



DATE: July 16, 2024

REZONING CASE #: Z-07-24

ACCELA: CN-RZZ-2024-00003

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

APPLICANT/OWNER: R-S Matco, LLC

LOCATION: 2014 NC Hwy. 49 S

PIN#: 5518-94-6683

AREA: +/- 12.16 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 a one (1) parcel totaling +/- 12.16 acres located at the intersection of NC Highway S and Stough Rd. The parcel is owned by the Charlotte-Mecklenburg Hospital Authority and the authorized petitioner for the rezoning request is R-S Matco, LLC. The applicant seeks approval to rezone the subject property from Cabarrus County LI (Limited Industrial) to City of Concord I-1 (Light Industrial).

HISTORY

The subject property was previously located in Cabarrus County and zoned Limited Industrial (LI), annexed into the City on June 13, 2024.

SUMMARY OF REQUEST

The applicant proposes to rezone +/- 12.16 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. 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.

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	
Formerly Cabarrus County LI (Limited Industrial)	North	City of Concord I-1 (Light Industrial) and Cabarrus County GI (General Industrial)	Vacant	North	Industrial
	South	Cabarrus County LI (Limited Industrial)		South	Residential, Vacant
	East	C-2-CU (General Commercial – Conditional District)		East	Vacant
	West	Cabarrus County LI (Limited Industrial) and City of Concord I-1 (Light Industrial)		West	Industrial, 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 property for the rezoning petition is approximately +/- 12.16 acres and is currently zoned Cabarrus County LI (Limited Industrial).
- The subject property was annexed into the City on June 13, 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: _____
Check # _____ Amount: \$ 800.00 (Conditional) or \$600 (Conventional)
Cash: _____

The application fee is nonrefundable.



(Please type or print)

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

R-S Matco LLC; 527 South Main Street, Oakboro, NC 28129

704-998-2306; stodd@jahlaw.com

Owner Name, Address, Telephone Number: _____

The Charlotte-Mecklenburg Hospital Authority; PO Box 32861, Charlotte, NC 28232-2861

Steven.Garrett@atriumhealth.org

Project Location/Address: 2014 State Hwy 49, Concord, NC

P.I.N.: 55189466830000

Area of Subject Property (acres or square feet): 12.16 acres

Lot Width: ~1022ft

Lot Depth: ~480ft

Current Zoning Classification: Cabarrus County L-1

Proposed Zoning Classification: I-1

Existing Land Use: Vacant

Future Land Use Designation: Equipment Supply House - Commercial

Surrounding Land Use: North Industrial

South Vacant/Residential

East Industrial/Vacant

West Vacant

Reason for request: Incorporate into Concord Zoning as part of annexation petition.

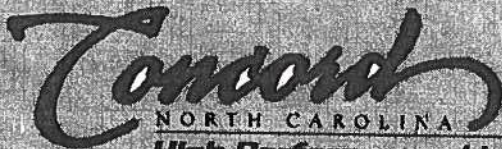
Has a pre-application meeting been held with a staff member? _____

Staff member signature: _____

Date: _____

Planning & Neighborhood Development

35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025
Phone 704-920-5152 • Fax 704-920-6962 • www.concordnc.gov



NORTH CAROLINA

High Performance Living

Application for
Zoning Map Amendment

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: 4/11/24

Applicant Signature: *John L.*

Property Owner or Agent of the Property Owner Signature: _____

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: 4/15/2024

Applicant Signature:  _____

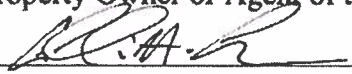
Property Owner or Agent of the Property Owner Signature:
 _____

Exhibit A – Written Metes and Bounds Description of the Property to be Annexed

Lying and being in Number One Township, Cabarrus County, North Carolina and being more particularly described as follows:

BEGINNING at a Control Corner located at the point of intersection of the westerly margin of the right-of-way of NC Highway 49 (right-of-way varies) and the southerly margin of the right-of-way of Stough Road (a 60 foot public right-of-way) which Control Corner is NC State Plan Coordinates N(Y) = 584,131.54 feet E(X) = 1,520,666.39 feet combined factor = 0.99985066; thence along and with the westerly margin of the right-of-way of NC Highway 49 in five calls as follows: (1) S.37-08-18 W.167.66 feet to a right-of-way disk found; (2) thence S.38-25-33 W.304.94 feet to a right-of-way disk found; (3) thence S.42-09-16 W.86.92 feet to a right-of-way disk found; (4) thence S.45-54-31 W.304.95 feet to a right-of-way disk found; and thence (5) S.47-11-33 W.157.80 feet to an iron pin found, which iron pin marks the easternmost corner of the property of Dimitris Karampourniotis and wife (now or formerly) as such property was conveyed to them by deed recorded in Book 4151, Page 288 in the Cabarrus County Public Registry; thence along and with the northeasterly line of the Karampourniotis' property (now or formerly) N.50-35-36 W., passing an iron pin found at 407.10 feet, a total distance of 480.08 feet to a point in Coddle Creek; thence N. 05-07-48 E.40.90 feet to another point located in Coddle Creek, a corner of Stough F. Glenn (now or formerly) as such property was conveyed to him by deed recorded in Book 622 at Page 391 in the Cabarrus County Public Registry; thence along and with the property line of Stough F. Glenn (now or formerly) in two called, as follows: (1) N.47-08-43 E.276.20 feet to an iron pin found; and thence (2) N.46-23-44 E.152.24 feet to an iron pin found which marks the southerly corner of the property of Laurent D. Beaudry (now or formerly), as such property was conveyed by deed recorded in Book 4132 at Page 70 in the Cabarrus County Public Registry; thence along and with the easterly property line of Beaudry (now or formerly) N.37-17-16 E.555.78 feet to an iron pin (bent) found located in the southerly margin of the right-of-way of Stough Road; thence with the southerly margin of the right-of-way of Stough Road in two calls as follows: (1) S.57-18-31 E.420.89 feet to a right-of-way disk found; and thence (2) S.26-10-01 E.107.85 feet to a right-of-way disk found at the Control Corner referred to above, marking the point and place of BEGINNING and containing 529,700 square feet or 12.1602 acres, all as shown on survey prepared by A.G. Zoutewelle Surveyors dated April 30, 2007, last revised July 3, 2007 and recorded in Map Book 53 at Page 17 of the Cabarrus County Public Registry.

Exhibit A – Written Metes and Bounds Description of the Property to be Annexed

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Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Physical Address:	2014 NC HWY 49 S CONCORD NC 28027	PIN14:	55189466830000
Account Name 1:	THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY	Account Name 2:	
Mailing Address:	C/O BRETT J DENTON	Mailing City:	CHARLOTTE
Mailing State:	NC	Mailing Zip Code:	28204
Property Real ID:	01-001 -0018.30	Plat Book:	00053
Plat Page:	00017	Land Units:	12.16
Units Type:	AC	Land Value:	AC
Building Value:	0	OBXF Value:	undefined
Assessed Value:	1350670	Market Value:	1350670
Sale Year:	2017	Sale Month:	8
Sale Price:	0	Deed Book:	12654
Deed Page:	0069	Fire District:	JacksonPark
Zoning:	LI	Elementary School:	Wolf Meadow ES
Middle School:	J N Fries MS	High School:	West Cabarrus HS
Precinct Name:	undefined	Legal Description:	undefined
Floodway:	Yes	100 Yr Flood:	Yes
500 Yr Flood:	Yes	Watershed	undefined
FIRM Panel Number	undefined		

1. **PHYSICAL ADDRESS: 2014 NC HWY 49 S CONCORD NC 28027**
 - a. OWNER: THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY
 - b. PIN: 55189466830000
 - c. SIZE: 12.16 AC
 - d. MAILING ADDRESS: Attn: Real Estate Services, PO Box 32861, Charlotte, NC 28232

2. **PHYSICAL ADDRESS: 4970 STOUGH RD CONCORD NC 28027 AND
4980 STOUGH RD CONCORD NC 28027**
 - a. OWNER: STOUGH ROAD DEVELOPMENT LLC
 - b. PIN: 55189448320000
 - c. SIZE: 3.92 AC
 - d. MAILING ADDRESS: c/o Laurent D. Beaudry, 3638 Cedar Springs Dr. SW, Concord, NC 28027

3. **PHYSICAL ADDRESS: 2040 NC HWY 49 S CONCORD NC 28027**
 - a. OWNER: KARAMPOURNIOTIS DIMITRI
KARAMPOURNIOTIS MELODY/WIFE
 - b. PIN: 55189430280000
 - c. SIZE: 1.83 AC
 - d. MAILING ADDRESS: 2110 Highway 49 South, Concord, NC 28027

4. **PHYSICAL ADDRESS: 4975 STOUGH RD CONCORD NC 28027**
 - a. OWNER: PS NC III LP
 - b. PIN: 55280536450000
 - c. SIZE: 7.23 AC
 - d. MAILING ADDRESS: c/o Public Storage, 701 Western Ave #26543, Glendale, CA 91201-2349

5. **PHYSICAL ADDRESS: NO PHYSICAL ADDRESS FOR THIS PROPERTY**
 - a. OWNER: PS NC III LP
 - b. PIN: 55280511690000
 - c. SIZE: 2.08 AC
 - d. MAILING ADDRESS: c/o Public Storage, 701 Western Ave #26543, Glendale, CA 91201-2349

6. **PHYSICAL ADDRESS: 1852 NC HWY 49 S CONCORD NC 28027**
1995 NC HWY 49 S CONCORD NC 28027
1965 NC HWY 49 S CONCORD NC 28027
1971 NC HWY 49 S CONCORD NC 28027
1975 NC HWY 49 S CONCORD NC 2802
1975 NC HWY 49 S CONCORD NC 28027
 - a. OWNER: MORRISON RIDGE LP - A DE LP
 - b. PIN: 55281424450000
 - c. SIZE: 112.91 AC

d. MAILING ADDRESS: c/o Aston Properties, Inc, 610 E Morehead Street, Suite 100, Charlotte, NC 28202

7. PHYSICAL ADDRESS: 2031 NC HWY 49 S CONCORD NC 28027

a. OWNER: 201 CONCORDNC INC

b. PIN: 55280312750000

c. SIZE: 24.656 AC

d. MAILING ADDRESS: 225 Duncan Mill Rd, Suite 101, Toronto ON M38-3k9

8. PHYSICAL ADDRESS: 5273 LIPPARD LN HARRISBURG NC 28075

a. OWNER: HUMPHREY DIANE LEE

b. PIN: 55188471980000





c. SIZE: 7.5 AC

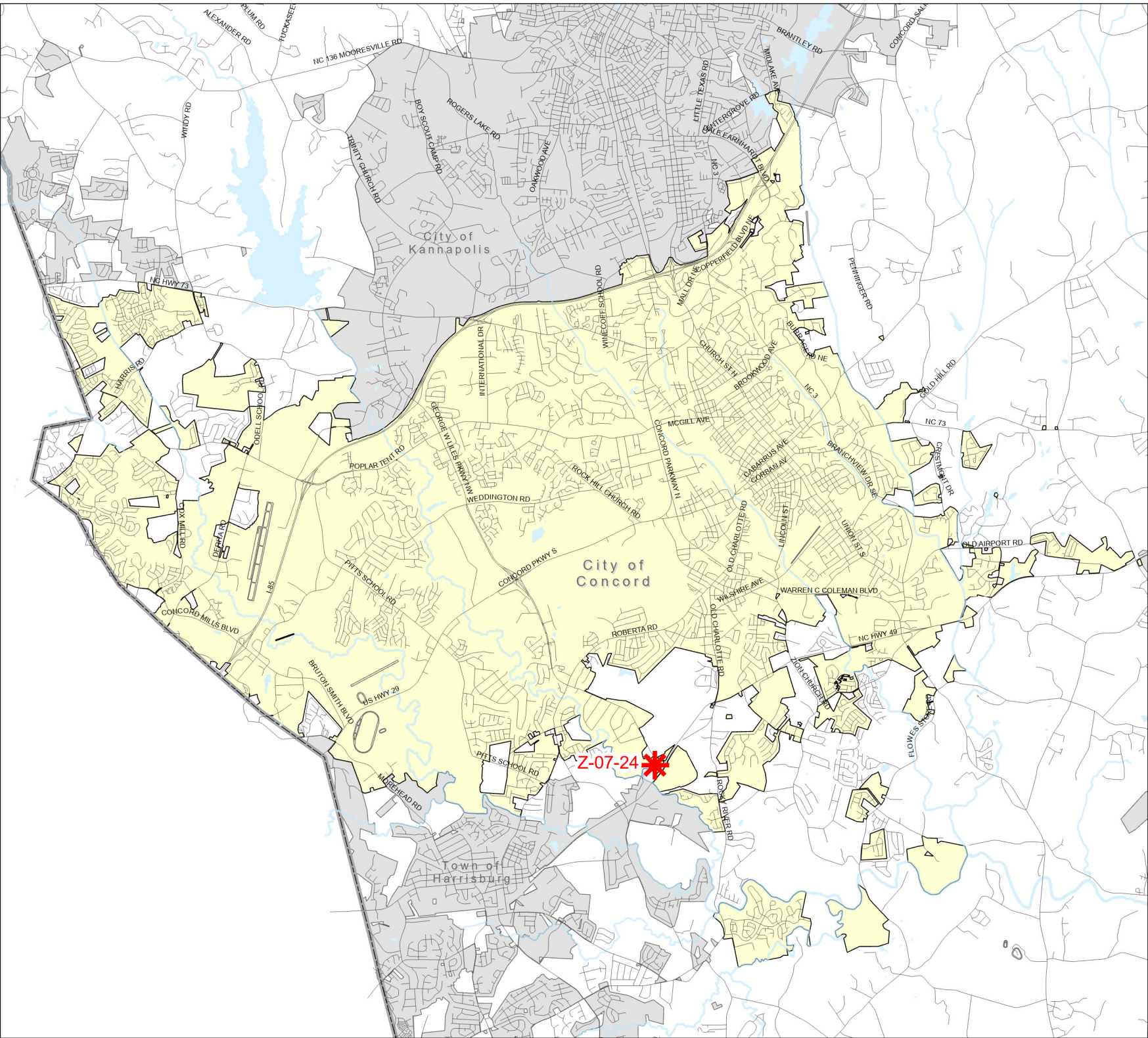
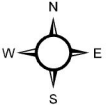
d. MAILING ADDRESS: 5273 Lippard Ln, Harrisburg, NC 28075



Z-07-24

2014 NC Hwy 49 S

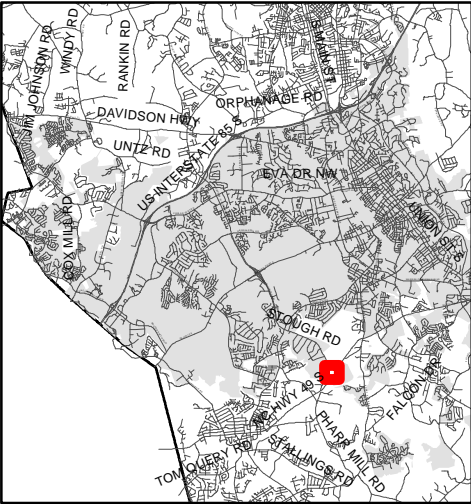
-  Case Location
-  Streets
-  Lakes & Ponds
-  Rivers
-  Cabarrus Co.
-  City of Concord
-  Other Municipalities



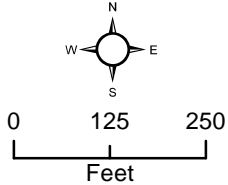
Z-07-24
AERIAL

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

2014 Hwy 49 S
PIN: 5518-94-6683



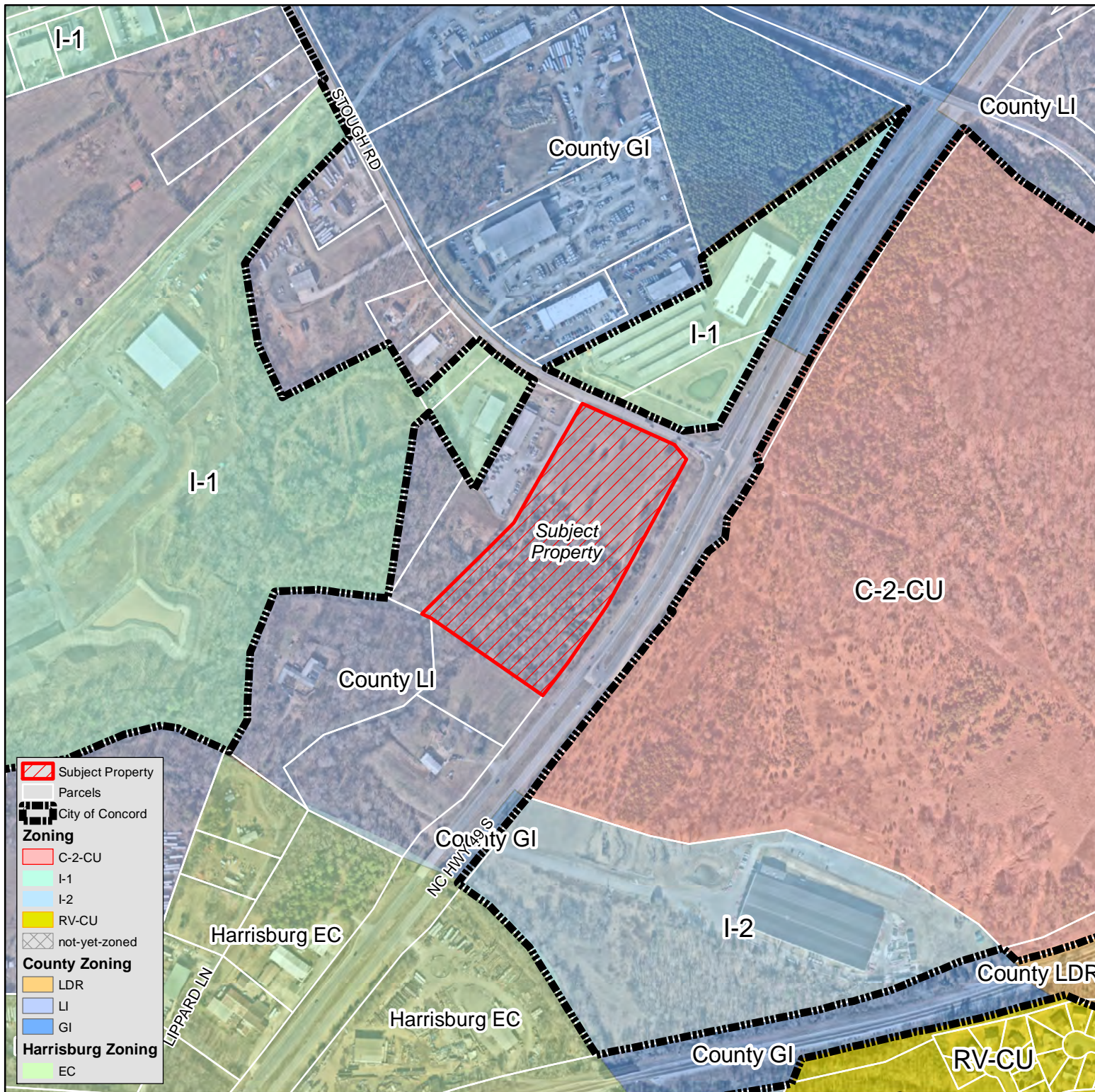
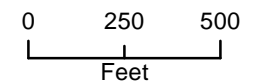
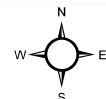
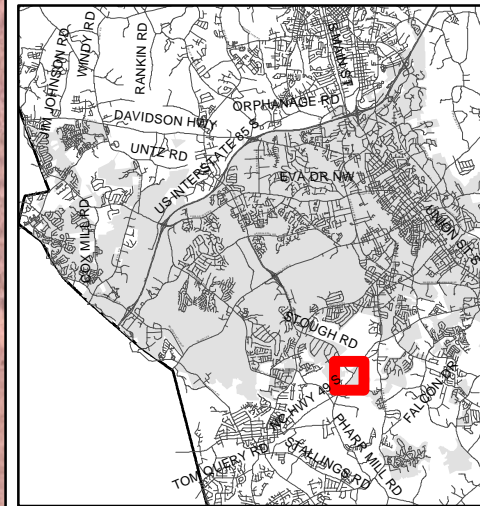
 Subject Property
 Parcels
 City of Concord















**Z-07-24
ZONING**

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

2014 Hwy 49 S
PIN: 5518-94-6683

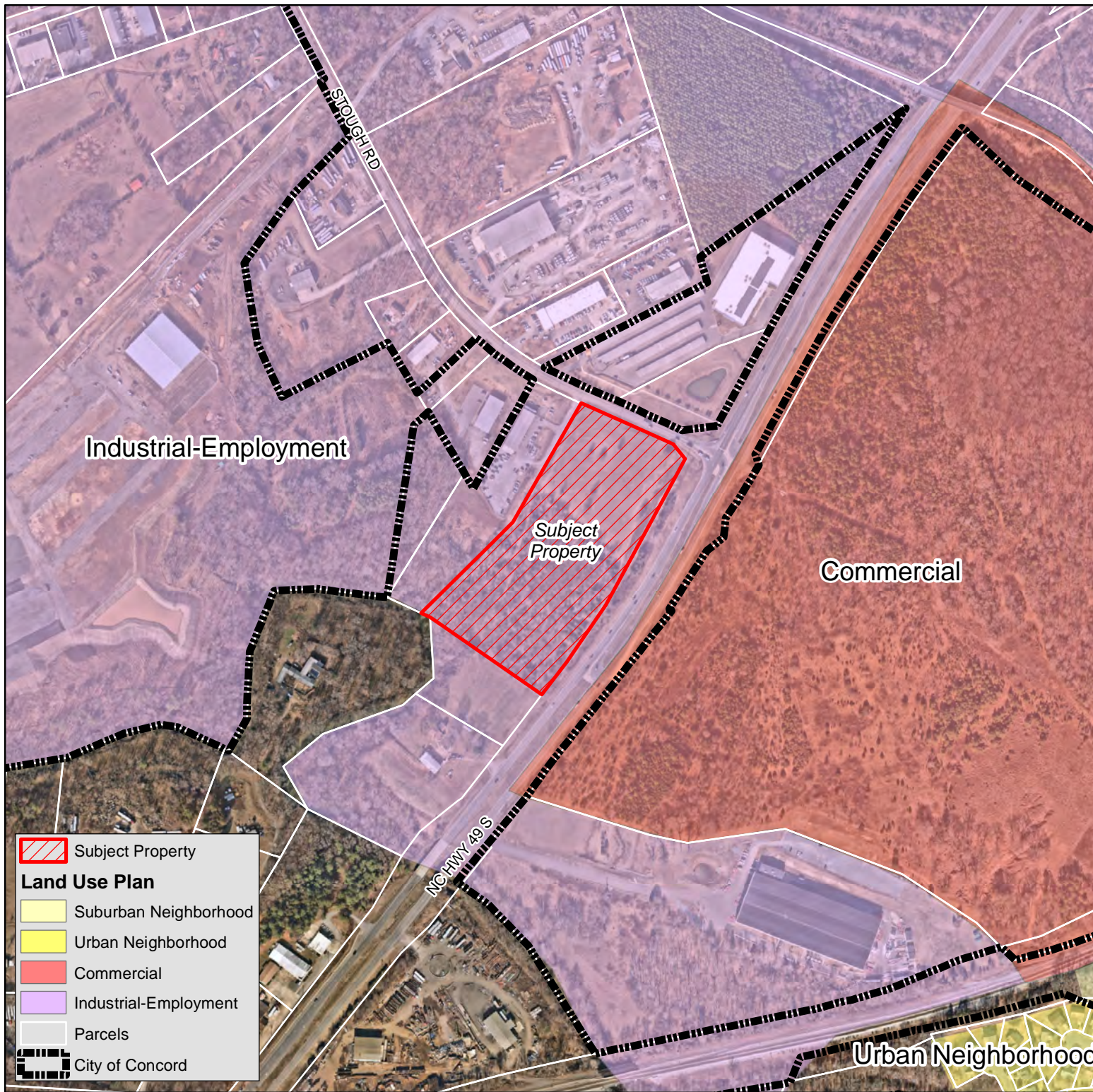



-  Subject Property
-  Parcels
-  City of Concord
- Zoning**
-  C-2-CU
-  I-1
-  I-2
-  RV-CU
-  not-yet-zoned
- County Zoning**
-  LDR
-  LI
-  GI
- Harrisburg Zoning**
-  EC

**Z-07-24
LAND USE PLAN**


**Rezoning application
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
2014 Hwy 49 S
PIN: 5518-94-6683





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
Land Use Plan


 Suburban Neighborhood

 Urban Neighborhood

 Commercial

 Industrial-Employment

 Parcels

 City of Concord

