



DATE: September 20, 2022

REZONING CASE #: Z-13-22

ACCELA: CN-RZZ-2022-00006

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

APPLICANT/OWNER: Keysteel Corporation

LOCATION: 4758 Poplar Tent Rd

PIN#s: 5601-60-1922

AREA: +/- 12.46 acres

ZONING: I-1 (Light Industrial)

PREPARED BY: George Daniels, Senior Planner

BACKGROUND

The subject property consists of one (1) parcel comprising approximately 12.46 acres On the north side of Poplar Tent Rd near the intersection of International Dr NW. The property currently contains an unoccupied single family house and several outbuildings. Approximately 1.5 acres at the front of the property was planted for different crops in the past, and the rear was vacant or used for pasture.

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 a manufacturing facility. The planned facility requires outdoor material storage which is allowed in I-2 (General Industrial) but not in I-1 (Light Industrial). The outdoor storage would be screened from view in accordance with the Development Ordinance.

The north side of the property abuts the International Business Park and the Pass and Seymore/Legrand and Celgard production facilities, both of which are zoned I-2 (General

Industrial). To the east is Terra Green landscaping business and the zoning is I-1 (Light Industrial). To the south across Poplar Tent Rd the zoning is RC (Residential Compact) and there is a single family home, The Seasons Apartments and an undeveloped parcel. The properties directly adjacent to the west are also zoned I-1 (Light Industrial) however they occupied by single family homes. Also to the west there is a residential parcel with RM-1 (Residential Medium Density) zoning and the County Acres neighborhood which contains a mixture of single family and manufactured homes. The zoning in Country Acres is RV (Residential Village)

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-2 (General Industrial)	Single Family/ Undeveloped	North	Industrial
	South	RC (Residential Compact)		South	Residential
	East	I-1 (Light Industrial)		East	Industrial
	West	I-1 (Light Industrial), RM-1 (Residential Medium Density), RV (Residential Village)		West	Residential & Undeveloped

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 +/- 12.46 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: _____

Keysteel Corp. 18900 W Industrial Pkwy.. New Caney TX 77357

nleal@keysteelwire.com (281) 572-2536

Owner Name, Address, Telephone Number: _____

Keysteel Corp. 18900 W Industrial Pkwy., New Caney TX 77357

nleal@keysteelwire.com (281) 572-2536

Project Location/Address: 4758 Poplar Tent Rd Concord NC 28025

P.I.N.: 56016019220000

Area of Subject Property (acres or square feet): 12.46 acres

Lot Width: 490' rear, 291' front Lot Depth: 1569'

Current Zoning Classification: I1

Proposed Zoning Classification: I2

Existing Land Use: farmland

Future Land Use Designation: Manufacturing of steel wire

Surrounding Land Use: North J-2 Legrand/ Pass & Seymour Inc South Poplar Tent Rd. / RC residential home across street

East I-1 Terra Green Precision Landscaping/ Landscaper

West I-2 and I-1 Polypore/ Celegard, LLC, Lithium battery separator manufacturer

Reason for request: To allow for uncovered outdoor storage which can be screened

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

Staff member signature: _____ Date: 05/13/2022

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

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):

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: 05/13/2022

Applicant Signature:  Chad Hays

Property Owner or Agent of the Property Owner Signature:
 Nicolas Leal



**Z-13-22
AERIAL**

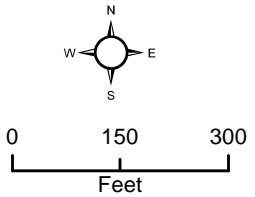
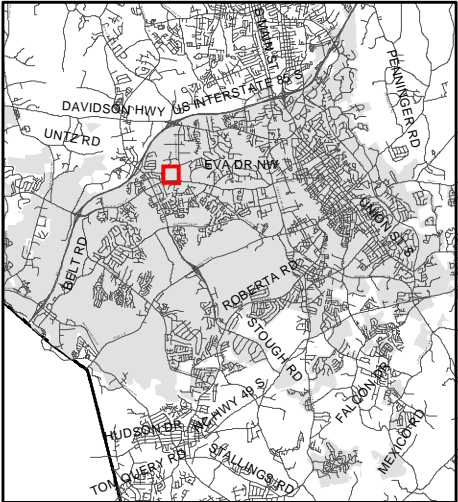
**Rezoning application from
I-1 (Light Industrial)
to
I-2 (General Industrial)**

4758 Poplar Tent Rd
PIN: 5601-60-1922



Subject Property

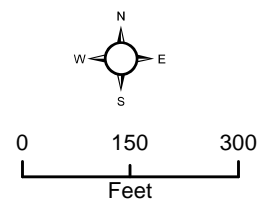
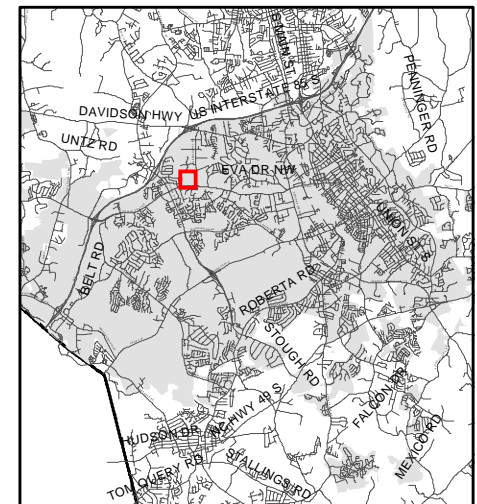
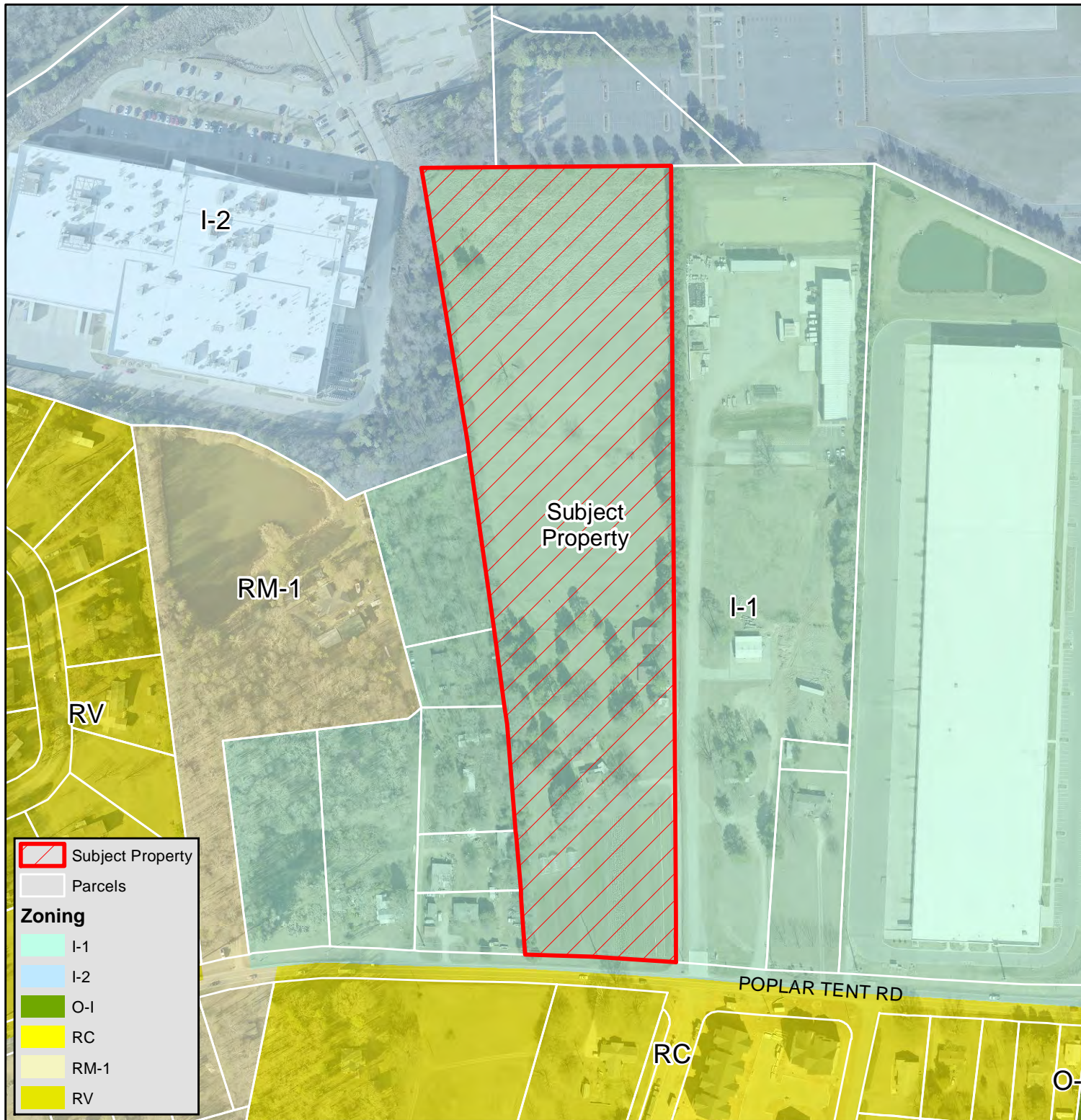
 Subject Property
 Parcels



Z-13-22 ZONING

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**Z-13-22
LAND USE PLAN**

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