



DATE: May 17th, 2022

REZONING CASE #: Z-04-22

ACCELA CN-RZZ-2022-00002

DESCRIPTION: Zoning Map Amendment from RC (Residential Compact) & RM-1 (Residential Medium Density) to O-I (Office Institutional)

APPLICANT/OWNER: Cabarrus County (Kyle Bilafer, Area Manager of Operations)

LOCATION: 325 Corban Ave SE and 2 unaddressed parcels on the northeast corner of Corban Ave. SE.

PIN#s: 5630-38-4280, 5630-38-0094 & 5630-38-0079

AREA: +/- 0.98 acres

ZONING: RC (Residential Compact) & RM-1 (Residential Medium Density)

PREPARED BY: George Daniels, Senior Planner

BACKGROUND

The subject property includes a parcel located at 325 Corban Ave SE, and 2 unaddressed parcels on the northeast corner of Corban Ave. SE. The three (3) parcels and encompasses a total of +/- 0.98 acres. The properties are part of the existing Concord Senior Center and Coltrane Life Center campus. Cabarrus County, the property owner, is petitioning to rezone the subject properties from RC (Residential Compact) & RM-1 (Residential Medium Density) to O-I (Office Institutional) in order to have the Senior Center and Coltrane Life Center under the same zoning designation so future improvements may take place.

HISTORY

Both parcels were annexed into the City prior to 1968. The parcel along Corban Ave SE (5630-38-4280), currently zoned RC, was purchased by Cabarrus County in August of 2017. Before acquisition the County leased this property and used the parcel for a parking area. There is currently a parking lot with a gravel surface on this parcel.

The two additional parcels on the corner of Lenmore Dr SE and Corban Ave SE (5630-38-0094 & 5630-38-0079), currently zoned RM-1, were acquired in January 1999. There is an entrance driveway to the Coltrane Life Center on one of the Lenmore Dr SE parcels, and the other is vacant.

SUMMARY OF REQUEST

The County wishes to have the same O-I (Office Institutional) zoning for the entire Senior Center and Coltrane Life Center campus. There is a plan to construct a permanent paved parking lot in place of the existing gravel lot on the parcel fronting Corban Ave SE. There is currently a site plan submitted for technical review for this parking area, which is an expansion of the existing paved lot. The proposal would create uniform zoning across the entirety of the property owned by Cabarrus County. If the rezoning is approved all uses permitted within the O-I (Office Institutional) zoning classification would be permitted by right.

Properties surrounding the subject parcel are zoned and developed with a variety of zoning districts and uses. The property is surrounded by property zoned O-I (Office Institutional) and is the site of the Concord Senior Center and Coltrane Life Center. To the south there is an undeveloped parcel that is split zoned between B-1 (Neighborhood Commercial/Office District) and RM-1 (Residential Medium Density) zoning. To the West there is C-2 (General Commercial) zoning and the site of a credit union building. There is also a B-1-CU (Neighborhood Commercial/Office District Conditional Use) zoning district to the north of the two properties on Lenmore Dr SE (Neighborhood Commercial/Office district – Conditional Use) which was a single-family home structure converted into a hair salon/beauty shop.

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	
Concord RM-2 (Residential Medium Density)	North	O-I, RC, B-1-CU	2 Single Family Detached Houses	North	Civic Institutional, Single-Family Detached Residential, Commercial
	South	B-1, RM-1		South	Vacant
	East	O-I, RC		East	Civic Institutional, Single-Family Detached Residential
	West	C-2, RC		West	Commercial, Public Park

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject properties as “Urban Neighborhood” and “Suburban Neighborhood” both of which have O-I (Office Institutional) listed as a corresponding zoning classification to the Land Use Category.

Suburban Neighborhoods Land Use Category Details:

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.

Urban Neighborhoods Land Use Category Details

The Urban Neighborhood (UN) Future Land Use category includes a mix of moderate- to high-density housing options. These neighborhoods are relatively compact, and may contain one or more of the following housing types: small lot, single family detached, townhomes, condominiums, or apartments. The design and scale of development in an urban neighborhood encourages active living with a complete a comprehensive network of walkable streets. Cul-de-sacs are restricted to areas where topography, environment, or existing development makes other connections prohibitive. Lots at intersections of collector and arterial streets within or at the edges of urban neighborhoods may support neighborhood- and community-serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Drive-through uses may be appropriate if designed and located so they access side streets and do not compromise pedestrian safety. Non-residential and multi-family uses are typically developed with minimal street setbacks in the urban neighborhood future land use category.

Applicable LUP Guidance:

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

Objective 1.7: Encourage the development of public and private entertainment and recreational facilities to meet the needs of Concord’s residents and visitors.

Goal 3: Retain Concord’s small town atmosphere and continually enhance the quality of life as the City grows.

Objective 3.4:

Enhance Concord’s quality of life through efforts to support neighborhood vitality, which may include a combination of complete street improvements, improved access to parks and recreation facilities and community centers, improved transit access, housing rehabilitation efforts, active code/property maintenance enforcement, greenway or greenbelt improvements, and/or improved neighborhood services and amenities.

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 properties are approximately +/- 0.98 acres and are zoned RC (Residential Compact) & RM-1 (Residential Medium Density)
- The subject properties were annexed prior to 1968 and are vacant or contain a driveway and parking areas.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as O-I (Office Institutional) is a corresponding zoning classification to both the “Urban Neighborhood”

and “Suburban Neighborhood” land use categories. Further, the rezoning would allow a unified zoning district across properties owned by Cabarrus County. The 2030 Land Use Plan Objective 1.7 recommends that the City “Encourage the development of public and private entertainment and recreational facilities to meet the needs of Concord’s residents and visitors.” Land Use Plan 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. The properties are located in close proximity to downtown, where many government facilities are located. The proposed rezoning would allow Cabarrus County to expand their operations under a unified zoning designation and further the Land Use Plan guidance relative to the expansion of government facilities and public recreational opportunities.

- The zoning amendment is reasonable and in the public interest as it would permit an expansion of the existing Office Institutional use on the larger property to the north/northeast. The request would also permit an extension of the O-I zoned property adjacent to the subject parcels, which is also owned by Cabarrus County. The subject properties are surrounded by O-I (Office Institutional), B-1 (Neighborhood Commercial/Office District), B-1-CU (Neighborhood Commercial/Office District Conditional Use) and C-2 (General Commercial) zoning districts. The proposed zoning amendment would be compatible with those zoning districts and allow uses similar to what is permitted on adjacent sites. Any development on the subject site would be required to meet CDO standards.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the zoning map amendment consistent 2030 Land Use Plan, and 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.



Kyle Bilafer (Cabarrus County Area Manager of Operations), 65 Church St S Concord, NC 28025, 704.920.3206, kdbilafer@cabarruscounty.us

Owner Name, Address, Telephone Number: Cabarrus County, 65 Church St S Concord, NC 28025, 704.920.2100

Project Location/Address: 325 Corban Ave SE

P.I.N.: 5630-38-4280, 5630-38-0094 & 5630-38-0079

Area of Subject Property (acres or square feet): 0.98 ac (42,688.80 Sq. Ft.)

Lot Width: +/- 200' Lot Depth: +/- 223'

Current Zoning Classification: Residential Compact (RC) & Residential Medium Density (RM-1)

Proposed Zoning Classification: Office & Institutional (O-I)

Existing Land Use: Institutional (Senior Center & Coltrane Life Center)

Future Land Use Designation: Suburban Neighborhood

Surrounding Land Use: North Residential South Residential & Vacant

East Residential West Commercial & Residential

Reason for request: The purpose of this request is to place the Cabarrus County owned properties related to the Senior Center and Coltrane Life Center under the same designation so that improvements may take place.

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

Staff member signature: 

Date: 3/14/22

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: March 11, 2022

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature:


**Cabarrus County
Planning**

Memo

To: City of Concord Planning Staff

From: Susie Morris, AICP, Planning and Zoning Manager

cc: File

Date: March 11, 2022

Re: Neighborhood Meeting

Cabarrus County Staff held a neighborhood meeting on Wednesday, March 9, 2022, at the Cabarrus County Senior Center from 4:30 p.m. to 6:00 p.m. for property owners adjacent to the Senior Center/Coltrane Life Center property and for the neighborhood representatives identified by City Staff. The meeting was a drop-in style meeting to allow interested parties to ask questions about the proposal. Attached are the minutes, the letter and the map sent to the property owners and neighborhood representatives.

Neighborhood Meeting Minutes
Cabarrus County Senior Center
March 9, 2022

On Wednesday March 9, Cabarrus County Staff held a meeting for adjacent property owners and identified neighborhood representatives to provide information about the County's request to rezone three properties from residential to office/institutional. The meeting was held from 4:30 p.m. to 6:00 p.m. and the format was drop-in. Staff members from Planning & Development were in attendance to answer questions related to the proposed rezoning. Thirty-eight copies of the attached letter and map were sent out. Four property owners attended the meeting. The purpose of the request was explained to all four attendees so that the project scope was clear.

The purpose of the rezoning request is to allow for the expansion of the current parking area onto a parcel owned by the County (PIN 5630-38-4280) and currently zoned RC. Two smaller parcels, also owned by the County (PINs 5630-38-0079 & 5630-38-0094) that front on Lenmore and zoned RM-1, are also included in the request. The request is for all properties to be rezoned for consistency since Office and Institutional (OI) zoning is more appropriate for these types of uses. Staff also mentioned that the intent is for all the parcels to be combined into one in the future.

Multiple property owners expressed concerns that the request might be to develop into the wooded area behind the Senior Center. Staff explained that the plan, at this point, is to expand the parking area in front of the facility only and that there are no plans to expand in the wooded area. The property owners pointed out that the area contains a walking trail and is used by adjacent property owners, so it serves as an amenity for the neighborhood. Some attendees were skeptical of the request due to the recent proposal of a big box retail store down the street that was somewhat contentious. Staff again reassured the residents that the only development associated with the current request is to expand the parking area and to combine the parcels.

3/19/2022

Senior Center Parking Area

NAME	ADDRESS	PHONE (Optional)	EMAIL	How did you hear about the meeting
James Polk	224 Dead St, SE Concord		jvpolk1@carolina.rr.com	letter
Carol Calloway	366 Lenox Ave Concord			letter
Toyana McKinney	177 Lenmore Dr.		toyana.mckinney@gmail.com	letter
TAWANA Breaks	183 LENMORE DR		tbrookspe@hotmail.com	letter

Surrounding Property Owners (Neighborhood Meeting)

56303875220000 JODY & SANTAN BALLARD 357 CORBAN AVENUE SE CONCORD, NC 28025	56303793420000 BAREFOOT OIL COMPANY OF CONCORD P O BOX 5046 CONCORD, NC 28027	56304815120000 JOYCE K BAUCOM 368 CORBAN AVE SE CONCORD, NC 28025
56302889540000 TAWANA B BROOKS 183 LENMORE DR SE CONCORD, NC 28025	56303933020000 ROBERT L & CAROL B CALLOWAY 366 LENOX AVE SE CONCORD, NC 28025	56302892680000 YOLANDA S CAMPBELL 235 LENMORE DR SE CONCORD, NC 28025
56302885190000 BEN JOHN CASSARINO JR 11714 KINROSS CT HUNTERSVILLE, NC 28078	56303966060000 SARAH L & JOHN C CHAPMAN 400 KAREN AVE SE CONCORD, NC 28025	56302876970000 RACHEL P DARAMANIVONG 209 LENMORE DR SE CONCORD, NC 28025
56302878500000 DCW REAL ESTATE- MINT HILL LLC 6012 BAYFIELD PKWY STE 187 CONCORD, NC 2802	56303979310000 NELSON H DIGGS 185 DEAL ST SE CONCORD, NC 28025	56302893340000 MIKE & CHARLOTTE FERRE 227 LENMORE DR SE CONCORD, NC 28025
56304906560000 BOBBY E FISHER & DELAINE L PRESTON 209 DEAL ST SE CONCORD, NC 28025	56303920370000 MICHAEL L KIM E FORD 163 LENMORE DR SE CONCORD, NC 28025	56303801180000 HJ BOSTIAN LLC 241 LENMORE DR CONCORD, NC 28025
56303886840000 JULMA LLC 5134 TRACEWOOD CT CHARLOTTE, NC 28215	56303932840000, 56303944190000, 56303945880000 LENTZ BARBARA ANN 141 LENMORE DR SE CONCORD, NC 28025	56303997730000 LOR VANG S & YANG LEE 201 DEAL ST SE CONCORD, NC 28025
56302990710000 TOYANA R & QUENTIN MCKINNEY 177 LENMORE DR SE CONCORD, NC 28025	56303993570000 TIMOTHY W & SHERI L MEADOWS 222 DEAL ST SE CONCORD, NC 28025	56303931400000 TINA B & CHRISTOPHER D MORGAN 155 LENMORE DR SE CONCORD, NC 28025
56304900550000 JAMES H JR & VALERIE F POLK 224 DEAL ST SE CONCORD, NC 28025	56304826590000, 56304839600000 PHILLIP W RIDENHOUR 396 MT VIEW CT S E CONCORD, NC 28025	56303912960000 ROBERT THOMAS RITCHIE 156 LENMORE DR CONCORD, NC 28025



Cabarrus County Government – Planning and Development Department

February 25, 2022

Dear Property Owner:

Cabarrus County is preparing an application to appear before the City of Concord Planning & Zoning Commission to request that properties belonging to Cabarrus County and associated with the Cabarrus County Senior Center, which is adjacent to (or within close proximity to) your property, be rezoned. One of the requirements is that the applicant (Cabarrus County) hold a neighborhood meeting for property owners adjacent to the subject property to provide information about the proposed rezoning and for interested citizens to ask questions. The neighborhood meeting will be held on Wednesday, March 9, from 4:30 pm to 6:00 pm. The meeting will be at the Cabarrus County Senior Center located at 331 Corban Avenue Southeast. The meeting will be drop-in style and staff will be available.

The purpose of the request is to allow Cabarrus County to expand the existing parking area of the Senior Center and make other property the same zoning as the main property. The request is to rezone from the current Residential Medium Density (RM-1) and Residential Compact (RC) District to the Office and Institutional (O-I) District. The main property containing the existing center is currently zoned O-I.

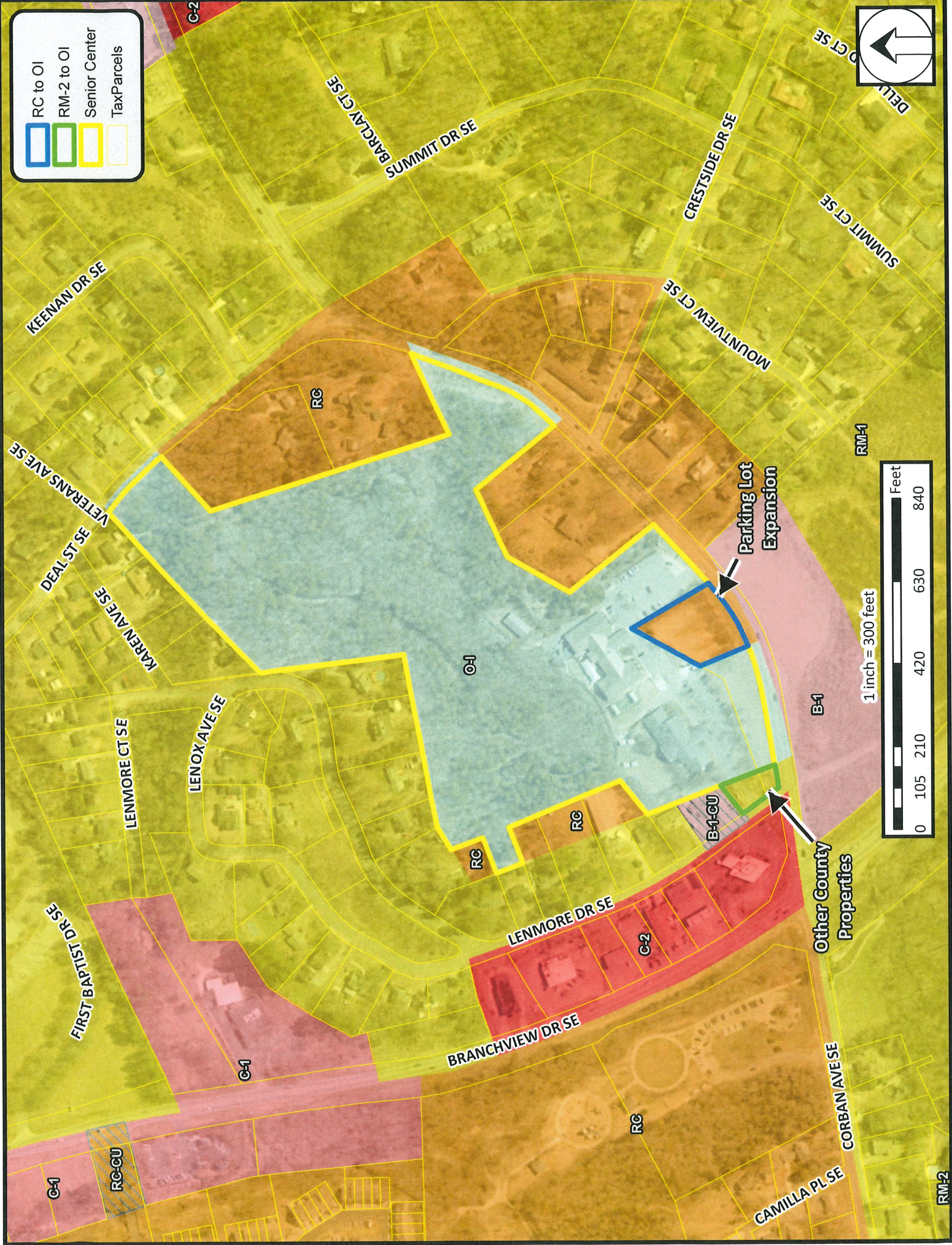
We anticipate presenting this request to the Planning and Zoning Commission at its regular meeting in May. If you have any further questions regarding this application, or the process, please contact me at Cabarrus County Planning and Development at the contact information below.

Sincerely,

A handwritten signature in cursive script that reads "Phillip Collins".

Phillip Collins, AICP
Senior Planner
Cabarrus County Planning and Development
704.920.2181 / pecollins@cabarruscounty.us

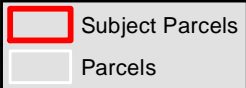
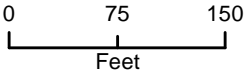
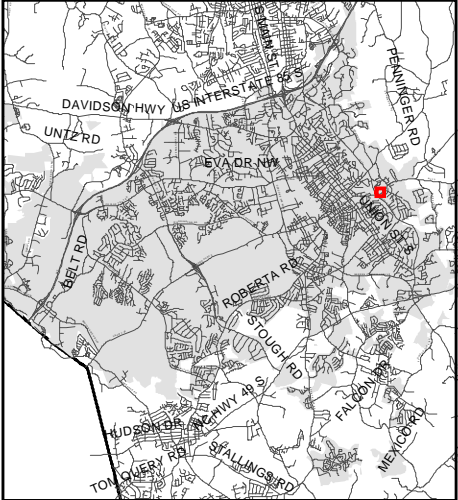
RC to OI	RM-2 to OI	Senior Center	Tax Parcels



**Z-04-22
AERIAL**

**Rezoning application from
RC (Residential Compact) &
RM-1 (Residential Medium
Density) to
O-I (Office & Institutional)**

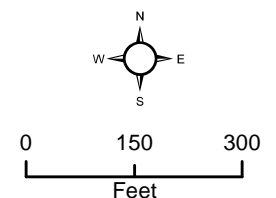
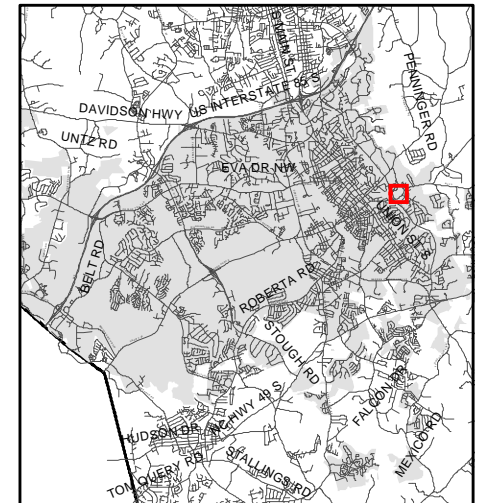
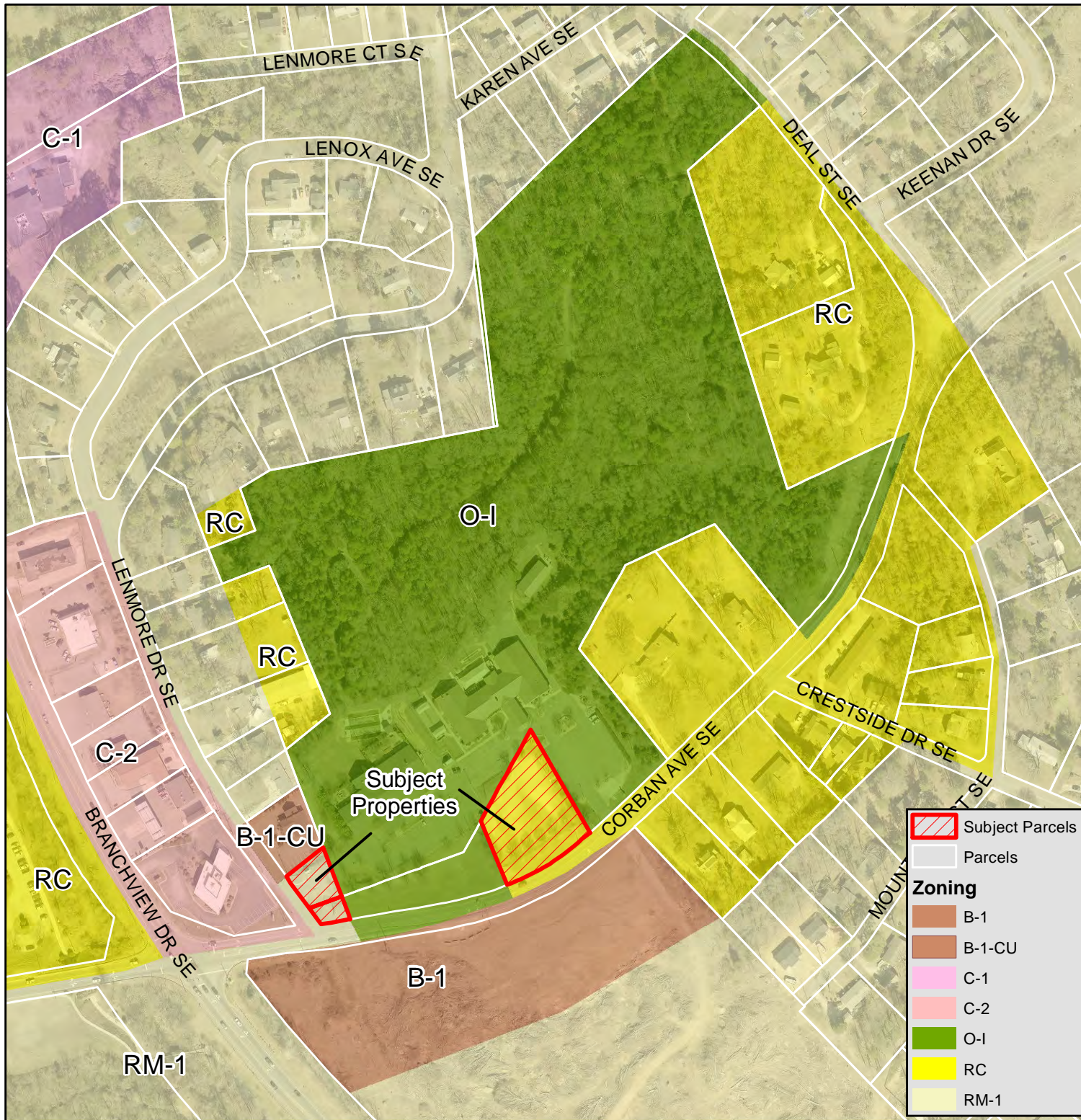
325 Corban Ave SE
PIN: 5630-38-4280, 5630-38-0094 &
5630-38-0079

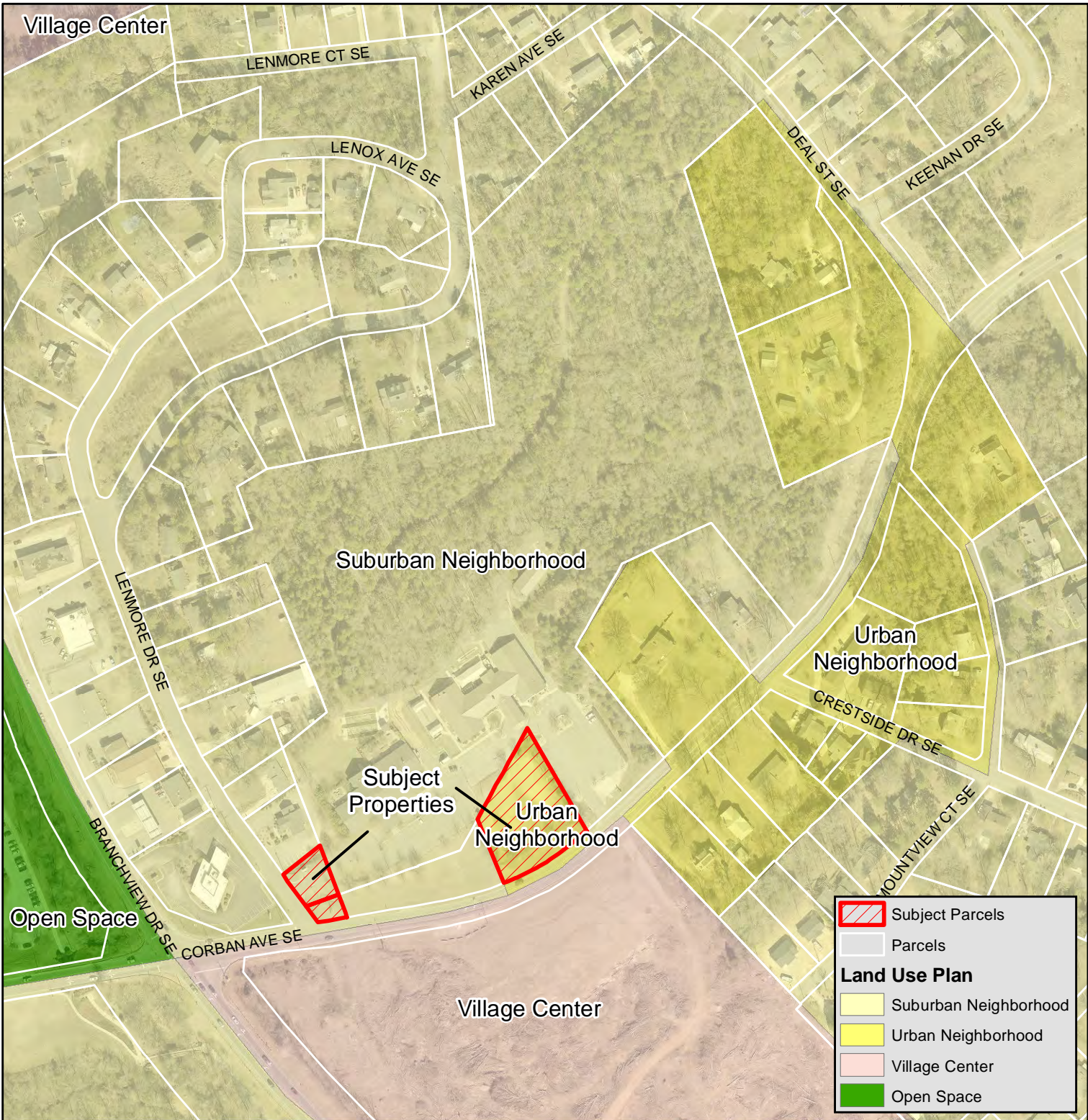


Z-04-22 ZONING

Rezoning application from
RC (Residential Compact) &
RM-1 (Residential Medium
Density) to
O-I (Office & Institutional)

325 Corban Ave SE
PIN: 5630-38-4280, 5630-38-0094 &
5630-38-0079

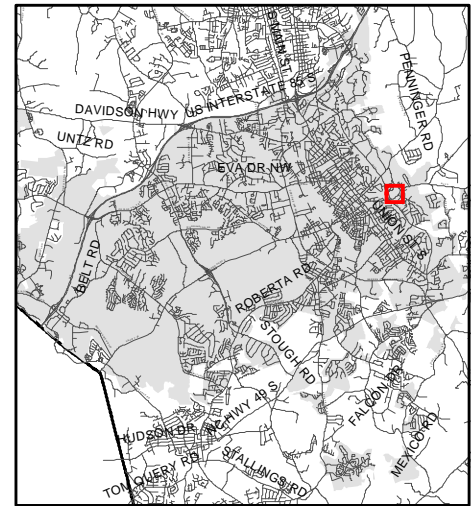




**Z-04-22
LAND USE PLAN**

**Rezoning application from
RC (Residential Compact) &
RM-1 (Residential Medium
Density) to
O-I (Office & Institutional)**

325 Corban Ave SE
PIN: 5630-38-4280, 5630-38-0094 &
5630-38-0079



	Subject Parcels
	Parcels
Land Use Plan	
	Suburban Neighborhood
	Urban Neighborhood
	Village Center
	Open Space

