



**DATE:** May 16, 2023

**REZONING CASE #:** Z-10-23

**ACCELA:** CN-RZZ-2023-00006

**DESCRIPTION:** Zoning Map Amendment  
C-2 (General Commercial) to RV (Residential Village)

**APPLICANT/OWNER:** Kendall Toney

**LOCATION:** 911 Central Dr NW

**PIN#s:** 5611-84-8421

**AREA:** +/- .24 acres

**PREPARED BY:** Jeff Ellis, Planner

**BACKGROUND**

The subject property consists of one (1) parcel comprising approximately .24 acres at the intersection of Collingswood Dr NW and Central Dr NW. The property currently contains one (1) residential home.

**HISTORY**

The property was annexed into the City on June 30, 1992 as part of a larger involuntary annexation that also included Interstate 85 and an area northeast up to Interstate 85 and Central Dr and southeast along Irish Buffalo Creek to US Hwy 29. The subject properties were zoned B-3 (General Commercial) and converted to C-2 (General Commercial) with the adoption of the Unified Development Ordinance (UDO) in 2000.

**SUMMARY OF REQUEST**

The applicant is requesting to rezone the subject property from C-2 (General Commercial) to RV (Residential Village) for the zoning district to be in accordance with the property's use and to correspond with the Land Use Plan map designation. To the north of the property (across Collingsworth Dr NW) the zoning is C-2 (General Commercial). These properties consist of single-family homes, empty lots, and some trailer storage.

Directly to the east, the adjacent property is zoned C-2 (General Commercial) and is the site of a former CVS Pharmacy. To the south, the property is zoned C-2 (General Commercial) and consists of single-family homes. To the west the zoning is from RV (Residential Village) and this area is developed with single-family homes.

Because the request is for straight zoning of RV (Residential Village) and not a conditional district, all permitted uses with the RV (Residential Village) 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>	
C-2 (General Commercial)	<b>North</b>	C-2 (General Commercial)	Residential	<b>North</b>	Single-family residential
	<b>South</b>	C-2 (General Commercial)		<b>South</b>	Commercial
	<b>East</b>	C-2 (General Commercial)		<b>East</b>	Commercial
	<b>West</b>	RV (Residential Village)		<b>West</b>	Single-family residential

**COMPLIANCE WITH 2030 LAND USE PLAN**

The 2030 Land Use Plan (LUP) designates the subject property as “Urban Neighborhoods (UN)” for which RV (Residential Village) is listed as a corresponding zoning district.

The corresponding zoning districts for the “Urban Neighborhoods” land use category are RM-1 (Residential Medium Density), RM-2 (Residential Medium Density), RV (Residential Village), RC (Residential Compact), PRD (Planned Residential Development District), C-1 (Light Commercial and Office), PUD (Planned Unit Development), TND (Traditional Neighborhood Development), and O-I (Office-Institutional), and R-CO (Residential County Originated)

**From the 2030 Land Use Plan – “Urban Neighborhoods” (UN)**

*The Urban Neighborhood (UN) Future Land Use category includes a mix of moderate- to high-density housing options. These neighborhoods are relatively compact and may contain one or more of the following housing types: small lot, single family detached, townhomes, condominiums, or apartments. The design and scale of development in an urban neighborhood encourages active living with a complete comprehensive network of walkable streets. Cul-de-sacs are restricted to areas where topography, environment, or existing development makes other connections prohibitive. Lots at intersections of collector and arterial streets within or at the edges of urban neighborhoods may support neighborhood- and community-serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Drive-through uses may be appropriate if designed and located so they access side streets and do not compromise pedestrian safety. Non-residential and multi-family uses are typically developed with minimal street setbacks in the urban neighborhood future land use category.*

**Policy Guidance:**

*Objective 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.*

- *Monitor Land Use: Monitor existing, approved and planned land uses and compare development capacities with projected demands for all types of residential and non-residential development. The Future Land Use Map should provide adequate land to meet projected demands and provide market flexibility throughout the city.*

**SUGGESTED STATEMENT OF CONSISTENCY**

- The subject property is approximately +/- .24 acres and is zoned City of Concord C-2 (General Commercial).
- The subject property was annexed on June 30, 1992, and zoned B-3. The zoning was later converted to C-2 (General Commercial) in 2000.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as RV (Residential Village) is a corresponding zoning classification to the Commercial Land Use Category.
- The zoning amendment is reasonable and in the public interest as it is complementary to the use, design, and density with the adjacent residential land uses.

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**

The staff finds the zoning map amendment consistent 2030 Land Use Plan and staff has no objections to the petition.

**PROCEDURAL CONSIDERATIONS**

This 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: \_\_\_\_\_

Kendall Toney , 9802534687

admin@trg-rei.com

Owner Name, Address, Telephone Number: \_\_\_\_\_ TRG REI LLC

Project Location/Address: \_\_\_\_\_ 911 Centeal Drive NW 28027

P.I.N.: \_\_\_\_\_ 56118484210000

Area of Subject Property (acres or square feet): \_\_\_\_\_ .24 acres

Lot Width: \_\_\_\_\_ 93 Lot Depth: \_\_\_\_\_ 156

Current Zoning Classification: \_\_\_\_\_ C2

Proposed Zoning Classification: \_\_\_\_\_ RV

Existing Land Use: \_\_\_\_\_ Residential

Future Land Use Designation: \_\_\_\_\_ Residential

Surrounding Land Use: North \_\_\_\_\_ Commerical/Residential South \_\_\_\_\_ Residential  
East \_\_\_\_\_ Commerical/Residential West \_\_\_\_\_ Commerical/Residential

Reason for request: Would like to ensure property can be occupied, marketed, used and sold as residential without limitations

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:

residential use

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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):

going to renovate the property and modernize it to maximize its potential

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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.

*kendall toney*      4/25/2023  
 \_\_\_\_\_  
 \_ 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: 4/26/2023

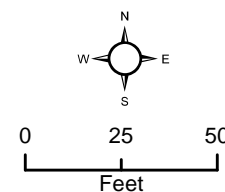
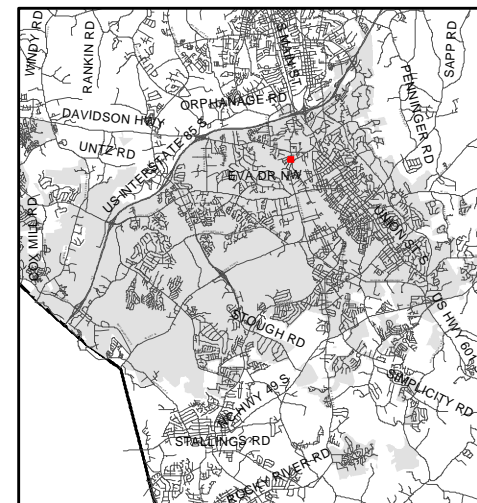
Applicant Signature: *kendall toney*

Property Owner or Agent of the Property Owner Signature:  
*kendall toney*

**Z-10-23  
AERIAL**

**Rezoning application  
C-2 (General Commercial)  
to  
RV (Residential Village)**

911 Central Dr NW  
PIN: 5611-84-8421

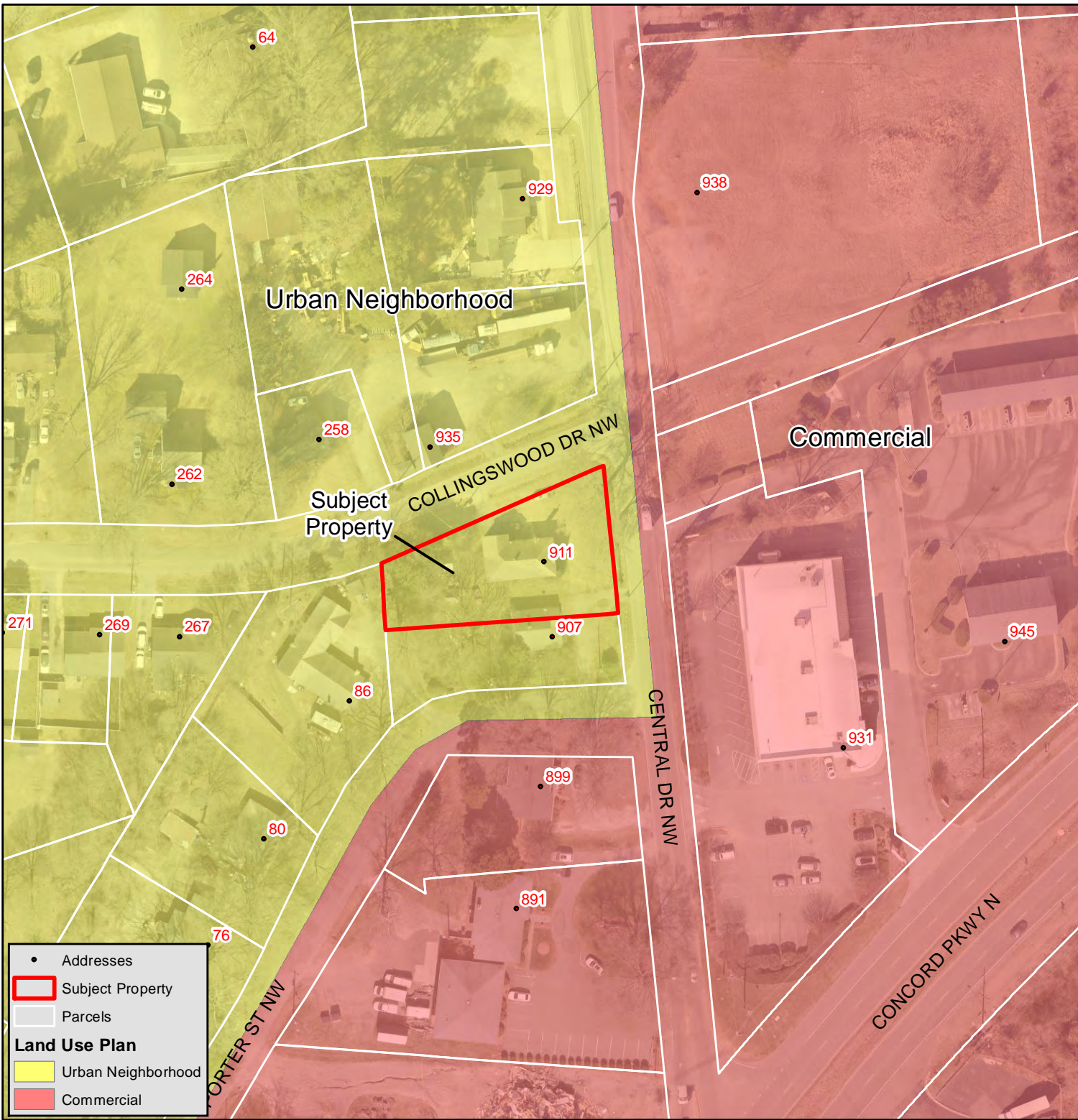
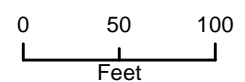
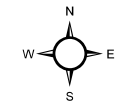
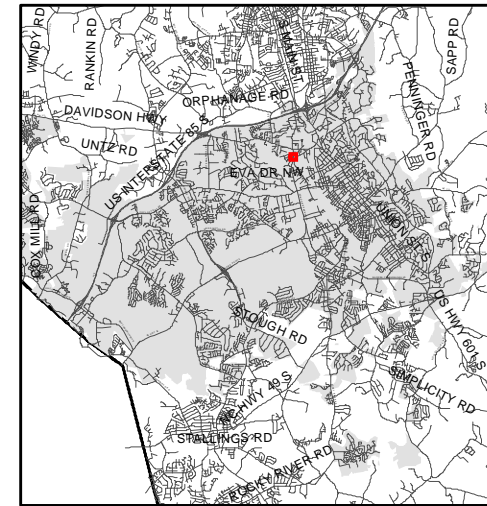




**Z-10-23  
LAND USE PLAN**

**Rezoning application  
C-2 (General Commercial)  
to  
RV (Residential Village)**

911 Central Dr NW  
PIN: 5611-84-8421

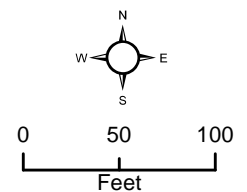
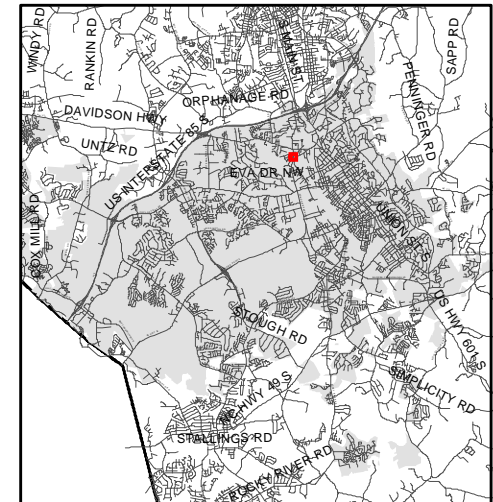
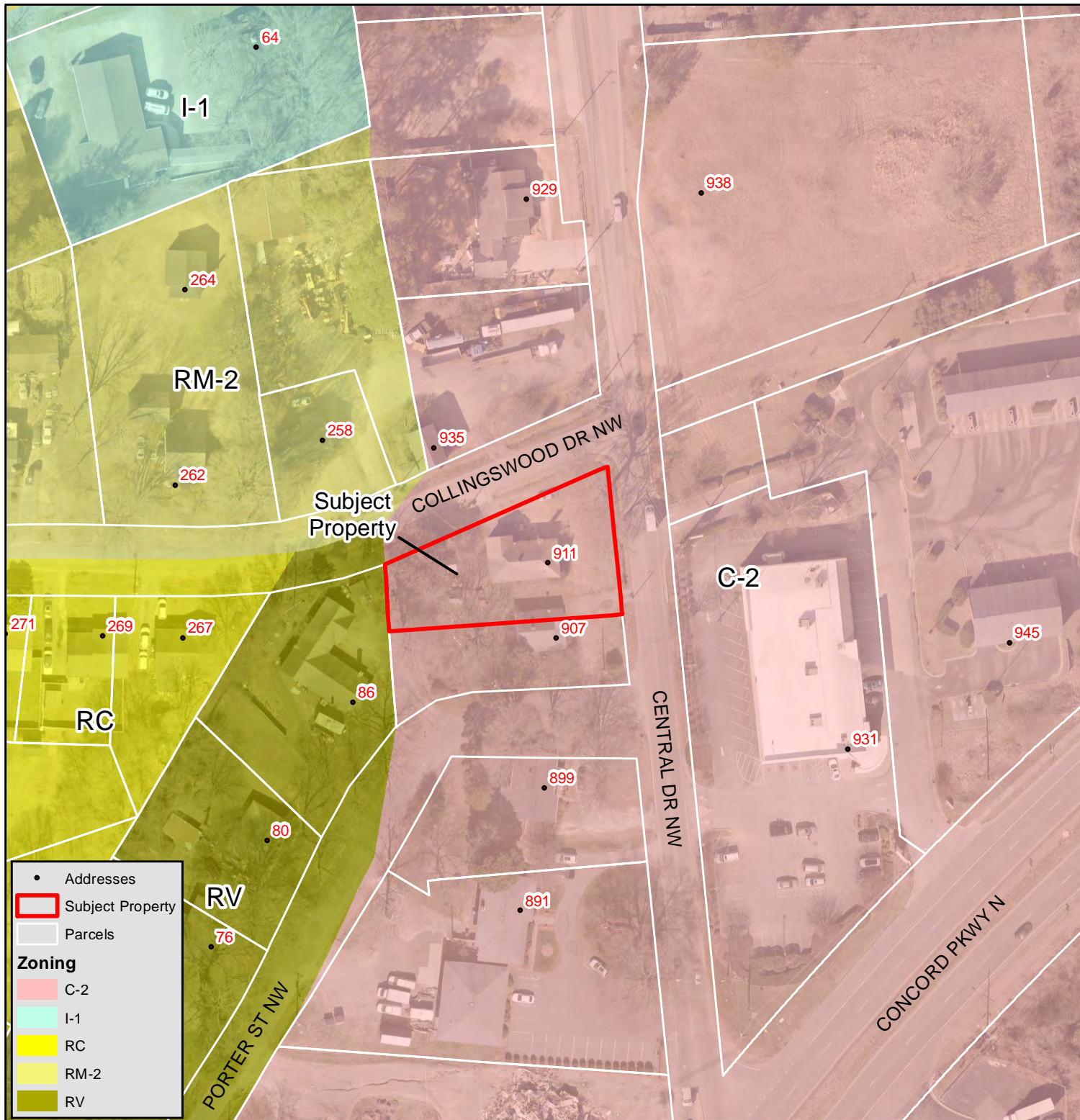


•	Addresses
	Subject Property
	Parcels
<b>Land Use Plan</b>	
	Urban Neighborhood
	Commercial

# Z-10-23 ZONING

## Rezoning application C-2 (General Commercial) to RV (Residential Village)

911 Central Dr NW  
PIN: 5611-84-8421



Z-10-23

Rezoning application  
C-2 (General Commercial)  
to  
RV (Residential Village)

Case Location

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

