



DATE: October 18, 2022

CASE #: Z-18-22

ACCELA CASE #: CN-RZZ-2022-00010

DESCRIPTION: Zoning Map Amendment from Residential Medium Density (RM-2) to Office Institutional (O-I)

APPLICANT: Pastor Robert Jackson

OWNER: Church of the Trinity

LOCATION: 757 Harris St NW

PINs#: 5621-14-7002

AREA: +/- 2.04 acres

ZONING: Residential Medium Density (RM-2)

PREPARED BY: Scott Sherrill, AICP, Planning & Development Manager

BACKGROUND

The subject property consists of one parcel, comprising approximately +/-2.04 acres located at 757 Harris St NW between Harris St NW and the NC Railroad tracks. The subject property is located in the City of Concord, and was annexed into the City on June 30, 1981. The property was subdivided via the Estate of D C Furr, which was an unrecorded plat. The property is owned by Church of the Trinity, which now has the legal name of Word of Faith Worship Center. The applicant seeks a rezoning to O-I (Office-Institutional) to make the use conforming and replace church signage: O-I zoning would permit electronic signage.

HISTORY

The property is currently owned by Church of the Trinity, which modified its legal name to Word of Faith Worship Center in 2006. The church took ownership of the property on March 30, 1981 via deed recorded in Cabarrus County Register of Deeds Book 531, Page 356, and per the county tax card, constructed the church the same year.

SUMMARY OF REQUEST

The subject property under consideration is +/- 2.04 acres, and no use changes are proposed under the zoning map amendment. Parcel 5621-14-7002 (757 Harris St. NW) is proposed for rezoning from RM-2 (Residential Medium Density) to O-I (Office Institutional).

Properties to the north, south, and east of the subject property are residential in use. Property to the west, across the railroad tracks, is zoned I-2 (General Industrial), and most recently used by Beacon Building Products.

The applicant sent certified mail to adjacent property owners and neighborhoods within ½ mile of the site to notify them of the request. One neighbor sent a certified letter to the applicant as well as members of the Planning and Zoning Commission and City Staff in opposition to the rezoning request.

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	RM-2 (Medium Density Residential) and I-2 (General Industrial)	Church	North	Residential, Chicken Processing (Purdue Farms)
	South	RM-2 (Medium Density Residential)		South	Residential
	East	RM-2 (Medium Density Residential)		East	Residential
	West	I-2 (General Industrial)		West	Industrial (Building Products)

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Civic Institutional”: the rezoning request is consistent with the future land use category.

Applicable LUP Guidance:

From the 2030 Land Use Plan – “Civic Institutional” (CI):

Uses in this future land use category include public facilities, public and private schools, places of worship, cemeteries and other community gathering facilities.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 2.04 acres and is currently zoned Residential Medium Density (RM-2).
- The subject property was annexed on June 30, 1981 and is currently occupied by a church.
- The proposed zoning amendment is consistent with the City of Concord’s 2030 Land Use Plan.

- The zoning amendment is reasonable and in the public interest as the use of church is more conforming with the Office-Institutional zoning district and removes supplementary standards that would be required in a residential zoning district.

PROCEDURAL CONSIDERATIONS

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request to be consistent 2030 Land Use Plan and staff has no objections to the petition.

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.



NORTH CAROLINA

High Performance Living



Application for

Zoning Map Amendment

Applicant Name, Address, Telephone Number and email address: Pastor Robert Jackson
119 Hunter Green Lane, Mooresville, NC
28115 (704) 956-4918 Robertj1966@gmail.com

Owner Name, Address, Telephone Number: Robert Jackson
119 Hunter Green Lane, Mooresville NC, 28115
(704) 956-4918

Project Location/Address: 757 Harris St. NW Concord, NC 28025
P.I.N.: 5621-14-7002

Area of Subject Property (acres or square feet): 2.04 acres

Lot Width: 250 feet Lot Depth: 301 feet

Current Zoning Classification: RM2

Proposed Zoning Classification: O-I

Existing Land Use: Church - Religious Organization

Future Land Use Designation: Civic Institution

Surrounding Land Use: North residential South residential

East residential West railway, Industrial

Reason for request: to make a conforming 450

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:

continue use as Church, and would like
to replace Church signage.

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):

NA

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.

Robert Jackson
Signature of Applicant Date

Robert Jackson
Signature of Owner(s) Date



NORTH CAROLINA

High Performance Living



Application for

Zoning Map Amendment

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: 7-27-22

Applicant Signature: *Robert S. Jubber*

Property Owner or Agent of the Property Owner Signature:
Pastor Robert S. Jubber

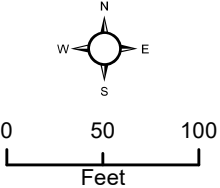
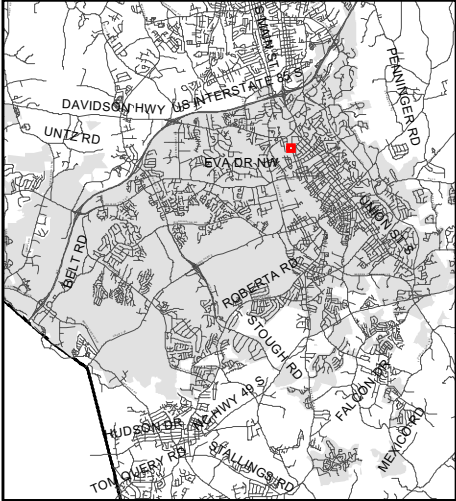


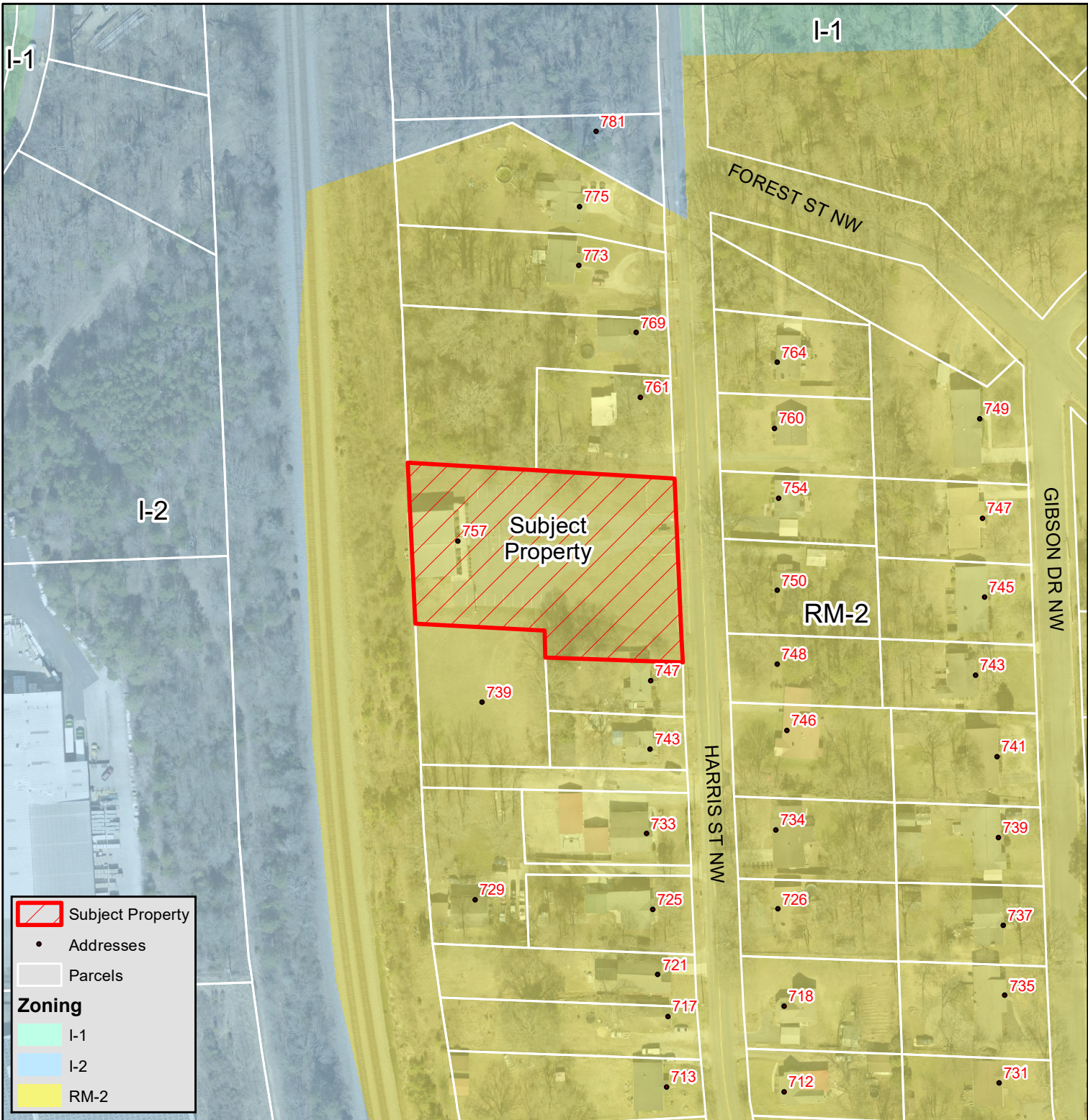
- Subject Property
- Addresses
- Parcels

**Z-18-22
AERIAL**




**Rezoning Application
RM-2 (Residential Medium Density)
to
O-I (Office-Institutional)**

757 Harris St NW
PIN: 5621-14-7002








Legend

-  Subject Property
-  Addresses
-  Parcels

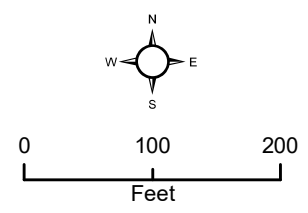
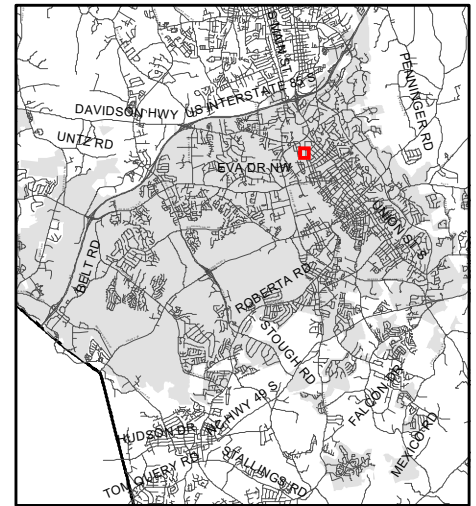
Zoning

-  I-1
-  I-2
-  RM-2

**Z-18-22
ZONING MAP**

**Rezoning Application
RM-2 (Residential Medium Density)
to
O-I (Office-Institutional)**

757 Harris St NW
PIN: 5621-14-7002



**Z-18-22
LAND USE PLAN**

**Rezoning Application
RM-2 (Residential Medium Density)
to
O-I (Office-Institutional)**

757 Harris St NW
PIN: 5621-14-7002

