



**DATE:** February 19, 2018

**CASE #:** Z-01-19

**DESCRIPTION:** Zoning Map Amendment  
Heavy Industrial (I-2) to Light Industrial (I-1)

**APPLICANT/OWNER:** Sam Salloum, Regen Tag Umbrella, LLC

**LOCATION:** 369-367 Corban Ave. SW

**PIN#s:** PIN: 5620-54-8690

**AREA:** +/- 3.46 acres

**ZONING:** City of Concord Heavy Industrial (I-2)

**PREPARED BY:** Starla Rogers, Planning & Development Manager

**BACKGROUND**

The subject property consists of one (1) parcel, comprising approximately 3.46 acres to the southeast of the Cabarrus Ave. W. and Corban Ave. SW. intersection. The property is developed with an older brick industrial structure with +/- 34,000 sf of floor area. The applicant seeks a downzoning from I-2 (Heavy Industrial) to I-1 (Light Industrial).

**HISTORY**

The property was annexed into the City prior to 1932.

**SUMMARY OF REQUEST**

The request is to rezone the subject property from I-2 (Heavy Industrial) to I-1 (Light Industrial). According to the applicant, the purpose for the rezoning is to continue the allowance of industrial uses, allowing for lower intensity industrial uses not currently permitted, as well as for the conforming addition of a dance/fitness studio. Currently five (5) businesses are located in the building. They include real-estate investment, embroidery, and engineering companies, a catering facility, and a dance studio. If approved the rezoning would not result in any of the uses becoming nonconforming. Because the property is not a conditional district, should the request be approved, all permitted uses within the I-1 (Light Industrial) district would be allowed.

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-2 (Heavy Industrial)	North	I-2 (Heavy Industrial) and RC (Residential Compact)	Industrial Structure with associated Parking	North	City substation and vacant
	South	I-2 (Heavy Industrial) and RV (Residential Village)		South	Vacant and Oil Company Property
	East	I-2 (Heavy Industrial) and RC (Residential Compact)		East	Railroad and Cabarrus Manufacturing Company Mill
	West	I-2 (Heavy Industrial) and C-2 (General Industrial)		West	Auto Salvage/Recycling/Junkyard

**COMPLIANCE WITH 2030 LAND USE PLAN**

The 2030 Land Use Plan (LUP) designates the subject property as “Mixed-Use Activity Center,” for which I-1 is listed as a compatible zoning district. Furthermore, the existing I-2 (Heavy Industrial) zoning district is not compatible with the Mixed-Use Activity Center land use category.

From the 2030 Land Use Plan, “Mixed-Use Activity Center”:

*“The intent of the Mixed-Use Activity Center (MUAC) Future Land Use category is to identify areas that serve broader economic, entertainment, and community activities as compared to mixed-use neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of the mixed-use center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking, and shared rear-lot parking strategies. Structured parking should be encouraged to be incorporated into the principal structure.*

*A large-scale mixed use activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.*

*Areas designated as Mixed-Use Activity Centers Future Land Use category are large geographic areas located at key intersections of major transportation corridors, that have high growth potential, where the infrastructure can support denser development. Mixed Use Activity Centers are located along major corridors where transit facilities are currently planned or envisioned in the future. Mixed-Use Activity Centers may not necessarily be constructed as a single development at one time. The very nature of these areas allows them to be approved in phases and to evolve over time into an area made up of a mix of land uses, usually centered on some type of public transit facility, which affords people the opportunity to live, work, shop and, in some cases, have immediate access to recreation facilities in one general area. It is also the goal of*

*these districts to reduce vehicle trips by making them single destination points for multiple consumer needs.*

*The intent of the Mixed-Use Activity Center designation is to encourage the development of a mixture of complementary uses that will function as an integrated center allowing for pedestrian connections between developments and uses. Each of the eleven proposed Mixed-Use Activity Center locations identified on the Land Use Plan have different characteristics and will develop uniquely. The size of these areas is relatively large, with the intent that mixed use development should occur within a one-half mile radius of a transit stop (an estimated ten minute walking distance). Due to the fact that each area designated as a MUAC, applying one development solution to each is not practical. The key is to coordinate development of each parcel within the context of the larger District. Coordinating connectivity and planning for future uses will be critical in this process.”*

*Land Use Plan Policy Guidance for Objectives 4.1 to 4.3:*

- *Land Use and Intensity Transitions: Zoning use and site development standards should promote a gradient in the type and intensity of uses. For instance, higher density residential development can provide a compatible transition between medium-density residences and neighborhood commercial centers.*

*Policy Guidance for Objective 1.5:*

- *Mixed-Use Zoning: Ensure that applicable zoning districts and development regulations facilitate development of a mix of compatibly integrated residential and non-residential uses within each Mixed-Use Activity Center and Village Center.*
- *Land Use Transition: Encourage land use transitions and development that foster physical continuity.*

*Policy Guidance for Objectives 3-1 to 3-4:*

- *The strategies for neighborhood enhancement should be tailored to the needs of each affected neighborhood and determined with the input of affected residents and business owners.*
- *Support adaptive reuse of existing building stock.*

*Objective 3.6:*

- *Continue efforts to revitalize and promote downtown Concord as the cultural and historical center of the City, as an employment and governmental center, and as an attractive shopping and dining destination.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 3.46 acres and is zoned I-2 (Heavy Industrial).
- The subject property was annexed prior to 1932 and is improved with an approximately multi-story brick industrial structure of approximately 34,000 sf of floor area.
- The proposed zoning amendment is consistent with the 2030 Land Use Plan (LUP) because I-1 (Light Industrial) is a corresponding zoning classification to the “Mixed-Use Activity Center” Land Use Category. It would allow a less intensive uses than the

existing I-2 (Heavy Industrial) zoning, which is currently inconsistent with the Land Use Plan category, but would still permit the existing and any future compatible light industrial, office, and service oriented uses to operate in the subject location.

- The zoning amendment is reasonable and in the public interest because it is consistent with the existing development on the subject property and the adjacent industrial. It would not limit the development of adjacent industrial uses but would eliminate more intense industrial uses that could potentially conflict with nearby residential. The request would promote a mix of uses to promote the revitalization of an existing older structure within the downtown mixed-use activity center land use area. Also, maintaining an industrial zoning designation allows for the continuance of potential job producing industrial activities and does not decrease the City's important and limited industrially zoned land

#### **SUGGESTED RECOMMENDATION AND CONDITIONS**

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

#### **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. As the request is not a "Conditional District" no conditions may be applied.



(Please type or print)

Applicant Name, Address, Telephone Number and email address: SAM SALLOUNI, MGR.  
REGENTAG UMBRELLA, LLC P.O.B. 1315, HARRISBURG, 28075  
samsallounice@gmail.com 704-361-4855  
Owner Name, Address, Telephone Number: (SAME)

Project Location/Address: 3670-54-8690-000 Ct. 2: i: B&JJA 6: V

P.L.N.: 5670-54-8690-000

Area of Subject Property (acres or square feet): 3.46 ACRES

Lot Width: 385 FT Lot Depth: 498 FT

Current Zoning Classification: I 2

Proposed Zoning Classification: i

Existing Land Use: MANUFACTURING RETAIL

Future Land Use Designation: MANUFACTURING RETAIL

Surrounding Land Use: North INDUSTRIAL South INDUSTRIAL

East RAILROAD West INDUSTRIAL

Reason for request: TRAILOR TRAILER STORAGE ML: 4

TRAILOR TRAILER STORAGE

Has a pre-application meeting been held with a staff member? OVER THE PHONE

Staff member signature: [Signature] Date: \_\_\_\_\_

for Steve Osborne

*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: JAN 4, 2018

Applicant Signature: *Frank Kellomaki, MGR.*

Property Owner or Agent of the Property Owner Signature:

*Frank Kellomaki, MGR.*





369 Corban Ave SW

Google Earth

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35°24'03.90" N 80°35'26.44" W elev 615 ft eye alt 1292 ft



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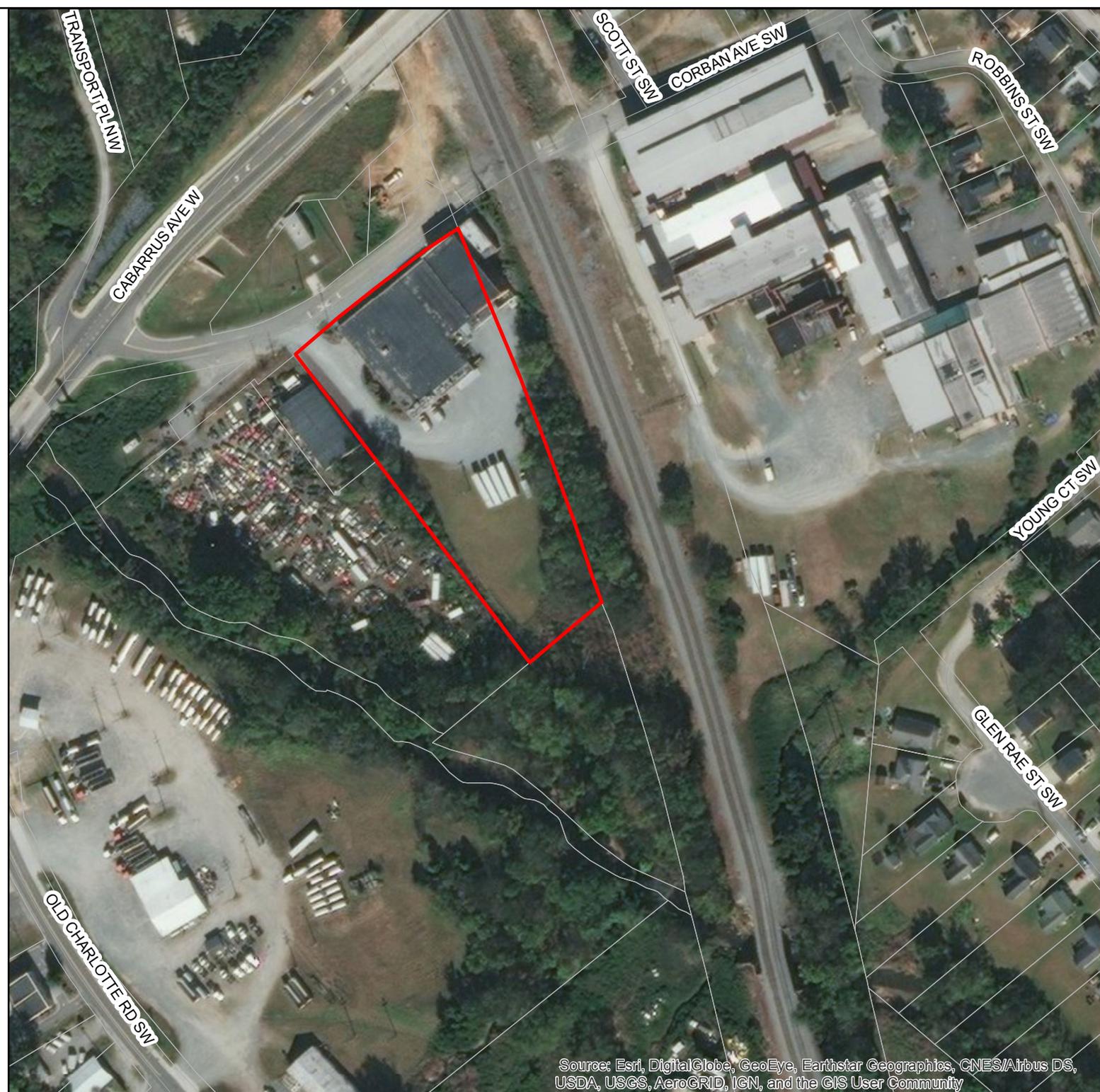


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Google Earth



# Aerial Map

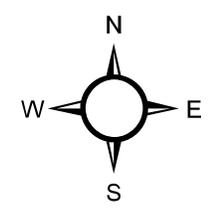
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367-369 Corban  
Ave. NW

I-2 (Heavy Industrial)  
to  
I-1 (Light Industrial)

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Source: City of Concord  
Planning Department

### Disclaimer

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# Zoning Map

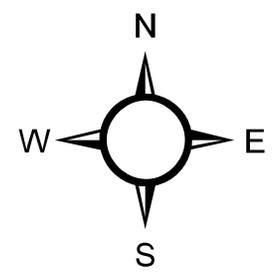
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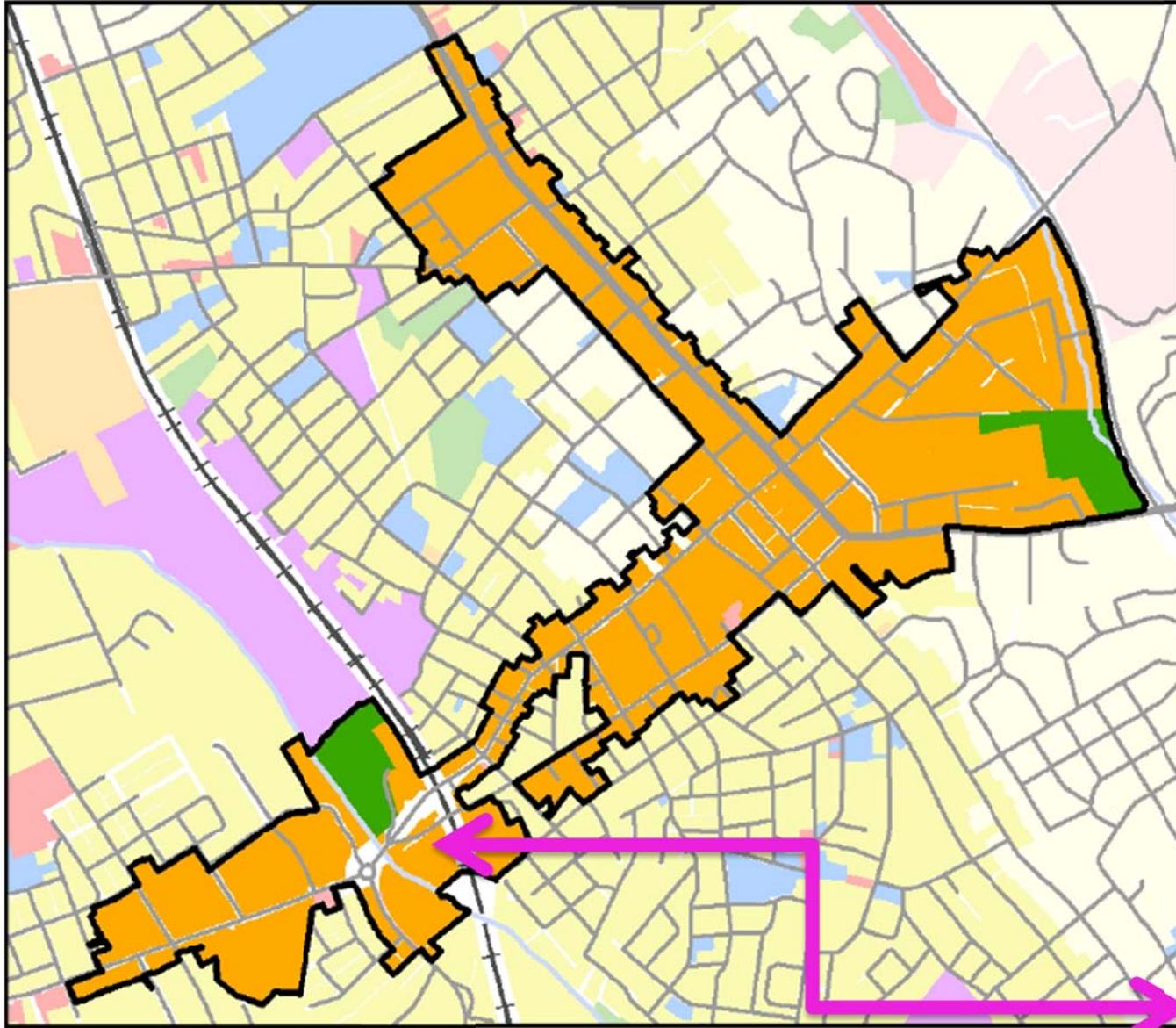
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# Downtown Inset



## Land Use Plan Map

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