



DATE: July 19, 2022

REZONING CASE #: Z-10-22

ACCELA: CN-RZZ-2022-00005

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

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

LOCATION: 7250 Weddington Rd

PIN#s: 4599-38-6230

AREA: +/- 37.66 acres

ZONING: I-1 (Light Industrial)

PREPARED BY: George Daniels, Senior Planner

BACKGROUND

The subject property consists of one (1) parcel comprising approximately 37.66 acres On the north side of Weddington Rd and northeast side of Ruben Linker Rd NW. A portion of the property is also located along Belt Rd near the Weddington Rd intersection. 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. To the north of the property the zoning is I-1 (Light Industrial) and the land is vacant/agricultural. To the east across Belt Rd the zoning is I-1 (Light Industrial) and is developed as the Weddington Rd Business Park which contains a variety of industrial tenants. Across Weddinton Rd to the south is the Martin Marietta/Bonds gravel quarry which is zoned I-2 (General Industrial). Also located on the quarry property is a concrete and asphalt plant. To the southwest across Ruben Linker Rd the property is zoned I-1 (Light Industrial) and is the location of the Hendrick Collision Center of Concord auto body shop. Also along Ruben

Linker Rd are four (4) single family houses. To the northwest of the property at the end of Ruben Linker Rd there is a church and a child daycare facility located in a C-2 (General Commercial) zoning district.

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.

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	
I-1 (Light Industrial)	North	I-1 (Light Industrial)	Vacant	North	Vacant/Agricultural
	South	I-2 Heavy Industrial)		South	Quarry, concrete & asphalt plants
	East	I-1 (Light Industrial)		East	Industrial business park
	West	I-1 (Light Industrial) & C-2 (General Commercial)		West	Auto body shop, single family houses, church, child daycare

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 +/- 37.66 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)



NORTH CAROLINA

High Performance Living



Application for Zoning Map Amendment

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: 7250 Weddington Road, Concord, NC

P.I.N.: 45993862300000

Area of Subject Property (acres or square feet): 37.660 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 - Vacant South Industrial - Asphalt Plant & Auto Body Shop

East Industrial - Business Park West Single Family Residential & Church

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: _____

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

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

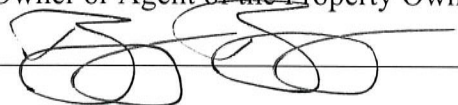
Signature of Owner(s) Date

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 South 73°31'14" West a horizontal ground distance of 11,464.55 feet to an existing 1" iron rod, situated at the northeasterly corner of the lands of The North Carolina Charter Educational Foundation, Inc. as described in Deed Book 12098, Page 210 and shown on Map Book 70, Page 56 as Lot 3 and being the Point of Beginning; 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 for the following six (6) courses and distances; 1) South 45°16'57" East a distance of 239.28 feet to a new 1/2" iron rod; 2) South 60°26'59" East a distance of 381.26 feet to a new 1/2" iron rod; 3) South 46°32'53" East a distance of 205.05 feet to a new 1/2" iron rod; 4) South 28°31'44" East a distance of 519.33 feet to a new 1/2" iron rod; 5) along the arc of a curve to the left said curve having an arc length of 105.62 feet a radius of 100.00 feet (chord bearing of South 58°47'14" East and chord distance of 100.78 feet) to a new 1/2" iron rod; 6) South 89°02'44" East a distance of 130.99 feet to a new 1/2" iron rod, situated on the westerly margin of Belt Road (SR #1438)(an assumed 60' public right-of-way) as described in Deed Book 339, Page 531 and Deed Book 2805, Page 123 and shown on design plans prepared by PBS & J for the City of Concord (Project No. EWR-B, dated August 19, 1999); thence along the aforesaid westerly margin for the following two (2) courses and distances 1) South 00°07'57" West a distance of 256.79 feet to a new 1/2" iron rod; 2) along the arc of a curve to the right said curve having an arc length of 262.75 feet a radius of 200.00 feet (chord bearing of South 37°46'07" West and chord distance of 244.26 feet) to a new 1/2" iron rod, situated on the northerly margin of Weddington Road (SR #1431)(an assumed variable width public right-of-way) as described in Deed Book 2805, Page 123 and shown on the aforesaid design plans; thence along the aforesaid northerly margin for the following six (6) courses and distances; 1) South 75°24'18" West a distance of 76.32 feet to a new 1/2" iron rod; 2) South 87°57'23" West a distance of 129.97 feet to a new 1/2" iron rod; 3) South 49°52'10" West a distance of 68.99 feet to an existing 5/8" iron rod; 4) South 02°52'59" East a distance of 50.44 feet to an existing 1/2" iron rod; 5) along the arc of a curve to the left said curve having an arc length of 266.57 feet a radius of 1195.92 feet (chord bearing of South 56°25'57" West and chord distance of 266.02 feet) to an existing 1/2" iron rod; 6) North 88°37'38" West a distance of 69.70 feet to an existing 1/2" iron rod, situated on the northeasterly margin of Ruben Linker Road NW (an assumed 60' public right-of-way) as shown on the aforesaid design plans; thence along the aforesaid northeasterly margin for the following two (2) courses and distances; 1) along the arc of a curve to the left said curve having an arc length of 381.51 feet a radius of 2030.00 feet (chord bearing of North 49°22'08" West and chord distance of 380.95 feet) to a new 1/2" iron rod; 2) North 54°45'10" West a distance of 56.67 feet to a new 1/2" iron rod; thence continue along the northeasterly margin but departing the 60' right-of-way South 35°14'50" West a distance of 8.62 feet to a new 1/2" iron rod, situated on the northeasterly margin of Ruben Linker Road NW (a prescriptive public right-of-way width along the existing back of ditch); thence along the aforesaid prescriptive margin for the following four courses and distances; 1) North 53°55'27" West a distance of 199.97 feet to a new 1/2" iron rod; 2) North 55°29'22" West a distance of 292.37 feet to a new 1/2" iron rod; 3) North 58°44'58" West a distance of 162.17 feet to a new 1/2" iron rod; 4) North 63°04'38" West a distance of 106.04 feet to a new 1/2" iron

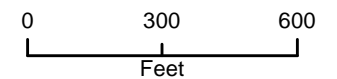
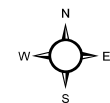
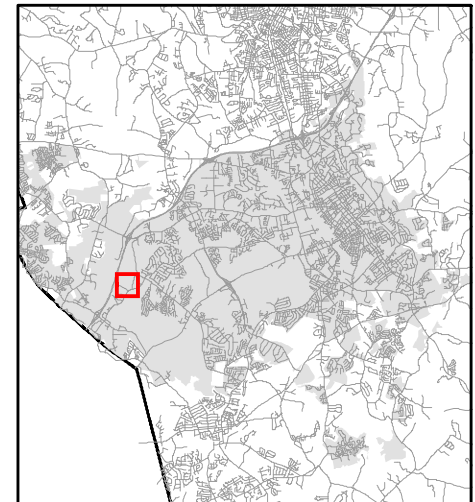
rod, situated on the easterly line of the lands of Christ Community Church International as described in Deed Book 13579, Page 22; thence along the aforesaid easterly line for the following three (3) courses and distances; 1) North 26°03'39" East a distance of 311.32 feet to an existing axle; 2) North 63°01'20" West a distance of 140.23 feet to a new 1/2" iron rod; 3) North 26°05'27" East a distance of 380.34 feet to a new 1/2" iron rod, situated on the easterly line of the aforesaid lands of The North Carolina Charter Educational Foundation, Inc. as described in Deed Book 12098, Page 210 and shown on Map Book 70, Page 56 as Lot 3; thence along the aforesaid easterly line North 47°16'30" East a distance of 512.84 feet to the Point of Beginning; Containing 1,640,479 square feet or 37.6602 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
BONDS FAMILY LTD PARTNERSHIP		655 PITTS SCHOOL RD	CONCORD	NC	28027
CHRIST COMMUNITY CHURCH	INTERNATIONAL	454 BURRAGE RD NE	CONCORD	NC	28025
GRIFFIN KENNETH PARKS		7473 RUBEN LINKER ROAD NW	CONCORD	NC	28027
HENDRICK AUTOMOTIVE GROUP		6000 MONROE RD - SUITE 100	CHARLOTTE	NC	28212
MARTIN MARIETTA MATERIALS INC	C/O BADEN TAX MANAGEMENT LLC	P O BOX 8040	FORT WAYNE	IN	46898
MP I-85 BONDS INDUSTRIAL LLC		601 S TRYON ST - STE 800	CHARLOTTE	NC	28202
THE NORTH CAROLINA CHARTER	EDUCATIONAL FOUNDATION INC	800 CORPORATE DR - STE 700	FT LAUDERDALE	FL	33334
WAYFORTH AT CONCORD LLC		8875 MAPLE RUN TRL	GAINESVILLE	GA	30506
WEDDINGTON HOLDINGS LLC		117 CROSSLAKE PARK DR	MOORESVILLE	NC	28117
WEDDINGTON ROAD BUSINESS PARK		7136 WEDDINGTON RD - STE 124	CONCORD	NC	28027

**Z-10-22
AERIAL**

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

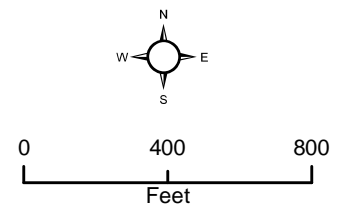
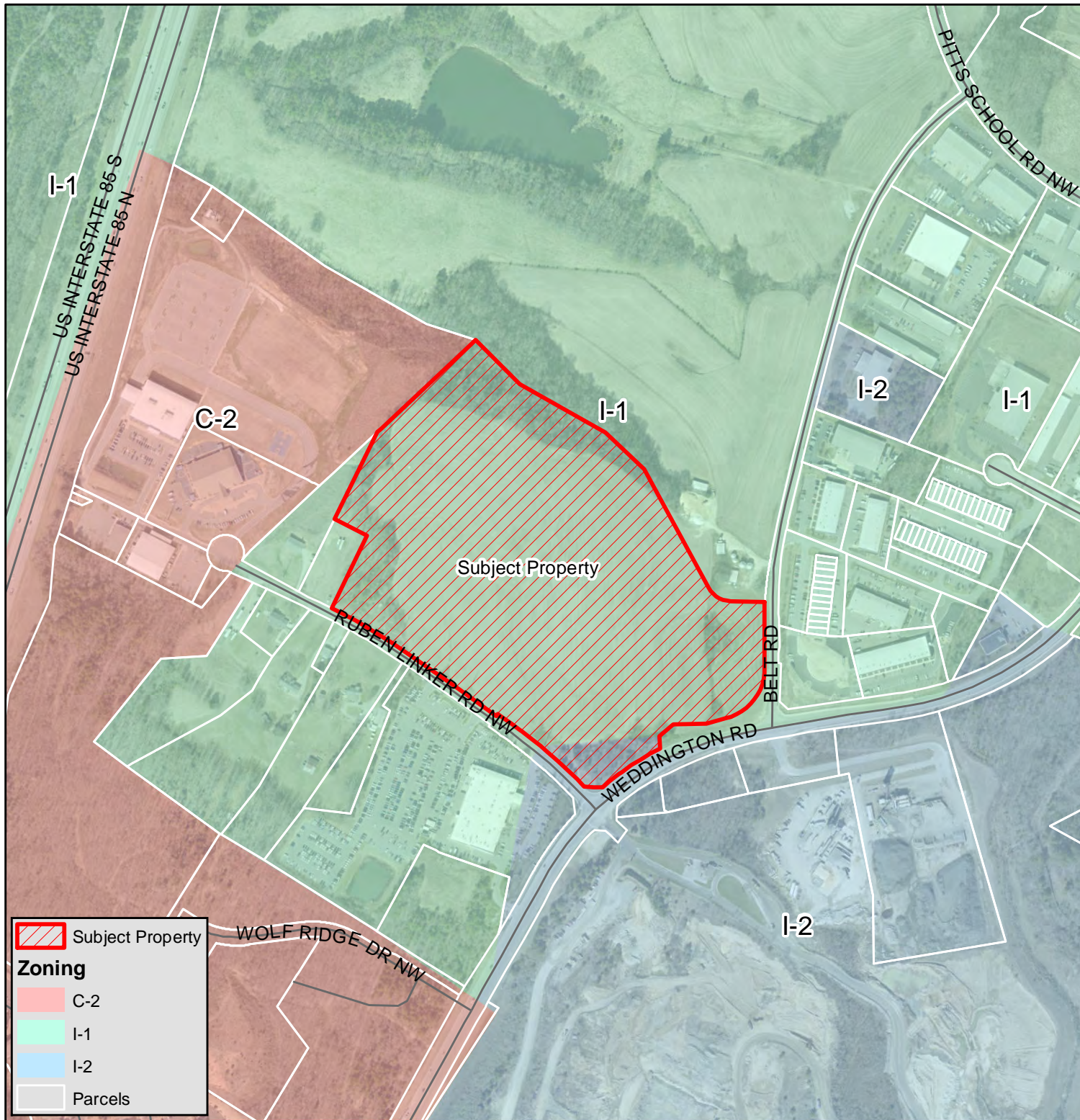
7250 Weddington Rd
PIN: 4599-38-6230-0000



**Z-10-22
ZONING MAP**

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

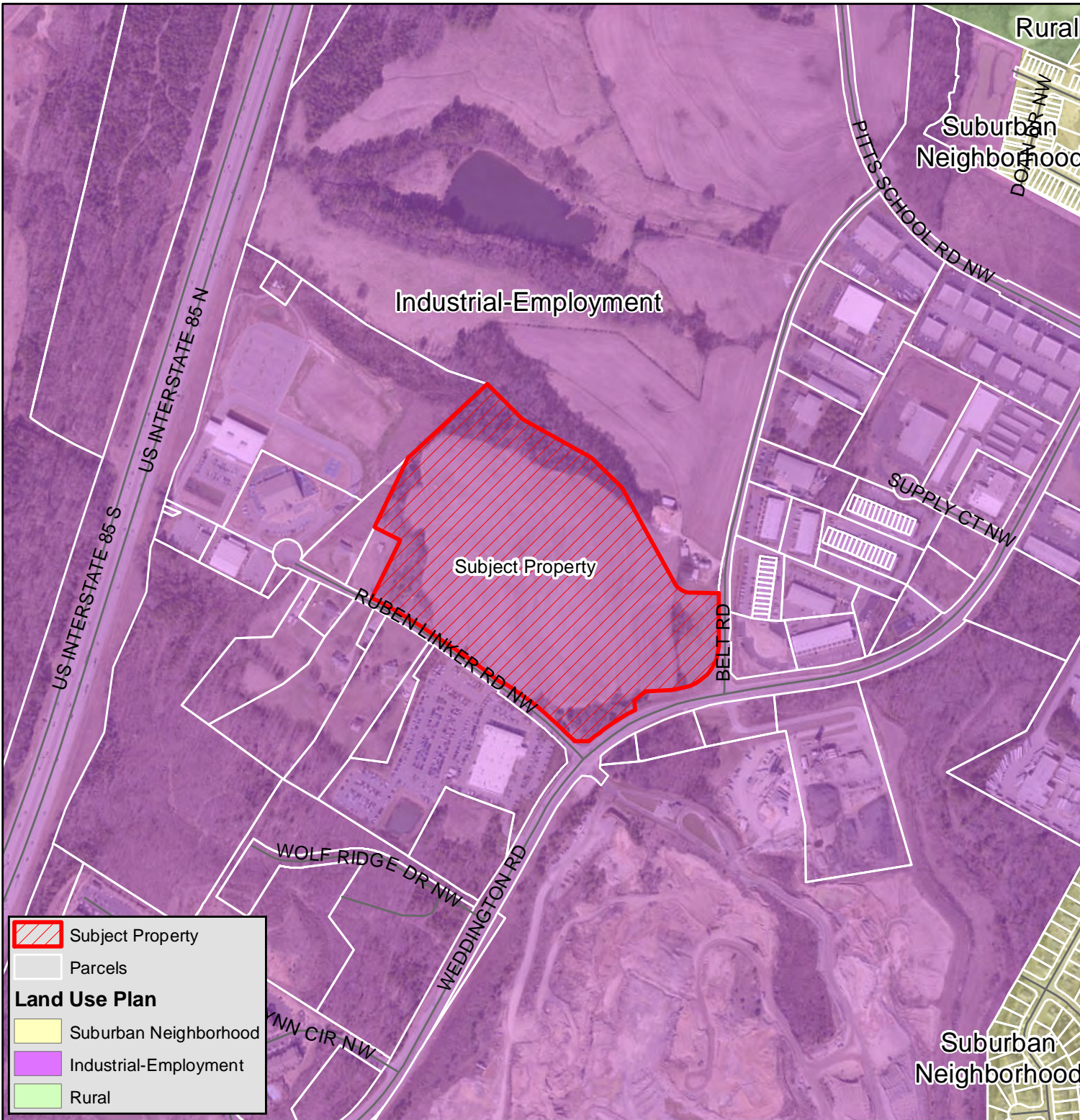
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




**Z-10-22
LAND USE PLAN**

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

7250 Weddington Rd
PIN: 4599-38-6230-0000



	Subject Property
	Parcels
Land Use Plan	
	Suburban Neighborhood
	Industrial-Employment
	Rural

