



**DATE:** November 21, 2023

**REZONING CASE #:** Z(CD)-21-23

**ACCELA:** CN-RZC-2023-00016

**DESCRIPTION:** Zoning Map Amendment  
Unzoned (formerly Cabarrus County GI (General Industrial) to I-2-CD (Heavy Industrial Conditional District)

**APPLICANT/OWNER:** Michael Newman, MDV Engineering, on behalf of Rick Alexander, Ready Mix of the Carolinas, LLC

**LOCATION:** 2976 Zion Church Rd

**PIN#:** 5529-85-3566

**AREA:** +/- 11.13 Acres

**ZONING:** Unzoned – formerly Cabarrus County GI (General Industrial)

**PREPARED BY:** Kim Wallis, AICP, Senior Planner

*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 one (1) parcel comprising +/- 11.13 acres on Zion Church Rd. near the intersection with Litaker Ln, approximately one-half mile south of the intersection with Warren C. Coleman Blvd S and one-half mile north of the intersection with Hwy 49. The property currently is vacant/undeveloped. The subject property was located in Cabarrus County and was annexed into the City of Concord on October 12, 2023.

To the north of the property the zoning is I-2 (General Industrial) and Cabarrus County GI (General Industrial) and the properties are industrial and vacant. Properties to the east, across Zion Church Road, are zoned County MDR (Medium Density Residential) and I-2 (General Industrial District) and are a few single family residential and manufacturing/industrial (as part of an Industrial Park). The properties to the south are zoned County OI (Office/Institutional) and RC-CD (Residential Compact Conditional District) and are industrial and single family residential. The properties to the west and north-west are I-2 (General Industrial District) and are industrial. To the southwest there are properties zoned RC and RC-CD (Residential Compact, Residential Compact-Conditional District) that are single family residential.

**HISTORY**

In 2000, the County parcel was zoned High Density Residential and rezoned to GI (General Industrial) at some later point prior to annexation. This parcel may have been farmland or pasture at one time before it became a mostly wooded parcel. The property to the north, (Industrial Ct, Commerce Dr and Armentrout Dr area) was annexed in 2007. The property to the South, Amhurst Subdivision, was annexed in 2020.

**SUMMARY OF REQUEST**

The applicant is requesting to rezone the subject property from unzoned (formerly Cabarrus County GI (General Industrial)) to I-2-CD (Heavy Industrial - Conditional District) to construct a concrete ready-mix plant with a 6,300 sq. ft. shop building. In addition to the proposed building, outdoor storage of sand and aggregate material will also be included.

The Heavy Industrial District is established to provide for areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. I-2 Districts should be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. The I-2 District is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the I-1 District. I-2 Districts should not be located adjacent to any property that is zoned for residential use, including mixed-use developments with an adjacent residential designation. I-2 District should be restricted so as to have direct access to or within proximity to a major or minor thoroughfare. This shall not apply where an existing building or structure used as permitted within the I-2 District has been established prior to the adoption of this Ordinance on a parcel subject to an application for rezoning.

The conditional zoning process allows particular uses to be established on case-by-case basis on a specific property. 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. If a petition for conditional district zoning is approved, the conditions of approval shall become binding upon the property. Only those uses and structures indicated in the approved petition and site plan may be developed on the site.

In accordance with the Concord Development Ordinance (CDO), all reviewing departments of the DRC (Development Review Committee) have reviewed and approved the proposed site plan.

<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>	
County GI	<b>North</b>	I-2 (General Industrial)	Vacant/Undeveloped	<b>North</b>	Industrial

(General Industrial)		Cabarrus County GI (General Industrial)		
	<b>South</b>	County OI (Office/Institutional) RC-CD (Residential Compact Conditional District) I-1 (Light Industrial)		<b>South</b> Industrial, Single Family Residential
	<b>East</b>	Cabarrus County MDR (Medium Density Residential) I-2 (General Industrial)		<b>East</b> Industrial, manufacturing, Single Family Residential
	<b>West</b>	I-2 (General Industrial) RC-CD (Residential Compact Conditional District)		<b>West</b> Industrial, Single Family Residential

**COMPLIANCE WITH 2030 LAND USE PLAN**

The 2030 Land Use Plan (LUP) designates the subject property as “Industrial-Employment (IE).” I-2 (General Industrial) *is listed* as a corresponding zoning district to the “Industrial-Employment” land use category, and therefore is consistent with the land use plan.

The corresponding zoning districts for the “Industrial-Employment” land use categories are B-1 (Neighborhood Commercial); O-I (Office and Institutional); C-2 (General Commercial); PID (Public Interest District); MX-IB (Mixed-Use Industrial/Business Center); I-1 (Light Industrial); and I-2 (General Industrial).

**From the 2030 Land Use Plan – “Industrial/Employment” (EI)**

*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, as identified earlier in this section.*

*Policy Guidance:*

*Objective 1.4: Protect existing and future industrial sites from encroachment of development that would limit their intended uses.*

- *Adjacent development: Ensure that adjacent development and street networks are designed to safely and compatibly accommodate planned industrial uses and resulting traffic.*

*Objective 4.2: Ensure that industrial and commercial developments are designed to limit encroachment of incompatible traffic, noise, odors and lighting into nearby residential areas.*

- *Buffers: Buffers should be used to screen uses and activities that may detract from the enjoyment of adjacent land uses. Where large buffers are not necessary, the landscape design should soften land use transitions.*

*Objective 8.1: Create jobs.*

*Objective 8.2: Increases and diversify the tax base.*

- *Increase the number of jobs and diversity of employment opportunities in sustainable and recession-proof sectors with wages that equal or exceed the County's average.*
- *Grow existing business and industry.*

**SUGGESTED STATEMENT OF CONSISTENCY**

- The subject property is approximately +/- 11.13 acres and currently unzoned (previously Cabarrus County zoning GI (General Industrial)).
- The subject property, prior to annexation, was zoned Cabarrus County High Density Residential in 2000 and rezoned to Cabarrus County GI (General Industrial) at some later point.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as I-2-CD (Heavy Industrial Conditional District) is a corresponding zoning classification to the Industrial/Employment Future Land Use Category and meets the policy guidance to promote new industry and increase the number of jobs.
- The zoning amendment is reasonable and in the public interest as it is complementary to the use, design and density with the adjacent residential land uses.

OR

- The zoning amendment is not reasonable and in the public interest as the design is not compatible with the surrounding residential area.

**SUGGESTED CONDITIONS**

If approval is desired, staff recommends the following conditions:

1. Compliance with “Ready-Mix Concrete Facility Conditional Rezoning Site Plan,” sheet number RZ-1, dated 11/02/2023.
2. Outdoor Storage Requirements shall be adhered to as noted in Article 8.3.6.B of the Concord Development Ordinance (CDO).
3. Technical site plan review and approval is required including all approvals from outside local, state and federal agencies.
4. Future modifications/additions to the approved site plan may require further approval from the Planning and Zoning Commission.

**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 # \_\_\_\_\_ 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: READY MIX OF THE CAROLINAS, LLC

P.O. BOX 325, LOCUST, NC 28097

PH: 704-888-2224 EMAIL: RICK.ALEXANDER@RMXCAROLINAS.COM

Owner Name, Address, Telephone Number: READY MIX OF THE CAROLINAS, LLC

P.O. BOX 325, LOCUST, NC 28097

PH: 704-888-2224 EMAIL: RICK.ALEXANDER@RMXCAROLINAS.COM

Project Location/Address: 2976 ZION CHURCH RD, CONCORD, NC 28025

P.I.N.: 5529853566.0000

Area of Subject Property (acres or square feet): 11.13 ACRES

Lot Width: ±270'

Lot Depth: ±1800'

Current Zoning Classification: GI, GENERAL INDUSTRIAL (Cabarrus County)

Proposed Zoning Classification: I-2-CD, GENERAL INDUSTRIAL CONDITIONAL

Existing Land Use: VACANT UNDEVELOPED

Future Land Use Designation: INDUSTRIAL EMPLOYMENT

Surrounding Land Use: North GENERAL INDUSTRIAL South Undeveloped

East RESIDENTIAL

West GENERAL INDUSTRIAL

Reason for request: TO CONSTRUCT A CONCRETE READY MIX PLANT WITH A  
6,300 SF SHOP BUILDING

Has a pre-application meeting been held with a staff member? YES, with Autumn James 8-23-23

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:

**CONCRETE PRODUCT MANUFACTURING AND SHOP BUILDING**


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 APPLICANT VOLUNTARILY LIMITS DEVELOPMENT OF THE PROPERTY TO THE  
 CONDITIONS LISTED AND IMPROVEMENTS SHOWN ON THE SITE PLAN AND  
 REQUIRED BY THE CDO.**

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  
**READY MIX OF THE CAROLINAS, LLC**  
**Rick Alexander**

  
 Signature of Owner(s) Date  
**READY MIX OF THE CAROLINAS, LLC**  
**Rick Alexander**




*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: 9-5-23

Applicant Signature:   
**READY MIX OF THE CAROLINAS, LLC**  
**Rick Alexander**

Property Owner or Agent of the Property Owner Signature:  
  
**READY MIX OF THE CAROLINAS, LLC**  
**Rick Alexander**

# SITE ANALYSIS

TAX PARCEL NUMBER	5529853566.0000
EXISTING SITE AREA	11.134 ACRES (485,210 SF)
ZONING - EXISTING (CABARRUS COUNTY)	GI (GENERAL INDUSTRIAL)
ZONING - PROPOSED (CITY OF CONCORD ANNEXATION)	I-2 (GENERAL INDUSTRIAL)
PROPOSED USE	CONCRETE MIXING BATCH PLANT - INDUSTRIAL
MAX. BUILDING HEIGHT ALLOWED	72 FEET
PROPOSED BUILDING HEIGHT	±28 FEET
CONTROL BUILDING (2-STORY)	970 SF
OFFICE (GROSS FLOOR AREA ON 2-FLOOR)	485 SF
STORAGE & BREAKROOM (GROSS FLOOR AREA ON 1-FLOOR)	485 SF
MAINTENANCE SHOP BUILDING (1-STORY)	6,300 SF
TOTAL BUILDINGS	7,270 SF
PROPOSED # OF EMPLOYEES	12 EMPLOYEES
PARKING REQUIRED (2 per 3 Employees @ peak shift, plus company vehicles)	8 SPACES
PARKING PROVIDED	9 SPACES
PROPOSED IMPERVIOUS AREA	±154,560 SF (3.548 ACRES)
PROPOSED PERCENT IMPERVIOUS	31.9%
MAX. PERCENT IMPERVIOUS ALLOWED	90.0%

## NOTES:

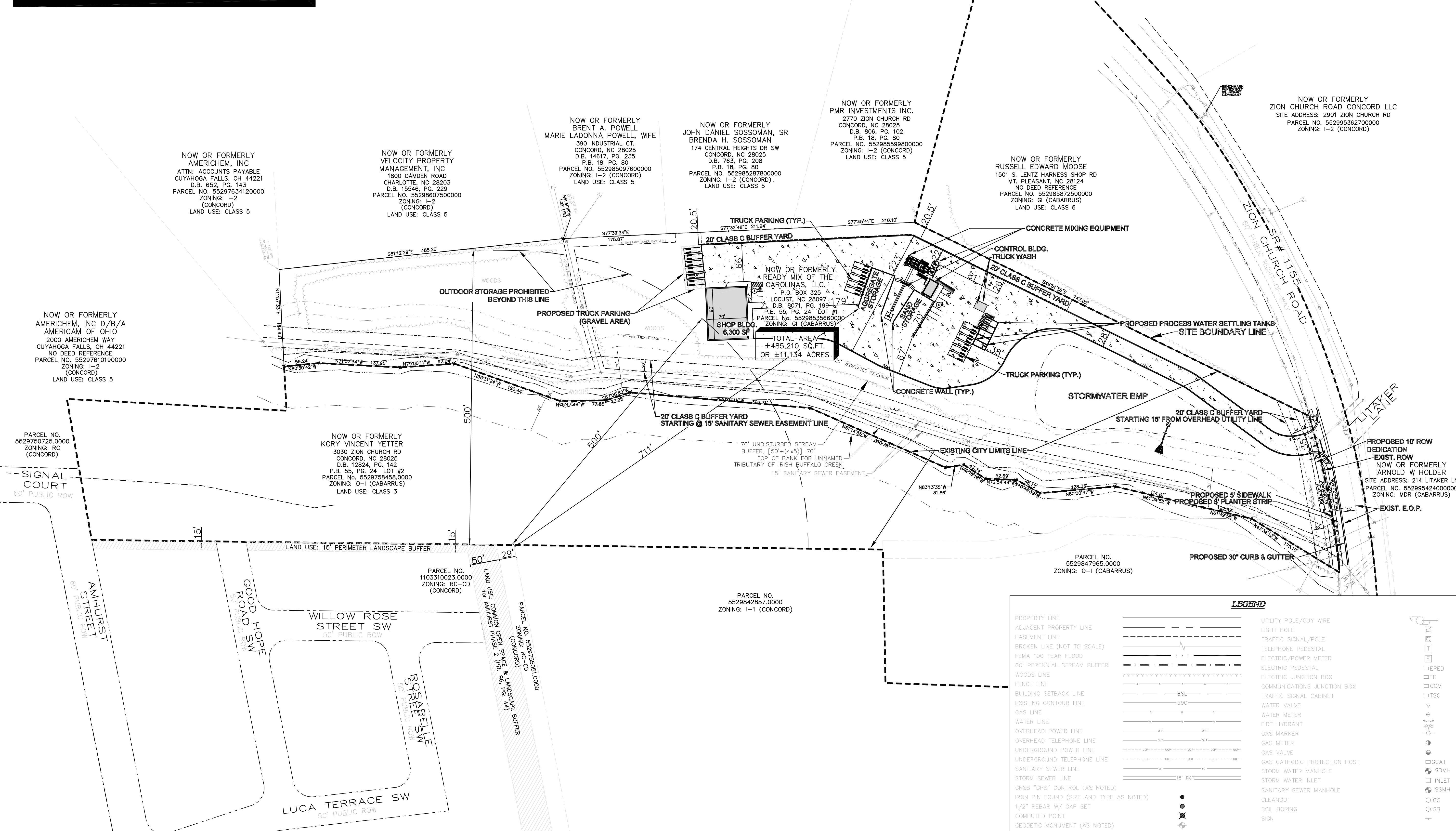
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY REQUIRED SYSTEM MODIFICATIONS AND/OR EXTENSIONS TO ENSURE SERVICE TO THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3; THE CITY OF CONCORD'S POLICIES AND STANDARD SPECIFICATIONS; NC FIRE CODE; WATER AND SEWER AUTHORITY OF CABARRUS COUNTY'S STANDARD SPECIFICATIONS; AND THE NORTH CAROLINA ADMINISTRATIVE CODE FOR WASTEWATER COLLECTION AND WATER DISTRIBUTION SYSTEMS.
  - PUBLIC PORTIONS OF THE DEVELOPER EXTENDED PUBLIC WATER AND SEWER SERVICES ARE TO BE ENCOMPASSED IN PUBLIC ROAD RIGHT OF WAY, PUBLIC 30-FT UTILITY EASEMENTS, AND/OR A COMBINATION OF BOTH BASED ON THE DESIGNS AND ALIGNMENT OF THE PUBLIC UTILITY. ADDITIONAL EASEMENT AND/OR EASEMENT WIDTH MIGHT BE REQUIRED DUE TO DEPTH, LOCATION, AND/OR ACCESS. REFERENCE THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3.
  - ALL SIGNS SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN ARTICLE 12 OF THE CDO.
  - ALL SURFACES WHERE VEHICLES WILL BE MANEUVERING WILL BE PAVED. THIS INCLUDES DRIVEWAYS, ROADS, PARKING SPOTS, AISLES, ETC.
  - PARKING AND BUILDING SIZE AND LOCATION ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- CONDITIONS:**
- ALL USES PERMITTED IN THE I-2 ZONING DISTRICT AS OUTLINED IN THE CITY OF CONCORD CDO SHALL BE PERMITTED EXCLUDING THOSE LISTED BELOW IN ITEM 1.1.
    - LIVESTOCK AUCTION, RESOURCE EXTRACTION USE CATEGORY, PASSENGER TERMINALS USE CATEGORY, SEWAGE TREATMENT FACILITY, SEXUALLY ORIENTED BUSINESS, RACETRACK & SPECTATOR SPORTS, FLEA MARKET, VEHICLE SALES & SERVICE USE CATEGORY, PORTABLE TOILET SERVICE, TRUCK TERMINAL, HAZARDOUS WASTE FACILITY, SANITARY LANDFILL, WASTE RELATED SERVICE USE CATEGORY, COAL OR ORE SUPPLY WITH OUTDOOR STORAGE, FOOD MANUFACTURING WITH ANIMAL SLAUGHTERING & PROCESSING, TOBACCO MANUFACTURING, AND METAL PLATING.
  - A MINIMUM TYPE C BUFFER SHALL BE INSTALLED ALONG THE ZION CHURCH ROAD STREET FRONTAGE. THIS BUFFER IS PROVIDED AS SCREENING OF THIS USE FROM THE PUBLIC STREET.
    - THE PROVIDED TYPE C BUFFER PLANTINGS SHALL ALSO COUNTED TOWARD THE REQUIRED 12' LEVEL 4 STREET YARD.
    - THE 6' CATEGORY 1 AND THE 8' CATEGORY 2 BUILDING YARDS SHALL BE ALLOWED TO BE MOVED TO THE PERIMETER OF THE PARKING AREAS. BUILDING YARD PLANTINGS WILL BE IN ADDITION TO BUFFER AND YARD PLANTINGS.
    - THE PARKING LOT YARD PLANTINGS SHALL BE ALLOWED TO BE PLANTED AROUND THE PERIMETER OF THE PARKING AREAS. PARKING LOT YARD PLANTINGS WILL BE IN ADDITION TO BUFFER AND YARD PLANTINGS.
  - ALL REQUIRED PARKING AREAS SHALL BE PAVED AND MAINTAINED.
  - ANY DUMPSTER LOCATED ON THE PROPERTY SHALL BE ENCLOSED WITH AN OPAQUE SOLID WALL OF NOT LESS THAN EIGHT FEET.
  - NO OUTSIDE STORAGE OF PARTS OR TIRES IS ALLOWED



## VICINITY MAP

SCALE: NTS

**MDV Engineering**  
 C/O Ayer Design Group  
 215 Johnston Street  
 Rock Hill, SC 29770  
 Phone: 704-400-1044 Email: rmcneise@mdveng.com



**PROJECT**  
**READY-MIX CONCRETE FACILITY**  
 2976 ZION CHURCH ROAD  
 CONCORD, NC 28025  
 (CABARRUS COUNTY)

**FOR**  
**READY MIX OF THE CAROLINAS II, LLC.**  
 P.O. BOX 325  
 LOCUST, NC 28097

**REVISIONS**  
 11.02.23 PER CITY COMMENTS

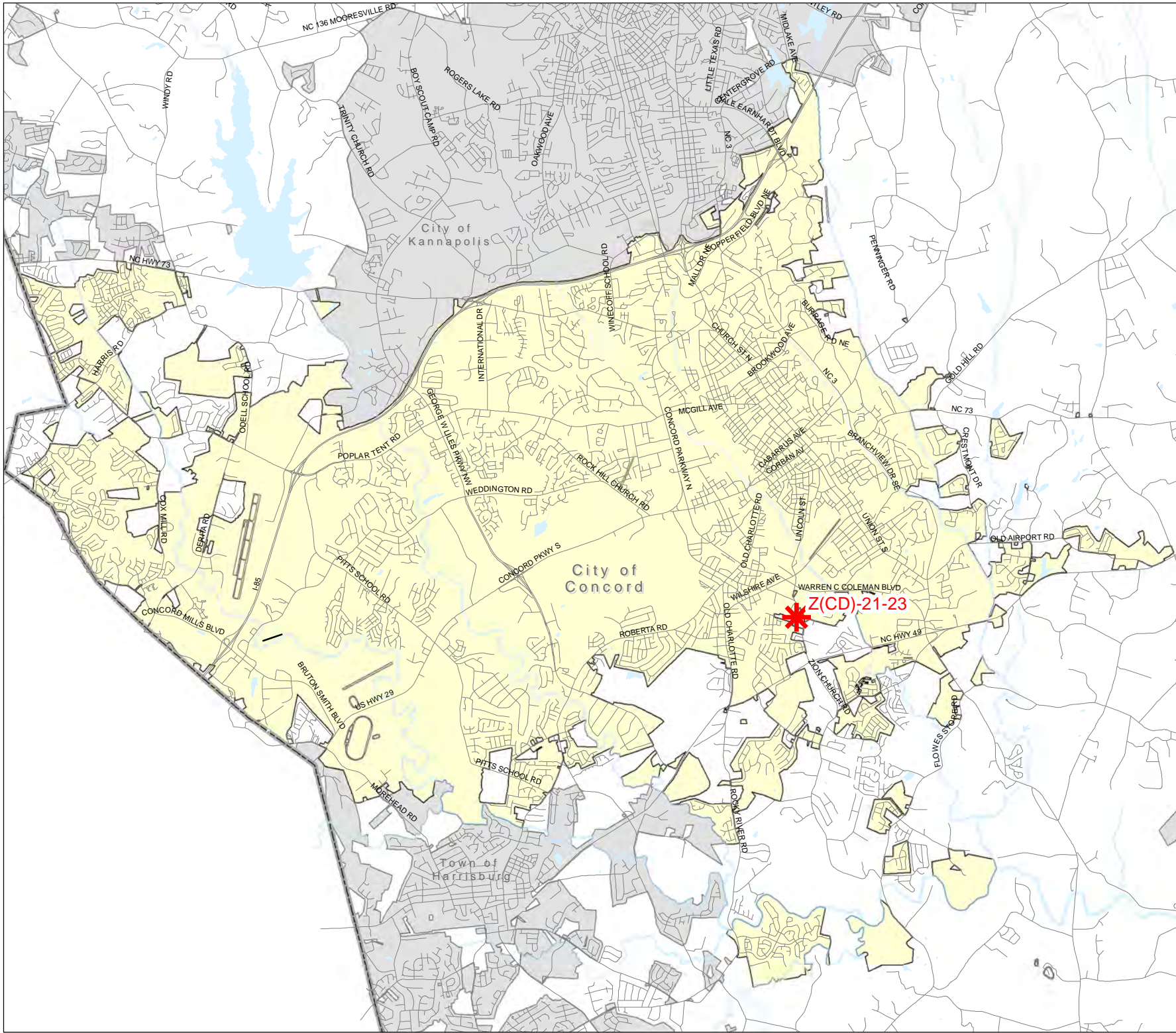
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 DRAWN BY : MDN  
 DATE : 10.20.23  
 SCALE : 1:80








**CONDITIONAL REZONING SITE PLAN**  
**RZ-1**

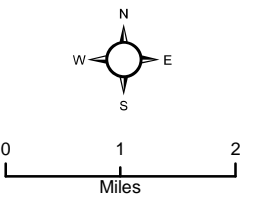


Z(CD)-21-23

2976 Zion Church Rd



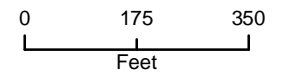
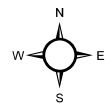
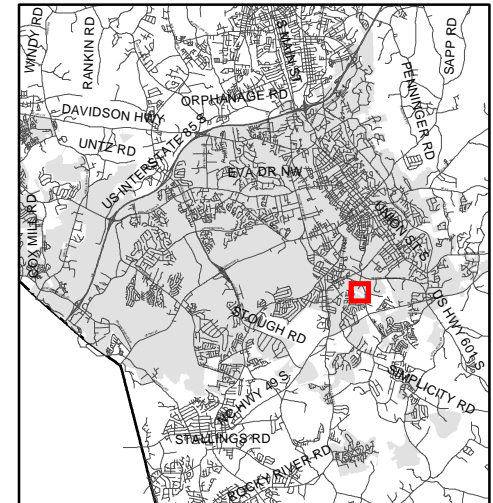
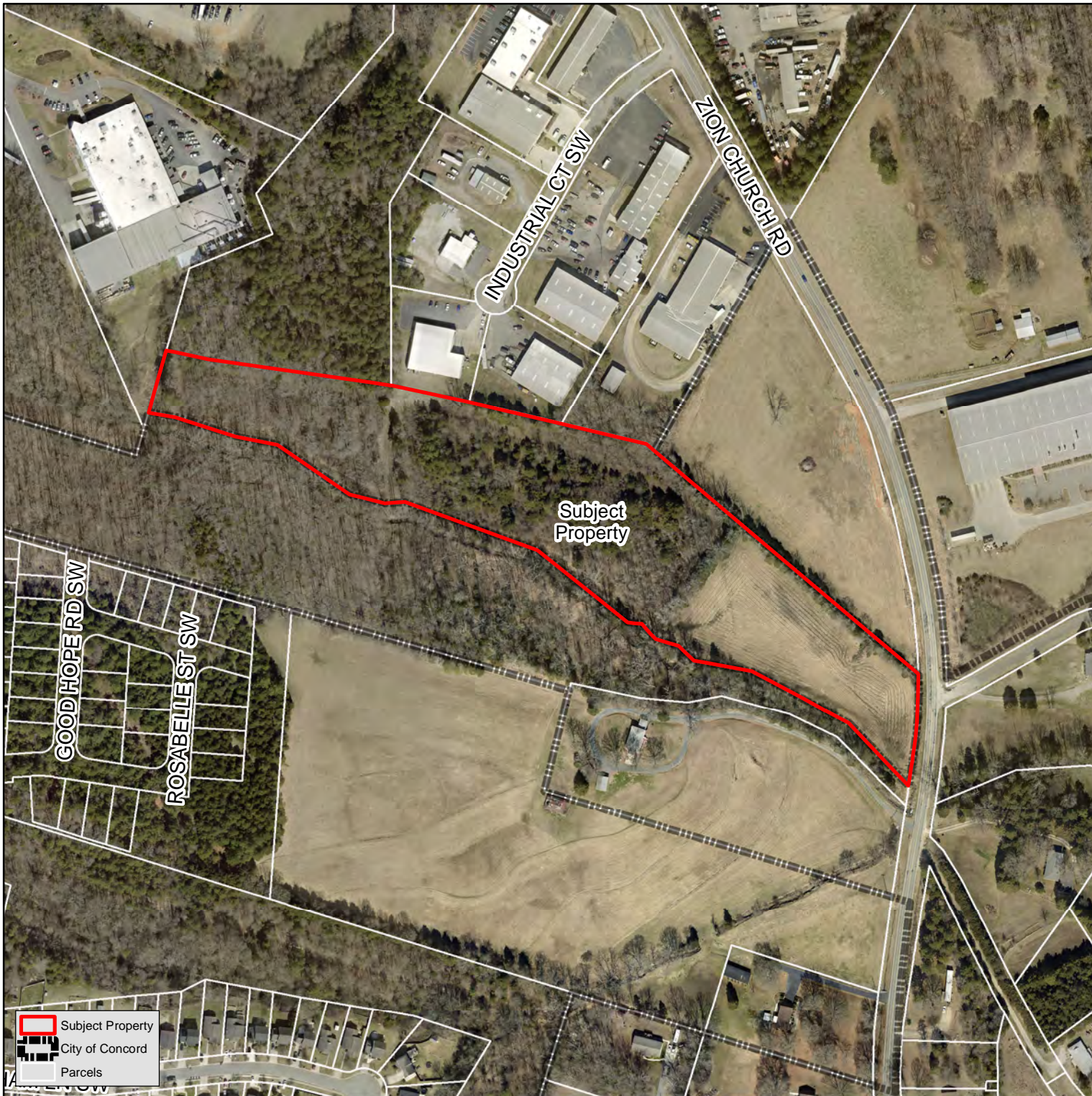
-  Case Location
-  Streets
-  Lakes & Ponds
-  Rivers
-  Cabarrus Co.
-  City of Concord
-  Other Municipalities



**Z(CD)-21-23  
AERIAL**

**Rezoning application  
Unzoned (formerly  
County GI - General Industrial)  
to  
I-2-CD (General Industrial -  
Conditional District)**

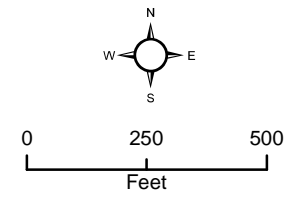
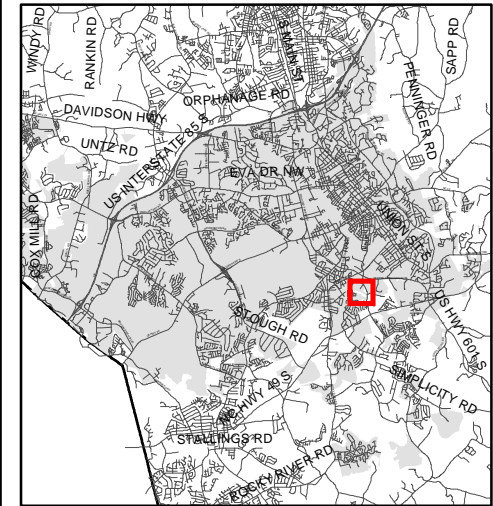
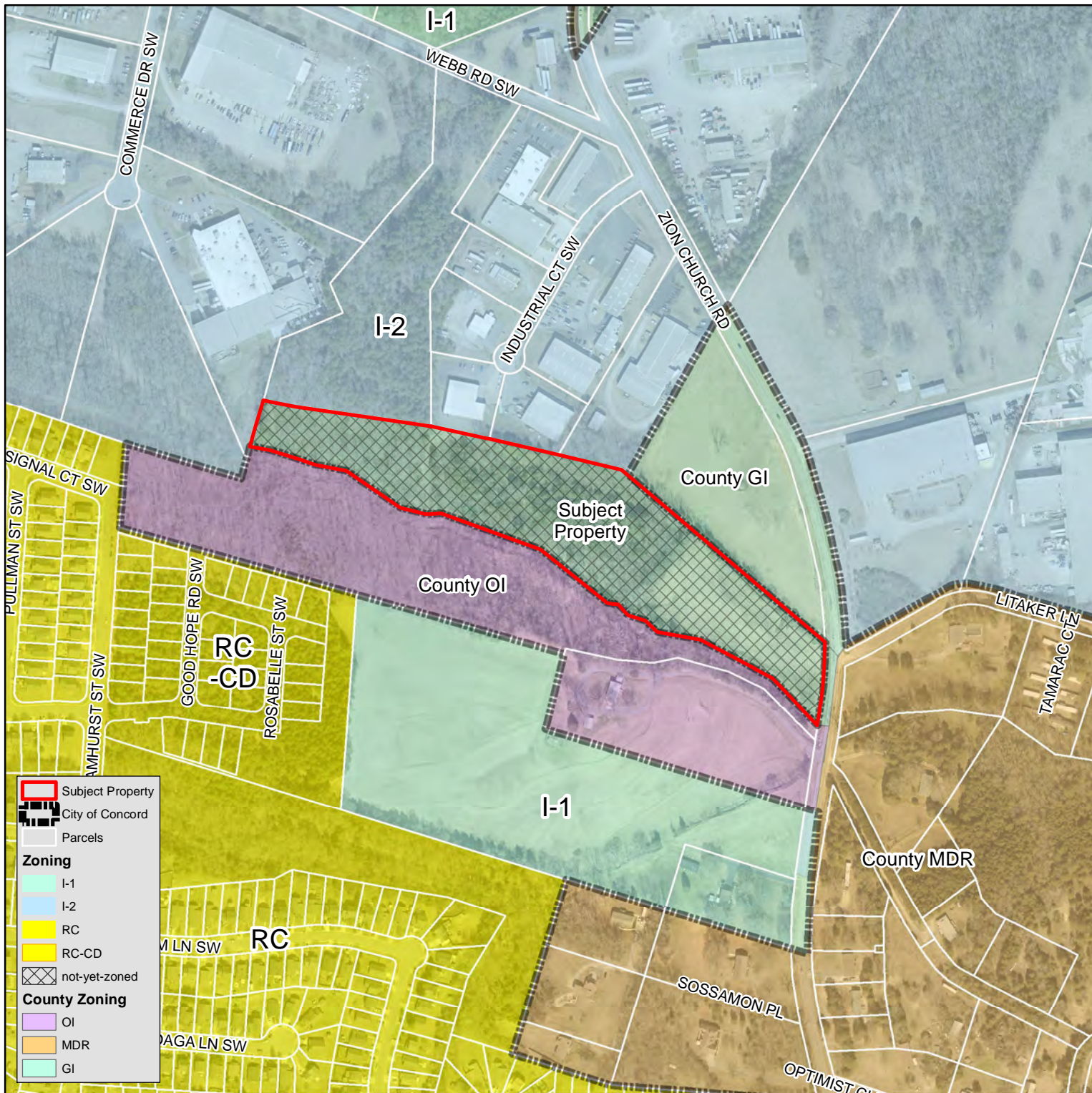
2976 Zion Church Rd  
PIN: 5529-85-3566



**Z(CD)-21-23  
ZONING**

**Rezoning application  
Unzoned (formerly  
County GI - General Industrial)  
to  
I-2-CD (General Industrial -  
Conditional District)**

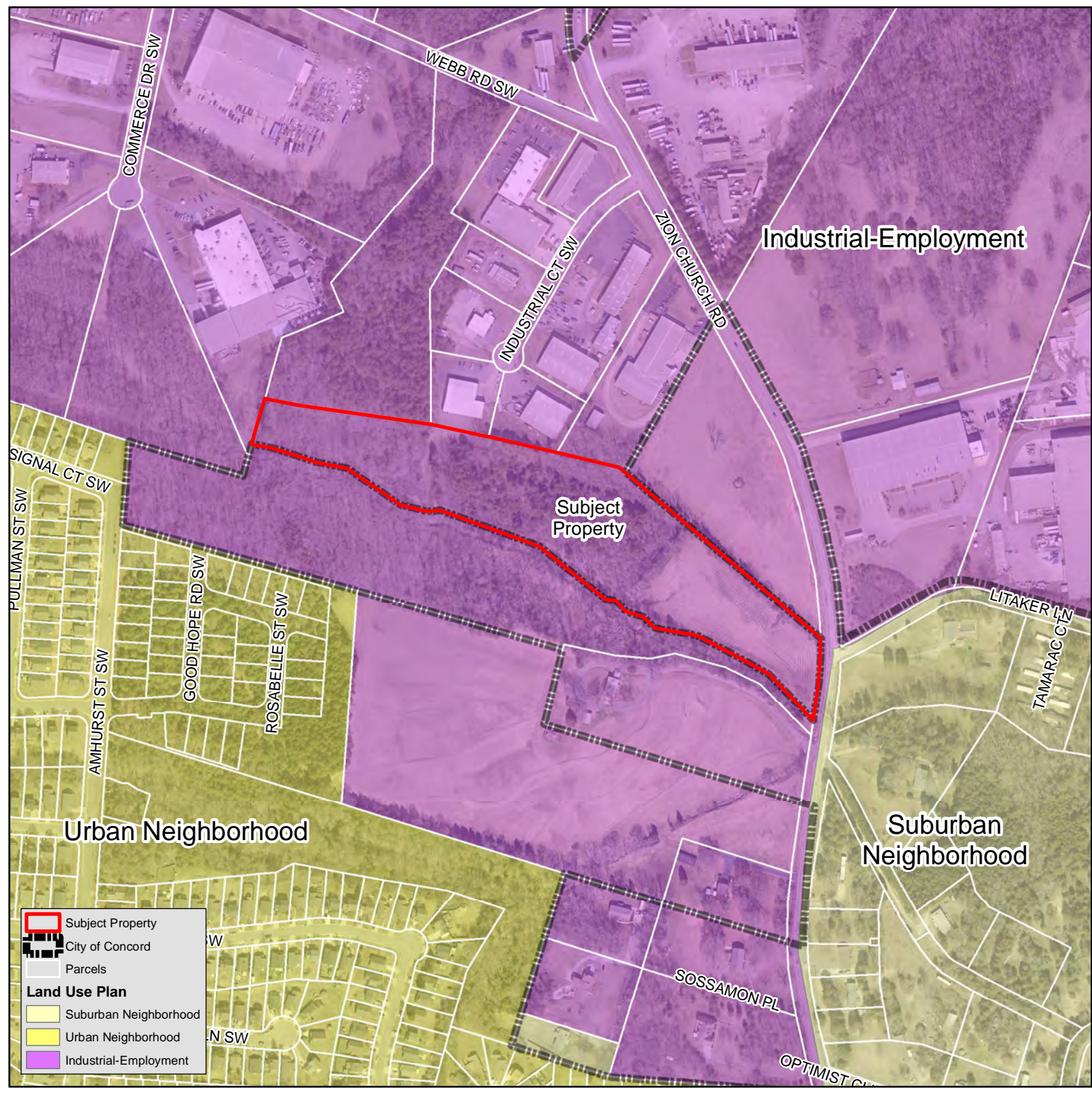
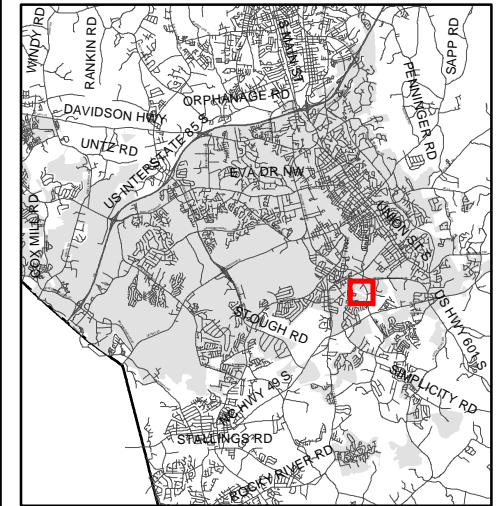
2976 Zion Church Rd  
PIN: 5529-85-3566





**Z(CD)-21-23  
LAND USE PLAN**


**Rezoning application  
Unzoned (formerly  
County GI - General Industrial)  
to  
I-2-CD (General Industrial -  
Conditional District)**

2976 Zion Church Rd  
PIN: 5529-85-3566





 Subject Property


 City of Concord

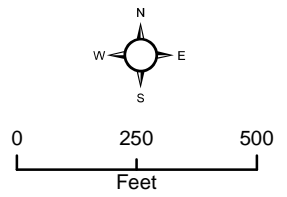
 Parcels

**Land Use Plan**

 Suburban Neighborhood

 Urban Neighborhood

 Industrial-Employment



AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF CONCORD, NORTH CAROLINA TO INCLUDE +/- 11.13 ACRES OF PROPERTY LOCATED AT 2976 ZION CHURCH RD, CONCORD, NC

WHEREAS, the City Council has been petitioned under G.S. 160A-58.1 by the City of Concord, on October 12<sup>th</sup>, 2023, to annex the area described below; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petitions; and

WHEREAS, the City Clerk has certified the sufficiency of the petitions and a public hearing on the question of this annexation was held at Concord City Hall, 35 Cabarrus Avenue West, on October 12, 2023, after due notice by The Independent Tribune on October 1<sup>st</sup>, 2023; and

WHEREAS, the City Council finds that the petitions meet requirements of G.S. 160A-58.1;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord, North Carolina, that:

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1, the following described territory is hereby annexed and made part of the City of Concord, as of the 12<sup>th</sup> day of October 2023:

*All that tract or parcel of land, lying and being in Township 11, Cabarrus County, North Carolina containing 485,210 square feet or 11.134 acres and being more particularly described as follows (basis of bearing is the North Carolina State Plane Coordinate System NAD 83 (2011)):*

*Commencing at a point marked by an 1/2" rebar set on the west right of way line of Zion Church Road, NC State Route 1155 (60' public right of way), said point being the southeast corner of the subject parcel belonging to Ready Mix of the Carolinas, LLC (deed recorded in Deed Book 8071, Page 199, Cabarrus County Register of Deeds) and the northeast corner of the property belonging to Kory Vincent Yetter (Deed Book 12824, Page 142), said point also being the Point of Beginning; thence, leaving the west right of way line of Zion Church Road along the common boundary line with Kory Vincent Yetter, generally along an existing creek, the following sixteen (16) courses:*

*N43°34'13"W a distance of 175.10 feet to a point; N61°49'58"W a distance of 122.92 feet to a point; N61°34'52"W a distance of 114.81 feet to a point; N80°00'37"W a distance of 128.33 feet to a point; N45°43'39"W a distance of 46.13 feet to a point; N72°54'49"W a distance of 52.69 feet to a point; N42°16'18"W a distance of 43.74 feet to a point; N83°13'35"W a distance of 31.86 feet to a point; N51°14'55"W a distance of 250.38 feet to a point; N70°01'18"W a distance of 306.71 feet to a point; S87°05'52"W a distance of 43.98 feet to a point; N75°47'48"W a distance of 77.80 feet to a point; N55°31'24"W a distance of 190.44 feet to a point; N79°00'11"W a distance of 92.64 feet to a point; N71°57'34"W a distance of 137.95 feet to a point; N80°30'42"W a distance of 59.24 feet to a point; thence, leaving the creek and along the common boundary line with Americam, Inc. (Deed Book 652, Page 143) N11°57'33"E a distance of 164.93' feet to a point marked by an 1-1/2" open top pipe, said point having North Carolina State Plane Coordinates N: 595,931.25 sFT, E: 1,527,492.68 sFT; thence, along the common boundary line with Velocity Property Management, Inc. (Deed Book 15546, Page 229) S81°12'29"E a distance of 485.20 feet to a point, said point being N51°31'15"W, 1.02 feet from an 1/2" open top pipe southeast of the property line; thence, along the common boundary line with Brent A. Powell and Marie Ladonna Powell (Deed Book 14617, Page 235) S77°39'34"E a distance of 175.87 feet to a point marked by an 1/2" rebar set; thence, along the common boundary line with John Daniel Sossoman, Sr. and Brenda H. Sossoman (Deed Book 763, Page 208) S77°32'48"E a distance of 211.94 feet to a point marked by an 1/2" rebar set; thence along the common boundary line with PMR Investments Inc. (Deed Book*

806, Page 102) S77°45'41"E a distance of 210.10 feet to a point marked by an 1/2" open top pipe; thence, along the common boundary line with Russell Edward Moose (no deed reference) S48°51'36"E a distance of 747.02 feet to a point marked by an 1/2" rebar set on the west right of way line of Zion Church Road; thence, along a curve to the right in the west right of way line of Zion Church Road an arc distance of 270.89 feet to a point marked by an 1/2" rebar set, said curve having a radius of 1,480.73 feet, a chord bearing of S04°02'44"W, and a chord distance of 270.51 feet, said point also being the Point of Beginning.

SECTION 2. Upon and after the 12<sup>th</sup> day of October 2023 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Concord and shall be entitled to the same privileges and benefits as other parts of the City of Concord. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

SECTION 3. The Mayor of the City of Concord shall cause to be recorded in the office of the Register of Deeds of Cabarrus County, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.


SECTION 4. Notice of adoption of this ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the City of Concord.

Adopted this 12<sup>th</sup> day of October 2023.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

  
\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST:

  
\_\_\_\_\_  
Kim Deason, City Clerk



  
\_\_\_\_\_  
Valerie Kolczynski, City Attorney