



**DATE:** June 18, 2024

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

**ACCELA:** CN-RZC-2023-00017

**DESCRIPTION:** Zoning Map Amendment  
C-2 (General Commercial) to I-1-CD (Light Industrial –  
Conditional District)

**APPLICANT/OWNER:** Rick Meeks

**LOCATION:** 200, 202, 206 Winecoff School Rd.

**PIN#s:** 5612-82-5157

**AREA:** +/- 2.443 acres

**PREPARED BY:** Fred Womble, Senior Planner

**BACKGROUND**

The subject property consists of one parcel totaling +/- 2.443 acres along the northern right-of-way of Winecoff School Road and is owned by the Rod D. Mills Revocable Trust. The subject property and a second larger property (PIN 5612-82-4366) to the immediate north and within the city limits of Kannapolis will be used as a four unit mini-warehouse/self-storage facility.

To the north of the property the zoning is City of Kannapolis GC (General Commercial) and the property is vacant. The property to the east is zoned C-2 (General Commercial) and is the site of Luxe Salons. The property to the south is zoned I-2 (General Industrial) and is the site of Ketchie-Houston, Inc., an industrial manufacturer use. The properties to the west are zoned C-2 (General Commercial) and City of Kannapolis GC (General Commercial) and are vacant and the site of the ExtraSpace Storage mini-warehouse/self-storage facility.

**HISTORY**

The subject property was annexed into the City of Concord on June 30, 1986.

**SUMMARY OF REQUEST**

The applicant is requesting to rezone the subject property from C-2 (General Commercial) to I-1-CD (Light Industrial – Conditional District) in order to construct a four (4) unit mini-warehouse/self-storage facility on the site. The proposed facility will be situated in both the City of Concord and the City of Kannapolis zoning jurisdictions. The applicant’s site plan indicates that one complete storage unit and a portion of a second unit will be located on the Concord side. The

majority of the proposed buildings will be located on the Kannapolis side. The proposed facility will provide vehicular access from Winecoff School Road and from a second point off S. Main Street in Kannapolis.

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. Conditions recommended by City Staff have also been reviewed and accepted by the petitioner. Those conditions are listed at the conclusion of this staff report.

The site plan has been reviewed by the Development Review Committee (DRC) and there are no objections to the proposed rezoning.

<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>	
C-2 (General Commercial)	<b>North</b>	City of Kannapolis GC (General Commercial)	Vacant land	<b>North</b>	Vacant
	<b>South</b>	I-2 (General Industrial)		<b>South</b>	Industrial
	<b>East</b>	C-2 (General Commercial)		<b>East</b>	Commercial Retail
	<b>West</b>	C-2 (General Commercial) and City of Kannapolis GC (General Commercial)		<b>West</b>	Vacant and Commercial

**COMPLIANCE WITH 2030 LAND USE PLAN**

The 2030 Land Use Plan (LUP) designates the subject property as “Suburban Neighborhood (SN)”. I-1 (Light Industrial) *is not listed* as a corresponding zoning district in the “Suburban Neighborhood (SN)” land use category, and therefore is not consistent with the land use plan.

The corresponding zoning districts for the “Suburban Neighborhood” land use category are RE (Rural Estate) , RM-1 (Residential Medium Density), RM-2 (Residential Medium Density), PRD (Planned Residential Development), C-1 (Light Commercial), PUD (Planned Unit Development), RV (Residential Village), TND (Traditional Neighborhood Development), B-1 (Neighborhood Commercial/Office District), RL (Residential Low Density), O-I (Office Institutional), R-CO (Residential – County Originated).

**From the 2030 Land Use Plan – “Suburban Neighborhood (SN)”**

*The Suburban Neighborhood (SN) Future Land Use category includes single-family areas that are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from low-density single-family homes to denser formats of smaller single-family homes. In areas designated Suburban Neighborhood, homes are typically oriented interior to the neighborhood and are typically buffered from surrounding development by transitional uses or landscaped areas. Single family attached dwellings are an option for infill development within the suburban neighborhood future land use category. These neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers and employment base needed to support these centers. Lots at intersections of collector and arterial streets within or at the edges of suburban neighborhoods may support small-scale, neighborhood serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Pedestrian oriented uses exclude uses with drive-in, drive-through or automobile related services.*

Policy Guidance:

*Goal 1: Maintain a sustainable balance of residential, commercial and industrial land uses.*

*Objective 1.3:*

*Ensure that the Future Land Use Map allows sufficient development opportunities to meet existing and projected needs for residential, commercial, industrial and other land uses.*

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

*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.*

**SUGGESTED STATEMENT OF CONSISTENCY**

- The subject property is approximately +/- 2.443 acres and is zoned C-2 (General Commercial).
- The subject property was annexed into the City of Concord on June 30, 1986.
- The proposed zoning amendment is not consistent with the 2030 Land Use Plan (LUP). I-1 (Light Industrial) is not listed as a corresponding zoning district in the “Suburban Neighborhood (SN)” land use category, and therefore is not consistent with the Land Use Plan.
- The zoning amendment is reasonable and in the public interest as it is complementary to the use, design and density with the adjacent industrial and commercial land uses.

OR

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

## **SUGGESTED CONDITIONS**

If approval is desired, staff recommends the following conditions:

1. Compliance with “CK Self Storage – Preliminary Site Plan” sheet SP-10, dated 6/3/2024.
2. Compliance with “CK Self Storage – Exterior Elevations” sheet A5-01, dated 5/10/2024
3. Mini-Warehouse/Self-Storage requirements shall be adhered to as noted in Article 8.3.6.E.3.C of the Concord Development Ordinance (CDO).
4. Building and Site Design Standards shall be adhered to as noted in Article 7.11.9.E of the Concord Development Ordinance (CDO).
5. Future modifications/additions to the approved site plan may require further approval from the Planning and Zoning Commissions.
6. Technical site plan review and approval is required including all approvals from outside local, state, and federal agencies.

## **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.*



NORTH CAROLINA  
High Performance Living



Application for  
Zoning Map Amendment

(Please type or print)

Applicant Name, Address, Telephone Number and email address: rmeeles34@gmail.com  
Rick Meeks, 317 Sycamore Ridge Rd NE,  
Concord NC 28025, 704-796-8105

Owner Name, Address, Telephone Number: Roy D Mills Trust, Roy  
D. Mills Revocable Trust 7/13/97, 983 Roy Hartley Rd,  
Lexington, NC 27295, 704-425-0500

Project Location/Address: 200/202/206 Winceoff School Rd  
P.I.N.: 56128251570000

Area of Subject Property (acres or square feet): 2.53 acres

Lot Width: 599.3 Lot Depth: 152

Current Zoning Classification: C-2

Proposed Zoning Classification: I-1-CD

Existing Land Use: Vacant Land

Future Land Use Designation: Mini Storage + Boat/RV Storage

Surrounding Land Use: North Auto Repair + Duke Energy Sub Station South Manufacturing Facility  
East Hair Salon West Mini Storage

Reason for request: To allow mini-storage and boat/RV storage facility

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

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:

Mini Self Storage  
Boat/RV Storage

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):

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.

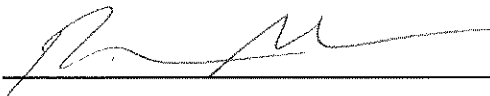
[Signature] 9/25/23  
 Signature of Applicant Date

\_\_\_\_\_  
 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: 9/25/23

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature:  
 \_\_\_\_\_



The parcel being requested for rezoning is:

Physical Address: 202 WINECOFF SCHOOL RD CONCORD NC 28027

- 206 WINECOFF SCHOOL RD CONCORD NC 28027
- 200 WINECOFF SCHOOL RD CONCORD NC 28027

PIN: 56128251570000

Property Real ID: 04-092 -0016.10

The metes and bounds description below was pulled from the deed. At some point, the parcels were reconfigured and the current property lines don't match the description below. An ALTA survey is being performed and an updated description will be submitted.

**FIRST TRACT:**

**BEGINNING** at an iron stake in the center of the old Concord-Kannapolis Highway, the Southeast corner of the Cabarrus Rescue Squad and runs thence with the center of said Highway South 15-26 East 164.9 feet to an iron stake in the center of said Highway; thence North 83 East 95.1 feet to an iron stake between the northbound and the southbound tracks of Southern Railway; thence a line between said northbound and southbound tracks South 12-27 East 225.2 feet to an iron stake, between said northbound and southbound tracks; thence crossing the old Concord-Kannapolis Highway South 82-41 West 238.5 feet to an iron stake by a water oak stump, corner of Harold L. Mills; thence with the line of Harold L. Mills South 4-04 East 179 feet to an iron stake in the center of Winecoff School Road, Southwest corner of said Mills; thence with the center of Winecoff School Road North 89-53 West 275.6 feet to an iron stake in the center of said road, a new corner; thence a new line North 6-52 West 419.7 feet to an iron stake, corner of B.L. Umberger Estate; thence with the line of said Umberger Estate North 7-03 West 60 feet to an iron stake, corner of said Umberger Estate; thence with the line of said Umberger Estate and the Cabarrus Rescue Squad North 75-06 East 384.7 feet to the BEGINNING, containing 4.71 acres as shown on survey by Walter L. Furr, Jr., Registered Land Surveyor, dated November 18, 1966.

**SECOND TRACT:**

**BEGINNING** at an iron stake in the center of Winecoff School Road, a new Corner (said iron stake has a bearing of North 89-53 West 275.6 feet from an iron stake in the center of said road, the Southwest corner of Harold L. Mills) and runs thence a new line North 6-52 West 419.7 feet to an iron stake, corner of B.L. Umberger Estate (said stake has a bearing of South 75-06 West 384.7 feet; thence South 7-03 East 60 feet from an iron stake in the center of the old Concord-Kannapolis Highway, the Southeast corner of the Cabarrus Rescue Squad), and runs thence with said Umberger Estate North 88-08 West 444.9 feet to an iron stake in the line of said Umberger Estate, a new corner; thence a new line South 20-35 East 498.8 feet to an iron stake in the center of Winecoff School Road, a new corner (said stake has a bearing of North 57-17 East 300 feet; thence North 63-49 East 100 feet from an iron stake in the center of said Winecoff School Road, corner of Flowe-Harris Presbyterian Church Property); thence with said Winecoff School Road three lines as follows: 1<sup>st</sup>, North 74-15 East 100 feet to an iron stake; 2<sup>nd</sup>, North 84-54 East 100 feet to an iron stake; and 3<sup>rd</sup>, South 89-53 East 123.7 feet to the BEGINNING, containing 4.05 acres, as shown on survey by Walter L. Furr, Jr., Registered Land Surveyor, dated November 18, 1966.

Subject, however, to all recorded and visible right of way.

For reference see Deed Book 370, Page 316 and Deed Book 1185, Page 120, Cabarrus County Registry.

The above-described tracts are identified as being all of parcel nos. 56128243660000 & 56128251570000 by the Cabarrus County Tax Department.

**Names and Addresses of Adjacent Property Owners:**

Account Name: U Lock DST

Mailing Address: PO BOX 71870 SALT LAKE CTY, UT 84171

Physical Address: 220 WINECOFF SCHOOL RD CONCORD NC 28027

Account Name: DUKE POWER COMPANY

Mailing Address: 400 S. TRYON ST ST22M CHARLOTTE, NC 28201

Physical Address: 2804 S MAIN ST CONCORD NC 28027

Account Name: JORDAN RICHARD A  
JORDAN VICKI S WF

Mailing Address: 1711 HIGHWAY 17 S UNIT 1024 SURFSIDE BCH, SC 29575

Physical Address: 2830 S MAIN ST CONCORD NC 28027

Account Name: KEITH HOOGLAND PARTNERSHIP

Mailing Address: 2701 W LAWRENCE AVE STE A SPRINGFIELD, IL 62704

Physical Address: 2920 S Main St, Concord, NC 28027

Account Name: LUCERO MIGUEL ANGEL MARTINEZ

LUCERO JUAN MANUEL MARTINEZ

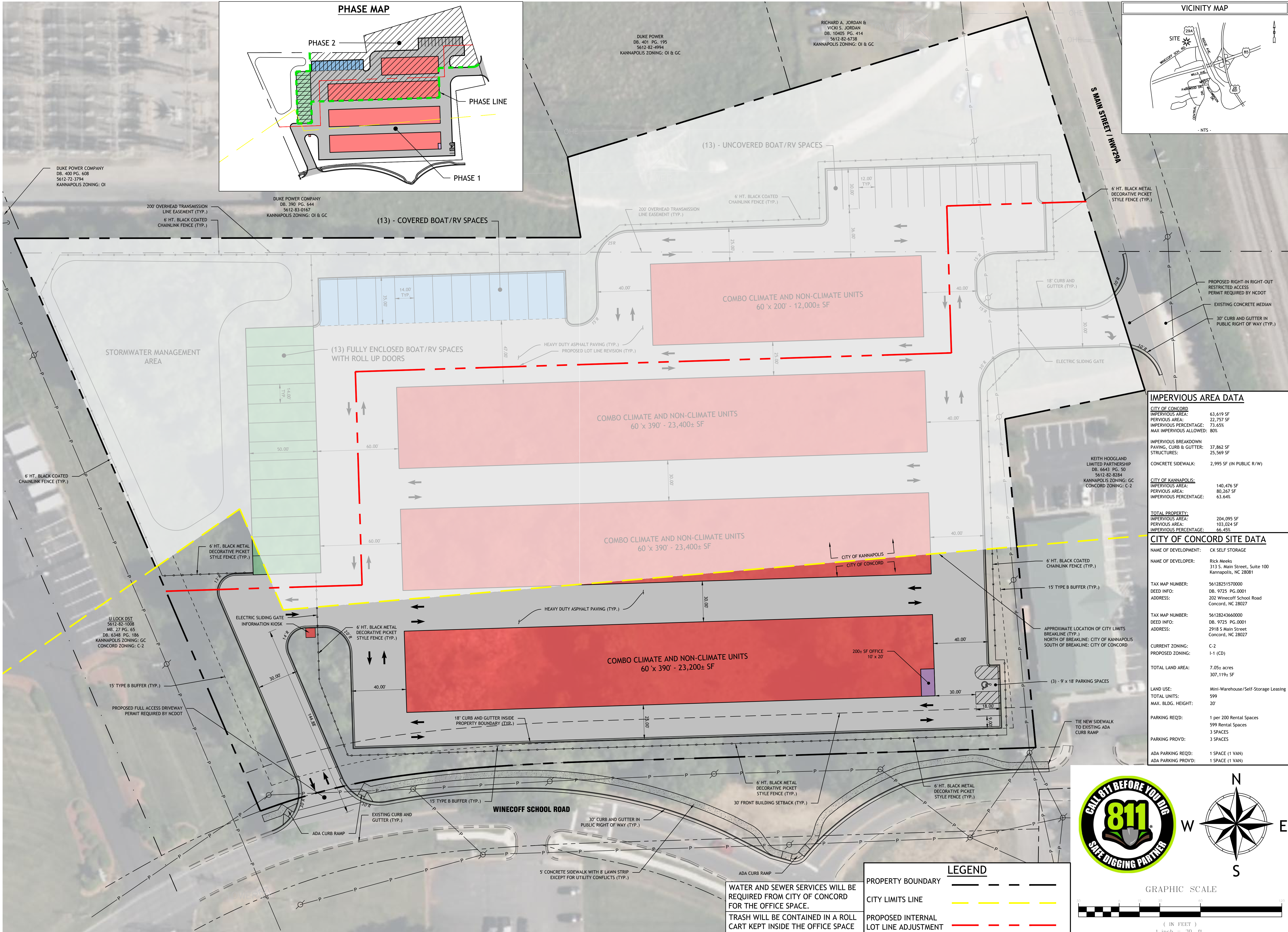
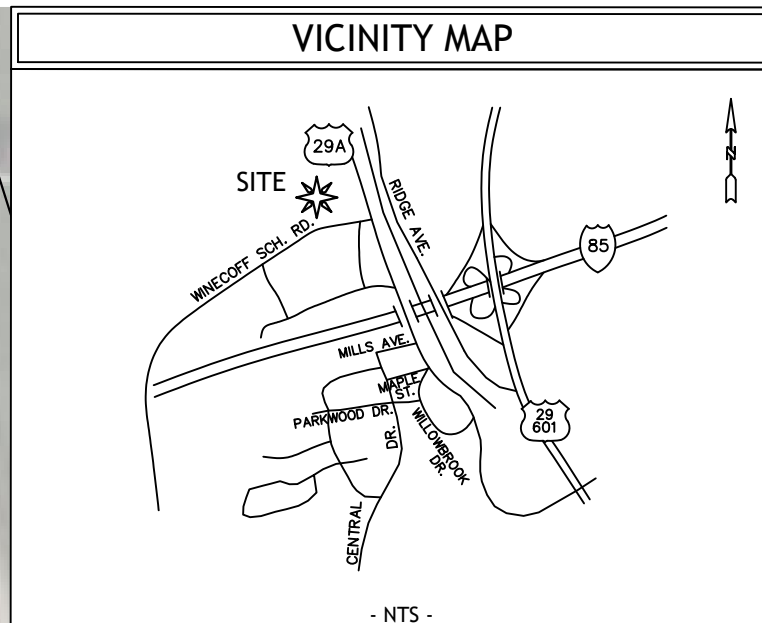
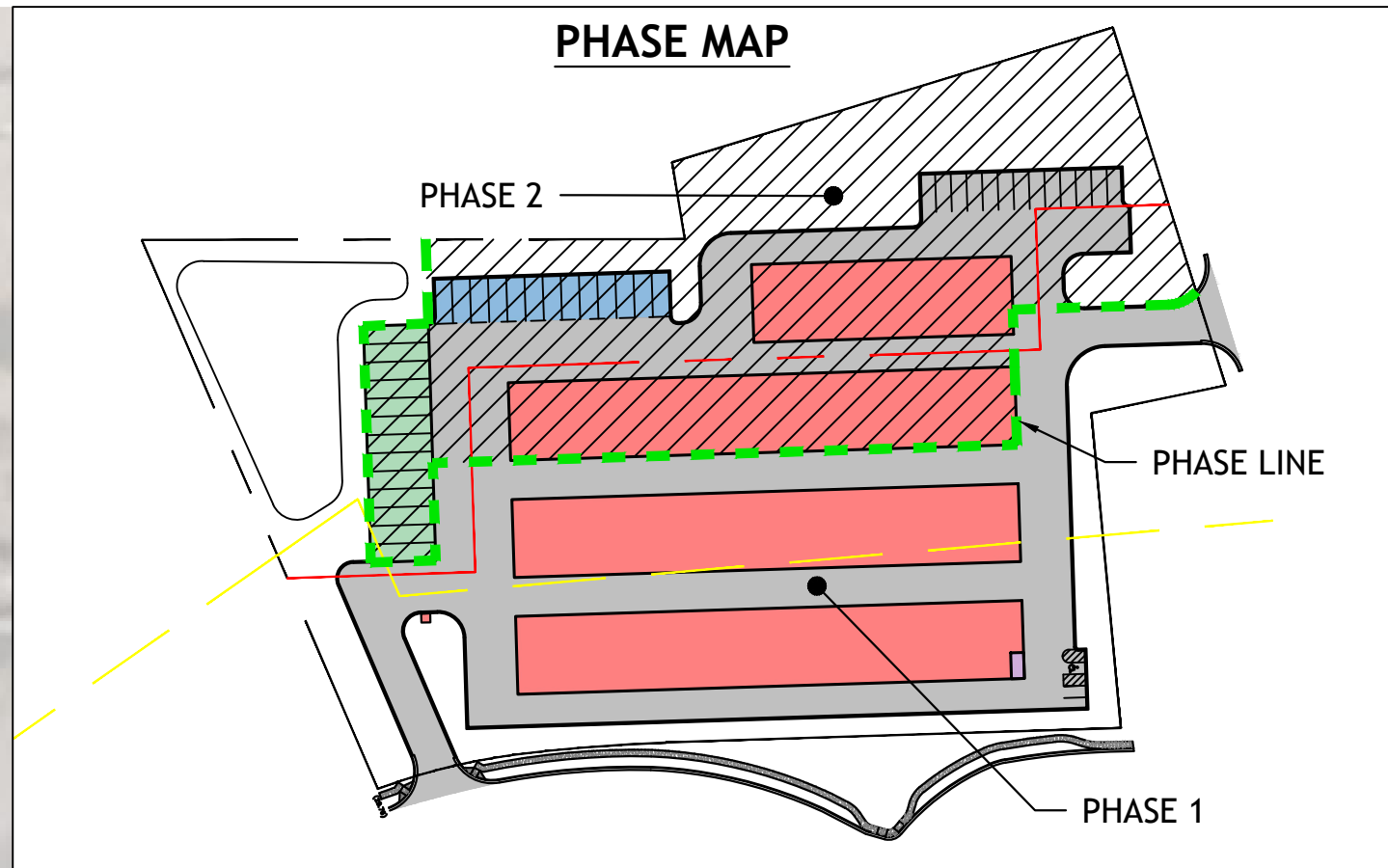
Mailing Address: 2831 S MAIN ST CONCORD, NC 28027

Physical Address: 2831 S MAIN ST CONCORD NC 28027

Account Name: 3 G MANUFACTURING INC A NCC

Mailing Address: 201 WINECOFF SCHOOL RD CONCORD, NC 28027

Physical Address: 201 WINECOFF SCHOOL RD CONCORD NC 28027



**IMPERVIOUS AREA DATA**

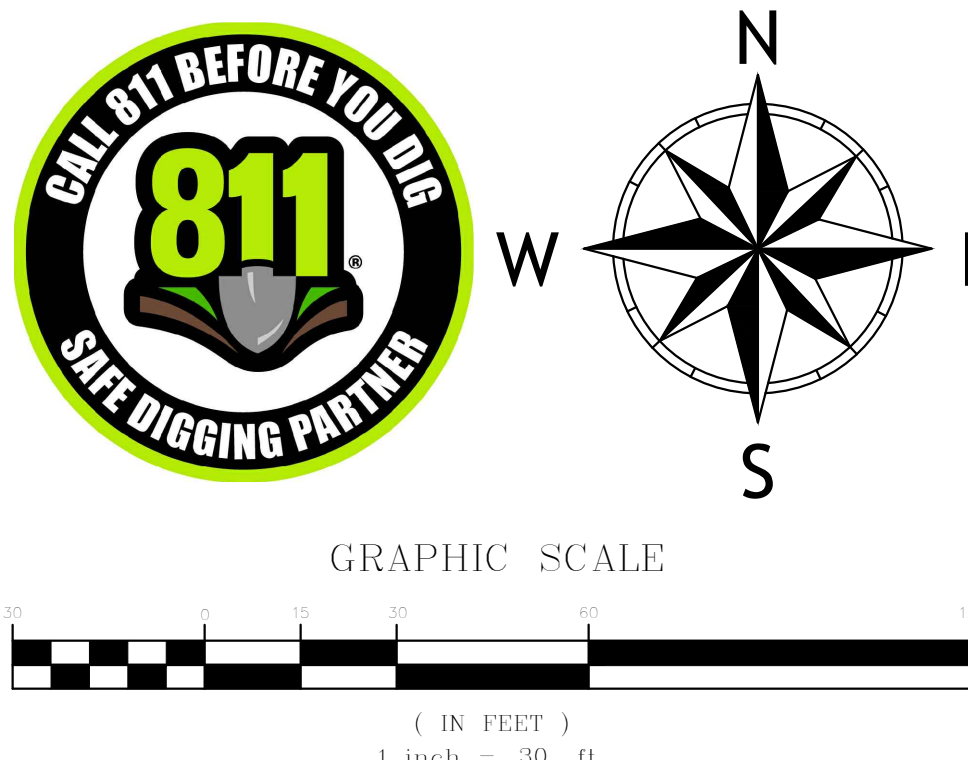
<b>CITY OF CONCORD</b>	
IMPERVIOUS AREA:	63,619 SF
PERVIOUS AREA:	22,757 SF
IMPERVIOUS PERCENTAGE:	73.65%
MAX IMPERVIOUS ALLOWED:	80%
<b>IMPERVIOUS BREAKDOWN</b>	
PAVING, CURB & GUTTER STRUCTURES:	37,862 SF
CONCRETE SIDEWALK:	25,569 SF
CONCRETE SIDEWALK:	2,995 SF (IN PUBLIC R/W)
<b>CITY OF KANNAPOLIS</b>	
IMPERVIOUS AREA:	140,476 SF
PERVIOUS AREA:	80,267 SF
IMPERVIOUS PERCENTAGE:	63.64%
<b>TOTAL PROPERTY:</b>	
IMPERVIOUS AREA:	204,095 SF
PERVIOUS AREA:	103,024 SF
IMPERVIOUS PERCENTAGE:	66.45%

**CITY OF CONCORD SITE DATA**

NAME OF DEVELOPMENT:	CK SELF STORAGE
NAME OF DEVELOPER:	Rick Meeks 313 S. Main Street, Suite 100 Kannapolis, NC 28081
TAX MAP NUMBER:	56128251570000
DEED INFO:	DB: 9725 PG: 0001
ADDRESS:	202 Winecoff School Road Concord, NC 28027
TAX MAP NUMBER:	56128243660000
DEED INFO:	DB: 9725 PG: 0001
ADDRESS:	2918 S Main Street Concord, NC 28027
CURRENT ZONING:	C-2
PROPOSED ZONING:	I-1 (CD)
TOTAL LAND AREA:	7.05± acres 307,119± SF
LAND USE:	Mini-Warehouse/Self-Storage Leasing
TOTAL UNITS:	599
MAX. BLDG. HEIGHT:	20'
PARKING REQD:	1 per 200 Rental Spaces 599 Rental Spaces 3 SPACES
PARKING PROVIDED:	3 SPACES
ADA PARKING REQD:	1 SPACE (1 VAN)
ADA PARKING PROVIDED:	1 SPACE (1 VAN)

**LEGEND**

PROPERTY BOUNDARY	---
CITY LIMITS LINE	---
PROPOSED INTERNAL LOT LINE ADJUSTMENT	---



WATER AND SEWER SERVICES WILL BE REQUIRED FROM CITY OF CONCORD FOR THE OFFICE SPACE.  
TRASH WILL BE CONTAINED IN A ROLL CART KEPT INSIDE THE OFFICE SPACE

Project Number: ----  
DWG Name: Main and Winecoff SP-9.dwg  
Drawing Scale: AS NOTED  
Date of Project: ----  
Engineer of Record:  
Christopher L. Price, P.E.  
North Carolina PE# 029755

**bluewater**  
civil design  
bluewater.civil.design, llc  
718 Lowmides Hill Road • Greenville, SC 29607  
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:  
SC C04212 - GA PEF005865  
NC P0868 - AL CA4065E

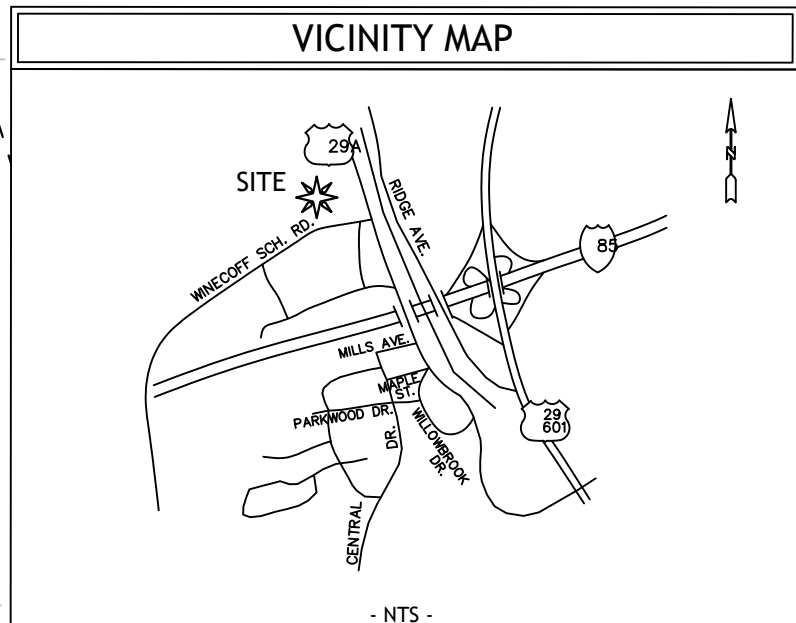
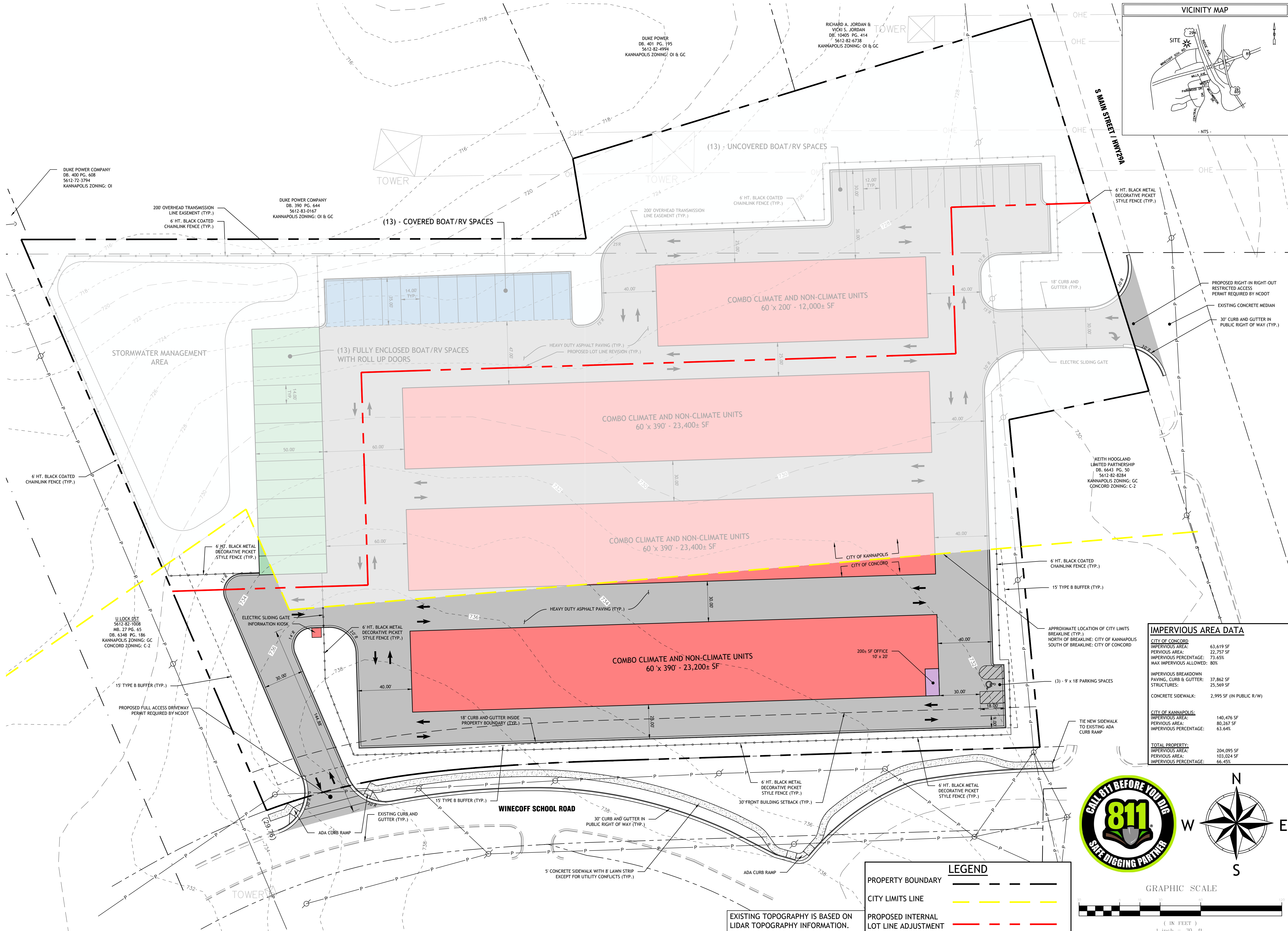
Developer:  
Rick Meeks  
313 S. Main Street, Suite 100  
Kannapolis, NC 28081

**CK SELF STORAGE**  
202 Winecoff School Road, Concord, NC  
2918 S Main Street, Concord, NC

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	06-16-2023	ISSUED FOR REVIEW
B	02-06-2024	REVISED PER CONCORD COMMENTS

PRELIMINARY SITE PLAN

**SP-9**



**IMPERVIOUS AREA DATA**

<b>CITY OF CONCORD:</b>	
IMPERVIOUS AREA:	63,619 SF
PERVIOUS AREA:	22,757 SF
IMPERVIOUS PERCENTAGE:	73.65%
MAX IMPERVIOUS ALLOWED:	80%
<b>IMPERVIOUS BREAKDOWN:</b>	
PAVING, CURB & GUTTER:	37,862 SF
STRUCTURES:	25,569 SF
CONCRETE SIDEWALK:	2,995 SF (IN PUBLIC R/W)
<b>CITY OF KANNAPOLIS:</b>	
IMPERVIOUS AREA:	140,476 SF
PERVIOUS AREA:	80,267 SF
IMPERVIOUS PERCENTAGE:	63.64%
<b>TOTAL PROPERTY:</b>	
IMPERVIOUS AREA:	204,095 SF
PERVIOUS AREA:	103,024 SF
IMPERVIOUS PERCENTAGE:	66.45%

**LEGEND**

PROPERTY BOUNDARY	---
CITY LIMITS LINE	- - - - -
PROPOSED INTERNAL LOT LINE ADJUSTMENT	- - - - -



Project Number: -----  
 DWG Name: Main and Winecuff SP-9.dwg  
 Drawing Scale: AS NOTED  
 Date of Project: -----  
 Engineer of Record:  
 Christopher L. Price, P.E.  
 North Carolina PE# 029755

**bluewater**  
 civil design, llc  
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 718 Lowndes Hill Road • Greenville, SC 29607  
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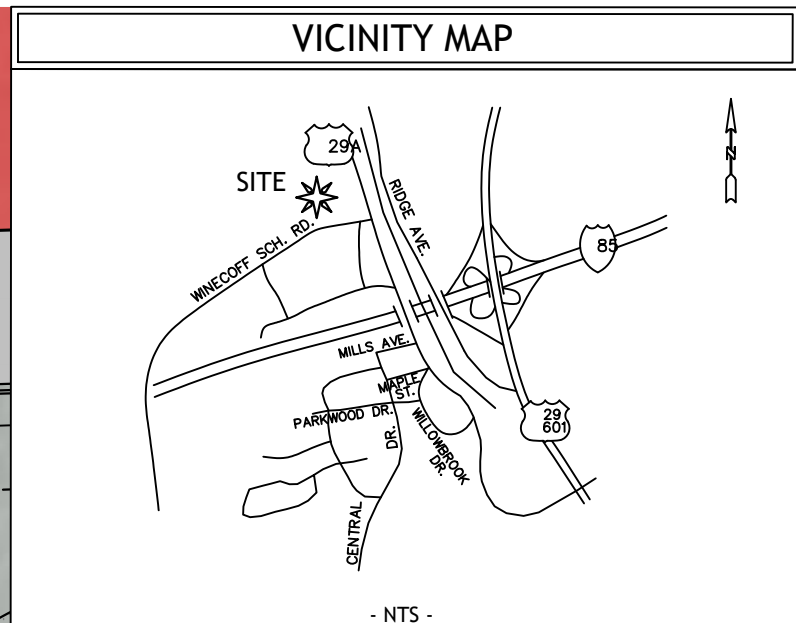
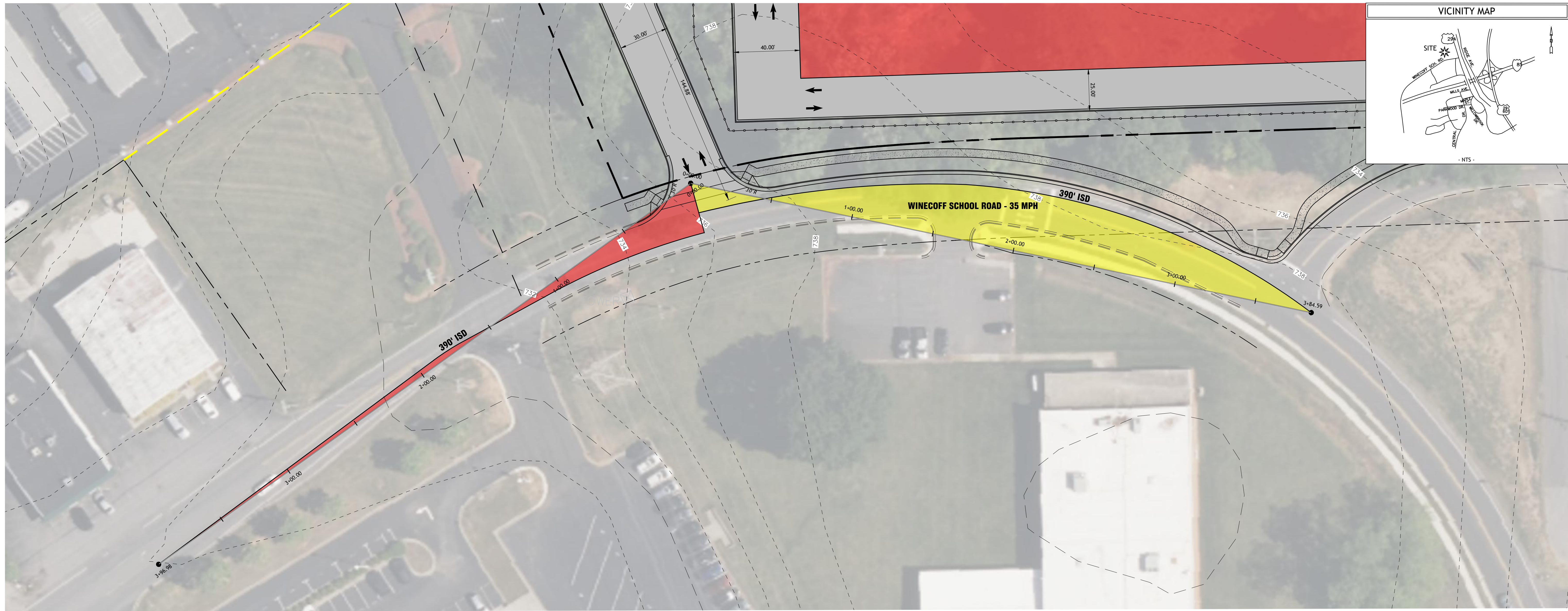
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Developer:  
 Rick Meeks  
 313 S. Main Street, Suite 100  
 Kannapolis, NC 28081

**MINI-STORAGE AND BOAT/RV STORAGE**  
 202 Winecuff School Road, Concord, NC  
 2918 S Main Street, Concord, NC

EXISTING TOPOGRAPHY PLAN

**SP-9**



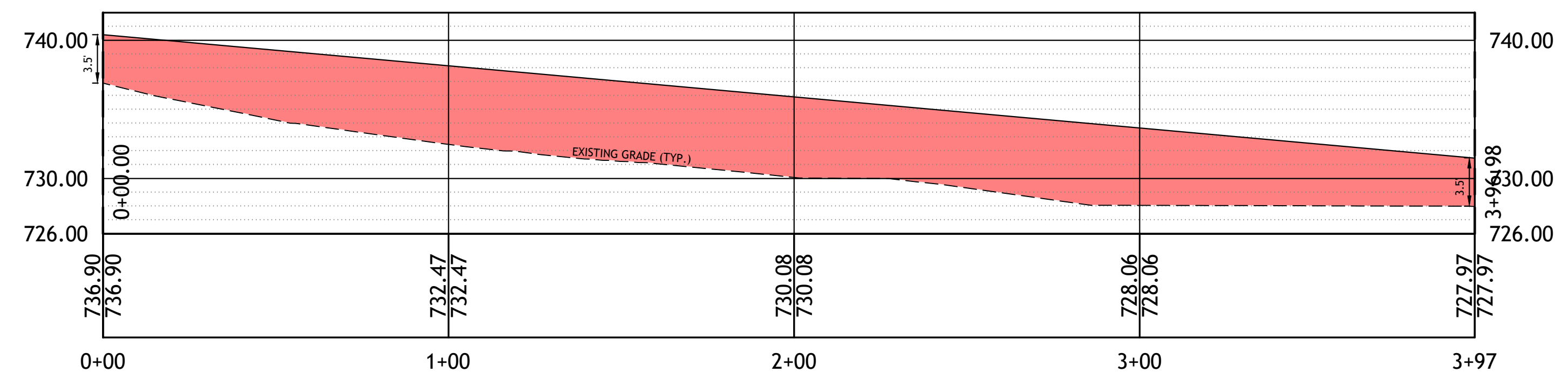
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 DWG Name: SP-9.dwg  
 Drawing Scale: AS NOTED  
 Date of Project: ----  
 Engineer of Record:  
**Christopher L. Price, P.E.**  
 North Carolina PE# 029755

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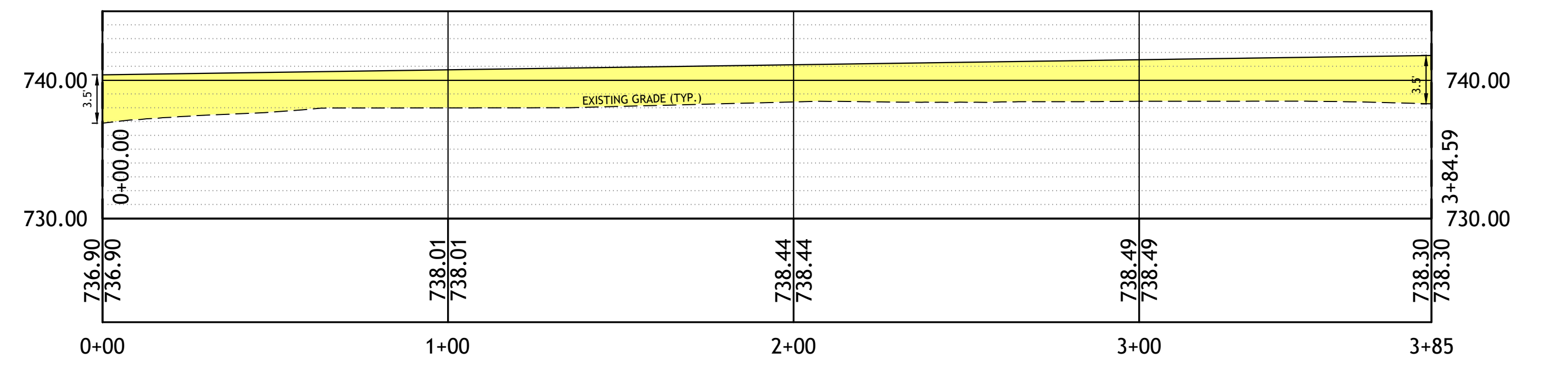
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 NC P0868 - AL CA4065E

Developer:  
 Rick Meeks  
 313 S. Main Street, Suite 100  
 Kannapolis, NC 28081

**MINI-STORAGE AND  
 BOAT/RV STORAGE**  
 202 Winecuff School Road, Concord, NC  
 2918 S Main Street, Concord, NC



**SIGHT DISTANCE PROFILE LOOKING RIGHT**  
 Horizontal Scale: 1" = 30'  
 Vertical Scale: 1" = 8'



**SIGHT DISTANCE PROFILE LOOKING LEFT**  
 Horizontal Scale: 1" = 30'  
 Vertical Scale: 1" = 8'

EXISTING TOPOGRAPHY IS BASED ON LIDAR TOPOGRAPHY INFORMATION.

**LEGEND**

- PROPERTY BOUNDARY: - - - - -
- CITY LIMITS LINE: - - - - -
- PROPOSED INTERNAL LOT LINE ADJUSTMENT: - - - - -

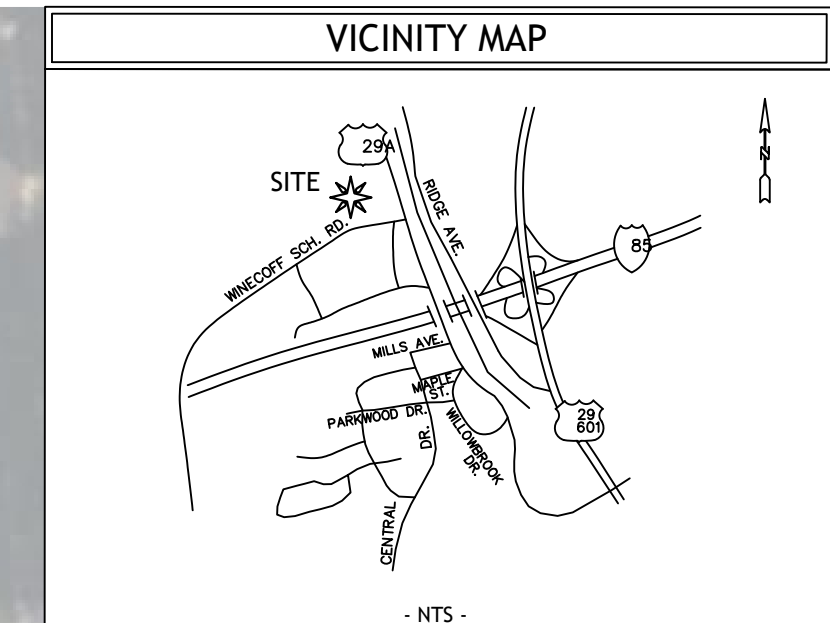
**811**  
 CALL 811 BEFORE YOU DIG  
 SAFE DIGGING PARTNER

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 30 ft.

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	06-16-2023	ISSUED FOR REVIEW
B	02-06-2024	REVISED PER CONCORD COMMENTS

SIGHT DISTANCE PLAN AND PROFILES

**SP-9**



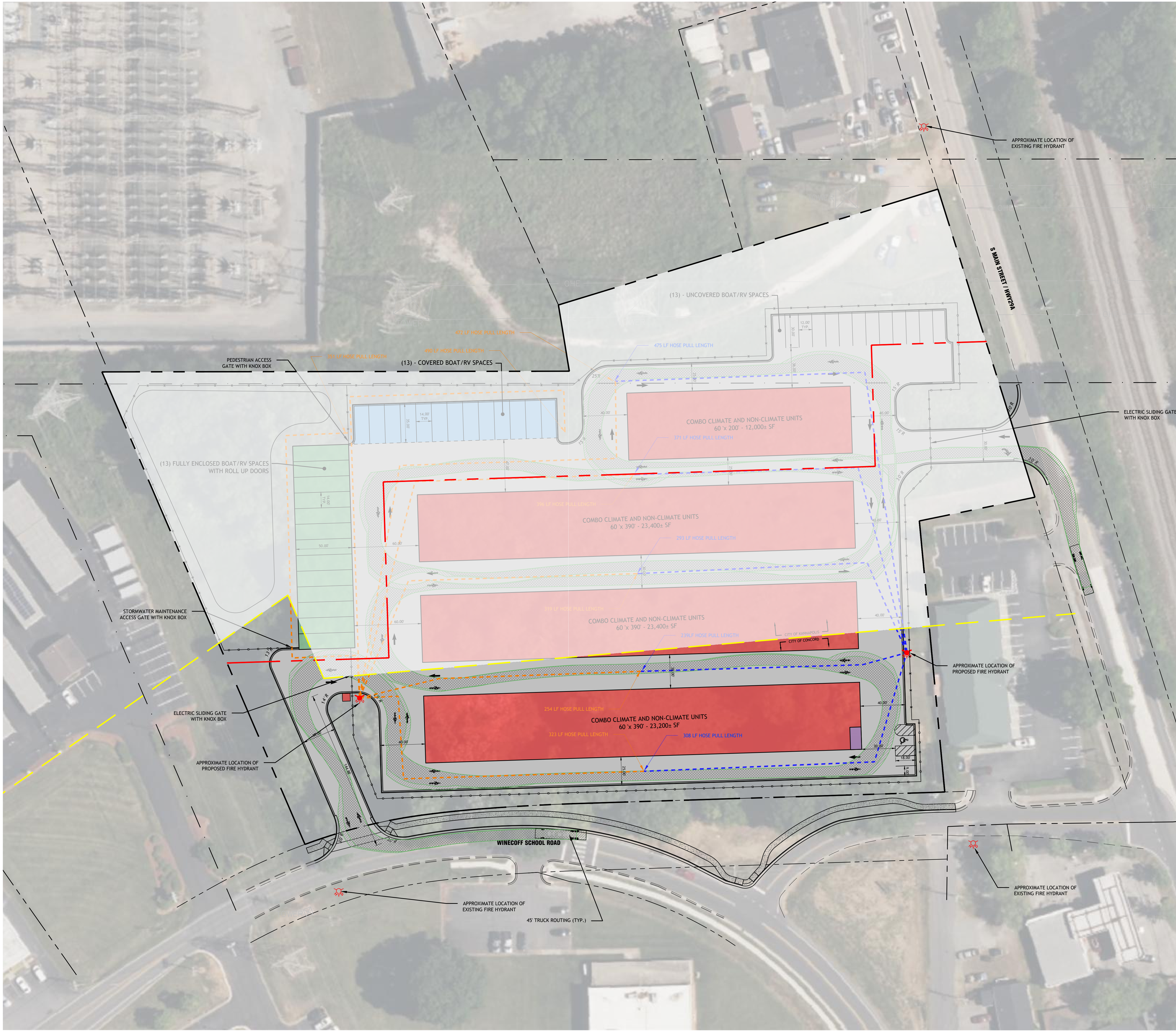
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 DWG Name: Main and Winecove  
 SP-9.dwg  
 Drawing Scale: AS NOTED  
 Date of Project: ----  
 Engineer of Record:  
 Christopher L. Price, P.E.  
 North Carolina PE# 029755

**blue WATER**  
 civil design  
 bluewater.civil.design, llc  
 718 Lowndes Hill Road • Greenville, SC 29607  
 www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:  
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Developer:  
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 Kannapolis, NC 28081

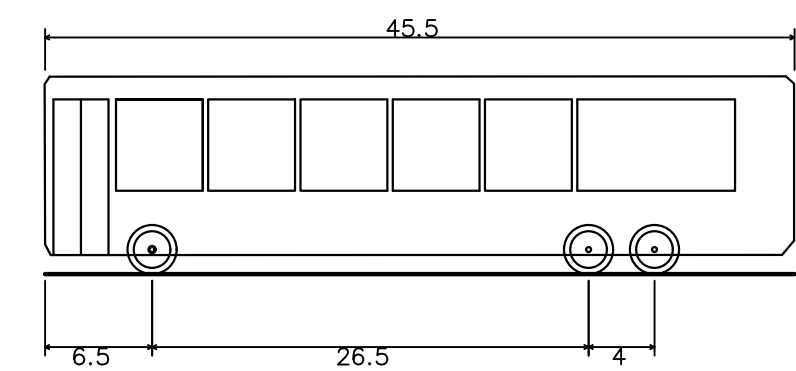
**MINI-STORAGE AND  
 BOAT/RV STORAGE**  
 202 Winecove School Road, Concord, NC  
 2918 S Main Street, Concord, NC



**FIRE SITE DATA**

LAND USE:	Mini-Warehouse/Self-Storage Leasing
	Boat/RV Storage
TOTAL UNITS:	599
MAX. BLDG. HEIGHT:	20'

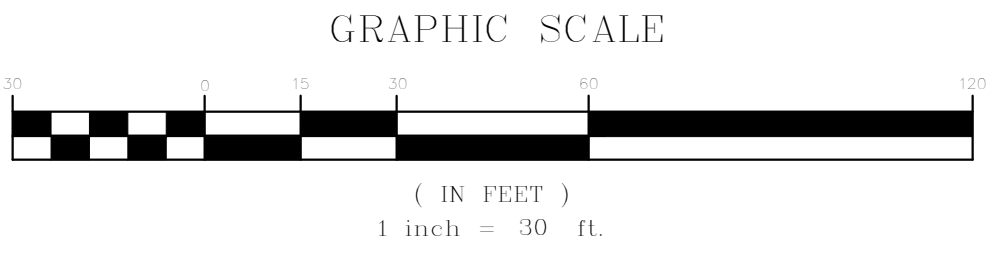
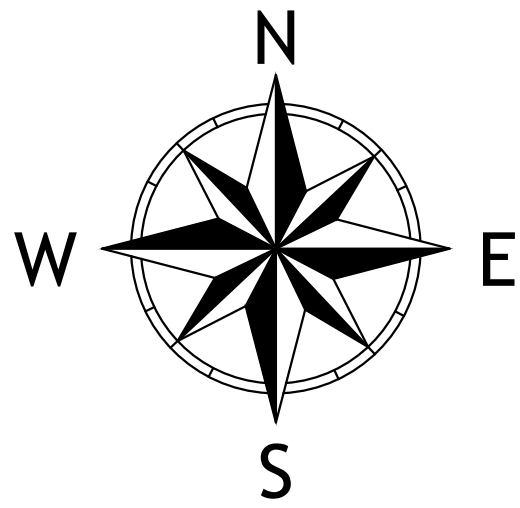
NOTE: BUILDINGS WILL NOT BE SPRINKLED



BUS-45 - Inter City Bus  
 Overall Length 45.500ft  
 Overall Width 6.500ft  
 Overall Body Height 26.500ft  
 Min Body Ground Clearance 4.000ft  
 Track Width 8.500ft  
 Lock-to-lock time 9.00s  
 Max Steering Angle (Virtual) 45.20°

**LEGEND**

PROPERTY BOUNDARY	---
CITY LIMITS LINE	---
PROPOSED INTERNAL LOT LINE ADJUSTMENT	---



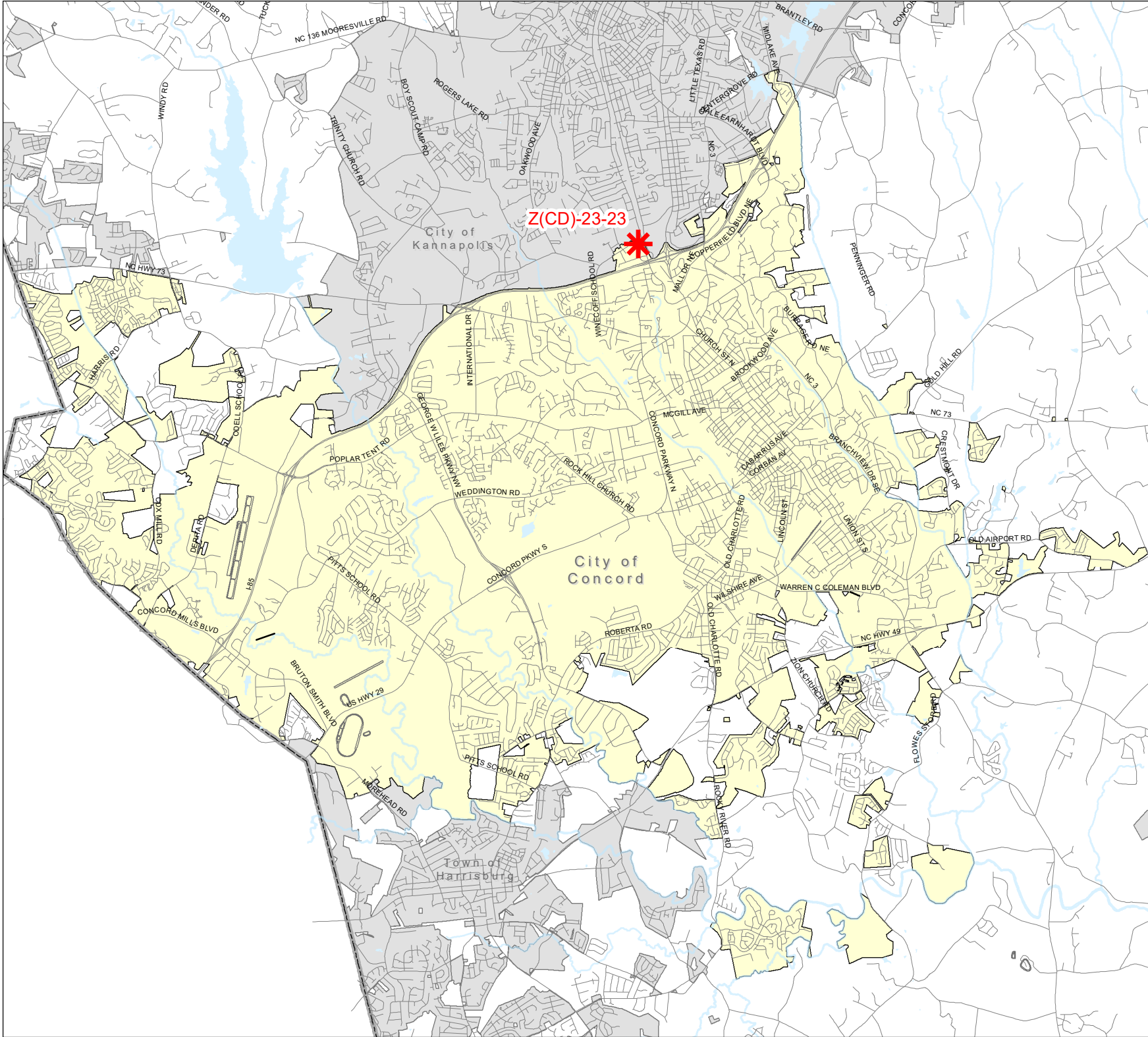
PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	06-16-2023	ISSUED FOR REVIEW
B	02-06-2024	REVISED PER CONCORD COMMENTS








FIRE AND TRUCK ROUTING PLAN

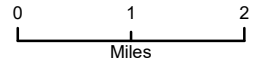
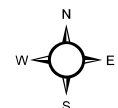
**SP-9**

Z(CD)-23-23

200 Winecoff School Rd



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






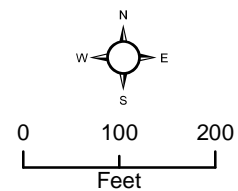
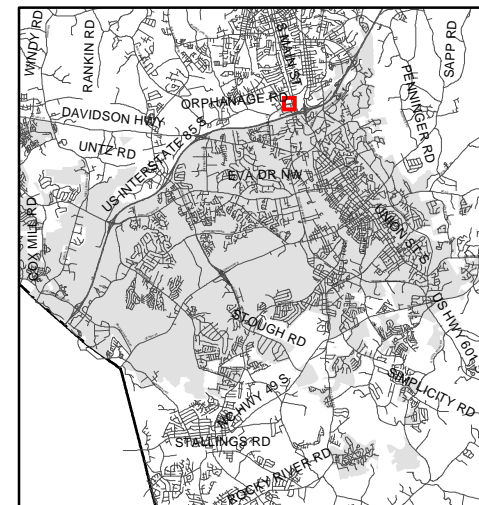
**Z(CD)-23-23  
AERIAL**

**Rezoning application  
C-2 (General Commercial)  
to  
I-1-CD (Light Industrial -  
Conditional District)**

200 Winecoff School Rd  
PIN: 5612-82-5157



-  Subject Property
-  City of Concord
-  Parcels

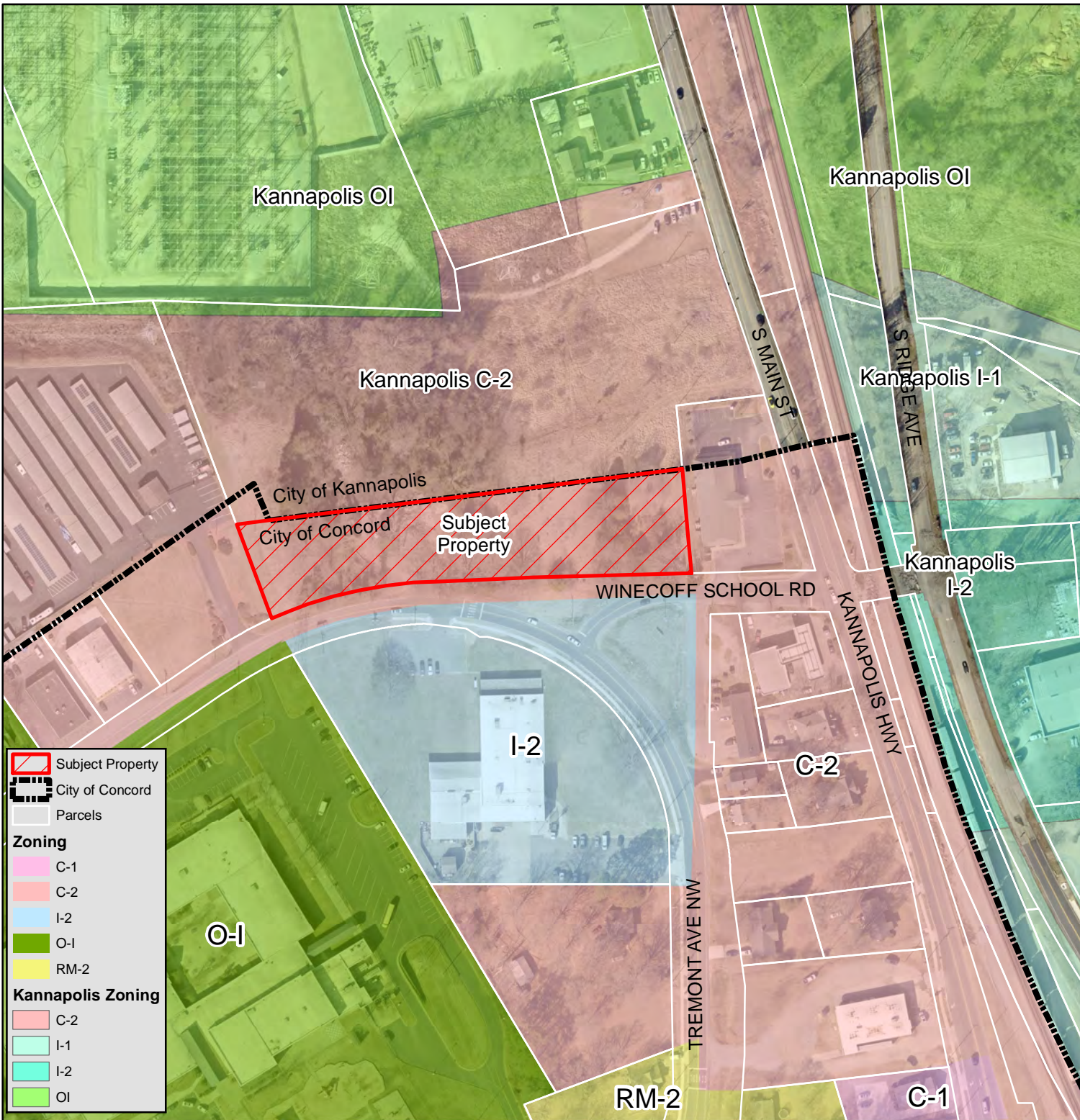




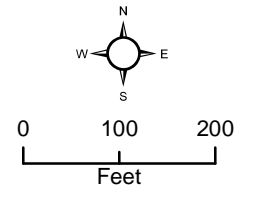
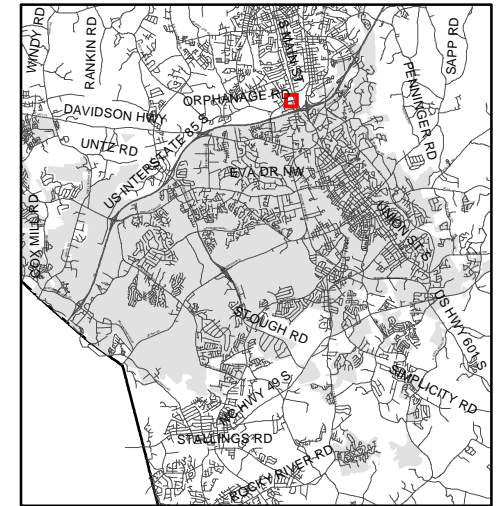
**Z(CD)-23-23  
ZONING**

**Rezoning application  
C-2 (General Commercial)  
to  
I-1-CD (Light Industrial -  
Conditional District)**

200 Winecoff School Rd  
PIN: 5612-82-5157



	Subject Property
	City of Concord
	Parcels
<b>Zoning</b>	
	C-1
	C-2
	I-2
	O-1
	RM-2
<b>Kannapolis Zoning</b>	
	C-2
	I-1
	I-2
	O1



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

**Rezoning application  
C-2 (General Commercial)  
to  
I-1-CD (Light Industrial -  
Conditional District)**

200 Winecoff School Rd  
PIN: 5612-82-5157

