



**DATE:** May 21, 2024

**REZONING CASE #:** Z-06-24

**ACCELA:** CN-RZZ-2024-00004

**DESCRIPTION:** Zoning Map Amendment  
Cabarrus County LI (Limited Industrial) to City of Concord I-1  
(Light Industrial)

**APPLICANT/OWNER:** Mike Bray, McGrath RentCorp

**LOCATION:** 4722 & 4744 Stough Rd.

**PIN#:** 5518-75-5722, 5518-86-5204

**AREA:** +/- 67.037 acres

**ZONING:** Cabarrus County LI (Limited Industrial)

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

*Note: Because this rezoning request is pertaining to a recently annexed property, a City zoning classification must be adopted.*

**BACKGROUND**

The subject property consists of two (2) parcels comprising +/- 67.037 acres located on the west side of Stough Road. Both parcels are owned by McGrath RentCorp and the petitioner seeks approval of a rezoning from Cabarrus County LI (Limited Industrial) to City of Concord I-1 (Light Industrial).

**HISTORY**

The subject properties were previously located in Cabarrus County and zoned Limited Industrial (LI), annexed into the City on April 11, 2024.

**SUMMARY OF REQUEST**

The applicant proposes to rezone +/- 67.037 acres from Cabarrus County LI (Limited Industrial) to City of Concord I-1 (Light Industrial). The submitted request is not for a conditional district, so all uses permitted within the I-1 (Light Industrial) zoning classification would be permitted. However, the applicant has submitted a site plan demonstrating the layout for an expansion of storage which would connect to the existing adjacent property. No buildings are proposed. Any development of the subject property would require technical site plan review and approval and must meet the standards set forth in the CDO (Concord Development Ordinance) as well as other applicable regulations.

<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>	
Formerly Cabarrus County LI (Limited Industrial)	<b>North</b>	Cabarrus County LDR (Low Density Residential) and City of Concord I-1 (Light Industrial)	Vacant	<b>North</b>	Industrial, Residential
	<b>South</b>	Cabarrus County LDR (Low Density Residential) and City of Concord I-1 (Light Industrial)		<b>South</b>	Industrial, Vacant
	<b>East</b>	Cabarrus County GI (General Industrial)		<b>East</b>	Industrial
	<b>West</b>	Cabarrus County LDR (Low Density Residential) and Town of Harrisburg CZ-RM (Residential Medium Density Conditional Use District)		<b>West</b>	Residential, Vacant

**COMPLIANCE WITH 2030 LAND USE PLAN**

The 2030 Land Use Plan (LUP) designates the subject properties as “Industrial Employment” (IE). I-1 (Light Industrial) *is listed* as a corresponding zoning district to the “Industrial Employment” land use category, and therefore is consistent with the land use plan.

The corresponding zoning districts for the “Industrial Employment” land use category are C-2 (General Commercial), PID (Public Interest District), MX-IB (Mixed Use Industrial/Business Center), I-1 (Light Industrial), and I-2 (General Industrial).

**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.*

*Industrial uses have already developed in several areas throughout the community, most of which are light industrial in function and impact. The 2030 Plan identifies the need to protect industrials lands, and to encourage additional growth in industrial/employment uses in designated areas, particularly around Concord Regional Airport, and along I-85 between Pitts School Road and Rocky River. Additionally, some light industrial/employment uses are encouraged to locate in Mixed-Use Districts, depending upon their intensity, as identified earlier in this section.*

**The following goals, objectives and policy guidance relate to the proposed zoning amendment:**

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

*Goal 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.*

**SUGGESTED STATEMENT OF CONSISTENCY**

- The subject properties for the rezoning petition are approximately +/- 67.037 acres and are currently Cabarrus County LI (Limited Industrial).
- The subject properties were annexed into the City on April 11, 2024.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as I-1 (Light Industrial) is a corresponding zoning classification to the Industrial-Employment (IE) Land Use Category.
- The zoning amendment is reasonable and in the public interest as it is consistent with the existing zoning adjacent to the subject property.

**OR**

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

**SUGGESTED RECOMMENDATION AND CONDITIONS**

City staff does not have any issues with the proposal. No conditions may be applied as the request is not for a “Conditional District.”

**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: 2/14/24  
Check # \_\_\_\_\_ Amount: \$ 800.00 (Conditional) or \$600 (Conventional)  
Cash: \_\_\_\_\_

***The application fee is nonrefundable.***

(Please type or print)



NORTH CAROLINA

High Performance Living



Application for Zoning Map Amendment

Applicant Name, Address, Telephone Number and email address: Mike Bray

mike.bray@mgrc.com

Owner Name, Address, Telephone Number: \_\_\_\_\_

Project Location/Address: \_\_\_\_\_

P.I.N.: 55187557220000; 55188652040000

Area of Subject Property (acres or square feet): 67.037

Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Current Zoning Classification: L-1 (Cabarrus County)

Proposed Zoning Classification: I-1

Existing Land Use: Agricultural

Future Land Use Designation: Light Industrial

Surrounding Land Use: North Industrial/Residential South \_\_\_\_\_

East Industrial West Agricultural

Reason for request: To be annexed and zoned to I-1 per Concord's Development Ordinance.

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:

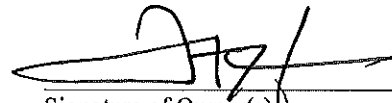
All uses currently permitted by right within the I-1 district in the Concord Development Ordinance  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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):

We would like to be straight zoned to I-1.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 of Applicant                      Date

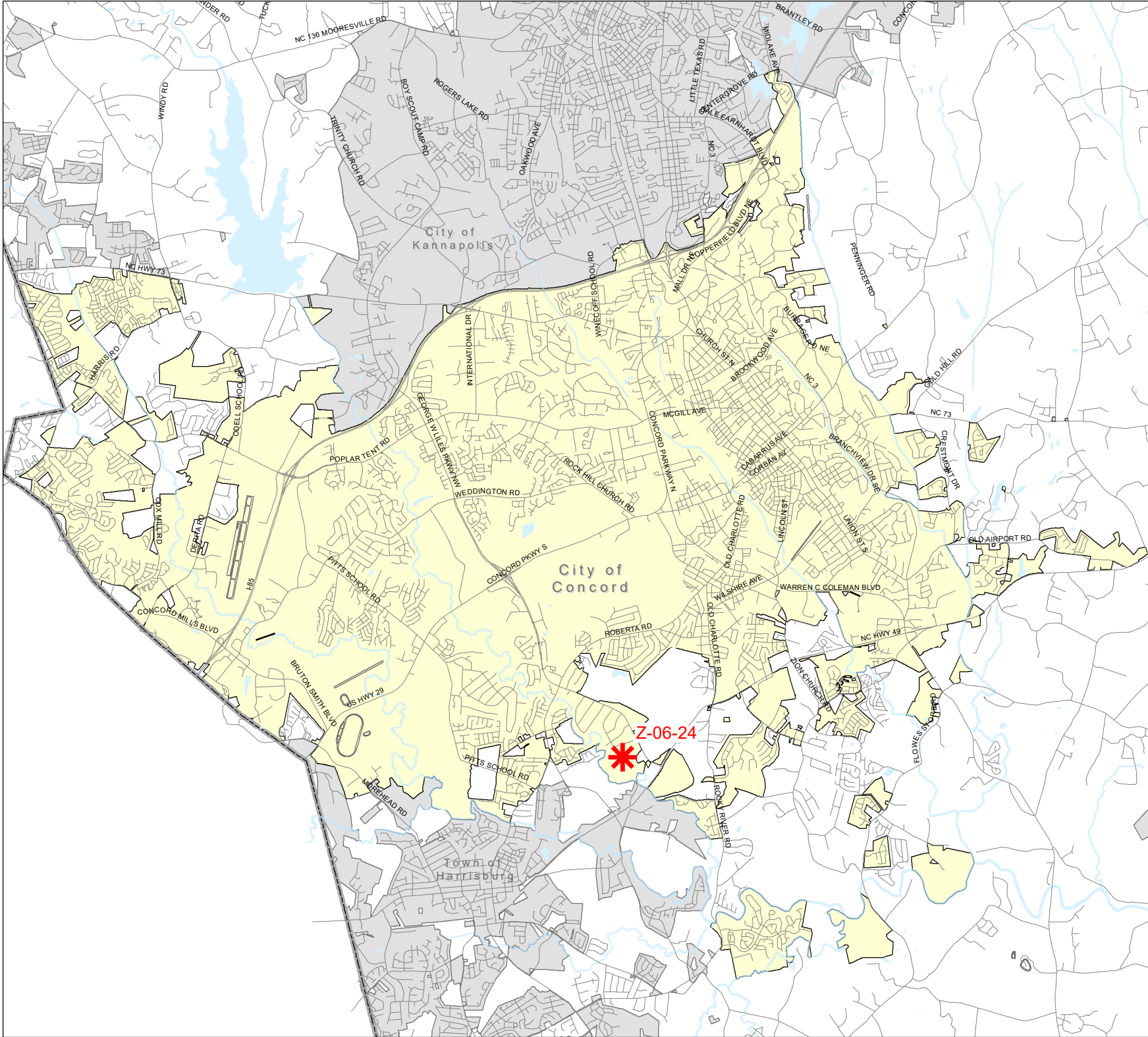
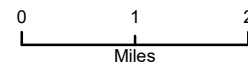
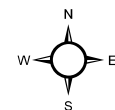
 2/12/24  
 Signature of Owner(s)                      Date



Z-06-24

4722 & 4744 Stough Rd

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





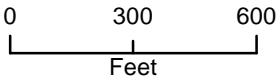
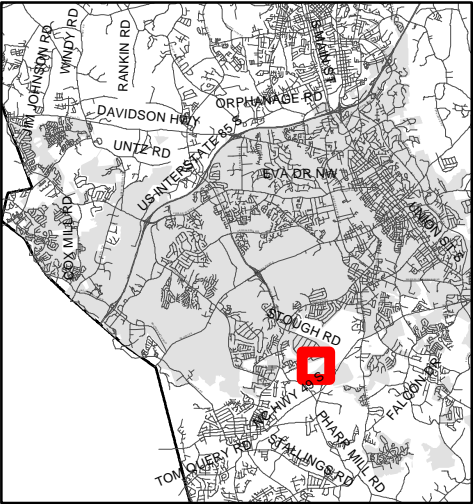
Z-06-24  
AERIAL

**Rezoning application  
County LI (Light Industrial)  
to City of Concord I-1  
(Light Industrial)**

4722 & 4744 Stough Rd  
PIN: 5518-75-5722 & 5518-86-5204



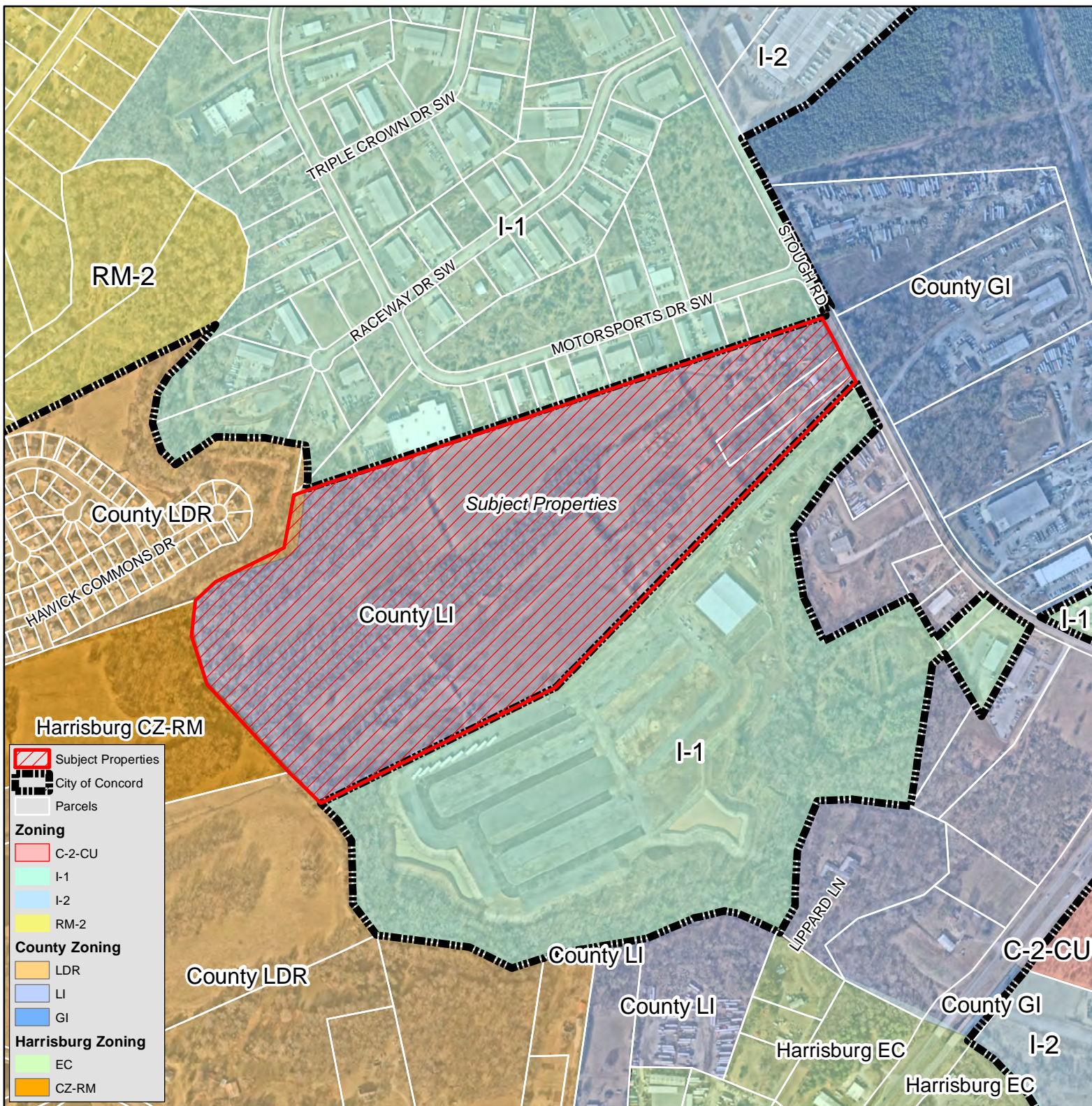
- Subject Properties
- City of Concord
- Parcels



**Z-06-24  
ZONING**

**Rezoning application  
County LI (Light Industrial)  
to City of Concord I-1  
(Light Industrial)**

4722 & 4744 Stough Rd  
PIN: 5518-75-5722 & 5518-86-5204



**Harrisburg CZ-RM**

- Subject Properties
- City of Concord
- Parcels

**Zoning**

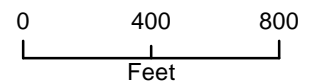
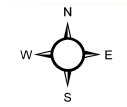
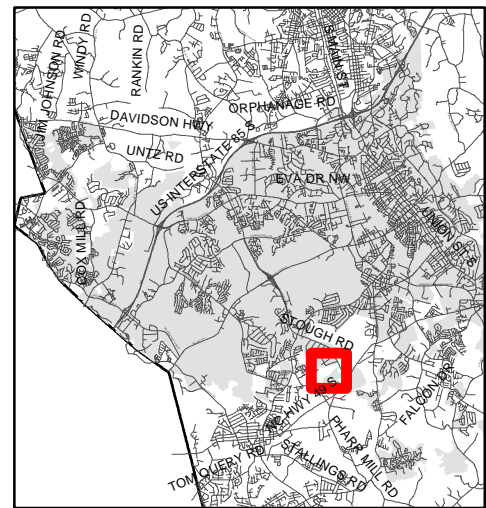
- C-2-CU
- I-1
- I-2
- RM-2

**County Zoning**

- LDR
- LI
- GI

**Harrisburg Zoning**

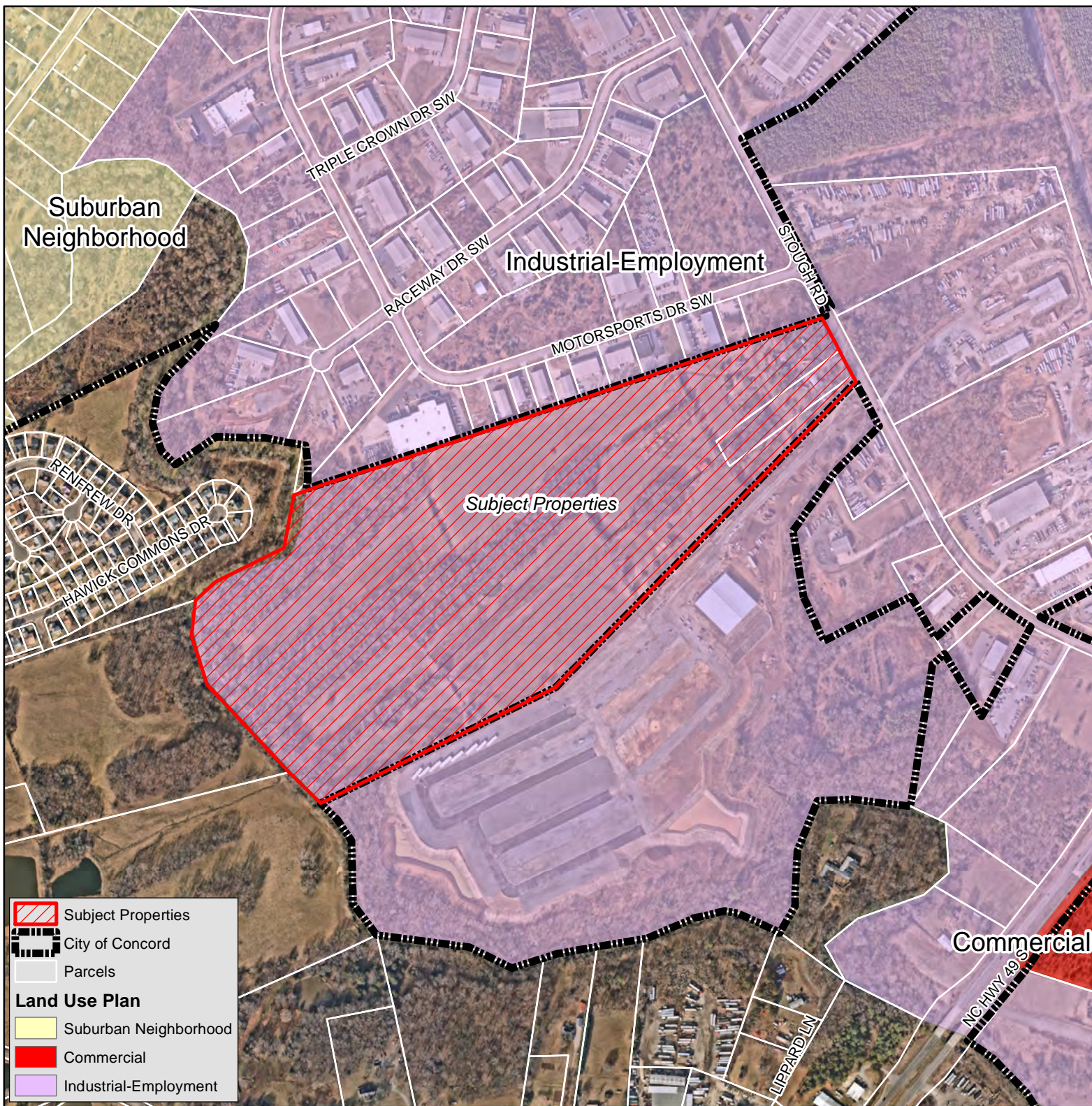
- EC
- CZ-RM



**Z-06-24  
LAND USE PLAN**


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 Subject Properties

 City of Concord

 Parcels

**Land Use Plan**

 Suburban Neighborhood

 Commercial

 Industrial-Employment

