



DATE: September 17, 2024

REZONING CASE #: Z-12-24

ACCELA: CN-RZZ-2024-00010

DESCRIPTION: Zoning Map Amendment
RM-2 (Residential Medium Density) to C-2 (General Commercial)

APPLICANT/OWNER: Blue Pure Life, LLC / Keith Troutman

LOCATION: 2120 Barnhardt Avenue NW

PIN#: 5610-98-5054

AREA: +/- 0.344 acres

ZONING: RM-2 (Residential Medium Density)

PREPARED BY: Fred Womble, Senior Planner

BACKGROUND

The subject property consists of one (1) parcel totaling +/- 0.344 acres located along the northern right-of-way line of Barnhardt Ave. NW. The parcel is owned by Blue Pure Life, LLC and is currently utilized as a hair salon. The applicant seeks approval to rezone the subject property from RM-2 (Residential Medium Density) to C-2 (General Commercial).

HISTORY

The subject property was previously located in Cabarrus County and annexed into the City in 1995. Upon annexation, the parcel was zoned R-2 which was converted to RM-2 with the conversion to the UDO. The commercial structure presently located on the parcel was built in or around 1986 and has operated as a hair salon since then.

SUMMARY OF REQUEST

The applicant proposes to rezone the subject property from RM-2 (Residential Medium Density) to C-2 (General Commercial) to continue operation of a hair salon. The submitted request is not for a conditional district, so all uses permitted within the C-2 (General Commercial) 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. The property is surrounded on all sides by C-2 zoning and the petition represents an extension of the established district.

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	
RM-2 (Residential Medium Density)	North	C-2 (General Commercial)	Commercial	North	Vacant
	South	C-2 (General Commercial)		South	Commercial
	East	C-2 (General Commercial)		East	Commercial
	West	C-2 (General Commercial)		West	Residential, Vacant

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject properties as “Commercial” (C). C-2 (General Commercial) *is listed* as a corresponding zoning district to the “Commercial” land use category, and therefore is consistent with the land use plan.

The corresponding zoning districts for the “Commercial” land use category are B-1 (Neighborhood Commercial/Office), O-I (Office-Institutional), C-1 (Light Commercial and Office), C-2 (General Commercial), MX-NC (Mixed Use-Neighborhood Center), MX-CC1 (Mixed Use-Commercial Center Small), MX-CC2 (Mixed Use-Commercial Center Large), MX-IB (Mixed Use-Industrial/Business Center), and PUD (Planned Unit Development).

From the 2030 Land Use Plan – “Commercial” (C)

The Commercial Future Land Use category includes a mix of commercial land use types. While these areas continue to support additional commercial development and redevelopment, much of the new commercial development should be concentrated within the Mixed-Use Activity Centers and Village Centers. Strip commercial development along major corridors is discouraged in the 2030 Plan. Instead, commercial development integrated into Mixed-Use Activity Centers at key intersections is desired. Areas designated as Commercial are intended to represent those that include a variety of commercial uses at different intensities, including large scale malls, lifestyle centers, and community shopping centers.

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.

The following goals from the recently adopted Strategic Plan also relate to the proposed zoning amendment:

Goal 2: Create Economic Opportunities for Individuals and Businesses

1. Support business expansion and job creation initiatives.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property for the rezoning petition is approximately +/- 0.344 acres and is currently zoned RM-2 (Residential Medium Density).
- The subject property was annexed into the City in 1995.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as C-2 (General Commercial) is a corresponding zoning classification to the Commercial (C) 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, and reflects the historical use of the 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. *no changes/leaving as is*

- 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: Troutman Enterprises, of Concord INC
BLUE PURE LIFE, LLC
Keith Troutman 60 Burrage Rd Concord NC 28025
KdTBH04@hotmail.com

Owner Name, Address, Telephone Number: Keith Troutman, 60 Burrage Rd, Concord, NC 28025

Project Location/Address: 2120 Barnhardt Ave NW CONCORD, NC

P.I.N.: 56109850540000

Area of Subject Property (acres or square feet): .027 acre

Lot Width: 50 Lot Depth: 237

Current Zoning Classification: RM 2

Proposed Zoning Classification: C2

Existing Land Use: Has been beauty Salon for 35 years

Future Land Use Designation: continued as Hair Salon, same people

Surrounding Land Use: North C2 South C2

East ~~RM~~ single family West C2

Reason for request: Not really sure, we built this building in 1986 for a Hair Salon, it has been a Salon ever since, we did have 1 of the stylist move out

Has a pre-application meeting been held with a staff member? over email not in person

Staff member signature: _____ Date: _____ they requested this which we are fine with



THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

1. List the Use(s) Proposed in the Project:

Continued use as a hair salon as the structure was built for 1986.

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):

This was requested by the Concord staff which is fine with us. Two of the same stylists are still there and we lease out the building to them. But they been great helping keep the salon operating. ALL the surrounding properties are currently zoned C2.

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.

Kush Grodman 7/30/24
Signature of Applicant Date

Kush Grodman 7/30/24
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: 7/30/24

Applicant Signature: Keah Moobner

Property Owner or Agent of the Property Owner Signature:
Keah Moobner

BLUE PURE LIFE LLC
2120 BARNHARDT AVE NW CONCORD NC 28027
87961

Return/Appeal Notes: Parcel: 5610 98 5054 0000

PLAT: 00000/00000

ID NO: 02 015 0015.30 0000

CONCORD CITY TAX (100), COUNTY TAX (100)

CARD NO. 1 of 1

0.2700 AC

SRC=

Reval Year: 2024 Tax Year: 2024

NORTH SIDE BARNHARDT AVE

TW-02

CI-02 FR-00 EX-

AT- LAST ACTION 20240102

Appraised by RE on 01/11/2016 50001

CONCORD PARKWAY NORTH

CONSTRUCTION DETAIL

MARKET VALUE

DEPRECIATION

CORRELATION OF VALUE

Foundation - 4	
Spread Footing	6.00
Sub Floor System - 2	
Slab on Grade- Residential/Commercial	6.00
Exterior Walls - 21	
Face Brick	25.00
Roofing Structure - 07	
Wood Truss	8.00
Roofing Cover - 04	
Built Up Tar and Gravel/Rubber	4.00
Interior Wall Construction - 5	
Drywall/Sheetrock	8.00
Interior Floor Cover - 09	
Pine or Soft Woods	14.00
Interior Floor Cover - 11	
Ceramic Clay Tile	0.00
Heating Fuel - 03	
Gas	1.00
Heating Type - 04	
Forced Air - Ducted	6.00
Air Conditioning Type - 03	
Central	6.00
Commercial Heat & Air - 3	
Split Units	0.00
Structural Frame - 02	
Wood Frame	10.00
Ceiling & Insulation - 03	
Suspended - Ceiling and Wall Insulated	7.00
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Plumbing Fixtures	
2.00	7.000
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	108.000

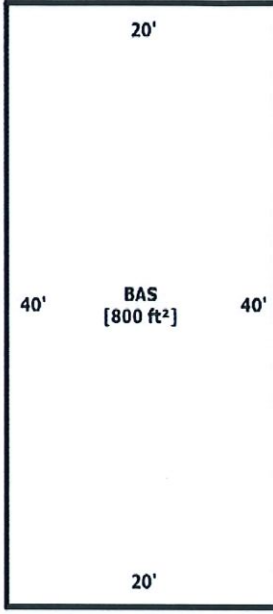
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
10	07	800	140	182.00	145600	2006	1986

TYPE: COMMERCIAL-RETAIL

STYLE: 1 - 1.0 Story

Standard	0.31000
% GOOD	69.0

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	100,460
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	65,000
TOTAL MARKET VALUE - CARD	165,460
TOTAL APPRAISED VALUE - CARD	165,460
TOTAL APPRAISED VALUE - PARCEL	165,460
TOTAL PRESENT USE VALUE - PARCEL	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	165,460



PRIOR				
BUILDING VALUE	44,310			
OBXF VALUE	0			
LAND VALUE	38,000			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	82,310			
PERMIT				
CODE	DATE	NOTE	NUMBER	AMOUNT
ROUT: WTRSHD:				
SALES DATA				
OFF. RECORD	DATE	DEED	INDICATE SALES PRICE	
BOOK	PAGE	MOYR	TYPE	Q/U/V/I
16298	0159	12 2022	GW	Q I
BUILDING AREA 800				
NOTES				
SHARONS HAIR STYLING APPEALED VALUE 1/95 N/C				
PMT 23753 1/86 BLD				

BUILDING ADJUSTMENTS			
Quality	3	Average	1.0000
Shape/Design	3	MF3	1.0000
Size	Size	Size	1.3000
TOTAL ADJUSTMENT FACTOR 1.300			
TOTAL QUALITY INDEX 140			

Click on image to enlarge

SUBAREA		GS	%	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE
TYPE		AREA			TOTAL OB/XF VALUE																
BAS		800	100		145600																
FIREPLACE		1			None																
SUBAREA TOTALS		800			145,600																

BUILDING DIMENSIONS BAS=W20S40E20N40Area:800;TotalArea:800

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
COMMERCIAL	0700	RM-2	50	237	1.0000	0	1.0000	RF	AC	LC	TO	OT	PW	65,000.00	1.000	LT	1.000	65,000.00	65000	0	

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA

1985 obtained Budy Permit to Build for Manuel & Sharon Lisa
 Completed in 1986 and obtained a sign off to open for Business as "Sharon's Hair Design"

Bought for Sharon when thru mental 3/2024
 - she requested the work till May 2024 + others staged
 then the bullshit started

Bought on 12/2022 check All documents prove that -

Rezoning application

BLUE PURE LIFE LLC
2120 BARNHARDT AVE NW CONCORD NC 28027
87961

Return/Appeal Notes: Parcel: 5610 98 5054 0000

PLAT: 00000/00000

ID NO: 02 015 0015.30 0000

CONCORD CITY TAX (100), COUNTY TAX (100)

CARD NO. 1 of 1

0.2700 AC

SRC=

Reval Year: 2024 Tax Year: 2024

NORTH SIDE BARNHARDT AVE

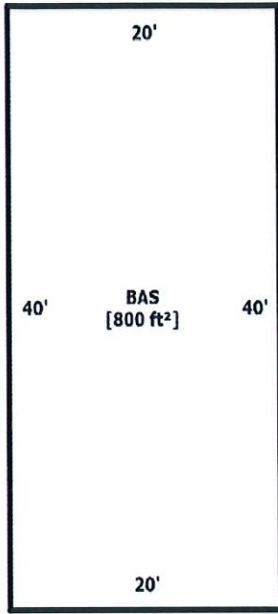
TW-02

CI-02 FR-00 EX-

AT- LAST ACTION 20240102

Appraised by RE on 01/11/2016 50001 CONCORD PARKWAY NORTH

Table with multiple sections: CONSTRUCTION DETAIL, MARKET VALUE, DEPRECIATION, CORRELATION OF VALUE, BUILDING ADJUSTMENTS, SUBAREA, BUILDING DIMENSIONS, LAND INFORMATION, and various value calculations.



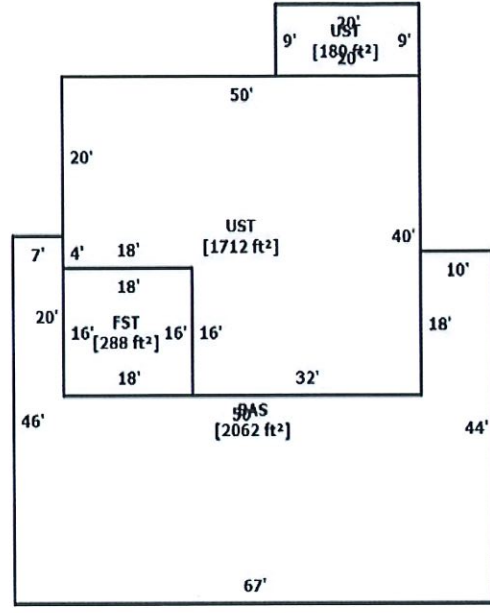
Click on image to enlarge

COOK JAMES GRADY **COOK MARY C**
 479 CONCORD PKWY N CONCORD NC 28027
 129635

Return/Appeal Notes: **Parcel: 5610 98 6066 0000**
 PLAT: 00000/00000
 ID NO: 02 015 0015.10 0000

Reval Year: 2024 Tax Year: 2024 CONCORD CITY TAX (100), COUNTY TAX (100)
 Appraised by RE on 09/12/2023 50001 CONCORD PARKWAY NORTH WEST SIDE CONCORD PKWY
 CARD NO. 1 of 2 1.0000 LT SRC=
 TW-02 CI-02 FR-00 EX- AT- LAST ACTION 20240102

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE	
Foundation - 4	6.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.70000	CREDENCE TO MARKET	
Spread Footing	6.00	16	07	5,982	99	113.85	681051	1985	1950	% GOOD	30.0	DEPR. BUILDING VALUE - CARD 204,320	
Sub Floor System - 5	12.00	TYPE: SHOPPING CENTER-STRIP COMMERCIAL										DEPR. OB/XF VALUE - CARD 10,610	
Wood	12.00	STYLE: 2 - 1.5 Stories										MARKET LAND VALUE - CARD 627,260	
Exterior Walls - 20	23.00											TOTAL MARKET VALUE - CARD 842,190	
Jumbo/Commercial Brick	23.00											TOTAL APPRAISED VALUE - CARD 842,190	
Roofing Structure - 07	8.00											TOTAL APPRAISED VALUE - PARCEL 1,033,000	
Wood Truss	8.00											TOTAL PRESENT USE VALUE - PARCEL 0	
Roofing Cover - 04	4.00											TOTAL VALUE DEFERRED - PARCEL 0	
Built Up Tar and Gravel/Rubber	4.00											TOTAL TAXABLE VALUE - PARCEL \$ 1,033,000	
Interior Wall Construction - 4	7.00											PRIOR	
Plywood Panel	7.00											BUILDING VALUE 477,540	
Interior Wall Construction - 5	0.00											OBXF VALUE 7,120	
Drywall/Sheetrock	0.00											LAND VALUE 348,480	
Interior Floor Cover - 08	6.00											PRESENT USE VALUE 0	
Sheet Vinyl	6.00											DEFERRED VALUE 0	
Interior Floor Cover - 14	0.00											TOTAL VALUE 833,140	
Carpet	0.00											PERMIT	
Heating Fuel - 03	1.00											CODE DATE NOTE NUMBER AMOUNT	
Gas	1.00											ROUT: WTRSHD:	
Heating Type - 04	6.00											SALES DATA	
Forced Air - Ducted	6.00											OFF. RECORD DATE DEED TYPE Q/U/V/I INDICATE SALES PRICE	
Air Conditioning Type - 03	6.00											13450 0342 4 2019 SW F I 150000	
Central	6.00											11807 0078 3 2016 SW E I 0	
Commercial Heat & Air - 3	0.00											10961 0053 5 2014 SW E I 0	
Split Units	0.00											BUILDING AREA 5,010	
Structural Frame - 04	12.00											NOTES	
Masonry	12.00											WICKEN'S AUTOMOTIVE FAMILY FLORIST	
Ceiling & Insulation - 08	3.00											ELDORADO PORTRAIT LOFT	
Not Suspended - No Insulation	3.00												
Average Rooms Per Floor - 8	0.00												
Average Rooms Per Floor	0.00												
Floor Number - 01	0.00												
Floor	0.00												
Half-Bathrooms	0.00												
BAS - 0 FUS - 0 LL - 0	0.00												
Plumbing Fixtures	2.000												
4.00	2.000												
Office	0.00												
BAS - 0 FUS - 0 LL - 0	0.00												
TOTAL POINT VALUE	96.000												



Click on image to enlarge

BUILDING ADJUSTMENTS			
Quality	3	Average	1.0000
Shape/Design	3	MF3	1.0000
Size	Size	Size	1.0300
TOTAL ADJUSTMENT FACTOR	1.030		
TOTAL QUALITY INDEX	99		

SUBAREA		CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
BAS	2,062	100	TOTAL OB/XF VALUE		0	0	4,500	4.10	100	1	1.15	1985	1998	55		50	10609
FST	288	060															19696
FUS	2,948	095															318894
UST	1,892	050															107702
FIREPLACE	1 - None																0
SUBAREA TOTALS	7,190																681,051

BUILDING DIMENSIONS UST=W20S9E20N9Area:180;UST=W50S20S4E18S16E32N40Area:1712;BAS=W7S46E67N44W10S18W50N20Area:2062;FST=S16E18N16W18Area:288;FUS=Area:2948;TotalArea:7190

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
COMMERCIAL	0700	C-2	223	150	1.0000	0	1.0000		PS	18.00	34848.000	SF	1.000	18.00	627264		0
TOTAL MARKET LAND DATA																627,260	
TOTAL PRESENT USE DATA																	

TROUTMAN LAND INVESTMENTS INC
 499 CONCORD PKWY N CONCORD NC 28027
 7027700

Return/Appeal Notes: Parcel: 5610 98 4246 0000
 PLAT: 00000/00000
 ID NO: 02 015 0016.00 0000

CONCORD CITY TAX (100), COUNTY TAX (100)
 Reval Year: 2024 Tax Year: 2024 W/S HWY 29 P/O LOT 2
 Appraised by RE on 01/11/2016 50001 CONCORD PARKWAY NORTH

CARD NO. 1 of 1
 3.0000 AC SRC=
 TW-02 CI-02 FR-00 EX- AT- LAST ACTION 20240102

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE								
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD			CREDENCE TO								
BUILDING ADJUSTMENTS	10	00										DEPR. BUILDING VALUE - CARD 0								
TOTAL ADJUSTMENT FACTOR	TYPE: COMMERCIAL-RETAIL											DEPR. OB/XF VALUE - CARD 2,220								
TOTAL QUALITY INDEX	STYLE:											MARKET LAND VALUE - CARD 448,280								
												TOTAL MARKET VALUE - CARD 450,500								
												TOTAL APPRAISED VALUE - CARD 450,500								
												TOTAL APPRAISED VALUE - PARCEL 450,500								
												TOTAL PRESENT USE VALUE - PARCEL 0								
												TOTAL VALUE DEFERRED - PARCEL 0								
												TOTAL TAXABLE VALUE - PARCEL \$ 450,500								
PRIOR																				
BUILDING VALUE 0																				
OBXF VALUE 2,460																				
LAND VALUE 417,000																				
PRESENT USE VALUE 0																				
DEFERRED VALUE 0																				
TOTAL VALUE 419,460																				
PERMIT																				
CODE		DATE		NOTE		NUMBER		AMOUNT												
ROUT: WTRSHD:																				
SALES DATA																				
OFF. RECORD		DATE		DEED				INDICATE SALES												
BOOK	PAGE	MO	YR	TYPE	Q/U/V/I	PRICE														
HEATED AREA																				
NOTES																				
APPEALED 1999 & 2004 REVAL																				
SUBAREA		GS AREA	RPL %	CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
FIREPLACE					02	GARAGE FR		24	22	528	14.00	100.00		1975	1985	S3		30	2218	
SUBAREA																			TOTAL OB/XF VALUE	2,218
TOTALS																				
BUILDING DIMENSIONS																				
LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
COMMERCIAL	0700	C-2	261	484	1.6170	7	0.4300	+03	+00	+00	-40	-20	PS	215,000.00	3.000	AC	0.695	149,425.00	448275	0
TOTAL MARKET LAND DATA															3.000			448,280		
TOTAL PRESENT USE DATA																				

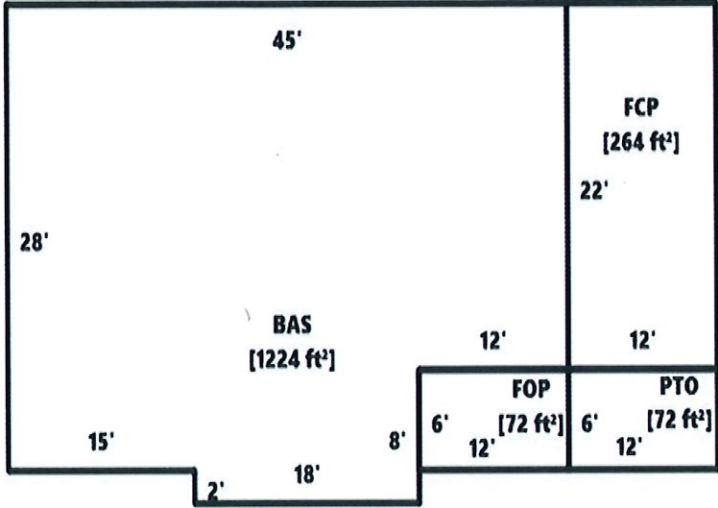
TROUTMAN LAND INVESTMENTS INC
2132 BARNHARDT AVE NW CONCORD NC 28027
7027700

Return/Appeal Notes: Parcel: 5610 98 4070 0000
PLAT: 00000/00000
ID NO: 02 015 0015.00 0000

CONCORD CITY TAX (100), COUNTY TAX (100)
Reval Year: 2024 Tax Year: 2024 N/S BARNHARDT AVENUE
Appraised by RE on 06/25/2024 50001 CONCORD PARKWAY NORTH

CARD NO. 1 of 1
1.6000 AC SRC= Estimated
TW-02 CI-02 FR-00 EX- AT- LAST ACTION 20240625

CONSTRUCTION DETAIL	MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE				
Foundation - 3								FOBS	Functional	0.15000	CREDENCE TO MARKET				
Continuous Footing 5.00								Standard	0.53000						
Sub Floor System - 4	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD 32.0						
Plywood 8.00	01	01	1,503	146	183.96	279592	1971	1961							
Exterior Walls - 21	TYPE: SINGLE FAMILY RESIDENTIAL							SINGLE FAMILY HOME				DEPR. BUILDING VALUE - CARD 89,470			
Face Brick 35.00	STYLE: 5 - Ranch w/ basement											DEPR. OB/XF VALUE - CARD 2,300			
Roofing Structure - 04												MARKET LAND VALUE - CARD 278,780			
Hip 8.00												TOTAL MARKET VALUE - CARD 370,550			
Roofing Cover - 03												TOTAL APPRAISED VALUE - CARD 370,550			
Asphalt or Composition Shingle 3.00												TOTAL APPRAISED VALUE - PARCEL 370,550			
Interior Wall Construction - 5												TOTAL PRESENT USE VALUE - PARCEL 0			
Drywall/Sheetrock 20.00												TOTAL VALUE DEFERRED - PARCEL 0			
Interior Floor Cover - 09												TOTAL TAXABLE VALUE - PARCEL \$ 370,550			
Pine or Soft Woods 10.00												PRIOR			
Heating Fuel - 02												BUILDING VALUE 29,180			
Oil, Wood or Coal 0.00												OBXF VALUE 1,610			
Heating Type - 04												LAND VALUE 292,720			
Forced Air - Ducted 4.00												PRESENT USE VALUE 0			
Air Conditioning Type - 03												DEFERRED VALUE 0			
Central 4.00												TOTAL VALUE 323,510			
Bedrooms/Bathrooms/Half-Bathrooms												PERMIT			
2/1/0 7.000												CODE DATE NOTE NUMBER AMOUNT			
Bedrooms												ROUT: WTRSHD:			
BAS - 2 FUS - 0 LL - 0												SALES DATA			
Bathrooms												OFF. RECORD DATE DEED TYPE Q/U/V/I INDICATE SALES PRICE			
BAS - 1 FUS - 0 LL - 0												749 0110 4 1990 WD Q I 97000			
Half-Bathrooms												495 0537 10 1978 WD Q V 39500			
BAS - 0 FUS - 0 LL - 0												HEATED AREA 1,224			
Office												NOTES			
BAS - 0 FUS - 0 LL - 0 0												1 O/B NV-APPEALED 1999 & 2 004 REVAL			
TOTAL POINT VALUE 104.000												2004- RENT = \$500 /M			
BUILDING ADJUSTMENTS															
Quality 3 Average 1.0000															
Shape/Design 3 MF3 1.0000															
Size Size Size 1.4000															
TOTAL ADJUSTMENT FACTOR 1.400															
TOTAL QUALITY INDEX 146															



Click on image to enlarge

SUBAREA		TYPE	GS AREA	%	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE	
BAS			1,224	100	225167	24	SHED FRAME		20	40	800	8.00	100	1	1.20	1977	1994		SS		30	2304
FCP			264	025	12141	TOTAL OB/XF VALUE																2,304
FOP			72	035	4599																	
PTO			72	005	736																	
UBM*			918	020	33849																	
FIREPLACE		4 - 2 Story Single/1 Story Double				3,100																
SUBAREA TOTALS			2,550		279,592																	

BUILDING DIMENSIONS FCP=W12S22E12N22Area:264;BAS=W45S28E15S2E18N8E12N22Area:1224;FOP=S6E12N6W12Area:72;UBM=Area:918;PTO=S6W12N6E12Area:72;To talArea:2550

LAND INFORMATION		HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
COMMERCIAL		0700	C-2	298	237	1.0000	0	0.4000	+00 +00 +00 +00 -30 SZ/ACC	PW	10.00	69696.000	SF	0.400	4.00	278784		0	
TOTAL MARKET LAND DATA																		278,780	
TOTAL PRESENT USE DATA																			

TROUTMAN LAND INVESTMENTS INC
 505 CONCORD PKWY N CONCORD NC 28027
 7027700

Return/Appeal Notes: Parcel: 5610 98 3488 0000
 PLAT: 00000/00000
 ID NO: 02 015 0017.00 0000

CONCORD CITY TAX (100), COUNTY TAX (100)
 Reval Year: 2024 Tax Year: 2024 LOT 1 E E BARNHARDT
 Appraised by RE on 01/11/2016 50001 CONCORD PARKWAY NORTH

CARD NO. 1 of 1
 3.6800 AC SRC=
 TW-02 CI-02 FR-00 EX- AT- LAST ACTION 20240102

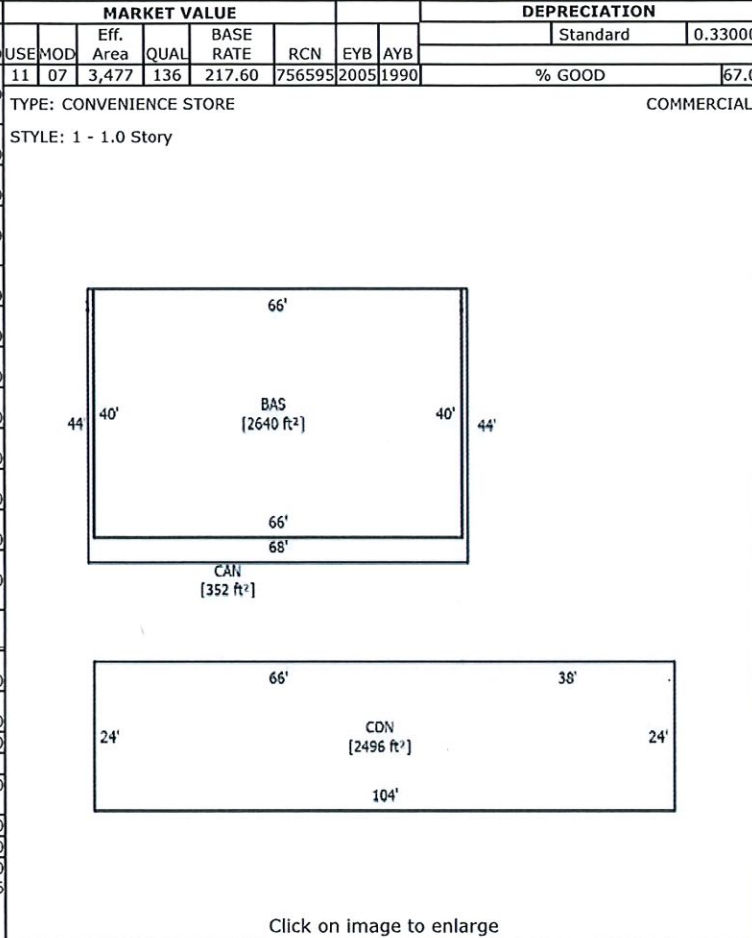
CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION				CORRELATION OF VALUE								
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB					CREDENCE TO								
	10	00							% GOOD				DEPR. BUILDING VALUE - CARD 0								
BUILDING ADJUSTMENTS	TYPE: COMMERCIAL-RETAIL													DEPR. OB/XF VALUE - CARD 0							
TOTAL ADJUSTMENT FACTOR	STYLE:													MARKET LAND VALUE - CARD 418,550							
TOTAL QUALITY INDEX														TOTAL MARKET VALUE - CARD 418,550							
															TOTAL APPRAISED VALUE - CARD 418,550						
															TOTAL APPRAISED VALUE - PARCEL 418,550						
															TOTAL PRESENT USE VALUE - PARCEL 0						
															TOTAL VALUE DEFERRED - PARCEL 0						
															TOTAL TAXABLE VALUE - PARCEL \$ 418,550						
															PRIOR						
															BUILDING VALUE 0						
															OBXF VALUE 0						
															LAND VALUE 389,340						
															PRESENT USE VALUE 0						
															DEFERRED VALUE 0						
															TOTAL VALUE 389,340						
															PERMIT						
															CODE DATE NOTE NUMBER AMOUNT						
															ROUT: WTRSHD:						
															SALES DATA						
															OFF. RECORD DATE DEED INDICATE SALES						
															BOOK PAGE MO/YR TYPE Q/U/V/I PRICE						
															HEATED AREA						
															NOTES						
															APPEALED 1999 & 2004 REVA L NC						
SUBAREA			CODE	QUALITY	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE		
TYPE	GS AREA	RPL % CS	TOTAL OB/XF VALUE 0																		
FIREPLACE																					
SUBAREA																					
TOTALS																					
BUILDING DIMENSIONS																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES			ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES		
COMMERCIAL	0700	C-2	445	0	1.5120	7	0.3500	+05	+00	+00	-40	-30	PS	215,000.00	3.680	AC	0.529	113,735.00	418545	0	
															SHP/RW						
TOTAL MARKET LAND DATA													3.680							418,550	
TOTAL PRESENT USE DATA																					

WILLIAMS PROPERTIES II LLC
 475 CONCORD PKWY N CONCORD NC 28027
 11255

Return/Appeal Notes: Parcel: 5610 97 6860 0000
 PLAT: 00000/00000
 HESS WILCO ID NO: 02 017 0019.20 0000
 CARD NO. 1 of 2
 1.1400 AC SRC= Estimated
 TW-02 CI-02 FR-00 EX- AT- LAST ACTION 20240103

CONCORD CITY TAX (100), COUNTY TAX (100)
 WEST SIDE HWY 29
 Appraised by RE on 09/12/2023 50001 CONCORD PARKWAY NORTH

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE			
FOUNDATION	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	CREDENCE TO MARKET					
Foundation - 4	6.00								0.33000						
Spread Footing															
Sub Floor System - 2	6.00	11	07	3,477	136	217.60	756595	2005	1990	% GOOD	67.0	DEPR. BUILDING VALUE - CARD 506,920			
Slab on Grade- Residential/Commercial												DEPR. OB/XF VALUE - CARD 56,360			
Exterior Walls - 11	20.00											MARKET LAND VALUE - CARD 893,840			
Concrete Block												TOTAL MARKET VALUE - CARD 1,457,120			
Roofing Structure - 10	11.00											TOTAL APPRAISED VALUE - CARD 1,457,120			
Steel Frame or Truss												TOTAL APPRAISED VALUE - PARCEL 1,483,410			
Roofing Cover - 04	4.00											TOTAL PRESENT USE VALUE - PARCEL 0			
Built Up Tar and Gravel/Rubber												TOTAL VALUE DEFERRED - PARCEL 0			
Interior Wall Construction - 5	8.00											TOTAL TAXABLE VALUE - PARCEL \$ 1,483,410			
Drywall/Sheetrock												PRIOR			
Interior Floor Cover - 15	18.00											BUILDING VALUE 394,720			
Quarry or Hard Tile												OBXF VALUE 36,000			
Heating Fuel - 04	1.00											LAND VALUE 496,580			
Electric												PRESENT USE VALUE 0			
Heating Type - 10	6.00											DEFERRED VALUE 0			
Heat Pump												TOTAL VALUE 927,300			
Air Conditioning Type - 04	6.00											PERMIT			
Packaged Roof Top												CODE DATE NOTE NUMBER AMOUNT			
Commercial Heat & Air - 2	0.00											ROUT: WTRSHD:			
Packaged Units												SALES DATA			
Structural Frame - 04	12.00											OFF. RECORD DATE DEED INDICATE			
Masonry												BOOK PAGE MOYR TYPE Q/UV/I SALES PRICE			
Ceiling & Insulation - 03	7.00											743 0431 2 1990 WD Q V 200000			
Suspended - Ceiling and Wall Insulated												3627 0125 1 2002 GW E I 0			
Half-Bathrooms												BUILDING AREA 2,640			
BAS - 0 FUS - 0 LL - 0												NOTES			
Plumbing Fixtures	5.00											THE MARKET PMT 449 4/90 PMT 450 4/90			
Office	0														
BAS - 0 FUS - 0 LL - 0	0														
TOTAL POINT VALUE	110.000														



OFF. RECORD	DATE	DEED	INDICATE			
BOOK	PAGE	MOYR	TYPE	Q/UV/I	SALES PRICE	
743	0431	2	1990	WD	Q V	200000
3627	0125	1	2002	GW	E I	0
BUILDING AREA 2,640						
NOTES						
THE MARKET PMT 449 4/90 PMT 450 4/90						

BUILDING ADJUSTMENTS			
Quality	4	Above Average	1.1000
Shape/Design	4	MF4	1.0400
Size	Size	Size	1.0800
TOTAL ADJUSTMENT FACTOR	1.240		
TOTAL QUALITY INDEX	136		

SUBAREA																		
TYPE	GS AREA	% RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE
BAS	2,640	100	09	PAVING ASP				0	16,960	4.10	1	1.10	1990	2000			50	38245
CAN	352	025	10	PAVING CON				0	4,500	7.00	1	1.15	1990	2000			50	18113
CDN	2,496	030		TOTAL OB/XF VALUE														56,358
FIREPLACE	1	None																0
SUBAREA TOTALS	5,488								756,595									

BUILDING DIMENSIONS BAS=W66S40E66N40Area:2640;CAN=W1S44E68N44W1S40W66N40Area:352;CDN=W66S24E104N24W38Area:2496;TotalArea:5488

LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
COMMERCIAL	0700	C-2	200	250	1.0000	0	1.0000	+00	+00	+00	+00	-10	PS	18.00	49658.000	SF	1.000	18.00	893844	0	
TOTAL MARKET LAND DATA																					
TOTAL PRESENT USE DATA																					

JASSAL SUKHCHAIN SINGH JASSAL SANJIT KAUR WF
480 CONCORD PKWY N CONCORD NC 28027
18204

Return/Appeal Notes: Parcel: 5610 98 9442 0000
PLAT: 00083/00074

CONCORD CITY TAX (100), COUNTY TAX (100)
Reval Year: 2024 Tax Year: 2024 PLAT FOR 9.98 AC TROUTMAN LAND INVESTMENTS INC
Appraised by RE on 07/18/2022 50001 CONCORD PARKWAY NORTH

CONCORD WELDING SUPPLY ID NO: 02 015 0014.00 0000
CARD NO. 1 of 1
9,9800 AC SRC=
TW-02 CI-02FR-00 EX- AT- LAST ACTION 20240103

Table with columns: CONSTRUCTION DETAIL, MARKET VALUE, DEPRECIATION, CORRELATION OF VALUE. Rows include Foundation, Spread Footing, Sub Floor System, Slab on Grade, Exterior Walls, etc.

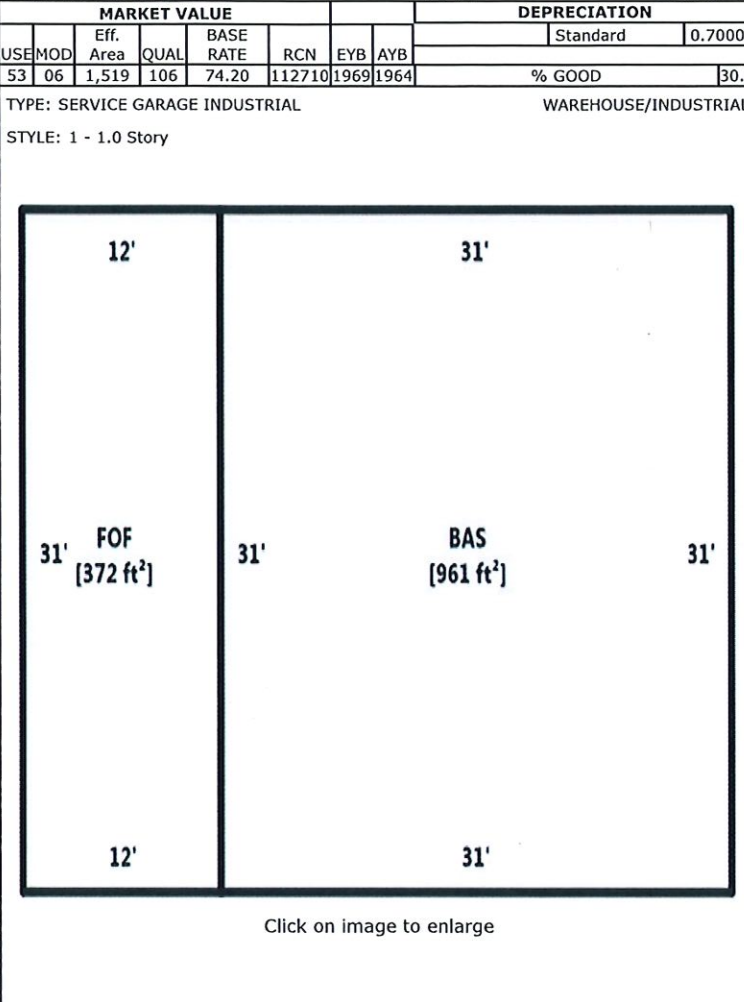


Table with columns: DEPR. BUILDING VALUE - CARD, DEPR. OB/XF VALUE - CARD, MARKET LAND VALUE - CARD, TOTAL MARKET VALUE - CARD, etc.

Table with columns: SUBAREA, CODE, DESCRIPTION, COUNT, LTH, WTH, UNITS, UNIT PRICE, ORIG % COND, BLDG#, SIZE FACT, AYW, EYB, ANN DEP RATE, OVR, % COND, OB/XF DEPR. VALUE.

BUILDING DIMENSIONS BAS=W31S31E31N31Area:961;FOF=W12S31E12N31Area:372;TotalArea:1333

Table with columns: HIGHEST AND BEST USE, USE CODE, LOCAL ZONING, FRON TAGE, DEPTH, LND MOD, COND FACT, OTHER ADJUSTMENTS AND NOTES, ROAD TYPE, LAND UNIT PRICE, TOTAL LAND UNITS, UNT TYP, TOTAL ADJST, ADJUSTED UNIT PRICE, LAND VALUE, OVERRIDE VALUE, LAND NOTES.

TOTAL MARKET LAND DATA and TOTAL PRESENT USE DATA summary rows.

SCANNED AND RETURNED

FILED
 CABARRUS COUNTY NC
 WAYNE NIXON
REGISTER OF DEEDS

FILED Dec 01, 2022
 AT 03:48 pm
 BOOK 16298
 START PAGE 0159
 END PAGE 0162
 INSTRUMENT # 33771
 EXCISE TAX \$360.00
 BJW

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Stamps: \$ 360.00

Parcel Identifier number: 2-15-15.3

Return to: Grantee

Prepared by: HOWARD S. IRVIN, Attorney
 Hartsell & Williams, PA
 Post Office Box 368
 Concord, NC 28026-0368

THIS DEED is made and entered into this the first day of December 2022 by and between

SHARON KISER BAUCOM DEAL (Widow)
a/k/a SHARON KISER BAUCOM (Widow)
 2668 Cold Springs Road, South
 Concord, NC 28025

Hereinafter GRANTOR

And

BLUE PURE LIFE, LLC,
 A North Carolina Limited Liability Company
 Post Office Box 507
 Concord, NC 28026-0507

Hereinafter GRANTEE

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee, in fee simple, all that certain lot or parcel of land being more fully described on Legal Description attached hereto. as Exhibit "A".

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: all easements or right of way, restrictions and covenants, minimum building setbacks, zoning laws and ordinances of record, affecting the property hereby conveyed.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year shown herein.

(SEE SIGNATURES ATTACHED)

Sharon Kiser Baucom Deal (Seal)
Sharon Kiser Baucom Deal

Sharon Kiser Baucom (Seal)
Sharon Kiser Baucom

North Carolina, Cabarrus County

I, Howard S. Irvin, a Notary Public for said County and State certify that the following person personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purposes stated therein and, in the capacity indicated:

Sharon Kiser Baucom Deal a/k/a Sharon Kiser Baucom (Widow).

WITNESS my hand and notary stamp, this the first day of December 2022.

Howard S. Irvin

Howard S. Irvin
Notary Public

My Commission Expires:
June 17, 2027

Notary Stamp

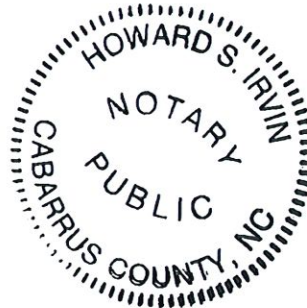


EXHIBIT "A"

Lying and Being in the City of Concord, Number Two (2) Township of Cabarrus County, North Carolina on the North side of Barnhardt Avenue and Being on the West side of, but not adjoining, United States Highway 29, and being more fully described as follows: **Old Description**

BEGINNING at an iron stake on the North side of Barnhardt Avenue, said iron being South 79-42 West 150.0 feet from the right of way of U. S. Highway 29 and at the intersection of Barnhardt Avenue, and runs thence with the North side of Barnhardt Avenue South 79-42 West 50.0 feet to a point; thence North 16-20-13 West 236.66 feet to a point in the rear of said property; thence with the rear of the property North 82-49 East 75.0 feet to a point; thence South 10-18 East 231.27 feet to the point of BEGINNING, as surveyed and platted by Billy B. Long, R.L.S., October 7, 1986.

See plat of the property of E. E. Barnhardt, Mary Virginia Barnhardt & Katherine Barnhardt recorded in Map Book 9, Page 40, Cabarrus Registry.

For informational purposes only, being known as 2120 Barnhardt Avenue, NW, Concord, NC 28025.




For back reference, see the following Deeds: Book 2023, Page 298, and Book 2010, Page 1, Book 741, Page 306, Deed Book 495, Page 538, and Deed 495, Page 537, Cabarrus Registry.

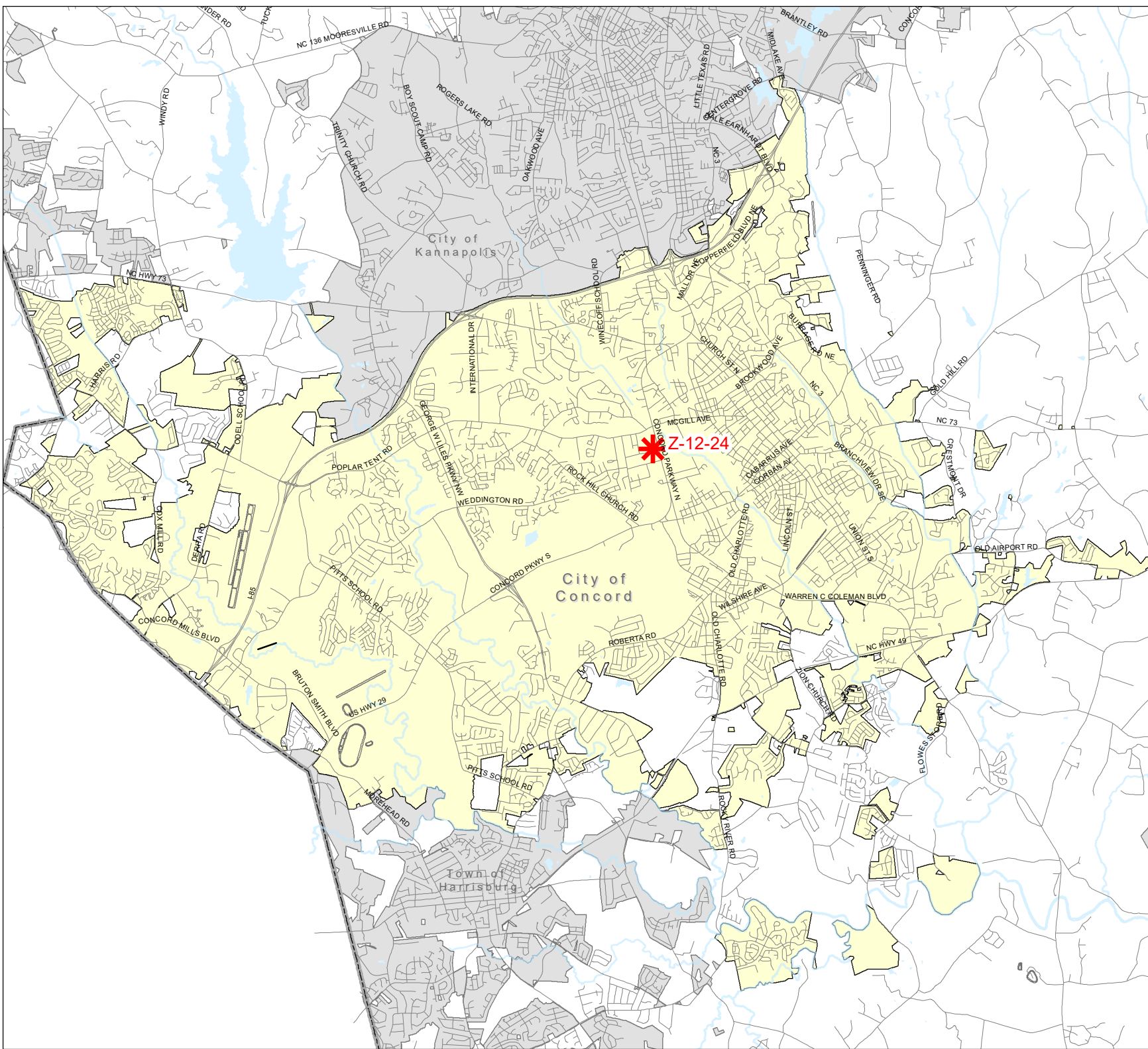
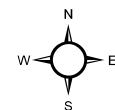
Tony R. Deal, spouse of Sharon Kiser Baucom Deal died in Cabarrus County on April 28, 2022 (see Estate file 22E585 in the Office of the Clerk of Superior Court for Cabarrus County, North Carolina).

SKBD

Z-12-24

2120 Barnhardt Ave NW

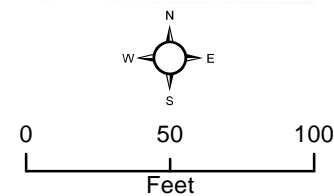
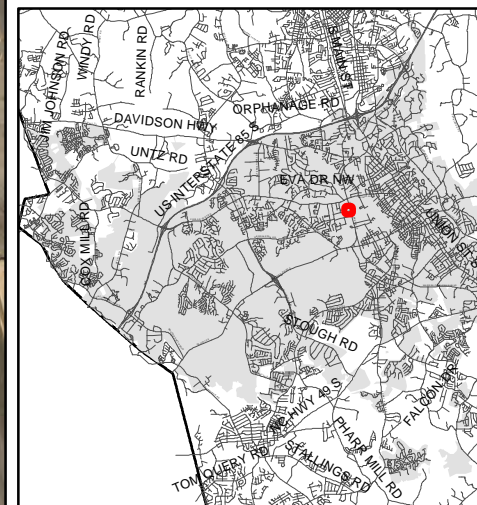
-  Case Location
-  Streets
-  Lakes & Ponds
-  Rivers
-  Cabarrus Co.
-  City of Concord
-  Other Municipalities



**Z-12-24
AERIAL**

**Rezoning application
RM-2 (Residential
Medium Density to
C-2 (General Commercial)**

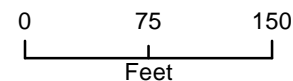
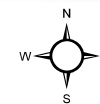
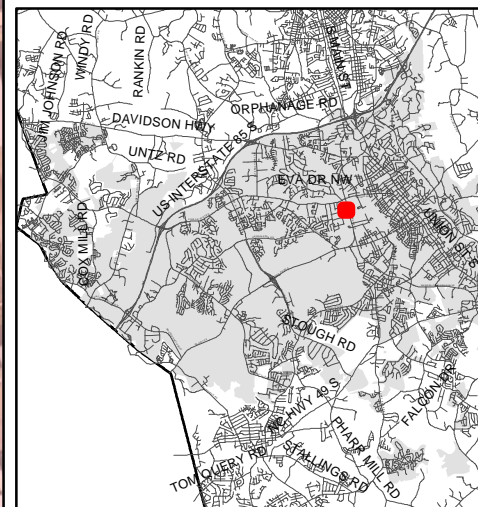
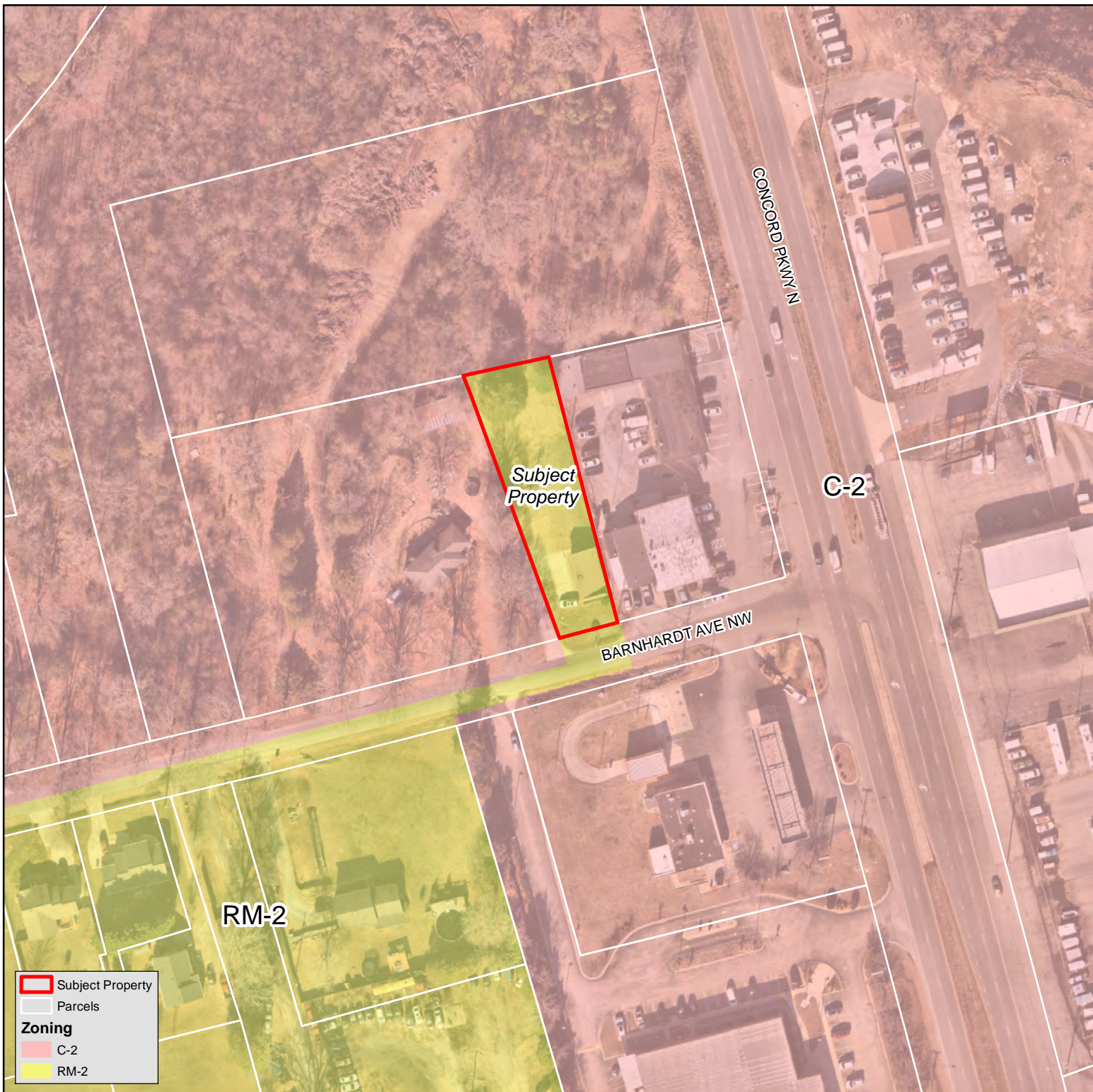
2120 Barnhardt Ave NW
PIN: 5610-98-5054







Z-12-24 ZONING

**Rezoning application
RM-2 (Residential
Medium Density to
C-2 (General Commercial)**

2120 Barnhardt Ave NW
PIN: 5610-98-5054

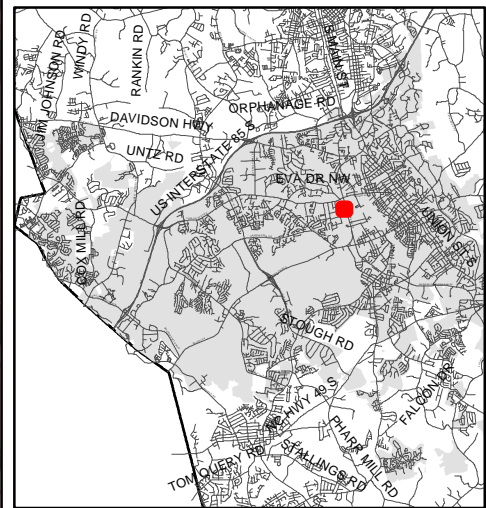
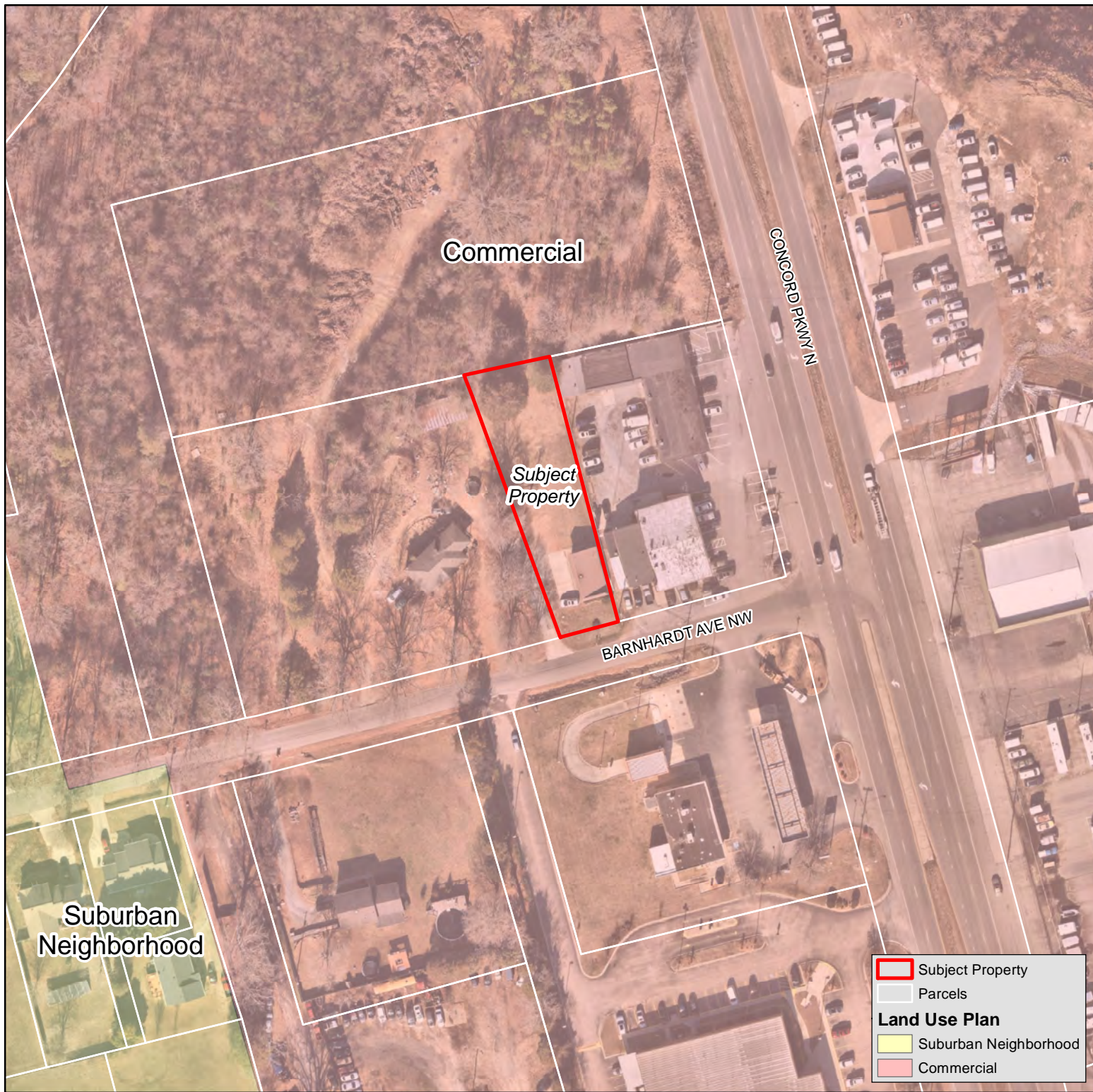






	Subject Property
	Parcels
Zoning	
	C-2
	RM-2

**Z-12-24
LAND USE PLAN**

**Rezoning application
RM-2 (Residential
Medium Density to
C-2 (General Commercial)**

2120 Barnhardt Ave NW
PIN: 5610-98-5054



	Subject Property
	Parcels
Land Use Plan	
	Suburban Neighborhood
	Commercial

