



NORTH CAROLINA
High Performance Living

Application for
Zoning Map Amendment

(Please type or print)

Applicant Name, Address, Telephone Number and email address: Matthew Graham

5950 Fairview Rd, Suite 100 (704) 553-8881

Charlotte, NC 28210 mgraham@Burtoneng.com

Owner Name, Address, Telephone Number: DISA NOLIM GROUP SA INC

1499 W Palmetto Park Rd, 201

BOCA RATON, FL 33486

Project Location/Address (35.429671, -80.653993) Trade Street NW, Concord

P.I.N.: 56077534680000

Area of Subject Property (acres or square feet): 10.805

Lot Width: ± 890' - ± 620' Lot Depth: ± 900'

Current Zoning Classification: C-2

Proposed Zoning Classification: I-2

Existing Land Use: Underdeveloped

Future Land Use Designation: manufacturing

Surrounding Land Use: North C-2 South C-2 / I-2

East RV / C-2 West C-2 / I-1

Reason for request: New development of manufacturing use that would require I-2 zoning

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

Staff member signature: Hudson Boyd Sullivan

Date: 7/12/19



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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. 15 2019

Applicant Signature: [Handwritten Signature]

Property Owner or Agent of the Property Owner Signature:

[Handwritten Signature] Assistant Secretary
for the Hobbes Group.



Additional Requirements for Conditional District Amendments Only
(SEE SECTION 3.2.8)

A petition for conditional zoning must include a site plan, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any proposed conditions that will govern development and use of the property. The following information shall be provided, if applicable:

1. A boundary survey and vicinity map showing the property's total acreage, zoning classification(s), location in relationship to major streets, railroads, the date, and a north arrow;
2. All existing easements, reservations and rights-of-way;
3. Areas in which structures are proposed;
4. Proposed use of all land and structures including the number of residential units and square footage of nonresidential development;
5. Proposed and required screening and landscaping as specified in Article 11;
6. Existing and proposed points of access to public streets and to adjacent property;
7. Location of 100 year floodplains and location of proposed stream buffers as specified in Article 4;
8. General parking and circulation plans;
9. Additional data and information as specified in Article 9, if applicable.

In the course of evaluating the application, the Administrator, Planning and Zoning Commission or City Council may request additional information from the petitioner. This information may include the following:

1. The exterior features of the proposed development including height and exterior finish;
2. Existing and general topography of the site;
3. Existing vegetation and tree cover; and
4. Location and number of proposed signs.

The site plan and all supporting materials and text shall constitute part of the petition for all purposes under this Chapter.

For conditional district rezonings, after receipt of the petition, the staff shall forward the petition including the site plan to the Development Review Committee (DRC) for review and comments prior to the hearing. The DRC shall concur that the site plan sufficiently meets minimum requirements prior to the item proceeding to the Planning Commission for public hearing. Comments from the DRC may necessitate changes to the rezoning plan prior to the public hearing.