



DATE: January 17, 2023

REZONING CASE #: Z-23-22

ACCELA: CN-RZZ-2022-00013

DESCRIPTION: Zoning Map Amendment
Cabarrus County LDR (Low Density Residential) to
Concord RE (Rural Estate)

APPLICANT/OWNER: City of Concord

LOCATION: 9546 Poplar Tent Rd

PIN#s: 4680-39-2552

AREA: +/- 10.299 acres

ZONING: Unzoned – formerly Cabarrus County LDR (Low Density Residential)

PREPARED BY: Autumn C. James, Senior Planner

Note: Because this rezoning request is pertaining to a recently annexed property, a City zoning classification must be adopted

BACKGROUND

The subject property consists of one (1) parcel comprising approximately 10.299 acres on the north side of Poplar Tent Rd near the intersection of International Dr NW. This is a city owned parcel that was previously zoned Cabarrus County Low Density Residential (LDR) and was annexed into the City of Concord on December 8, 2022. The property is currently undeveloped/vacant. The intended use is a trailhead park.

HISTORY

The property was acquired by the City of Concord by deed recorded in Cabarrus County Register of Deeds Book 15154 Page 0178 as recorded on May 7, 2021. The property was annexed into the City on December 8, 2022.

Because this rezoning request is pertaining to a recently annexed property, a City zoning classification must be adopted. Should the Planning and Zoning Commission decide to deny the rezoning request, an alternative zoning designation must be applied considering Land Use Plan consistency.

SUMMARY OF REQUEST

The applicant is requesting to rezone the subject property Cabarrus County LDR (Low Density Residential) to Concord RE (Rural Estate) for a trailhead park.

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	
Unzoned (formerly Cabarrus County Low Density Residential (LDR))	North	Cabarrus County LDR	Undeveloped/vacant	North	Vacant
	South	Cabarrus County LDR		South	Single-Family Residential
	East	RV-CD		East	Conservation
	West	RM-1		West	School

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Suburban Neighborhoods” for which RE (Rural Estate) is listed as a corresponding zoning district.

From the 2030 Land Use Plan – “Suburban Neighborhoods” (SN)

The Suburban Neighborhood (SN) Future Land Use category includes single family areas that are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from low-density single-family homes to denser formats of smaller single-family homes. In areas designated Suburban Neighborhood, homes are typically oriented interior to the neighborhood and are typically buffered from surrounding development by transitional uses or landscaped areas. Single-family attached dwellings are an option for infill development within the suburban neighborhood future land use category. These neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers and employment base needed to support these centers. Lots at intersections of collector and arterial streets within or at the edges of suburban neighborhoods may support small-scale, neighborhood serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons, and light retail. Pedestrian oriented uses exclude uses with drive-in, drive-through, or automobile related services.

Policy Guidance:

Objective 1.7: Encourage the development of public and private entertainment and recreational facilities to meet the needs of Concord’s residents and visitors.

- *While parks and other recreational facilities are appropriate throughout the City, regional recreational and entertainment uses, such as amusement facilities, should be focused within the Entertainment Corridor Character Area where related noise, traffic, and visual impacts are more compatible with surrounding uses.*

Objective 5.4: Expand and develop new parks and recreation facilities to serve the needs of existing and future citizens of Concord.

- *Coordinate parks establishment and improvement with the Comprehensive Parks and Recreation Master Plan.*

Objective 5.5: Coordinate the expansion and development of greenways that can be used for bicycle and pedestrian corridors with the development review and capital improvements planning processes.

- *Secure and improve greenways as vital transportation improvements through the development and capital improvements processes in coordination with the Comprehensive Parks and Recreation Master Plan.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 10.299 acres and currently unzoned.
- The subject property was annexed into the City on December 8, 2022 and is currently unoccupied/vacant.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as RE (Rural Estate) is a corresponding zoning classification to the Suburban Neighborhood Land Use Category.
- 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 residential uses.

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.



(Please type or print)

Applicant Name, Address, Telephone Number and email address:

City of Concord (Parks & Recreation Dept. - Bob Dowless); 147 Academy Ave. NW, PO Box 308 Concord NC 28026; 704-920-5600; dowless@concordnc.gov

Owner Name, Address, Telephone Number:

City of Concord

Project Location/Address: 9546 Poplar Tent Road, Concord NC 28027

Parcel Identification Number (PIN): 4680-39-2552-000

Area of Subject Property (acres or square feet): 10.299 ac. appx.

Lot Width: 359' appx. (frontage) Lot Depth: varies (see survey)

Current Zoning Classification: Cabarrus Co. LDR (Low Density Residential)

Proposed Zoning Classification: Concord RE (Rural Estate)

Existing Land Use: undeveloped/vacant

Future Land Use Designation: city park

Surrounding Land Use: North rural residential South rural residential

East undeveloped (conservation) West school (private)

Reason for request: Development of Concord city greenway trailhead park

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

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: 11-28-22

Applicant Signature: Bob Powers

Property Owner or Agent of the Property Owner Signature:

ORIENTED WITH
NC GRID / NAD 83(2011)
BY GFS READING
AREAS DETERMINED BY
COORDINATE GEOMETRY

CATAWBA COUNTY RESUBDIVISION ORDINANCE
Section 4-10 Requirements of the Interbody Buffer Zone
6. The Interbody Buffer Zone shall be determined and clearly delineated on the plat to be a minimum of 200 feet from the boundary of any existing or proposed residential structure, including well delineating activities or projects, and occur within the established buffer area.
See this Ordinance chapter for all requirements and restrictions.

Catawba Lands
Conservancy
1328E - 57
1000
MBK 78, PCS 31-34
& MBK 78, PCS 69-72
Ph # 4680 49 2592
ZONE : LDR

Rocky River

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FILED Oct 11, 2019 11:17 am
BOOK 00952
PAGE 0001 thru 0001
INSTRUMENT # 28028
EXCISE TAX \$0.00
OF DEEDS

BOUNDARY SURVEY OF
10.299 Acres

PROPERTY OF
Orval Clifford Coz
Twp # 2, Cabarrus Co., N.C.
Tax Ref. : Ph # 4589 35 2552
SURVEY DATE : OCTOBER 3, 2019
Scale 1" = 100'

0' 20' 30' 100' 200' 300'

State of North Carolina, Cabarrus County
I, **Greg Beale**, Review Officer of Cabarrus County,
certify that the map or plat to which this certification is affixed
meets all statutory requirements for recording.



Greg Beale (P) 10/11/2019
Review Officer / Date

State of North Carolina, Cabarrus County
I, **MEL G. THOMPSON**, certify that this plot was drawn under my supervision
and that the following information was used to perform the survey:
(1) Class of Survey : **Locality, Contour, & Boundary Survey**
(2) Positional accuracy : **AS BUILT, 0.5X, CONFORMANCE, LVL**
(3) Type of GPS field procedure : **RTK/REAL TIME**
(4) Datum/Epoch : **NAD 83/2011, 2010.1, 2010**
(5) Published/Field-control use : **NONE, WITHIN 2000'**
(6) Combined grid factor : **0.99999992**
(7) Units : **US FT**

**Z-23-22
AERIAL**

**Poplar Tent
Trailhead Park**

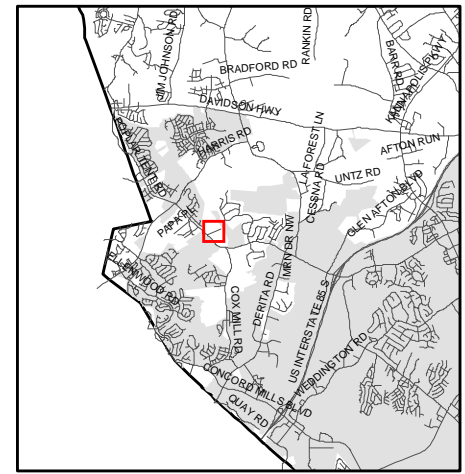
**Cabarrus County LDR
(Low Density Residential)
to
RE (Rural Estate)**

9546 Poplar Tent Rd
PIN: 4680-39-2552

Subject Property

BURRIS LN

POPLAR TENT RD



	Subject Property
	Parcels

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W E
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0 150 300
Feet

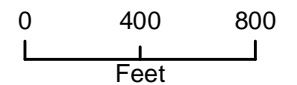
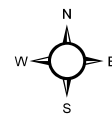
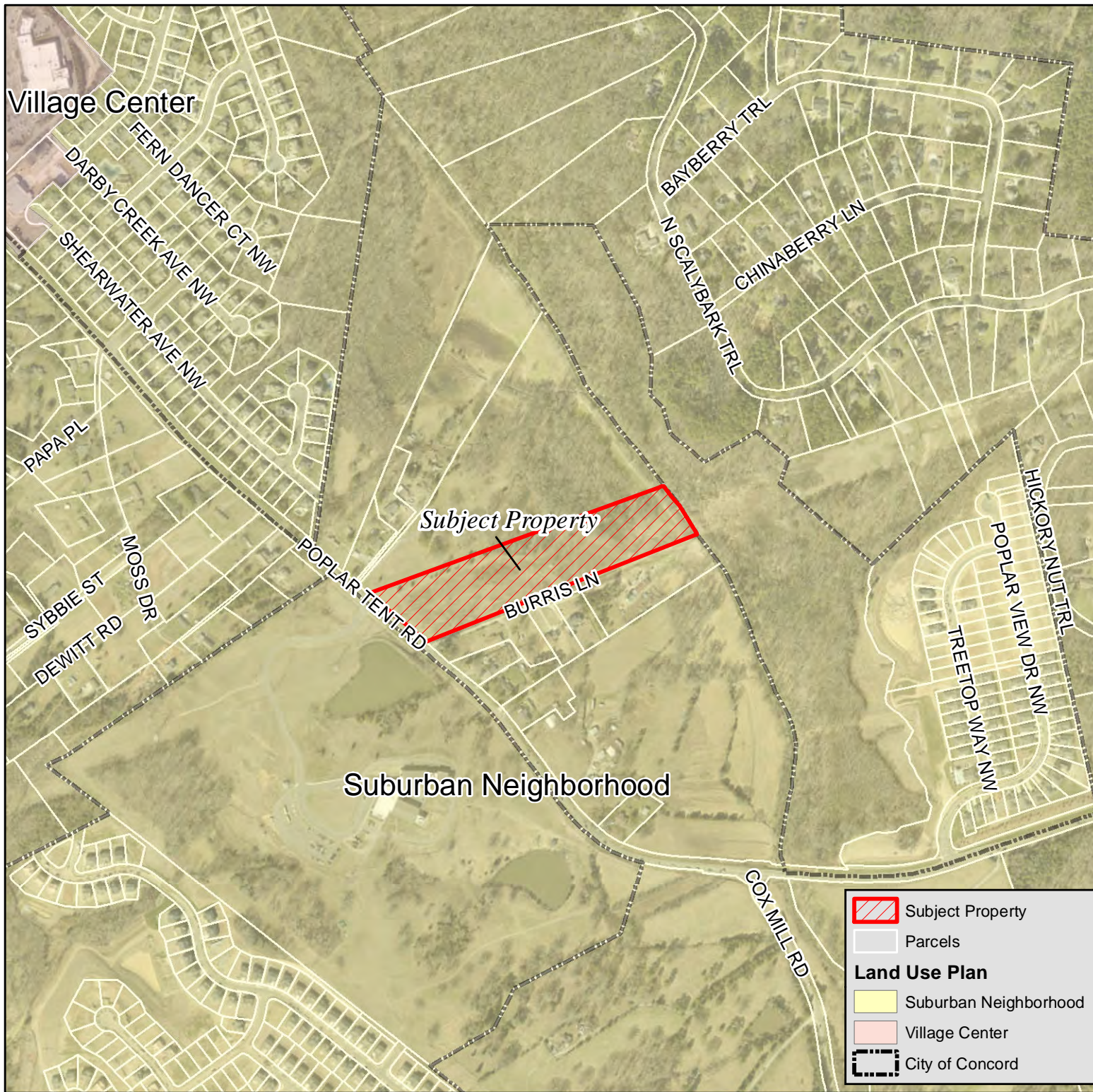
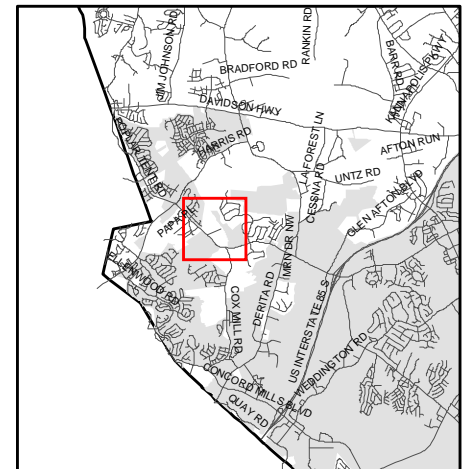


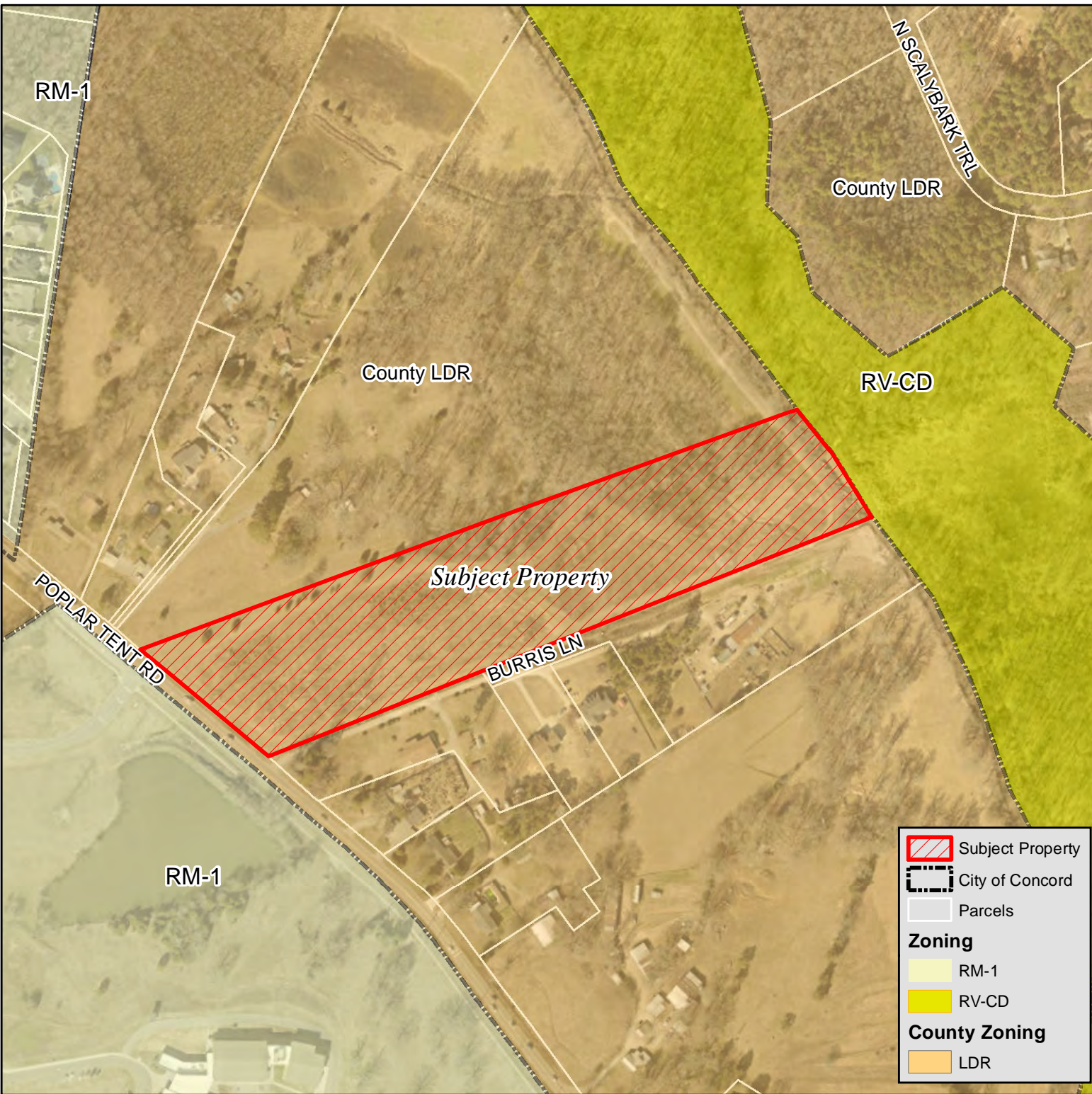
**Z-23-22
LAND USE PLAN**

**Poplar Tent
Trailhead Park**

**Cabarrus County LDR
(Low Density Residential)
to
RE (Rural Estate)**

9546 Poplar Tent Rd
PIN: 4680-39-2552



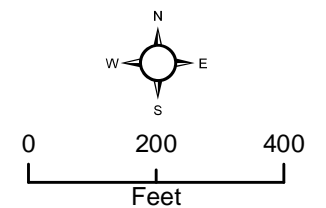
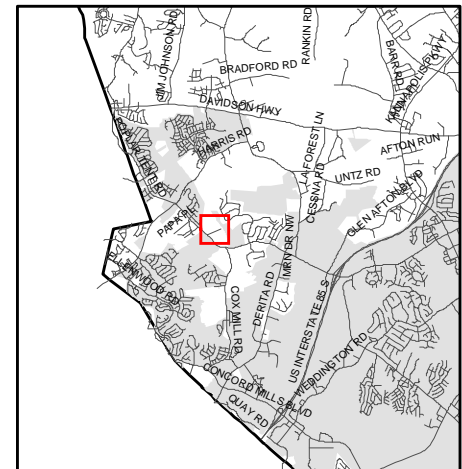


**Z-23-22
ZONING**

**Poplar Tent
Trailhead Park**

**Cabarrus County LDR
(Low Density Residential)
to
RE (Rural Estate)**

9546 Poplar Tent Rd
PIN: 4680-39-2552



	Subject Property
	City of Concord
	Parcels
Zoning	
	RM-1
	RV-CD
County Zoning	
	LDR