



**DATE:** July 19, 2022

**REZONING CASE #:** Z-09-22

**ACCELA:** CN-RZZ-2022-00004

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

**APPLICANT/OWNER:** Bryan Blythe, MP I-85 Industrial, LLC

**LOCATION:** 675 Pitts School Rd NW

**PIN#s:** 4690-43-0306

**AREA:** +/- 31.82 acres

**ZONING:** I-1 (Light Industrial)

**PREPARED BY:** George Daniels, Senior Planner

**BACKGROUND**

The subject property consists of one (1) parcel comprising approximately 31.82 acres On the west side of Pitts School Rd NW. The property is currently vacant/agricultural.

**HISTORY**

The property was annexed into the City on December 31, 1995 as part of the large western area annexation and rezoned to I-1 (Light Industrial) at that time.

**SUMMARY OF REQUEST**

The applicant is requesting to rezone the subject property from I-1 (Light Industrial) to I-2 (General Industrial) for speculative industrial investment. The property is surrounded by industrial zoning with I-1 (Light Industrial) to the north, east and south. To the west is interstate 85 and the property across the interstate is zoned I-2 (General Industrial). Further to the north near the intersection of Poplar Tent Rd there is C-2 (General Commercial) zoning and further to the west is an AG (Agricultural) zoning district that makes up the Barbee family farm.

The property directly to the north, Meadows Corporate Park, was developed in 2019 and contains several industrial tenants in two buildings. There is also a plan to expand the corporate park to the vacant land across Pitts School Rd NW.

Because the request is for straight zoning of I-2 (General Industrial) and not a conditional district, all permitted uses with the I-2 (General Industrial) zoning classification would be allowed on the site.

<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>	
I-1 (Light Industrial)	<b>North</b>	I-1 (Light Industrial)	<b>Vacant</b>	<b>North</b>	Industrial
	<b>South</b>	I-1 (Light Industrial)		<b>South</b>	Vacant
	<b>East</b>	I-1 (Light Industrial)		<b>East</b>	Vacant
	<b>West</b>	I-2 Heavy Industrial)		<b>West</b>	Interstate Hwy & Industrial

**COMPLIANCE WITH 2030 LAND USE PLAN**

The 2030 Land Use Plan (LUP) designates the subject property as “Industrial Employment” for which I-2 (General Industrial) is listed as a corresponding zoning district.

**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 industrial 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.*

**Policy Guidance:**

*Objective 1.4: Protect existing and future industrial sites from encroachment of development that would limit their intended uses.*

- *Adjacent Development: Ensure that adjacent development and street networks are designed to safely and compatibly accommodate planned industrial uses and resulting traffic.*
- *Site Development: Limit non-industrial uses to those that are accessory to existing uses or uses to be developed concurrently with the accessory uses.*

#### **SUGGESTED STATEMENT OF CONSISTENCY**

- The subject property is approximately +/- 31.82 acres and is zoned City of Concord I-1 (Light Industrial).
- The subject property was annexed into the City on December 31, 1995 and rezoned to I-1 (Light Industrial) at that time.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as I-2 (General Industrial) is a corresponding zoning classification to the Industrial Employment Land Use Category. The subject property is located adjacent to established industrial uses and zoning. The proposed I-2 (General Industrial) zoning will allow for additional industrial uses on the property. This zoning would be compatible with the adjacent industrial zoning.
- 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 industrial uses. The proposed zoning will allow for expanded industrial development.

#### **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.

**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: Bryan Blythe

601 South Tryon Street, Suite 800, Charlotte, NC 28202

704-390-5378

Owner Name, Address, Telephone Number: MP I-85 Bonds Industrial, LLC

601 South Tryon Street, Suite 800, Charlotte, NC 28202

704-390-5378

Project Location/Address: 675 Pitts School Road NW, Concord, NC

P.I.N.: 46904303060000

Area of Subject Property (acres or square feet): 31.820 acres

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

Current Zoning Classification: I-1 Light Industrial

Proposed Zoning Classification: I-2 Heavy Industrial

Existing Land Use: Vacant

Future Land Use Designation: Industrial Development

Surrounding Land Use: North Industrial Development South Industrial - Vacant

East Industrial - Vacant West Industrial Development

Reason for request: To rezone to I-2 for speculative industrial development.

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

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:

N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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):

N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
Signature of Owner(s)                      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: 5/10/2022

Applicant Signature: \_\_\_\_\_  


Property Owner or Agent of the Property Owner Signature:  
\_\_\_\_\_

That certain parcel or tract of land situated, lying and being in the City of Concord, Township No. 2, County of Cabarrus, State of North Carolina and being more particularly described as follows:

Commencing at an existing NGS Monument "Easement" having NC Grid NAD 83 (2011) coordinates of N: 602,354.25, E: 1,504,369.50; thence North  $81^{\circ}04'01''$  West a horizontal ground distance of 9,950.60 feet to a new 1/2" iron rod, situated at the intersection of the westerly margin of Pitts School Road NW (SR #1305)(an assumed 60' public right-of-way) as described in Deed Book 339, Page 531, with the southerly line of the lands of Fortius-Richardson, LLC as described in Deed Book 13135, Page 206 and being the Point of Beginning; thence South  $87^{\circ}52'52''$  East a distance of 30.70 feet to a point, situated on the centerline of the aforesaid Pitts School Road NW; thence along the aforesaid centerline of the following two (2) courses and distances; 1) along the arc of a curve to the left said curve having an arc length of 43.75 feet a radius of 4090.58 feet (chord bearing of South  $10^{\circ}27'00''$  East and chord distance of 43.75 feet) to a point; 2) South  $13^{\circ}09'46''$  East a distance of 1046.39 feet to a point; thence with a new line over, upon and through the lands of The Bonds Family Limited Partnership as described in Deed Book 13414, Page 280 North  $86^{\circ}39'23''$  West passing a new 1/2" iron rod at 31.29 feet (situated on the westerly margin of the aforesaid Pitts School Road NW) for a total distance of 1622.68 feet to a new 1/2" iron rod, situated on the easterly margin of US I-85 (an assumed variable width public right-of-way); thence along the aforesaid easterly margin for the following five (5) courses and distances; 1) North  $17^{\circ}18'36''$  East a distance of 397.87 feet to an existing concrete monument; 2) North  $22^{\circ}04'27''$  East a distance of 100.01 feet to an existing concrete monument; 3) North  $13^{\circ}58'56''$  East a distance of 150.15 feet to an existing concrete monument; 4) North  $17^{\circ}21'39''$  East a distance of 354.91 feet to an existing 1/2" iron rod; 5) North  $16^{\circ}58'08''$  East a distance of 51.79 feet to an existing 1/2" iron rod, situated on the southerly line of the aforesaid lands of Fortius-Richardson, LLC; thence along the aforesaid southerly line South  $87^{\circ}52'52''$  East a distance of 1030.46 feet to the Point of Beginning; Containing 1,386,074 square feet or 31.8199 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated August 19, 2021 (Project No. 93265).

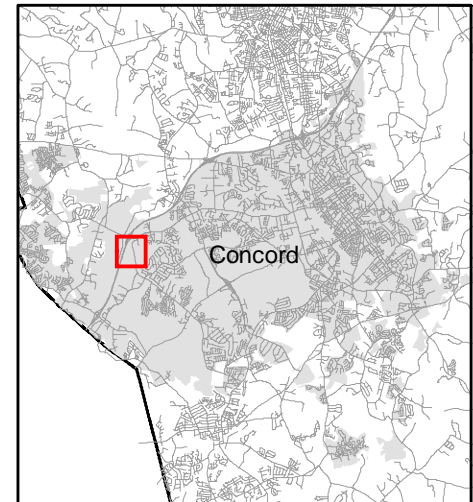
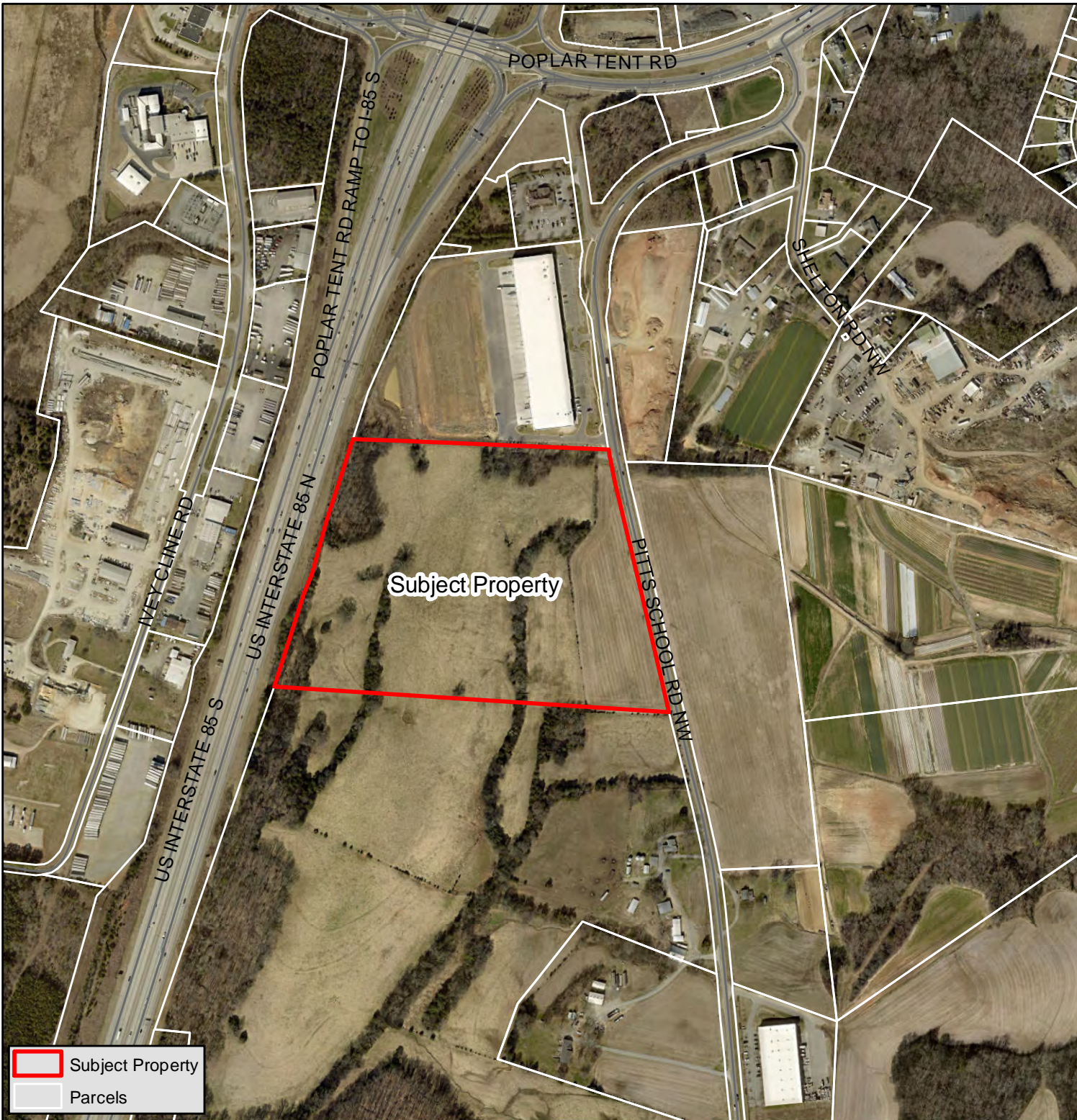




AcctName1	AcctName2	MailAddr1	MailCity	MailState	MailZipCod
BELK GARY V		31 BLALOCK LN	NEWLAND	NC	28657
BONDS FAMILY LTD PARTNERSHIP		655 PITTS SCHOOL RD	CONCORD	NC	28027
FORTIUS-RICHARDSON LLC		805 TRADE ST NW - STE 102	CONCORD	NC	28027
GABLE OAKS PROPERTY	OWNERS'ASSOC	P O BOX 5574	CONCORD	NC	28027
JENSTAR PROP OF CONCORD LLC		P O BOX 1400	VOORHEES	NJ	08043
KUHR CLARK H	KUHR GINA M	4804 POPLAR GROVE DRIVE	CHARLOTTE	NC	28269
IMP I-85 BONDS INDUSTRIAL LLC		601 S TRYON ST STE 800	CHARLOTTE	NC	28202
RICHARD SORRELL	GABLE OAKS PRESIDENT	6573 DERBY LN NW	CONCORD	NC	28027
WAYFORTH AT CONCORD LLC		8875 MAPLE RUN TRL	GAINESVILLE	GA	30506

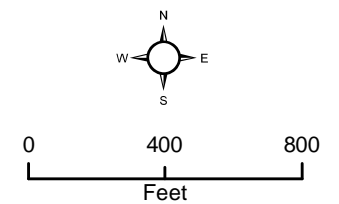
**Z-09-22  
AERIAL**

**Rezoning application from  
I-1 (Light Industrial)  
to  
I-2 (General Industrial)**

675 Pitts School Rd  
PIN: 4690-43-0306-0000



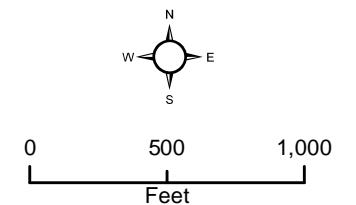
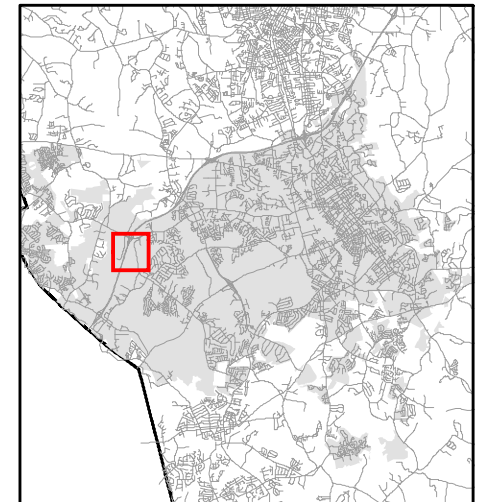
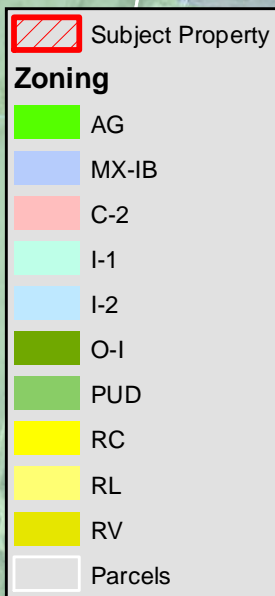
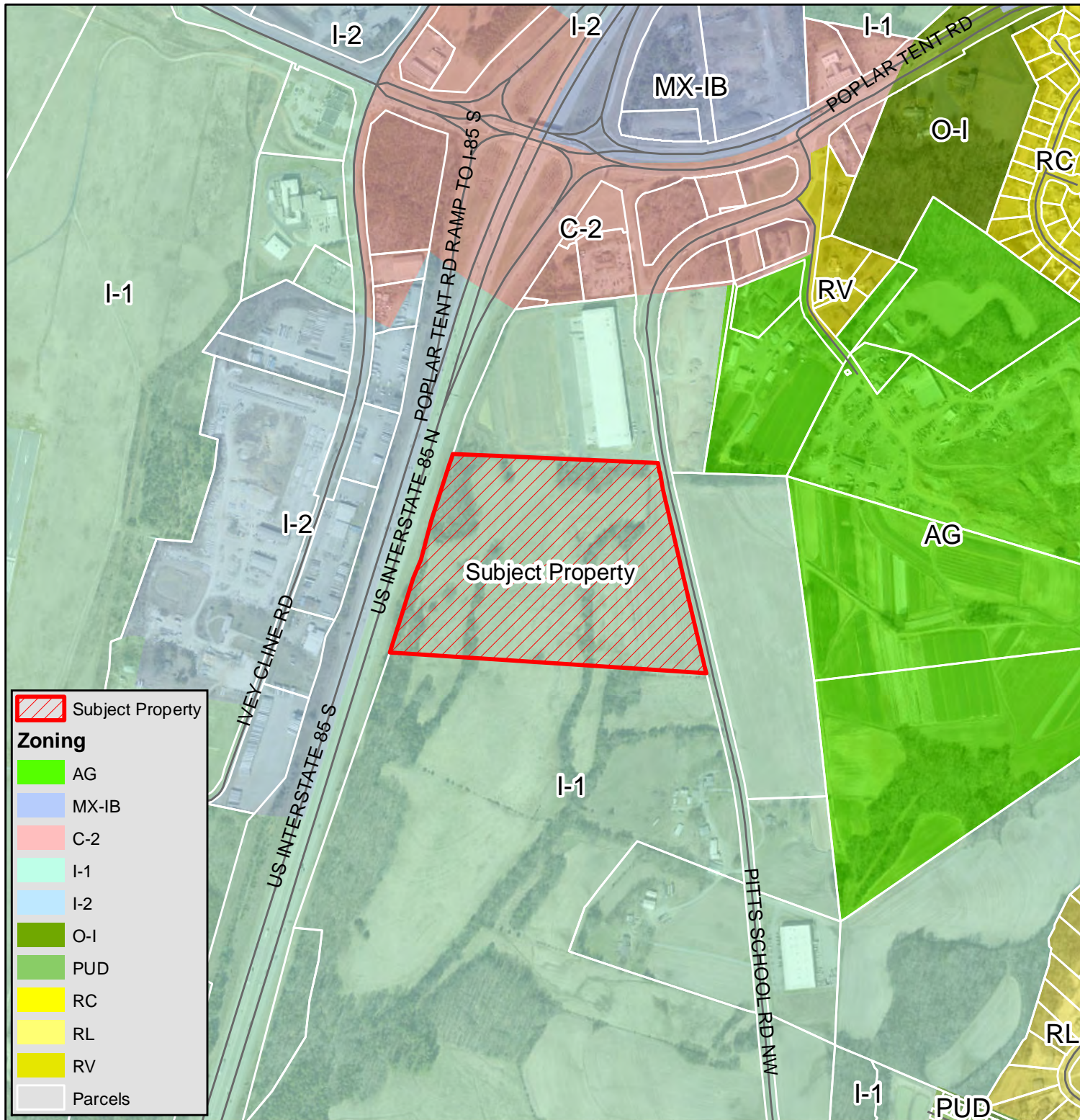
 Subject Property  
 Parcels



**Z-09-22  
ZONING MAP**

**Rezoning application from  
I-1 (Light Industrial)  
to  
I-2 (General Industrial)**

675 Pitts School Rd  
PIN: 4690-43-0306-0000

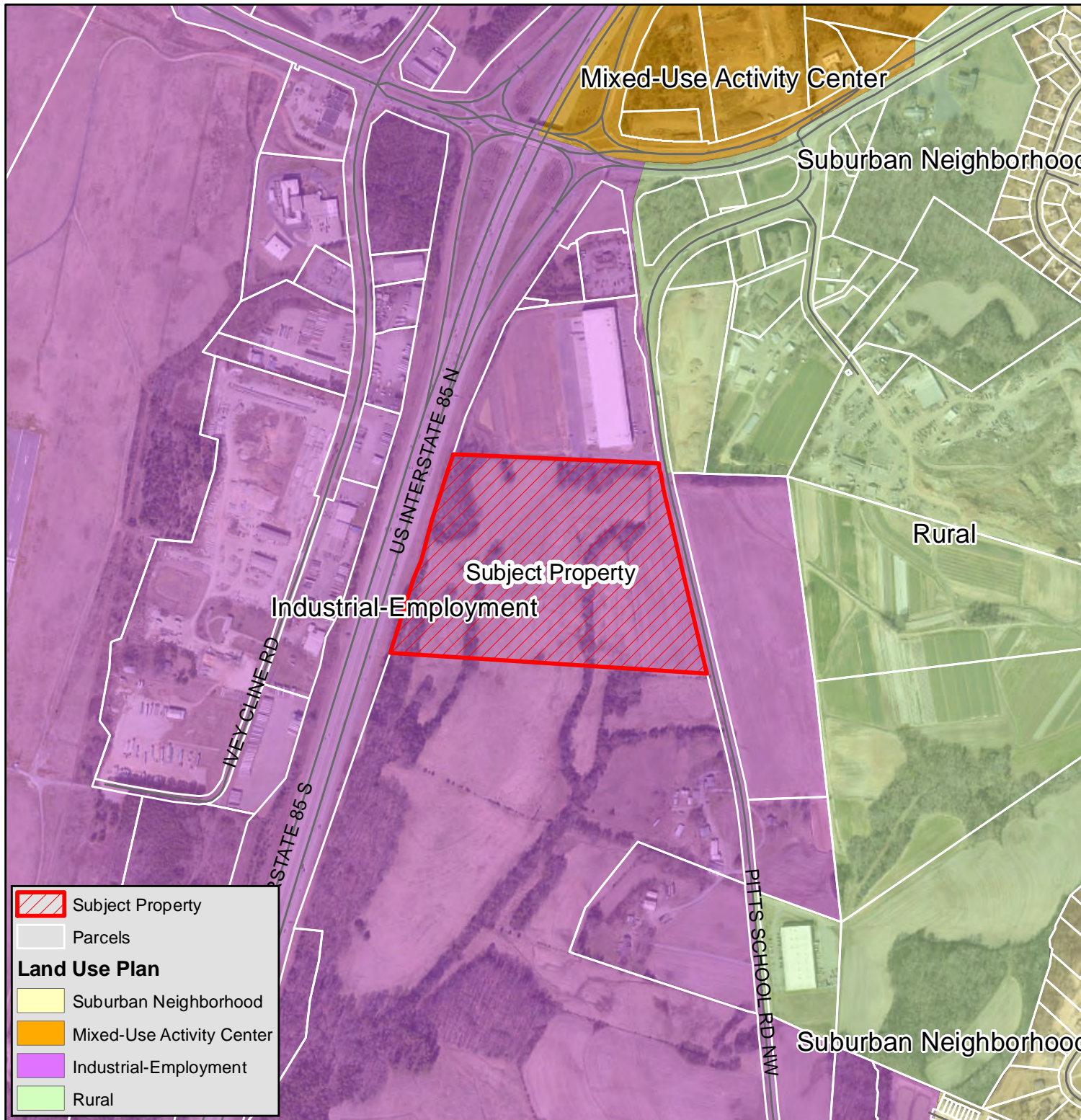




**Z-09-22  
LAND USE PLAN**

**Rezoning application from  
I-1 (Light Industrial)  
to  
I-2 (General Industrial)**

675 Pitts School Rd  
PIN: 4690-43-0306-0000



	Subject Property
	Parcels
<b>Land Use Plan</b>	
	Suburban Neighborhood
	Mixed-Use Activity Center
	Industrial-Employment
	Rural

