



DATE: January 17, 2023

CASE #: Z(CD)-25-22

ACCELA CASE #: CN-RZC-2022-00013

DESCRIPTION: Zoning Map Amendment from Light Industrial (I-1), General Commercial (C-2), and Public Interest District (PID) to General Industrial Conditional District (I-2-CD)

APPLICANT: Greg Hartley

OWNER: HSREI, LLC and Charlotte Motor Speedway, LLC

LOCATION: 7301, 7609 Hendrick Auto Plaza NW, 5301 Stowe Ln, 7605 GM One Team Dr NW

PINs#: 4599-20-1297, 4599-10-7252 (formerly 4599-10-9019), 4598-28-4478, p/o 4598-97-4061

AREA: +/- 111.05 acres

ZONING: Public Interest District (PID) and Light Industrial (I-1)

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

BACKGROUND

The subject property consists of three and a portion of a fourth parcel, comprising approximately +/-111.05 acres located at 7301 and 7609 Hendrick Auto Plaza NW, 5301 Stowe Ln, and 7605 GM One Team Dr NW on the south side of Bruton Smith Blvd. The subject property is located in the City of Concord, and was annexed on July 13, 1990, amended on September 13, 1990, and annexed on June 27, 1996: after annexation, it was zoned Planned Unit Development (PUD) and Light Industrial (I-1). The property at 7605 and 7609 Hendrick Auto Plaza NW was rezoned from General Commercial (C-2) to Light Industrial (I-1) on October 13, 2022 with a land use plan amendment from Commercial to Industrial-Employment. The property is owned by HSREI, LLC and Charlotte Motor Speedway, LLC. The applicant seeks a rezoning to I-2-CD (General Industrial Conditional District) and plans to develop an advanced manufacturing industrial park which will be an extension of the Hendrick campus.

HISTORY

The properties at 7605 and 7609 Hendrick Auto Plaza NW and 5301 Stowe Ln are owned by HSREI, LLC and used as GM Charlotte Technical Center, Hendrick Truck, and Truck Fleet

Painting Center. The property at 7301 Hendrick Auto Plaza NW is owned by Charlotte Motor Speedway, LLC, and used as the Rock City Campground.

SUMMARY OF REQUEST

The subject property under consideration is +/- 111.05 acres. The proposal is to limit the uses of the subject property to any one or a multiple of those allowed within I-2, except Livestock Auction, All Resource Extraction, Animal Shelter, Sexually Oriented Business, Animal Clinic/Hospital/Kennel, Animal Obedience School, Flea Market, Hazardous Waste Facility, Sanitary Landfill, Land Clearing/Inert Debris Landfill, Junkyard/Salvage Yard, and Food Manufacturing with Animal Slaughtering and Processing.

To the north of the subject property are other HSREI properties: Hendrick Chrysler, Dodge, Jeep, Ram, Fiat, Hendrick Pre-Owned, Hendrick Kia, and Hendrick Volkswagen. To the east of the subject property is additional land owned by Charlotte Motor Speedway, LLC and generally used for parking on the remainder of parcel 4598-97-4061, and Apollo Mobile Home Park. To the south of the subject property is additional mobile home park, vacant land, and Hendrick Motorsports. To the west of the subject property is West Cabarrus Church and Hope Academy.

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	
I-1 (Light Industrial) and PID (Public Interest District)	North	C-2 (General Commercial)	Campground	North	Automobile Sales and Service
	South	I-1 (Light Industrial) and Cabarrus County GC (General Commercial)		South	Motorsports, mobile home park, vacant
	East	PID (Public Interest District) and Cabarrus County LC-SU (Limited Commercial-Special Use)		East	Mobile Home Park
	West	C-2 (General Commercial)		West	Church and School

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Industrial Employment” and “Amusements Motor Sports”: the rezoning request is consistent with each 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.

From the 2030 Land Use Plan – “Amusements/Motor Sports” (AMS):

Motor Sports related uses are a land use unique to Concord, and includes the Charlotte Motor Speedway and its parking areas, as well as other various uses that have located around eh Speedway which support the racing industry. This area has noise level and traffic pattern characteristics that may impact surrounding development warranting a special land use classification.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 111.05 acres and is currently zoned Light Industrial (I-1) and Public Interest District (PID).
- The subject property was annexed on July 13, 1990, amended September 13, 1990, and June 27, 1996, and is currently occupied by automotive sales, research, and related uses.
- The proposed zoning amendment is consistent with the City of Concord’s 2030 Land Use Plan: the General Industrial Conditional District (I-2-CD) is consistent with both the Industrial Employment and Amusements/Motor Sports future land use categories.
- The zoning amendment is reasonable and in the public interest as it is comparable to existing and proposed surrounding land uses and removes confusion associated with parcels with multiple zoning districts.

SUGGESTED CONDITIONS

If approval is desired, staff recommends the following conditions:

1. General Industrial (I-2) uses permitted; except: Livestock Auction, All resource extraction, Animal Shelter, Sexually Oriented Business, Animal Clinic/Hospital/Kennel, Animal Obedience School, Flea Market, Hazardous Waste Facility, Sanitary Landfill, Land Clearing/Inert Debris Landfill, Junkyard/Salvage Yard, Food Manufacturing with Animal Slaughtering and Processing
2. The site plan labeled “REZONING EXHIBIT” dated 1/11/22 [sic] meets the general requirements for a bubble diagram of the site, and future buildings will be required to meet CDO requirements and Technical Standards at the time of submittal.
3. Technical Site Plan will be required. Project to meet all CDO requirements.
4. Sewer Capacity Limitations - Recently, Concord City Council adopted a sewer allocation policy. The policy outlines that any project requiring a permit based upon 15A NCAC Subchapter 2T rules and WSACC Sewer Allocation and Commitment Policy shall be evaluated for preliminary allocation by City Council. Currently this project is slated as an Economic Development project and has been approved as such for sewer allocation. The

projected sewer allocation is currently 4,375 gpd. The final sewer allocation shall not be more than the preliminary sewer allocation approved. Economic Development project's preliminary sewer allocation remain valid until final sewer allocation is received or City Council rescinds.

5. Master Plan - A master plan of the proposed development with the proposed utility mains is to be formally submitted to ensure the preliminary main diameters and general horizontal alignment is acceptable to the City.
6. General Water -Sewer Requirements: In general, 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.
7. Roadway Utility Extension-Modification: Any utility relocation/modifications associated with NCDOT roadway improvements and/or the NCDOT driveway permit will be at the developer's expense and will need to be include in the project scope. Additional easements maybe required to accommodate the relocated water main.
8. Limited Downstream Sewer Collection System Capacity - Subject to downstream sewer capacity analysis associated with potential limited sewer capacity within the existing sewer collection system. Any modifications associated with sewer capacity limitations will be at the developer's expense and will need to be include in the project scope.
9. Public Water & Sewer Easements: The Developer shall be responsible for obtaining any required off-site easements to ensure service to the proposed site. Documentation of the off-site easements are required prior to formal approvals and authorization to construct. Public portions of the 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. Additional sewer easements are to be indicated to ensure the adjacent parcels located within the tributary sewer basin can be served, per City of Concord Code of Ordinance Chapter 62, Article 3, Section 62-98.
10. 2 remote means of access will be required for fire apparatus. Dimension of access roads will be dependent upon final site design and submittal.
11. All Fire and Life Safety requirements will be met.
12. TIA will need to be completed prior to preliminary plat and/or site plan approvals.
13. Known access points are reflected on the plans—additional access points may be provided to accommodate future users, subject to requirements for City/NCDOT driveway permits as applicable.
14. The site must meet Article 4 of the CDO for stormwater management, including but not limited to stormwater treatment and detention.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request to be consistent 2030 Land Use Plan and staff has no objections to the petition.

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.



Application for
Zoning Map Amendment

(Please type or print)

Applicant Name, Address, Telephone Number and email address: _____

Greg Hartley, 601 South Cedar Street, Suite 101, (980) 417-4288, ghartley@acro-ds.com

Mailing Address: P.O. Box 32216 Charlotte, NC 28232

Owner Name, Address, Telephone Number: _____

HSREI, LLC, 4400 Papa Joe Hendrick Blvd. Charlotte, NC 28262 704-455-0647

Charlotte Motor Speedway, LLC P.O. Box 600 Concord, NC 28026

Project Location/Address: xxxx & 7609 Hendrick Auto Plz NW, Concord 7301 Hendrick Auto Plz NW, Concord, 5301 Stowe Ln, Charlotte
7605 GM One Team Dr NW, Concord

P.I.N.: xxxx-xx-xxxx, xxxx-xx-xxxx, 4599-10-9019, part of 4598-97-4061 & 4598-28-4478

Area of Subject Property (acres or square feet): 4837176

Lot Width: Varies Lot Depth: Varies

Current Zoning Classification: C-2, I-1 & PID

Proposed Zoning Classification: I-2(CD)

Existing Land Use: Vacant - Event Parking, Office, motorsports race shops and warehouse/advanced manufacturing

Future Land Use Designation: Uses allowed in I-2 as part of this Conditional ReZoning

Surrounding Land Use: North Auto Sales, Temp. Lodging, Golf Course South Vacant and Trailer Park

East Trailer Park

West Automotive sales, race shops, church

Reason for request: Development of vacant parcel

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

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:

Any one or a multiple of those allowed within I-2,
Except: Livestock Auction, All resource extraction, Animal Shelter, Sexually Oriented
Business, Animal Clinic/Hospital/Kennel, Animal Obedience School Flea Market, Hazardous
Waste Facility, Sanitary Landfill, Land Clearing / Inert Debris Landfill, Junkyard / Salvage
Yard, Food Manufacturing with Animal Slaughtering and Processing.

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):
Not all Concord UDO standard I-2 uses will be allowed within the zoning boundary
associated with this Re-zoning.
Excluded Uses Are as Follows: Livestock Auction, All resource extraction, Animal Shelter,
Sexually Oriented Business, Animal Clinic/Hospital/Kennel, Animal Obedience School Flea
Market, Hazardous Waste Facility, Sanitary Landfill, Land Clearing / Inert Debris Landfill,
Junkyard / Salvage Yard, Food Manufacturing with Animal Slaughtering and Processing,

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.

DocuSigned by:
Greg Hartley 12/22/2022
34A74FB2E83543C...
Signature of Applicant Date

DocuSigned by:
M. Carter 12/22/2022
9C2FF27C49BA45C...
Signature of Owner: HSREI Date

DocuSigned by:
Cary Harrington, SVP 12/22/2022
A767A0E2C8F24C0...
Signature of Owner: Charlotte Motor Speedway 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: 12/22/2022

Applicant Signature: _____
DocuSigned by:
Greg Hartley
34A74FB2E83543C...

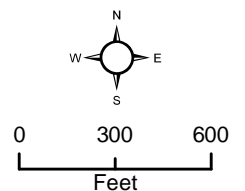
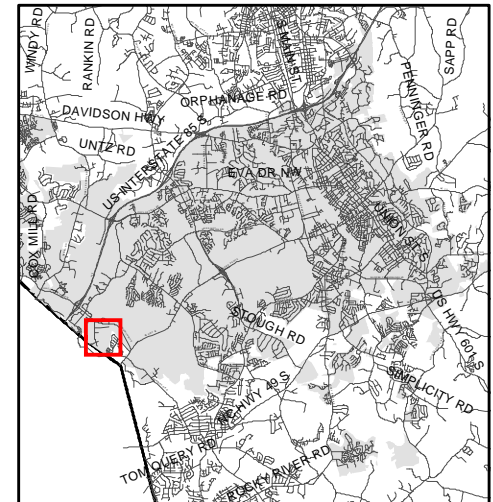
Property Owner or Agent Signature: _____
Agent Signature:
M. Carter
9C2FF27C49BA45C... DocuSigned by:

Charlotte Motor Speedway: _____
Cary Harrington, SVP
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**Z(CD)-25-22
AERIAL**

**Rezoning application
I-1 (Light Industrial) &
PID (Public Interest District)
to
I-2-CD (General Industrial -
Conditional District)**

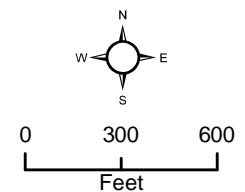
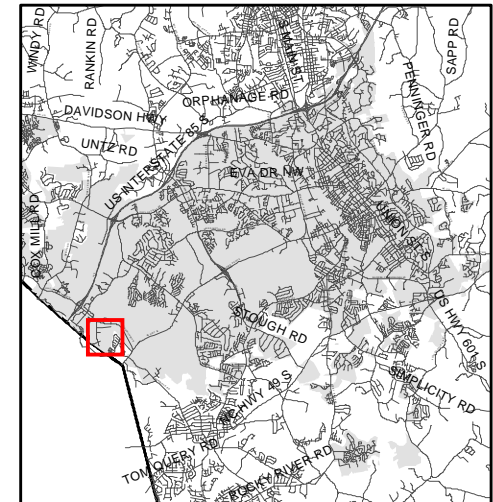
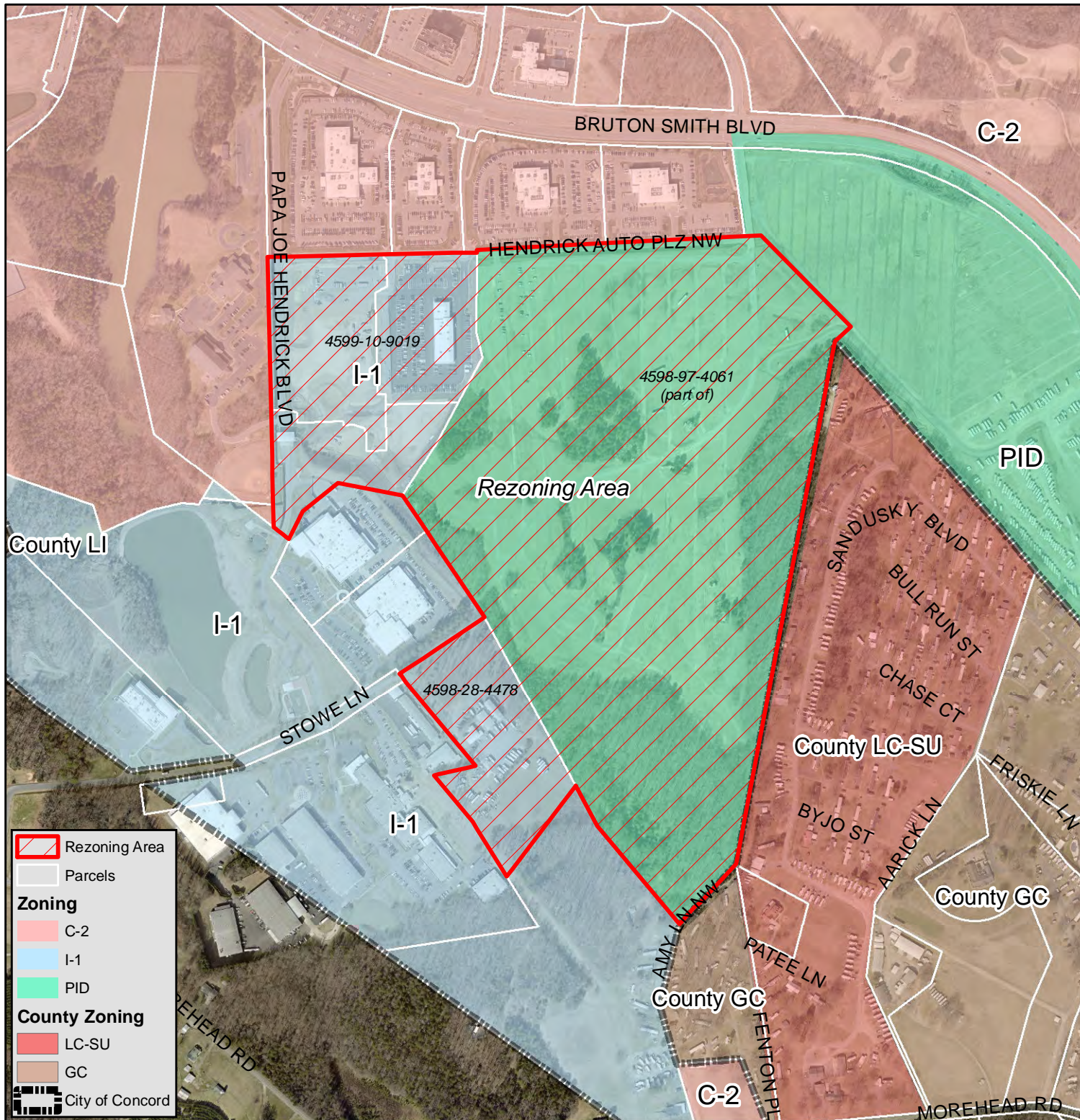
Hendrick Auto Plaza NW &
Stowe Ln
PINs: 4599-10-9019, 4598-28-4478
& part of 4598-97-4061



**Z(CD)-25-22
ZONING**

**Rezoning application
I-1 (Light Industrial) &
PID (Public Interest District)
to
I-2-CD (General Industrial -
Conditional District)**

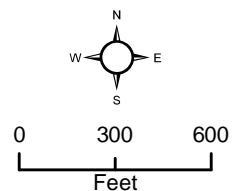
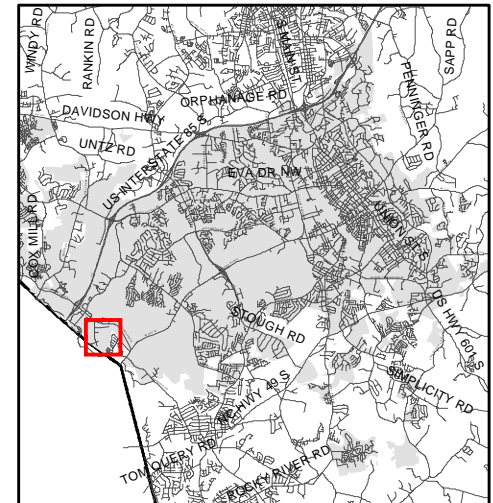
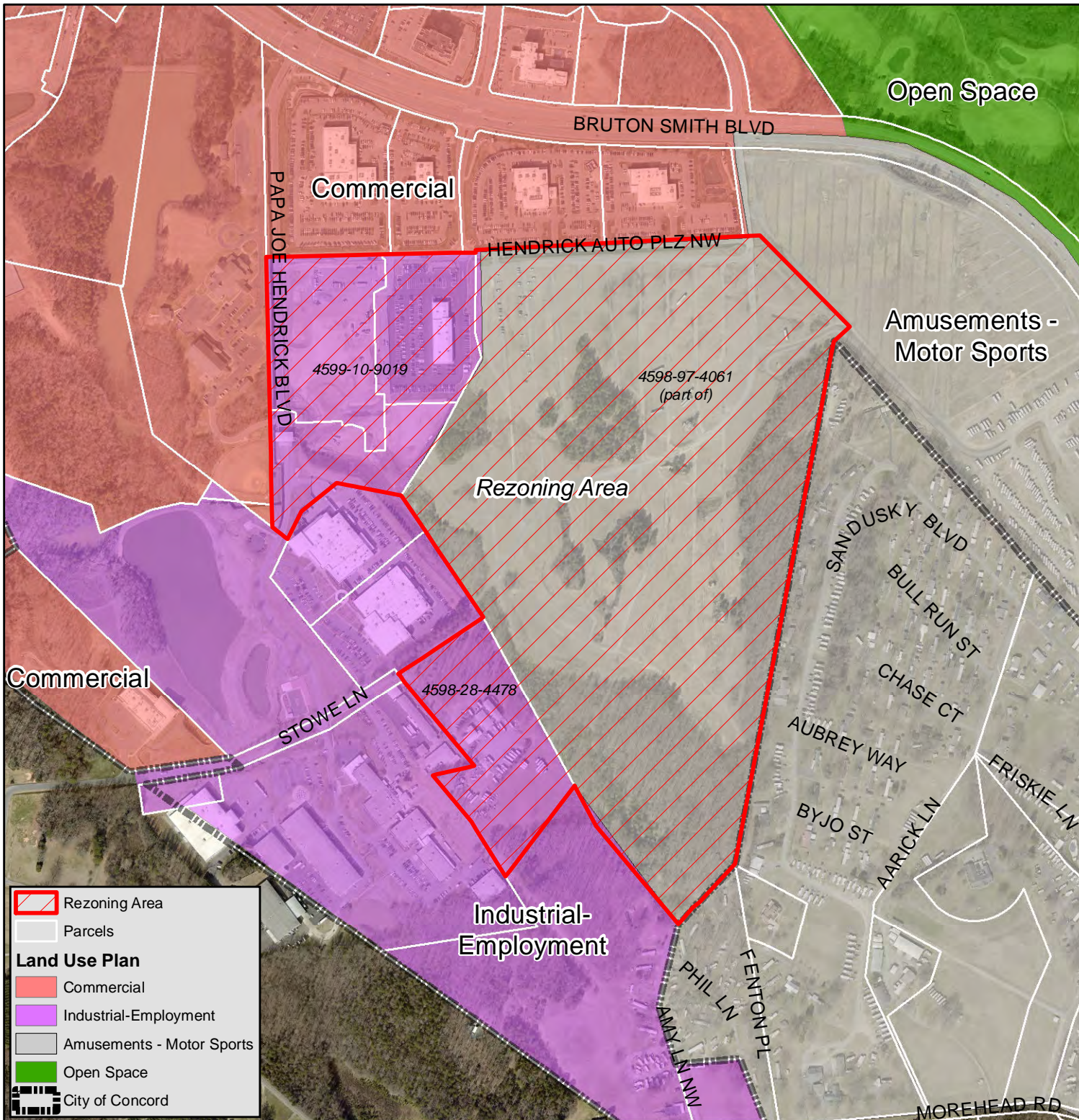
Hendrick Auto Plaza NW &
Stowe Ln
PINs: 4599-10-9019, 4598-28-4478
& part of 4598-97-4061

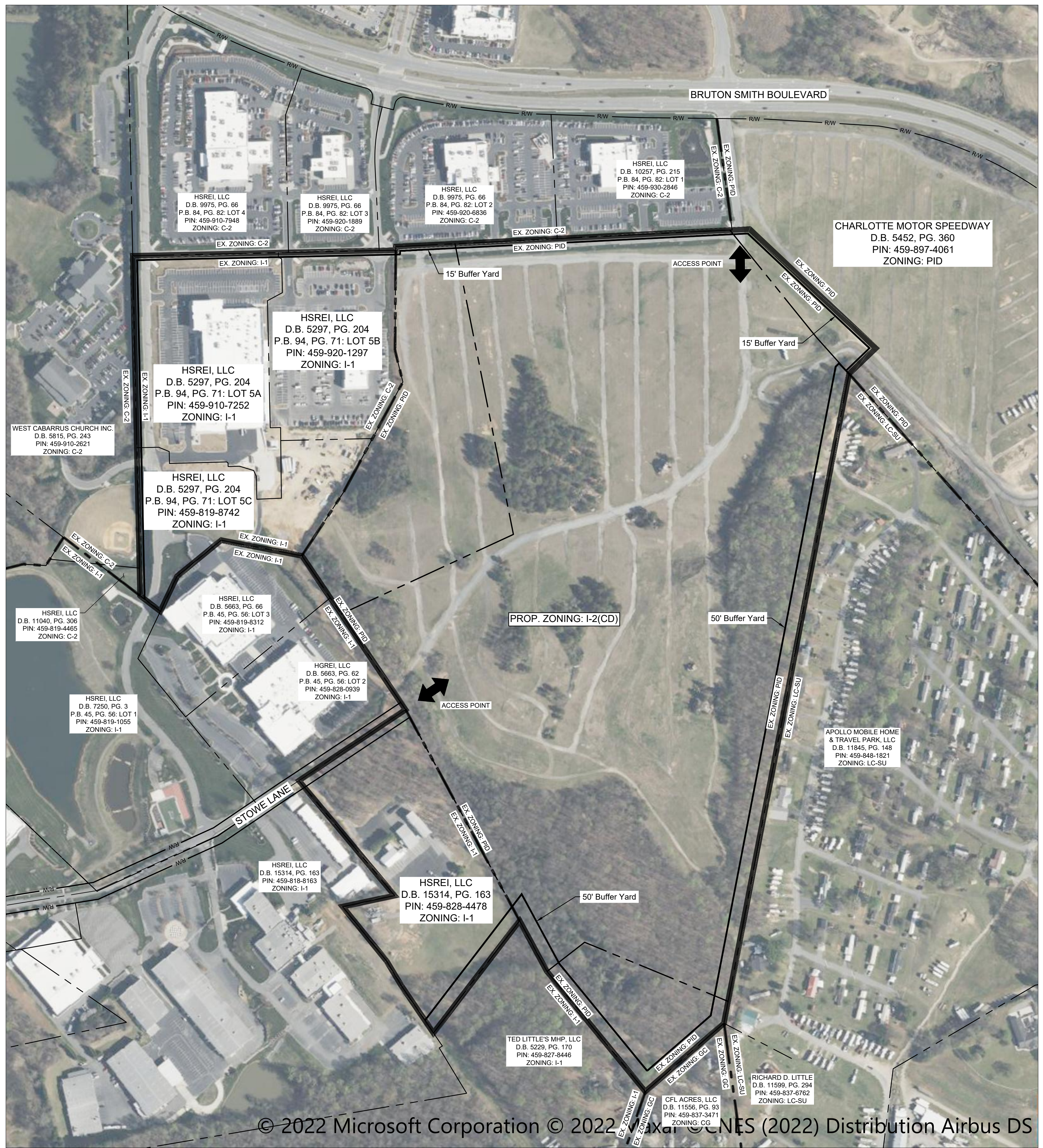


**Z(CD)-25-22
LAND USE PLAN**

**Rezoning application
I-1 (Light Industrial) &
PID (Public Interest District)
to
I-2-CD (General Industrial -
Conditional District)**

Hendrick Auto Plaza NW &
Stowe Ln
PINs: 4599-10-9019, 4598-28-4478
& part of 4598-97-4061





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Setbacks
 Concord Zoning, Article 7, Table 7.6.2.B
 Front: 30'
 Side: 0'
 Rear: 0'

Buffer Yards
 Buffers subject to reductions as allowed within the Concord Development Ordinance.

PREPARED BY

 ACRO DEVELOPMENT SERVICES
 ENGINEERS • SURVEYORS
 601 S. Cedar Street, Suite 101
 Charlotte, NC 28202
 P: 980-224-8518
 E: acro@acro-ds.com

PROJECT LOCATION
 CITY OF CONCORD,
 CABARRUS COUNTY,
 NORTH CAROLINA

PROJECT NAME
 AMC - 150

PROJECT NUMBER
 2022-141

EXHIBIT TITLE
REZONING EXHIBIT

SHEET NUMBER DATE
 1/1 01/11/2022

