

**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. 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.
4. 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: \_\_\_\_\_

Owner Name, Address, Telephone Number: SAAD International, LLC  
11232 Walland Lane, Charlotte, NC 28273

Project Location/Address: 17635 Huntersville-Concord Road, Huntersville, NC 28078

P.I.N.: 46716480740000

Area of Subject Property (acres or square feet): 3.38 ac incl. R-O-W, 2.38 ac excl. R-O-W

Lot Width: 467.99' Lot Depth: 438.5' Irregular shape

Current Zoning Classification: Cabarrus County LDR Low Density Residential

Proposed Zoning Classification: C-1-CD Light Commercial Conditional District

Existing Land Use: Residential

Future Land Use Designation: Light commercial shopping center

Surrounding Land Use: North Residential South Residential

East Residential West Residential

Reason for request: Development of a neighborhood shopping center

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

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

July 14, 2021

Concord Planning and Neighborhood Development  
35 Cabarrus Avenue, West  
Concord, NC 28026

To whom it may concern,

I, Maria Matilde Vaciana, Attorney-in-Fact, for SAAD International, LLC authorize Mr. Jeff Young to submit this petition to rezone and annex the property at 17635 Huntersville-Concord Road, Huntersville, NC 28078.

Thank You,



Maria M. Vaciana

(704) 606-2307

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

(Please type or print)

- List the Use(s) Proposed in the Project:  
 Restaurant, library branch, child care, medical clinic, hairdresser/beautician salon,  
 fitness center, dance studio, professional office, insurance agency, photo studio,  
 ABC store, pet grooming/no boarding, dry cleaner dropoff/pickup, hardware store,  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- 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 uses listed above  
 and improvements as 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.

*M. Victoria POA for SAAD Int LLC*  
 Signature of Applicant Date 7/14/21

*M. Victoria POA SAAD 7/14/21*  
 Signature of Owner(s) INT LLC 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: 7/14/21

Applicant Signature: M Vaciana POA for SAAD International LLC

Property Owner or Agent of the Property Owner Signature:

M Vaciana POA for SAAD International LLC

**ADJACENT PROPERTY OWNERS**

<b>NAME</b>	<b>ADDRESS</b>	<b>PIN</b>
<b>ADJACENT</b>		
HARRIS, CYTERIA APRIL	17615 HUNTERSVILLE-CONCORD RD HUNTERSVILLE NC 28078	46716369710000
COLELLO, CYNTHIA J	10649 STONEWALL RD HUNTERSVILLE, NC 28078	46716460260000
HORTON, DOUGLAS M	10647 STONEWALL ROAD HUNTERSVILLE, NC 28078	46716461960000
FORD, PHILLIP WAYNE	4101 BERRY HILL CT CONCORD, NC 28025	46716472560000
ZAWACKI, JEAN H & MARRERO, BARBARA A	PO BOX 1381 HUNTERSVILLE, NC 28070	46716483040000
ROSEBORO, JOHN SHELTON & ROSEBORO, RENITA WIFE	10641 STONEWALL ROAD HUNTERSVILLE, NC 28078	46716484810000
<b>ACROSS STREET</b>		
BROOKVUE HOMEOWNERS ASSN INC	C/O CUSICK COMMUNITY MGMT LLC CHARLOTTE, NC 28226	46717421160000
SKYBROOK LLC	10601 POPLAR TENT RD HUNTERSVILLE NC 28078	46717306200000

**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  
 \_\_\_\_\_  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.

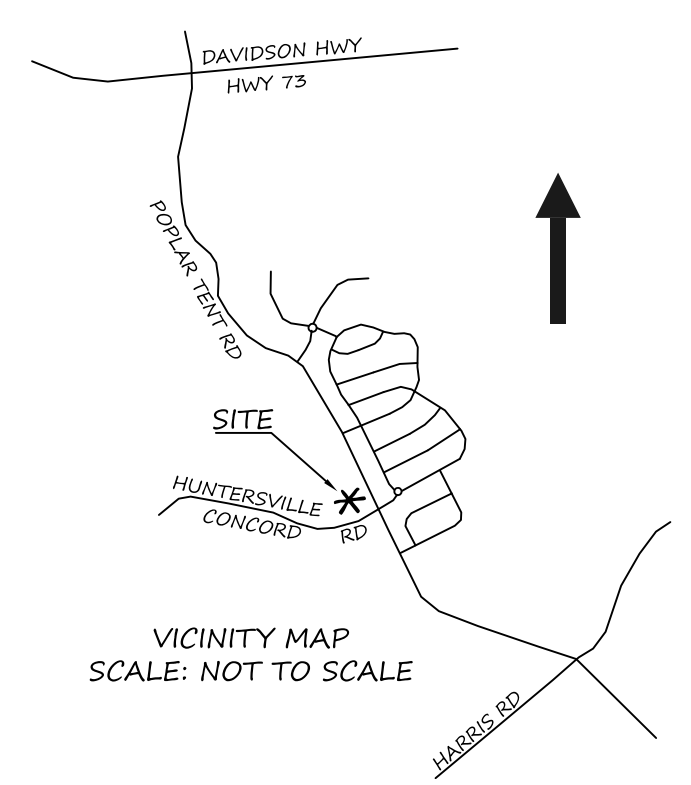
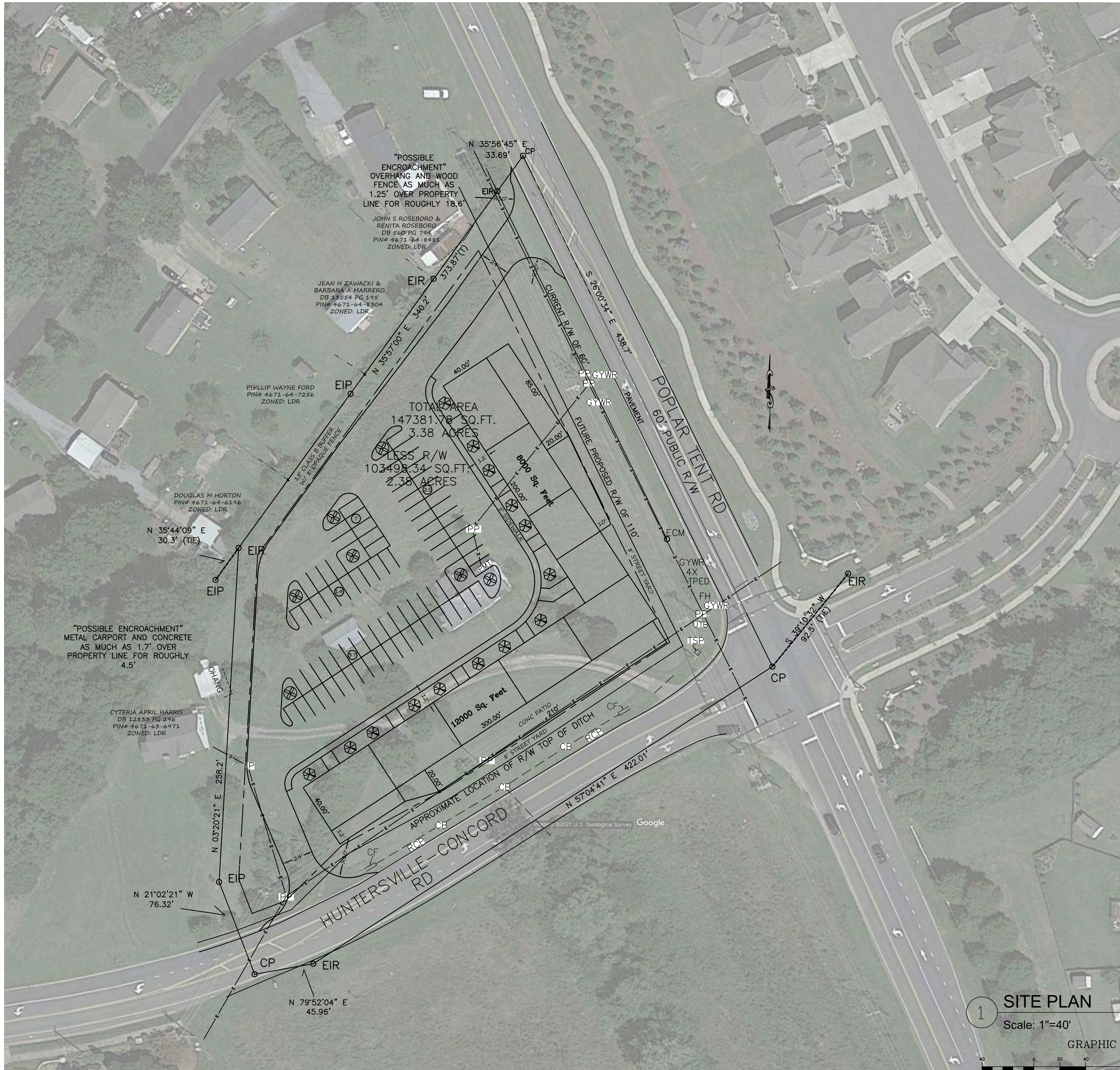
The site plan and all supporting materials and text shall constitute part of the petition for all purposes under this Chapter.

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.



BEGINNING at a computed point in the intersection of Poplar Tent Road and Huntersville-Concord Road, said point being S 39°10'32" W a distance of 92.5' from an existing iron located on the north side of Duncan Drive NW; thence along Huntersville-Concord Road S 57°04'41" W a distance of 422.01' to an existing iron; thence S 79°52'04" W a distance of 45.96' to a computed point on the south side of Huntersville-Concord Road; thence N 21°02'21" W a distance of 76.32' to an existing iron pipe (crossing Huntersville-Concord Road); thence N 03°20'21" E a distance of 258.21' to an existing iron; thence N 35°57'00" E a distance of 340.2' to an existing iron in the western right-of-way of Poplar Tent Road; thence N 35°56'45" E a distance of 33.69' to a computed point in pavement of Poplar Tent Road; thence along Poplar Tent Road S 26°00'34" E a distance of 438.65' to the point of BEGINNING; having an area of 147382.2 square feet, 3.383 acres, begin known as 17635 Huntersville-Concord Road, Huntersville, NC 28078, Pin# 4671-64-8074.





**aw**  
**ck**

alley, williams,  
carmen & king, inc.  
CONSULTING ENGINEERS,  
SURVEYING & INSPECTION

Firm License No. F-0293  
120 S. MAIN STREET  
PO BOX 1248  
KANNAPOLIS, NC 28081  
704.938.1515  
www.awck.com

**PRELIMINARY  
REVIEW SET  
ONLY**

This drawing is the property of Alley, Williams, Carmen & King, Inc. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:

**SITE NOTES**

IDENTIFICATION:  
4671-64-8074

ACREAGE  
TOTAL ACRES = 3.38 = 147381.78 SF

OWNER: SAAD INTERNATIONAL, LLC  
17635 HUNTSVILLE CONCORD RD.  
HUNTSVILLE, NC 28078

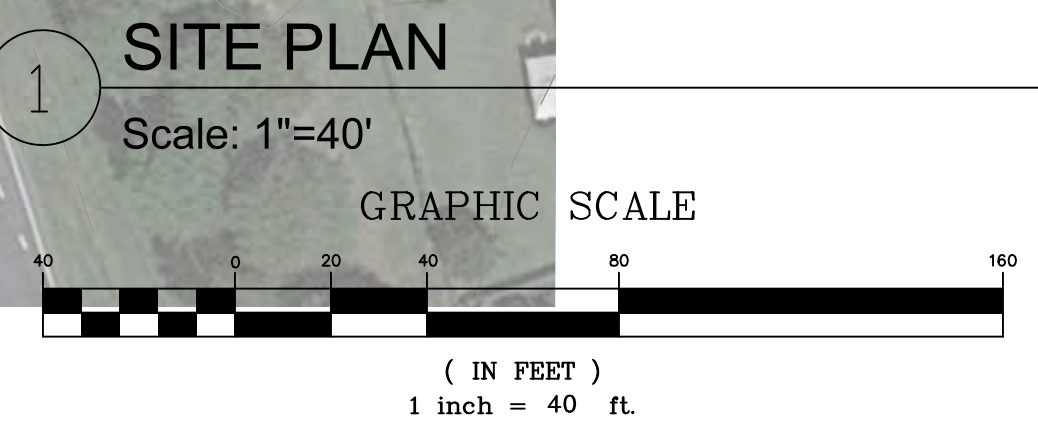
IMPERVIOUS SURFACE  
EXISTING = SF (20,000 SF ADDITIONAL ALLOWED)  
PROPOSED = SF  
% IMPERVIOUS =  
% OPEN SPACE =

CURRENT ZONING: LDR  
PROPOSED ZONING: C-1 CONDITIONAL  
CURRENT USE IS: RESIDENTIAL  
PROPOSED USE IS:

SETBACKS  
F: 10'  
NO ADDITIONAL SETBACKS  
MAX BLDG HT.: 48'

**PROPOSED**  
17635 HUNTSVILLE-CONCORD RD  
HUNTSVILLE, NC 28078  
**SITE PLAN**

BY	REVISION	DATE	#





# ILLUSTRATIVE SITE PLAN

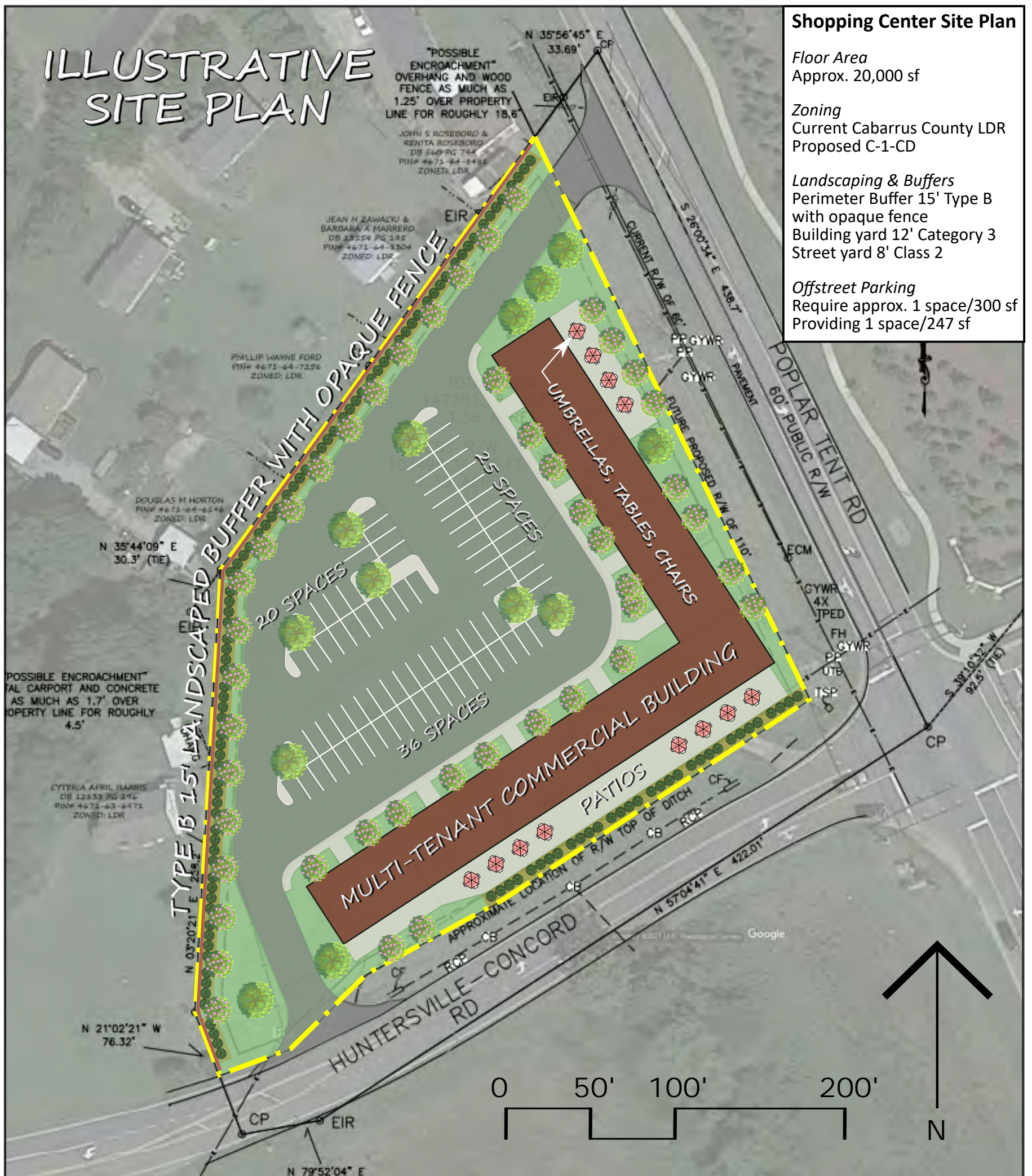
## Shopping Center Site Plan

**Floor Area**  
Approx. 20,000 sf

**Zoning**  
Current Cabarrus County LDR  
Proposed C-1-CD

**Landscaping & Buffers**  
Perimeter Buffer 15' Type B with opaque fence  
Building yard 12' Category 3  
Street yard 8' Class 2

**Offstreet Parking**  
Require approx. 1 space/300 sf  
Providing 1 space/247 sf



SAAD International, LLC  
11232 Walland Lane  
Charlotte, NC 28273

## Proposed Light Commercial Shopping Center

17635 Huntersville-Concord Rd  
Huntersville, NC 28078

JEFF YOUNG, PLA  
LANDSCAPE ARCHITECTURE  
COMMUNITY PLANNING

Date: 5/10/2021



