



DATE: June 20, 2023

REZONING CASE #: Z-08-23

ACCELA: CN-RZZ-2022-00005

DESCRIPTION: Zoning Map Amendment
Cabarrus County LDR (Low Density Residential) to City of
Concord O-I (Office Institutional)

APPLICANT/OWNER: Water and Sewer Authority of Cabarrus County

LOCATION: 6400 Breezy Ln.

PIN#s: 5547-06-4548, 5537-98-3213, 5537-98-7403, 5537-98-2315,
5537-99-6094, 5537-88-5456, 5547-17-5193, 5537-98-1655,
5547-17-5388.

AREA: +/- 278.58 acres

ZONING: Unzoned – formerly Cabarrus County LDR (Low Density
Residential)

PREPARED BY: Autumn C. James, Planning and Development Manager

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

BACKGROUND

The subject property consists of nine (9) parcels comprising approximately 278.58 acres situated between U.S. Hwy. 601 S. and Flowes Store Rd. These parcels were previously zoned Cabarrus County Low Density Residential (LDR) and were annexed into the City of Concord on May 11, 2023. This property is the Rocky River Wastewater Treatment Plant, and its’ use will remain the same.

HISTORY

The property was acquired by the Water and Sewer Authority of Cabarrus County by deed recorded in Cabarrus County Register of Deeds Book 01351 Page 213 as recorded on December 27, 1994. The property was annexed into the City of Concord on May 11, 2023.

Because this rezoning request pertains to a recently annexed property, a City zoning classification must be adopted. Should the Planning and Zoning Commission decide to deny the rezoning request, an alternative zoning designation must be applied considering Land Use Plan consistency.

SUMMARY OF REQUEST

The applicant is requesting to zone the subject property to City of Concord O-I (Office Institutional). The subject property is the site of the Rocky River Wastewater Treatment Plant, which has been in operation since 1978. The property’s County zoning of LDR necessitates a Special Use Permit for additions to and modifications of the property. The CDO permits waste treatment plants as a major utility, which is permissible by right in all zoning districts.

WSACC staff consulted early in the process with City staff as to the most consistent zoning classification. As the 2030 Land Use Plan designates the property as Civic/Institutional, Office-Institutional (O-I) has been recommended. O-I zoning permits a wide variety of governmental offices and services and permits residences (single-family detached and attached and multi-family) only as accessory to a principal use such as a church or a school.

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	
Unzoned (formerly Cabarrus County Low Density Residential (LDR))	North	Cabarrus County LDR	Rocky River Wastewater Treatment Plant	North	Residential or Vacant
	South	Cabarrus County AO		South	Agricultural or Vacant
	East	Cabarrus County AO		East	Agricultural or Vacant
	West	Cabarrus County LDR		West	Residential or Vacant

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Civic/Institutional” for which O-I (Office Institutional) is listed as a corresponding zoning district.

From the 2030 Land Use Plan – “Civic/Institutional” (CI)

Uses in this future land use category include public facilities, public and private schools, places of worship, cemeteries and other community gathering facilities.

Policy Guidance:

Objective 5.2: Provide adequate water resources and wastewater treatment capacity to serve the needs of the citizens of Concord both now and in the future.

- *Provide for adequate infrastructure and services for residents and businesses.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 278.58 acres and currently unzoned.
- The subject property was annexed into the City of Concord on May 11, 2023.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as O-I (Office Institutional) is a corresponding zoning classification to the Civic/Institutional Land Use Category.
- The zoning amendment is reasonable and in the public interest as it is consistent with the existing zoning surrounding the subject property and the adjacent residential uses.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the zoning map amendment 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.

Zoning Map Amendment Application



(Please type or print)

Applicant Name, Address, Telephone Number and email address:

Water and Sewer Authority of Cabarrus County
232 Davidson Highway Concord, NC 28027
704-786-1783 t.hahn@wsacc.org

Owner Name, Address, Telephone Number:

Michael Wilson, Water and Sewer Authority of Cabarrus County
232 Davidson Highway Concord, NC 28027
704-786-1783

Project Location/Address: 6400 Breezy Lane, Concord, NC 28025

Parcel Identification Number (PIN): 5547064548, 5537987403, 5537996094, 5537993213, 5537982315, 5537885456, 5537981655, 5547176388, 5547175193

Area of Subject Property (acres or square feet): 278.581 Acres

Lot Width: Approx. 3,900 feet Lot Depth: Approx. 3,100 feet

Current Zoning Classification: Low-Density Residential (Cabarrus County)

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

Existing Land Use: Wastewater Treatment Plant

Future Land Use Designation: Civic-Institutional

Surrounding Land Use: North Residential South Agricultural
East Residential West Agricultural / Residential

Reason for request:

Zoning map amendment is needed in connection with requested annexation into City of Concord.

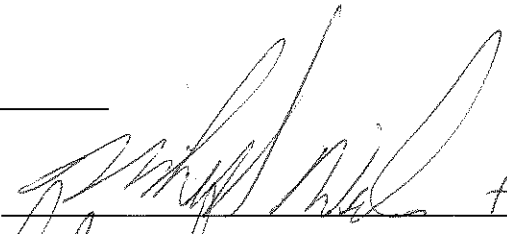
Has a pre-application meeting been held with a staff member? Yes No

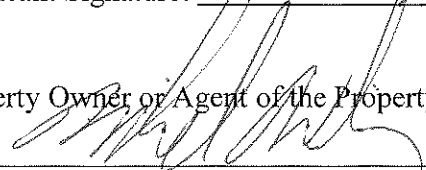
Staff member signature: _____ Date: _____

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: 3/13/23

Applicant Signature:  for WLSACC

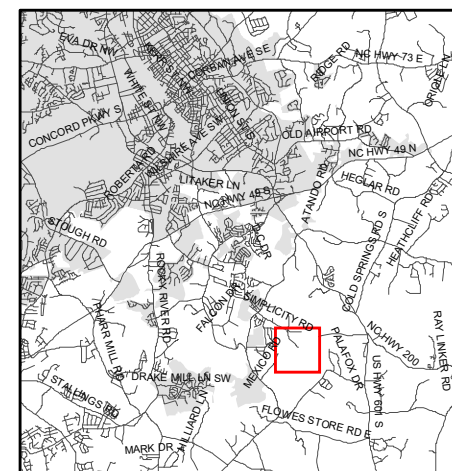
Property Owner or Agent of the Property Owner Signature: 




**Z-08-23
AERIAL**

**Rezoning application
County LDR (Low Density
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O-I (Office-Institutional)**

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	Subject Properties
	City of Concord
	Parcels

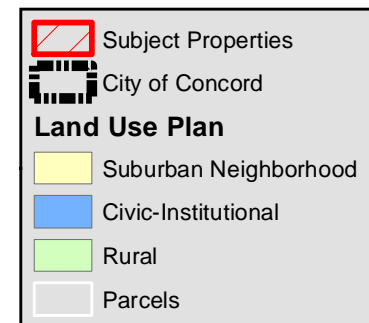
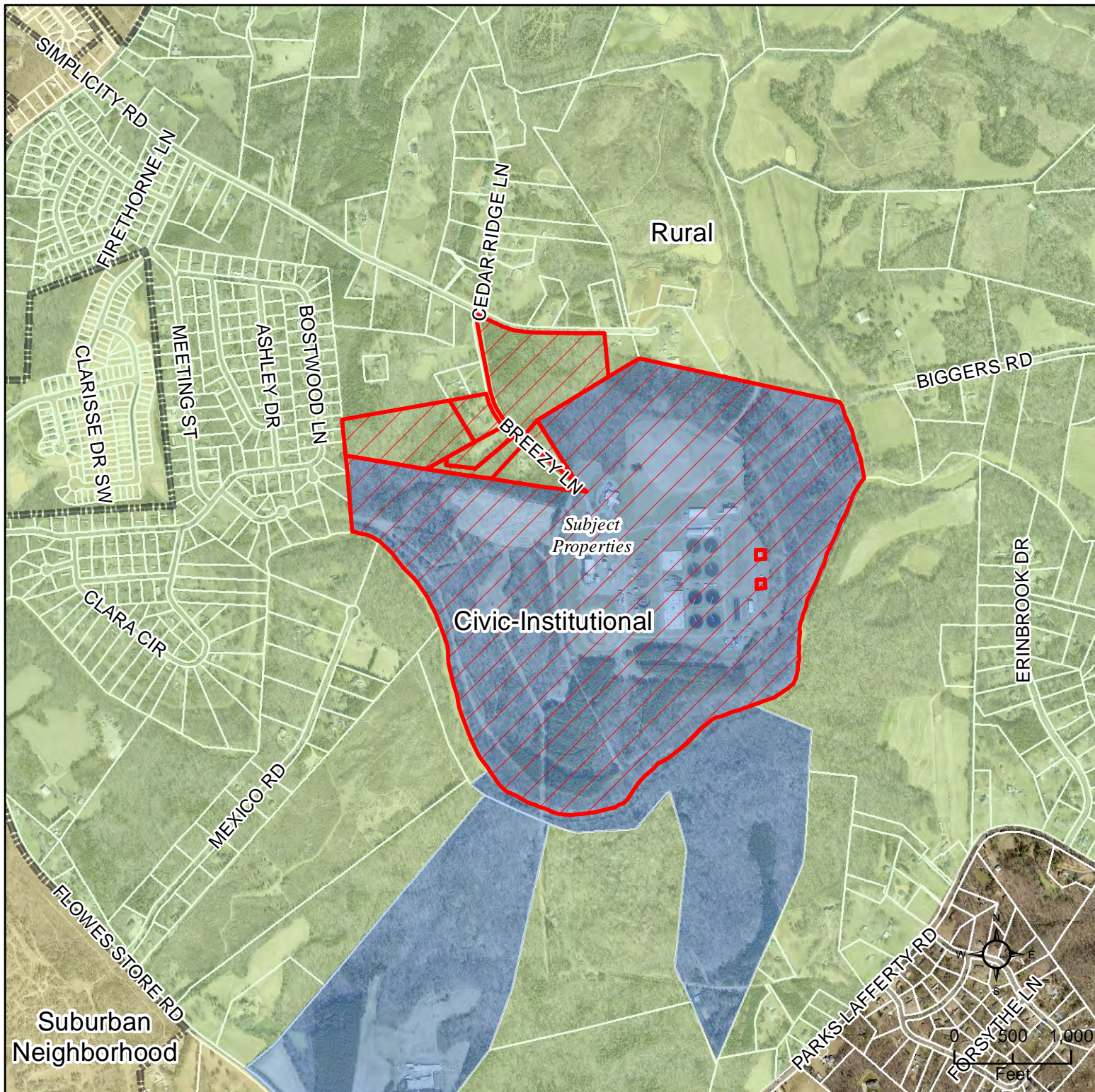
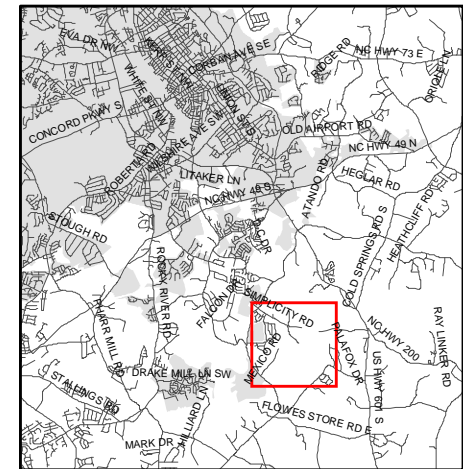


**Z-08-23
LAND USE PLAN**

**Rezoning application
County LDR (Low Density
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O-I (Office-Institutional)**

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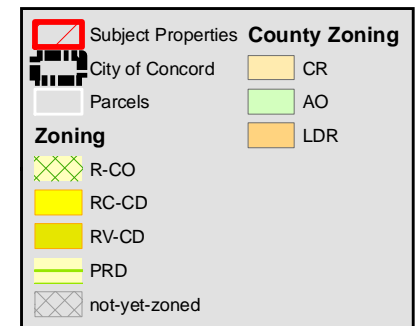
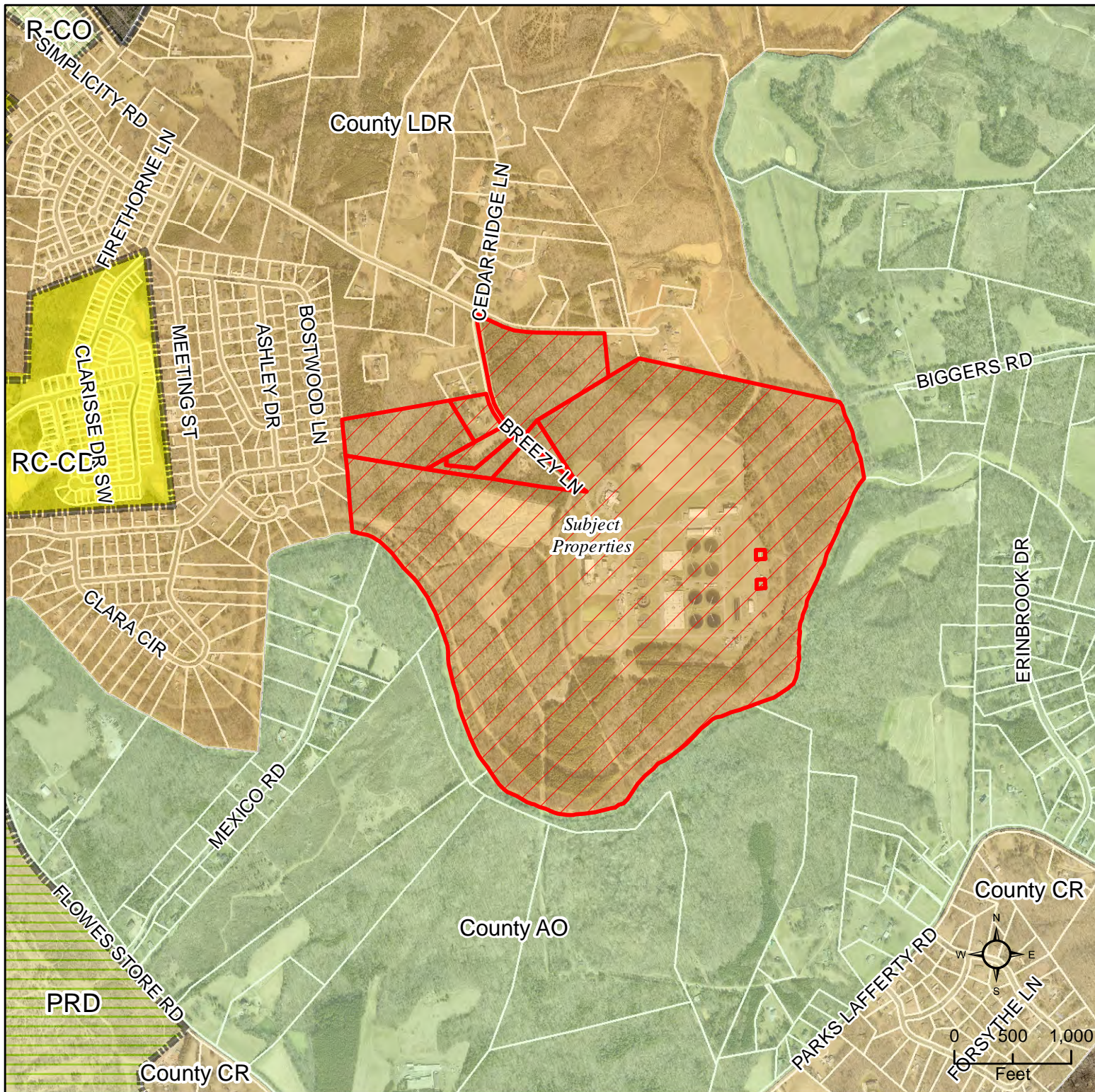
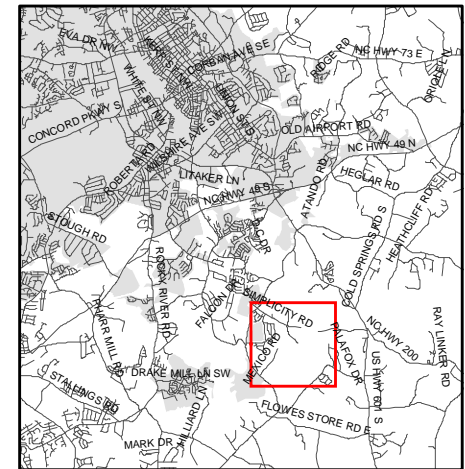


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ZONING**

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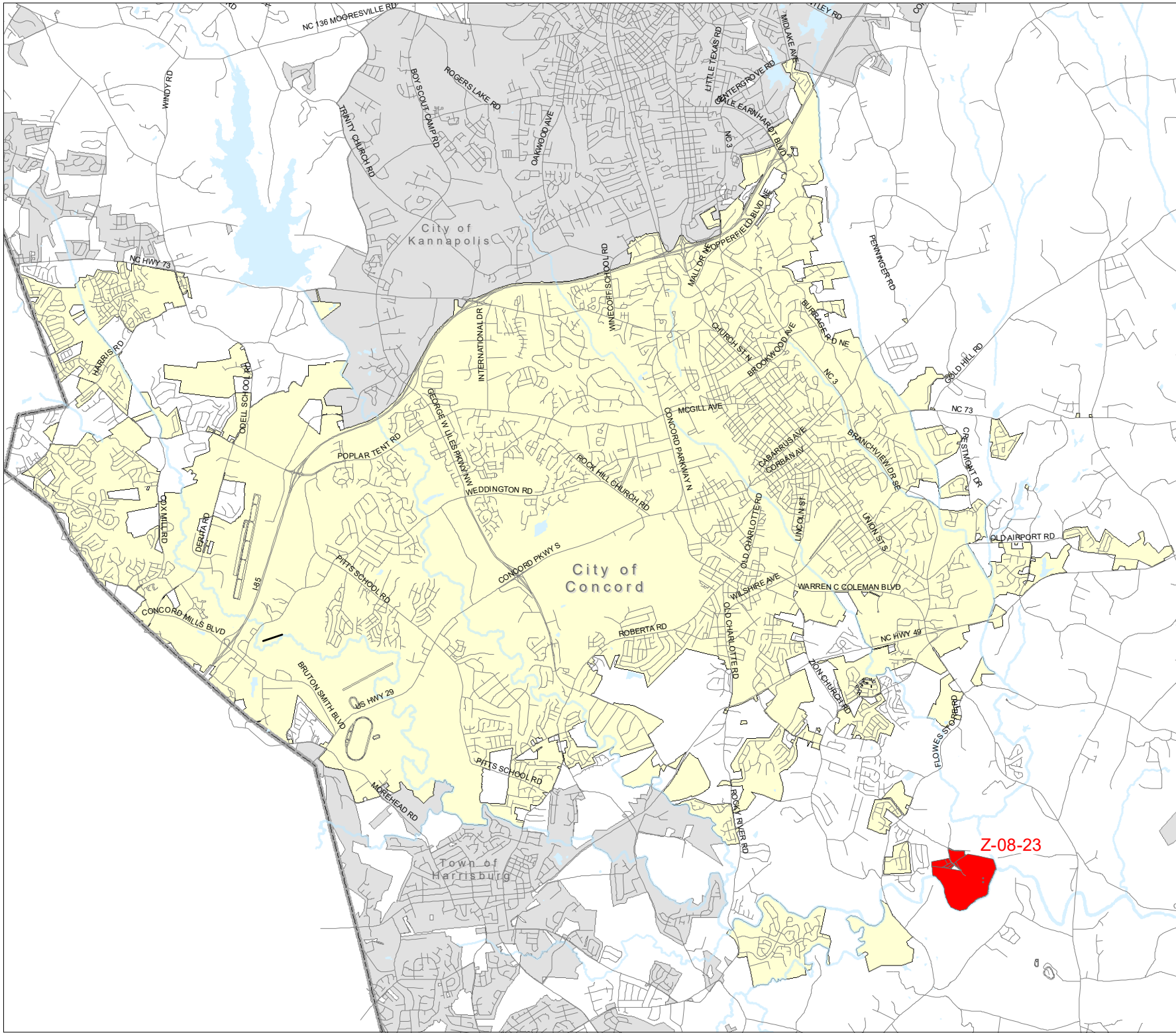
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County LDR
(Low Density
Residential)
to
O-I (Office
Institutional)**



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

