



DATE: September 20, 2022

CASE #: Z-19-22

ACCELA CASE #: CN-RZZ-2022-00008

DESCRIPTION: Zoning Map Amendment from Light Industrial (I-1), General Commercial (C-2), and Public Interest District (PID) to General Commercial (C-2) and Light Industrial (I-1)

APPLICANT: Greg Hartley

OWNER: HSREI, LLC

LOCATION: 7500, 7550, and 7610 Hendrick Auto Plaza NW and 4275 and 4325 Papa Joe Hendrick Boulevard

PINs#: 4599-30-2846, 4599-20-6836, 4599-20-1889, 4599-10-9019, and 4599-19-8312

AREA: +/- 41.158 acres

ZONING: General Commercial (C-2), Public Interest District (PID), and Light Industrial (I-1)

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

BACKGROUND

The subject property consists of five (5) parcels, comprising approximately +/-41.158 acres located at 7500, 7550, and 7610 Hendrick Auto Plaza NW and 4275 and 4325 Papa Joe Hendrick Blvd on the south side of Bruton Smith Blvd. The subject property is located in the City of Concord, and was annexed on July 13, 1990, amended on September 13, 1990, and annexed on June 27, 1996: after annexation, it was zoned Planned Unit Development (PUD) and Light Industrial (I-1). The property is owned by HSREI, LLC. The applicant seeks a rezoning to C-2 (General Commercial) and I-1 (Light Industrial) to align zoning district boundaries and property lines.

HISTORY

The property is currently owned by HSREI, LLC and used as a series of automotive businesses: Hendrick Volkswagen, Hendrick Kia, Hendrick Chrysler, Dodge, JEEP, RAM, GM Charlotte Technical Center, Hendrick Pre-Owned, and Hendrick Truck. The subdivision plat for the property was recorded on June 26, 2020, and the new lot lines did not align with the zoning district: several older property lines were dissolved with the 2020 plat. A similar subdivision plat, recorded on

November 8, 2004 modified lot lines for 4325 Papa Joe Hendrick Blvd., and resulted in a similar situation wherein zoning lines no longer aligned with lot lines.

SUMMARY OF REQUEST

The subject property under consideration is +/- 41.158 acres, and no use changes are proposed under the zoning map amendment. Parcels 4599-20-1889 (7610 Hendrick Auto Plaza NW), 4599-20-6836 (7550 Hendrick Auto Plaza NW), 4599-30-2846 (7500 Hendrick Auto Plaza NW), would have the portions of Public Interest District (PID) amended to General Commercial (C-2). Parcels 4598-19-8312 (4325 Papa Joe Hendrick Blvd.) and 4599-10-9019 (4275 Papa Joe Hendrick Blvd) would have the portion zoned Public Interest District (PID) and General Commercial (C-2) amended to Light Industrial (I-1).

Across Bruton Smith Blvd. to the north of the subject property are the Courtyard by Marriott and Homewood Suites on Scott Padgett Pkwy., across Papa Joe Hendrick Blvd to the west of the property are Hope Academy and West Cabarrus Church, to the south of the property is the Hendrick Motorsport 9/24 Shop and Jeff Gordon, Inc., and to the east of the subject property is the Rock City Campground. Property to the north and west is zoned General Commercial (C-2) and Light Industrial (I-1), property to the south is zoned Light Industrial (I-1), and property to the east is zoned Public Interest District (PID).

The applicant currently has a project nearing completion for the GM Charlotte Technical Center.

The applicant sent certified mail to adjacent property owners and neighborhoods within ½ mile of the site to notify them of the 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	
C-2 (General Commercial), I-1 (Light Industrial), PID (Public Interest District)	North	C-2 (General Commercial)	Automotive	North	Hotels
	South	I-1 (Light Industrial)		South	Motorsports
	East	PID (Public Interest District)		East	Campground
	West	C-2 (General Commercial) and I-1 (Light Industrial)		West	Church and School

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Commercial,” and “Industrial Employment”: the rezoning requests are consistent with each future land use category, except the request for 4275 Papa Joe Hendrick Blvd., which has a future land use category of Commercial, with which the I-1 zoning request is inconsistent.

Applicable LUP Guidance:

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.

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.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 41.158 acres and is currently zoned General Commercial (C-2), Light Industrial (I-1), and Public Interest District (PID).
- The subject property was annexed on July 13, 1990, amended September 13, 1990, and June 27, 1996, and is currently occupied by automotive sales, research, and related uses.
- The proposed zoning amendment is consistent with the City of Concord’s 2030 Land Use Plan, except for the request for 4275 Papa Joe Hendrick Blvd. (PIN 4599-10-9019), which would be consistent with Industrial/Employment, but not the Commercial Future Land Use Designation.
- The zoning amendment is reasonable and in the public interest as it is comparable to existing and proposed surrounding land uses and removes confusion associated with parcels with multiple zoning districts.

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. **A recommendation will be required for 4275 Papa Joe Hendrick Blvd. for consideration by City Council.**

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). A recorded deed is sufficient, if the deed contains a separate description of the property to be rezoned. If the property contains multiple tracts, deeds shall be provided describing each tract or multiple tracts.
2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent landowners, including any directly across the street.
3. 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.
4. 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: _____

Greg Hartley, 601 South Cedar Street, Suite 101, (704) 716-5680, ghartley@acro-ds.com

Owner Name, Address, Telephone Number: _____

HSREI, LLC, 4400 Papa Joe Hendrick Blvd. Charlotte, NC 28262

Project Location/Address: 7500, 7550, 7601 & 7610 Hendrick Auto Plaza NW Concord, NC 28027
7659 Bruton Smith Blvd. Concord, NC 28027 and 4325 Pap Joe Hendrick Blvd. Charlotte, NC 28262

P.I.N.: 459-9302-846, 459-9206-836, 459-9201-889, 459-9107-948, 45-9109-019 & 459-81918-312

Area of Subject Property (acres or square feet): 5.06, 19.89 & 26.01

Lot Width: Varies Lot Depth: Varies

Current Zoning Classification: I-1, C-2 & PID

Proposed Zoning Classification: P.I.N. 459-9302-846, 459-9206-836, 459-9201-889 & 459-9107-948 Zoned to C-2
P.I.N. 45-9109-019 & 459-81918-312 Zoned to I-1

Existing Land Use: Vehicular sales and Motorsport race shops

Future Land Use Designation: Vehicular sales, Motorsport race shops and warehouse

Surrounding Land Use: North Vehicular sales & temp. logging South Motorsport race shops
East CLT Motor Speedway Parking West Church

Reason for request: Clean up zoning boundaries associated with old property lines that cut through
small portions of the current property boundaries.

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:

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: June 27, 2022

Applicant Signature: Greg Hartley

Digitally signed by Greg Hartley
DN: cn=Greg Hartley, c=US,
o=ACRO Development Services,
PLLC, email=ghartley@acro-
ds.com
Date: 2022.06.27 17:11:20 -0400

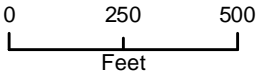
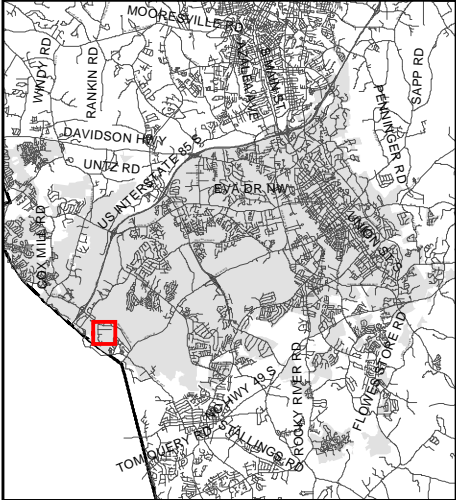
Property Owner or Agent of the Property Owner Signature:




**Z-19-22
AERIAL**

**Rezoning application from
PID (Public Interest District) &
C-2 (General Commercial)
to
I-1 (Light Industrial) &
C-2 (General Commercial)**

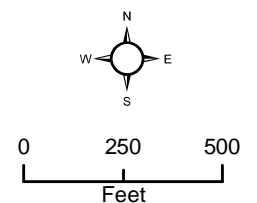
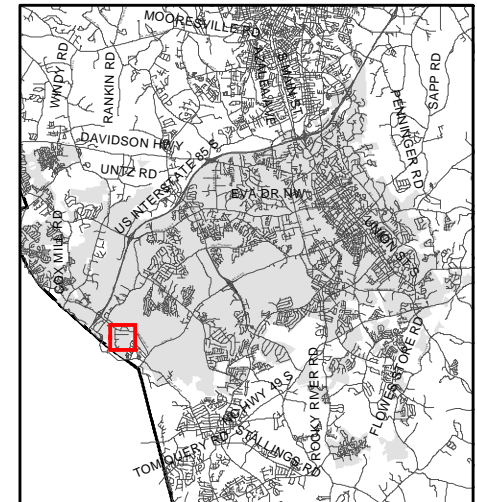
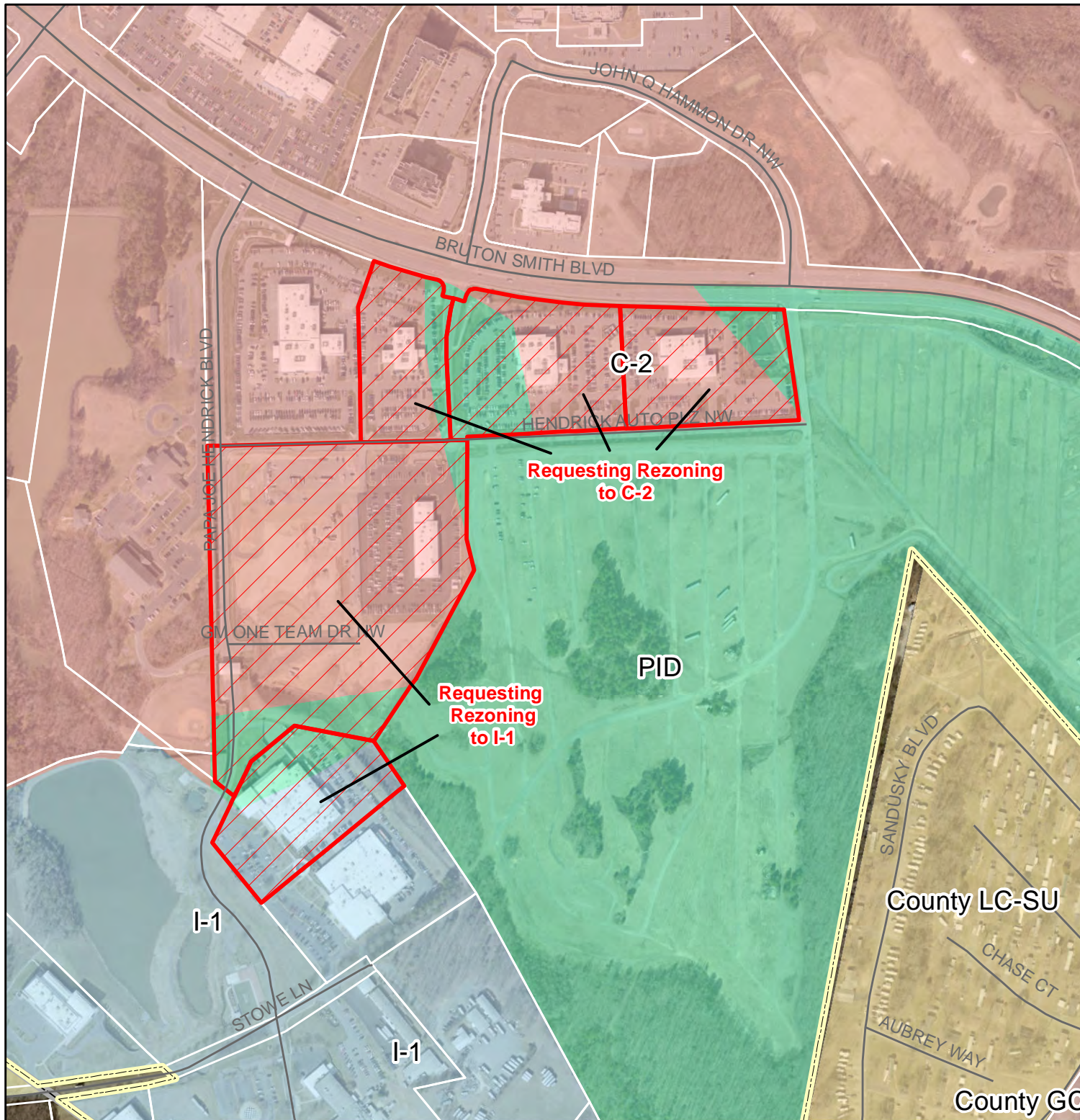
Hendrick Auto Plaza NW
PIN's: 4599-20-6836, 4599-10-9019,
4599-30-2846, 4599-19-8312,
4599-20-1889



**Z-19-22
ZONING**

**Rezoning application from
PID (Public Interest District) &
C-2 (General Commercial)
to
I-1 (Light Industrial) &
C-2 (General Commercial)**

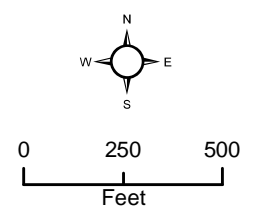
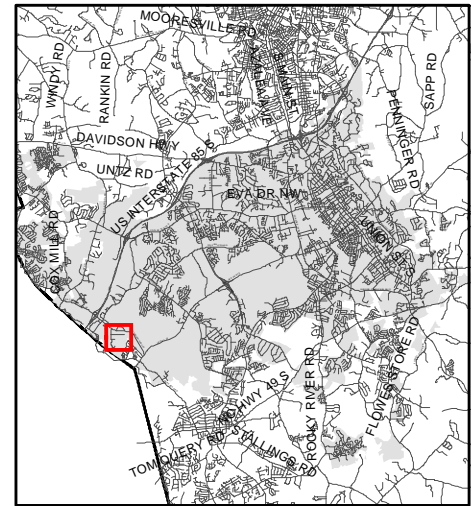
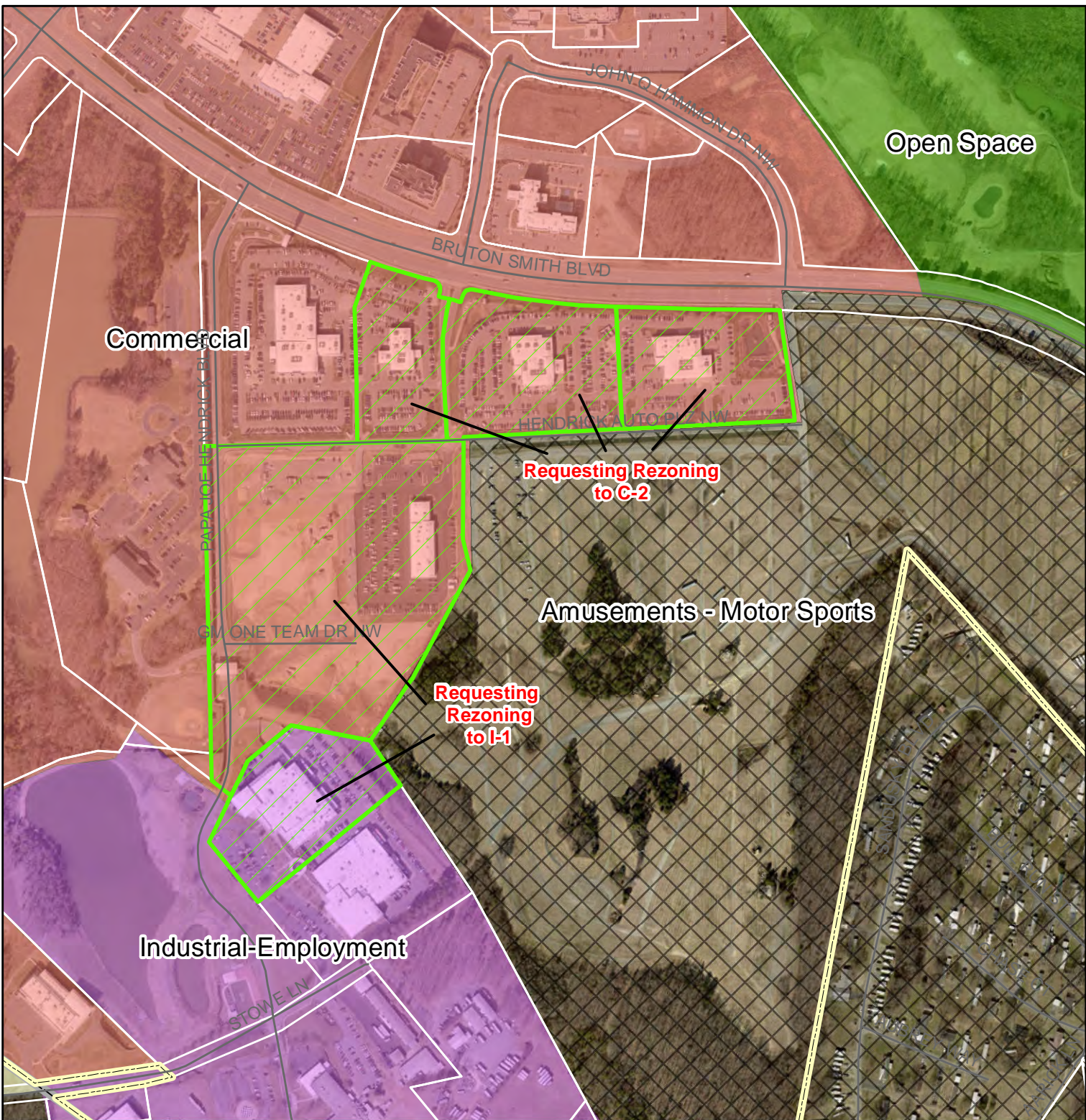
Hendrick Auto Plaza NW
PIN's: 4599-20-6836, 4599-10-9019,
4599-30-2846, 4599-19-8312,
4599-20-1889



**Z-19-22
LAND USE PLAN**

**Rezoning application from
PID (Public Interest District) &
C-2 (General Commercial)
to
I-1 (Light Industrial) &
C-2 (General Commercial)**

Hendrick Auto Plaza NW
PIN's: 4599-20-6836, 4599-10-9019,
4599-30-2846, 4599-19-8312,
4599-20-1889



19898

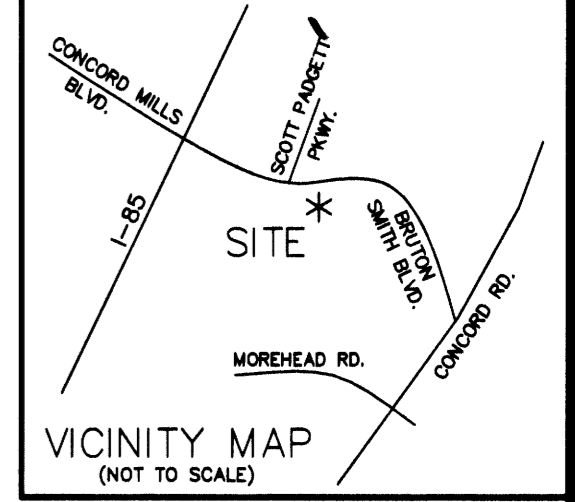
Book 94 Page 82

FINAL SUBDIVISION PLAT - HENDRICK AUTO PLAZA

PIN #4599304963, 4599208893, 4599204820, & 4599108520

CITY OF CONCORD, NUMBER TWO TOWNSHIP,
CABARRUS COUNTY, NORTH CAROLINA
7500, 7550, 7630 HENDRICK AUTO PLAZA NW
CONCORD, NC 28027

&
4345 PAPA JOE HENDRICK BLVD
CHARLOTTE, NC 28262



CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, SIDEWALKS, GREENWAYS, RIGHTS OF WAY, EASEMENTS, AND/OR OPEN SPACE AND/OR PARKS, EXCEPT ANY OF THOSE USES SPECIFICALLY INDICATED AS PRIVATE, AND I FURTHER DEDICATE ALL SANITARY SEWER, STORMWATER DRAINAGE AND WATER LINES THAT ARE LOCATED IN ANY PUBLIC UTILITY EASEMENT OR RIGHT OF WAY AND CERTIFY THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS. ANY STREETS INDICATED AS PRIVATE SHALL BE OPEN TO PUBLIC USE, BUT SHALL BE PRIVATELY MAINTAINED. SAID DEDICATION SHALL BE IRREVOCABLE PROVIDED DEDICATIONS OF EASEMENTS FOR STORM DRAINAGE, WHETHER INDICATED AS PRIVATE OR PUBLIC, ARE NOT MADE TO THE CITY OF CONCORD BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT UNLESS SPECIFICALLY DESIGNATED A DRAINAGE EASEMENT TO THE CITY OF CONCORD.

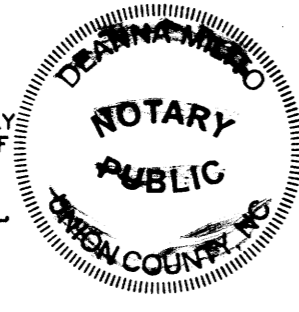
BY: Scott Egan DATE: 6/10/2020
OWNER - HSREI LLC, AUTHORIZED AGENT

NORTH CAROLINA
CABARRUS COUNTY

I, Deanna Milto, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT SCOTT EGAN PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 8th DAY OF JUNE 2020

MY COMMISSION EXPIRES: MARCH 22, 2024



CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE CONCORD AUTO PLAZA SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING ZONING COMMISSION /ADMINISTRATOR ON JUNE 19 2020

DATE: 6/23/20 DEVELOPMENT SERVICES DIRECTOR: Ken Abley

WEST CABARRUS CHURCH, INC.
PARCEL #4599102821
DEED BOOK 5815, PAGE 243

REVIEW OFFICER CERTIFICATION

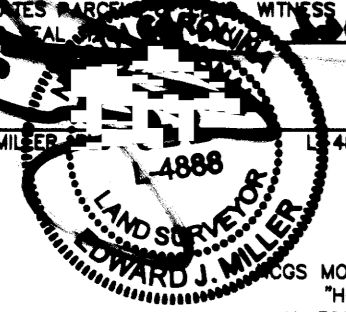
I, GREG BELK, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING. THIS DOES NOT CONSTITUTE CERTIFICATION AS TO COMPLIANCE WITH ANY OF ALL LOCAL ORDINANCES OF ALL APPLICABLE JURISDICTIONS.

DATE: 6/26/2020

SURVEYOR'S CERTIFICATION

I, EDWARD J. MILLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PARCEL INFORMATION REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 17-30 AS AMENDED; AND THAT THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER 4888 DATE: 6/10/2020

EDWARD J. MILLER



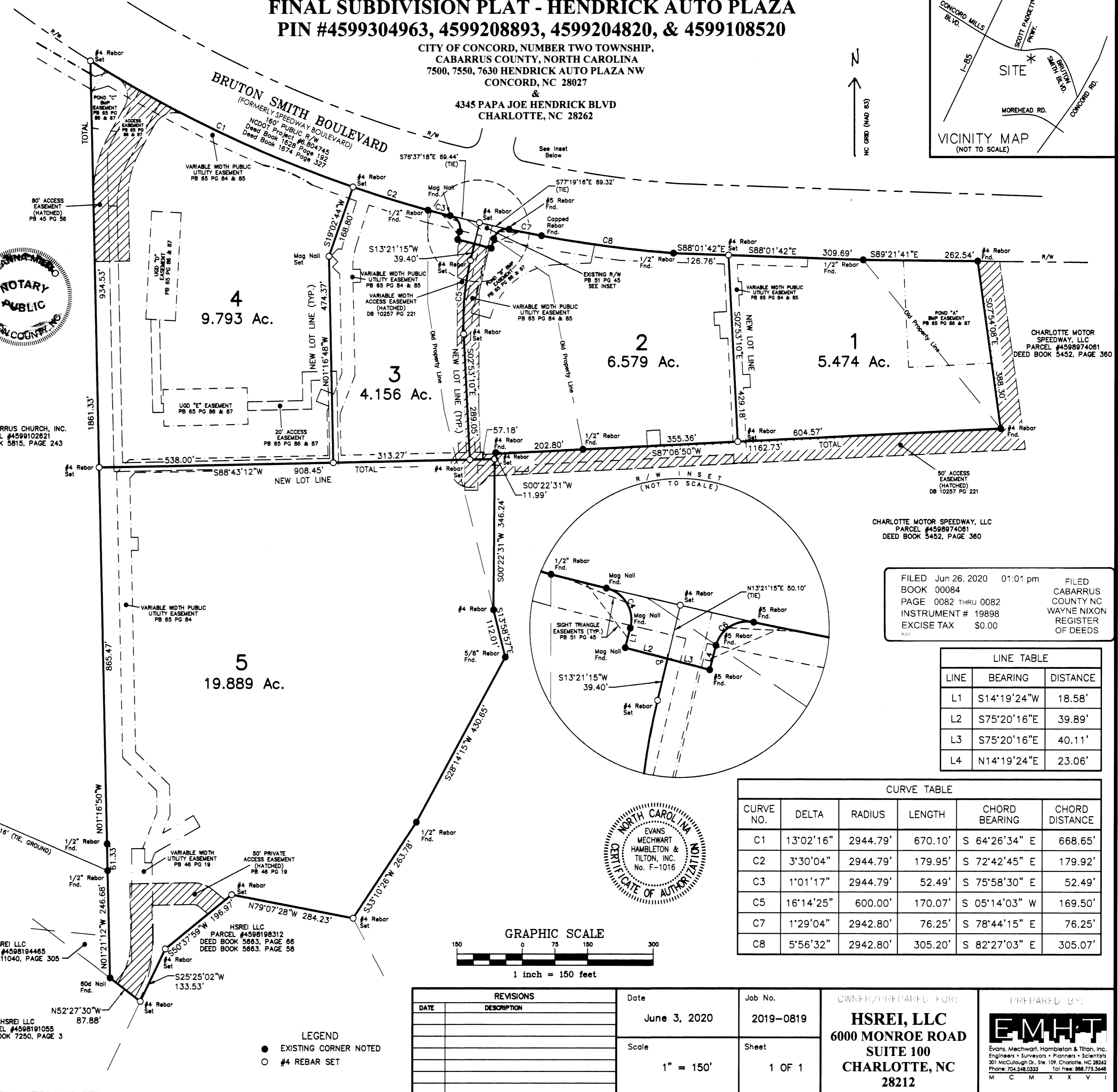
NOTES

- ALL DISTANCES ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- BOUNDARY INFORMATION FOR PIN #4599304963, 4599208893, 4599204820, & 4599108520 IS BASED ON DEED BOOK 5297 PAGE 204, DEED BOOK 5297 PAGE 209, DEED BOOK 9975 PAGE 66, DEED BOOK 9975 PAGE 73, DEED BOOK 10257 PAGE 215, DEED BOOK 10257 PAGE 221 AND PLAT BOOK 45 PAGE 56 AS RECORDED IN THE CABARRUS COUNTY REGISTER OF DEEDS.
- BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS.
- TOTAL ACRES OF RECORDED TRACTS: 45.891 ACRES ±
- TOTAL NUMBER OF LOTS BEING RECORDED: 5
- PROPERTY IS CURRENTLY ZONED: C-2
- THE PLATTING WORK SHOWN HEREON ORIGINALLY PERFORMED ON 03/02/2015 BY T. MICHAEL GREEN JR, PLS AND REVIEWED AND REVISED BY EDWARD J. MILLER, PLS.
- ALL PROPERTIES SHOWN HEREON ARE SUBJECT TO ANY FACTS OR EASEMENTS WHICH MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH. EASEMENTS MAY EXIST ON NOTED REFERENCES WHICH ARE NOT SHOWN HEREON.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM PANELS 3710459900K, EFFECTIVE 11/16/2018 AND 3710459800L, EFFECTIVE 11/16/2018.

BRUTON SMITH BOULEVARD
(FORMERLY SPEEDWAY BOULEVARD)
160' PUBLIC R/W
NCDOT Project #B04745
Deed Book 1628 Page 192
Deed Book 1074 Page 327

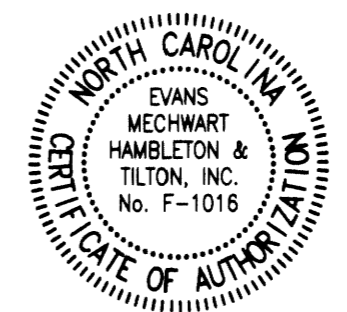
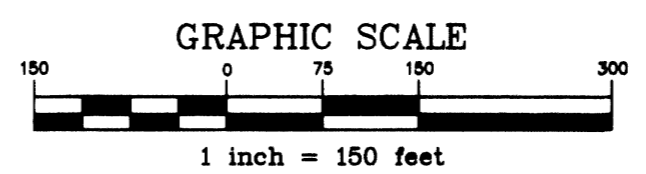


CHARLOTTE MOTOR SPEEDWAY, LLC
PARCEL #4598974081
DEED BOOK 5452, PAGE 360

FILED Jun 26, 2020 01:01 pm FILED
BOOK 00084 CABARRUS COUNTY NC
PAGE 0082 THRU 0082 WAYNE NIXON
INSTRUMENT # 19898 REGISTER
EXCISE TAX \$0.00 OF DEEDS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S14°19'24"W	18.58'
L2	S75°20'16"E	39.89'
L3	S75°20'16"E	40.11'
L4	N14°19'24"E	23.06'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	13°02'16"	2944.79'	670.10'	S 64°26'34" E	668.65'
C2	3°30'04"	2944.79'	179.95'	S 72°42'45" E	179.92'
C3	1°01'17"	2944.79'	52.49'	S 75°58'30" E	52.49'
C5	16°14'25"	600.00'	170.07'	S 05°14'03" W	169.50'
C7	1°29'04"	2942.80'	76.25'	S 78°44'15" E	76.25'
C8	5°56'32"	2942.80'	305.20'	S 82°27'03" E	305.07'

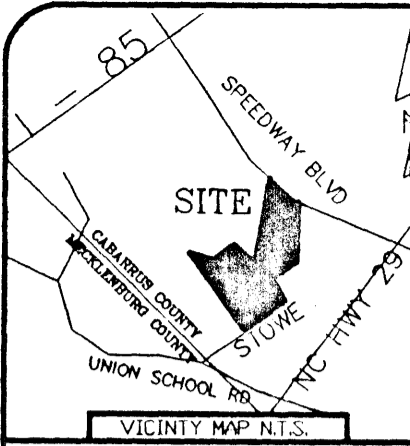


REVISIONS		Date	Job No.
DATE	DESCRIPTION	June 3, 2020	2019-0819
		Scale	Sheet
		1" = 150'	1 OF 1

OWNER/PREPARED FOR:
HSREI, LLC
6000 MONROE ROAD
SUITE 100
CHARLOTTE, NC
28212

PREPARED BY:
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
301 McCullough Dr., Ste. 109, Charlotte, NC 28262
Phone: 704.548.0333 Fax: 704.548.0333
M C M X X V I

J:\20190819\DMG\04SHSETS\PLAT\20190819-VS-PLAT-01.DWG plotted by YOUSSEF, SHEHRI on 6/10/2020 8:48 AM last saved by SYOUSSEF on 6/10/2020 8:16:27 AM Xrefs: 20111398-CS-REFR-N.DWG & 20130036-CS-REFR-N.DWG & 11398-AS-REFR-N.DWG & 20130036-CS-REFR-N.DWG & 11398-AS-REFR-N.DWG & 20130036-CS-REFR-N.DWG & 11398-AS-REFR-N.DWG



THE STATE OF NORTH CAROLINA
JAMES T. WEST, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK AS PAGE SHOWN, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/23,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES, PLATED FROM INFORMATION FOUND AS NOTED, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GENERAL STATUTE 47-38 AS AMENDED.
WITNESS MY HAND AND SEAL THIS 20th DAY OF OCTOBER 2004.
JAMES T. WEST
L-3392
REG. NO.

I, JAMES T. WEST, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED
YES NO
 THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.
 THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
 THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN A. THROUGH D. ABOVE.

NOTES:

- 1. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.
- 2. IRON PINS ARE AT ALL CORNERS UNLESS OTHERWISE NOTED
- 3. CITY OF CONCORD WATER AND SANITARY SEWER IS AVAILABLE
- 4. BOUNDARY PREDICATED BY MONUMENTS FOUND AND RECORD INFORMATION AS SHOWN.
- 5. AREAS DETERMINED BY THE COGO CALCULATION METHOD.
- 6. A MINIMUM SIGHT DISTANCE EASEMENT OF 10' X 70' IS DEDICATED AT THE INTERSECTION OF THE PRIVATE ACCESS EASEMENT AND STOWE LANE * SR 2839.

Zoned: C2 & I1
FRONT SETBACK: 30'
SIDE & REAR SETBACKS: 0' PER ZONING

This property is not in a 100 year flood hazard area. Ref: FIRMap # 370250110 D
Effective date Nov.2,1994

LINE & CURVE TABLE: CENTERLINE OF THE 50' PRIVATE ACCESS EASEMENT

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	187°14'	80.93'	253.56'	S18°20'46"E	80.59'
C2	36°22'54"	260.46'	410.18'	N24°29'59"W	256.11'
C3	71°13'46"	317.88'	255.70'	S7°04'33"E	297.80'
C4	29°45'09"	103.86'	200.00'	N13°39'46"E	102.69'
C5	41°01'09"	35.80'	50.00'	N70°42'15"W	35.04'

NUM	DISTANCE	BEARING
L1	46.33'	N70°12'29"W
L2	109.06'	N43°06'43"W
L3	136.25'	S28°32'20"W
L4	100.69'	S1°12'49"E
L5	117.97'	S88°47'11"W
L6	29.95'	N50°11'40"W
L7	44.74'	S50°38'14"W

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	16°32'20"	850.05'	2944.79'	S66°11'26"E	847.10'
C2	1°45'18"	90.20'	2944.79'	S75°20'15"E	90.20'
C3	1°22'52"	70.99'	2944.79'	S58°36'42"E	70.99'
C4	3°26'39"	177.02'	2944.79'	S61°01'28"E	177.00'
C5	11°42'48"	602.03'	2944.79'	S68°36'12"E	600.99'
C6	88°17'07"	77.04'	50.00'	S73°06'39"W	69.64'
C7	30°14'51"	110.86'	210.00'	S13°50'39"W	109.58'
C8	30°14'51"	153.10'	290.00'	S13°50'39"W	151.32'
C9	88°16'12"	77.03'	50.00'	N15°10'02"W	69.64'
C10	50°56'14"	133.80'	150.50'	N59°25'36"W	129.44'

NUM	DISTANCE	BEARING
L1	73.43'	S28°58'05"W
L2	144.54'	S1°16'47"E
L3	80.00'	S88°43'13"W
L4	145.67'	N1°16'44"W
L5	73.45'	S28°58'05"W
L6	104.31'	N1°16'44"W
L7	142.21'	S8°50'50"W
L8	112.81'	S14°04'56"E
L9	123.70'	S21°21'50"E
L10	79.67'	S86°25'12"E
L11	113.91'	N31°44'02"E
L12	77.35'	S52°51'50"E
L13	88.02'	S52°37'43"E
L14	61.37'	N1°16'44"W
L15	49.15'	S21°21'50"E
L16	74.55'	S21°21'50"E
L17	75.08'	N66°50'12"E
L18	156.49'	N66°50'12"E

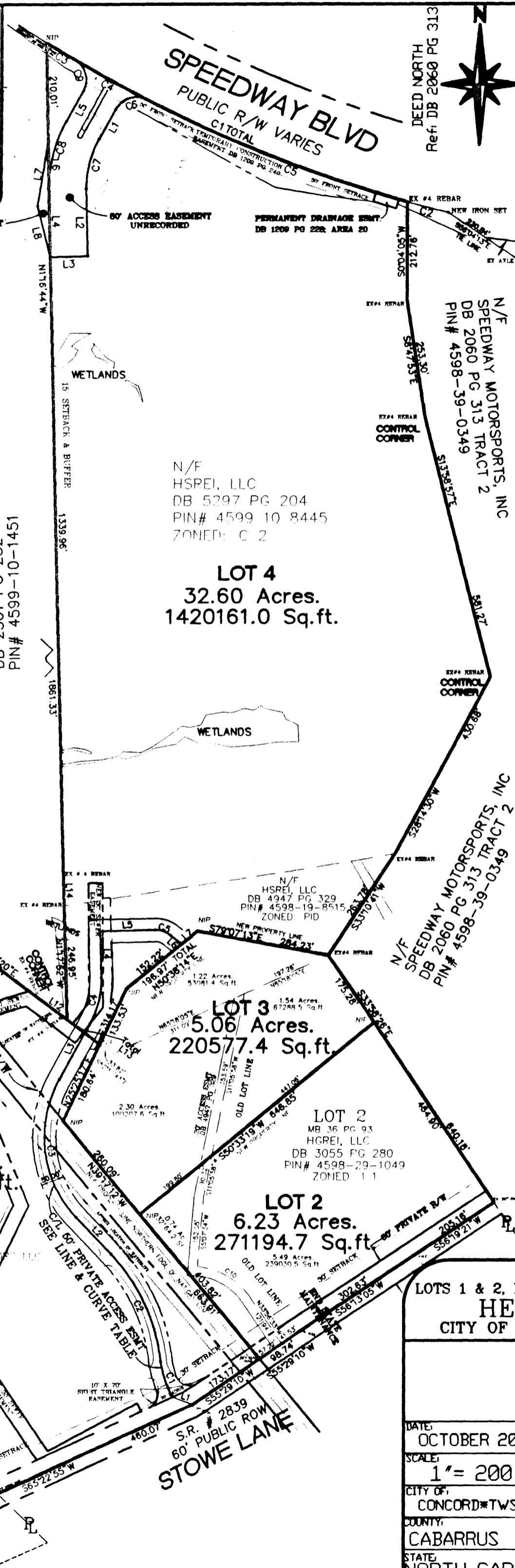
N/F EVELYN PUTNAM
LIFETIME RIGHTS
PIN# 4588 99 9713

N/F WEST CABARRUS CHURCH
DB 2301 PG 282
PIN# 4599-00-4276

N/F CHARLES HEAVENER
DB 451 PG 729
PIN# 4598 09 1309

THE FOLLOWING EASEMENTS AND OR RIGHTS OF WAY MAY EFFECT THIS PROPERTY HOWEVER THEY ARE UNPLOTTABLE:
RIGHT OF WAY FOR PRIOR PROPERTY OWNERS AS DESCRIBED IN DB 552 PG 344 AND DB 577 PG 487
EASEMENT FOR A NATURAL GAS PIPELINE DB 289 PG 33, 37 & 145 DB 290 PG 97, 99 & 187
EASEMENT TO SOUTHERN PUBLIC UTILITIES COMPANY DB 122 PG 576
EASEMENT TO BOARD OF LIGHT & WATER COMMISSIONERS DB 134 PG 284
EASEMENTS TO CONCORD TELEPHONE COMPANY DB 283 PG 577, DB 314 PG 473, DB 333 PG 131, DB 410 PG 182, DB 410 PG 648, DB 480 PG 679 DB 481 PG 128 & 129 AND DB 187 PG 619.
EASEMENTS TO DUKE POWER COMPANY DB 155 PG 180, DB 224 PG 393 DB 224 PG 397, DB 269 PG 330, DB 269 PG 334, DB 283 PG 581, DB 330 PG 438, DB 480 PG 679, DB 496 PG 605 & 606, DB 145 PG 264 & 352 DB 165 PG 145 AND DB 1342 PG 193.
THE FOLLOWING EASEMENTS OR RIGHTS OF WAY EFFECT THIS PROPERTY AND ARE SHOWN ON THIS SURVEY:
PERMANENT 60' RIGHT OF WAY TO NC DEPT. OF TRANSPORTATION: DB 684 PG 29, 31 & 32
TEMPORARY CONSTRUCTION EASEMENT TO N.C. DEPT. OF TRANSPORTATION DB 1209 PG 240
PERMANENT DRAINAGE EASEMENT TO N.C. DEPT. OF TRANSPORTATION DB 1209 PG 228 : AREA# 20
SLOPE EASEMENT BETWEEN CONCORD DEVELOPMENT GROUP AND BURROUGHS & CHAPIN; DB 2301 PG 252
THE 80' ACCESS EASEMENT SHOWN ON THIS SURVEY WAS TAKEN FROM AN UNRECORDED SURVEY BY ESP ASSOCIATES, DONE FOR BURROUGHS & CHAPIN CO. DATED 4-8-98.

NC GRID MONU. *MC 150*
N 587,922.118 FT
E1,490,274.454 FT
NAD 83



OFFICE OF REGISTER OF DEEDS
STATE OF NORTH CAROLINA
CABARRUS COUNTY
FILLED FOR REGISTRATION ON THE 20th DAY
OF November 2004 AT 3:20 O'CLOCK P.M. AND
REGISTERED IN THE OFFICE OF REGISTER OF DEEDS, CABARRUS
COUNTY, NORTH CAROLINA IN; BOOK 45 PAGE 56
LINDA F. McABEE, REGISTER OF DEEDS
BY: Carol Williamson ASSISTANT/DEPUTY

I, LINDA F. McABEE, REGISTER OF DEEDS, IN AND FOR
THE AFORESAID COUNTY AND STATE, HEREBY CERTIFY
THIS TO BE A TRUE COPY OF DOCUMENT WHICH IS
RECORDED IN BOOK _____ PAGE _____
WITNESS MY HAND AND SEAL OF THIS OFFICE THIS
____ DAY OF _____ 20____
BY: _____
LINDA F. McABEE REGISTER OF DEEDS / ASSISTANT

STATE OF NORTH CAROLINA * CABARRUS COUNTY
I, Journal Marshall, REVIEW OFFICER OF CABARRUS COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES
FOR RECORDING. THIS DOES NOT CONSTITUTE CERTIFICATION AS TO COMPLIANCE
WITH ANY OR ALL LOCAL ORDINANCES OF ALL APPLICABLE LOCAL JURISDICTIONS.
DATE 11-8-04 REVIEW OFFICER
DATE 11-8-04 REVIEW OFFICER

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN
AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION
JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY
SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT,
ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE
TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS EASEMENTS,
EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I
WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF
CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL
CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS
FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF
APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL
ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS
LATER.
HSREI by Scott Lampe Scott Lampe
OWNER (S)

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, TO THE BEST OF MY
KNOWLEDGE, IS IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE
UNIFIED DEVELOPMENT ORDINANCE.
Carol Williamson 11-8-04
ADMINISTRATOR OR DESIGNEE DATE

LEGEND:

---	PROPERTY LINE	---	EXISTING IRON PIN/PIPE
---	ROAD RIGHT OF WAY	---	NEW IRON PIN (#4 REBAR)
---	MINIMUM BUILDING SETBACK	CP	COMPUTED POINT
---	OLD PROPERTY LINE	P/P	POWER POLE
---	ADJOINER PROPERTY LINE	R/W	RIGHT OF WAY
---	APPROX LOC. WATERLINE	PVMT	PAVEMENT
---	OVERHEAD UTILITIES	CONC.	CONCRETE
---	APPROX LOC. SANITARY SEWER LINE	B/C	BACK OF CURVE
		TELE	TELEPHONE
		FH	FIRE HYDRANT
		WL	WATERLINE
		UTIL	UTILITIES
		ESMT.	EASEMENT

RECOMBINATION SURVEY OF
LOTS 1 & 2, MB 36 PG 93 AND 33.81 AC PARCEL SOUTH OF SPEEDWAY BLV
HENDRICK MOTORSPORTS COMPLEX
CITY OF CONCORD * TOWNSHIP # 2 * CABARRUS COUNTY * NC

SURVEY FOR:
HENDRICK REAL ESTATE INVESTORS
STOWE LANE * CONCORD NC

DATE: OCTOBER 20, 2004
SCALE: 1" = 200'
CITY OF: CONCORD * TWP # 2
COUNTY: CABARRUS
STATE: NORTH CAROLINA

HARRISBURG SURVEYING
4555 HIGHWAY 49
HARRISBURG, N.C. 28075
PHONE: 704-455-9553
FAX: 704-455-9008

DRAWN BY: SDG
COMP BY: JTW
REVISION: R/V - NOTES
10/26/04 CITY COMMENT
MSCAD31
HENDRICK/PLAT-JULY