



**Staff Report**  
**Planning and Zoning Commission**

**DATE:** November 19, 2024

**REZONING CASE #:** Z-14-24

**ACCELA:** CN-RZZ-2024-00012

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

**APPLICANT/OWNER:** On the Rock Investment & Holdings LLC/Mirta Arroyo

**LOCATION:** 318 Melchor Ct SW

**PIN#:** 5620-61-1875

**AREA:** +/- 0.24 acres

**ZONING:** C-2 (General Commercial)

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

**BACKGROUND**

The subject property consists of one (1) parcel totaling +/- 0.24 acres located along the southern side of Melchor Ct SW near the intersection with Old Charlotte Rd SW. The parcel is owned by On the Rock Investment and Holdings LLC and is undeveloped. The applicant seeks approval to rezone the subject property from C-2 (General Commercial) to RV (Residential Village).

**HISTORY**

The subject property is located in the Silverhill Neighborhood and was annexed into the City on June 6<sup>th</sup> 1986. The parcel was previously zoned B-3 and converted to C-2 with the conversion to the UDO in 2000. The property is adjacent to a commercial structure that was built in the 1960's that has been expanded on since. The property is currently vacant and does not appear to have ever been developed.

**SUMMARY OF REQUEST**

The applicant proposes to rezone from C-2 (General Commercial) to RV (Residential Village) in order to build a single-family home on the property. Any development of the subject property would require residential site review and approval and must meet the standards set forth in the CDO (Concord Development Ordinance) as well as other applicable regulations. Besides the neighboring C-2 (General Commercial) zoning, the property is surrounded by RV (Residential Village) 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	
C-2 (General Commercial)	North	RV (Residential Village)	Vacant/Undeveloped	North	Single-family residential
	South	RV (Residential Village)		South	Single-family residential
	East	RV (Residential Village)		East	Vacant/undeveloped
	West	C-2 (General Commercial)		West	Commercial

**COMPLIANCE WITH 2030 LAND USE PLAN**

The 2030 Land Use Plan (LUP) designates the subject properties as “Urban Neighborhood”. RV (Residential Village) is listed as a corresponding zoning district to the “Urban Neighborhood” land use category, and therefore is consistent with the land use plan.

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

It should be noted that the current zoning district C-2 (General Commercial) is not an applicable zoning district for the Urban Neighborhood use category.

**From the 2030 Land Use Plan – “Urban Neighborhood” (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 a 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.*

**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:**

Objective 1.6: Provide a diverse mix and range of housing options throughout the City that will accommodate the current and future needs of the citizens of Concord.

Policy Guidance for Objective 1.6:

- **Infill Housing:** Promote a variety of compatible infill housing types in areas with access to adequate facilities and services.
- **Housing Balance:** Ensure that zoning allows for a mix of housing types at a variety of prices to meet the demands of existing and future residents.

**SUGGESTED STATEMENT OF CONSISTENCY**

- The subject property for the rezoning petition is approximately +/- 0.24 acres and is currently zoned C-2 (General Commercial).
- The subject property was annexed into the City in 1986.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as RV (Residential Village) is a corresponding zoning classification to the Urban Neighborhood Land Use Category.
- The zoning amendment is reasonable and in the public interest as it is consistent with the existing residential zoning and land use adjacent to the subject property.

**OR**

- The zoning amendment is not reasonable or in the public interest as it is not consistent with the existing residential zoning and land use adjacent to the subject property.

**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.
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 Monterai Date: 9/13/24  
Check # 1136 Amount: \$ 1000.00 (Conditional) or \$800 (Conventional)  
Cash: \_\_\_\_\_

***The application fee is nonrefundable.***



(Please type or print)

Applicant Name, Address, Telephone Number and email address:

Mirta Arroyo 980-829-5421  
8214 Midas Ln. Ontherockinvestment@gmail.com  
Locust NC 28097

Owner Name, Address, Telephone Number:

OnThe Rock Investment & Holdings LLC  
8214 Midas Ln Locust NC 28097  
980-829-5421 ontherockinvestment@gmail.com

Project Location/Address: 318 Melchor Ct. SW Concord, NC 28027

Parcel Identification Number (PIN): 5620-61-1875-0000

Area of Subject Property (acres or square feet): .24 Acres / 10,454 sqft

Lot Width: 103' Lot Depth: 101'

Current Zoning Classification: C-2

Proposed Zoning Classification: RV

Existing Land Use: Vacant

Future Land Use Designation: Single-Family Residential

Surrounding Land Use: North RV South RV

East C-2 West RV

Reason for request:

We would like to build our Personal Single Family Home

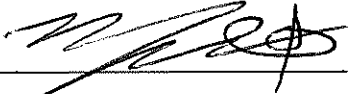
Has a pre-application meeting been held with a staff member?  Yes  No

Staff member signature: [Signature] Date: 9/13/24

**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: 9/13/24

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature:  
On The Rock Investment + Holdings LLC

Lying and Being in Ward Number Four (4) of the City of Concord, Number Eleven (11) Township of Cabarrus County, North Carolina on the South side of Melchor Street, Being a part of the STEAD AND MILLER COMPANY, as shown in Map Book 9, Page 74, adjoining Lot Numbers 9 and 10 of the Stead and Miller Company (as shown in Map Book 8, Page 28), and others, and being more fully described as follows:

BEGINNING at an iron stake on the South side of Melchor Street, the Northeastern corner of Ik S Pak, also the Northwestern corner of Reece E Furr (Deed Book 266, Paage 305) and runs thence with the line of Furr South 01-27 East 102.19 feet to an iron stake, a corner in the line of Lot Number 10 of the Stead and Miller Company (Map Book 8, Page 28) (said stake being North 88-36 West 7.0 feet from an iron stake, corner of Lot Numbers 10 and 11); thence with the line of Lot Numbers 10 and 9 North 88-36 West 103.0 feet to an iron stake, rear corner of Lot Numbers 8 and 9; thence with the South side of Melchor Street South 83-15 East 100.00 feet to the point of BEGINNING, as surveyed and platted by Walter L Furr, Jr. R.L.S., August 4, 1988.

**Property Address:** 318 Melchor Court SW Concord NC 28027

**PIN:** 5620-61-1875-0000





ALLISON THELMA D  
317 MELCHOR CT SW CONCORD NC 28027  
32131

Return/Appeal Notes: Parcel: 5620 61 1907 0000  
PLAT: 00000/00000  
ID NO: 11 004 0134.00 0000

CONCORD CITY TAX (100), COUNTY TAX (100) Homestead Exclusion CARD NO. 1 of 1  
Reval Year: 2024 Tax Year: 2024 LTS 4-5 SILVER HILL 2.0000 LT  
Appraised by CA on 12/07/2023 20001 HARTSELL SCHOOL TW-11 SRC= Owner

CI-02FR-00 EX- AT-LAST ACTION 20231207

CONSTRUCTION DETAIL	MARKET VALUE								DEPRECIATION	CORRELATION OF VALUE	
Foundation - 3 Continuous Footing 5.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.54000	CREDENCE TO MARKET
Sub Floor System - 5 Wood 9.00	01	01	1,110	136	171.36	190209	1970	1945	% GOOD	46.0	DEPR. BUILDING VALUE - CARD 87,500
Exterior Walls - 10 Aluminum/Vinyl Siding 30.00	TYPE: SINGLE FAMILY RESIDENTIAL								SINGLE FAMILY HOME		DEPR. OB/XF VALUE - CARD 4,490
Roofing Structure - 03 Gable 7.00	STYLE: 1 - 1.0 Story										MARKET LAND VALUE - CARD 48,000
Roofing Cover - 03 Asphalt or Composition Shingle 3.00											TOTAL MARKET VALUE - CARD 139,990
Interior Wall Construction - 5 Drywall/Sheetrock 20.00											TOTAL APPRAISED VALUE - CARD 139,990
Interior Floor Cover - 09 Pine or Soft Woods 10.00											TOTAL APPRAISED VALUE - PARCEL 139,990
Heating Fuel - 03 Gas 1.00											TOTAL PRESENT USE VALUE - PARCEL 0
Heating Type - 04 Forced Air - Ducted 4.00											TOTAL VALUE DEFERRED - PARCEL 0
Air Conditioning Type - 03 Central 4.00											TOTAL TAXABLE VALUE - PARCEL \$ 139,990
Bedrooms/Bathrooms/Half-Bathrooms 3/1/0 8.000											PRIOR
Bedrooms BAS - 3 FUS - 0 LL - 0											BUILDING VALUE 53,720
Bathrooms BAS - 1 FUS - 0 LL - 0											OBXF VALUE 3,980
Half-Bathrooms BAS - 0 FUS - 0 LL - 0											LAND VALUE 15,000
Office BAS - 0 FUS - 0 LL - 0 0											PRESENT USE VALUE 0
TOTAL POINT VALUE 101.000											DEFERRED VALUE 0
BUILDING ADJUSTMENTS											
Quality 3 Average 1.0000											TOTAL VALUE 72,700
Shape/Design 1 MF1 0.9000											PERMIT
Size Size Size 1.5000											CODE DATE NOTE NUMBER AMOUNT
TOTAL ADJUSTMENT FACTOR 1.350											ROUT: WTRSHD:
TOTAL QUALITY INDEX 136											SALES DATA
Click on image to enlarge											

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LT	WT	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE	
BAS	1,020	100	174787	10D	D	DRIVE CON		39	10	390	4.20	100	1	1.10	2009	2009	S5		50	901	
FOP	96	035	5826	TOTAL OB/XF VALUE 4,489																	
UEP	60	050	5141																		
WDD	132	020	4455																		
FIREPLACE	1	None	0																		
SUBAREA TOTALS	1,308		190,209																		

BUILDING DIMENSIONS BAS=S6W10N6W6S36E16S6E12N42W2W10Area:1020;UEP=W10S6E10N6Area:60;FOP=S6E16N6W16Area:96;WDD=N6W22S6E22Area:132;TotalArea:1308

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 ADJST	ADJUSTED UNIT PRICE	LAND VALUE	LAND OVERRIDE VALUE	LAND NOTES
SFR	0100	RV	70	100	1.0000	0	1.0000	RF	AC	LC	TO	OT	PS	48,000.00	1.000	LT	1.000	48,000.00	48000	
TOTAL MARKET LAND DATA																			48,000	
TOTAL PRESENT USE DATA																				



MORRIS ROY LEE JR & MORRIS DICIE D WF &  
 204 ALBERTA CT SW CONCORD NC 28027  
 63715

Return/Appeal Notes: Parcel: 5620 61 0771 0000  
 PLAT: 00000/00000  
 ID NO: 11 009 0019.00 0000

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

CARD NO. 1 of 1

Reval Year: 2024 Tax Year: 2024 204 ALBERTA CT

2.0000 LT

SRC=

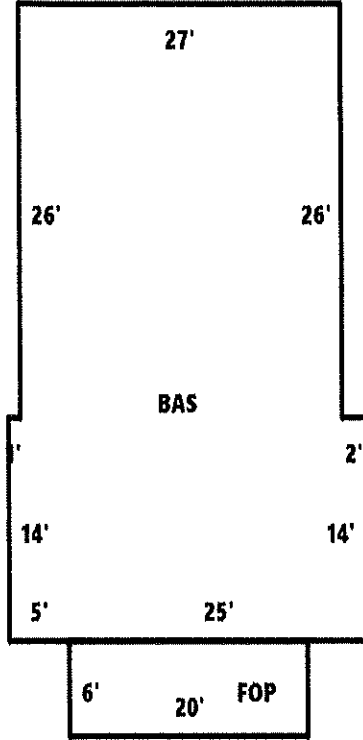
Appraised by CA on 12/07/2023 20001 HARTSELL SCHOOL

TW-11

CI-02 FR-00 EX-

AT- LAST ACTION 20231207

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE		
Foundation - 3	5.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.54000	CREDENCE TO	MARKET	
Continuous Footing	5.00	01	01	1,164	126	158.76	184797	1970	1900	% GOOD	46.0	DEPR. BUILDING VALUE - CARD	85,010	
Sub Floor System - 5	9.00	TYPE: SINGLE FAMILY RESIDENTIAL SINGLE FAMILY HOME												
Wood	9.00	STYLE: 1 - 1.0 Story												
Exterior Walls - 10	30.00	DEPR. OB/XF VALUE - CARD 1,680												
Aluminum/Vinyl Siding	30.00	MARKET LAND VALUE - CARD 67,200												
Roofing Structure - 03	7.00	TOTAL MARKET VALUE - CARD 153,890												
Gable	7.00	TOTAL APPRAISED VALUE - CARD 153,890												
Roofing Cover - 03	3.00	TOTAL APPRAISED VALUE - PARCEL 153,890												
Asphalt or Composition Shingle	3.00	TOTAL PRESENT USE VALUE - PARCEL 0												
Interior Wall Construction - 5	20.00	TOTAL VALUE DEFERRED - PARCEL 0												
Drywall/Sheetrock	20.00	TOTAL TAXABLE VALUE - PARCEL \$ 153,890												
Interior Floor Cover - 08	6.00	PRIOR												
Sheet Vinyl	6.00	BUILDING VALUE 47,350												
Interior Floor Cover - 14	0.00	OBXF VALUE 1,540												
Carpet	0.00	LAND VALUE 21,000												
Heating Fuel - 03	1.00	PRESENT USE VALUE 0												
Gas	1.00	DEFERRED VALUE 0												
Heating Type - 04	4.00	TOTAL VALUE 69,890												
Forced Air - Ducted	4.00	PERMIT												
Air Conditioning Type - 03	4.00	CODE DATE NOTE NUMBER AMOUNT												
Central	4.00	ROUT: WTRSHD:												
Bedrooms/Bathrooms/Half-Bathrooms	7.000	SALES DATA												
2/1/0	7.000	OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE												
Bedrooms		BOOK PAGE MOYR 10935 0147 4 2014 DS* U I 20000												
BAS - 2 FUS - 0 LL - 0		HEATED AREA 1,122												
Bathrooms		NOTES												
BAS - 1 FUS - 0 LL - 0		UCP NV												
Half-Bathrooms														
BAS - 0 FUS - 0 LL - 0	0													
Office														
BAS - 0 FUS - 0 LL - 0	0													
TOTAL POINT VALUE	96.000													
BUILDING ADJUSTMENTS														
Quality	3	Average	1.0000											
Shape/Design	1	MF1	0.9000											
Size	Size	Size	1.4600											
TOTAL ADJUSTMENT FACTOR	1.310													
TOTAL QUALITY INDEX	126													



Click on Image to enlarge

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
BAS	1,122	100	178129	10D	0	0	500	4.20	100	1	1.10	1999	1999	S5		30		528
FOP	120	035	6668						100	1	1.10	1997	1998	S5		50		1155
TOTAL OB/XF VALUE 1,683																		

FIREPLACE	1 - None	0
SUBAREA TOTALS	1,242	184,797

BUILDING DIMENSIONS BAS=W27S26W1S14E5E25N14W2N26Area:1122;FOP=S6E20N6W20Area:120;TotalArea:1242

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 ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
SFR	0100	RV	125	140	1.0000	0	1.4000	RF	AC	LC	TO	OT	PS	48,000.00	1.000	LT	1.400	67,200.00	67200	0	
TOTAL MARKET LAND DATA 67,200																					
TOTAL PRESENT USE DATA																					

**ON THE ROCK INVESTMENT & HOLDINGS LLC**  
 190 ALBERTA CT SW CONCORD NC 28027  
 164994  
 NN: 03 - REMODELING / ADDITION TO IMPROVEMENT  
 CONCORD CITY TAX (100), COUNTY TAX (100)  
 P/O LITS 9-10 DON E TALBERT  
 Appraised By CA on 08/07/2024 20001 HARTSELL SCHOOL  
 Reval Year: 2024 Tax Year: 2025  
 PLAT: 00046/00026 UNIQ ID 11009 0021.100000  
 CARD NO. 1 of 1  
 0.1700 AC  
 TW-11 CI-02 FR-00

**Parcel ID: 5620 61 1636 0000**  
 SPLIT FROM ID  
 SRC= Inspection  
 LAST ACTION 20240807  
 AT-

CONSTRUCTION DETAIL		MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE	
USE	MOD	EFF. AREA	QUAL	BASE RATE	RCN	EYB	AYB
Foundation	3	52	05	1,502	110	166.10	76.0
Continuous Footing	4.00	62	05	1,502	110	166.10	76.0
Sub Floor System	3	10.00	03	1,502	110	166.10	76.0
Slab Above Grade	11	24.00	03	1,502	110	166.10	76.0
Exterior Walls	10	24.00	03	1,502	110	166.10	76.0
Concrete Block	10	24.00	03	1,502	110	166.10	76.0
Exterior walls	10	0.00	03	1,502	110	166.10	76.0
Aluminum/Vinyl Siding	03	8.00	03	1,502	110	166.10	76.0
Roofing Structure	03	8.00	03	1,502	110	166.10	76.0
Gable	03	2.00	03	1,502	110	166.10	76.0
Roofing Cover	03	22.00	03	1,502	110	166.10	76.0
Asphalt or Composition Shingle	03	22.00	03	1,502	110	166.10	76.0
Interior Wall Construction	09	8.00	03	1,502	110	166.10	76.0
Driveway/Sheetrock	09	8.00	03	1,502	110	166.10	76.0
Interior Floor Cover	04	1.00	03	1,502	110	166.10	76.0
Pine or Soft Woods	04	1.00	03	1,502	110	166.10	76.0
Heating Fuel	10	4.00	03	1,502	110	166.10	76.0
Heating Type	10	4.00	03	1,502	110	166.10	76.0
Heat Pump	03	5.00	03	1,502	110	166.10	76.0
Air Conditioning Type	05	8.00	03	1,502	110	166.10	76.0
Central	05	8.00	03	1,502	110	166.10	76.0
Structural Frame	07	4.00	03	1,502	110	166.10	76.0
Reinforced Concrete	07	4.00	03	1,502	110	166.10	76.0
Ceiling & Insulation	07	4.00	03	1,502	110	166.10	76.0
Not Suspended - Ceiling and Wall Insulated	07	4.00	03	1,502	110	166.10	76.0
Half-Bathrooms	07	7.000	03	1,502	110	166.10	76.0
BAS - 0 FUS - 0 LL - 0	07	7.000	03	1,502	110	166.10	76.0
Plumbing Fixtures	07	7.000	03	1,502	110	166.10	76.0
Office	07	7.000	03	1,502	110	166.10	76.0
BAS - 0 FUS - 0 LL - 0	07	7.000	03	1,502	110	166.10	76.0
TOTAL POINT VALUE	107,000						



OFF. RECORD	DATE	DEED	TYPE	O/U	V/I	INDICATE
BOOK / PAGE	MO / YR					SALES PRICE
16829 / 0072	2 / 2024	GW	A	1		150,000
16809 / 0178	2 / 2024	QC	E	V		0
425 / 0184	9 / 1972	GW	X	V		0

SALES DATA		NOTES	
BUILDING VALUE	6,720	HEATED AREA 960	
OBXF VALUE	15,000	GAR IS STY & 1/2	
LAND VALUE	0		
PRESENT USE VALUE	0		
DEFERRED VALUE	0		
TOTAL VALUE	21,720		

TYPE	GS AREA	PCT	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	SIZE FACT	AYB	EYB	DEP SCH	OVR	% COND	OB / XF	DEPR VALUE	
BAS	480	100	79728	05P	C	FEN WD PRV	0	0	0	90	19,000	100.00	1	1.00	2024	2024	S5		100		1710	
FGD	480	065	51823	TOTAL OB / XF VALUE																	1710	
FOP	42	040	2824																			
FUS	480	095	75742																			
PTO	330	005	2824																			
WDD	100	020	3322																			
SUBAREA	1,912		216,263																			
TOTALS	BAS = S24E20N24W20A Area: 480; FGD = E20N24W20S24A Area: 480; FOP = S6W7N6E7A Area: 42; FUS = N24E20S24W20A Area: 480; WDD = W10S10E10N10A Area: 100; PTO = N10E33S10W33A Area: 330; Total Area: 1912																					

BUILDING ADJUSTMENTS	
Quality	3 Average 1.00
Shape/Design	4 MF4 1.04
Size	Size 0.99
TOTAL ADJUSTMENT FACTOR	1.030
TOTAL QUALITY INDEX	110

LAND INFORMATION															
HIGHEST AND BEST USE	USE LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ / NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL ADJUST	TOTAL LAND UNITS	ADJUSTED LAND VALUE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR	0100 RV	50	140	1.0000	0	1.0000	.17 AC	PS	48,000.00	1.000	1.000	48,000.00	48,000		

TOTAL MARKET LAND DATA  
 TOTAL PRESENT USE DATA  
 5620 61 1636 0000 (11896960) Group:0  
 8/7/2024 11:17:57 AM

**ROQUE ACOSTA JESUS**  
184 ALBERTA CT SW CONCORD NC 28027  
118110

Return/Appeal Notes: Parcel: **5620 61 2761 0000**  
PLAT: 00008/00028  
ID NO: 11 009 0023.00 0000

CONCORD CITY TAX (100), COUNTY TAX (100)  
LTS 11 & P/O 10-12 STEAD & MILLER CO  
Reval Year: 2024 Tax Year: 2024  
Appraised by CA on 12/07/2023 20001 HARTSELL SCHOOL

CARD NO. 1 of 1  
1.0000 LT  
TW-11  
SRC= Estimated  
AT- LAST ACTION 20240626

CONSTRUCTION DETAIL	MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE								
	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.50000	CRENCE TO	MARKET							
Foundation - 3 Continuous Footing	5.00	01	01	1,435	123	154.98	222396	1974	1954	% GOOD	50.0	DEPR. BUILDING VALUE - CARD	111,200						
Sub Floor System - 4 Plywood	8.00	TYPE: SINGLE FAMILY RESIDENTIAL SINGLE FAMILY HOME										DEPR. OB/XF VALUE - CARD	6,060						
Exterior Walls - 10 Aluminum/Vinyl Siding	30.00	STYLE: 1 - 1.0 Story										MARKET LAND VALUE - CARD	48,000						
Roofing Structure - 03 Gable	7.00											TOTAL MARKET VALUE - CARD	165,260						
Roofing Cover - 03 Asphalt or Composition Shingle	3.00											TOTAL APPRAISED VALUE - CARD	165,260						
Interior Wall Construction - 5 Drywall/Sheetrock	20.00											TOTAL APPRAISED VALUE - PARCEL	165,260						
Interior Floor Cover - 09 Pine or Soft Woods	8.00											TOTAL PRESENT USE VALUE - PARCEL	0						
Interior Floor Cover - 14 Carpet	0.00											TOTAL VALUE DEFERRED - PARCEL	0						
Heating Fuel - 03 Gas	1.00											TOTAL TAXABLE VALUE - PARCEL \$	165,260						
Heating Type - 04 Forced Air - Ducted	4.00											PRIOR							
Air Conditioning Type - 03 Central	4.00											BUILDING VALUE	71,290						
Bedrooms/Bathrooms/Half-Bathrooms 3/2/0	12.000											OBXF VALUE	4,890						
Bedrooms BAS - 3 FUS - 0 LL - 0												LAND VALUE	15,000						
Bathrooms BAS - 2 FUS - 0 LL - 0												PRESENT USE VALUE	0						
Half-Bathrooms BAS - 0 FUS - 0 LL - 0	0											DEFERRED VALUE	0						
Office BAS - 0 FUS - 0 LL - 0	0											TOTAL VALUE	91,180						
<b>TOTAL POINT VALUE</b>	<b>102.000</b>											PERMIT							
BUILDING ADJUSTMENTS																			
Quality	3	Average	1.0000										CODE	DATE	NOTE	NUMBER	AMOUNT		
Shape/Design	1	MF1	0.9000										ROUT: WTRSHD:						
Size	Size	Size	1.3400										SALES DATA						
TOTAL ADJUSTMENT FACTOR	1.210											OFF. RECORD	DATE	DEED	TYPE	Q/UV/I	INDICATE SALES PRICE		
TOTAL QUALITY INDEX	123											BOOK	PAGE	MOYR					
SUBAREA												6820	0294	6	2006	CV	Q	I	76000
Click on image to enlarge												16798	0132	1	2024	QC	E	I	0
												12669	0064	9	2017	SW	I	I	0
												12524	0026	6	2017	SW	I	I	0
												12482	0324	5	2017	TR	P	I	51000
												HEATED AREA 1,376							
												NOTES							
												PMT 7108 10/92 REMODEL							

SUBAREA	GS	AREA	%	RPL	CS	CODE	QUALITY	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG %	COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	%	OB/XF DEPR. VALUE
BAS	1,142	100	176	987	06	D	C	GARAGE FR		40	20	800	25.00	100	1	0.93	1978	1985	S3		30		5580
FOP	304	035	164	28				FENCE CL4		0	0	100	16.00	100	1	1.00	2000	2000	S5		30		480
SFB	234	080	289	81																			6,060
FIREPLACE	1																						0
SUBAREA TOTALS	1,680			222,396																			

**BUILDING DIMENSIONS** BAS=S5W16S34E16S7E13N46W13Area:1142;FOP=N7W16S12E16N5Area:192;FOP=S7E16N7W16Area:112;SFB=N18W13S18E13Area:234;TotalArea: :1680

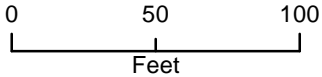
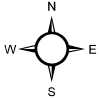
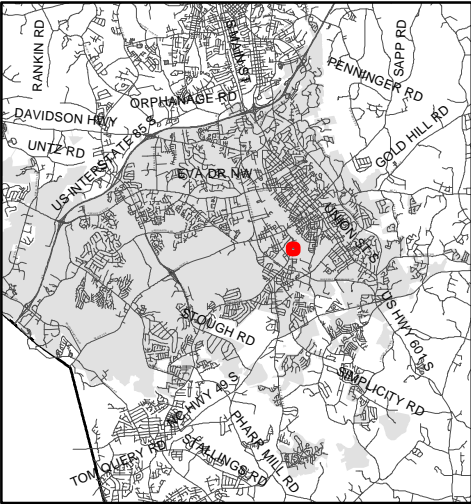
LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR	0100	RV	70	140	1.0000	0	1.0000		PS	48,000.00	1.000	LT	1.000	48,000.00	48000		
<b>TOTAL MARKET LAND DATA</b>																48,000	
<b>TOTAL PRESENT USE DATA</b>																	



**Z-14-24  
AERIAL**

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

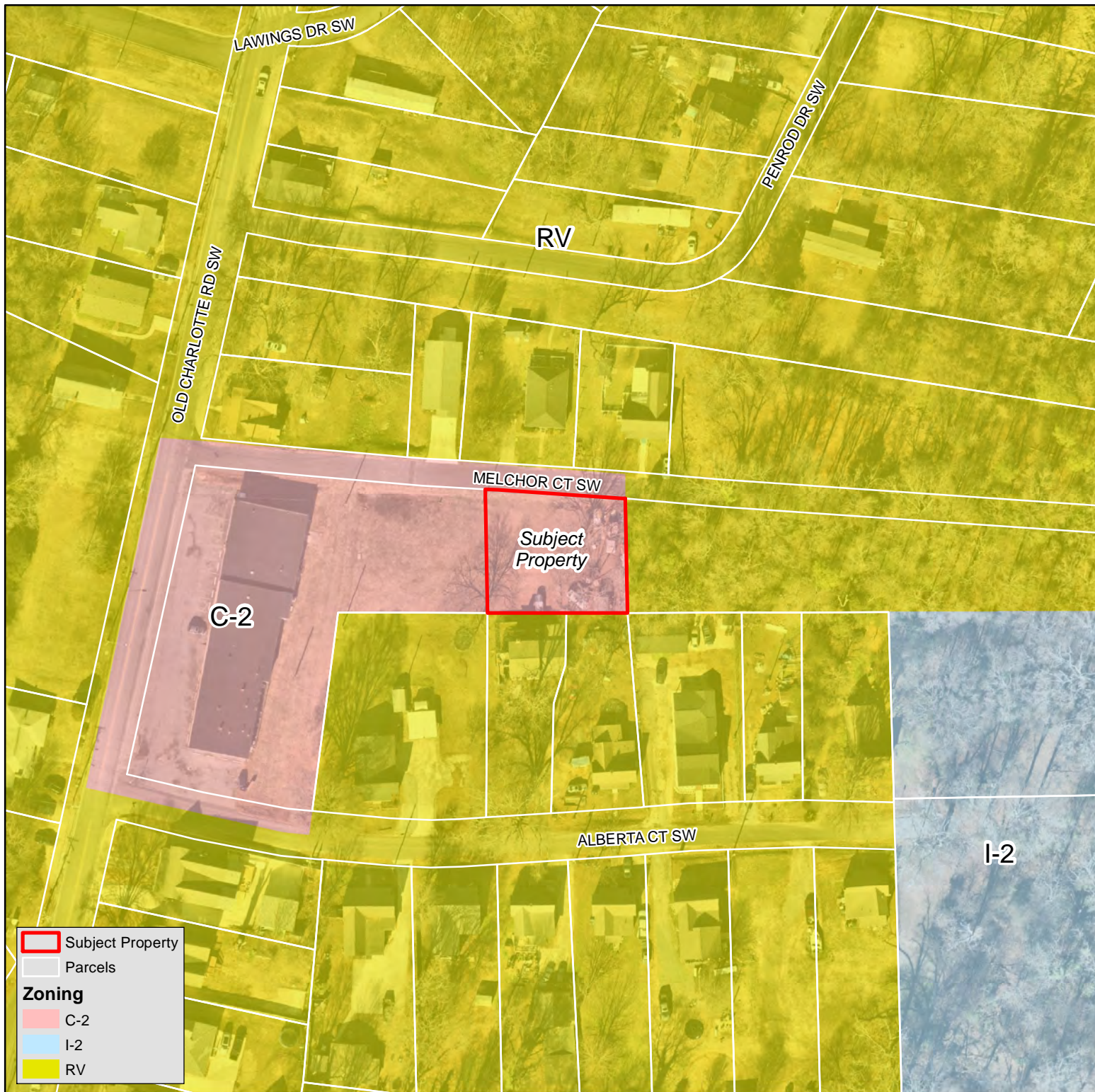
318 Melchor Ct SW  
PIN: 5620-61-1875



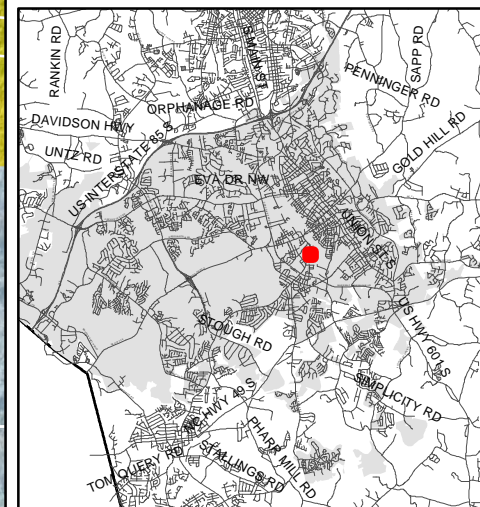
# Z-14-24 ZONING

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

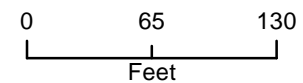
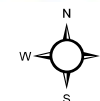
318 Melchor Ct SW  
PIN: 5620-61-1875



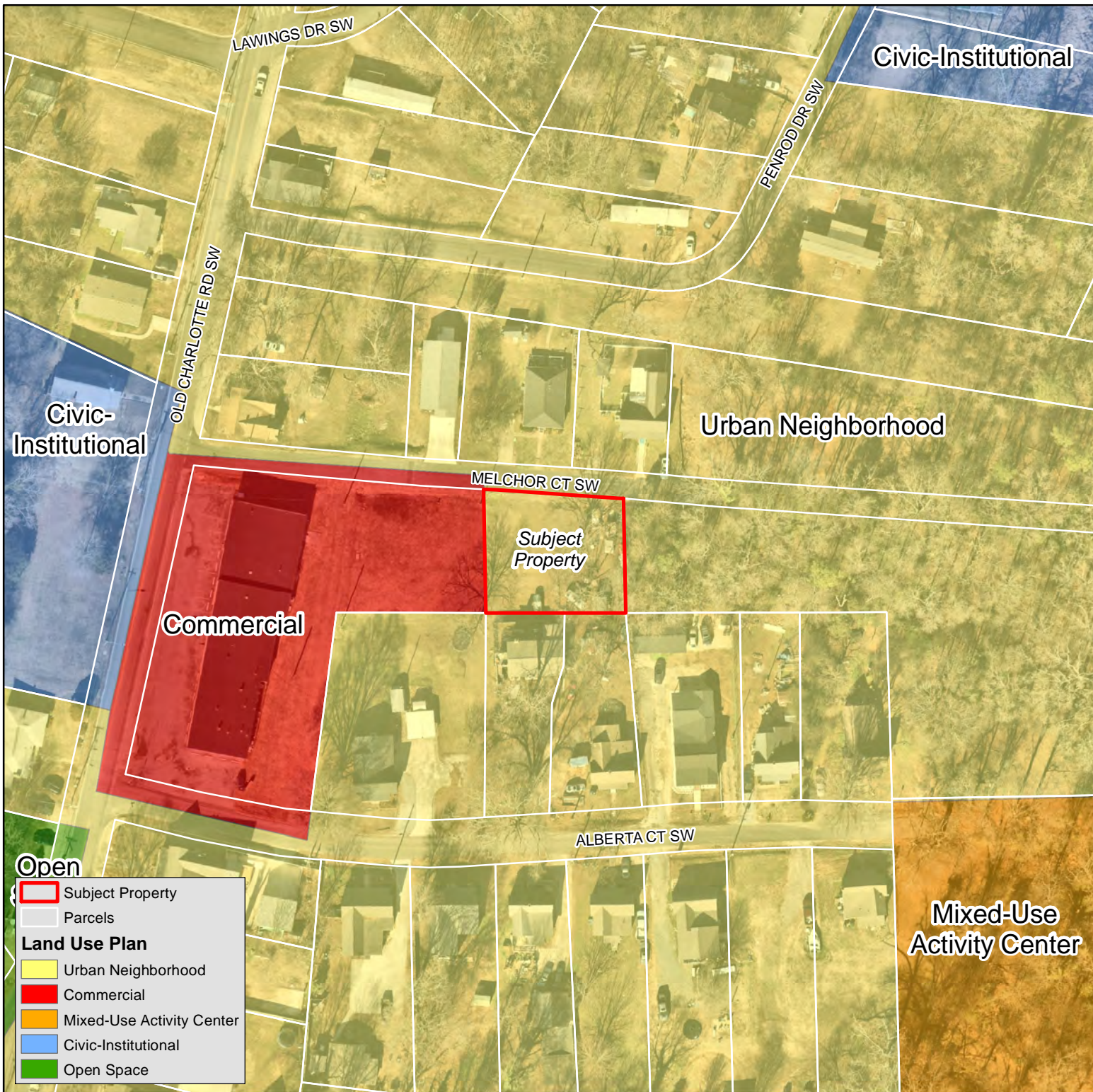
	Subject Property
	Parcels
<b>Zoning</b>	
	C-2
	I-2
	RV



*Concord*  
NORTH CAROLINA







**Open**

- Subject Property
- Parcels

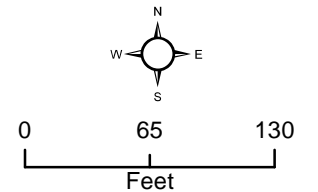
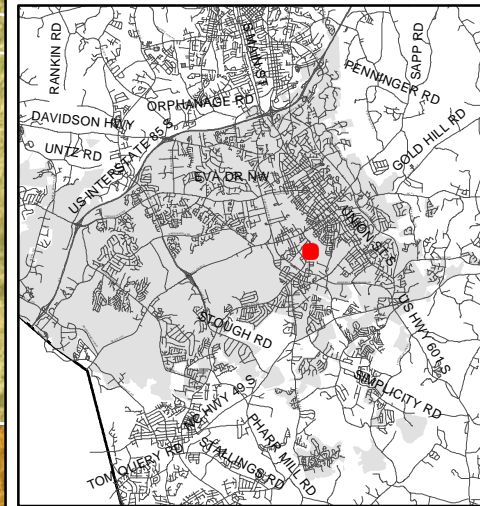
**Land Use Plan**

- Urban Neighborhood
- Commercial
- Mixed-Use Activity Center
- Civic-Institutional
- Open Space

**Z-14-24  
LAND USE PLAN**

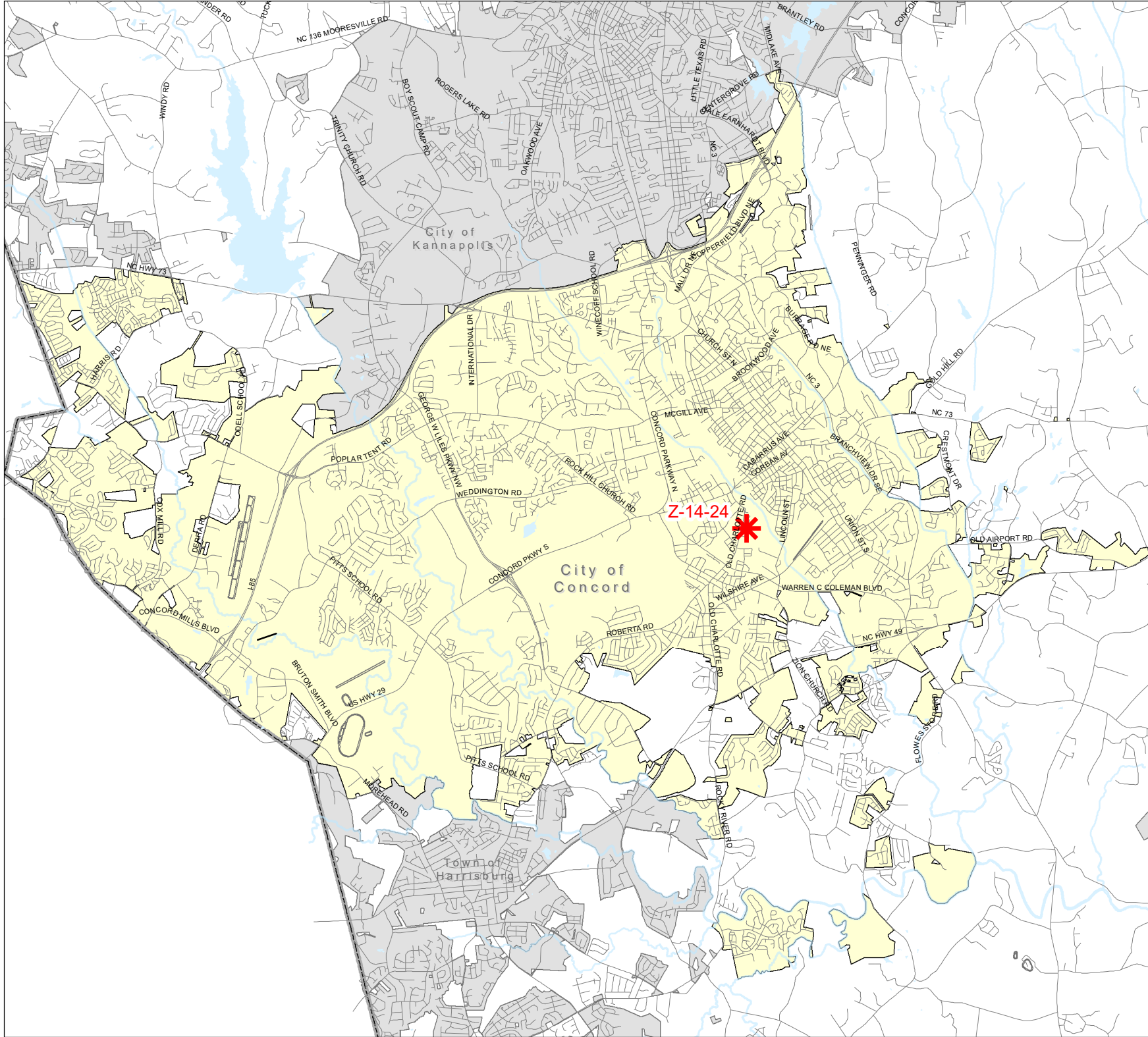
**Rezoning application  
C-2 (General Commercial)  
to  
RV (Residential Village)**




318 Melchor Ct SW  
PIN: 5620-61-1875



Z-14-24

318 Melchor Ct SW



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

