PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, September 17, 2019 at 6:00 P.M.
City Hall - 35 Cabarrus Avenue, West, City Council Room

I. CALL TO ORDER
II. CHANGES TO THE AGENDA
III. APPROVAL OF THE MINUTES
IV. OLD BUSINESS
V. NEW BUSINESS

1. **Z-17-19**
   Administrative zoning map amendment for a recently annexed property located at 656 Shellbark Dr. from Cabarrus County MDR (Medium Density Residential) to City of Concord RCO (Residential County Originated). 5539-30-0622
   a. Open Public Hearing by Motion
   b. Staff Presentation
   c. Staff Recommendation: No objection
   d. Applicant's Testimony
   e. Opponent's Testimony
   f. Close Public Hearing by Motion
   g. Approve Statement of Consistency by Motion
   h. Approve/Deny Zoning Amendment by Motion

2. **Z-19-19**
   Matthew Graham has submitted a zoning map amendment for +/- 10 acres of property located on the southeast corner of the Global Ave. NW and International Dr. NW intersection from C-2 (General Commercial) to I-2 (Heavy Industrial). PIN 5601-75-3468
   a. Open Public Hearing by Motion
   b. Staff Presentation
   c. Staff Recommendation: No objection
   d. Applicant's Testimony
   e. Opponent's Testimony
   f. Close Public Hearing by Motion
   g. Approve Statement of Consistency by Motion
   h. Approve/Deny Zoning Amendment by Motion

3. **Z(CD)-20-19 TABLED**
   M/I Homes of Charlotte, LLC has submitted a zoning map amendment for property located on the west side of Odell School Rd, generally between Untz Rd and Cessna Rd. from RL (Residential Low Density) to RV-CD (Residential Village Conditional District) for the purpose of a single-family detached subdivision. PINs 4681-94-6153, 4691-03-0484, 4681-72-7234, 4681-71-4316, & 4681-91-3041

PLEASE NOTE: IN ACCORDANCE WITH ADA REGULATIONS, ANYONE WHO NEEDS A SPECIAL ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE PLANNING & NEIGHBORHOOD DEVELOPMENT DEPARTMENT AT 704-920-5152 AT LEAST TWENTY-FOUR (24) HOURS PRIOR THE MEETING.

4. **SUP-03-19**

   Alfred Rembowski, Contravest Development Partners LLC, has submitted an application for a Special Use Permit to construct a +/- 340 unit multi-family (apartment) development on a +/- 27 acre parcel at 8255 Old Holland Rd, currently zoned C-2 (General Commercial). PINs 4589-80-7556, 4589-90-0681, 4589-90-4231, and 4589-90-5000

   a. Witnesses to be sworn in
   a. Open Public Hearing by Motion
   b. Staff Presentation
   c. Applicant's Testimony
   d. Opponent's Testimony
   e. Close Public Hearing by Motion
   f. Approve Findings of Fact by Motion
   g. Approve Conclusions of Law by Motion.
   h. Approve/Deny Conditions and Permit by Motion

5. **SUP-05-19** **TABLED**

   Clint Patterson, Sterling Development LLC, has submitted a Special Use Permit application in order to establish a self-storage (mini-storage) facility at 1261 Union Street, South. PIN 5539-75-8679

6. **SUP-07-19**

   Lynn Neal, The Venues LLC, has submitted a Special Use Permit application in order to establish a Private Club at 14 Union Street, North. PIN 5620-88-8252

   a. Witnesses to be sworn in
   b. Open Public Hearing by Motion
   c. Staff Presentation
   d. Applicant's Testimony
   e. Opponent's Testimony
   f. Close Public Hearing by Motion
   g. Approve Findings of Fact by Motion
   h. Approve Conclusions of Law by Motion.
   i. Approve/Deny Conditions and Permit by Motion

1. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED
2. PRESENTATIONS AND DISCUSSION

VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

IX. MATTERS NOT ON THE AGENDA

Staff Report
Planning and Zoning Commission

DATE:	August 20, 2019
REZONING CASE #:	Z-17-19
ACCELA	CN-ANX-2019-00002
DESCRIPTION:	Zoning Map Amendment Cabarrus County MDR (Medium Density Residential) to R-CO (Residential County Originated)
APPLICANT/OWNER:	City of Concord (Administrative)
LOCATION:	656 Shellbark (Hallstead Subdivision, North of Zion Church Road E.)
PIN#s:	5539-30-0622
AREA:	+/- 0.17 acres
ZONING:	Cabarrus County MDR (Medium Density Residential)
PREPARED BY:	Kristen Boyd-Sullivan, Senior Planner

BACKGROUND

The subject property consists of one (1) parcel, comprising approximately 0.17 acres at 656 Shellbark Dr., North of Zion Church Road E. within the Hallstead Subdivision. The property contains one (1) single family home. The property was recently annexed on August 8th, 2019, to allow the property owners to access city water, sewer and solid waste services.

HISTORY

The property was annexed into the City on August 8th, 2019 and a City zoning classification must be applied.

SUMMARY OF REQUEST

Subsequent to the annexation of this parcel, zoning must be assigned to the property prior to the owner legally receiving city services. The City is requesting to administratively rezone the subject property from Cabarrus County MDR (Medium Density Residential) to R-CO (Residential County Originated). Concord's primary corporate limits are surrounding this property, as it is one (1) of thirty eight (38) parcels that were never annexed within the subdivision. Surrounding properties within the subdivision are developed with single-family

detached homes and are zoned R-CO (Residential County Originated). The subject property is consistent with surrounding R-CO (Residential County Originated) properties and meets the dimensional standards for that district. Staff has advised the property owner of the proposed zoning classification and corresponding setbacks. The property owner had no objection.

<table>
<tr><th colspan="6">Existing Zoning and Land Uses (Subject Parcel)</th></tr>
<tr><th>Current Zoning of Subject Property</th><th colspan="2">Zoning Within 500 Feet</th><th>Land Uses(s) of Subject Property</th><th colspan="2">Land Uses within 500 Feet</th></tr>
<tr><td rowspan="4">Cabarrus County MDR (Medium Density Residential)</td><td>North</td><td>City of Concord R-CO (Residential County Originated)</td><td rowspan="4">Single Family Detached Home</td><td>North</td><td>Single-family detached</td></tr>
<tr><td>South</td><td>City of Concord R-CO (Residential County Originated)</td><td>South</td><td>Single-family detached</td></tr>
<tr><td>East</td><td>City of Concord R-CO (Residential County Originated)</td><td>East</td><td>Single-family detached</td></tr>
<tr><td>West</td><td>City of Concord R-CO (Residential County Originated)</td><td>West</td><td>Single-family detached</td></tr>
</table>

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as "Suburban Neighborhood" for which R-CO (Residential County Originated) is listed as a compatible 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.

Objective 1.6: Provide a diverse mix and range of housing options throughout the City that will accommodate the current and future needs of the citizens of Concord.

Policy Guidance for Objective 1.6:

· ***Infill Housing**: Promote a variety of compatible infill housing types in areas with access to adequate facilities and services.*

Goal 4: Ensure compatibility between neighboring land uses.

Objective 4.1: *Use a combination of land use transitions, intensity gradients, buffering and design to ensure that land use transitions are compatible.*

The following general land use challenges and opportunities in Section 5.2 relate to the proposed amendment.

Ensuring compatibility between neighboring land uses: *As the diversity of uses and housing types increases, the potential for incompatibility increases. To maintain compatibility between adjacent uses, the City will need to ensure that there are seamless transitions between uses which will require a combination of separating certain uses, buffering between uses, and addressing the design, scale, height, orientation and intensity of development as appropriate to the land use transition and the site.*

The following goals, objectives and policy guidance relate to the proposed zoning amendment.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property consists of one (1) parcel, comprising approximately 0.17 acres at 656 Shellbark Dr., North of Zion Church Road E. within the Hallstead Subdivision.

- The property was annexed into the City on August 8th, 2019 and a City zoning classification must be applied.

- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as RC-O is a corresponding zoning classification to the "Suburban Neighborhood" Land Use Category. The subject property is located within an established residential neighborhood and the proposed R-CO (Residential County Originated) zoning will limit development to remain a single-family detached home, consistent with the surrounding neighborhoods.

- The zoning amendment is reasonable and in the public interest as it will remain consistent with the existing subdivision, and adjacent, single-family developments to the north, south, east, and west.

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.

Concord
NORTH CAROLINA

LUP Map

Z-17-19

Administrative zoning map amendment

656 Shellbark Dr.

Cabarrus County
MDR
(Medium Density Residential)

to

City
RCO (Residential County Originated)

5539-30-0622

N
W E
S

Source: City of Concord Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

Concord
NORTH CAROLINA

Zoning Map

Z-17-19

Administrative zoning map amendment

656 Shellbark Dr.

Cabarrus County
MDR
(Medium Density Residential)

to

City
RCO (Residential County Originated)

5539-30-0622

N
W E
S

Source: City of Concord Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

Concord
NORTH CAROLINA

Subject Property Map

Z-17-19

Administrative zoning map amendment

656 Shellbark Dr.

Cabarrus County
MDR
(Medium Density Residential)

to

City
RCO (Residential County Originated)

5539-30-0622

N
W E
S

Source: City of Concord Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

Staff Report
Planning and Zoning Commission

DATE:	September 17, 2019
CASE #:	Z-19-19
DESCRIPTION:	Zoning Map Amendment General Commercial (C-2) and (I-1) (Light Industrial) to Heavy Industrial (I-2)
APPLICANT/OWNER:	Matthew Graham/ Nolim Group S A Inc.
LOCATION:	4495 Global Ct.
PIN#s:	PIN: 5601-75-3468
AREA:	+/- 10.81 acres
ZONING:	City of Concord (C-2) (General Commercial)
PREPARED BY:	Kristen Boyd-Sullivan, Sr. Planner

BACKGROUND

The subject property consists of one parcel, comprising approximately 10.81 acres and is zoned General Commercial (C-2). It has frontage on International Drive NW., Global Avenue NW., and Trade Street NW. The subject property is located within the International Business Park, which contains predominantly I-2 (Heavy Industrial) and I-1 (Light Industrial) zoning with manufacturing and industrial distribution uses.

HISTORY

The property was annexed into the City on 6/30/1992 with a larger area of land including other parcels in the International Business Park. This parcel has been zoned C-2 even before the UDO came into effect in October 2000. After annexation, the property was subdivided and the majority rezoned to industrial for the International Business Park. The southern portion of the Industrial business park was rezoned to I-1 in December of 2004, however this parcel remained C-2, as it is located on the northern portion of the Business Park.

It should be noted that International Business Park was conceived and developed with manufacturing as its primary use. While some distribution and offices uses have been developed in the recent past, manufacturing remains the park's primary use.

SUMMARY OF REQUEST

The request is to rezone the subject property from C-2 (General Commercial) to Heavy Industrial (I-2). According to the applicant (Matthew Graham), the purpose for rezoning is to construct an +/- 80,173 sf structure (with a proposed +/- 25,000 sf future expansion) to be utilized for the manufacture, warehousing and distribution of cylinders that are a component of printers (Electroplating). The proposed use requires the I-2 (Heavy Industrial) Zoning Classification. If the rezoning is approved, all uses within the I-2 (Heavy Industrial) zoning district would be permitted by right. It should be noted that any production and/or assembly which involves specialized processes shall meet all requirements of the North Carolina Fire Code, and will be reviewed and approved by staff prior to the issuance of any building permits.

Properties to the north, west and south are all within the International Business Park. Property to the north is zoned C-2 (General Commercial). Properties to the west are zoned I-1 and I-2 (Light Industrial and Heavy Industrial). Properties to the south are zoned I-2 (Heavy Industrial) and C-2 (General Commercial). Properties to the east are zoned R-V (Residential Village) and C-2 (General Commercial). Property on the northwest side is developed with the FedEx building and other surrounding parcels remain vacant.

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)	**North**	C-2	Vacant	**North**	Vacant
	South	C-2 & I-2		**South**	Vacant, Office
	East	C-2 & RV		**East**	Vacant, Single Family Residential
	West	I-1 & I-2		**West**	Vacant, FedEx Distribution Center

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as "Industrial/Employment," for which I-2 is listed as a compatible zoning district.

From the 2030 Land Use Plan:

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.

Industrial uses have already developed in several areas throughout the community, most of which are light industrial in function and impact. The 2030 Plan identifies the need to protect industrial lands, and to encourage additional growth in industrial/employment uses in designated areas, particularly around Concord Regional Airport, and along I-85 between

Pitts School Road and Rocky River. Additionally, some light industrial/employment uses are encouraged to locate in Mixed-Use Districts, depending upon their intensity, as identified earlier in this section.

Policy Guidance:

Objective 1.4: Protect existing and future industrial sites from encroachment of development that would limit their intended uses.

- *Adjacent Development: Ensure that adjacent development and street networks are designed to safely and compatibly accommodate planned industrial uses and resulting traffic.*
- *Site Development: Limit non-industrial uses to those that are accessory to existing uses or uses to be developed concurrently with the accessory uses.*

SUGGESTED STATEMENT OF CONSISTENCY

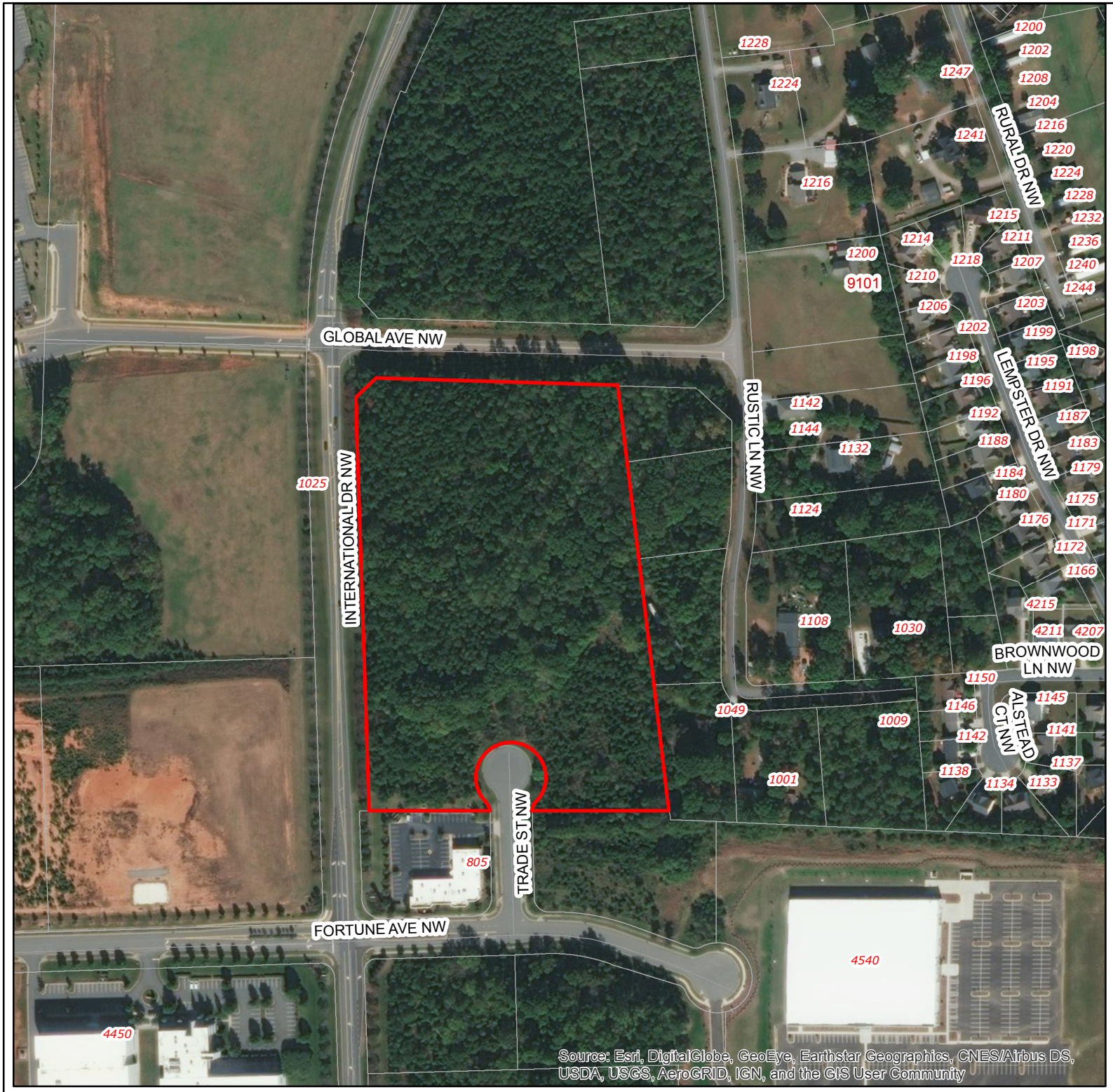
- The subject property is approximately 10.81 acres and zoned General Commercial (C-2).
- The subject property is currently vacant.
- The proposed zoning amendment is consistent with the 2030 Land Use Plan (LUP) as I-2 (Heavy Industrial) is a corresponding zoning classification and it would allow consistency of development within the International Business Park which contains predominantly manufacturing uses. Additionally, the infrastructure already present in the International Business Park provides suitable ingress and egress with close proximity to Davidson Highway and I-85. The zoning request also meets Policy Guidance Goal 1.4 by ensuring that industrial sites such as the established Industrial Business Park are permitted to continue to develop as intended.
- The zoning amendment is reasonable and in the public interest because it is consistent with the existing zoning surrounding the subject property and the adjacent industrial uses. It would not limit the development of adjacent industrial uses.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request 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.



Concord
NORTH CAROLINA

Subject Property Map

Z-19-19

Matthew Graham

Southeast corner of the Global Ave. NW & International Dr. NW intersection

from

C-2 (General Commercial) to I-2 (Heavy Industrial)

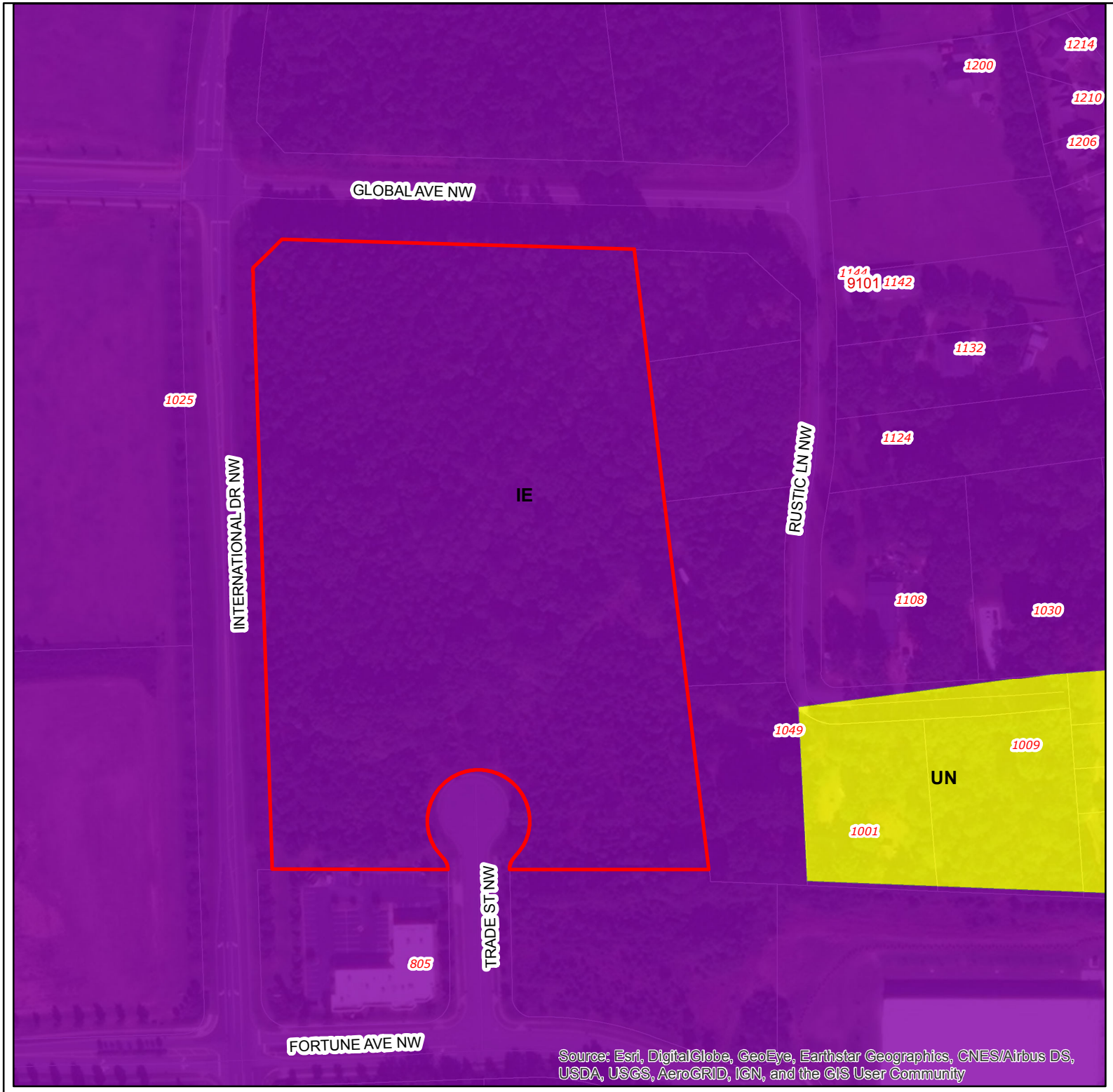
PIN 5601-75-3468

N
W E
S

Source: City of Concord Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



Concord
NORTH CAROLINA

LUP Map

Z-19-19

Matthew Graham

Southeast corner of the Global Ave. NW & International Dr. NW intersection

from

C-2 (General Commercial) to I-2 (Heavy Industrial)

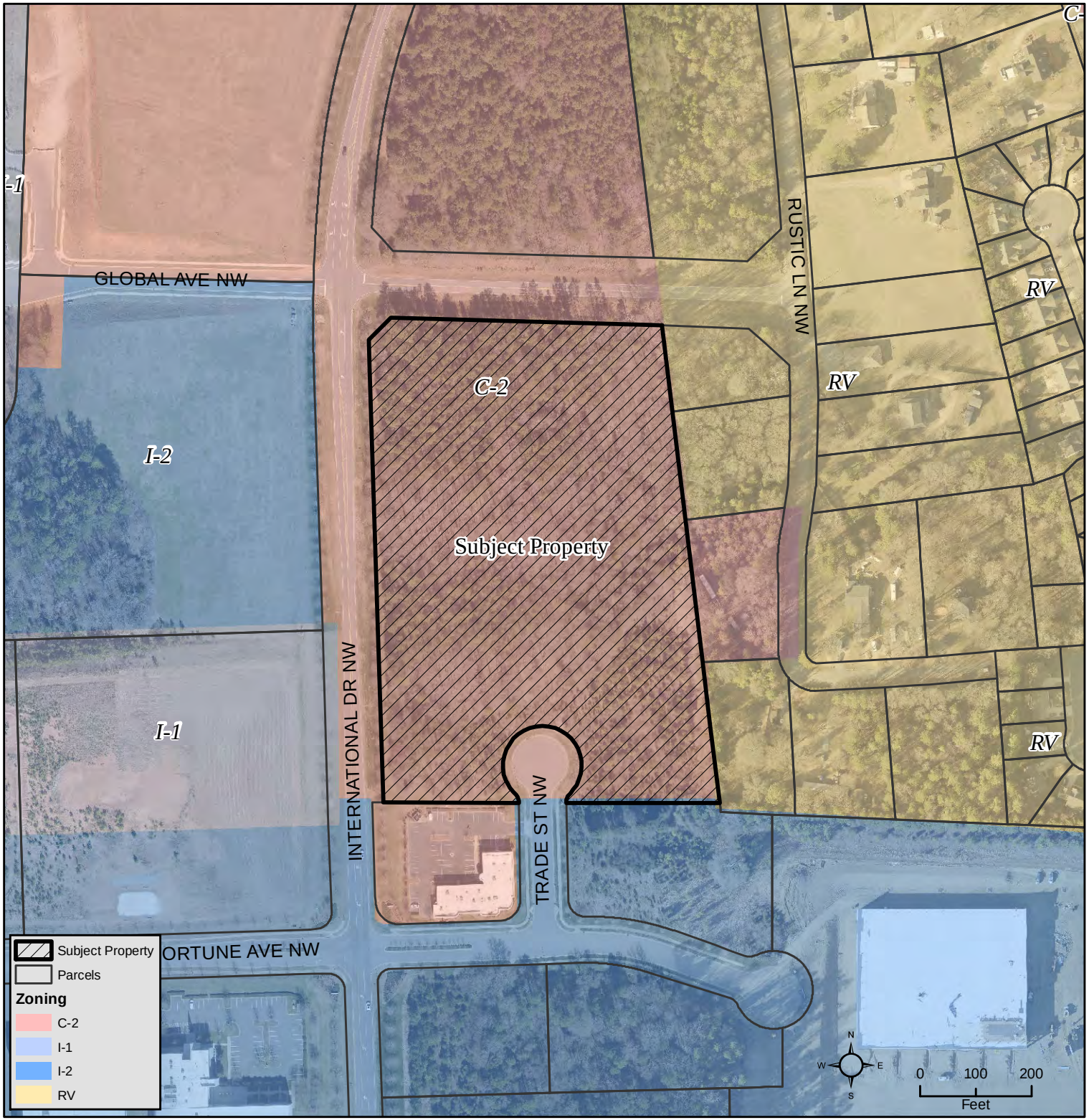
PIN 5601-75-3468

N
W E
S

Source: City of Concord Planning Department

Disclaimer

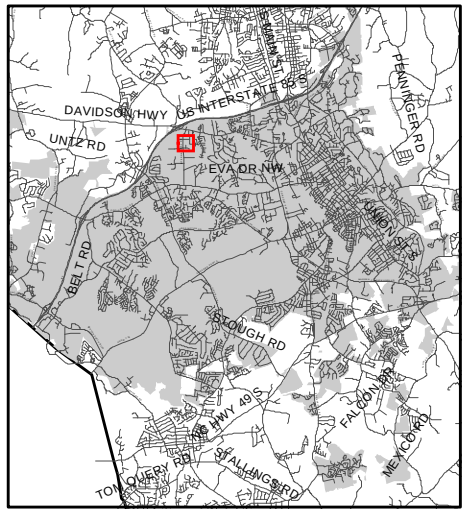
These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



Z-19-19
Zoning Map

Application for Zoning Map Amendment General Commercial (C-2) to General Industrial (I-2)

4495 Global Ave NW
PIN: 5601-75-3468



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

Concord
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: DBA NOLIM GROUP SA INC
1499 W Palmetto Park Rd, 204
BOCA Raton, FL 33486

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

P.I.N.: 56017534680000

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

Lot Width: ±440' - ±620' Lot Depth: ±900'

Current Zoning Classification: C-2

Proposed Zoning Classification: I-2

Existing Land Use: Undeveloped

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? Yes

Staff member signature: [signature] Date: 7/12/19

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: [signature]

Property Owner or Agent of the Property Owner Signature:
[signature] Assistant Secretary for the Hollow Group.

Staff Report

Planning and Zoning Commission

DATE: September 17th, 2019

SUBJECT: Special Use Permit - MF Residential in C-2 Zoning District

CASE: SUP-03-19

APPLICANT: Alfred Rembowski – Contravest Development Partners, LLC

LOCATION: 8255 Old Holland Road

AREA: 27 +/- Acres

EXISTING LAND USE: Vacant

EXISTING ZONING: C-2 (General Commercial)

REPORT PREPARED BY: Julian Burton, AICP – Development Review Administrator

BACKGROUND

The property located at 8255 Old Holland Road is currently vacant and the applicant is proposing a multifamily development. Multifamily development is permitted in C-2 contingent on a Special Use Permit. "Special uses are generally compatible with the land uses permitted by right in a zoning district, but require individual review as to their location, design, and configuration. Special uses ensure the appropriateness of the use at a particular location within a given zoning district (CDO Article 6.2.1)".

The Land Use Plan designates the area as Commercial and states that "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." Although the proposed use is not strictly commercial, higher density residential is still consistent with a commercial LUP designation, and the applicant has the right to develop under current C-2 zoning regulations which would allow multifamily development with a SUP.

The site plan includes 340 apartments units in 12 buildings and will include an amenity area with a clubhouse, pool courtyard, and a dog park. Residences permitted in nonresidential districts are required to conform to the density and dimensional standards of the RC zoning district, which allows up to 15 units per acre. The proposed density is 12 units per acre. The required parking for the project is 510 spaces, and the site plan includes 560 parking spaces.

On March 28th, 2019, the applicant entered into a developer's agreement with the City of Concord so that the city could extend sewer through the property consistent with the approved capital improvements plans.

Section 7.8.5.A states that "Access to Public Street(s) Developments with 40 or more dwelling units should have direct primary access on a major or minor thoroughfare as shown on the Thoroughfare Plan. Developments for 100 dwelling units shall to have two (2) direct entrances onto at least one (1) major and/or minor thoroughfare as shown on the Thoroughfare Plan." Old Holland Road is not officially designated a thoroughfare. However, the development is located within close proximity to a major thoroughfare, Weddington Road, and the future Weddington Road extension is planned to cut through the property. City staff and NCDOT collaborated with the applicant and proposed significant improvements to Old Holland Road to ensure that the project would have safe access and would not create any traffic hazards. These improvements improve the road to a level above that of a typical local street. The applicant has agreed to the following traffic improvements:

- Weddington Road and Old Holland Road Intersection made into a 3 way stop
- Right Turn Lane with 50'of storage and 50' of taper for Access A
- Left Turn Lane with 75' of storage and 75' of taper for Access B

The project will need to go through technical site plan approval before any permits for construction will be issued. Fire has several outstanding comments on the concept plan, and they will need to be addressed during technical site plan approval:

- Please provide the construction type of the proposed buildings. - Not Addressed from previous submittal.
- Please provide the square footage and height of the tallest building. - Not Addressed from previous submittal.
- Please provide a template showing fire department access throughout the complex. - Not Addressed from previous submittal.
- Please provide a utility plan showing all existing and proposed fire hydrants - Not Addressed from previous submittal proposed fire department connections.
- If building exceeds 30 feet in height, provide aerial apparatus access roads at 26ft wide. The access shall be no less than 15 feet from building wall and no more than 30 feet from building wall. This access area shall extend the entire length of 1 side of each building.

APPROVAL CRITERIA

In accordance with CDO Article 6.2, the Commission shall permit only those uses that are part of the special use permit. The following criteria shall be issued by the Commission as the basis for review and approval of the project. Applicant responses are in quotations and staff comments are *italicized*:

1) The proposed conditional use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on the site.

"This plan is intended to provide a multi-family community in a way that is complementary of surrounding land uses, as permitted in the C-2 district and as provided for in the executed Developer's Agreement dated March 28th, 2019, as applicable."

The proposed multi-family development is permitted in C-2 as a special use, and will help provide additional residential development around a highly commercially developed area of Concord. The property is unlikely to be developed as commercial given its location, visibility, and access.

2) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

"Ingress and egress is provided to this site via two new access points to existing Old Holland Road. These access points will be designed to meet local standards."

City staff and NCDOT collaborated with the applicant and proposed significant improvements to Old Holland Road to ensure that the project would have safe access and would not create any traffic hazards The applicant has agreed to the following traffic improvements:

- *Weddington Road and Old Holland Road Intersection made into a 3 way stop*
- *Right Turn Lane with 50'of storage and 50' of taper for Access A*
- *Left Turn Lane with 75' of storage and 75' of taper for Access B*

3) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

"The proposed use is a multi-family residential community, as generally depicted in the executed Developer's Agreement dated March 28th, 2019."

The proposed residential use should not generate noxious vibration, noise, dust, odor, smoke, or gas.

4) The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

"This site development allowed in the C-2 district is compatible with surrounding land use designations. Additionally, infrastructure will be extended to this site, thereby improving the developability of the surrounding properties."

Establishment of the proposed multi-family development will not impede the orderly development and improvement of surrounding properties. Adjoining properties will be allowed to develop or redevelop as their zoning would permit and access to this property will not affect access to surrounding properties.

5) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

"The site will be designed to comply with City of Concord ordinances and codes as well as executed Developer's agreement dated March 28th, 2019."

The proposed use should not be detrimental to or endanger public health safety, or general welfare. City staff and NCDOT have collaborated on traffic safety improvements and the site will be required to meet all life/safety regulations enforced by the Fire Marshalls' office.

6) Compliance with any other applicable Sections of this Ordinance.

The proposed project complies with CDO zoning requirements. If the requested SUP is approved, the applicant must obtain technical site plan review prior to permit issuance.

PROPOSED FINDINGS OF FACT

1. The subject property is located off Old Holland Road
2. Alfred Rembowski – Contravest Development Partners, LLC
3. The subject property is zoned C-2 (General Commercial).
4. The property consists 27 acres.
5. The adopted Land Use Plan designates the property as Commercial
6. The request is for a Special Use Permit to construct a 340 unit, multifamily development, consisting of 12 apartment structures and one clubhouse/amenity center.
7. The submitted site plan and supplemental materials meet the minimum requirements of the Concord Development Ordinance.

RECOMMENDATION AND SUGGESTED CONDITIONS

If the Commission votes to approve the special use permit, staff recommends the Commission consider adopting with the following condition:

1) Technical site plan approval is required prior to issuance of zoning compliance permits.

Concord
NORTH CAROLINA
High Performance Living

Application for
Special Use Permit

Required Attachments/ Submittals:

1. Typed metes and bounds description of the property (or portion of property). A recorded deed is sufficient, if the deed describes only the subject property.

2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent landowners, including any directly across the street.

3. 6 copies of a plan drawn to scale (conditional district plan) for the initial submittal to be reviewed by internal City Staff. 16 folded copies, with all plan review comments address, are required to be submitted for Planning and Zoning Commission meetings. (Check with staff for final submittal dates)

4. Money Received by _____ Date: _____

   Check # 3766 Amount: $ 600.00 **Cash:** _____

   The application fee is nonrefundable.

Planning & Neighborhood Development
66 Union St S • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 786-1212 • www.concordnc.gov

Concord
NORTH CAROLINA
High Performance Living

Application for
Special Use Permit

Date June 17, 2019

APPLICANT NAME: Alfred Rembowski COMPANY NAME: Contravest Development Partners, LLC

APPLCANT ADDRESS: 237 S Westmonte Drive, Ste. 140

CITY: Altamonte Springs STATE FL ZIP 32714

PHONE NUMBER OF APPLICANT: 407.333.0066

OWNER OF PROPERTY (if different from applicant) Old Holland Road, LLC

OWNER ADDRESS: 525 N Tryon Street, FL 1400 CITY Charlotte STATE NC ZIP 28202

PROJECT ADDRESS (if an address exist):

P.I.N.: 4589807556000; 45899006810000; 4589904231000; 45899050000000

Area of Subject Property (in acres, or square feet): +/- 27.466 Acres

Lot Width: +/- 1,800' Lot Depth: +/- 750'

Current Zoning Classification: C-2 General Commercial District

Existing Land Use: Vacant / Undeveloped

Description of Use Requested:

340 unit multi-family residential development (+/- 12 D.U.A). The community will include an amenity area with a clubhouse, pool courtyard and dog park.

Certification

I hereby acknowledge and say that the information contained herein and herewith is true, and this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the Development Services Department.

Date: 6-17-19 Applicant Signature:

Planning & Neighborhood Development
66 Union St S • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 786-1212 • www.concordnc.gov

Concord
NORTH CAROLINA
High Performance Living

Application for
Special Use Permit

General Requirements

The Concord Development Ordinance (CDO) imposes the following general requirements. Under each requirement, the applicant should explain, with reference to the attached plans (when applicable) how the proposed use satisfies these requirements.

(a) The Planning and Zoning Commission must find that "the establishment, maintenance, or operation of the proposed use shall not be detrimental to, or endanger, the public health, safety or general welfare."
The site will be designed to comply with City of Concord ordinances and codes as well as executed Developer's Agreement dated March 28, 2019.

(b) The Planning and Zoning Commission must find that the proposed use "conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures, and the type and extent of landscaping and screening on the site."
This plan is intended to provide a multi-family community in a way that is complementary of surrounding land uses, as permitted in the C-2 district and as provided for in the executed Developer's Agreement dated March 28, 2019, as applicable.

(c) The Planning and Zoning Commission must find that the proposed use "provides ingress and egress so designed as to minimize traffic hazards and to minimize congestion on the public roads."
Ingress and egress is provided to this site via two new access points to existing Old Holland Road. These access points will be design to meet local standards.

(d) The Planning and Zoning Commission must find that the proposed use "shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas."
The proposed use is a multi-family residential community, as generally depicted in the executed Developer's Agreement dated March 28, 2019.

(e) The Planning and Zoning Commission must find that "the establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district."
This site development allowed in the C-2 district is compatible with surrounding land use designations. Additionally, infrastructure will be extended to this site, thereby improving the developability of the surrounding properties.

Specific Requirements

The Concord Development Ordinance also imposes SPECIFIC REQUIREMENTS on the proposed use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Planning and Zoning Commission, the proposed use(s) will comply with specific requirements concerning the following:

(1) Nature of use(s) (type, number of units, and/or area):
Nature of use: Multi-Family Residential - **Type:** Apartments - **Number of Units:** 340 units in up to 14 buildings - **Total Area of Building Footprints:** +/- 136,255 SF on 27.466 acres (+/- 12 D.U.A) and associated parking (surface and garage).

(2) Accessory uses (if any):
Clubhouse building, pool, trash/recycling facility (for residents), dog park, and maintenance building

(3) Setback provisions:
10' setback along Old Holland Road as required by the CDO. 15' setback and average 20' buffer along Old Holland Road where across from the building projections of the Great Wolf Lodge buildings, as defined by the executed Developer's Agreement dated March 28, 2019.

(4) Height provisions:
Building heights per architect will meet standards and comply with current City of Concord Development Ordinances.

(5) Off-street parking and loading provisions:
To comply with the parking and loading requirements of section 10.3 and table 10.3-1 for minimum and maximum parking spaces in the City of Concord Development Ordinances.

(6) Sign provisions:
Sign types and locations shall comply with article 12 of the City of Concord Development Ordinances.

(7) Provisions for screening, landscaping and buffering:
Landscaping and buffer types and locations shall comply with article 11 of the City of Concord Development Ordinances and as defined by the executed Developer's Agreement dated March 28, 2019, as applicable.

(8) Provisions for vehicular circulation and access to streets:
Vehicular circulation and access to the site to comply with City of Concord requirements.

(9) Adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm water, prevent erosion, and subdue dust:
These items will be designed to meet standards. Grading and drainage shall be designed to provide safety and compliance with the City of Concord Development Ordinances.

(10) Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces, facilities for waste disposal, and illumination:
Safe and convenient pedestrian circulation, including accessible access will be designed on this site.

(11) An adequate amount, and safe location of, play areas for children and other recreational uses, according to the concentration of residential occupancy:
Amenity areas will be included with this site plan that are appropriate for the residential occupancy of this site, and in compliance with City of Concord regulations.

(12) Fences, walls, or year-round screen planting abutting residential districts, to protect residences from parking lot illumination, headlights, fumes, heat, blowing papers, and dust (to reduce the visual encroachment on privacy and residents):
Screening will be provided on this site to comply with City of Concord requirements and standards defined by the executed Developer's Agreement dated March 28, 2018, as applicable.

(13) Open space (including flood hazard area):
This site is to comply with the open space requirements as defined in section 10.5 in the City of Concord Development Ordinances.

(14) Improvements within the common open space:
Amenity areas will be included with this site plan that are appropriate for the residential occupancy of this site, and in compliance with City of Concord regulations.

(15) Parking Areas:
All parking areas shall comply with section 10.3 of the City of Concord Development Ordinances.

(16) Sidewalks, trails and bikeways:
Safe and convenient pedestrian circulation throughout the development, including accessible access shall be provided to comply with City of Concord requirments.

(17) Lighting and utilities:
Site lighting shall be provided to meet standards to safely illuminate the property in compliance with City of Concord requirements.

(18) Site furnishings:
Amenity areas with varying site furnishings shall be included within this development for use by the residents of this community.

(19) Adequate fire, police, water and sewer services:

This site shall comply with public service standards including emergency services. This includes but is not limited to turning movements and building layout as required by the City of Concord.

(20) Other requirements as may be requested by the applicant or specified by the City Council for protection of the public health, safety, welfare and convenience:

We look forward to working with the City of Concord to produce a plan that is safe and constructable, and a success for the City of Concord and applicant.

Note: see included Site Plan, Sheet SUP 1.0.

Concord
NORTH CAROLINA
High Performance Living

Application for
Special Use Permit

Staff Use Only:

1. Scheduled for Planning and Zoning Commission consideration:

   Date: _____ Time: _____ Location: _____
2. Date advertised, written notice(s) sent, and property posted: _____
3. Record of decision: Motion to: ____Approve ____Deny

   _____ ____Yea ____Nay
   _____ ____Yea ____Nay
   _____ ____Yea ____Nay
   _____ ____Yea ____Nay
   _____ ____Yea ____Nay
   _____ ____Yea ____Nay
   _____ ____Yea ____Nay
4. Planning and Zoning Commission recommendation: ____Approved ____Denied
   If denied, was an appeal filed? _____
5. Date applicant notified of Planning and Zoning Commission action: _____
6. Scheduled for City Council consideration:

   Date: _____ Time: _____ Location: _____
7. Dates advertised: (a) First notice: _____ (b) Second notice: _____
8. City Council recommendation: ____Approved ____Denied
9. Date applicant notified of City Council action: _____
10. Comments: *(see minutes for details)*

    _____

    _____

Planning & Neighborhood Development
66 Union St S • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 786-1212 • www.concordnc.gov

Concord
NORTH CAROLINA

Subject Property Map

SUP-03-19

Alfred Rembowski,
Contravest Development
Partners LLC

Special Use Permit
+/- 340 apartment units

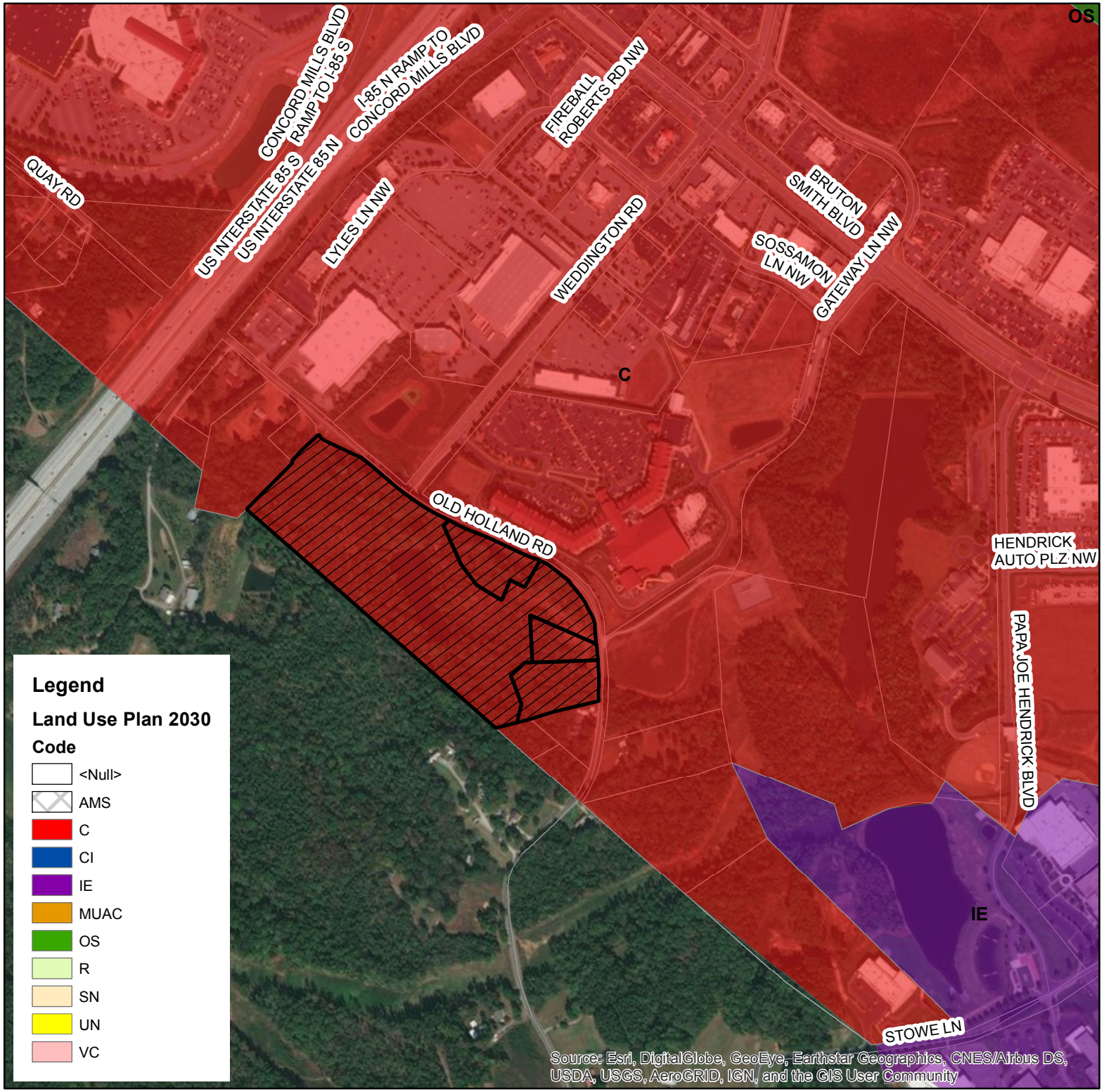
8255 Old Holland Rd
PINs 4589-80-7556, 4589-90-0681, 4589-90-4231, & 4589-90-5000

N
W E
S

Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



Concord
NORTH CAROLINA

LUP Map

SUP-03-19

Alfred Rembowski,
Contravest Development
Partners LLC

Special Use Permit
+/- 340 apartment units

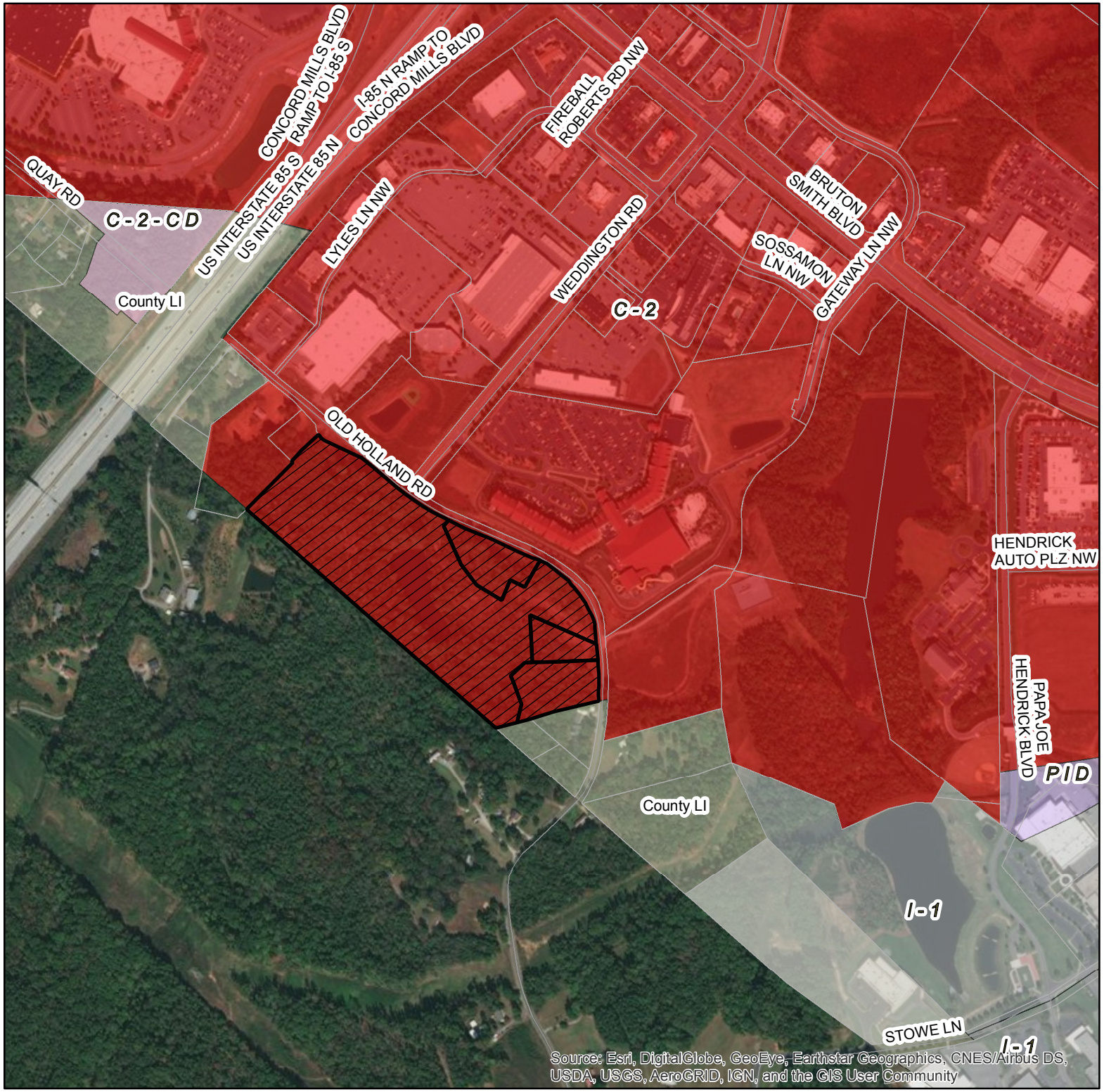
8255 Old Holland Rd
PINs 4589-80-7556, 4589-90-0681, 4589-90-4231, & 4589-90-5000

N
W E
S

Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



Concord
NORTH CAROLINA

Zoning Map

SUP-03-19

Alfred Rembowski,
Contravest Development
Partners LLC

Special Use Permit
+/- 340 apartment units

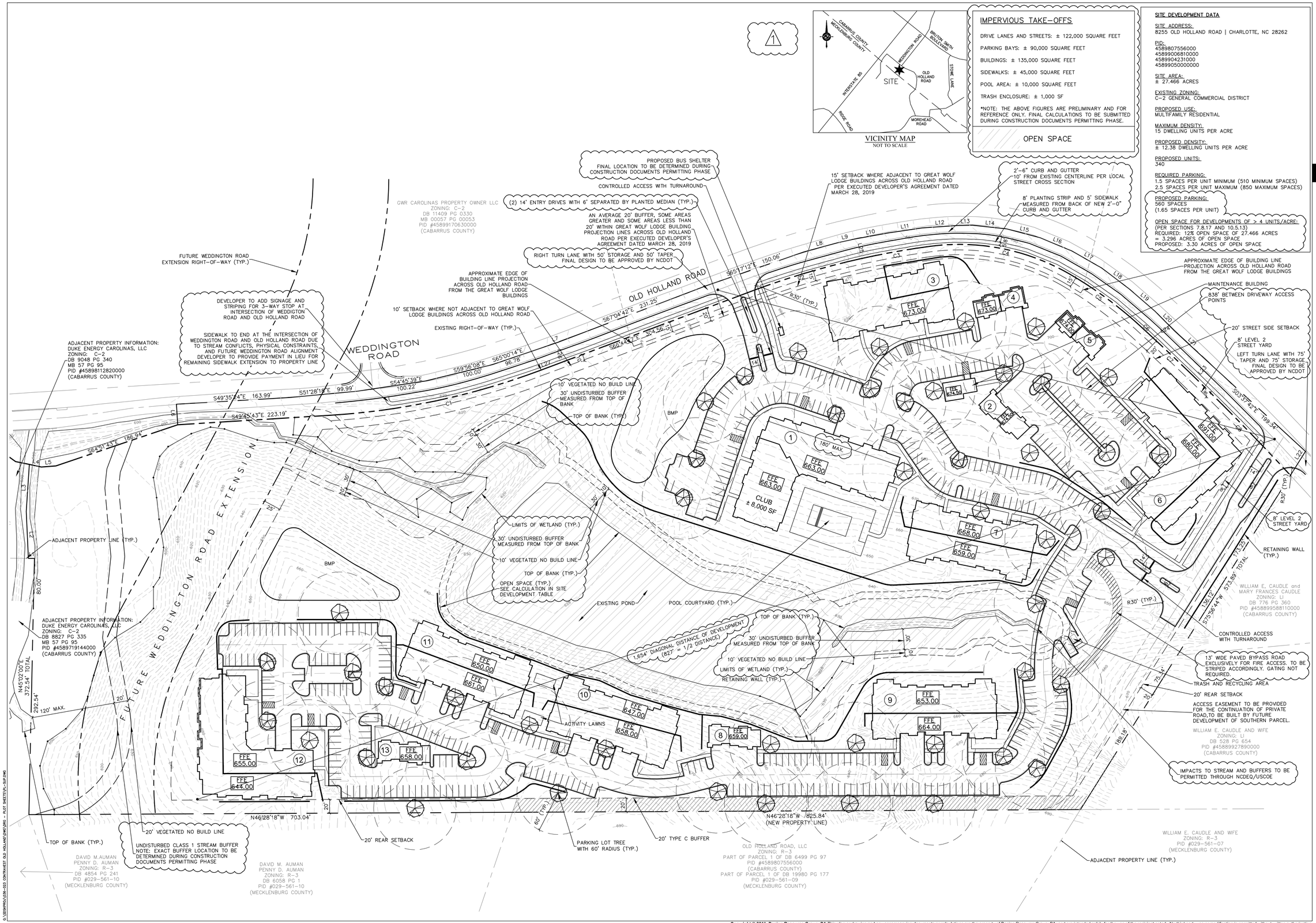
8255 Old Holland Rd
PINs 4589-80-7556, 4589-90-0681, 4589-90-4231, & 4589-90-5000

N
W E
S

Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



Copyright © 2019 Design Resource Group, PA This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA; and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.

DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

SUP DOCUMENTS

THE ADDISON FIFTEEN 20

CONCORD, NORTH CAROLINA

CONTRAVEST DEVELOPMENT PARTNERS, LLC
237 S. WESTMONTE DR.
SUITE #140
ALTAMONTE SPRINGS, FL 32714
407.333.0066

SITE PLAN

SCALE: 1" = 60'

PROJECT #: 036-023
DRAWN BY: JN
CHECKED BY: SK

JUNE 17, 2019

REVISIONS:
1 08.21.19 - UPDATES PER STAFF MEETING 08.13.19

SUP 1.0

G:\DESIGN\PROJ\036-023 CONTRAVEST OLD HOLLAND\DWG\SPD - PLOT SHEETS\PL-SUP.DWG

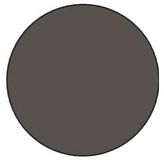
1 BLDG TYPE III GRAPHIC ELEVATION - FRONT

COLORS AND MATERIAL ARE CONCEPTUAL. SELECTION TO PROGRESS UPON FURTHER DEVELOPMENT SCALE: 1/8" = 1'-0"

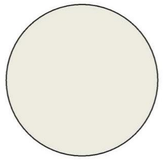
ContraVest®
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

OWENS CORNING (Estate Gray)

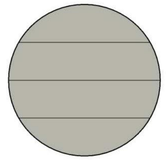
CUSTOM BLEND (Per owner)



1 IRON ORE SW 7069 (Fascia / Soffits)



2 EXTRAWHITE SW 7006 (Panel)



3 QUIETUDE SW 6212 (Siding)

THE ADDISON fifteen 20

cba
charlan • brock • architects

BUILDING ELEVATIONS

1

GE3.1

4 BLDG TYPE III GRAPHIC ELEVATION - LEFT SIDE

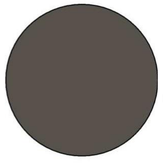
COLORS AND MATERIAL ARE CONCEPTUAL. SELECTION TO PROGRESS UPON FURTHER DEVELOPMENT

SCALE: 1/8" = 1'-0"

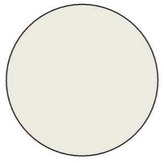
ContraVest®
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

OWENS CORNING (Estate Gray)

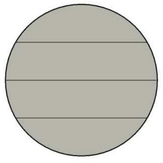
CUSTOM BLEND (Per owner)



1 IRON ORE SW 7069 (Fascia / Soffits)



2 EXTRAWHITE SW 7006 (Panel)



3 QUIETUDE SW 6212 (Siding)

THE ADDISON fifteen 20

cba
charlan • brock • architects

BUILDING ELEVATIONS

4

GE3.4

Staff Report
Planning and Zoning Commission

DATE: September 17th, 2019

SUBJECT: Special Use Permit
Private Club in a Center City (CC) zoning district

CASE: SUP-07-19

APPLICANT: Lynn H. Neal

LOCATION: 14 Union St., North ; PIN 5620-88-8252-0000

ACREAGE: +/- 0.38 acres

EXISTING LAND USE: Retail/Commercial/Office

EXISTING ZONING: CC (Center City)

REPORT PREPARED BY: Julian Burton, AICP – Development Review Administrator

BACKGROUND

The applicant currently manages The Venue, which is located on the first floor of the View (formerly Hotel Concord) at 14 Union Street South. The space holds weekly events including corporate events and weddings, and provides a big draw for downtown Concord. The use will not change, but currently it is each vendor's responsibility to acquire necessary ABC permits to serve alcohol at events. The applicant would like The Venue to be able to serve and sell its own alcohol at events, which would require a SUP for a private club.

The subject property is zoned Center City (CC) and consists of approximately .038 acres. Private Clubs are permitted in the Center City (CC) district as a Special Use. Currently there are two other Private Clubs in the Center City (CC) district; The Basement Barcade and Streakers Running Club, both on Union Street, South. Previous regulations applied a limit to Private Clubs within the CC (Center City) zoning distance. However, City Council recently approved a text amendment removing the number limitation.

APPROVAL CRITERIA

In accordance with CDO Article 6.2, the Commission shall permit only those uses that are part of the special use permit. The following criteria shall be issued by the Commission as the basis for review and approval of the project. Applicant responses are in quotations and staff comments are *italicized*:

1) The proposed special use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on the site.

"City of Concord currently permits private clubs."

The use will not change and will continue to function as The Venue. The only change will be that they will have the ability to serve and sell their own alcohol at events. There are two other private clubs within downtown.

2) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

"The Venue currently and will continue to use parking deck and on-street parking for access to the Venue."

14 Union Street North is located near the municipal parking deck and the county parking deck, and also has access to on-street parking. No portion of the business would operate outside the existing structure. As a result, no issues are foreseen related to traffic.

3) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

"The Venue is a compatible use facility for apartment tenants and the Venue."

All activities of the requested private club will be within the existing structure and will operate similarly to other private clubs and similar businesses downtown that offer live music.

4) The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

"Amount of guests that currently and will continue to visit the hotel Concord Event Venue has positive impact on all of downtown."

The proposed private club will not limit future development of the surrounding area as it will continue the existing use.

5) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

"The Venue will continue to staff police officers and professional bartenders for all special events."

The proposed use will not be detrimental to or endanger public health safety or general welfare as the business will operate as a commercial use and will locate in an existing structure within the downtown that was previously occupied for commercial/retail uses. The proposed business will adhere to all laws both local and ABC related.

6) Compliance with any other applicable Sections of this Ordinance.

The proposed use will be in compliance with the City's ordinances and any other governing laws.

PROPOSED FINDINGS OF FACT

1. The applicant is Lynn Neal and the subject property is located at 14 Union Street North.
2. The subject property is zoned CC (Center City).
3. The property consists of 0.38 acres and is developed with multiple commercial/retail uses along with multi-family rental units in the upper floors.
4. The adopted Land Use Plan designates the property as Mixed-Use-Activity Center.
5. The submitted floor layout meets the minimum requirements of Section 8.3.5.F of the Concord Development Ordinance (Supplemental Regulations for Private Clubs).

RECOMMENDATION AND SUGGESTED CONDITIONS

If the Commission votes to approve the special use permit, staff recommends the Commission consider adopting of the following conditions:

(1) The proposed operation shall comply with all local, state, and federal permitting requirements.

Concord
NORTH CAROLINA
High Performance Living

Application for
Special Use Permit

Date _____

APPLICANT NAME: Lynn H. Neal COMPANY NAME: The Venues, LLC dba The Hotel Concord

APPLCANT ADDRESS: 27 Hillcrest Ave SE

CITY: Concord STATE NC ZIP 28025

PHONE NUMBER OF APPLICANT: 704.791.9747

OWNER OF PROPERTY (if different from applicant) Rehab

OWNER ADDRESS: _____ CITY Raleigh STATE NC ZIP _____

PROJECT ADDRESS (if an address exist): 14 Union St N. Concord, NC 28025

P.I.N.: _____

Area of Subject Property (in acres, or square feet): _____

Lot Width: _____ Lot Depth: _____

Current Zoning Classification: _____

Existing Land Use: _____

Description of Use Requested:

to be granted a special use permit to allow for a ABC ~~mixed~~ mixed Beverage Private Club for some events and entertainment nights with live music.

Certification

I hereby acknowledge and say that the information contained herein and herewith is true, and this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the Development Services Department.

Date: 8.8.19 Applicant Signature: Lynn H. Neal

Concord
NORTH CAROLINA
High Performance Living

Application for
Special Use Permit

General Requirements

The Concord Development Ordinance (CDO) imposes the following general requirements. Under each requirement, the applicant should explain, with reference to the attached plans (when applicable) how the proposed use satisfies these requirements.

(a) The Planning and Zoning Commission must find that "the establishment, maintenance, or operation of the proposed use shall not be detrimental to, or endanger, the public health, safety or general welfare."
Venue currently and will continue to staff police officers and professional Bartenders for special events.

(b) The Planning and Zoning Commission must find that the proposed use "conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures, and the type and extent of landscaping and screening on the site."
City of Concord currently permits private clubs already.

(c) The Planning and Zoning Commission must find that the proposed use "provides ingress and egress so designed as to minimize traffic hazards and to minimize congestion on the public roads."
The Venue currently and will continue to use parking deck, on street parking for access to the venue.

(d) The Planning and Zoning Commission must find that the proposed use "shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas."
The Venue is compatable use facility for apartment tenants and venue.

(e) The Planning and Zoning Commission must find that "the establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district."
Amount of guests that currently and will continue to visit the Hotel Concord Event Venue ~~impacts~~ has positive impact on all of downtown.

Specific Requirements

The Concord Development Ordinance also imposes SPECIFIC REQUIREMENTS on the proposed use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Planning and Zoning Commission, the proposed use(s) will comply with specific requirements concerning the following:

(1) Nature of use(s) (type, number of units, and/or area):
Venue for special events, corporate events, private club for downtown music entertainment/enjoyment

(2) Accessory uses (if any):
none

(3) Setback provisions:
meets required center city standards

(4) Height provisions:

Meets required center city standards

(5) Off-street parking and loading provisions:

(6) Sign provisions:

(7) Provisions for screening, landscaping and buffering:

(8) Provisions for vehicular circulation and access to streets:
Street, lots currently used w/ 2 forms of egress.

(9) Adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm water, prevent erosion, and subdue dust:

(10) Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces, facilities for waste disposal, and illumination:

(11) An adequate amount, and safe location of, play areas for children and other recreational uses, according to the concentration of residential occupancy:
n/a

(12) Fences, walls, or year-round screen planting abutting residential districts, to protect residences from parking lot illumination, headlights, fumes, heat, blowing papers, and dust (to reduce the visual encroachment on privacy and residents):
n/a

(13) Open space (including flood hazard area):

(14) Improvements within the common open space:

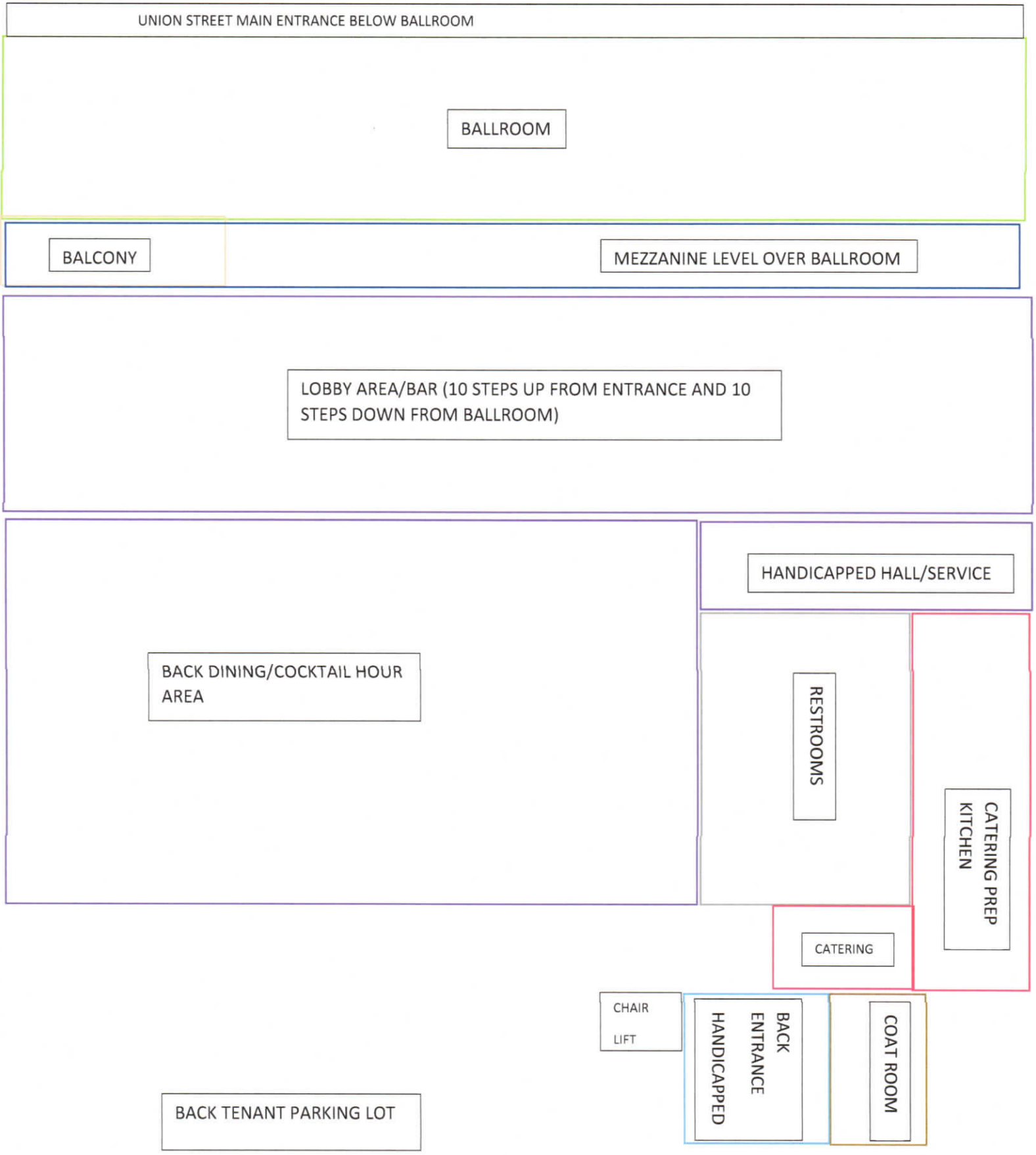
(15) Parking Areas:

(16) Sidewalks, trails and bikeways:

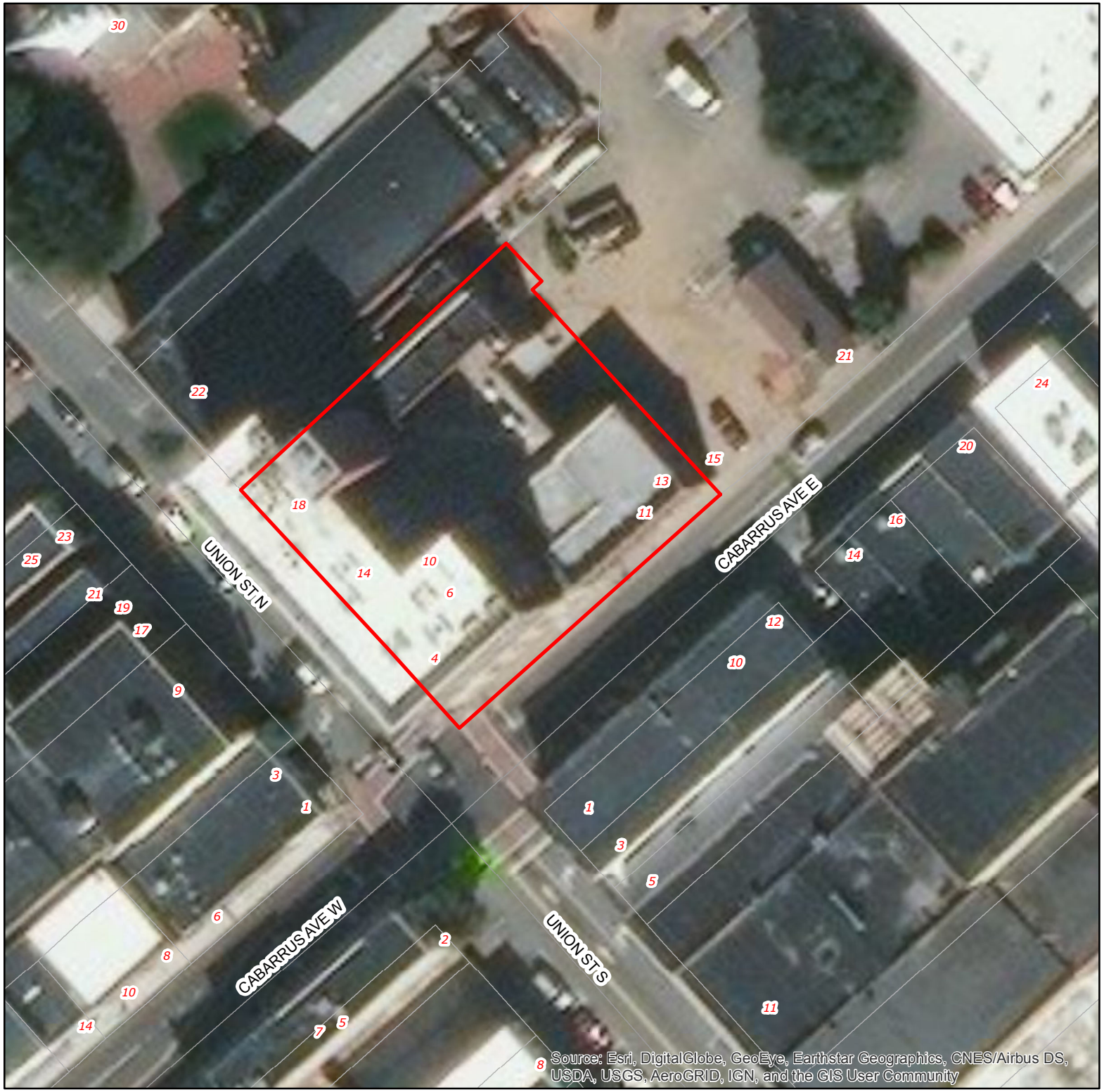
(17) Lighting and utilities:

(18) Site furnishings:

(19) Adequate fire, police, water and sewer services:



HOTEL CONCORD EVENT VENUE LAYOUT



Concord
NORTH CAROLINA

Subject Property Map

SUP-07-19

Lynn Neal
The Venues LLC

Special Use Permit
For a Private Club

14 Union Street, North

PIN 5620-88-8252

N
W E
S

Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

Concord
NORTH CAROLINA

Zoning Map

SUP-07-19

Lynn Neal
The Venues LLC

Special Use Permit
For a Private Club

14 Union Street, North

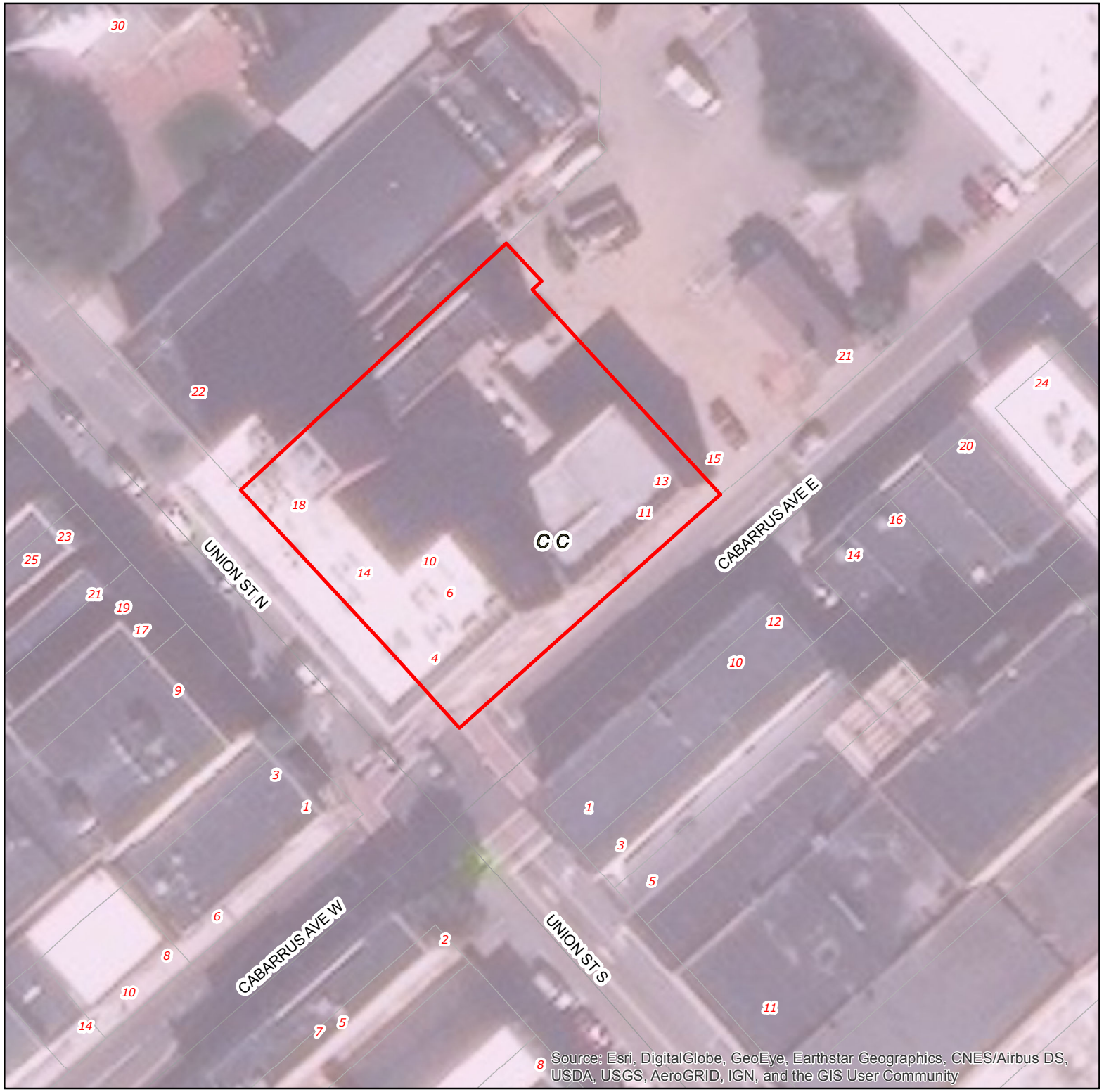
PIN 5620-88-8252

N
W E
S

Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



Concord
NORTH CAROLINA

Zoning Map

SUP-07-19

Lynn Neal
The Venues LLC

Special Use Permit
For a Private Club

14 Union Street, North

PIN 5620-88-8252

N
W E
S

Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

Concord
NORTH CAROLINA
High Performance Living

CC

Application for
Certificate of Compliance (for new tenant or new owner)

Date 5.23.18

APPLICANT NAME: Lynn Neal
NAME OF BUSINESS: The Venues LLC dba The Hotel Concord
ADDRESS OF BUSINESS LOCATION: 14 Union St N.
CITY: Concord STATE NC ZIP 28025

PHONE NUMBER OF APPLICANT: 704.791.9747
EMAIL OF APPLICANT: Lynn Neal @ The Hotel Concord. com

DESCRIPTION OF BUSINESS: wedding / event venue
LIST THE PRODUCTS THAT YOU WILL BE SELLING OR STORING: rental of venue tables and chairs

NAME OF THE SHOPPING CENTER, BUSINESS PARK, OR INDUSTRIAL PARK BUSINESS LOCATED IN (IF APPLCABLE):

SQUARE FOOTAGE OF BUILDING SPACE BEING OCCUPIED: 10,000
DATE ANTICIPATED BEING OPEN FOR BUSINESS:

****

THE UNDERSIGNED HEREBY MAKES APPLICATION TO OCCUPY A BUILDING OR STRUCTURE AT THE PROJECT ADDRESS SHOWN IN ACCORDANCE WITH A VALID CERTIFICATE OF COMPLIANCE AND THE UNDERSIGNED IS THE OWNER OF SAID BUSINESS, OR IS THE AGENT OF THE OWNER AND IS AUTHORIZED TO UNDERTAKE ANY AND ALL ACTIONS NECESSARY FOR THE ISSUANCE THEREOF.

SIGNATURE OF APPLICANT OR THE AGENT OF OWNER Lynn M. Neal

The fee for the Certificate of Compliance is due upon submittal of the application

We accept MasterCard, Visa, check or cash

The Certificate of Compliance fee is $105 + the Fire Inspection Fee which is based on the square footage of the space being occupied. Fire Fees are as follows:

1-20,000 SF - $50.00

20,000-50,000 SF - $100.00

50,000-70,000 SF - $200.00

Spaces greater than 70,000 SF is calculated by total SF x .0025

Planning & Neighborhood Development
35 Cabarrus Avenue W • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov

City of Concord
North Carolina

Certificate of Compliance

Permit #: *CN-COC-2018-00221*

This is not a permit to occupy a structure or open for business. To obtain a certificate of occupancy (a separate fee will apply), contact Cabarrus County Building Inspections at 704-920-2128 at 65 Church St S, Concord, NC.

Applicant:	Lynn Neal	Owner
	14 Union St. N. Concord, NC 28025	HC LANDLORD LLC 8601 SIX FORKS RD STE 250 RALEIGH, NC 27615
Applicant is:	Applicant	
Phone:	704-741-9747	
Parcel ID Number:	56208882520000	
Project Address:	14 UNION ST N	
Subdivision:	56208882520000	Lot: TRACT A
Project is: Commercial	Zoning: CC	Land Use:

Name of Establishment: The Venues LLC dba The Hotel Concord

Description of Business: The Venues LLC dba The Hotel Concord

Type of materials to be stored Tables and chairs

Certificate of Compliance for the above structure/land is granted. The construction of or alteration and/or use of the structure/land conforms to the requirements of the Zoning Ordinance, as well as all applicable City of Concord fire regulations.

Permit Status: Issued

Date: 06/06/2018

Fees:

Concord – Fire COC	$50.00
Concord - Certificate of Compliance (Planning)	$100.00
Concord - Technology Fee	$5.00
Total:	**$155.00**

City of Concord
Planning Department
Phone: 704-920-5152
Fax: 704-786-1212

City Hall
35 Cabarrus Ave W
P. O. Box 308
Concord, North Carolina 28026

Planning Review Comments

Permissible in CC

Fire Inspection Comments

The Certificate of Compliance can be issued.

Hotel Concord Event Ctr
14 Union St N
5-31-18

**Note:
The gate must be removed while building is occupied.
No chains, padlocks or restraints are allowed on the gate at anytime.