



DATE: February 21, 2023

REZONING CASE #: Z-24-22

ACCELA: CN-RZZ-2022-00014

DESCRIPTION: Zoning Map Amendment
RM-2 (Residential Medium Density) to C-2 (General Commercial)

APPLICANT/OWNER: Heaven Properties LLC

LOCATION: 2508 Poplar Tent Rd.

PIN#s: 5610-79-4253

AREA: +/- 3.7 acres

PREPARED BY: Autumn C. James, Senior Planner

BACKGROUND

The subject property consists of one (1) parcel comprising approximately 3.7 acres on the north side of Poplar Tent Rd.

To the north of the property the zoning is RM-2 (Residential Medium Density), and the properties to the north are single-family residential or vacant. The adjacent property to the east is zoned as O-I (Office-Institutional District) and is vacant. The properties to the south and west are zoned as RM-2 (Residential Medium Density) and contain single-family residential homes.

HISTORY

The property was annexed into the City on December 31, 1995, and has been occupied by a single family residence since 1959. Heaven Properties, LLC acquired the property by deed recorded in Cabarrus County Register of Deeds Book 15852 Page 195 on February 16, 2022.

SUMMARY OF REQUEST

The applicant is requesting to rezone the subject property from RM-2 (Residential Medium Density) to C-2 (General Commercial) for future commercial use.

This request is for straight zoning of C-2 (General Commercial) and not a conditional district, therefore, all permitted uses with the C-2 (General Commercial) zoning classification would be allowed on the site.

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 Denisty)	North	RM-2 (Residential Medium Denisty)	Single Family Residential	North	Single-family residential & vacant
	South	RM-2 (Residential Medium Denisty)		South	Single-family residential
	East	O-I (Office-Institutional District)		East	Single Family Residential and Vacant
	West	RM-2 (Residential Medium Denisty)		West	Single-family residential

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Commercial” for which C-2 (General Commercial) is listed as a corresponding zoning district.

From the 2030 Land Use Plan – “Commercial”:

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.

Policy Guidance:

Objective 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..

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 3.7 acres and is zoned City of Concord RM-2 (Residential Medium Density).
- The property was annexed into the City on December 31, 1995.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as C-2 (General Commercial) is a corresponding zoning classification to the Commercial 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 commercial 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.



Application for
Zoning Map Amendment

(Please type or print)

Applicant Name, Address, Telephone Number and email address: _____
Heaven Properties LLC, 4600 NC Hwy 49 S, Harrisburg NC 28075 (heavenproperties@hotmail.com)
C/O - Carlos Moore Architect PA, 222 Church St NE, Concord NC 28025 (704-788-8333)
~~vmoore@cmoorearch.com~~

Owner Name, Address, Telephone Number: Heaven Properties, LLC, 4600 NC Hwy 49S
Harrisburg NC 28075 (704-312-5183)

Project Location/Address: 2508 Poplar Tent RD, Concord NC

P.I.N.: 5610-79-4253

Area of Subject Property (acres or square feet): 3.7 acres

Lot Width: 340 Lot Depth: 452

Current Zoning Classification: RM-2

Proposed Zoning Classification: C-2

Existing Land Use: vacant residential

Future Land Use Designation: commercial

Surrounding Land Use: North vacant RM-2 South RM-2

East O-I West RM-2

Reason for request: To develop small retail or commercial space or office space

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

Staff member signature: _____ Date: _____




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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: 12/5/2022

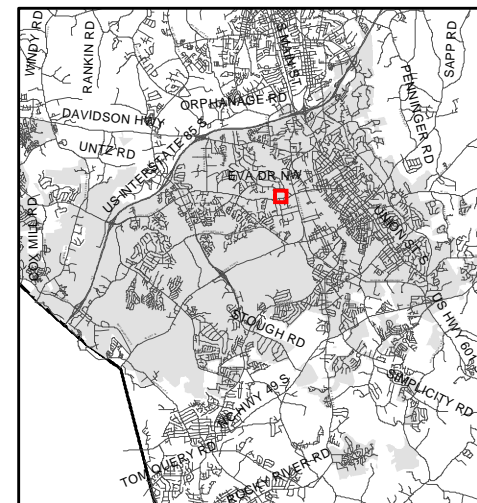
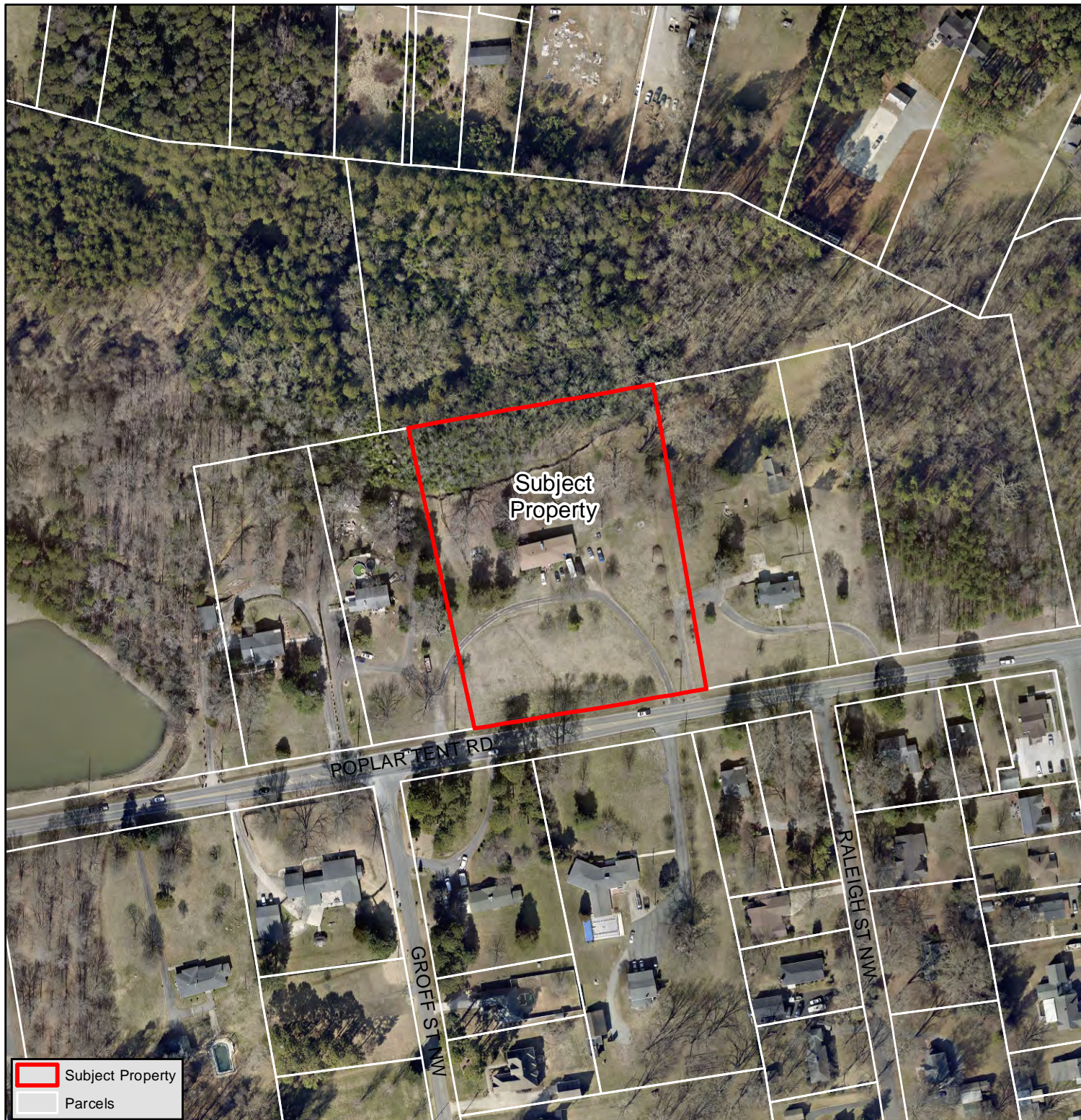
Applicant Signature: DocuSigned by:
Virginia Moore
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Property Owner or Agent of the Property Owner Signature: DocuSigned by:

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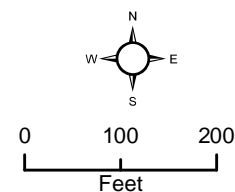
**Z-24-22
AERIAL**

**Rezoning application
RM-2 (Residential Medium Density)
to
C-2 (General Commercial)**

2508 Poplar Tent Rd
PIN: 5610-79-4253



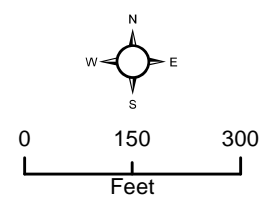
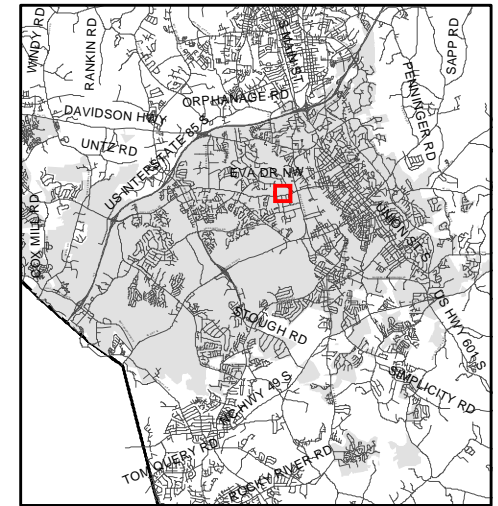
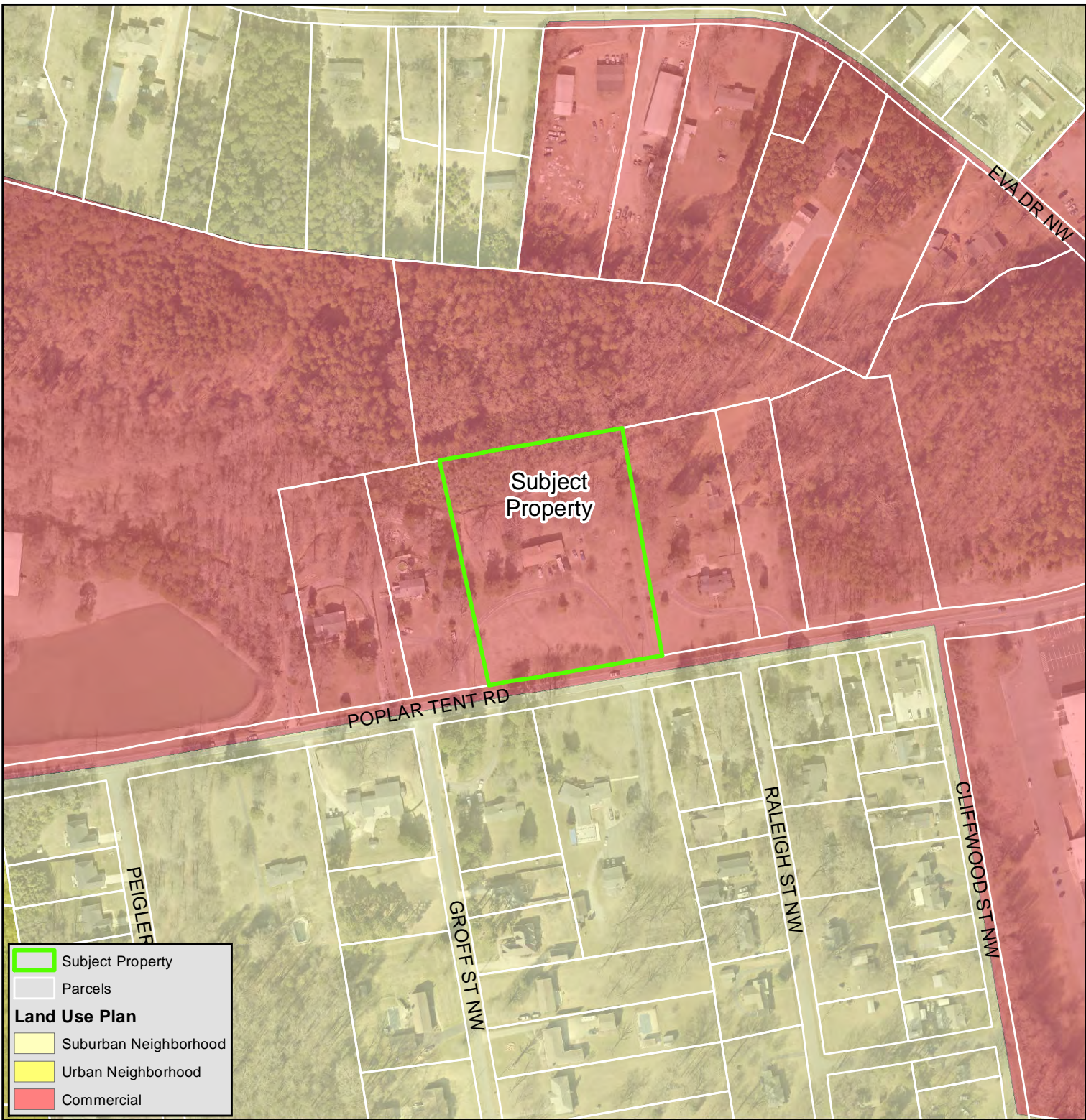
 Subject Property
 Parcels



**Z-24-22
LAND USE PLAN**

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to
C-2 (General Commercial)**

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