village (RV) and includes elements of the Oak Park neighborhood, and other, larger lots along Rustic Ln. NW. Property to the west across Rustic Ln NW is currently zoned General Commercial (C-2) and is vacant. There are also three Residential Village (RV) zoned lots between the subject property and Rustic Ln. NW.

The applicant sent certified mail to adjacent property owners and neighborhoods within ½ mile of the site to notify them of the request.

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	
C-2-CD (General Commercial-Conditional District) and RV (Residential Village)	North	I-1-CD (Light Industrial-Conditional District)	Residential and Vacant	North	Vacant
	South	RV (Residential Village)		South	Residential
	East	RC-CU (Residential Compact-Conditional Use) and C-2 (General Commercial)		East	Residential
	West	RV (Residential Village) and C-2 (General Commercial)		West	Residential and Vacant

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Industrial Employment”: the rezoning request is consistent with the future land use category.

Applicable LUP Guidance:

From the 2030 Land Use Plan – “Industrial Employment” (IE):

The intent of the Industrial/Employment (IE) Future Land Use category is to identify those areas that have either already developed as industrial or are suited for additional industrial development due to the presence of infrastructure and access to transportation routes, such as major highways and railroads. These industrial areas should be preserved for employment uses to generate jobs for the community.

Industrial uses have already developed in several areas throughout the community, most of which are light industrial in function and impact. The 2030 Plan identifies the need to protect industrial lands, and to encourage additional growth in industrial/employment uses in designated areas, particularly around Concord Regional Airport, and along I-85 between Pitts School Road and Rocky River. Additionally, some light industrial/employment uses are encouraged to locate in Mixed-Use Districts, depending upon their intensity.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 5.203 acres and is currently zoned RV (Residential Village) and C-2-CD (General Commercial Conditional District).
- The subject property was annexed on June 30, 1992 and is currently occupied by single family residential uses and a shop building.

- The proposed zoning amendment is consistent with the City of Concord’s 2030 Land Use Plan.
- The zoning amendment is reasonable and in the public interest as it makes the zoning more compatible with the future land use designation for the area and broadens the use of the subject property to be conducive to a wider range of new businesses.

SUGGESTED CONDITIONS

If approval is desired, staff recommends the following conditions:

1. Lots 1,2,3,6 Conditions: Prohibited uses—Crop Production, Automotive repairs, major machine shop, solid waste management, cemetery, utilities, natural gas distribution facility, pipeline, petroleum and natural or manufactured gas, sewage treatment facility, private as permitted by NCDENR, water treatment facility, and building material supply with outdoor storage.
2. Lot 5 Conditions: Prohibited uses--Crop production, major machine shop, solid waste management, cemetery, utilities, natural gas distribution facility, pipeline, petroleum and natural or manufactured gas, sewage treatment facility, private as permitted by NCDENR, water treatment facility, building material supply with outdoor storage.
3. Lot 4 Conditions: Site plan dated 8/14/22, building elevations, materials: Wood framing with board and batten siding. Siding will be vertical wood or vinyl board and batten. Overhead doors will be all glass. The front door will be a wood door with side lights. The front of the office will be framed with heavy 8 x 8 timbers. The siding will be white. The windows and doors will be trimmed in black. The roof will be light grey metal.
4. The subject plan is not designed to construction drawing standards and therefore, any intended or perceived deviation from technical standards 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.
5. Perimeter buffers and street yard shall lie outside of any additional required R/W or public utility easement dedication.
6. If the project disturbs more than 1 acre then pre/post peak attenuation for the 1 yr and 10 yr - 24 hour storm events will be required.

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) in a Word document format.

- 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**, a plan drawn to scale (conditional district plan), and elevations if applicable submitted digitally.

- 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 # 800 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:

Kate Underwood, 45 Spring St. SW, Concord, NC 28025
980-234-7500, kateunderwood@cesicgs.com

Owner Name, Address, Telephone Number:

Arthur W. Deitt, Jr. and Adeline Bono
907 Hanover Dr., Concord, NC 28027, 980-521-9042

Project Location/Address: 4221 Davidson Hwy, Concord, NC 28027

Parcel Identification Number (PIN): 5601-76-8677, 5601-86-0911, 5601-86-0639, 5601-86-1920, 5601-86-1740, 5601-86-1574 **5601-77-9010**

Area of Subject Property (acres or square feet): See the attached **5.203 acres**

Lot Width: ^{50'} (City of Concord zoning ordinance, Table 7.6.2 A) Lot Depth: ^{100'} (City of Concord zoning ordinance, Table 7.6.2 A)

Current Zoning Classification: C-2-CD AND RV

Proposed Zoning Classification: C-2-CD

Existing Land Use: Vacant and Residential

Future Land Use Designation: Commercial

Surrounding Land Use: North MX-CC2, C-2 South RV
East RC-CU, C-2 West C-2, RV

Reason for request:

Rezoning from C-2-CD AND RV to C-2-CD

Has a pre-application meeting been held with a staff member? Yes No

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:

Commercial

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):

Lots 1,2,3,6 Conditions: Prohibited uses- 1. Crop Production, 2. Automotive repairs, 3. Major machine shop, 4. Solidwaste management, 5. Cemetary, 6. Utilities, 7. Natural gas distribution facility, 8. Pipeline, 9. Petroleum and natural or manufactured gas, 10. Sewage treatment facility, private as permitted by NCDENR, 11. Water treatment facility, 12. Building material supply with outdoor storage.

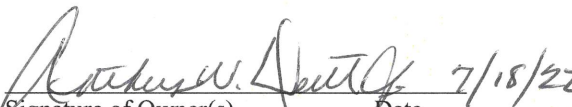
Lot 5 Conditions: Prohibited uses- 1. Crop Production, 2. Major machine shop, 3. Solidwaste management, 4. Cemetary, 5. Utilities, 6. Natural gas distribution facility, 7. Pipeline, 8. Petroleum and natural or manufactured gas, 9. Sewage treatment facility, private as permitted by NCDENR, 10. Water treatment facility, 11. Building material supply with outdoor storage.

Lot 4- Site plan as shown. Proposed use: Automotive Repair.
See attached plan for further detail.

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

7/18/22
Date


Signature of Owner(s)

7/18/22
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

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: 7/18/22

Applicant Signature:  7/18/22

Property Owner or Agent of the Property Owner Signature:


Area, Lot Width, Lot Depth of each parcel

Parcel no: 5601-86-0911

Area: 0.955 acres, average Lot Width : 131.75', average Lot Depth: 319.5'

Parcel no: 5601-86-1920

Area: 0.784 acres, average Lot Width : 142', average Lot Depth: 319.5'

Parcel no: 5601-86-1740

Area: 0.355 acres, average Lot Width : 110.5', average Lot Depth: 319.5'

Parcel no: 5601-86-0639

Area: 0.295 acres, average Lot Width : 100.5', average Lot Depth: 137'

Parcel no: 5601-76-8677

Area: 0.875 acres, average Lot Width : 209', average Lot Depth: 200'

Parcel no: 5601-86-1574

Area: 1.452 acres, average Lot Width : 200', average Lot Depth: 298'

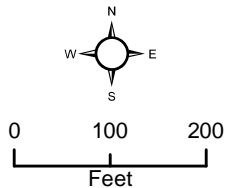
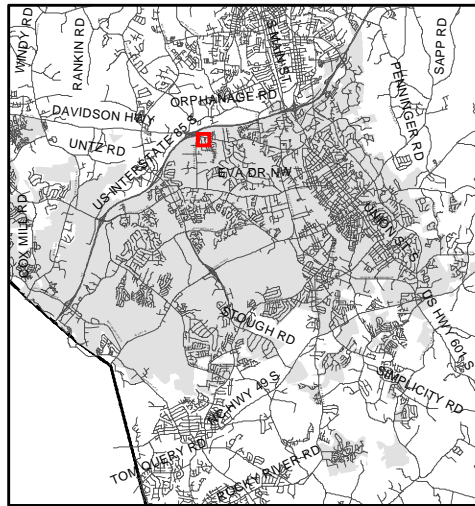
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acres

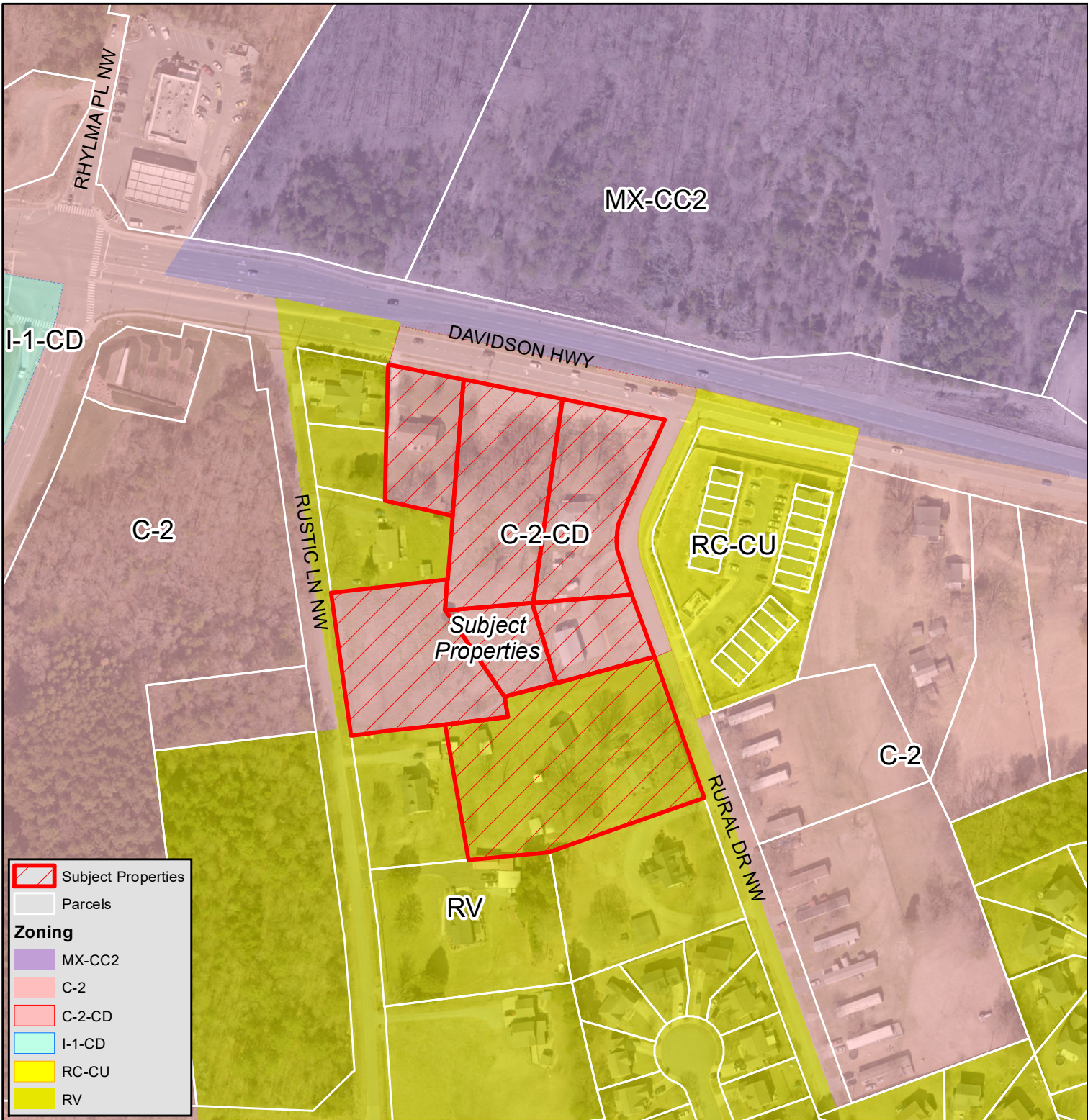


**Z(CD)-17-22
AERIAL**

**Rezoning application
RV (Residential Village) &
C-2 -CD (General Commercial -
Conditional District)
to
C-2 -CD (General Commercial -
Conditional District)**

4221 Davidson Hwy
PINs: 5601-86-0911, 5601-86-1920
5601-86-1740, 5601-86-0639,
5601-76-8677, 5601-77-9010
& 5601-86-1574



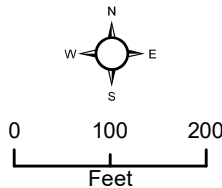
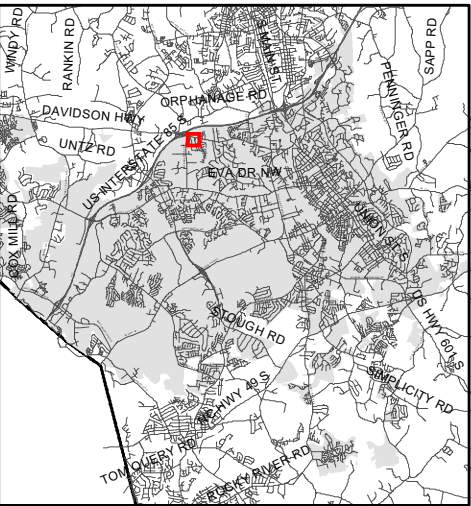


	Subject Properties
	Parcels
Zoning	
	MX-CC2
	C-2
	I-1-CD
	RC-CU
	RV

**Z(CD)-17-22
ZONING**

**Rezoning application
RV (Residential Village) &
C-2 -CD (General Commercial -
Conditional District)
to
C-2 -CD (General Commercial -
Conditional District)**

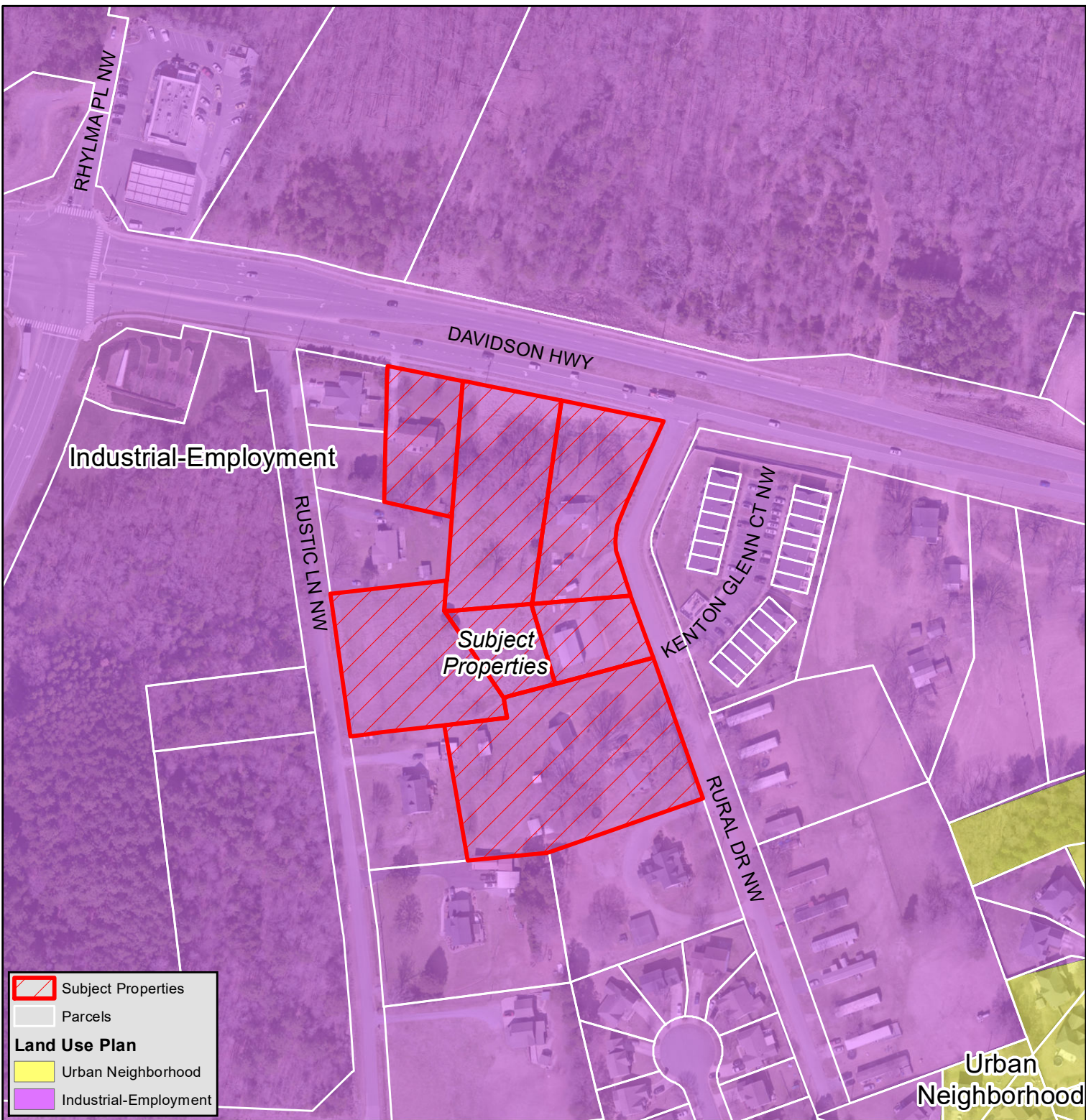
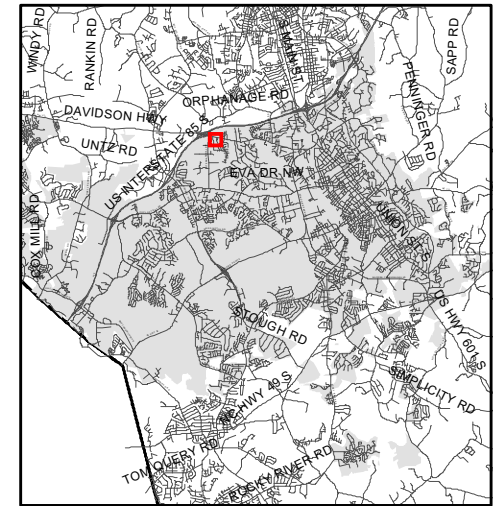
4221 Davidson Hwy
PINs: 5601-86-0911, 5601-86-1920
5601-86-1740, 5601-86-0639,
5601-76-8677, 5601-77-9010
& 5601-86-1574



**Z(CD)-17-22
LAND USE PLAN**

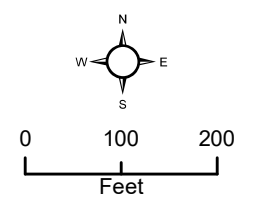
**Rezoning application
RV (Residential Village) &
C-2 -CD (General Commercial -
Conditional District)
to
C-2 -CD (General Commercial -
Conditional District)**

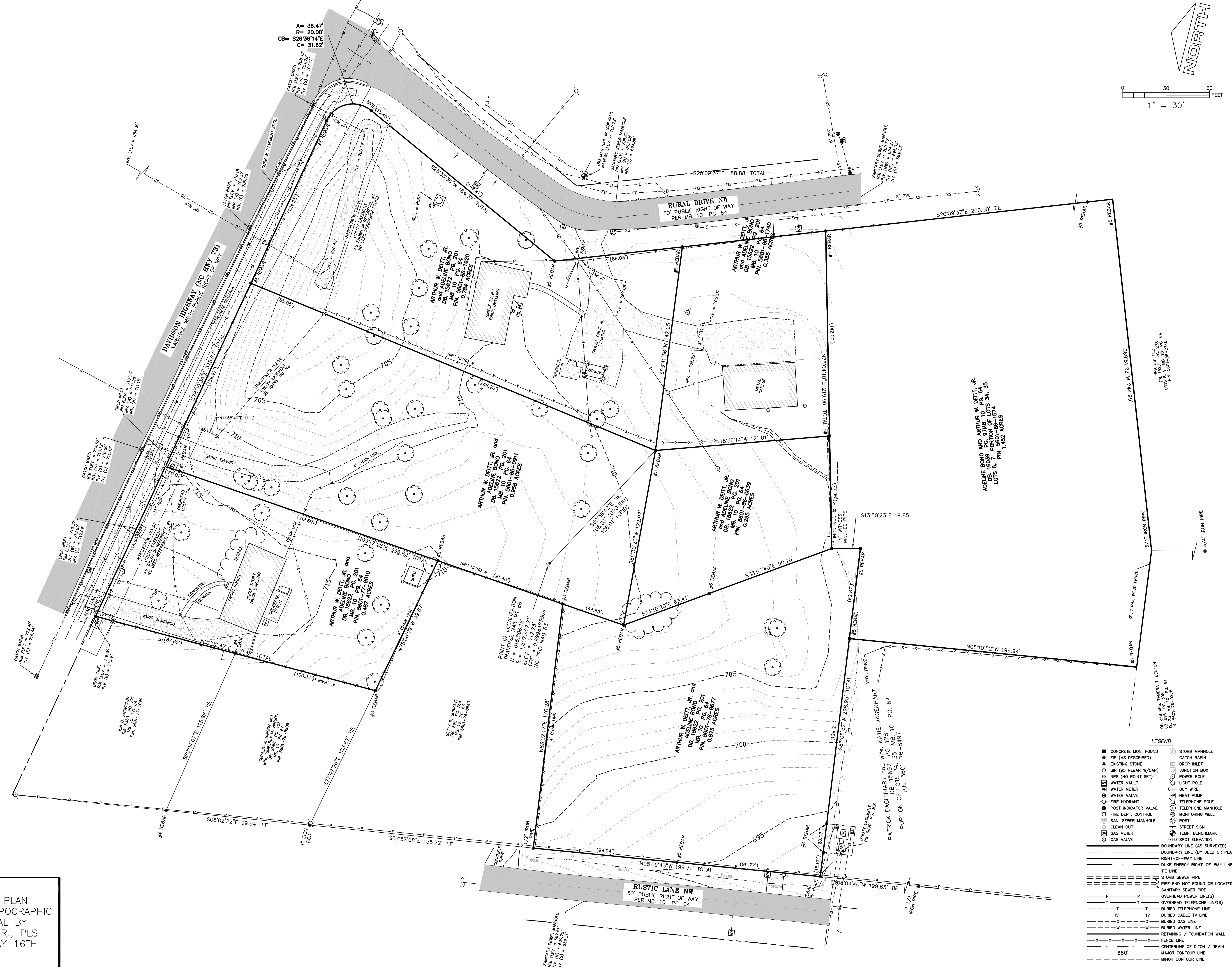
4221 Davidson Hwy
PINs: 5601-86-0911, 5601-86-1920
5601-86-1740, 5601-86-0639,
5601-76-8677, 5601-77-9010
& 5601-86-1574



	Subject Properties
	Parcels
Land Use Plan	
	Urban Neighborhood
	Industrial-Employment

Urban
Neighborhood





NOTE:
 EXISTING CONDITIONS PLAN
 CREATED FROM A TOPOGRAPHIC
 SURVEY BY CESI. SEAL BY
 DAVID L. HAYWOOD, JR., PLS
 LIC NO. 4822 ON MAY 16TH
 2022.

- LEGEND**
- CONCRETE MON. FOUND
 - EIP (AS DESCRIBED)
 - EXISTING STONE
 - SIP (#5 REBAR W/CAP)
 - NPS (NO POINT SET)
 - WATER VAULT
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - POST INDICATOR VALVE
 - FIRE DEPT. CONTROL
 - SAN. SEWER MANHOLE
 - CLEAN OUT
 - GAS METER
 - GAS VALVE
 - STORM MANHOLE
 - CATCH BASIN
 - DRAIN INLET
 - JUNCTION BOX
 - POWER POLE
 - LIGHT POLE
 - GUY WIRE
 - HEAT PUMP
 - TELEPHONE POLE
 - TELEPHONE MANHOLE
 - MONITORING WELL
 - POST
 - STREET SIGN
 - TEMP. BENCHMARK
 - SPOT ELEVATION
 - BOUNDARY LINE (AS SURVEYED)
 - BOUNDARY LINE (BY DEED OR PLAT)
 - RIGHT-OF-WAY LINE
 - DUKE ENERGY RIGHT-OF-WAY LINE
 - THE LINE
 - STORM SEWER PIPE
 - PIPE END NOT FOUND OR LOCATED
 - SANITARY SEWER PIPE
 - OVERHEAD POWER LINE(S)
 - OVERHEAD TELEPHONE LINE(S)
 - BURIED TELEPHONE LINE
 - BURIED CABLE TV LINE
 - BURIED GAS LINE
 - BURIED WATER LINE
 - RETAINING / FOUNDATION WALL
 - FENCE LINE
 - CENTERLINE OF DITCH / DRAIN
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE

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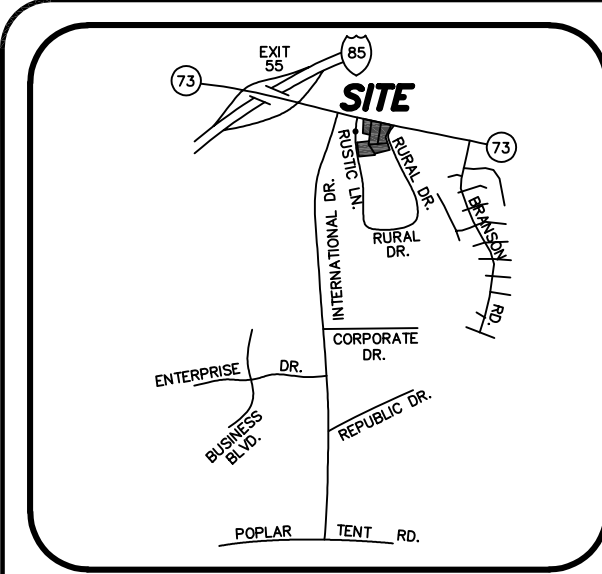
REVISION	DATE	DESCRIPTION
1	8/17/2022	ADDRESSING CITY OF CONCORD COMMENTS DATED 6/10/2022

1255 RURAL DRIVE AUTOMOTIVE
 EXISTING CONDITIONS
 4221 DAVIDSON HWY, CONCORD, NC 28027
 BETT CONSTRUCTION, LLC.
 PROJECT NO: 220049
 PROJECT MANAGER: KWU
 DRAWN BY: KWU
 CHECKED BY: NDB
 CESI PROJECT NO: 220049
 PROJECT START: 06.22.2022

CESI CIVIL
 GEOTECHNICAL
 SURVEYING
 PO BOX 268
 CONCORD, NC 28026-0268
 P. 704.786.5404
 F. 704.786.7454
 www.cesigs.com
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ENGINEERS SEAL
**PRELIMINARY
 PLAN
 DO NOT USE
 FOR
 CONSTRUCTION**

08/17/2022
C100

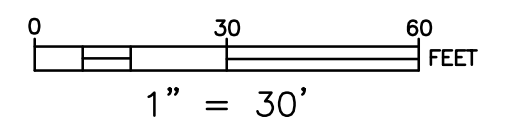


NORTH

AAC/SHOFFNER DEVELOPMENT LP
ZONING : MX-CC2

NOTES: IF THE PROJECT DISTURBS MORE THAN 1 ACRE, THEN, PRE AND POST PEAK ATTENUATION FOR 1-YEAR, 24-HOURS AND 10-YEAR, 24-HOURS STORM EVENTS WILL BE REQUIRED.

CALLOWAY RAY M
ZONING : C-2



NORTH

LOTS 1,2,3,5&6
BUILDING SETBACKS:
FRONT: 10FT
SIDE: 0FT
REAR: 0FT
STREET YARD : SEE NOTE BELOW
IMPERVIOUS AREA : MAX 80%
MAXIMUM BUILDING HEIGHT : 48 FT
HEIGHT MAY BE INCREASED BY ONE
FOOT FOR EACH ADDITIONAL FOOT
BUILDING SETBACK UP TO A MAXIMUM
HEIGHT OF 200 FT.

LOT 4
LOT AREA : 46,182 SQFT./1.060 ACRES
EXISTING USE : RESIDENTIAL
PROPOSED USE : AUTOMOTIVE REPAIR
IMPERVIOUS AREA : 24,670 SQFT.
BUILDING SETBACKS :
FRONT: 10FT
SIDE: 0FT
REAR: 0FT
BUFFERS AS SHOWN

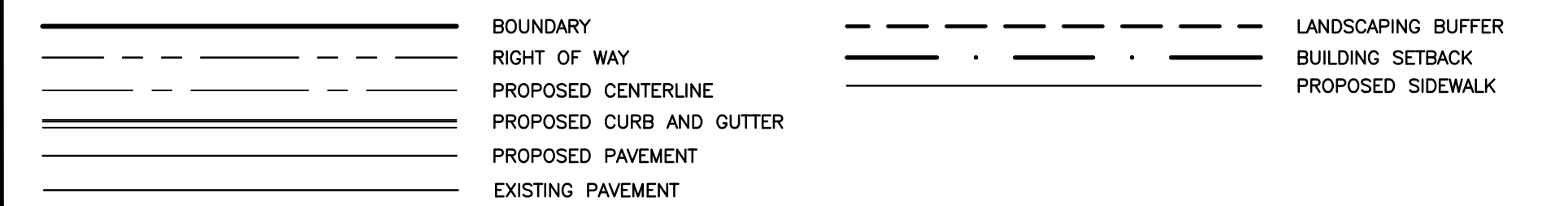
AAC/SHOFFNER DEVELOPMENT LP
ZONING : MX-CC2

SHREE KAMNATH CORP
D/B/A QUALITY POINT
ZONING : C-2

FOR ALL LOTS
STREET YARD ON DAVIDSON HWY: CLASS 3, 8' WIDE
STREET YARD ON RURAL DRIVE: CLASS 3, 8' WIDE
STREET YARD ON RUSTIC LANE: CLASS 3, 8' WIDE
PLANTING REQUIREMENT: 1 SHADE TREE/40' OR 50' DEPENDING ON
UTILITIES AND CONFLICTS AND 0.5 POINTS PER LINEAR FOOT.

NOTES: CONSTRUCTION DRAWINGS CANNOT BE SUBMITTED PRIOR TO
SEWER ALLOCATION BY CITY OF CONCORD COUNCIL OR DETERMINATION BY
THE CITY THAT EITHER THE EXISTING SEWER USE IS SUFFICIENT OR
ALTERNATIVE SEWER IS PERMITTED.

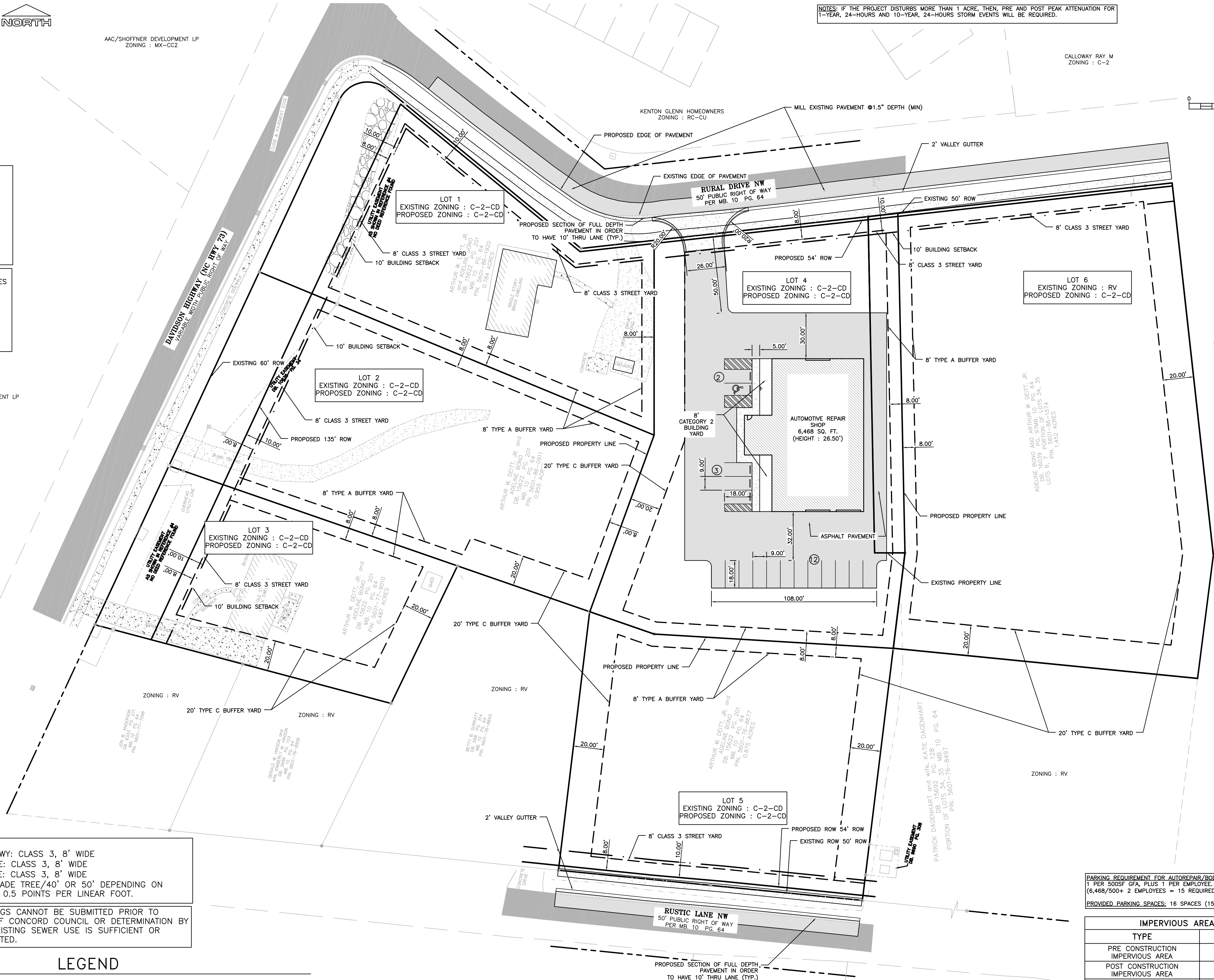
LEGEND



NOLIM GROUP S A AND DBA NOLIM GROUP S A INC
ZONING : C2

PETHEL H B FAMILY LTD PARTNERSHIP
ZONING : C2

PETHEL H B FAMILY LTD PARTNERSHIP
ZONING : RV



PARKING REQUIREMENT FOR AUTOREPAIR/BODY SHOP:
1 PER 500SF GFA, PLUS 1 PER EMPLOYEE
(6,468/500+ 2 EMPLOYEES = 15 REQUIRED)
PROVIDED PARKING SPACES: 16 SPACES (15 SPACES + 1 HANDICAP)

IMPERVIOUS AREA SUMMARY	
TYPE	AREA (SQ. FT.)
PRE CONSTRUCTION IMPERVIOUS AREA	4,340
POST CONSTRUCTION IMPERVIOUS AREA	23,389
NET INCREASE	19,049

EXISTING ZONING : C-2 CD
PROPOSED ZONING : C-2 CD

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REVISION	DATE	DESCRIPTION
1	8/17/2022	ADDRESSING CITY OF CONCORD COMMENTS DATED 6/10/2022

1255 RURAL DRIVE AUTOMOTIVE
SITE PLAN
4221 DAVIDSON HWY., CONCORD, NC 28027
DETTI CONSTRUCTION, LLC.
PROJECT MANAGER: KWU
APPROVED BY: KWU
PROJECT NO: 220049
DRAWN BY: KWU
CHECKED BY: NDB
PROJECT START: 06.22.2022

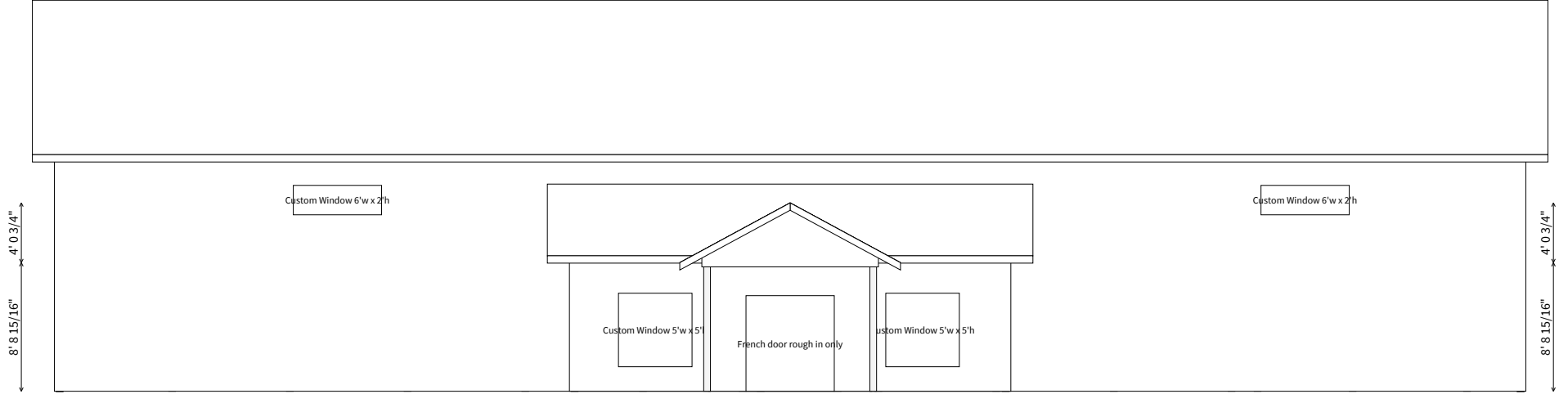
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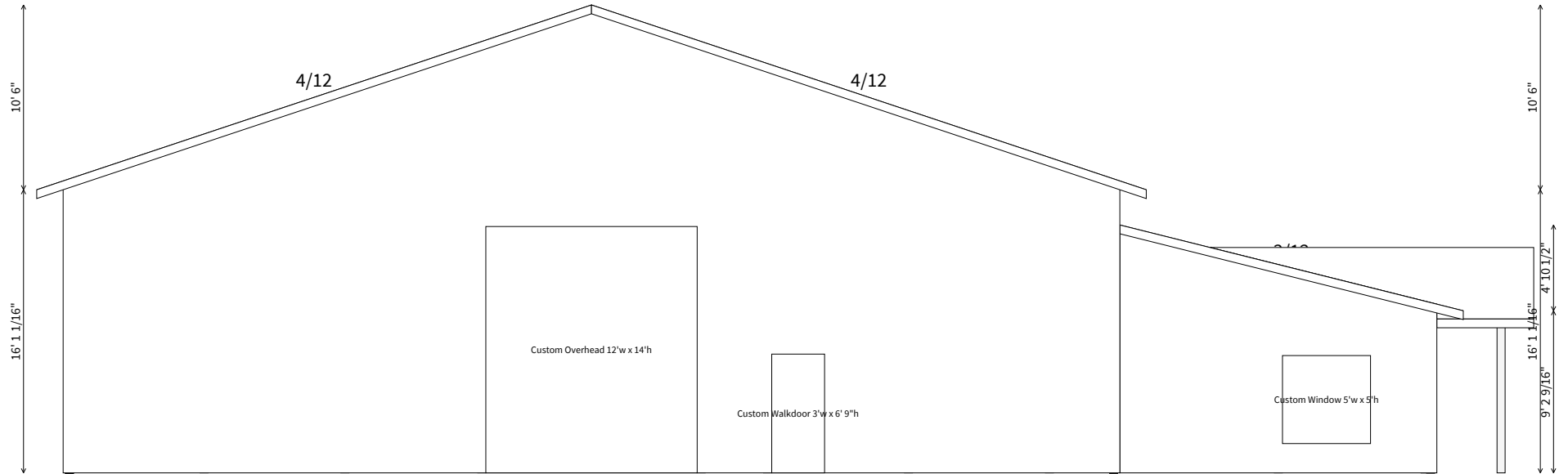
Job: Art
Date: 8/16/2022
Time: 6:01 AM

Left Elevation



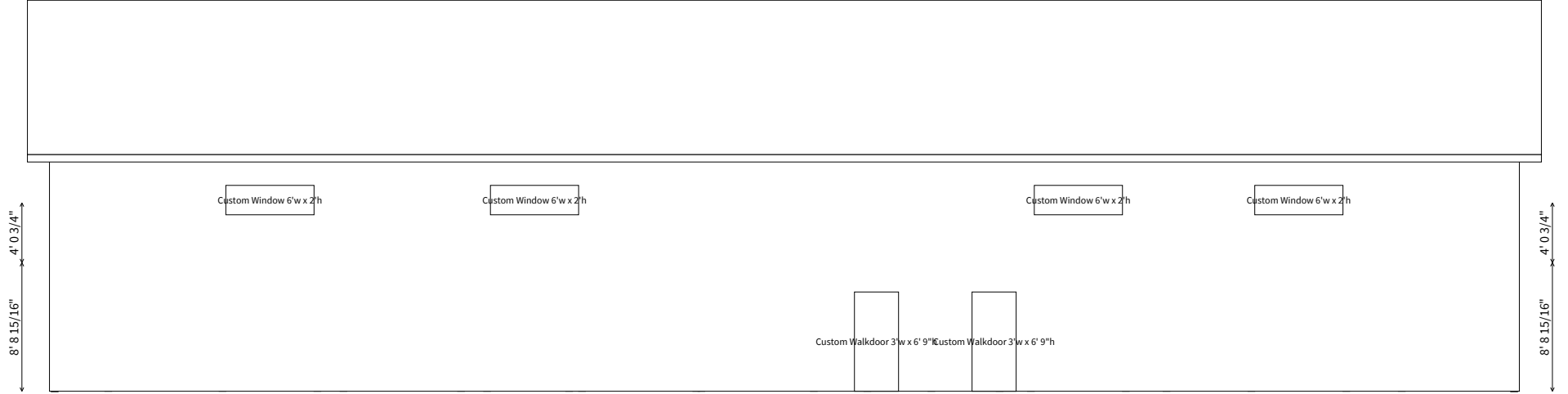
Job: Art
Date: 8/16/2022
Time: 6:01 AM

Front Elevation



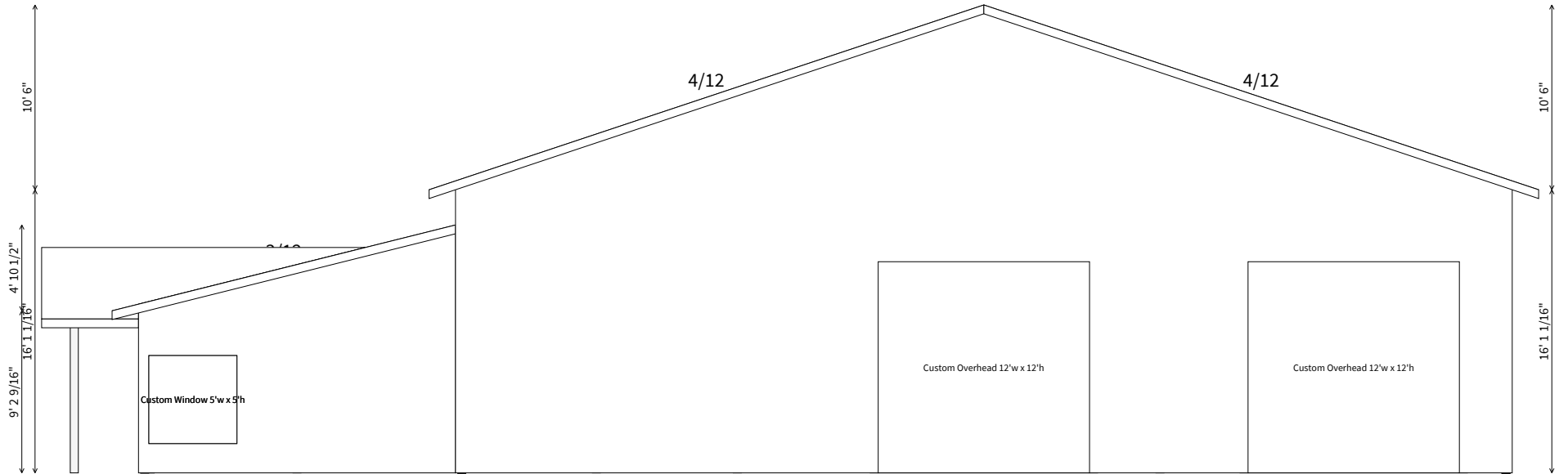
Job: Art
Date: 8/16/2022
Time: 6:01 AM

Right Elevation



Job: Art
Date: 8/16/2022
Time: 6:01 AM

Back Elevation



Previous Site Plan
from Case
Z(CD)30-15

N/F
NOLIM GROUP
ZONED: C-2
USE: VACANT

NO ACCESS TO
DAVIDSON
HIGHWAY

DEVELOPMENT DATA TABLE

- SITE AREA: 3.8 AC
- SUBJECT PARCELS:
 1. 04-103-0017.00 - 4201 DAVIDSON HWY
 2. 04-103-0016.10 - 4211 DAVIDSON HWY
 3. 04-103-0007.10 - 4221 DAVIDSON HWY
 4. 04-103-0009.00 - RUSTIC LN NW (ADDRESS NOT ASSIGNED)
 5. 04-103-0016.00 - (ADDRESS NOT ASSIGNED)
 6. 04-103-0016.20 - 1255 RURAL DR NW

- OWNER: SALOMON GROUP, LLC
DB 8453-117
DB 8520-161
DB 8524-46
- ZONING DATA:
CURRENT ZONING: RV
CURRENT USE: RESIDENTIAL
PROPOSED ZONING: C-2-CD
PROPOSED USE: GAS & SERVICE STATION WITH RETAIL SHOPS
- PROPOSED SETBACKS PER C-2 ZONING DISTRICT FRONT 10'
- BUFFERS AND YARDS:
 - 8' STREET YARD ALONG ALL ROAD FRONTAGE
 - 1 SHADE TREE OR 2 ORNAMENTAL PER 50 LF
MIN 0.5 POINTS PER LF
 - 20' TYPE C BUFFER ALONG ALL ADJACENT PROPERTIES
 - 1 SHADE TREE PER 50 LF
 - 1 ORNAMENTAL PER 75 LF
 - MIN 1.0 POINTS PER LF

- PARKING
C-STORE/RETAIL
- 6 PER 1000 SF * 6000 SF = 36 REQ.
- 36 PROVIDED, INCLUDING TWO ACCESSIBLE SPACES
- RETAIL/OFFICE/PROF/INST
- 1 SPACE PER 200 SF * 4320 SF = 22 SPACES REQ.
- 23 PROVIDED, INCLUDING ONE ACCESSIBLE SPACE
- CAR WASH & LUBE
- 1 SPACE PER 500 SF * 2600 SF = 6 SPACES REQ.
- 1 SPACE PER EMPLOYEE = 3 ADDTL SPACES REQ.
- 9 PROVIDED, INCLUDING ONE ACCESSIBLE SPACE

NOTES FOR DESIGN:

1. THE HYDRANT INSTALLED MUST PROVIDE THE NEEDED FIRE FLOW OF 1,500 GPM @ 20 PSI.
2. AN NFPA 241 LETTER IS REQUIRED VERIFYING THAT ALL PARTIES INVOLVED IN THIS PROJECT KNOW OF AND AGREE TO ABIDE BY THE PROVISION REQUIRING WATER, HYDRANTS, AND ACCESS ROADS BE IN OPERATION PRIOR TO VERTICAL COMBUSTIBLE CONSTRUCTION.
3. ACCESS AND WATER SUPPLY SHALL BE ESTABLISHED PRIOR TO AND MAINTAINED DURING VERTICAL COMBUSTIBLE CONSTRUCTION. (NFPA 241)
4. NEEDED FIRE FLOW FOR THE STRUCTURE MUST BE PROVIDED AND MAINTAINED.
5. THE SITE ADDRESS SHALL BE POSTED IN A TEMPORARY FORM AND UPON COMPLETION IN A PERMANENT FORM IN A VISIBLE LOCATION IN 6 INCH CHARACTERS IN A REFLECTIVE MATERIAL & CONTRASTING COLOR. (IFC 503.1)
6. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY OR BUILDING WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY. A GAP OF 300 FEET OF INACCESSIBLE PERIMETER IS ALLOWED. (IFC 503.1.1)
7. ACCESS ROADS TO BUILDING ARE REQUIRED TO BE 20 FEET IN WIDTH FOR BUILDINGS UP TO 30 FEET HIGH AND 26 FEET FOR THOSE OVER 30 FEET. (IFC 503.2.1)
8. FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED CLEARANCE OF 13 FOOT 6 INCHES. (IFC 503.2.1)
9. THE REQUIRED TURNING RADIUS OF FIRE ACCESS ROADS SHALL BE 42 FOOT RADIUS. (IFC 503.2.4)
10. DEAD END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. (IFC 503.2.5)
11. FIRE LANES REQUIRED FOR ACCESS TO THE STRUCTURE ARE REQUIRED TO BE STRIPPED AND MARKED BY SIGNS PROHIBITING PARKING IN AREAS WHERE ACCESS MAY BE BLOCKED. BLOCKAGE TO ACCESS AFTER CONSTRUCTION MAY RESULT IN FUTURE REQUIREMENTS FOR STRIPPING AND SIGNAGE. (CO 6-7) CONTACT CONCORD FIRE MARSHAL'S OFFICE PRIOR TO LANE STRIPPING FOR DETAILS. ALL LANES SHALL BE MARKED IN ACCORDANCE WITH DEPARTMENT SPECIFICATIONS AND APPROVED PRIOR TO INSTALLATION.
12. FIRE HYDRANTS ARE REQUIRED WITHIN 400 FEET OF THE PERIMETER OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. (C-1)
13. PUBLIC FIRE HYDRANTS SHALL BE PAINTED YELLOW AND PRIVATE HYDRANTS SHALL BE PAINTED RED. ALL NEW HYDRANTS SHALL BE EQUIPPED WITH A 5" STORZ FITTING.
14. FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE PROVIDED FOR SPRINKLER SYSTEMS AND BE REMOTE FROM THE BUILDING WITH SIGNAGE. (IFC 912.1)
15. FIRE HYDRANTS ARE REQUIRED WITHIN 200 FEET OF THE LOCATION OF THE FDC.
16. STRUCTURES UNDER CONSTRUCTION ARE REQUIRED TO HAVE TEMPORARY FIRE EXTINGUISHERS ON SITE DURING CONSTRUCTION.
17. BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT SHALL HAVE AT LEAST TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE. (IFC D105.1 & D105.2)
18. PLEASE SEE CONCORD FIRE & LIFE SAFETY WEB PAGE FOR DETAILS AND SPECIFICATIONS (HTTP://WWW.CONCORDNC.GOV/DEPARTMENTS/FIRE/FIRE-PREVENTION-DIVISION/FIRE-PREVENTION-DIVISION-DOWNLOADS)
19. ELECTRIC CUSTOMER SERVICE CHOICE AREA. THE CITY OF CONCORD OR DUKE POWER CAN SERVE THE POWER. PLEASE CONTACT JOHN RUSSELL, 704-920-5309, TO DISCUSS.
20. BEST MANAGEMENT PRACTICES (BMPs) MUST BE PROVIDED TO TREAT THE RUNOFF FROM ANY INCREASE IN IMPERVIOUS AREA CREATED FOR THE RUNOFF FROM THE FIRST INCH OF RAIN FOR PHASE 2 STORMWATER TREATMENT. 80% TSS REMOVAL IS REQUIRED USING MEASURES FROM THE INCIDENT STORMWATER DESIGN MANUAL. TREATED RUNOFF MUST BE RELEASED IN TIME PERIOD FROM 48 TO 120 HOURS.
21. SITE MUST DETAIN THE 1 AND 10 YEAR 24 HOUR STORM EVENTS TO THE PREDEVELOPED RATES OF RUNOFF AND THE RELEASE MUST NOT BE LARGER WHAT RAN THAT ORIGINALLY IF WATER IS DIVERTED FROM ONE DRAINAGE BASIN TO ANOTHER
22. DEVELOPER MUST ENTER INTO A BMP MAINTENANCE AGREEMENT WITH THE CITY AND PROVIDE EASEMENTS FROM A PUBLIC ROAD TO AND AROUND THE MEASURES SUFFICIENT TO ALLOW ACCESS OF EQUIPMENT AND PERSONNEL TO MAINTAIN THE MEASURES IF NECESSARY. THE AGREEMENT REQUIRES THE OWNERS TO MAINTAIN AND IF IT IS NOT THEN THE CITY CAN AND THEN BILL FOR WORK PERFORMED. PERIODIC INSPECTIONS THROUGHOUT THE YEAR ARE REQUIRED WITH ANNUAL RECERTIFICATION BY A PROFESSIONAL ENGINEER. AGREEMENT IS DEVELOPED BY CITY ATTORNEY AND EASEMENTS MUST BE ACCEPTED BY CITY COUNCIL PRIOR TO ANY LOTS BEING RECORDED OR COC BEING ISSUED.
23. WATER AND SEWER SERVICES TO BE INDICATED ON THE DRAWING. SITE IS CONSIDERED SERVICE BY WATER AND SEWER
24. PROPOSED 3", 1" AND 2" WATER SERVICES AND 4" AND 6" SEWER SERVICES THAT WILL BE CONNECTED TO EXISTING PUBLIC MAINS ARE TO BE CITY INSTALLED AND WOULD BE SUBJECT TO THE APPLICABLE CAPACITY, INSTALLATION AND METER FEES PER THE CITY OF CONCORD MOST CURRENT ADOPTED FEES AND CHARGES. DEVELOPER SHALL APPLY FOR WATER AND SEWER SERVICE AND PAY APPLICABLE TAP FEES TO THE CITY. THE CITY WILL TRY TO ACCOMMODATE THE DEPICTED SERVICE LOCATIONS, AS INDICATED ON THE APPROVED PLANS; HOWEVER, FINAL DETERMINATION OF LOCATION OF SERVICE IS AT THE DISCRETION OF THE CITY OF CONCORD.
25. CONCORD CODE OF ORDINANCES CHAPTER 62, ARTICLE II WATER AND SEWER SERVICE, SEC. 62-34(I) THE CUSTOMER SHALL BE RESPONSIBLE FOR INSTALLING THE NECESSARY APPROVED DEVICES TO MAKE ANY ADJUSTMENTS TO THE WATER PRESSURE SUPPLIED BY CONCORD UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SUCH DEVICES.
26. CITY OF CONCORD DRIVEWAY PERMIT WILL BE REQUIRED.
27. CURB AND GUTTER ALONG WITH SIDEWALK WILL BE REQUIRED ALONG ALL PUBLIC STREET FRONTAGE.
28. THE HATCHED STORM DRAINAGE EASEMENT IS FOR NC DOT AND FUTURE WIDENING OF HWY 73. ANYTHING PROPOSED THAT AREA MAY BE LIMITED. (I.E. SIGNAGE, LANDSCAPING)
29. THE CAR WASH WILL NEED A GRIT REMOVAL SYSTEM AS WELL AS AN OIL/WATER SEPARATOR. IF THERE ARE ANY DRAINS IN THE LUBE SECTION THEY WILL NEED TO BE TIED INTO THE OIL/WATER SEPARATOR.
30. THE CONVENIENCE STORE WILL BE IN NEED OF A GREASE INTERCEPTOR. ANY OTHER FOOD SERVICE VENUE WILL NEED A SEPARATE GREASE INTERCEPTOR.

N/F
JON ANDERSON
ZONED: RV
USE: RESIDENTIAL

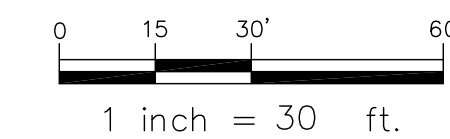
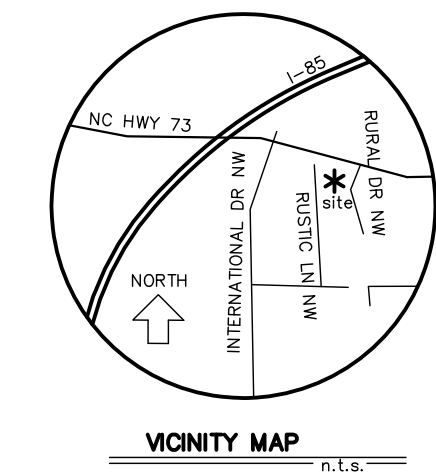
N/F
GERALD & KIMBERLY
HINSON
ZONED: RV
USE: VACANT

N/F
BETTY SURRETT
ZONED: RV
USE: RESIDENTIAL

N/F
AAC/SCHOFFNER DEV.
ZONED: MX-CC2
USE: VACANT

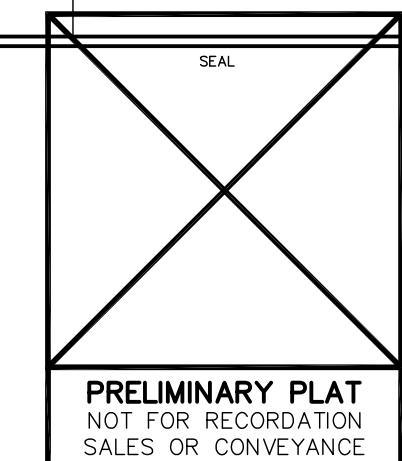
N/F
KENTON GLENN
ZONED: CURC
USE: MULTI-FAMILY

N/F
BRIAN & ASHLEY NUNN
ZONED: RV
USE: RESIDENTIAL



DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION



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PROJECT NAME
**HWY 73 C-STORE
SALOMON GROUP, LLC**

SHEET NAME
SKETCH PLAN E

SURVED BY	DESIGNED BY	DRAWN BY
12039	CHH	CHH
JOB NUMBER	DATE	SHEET NUMBER
12039	10.08.15	1
FILE NUMBER	DWG FILE NAME	
CAB	12039SITE2	

Previous Elevation
from Case
Z(CD)30-15

