

PLANNING & ZONING COMMISSION Meeting Agenda  
Tuesday, October 15, 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-18-19**

**City of Concord Electric Department** has applied for a zoning map amendment for +/- 14.4 acres of recently annexed land located at 1920 Heglar Rd from Cabarrus County LDR (Low Density Residential) to City RE (Residential Estate). PIN 5640-40-6090

- 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. **SUP-08-19 - TABLED**

**Aaron Gunn, Hotshots Sports Bar and Grill**, has submitted a Special Use Permit application in order to establish a Private Club at 7731 Gateway Ln. NW. PINs 4599-02-5564 and 4599-02-7403

- 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

3. **Z(CD)-20-19 - TABLED**

**M/I Homes of Charlotte, LLC** has submitted a zoning map amendment for property located on the westside of Odell School Rd between Untz Rd and Idlewild 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, and 4681-91-3041

- 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

4. **SUP-05-19**

**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

- 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

5. **SUP-06-19**

**Clint Patterson, Sterling Development LLC**, has submitted a Special Use Permit application in order to establish a self-storage (mini-storage) facility on the east side of Concord Pkway South, and south of the Carpenter Ct. NW/Concord Pkway South intersection. PIN p/o 5509-21-8803

- 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

6. **SUP-09-19 - TABLED**

**Tom Holdersby, TSH Development Company LLC**, has submitted a Special Use Permit application in order to establish a multi-family residential development on property located at 8150 Weddington Rd. PIN 4599-26-1878

- 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

VI. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED

1. **TA-04-19**

**Courtney Elliott, Hope Academy**, has requested a modification to Concord Development Ordinance Article 12, "Definitions," as it relates to defining a "School, Business or Trade."

VII. PRESENTATIONS AND DISCUSSION

VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

IX. MATTERS NOT ON THE AGENDA



**DATE:** October 15<sup>th</sup>, 2019

**REZONING CASE #:** Z-18-19

**ACCELA** CN-ANX-2019-00002

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

**APPLICANT/OWNER:** City of Concord (Administrative)

**LOCATION:** 1920 Heglar Rd. (Southwest corner of Old Airport Rd and  
Heglar Rd.)

**PIN#s:** 5640-40-6090

**AREA:** +/- 14.4 acres

**ZONING:** Cabarrus County LDR (Low Density Residential)

**PREPARED BY:** Kristen Boyd-Sullivan, Senior Planner

**BACKGROUND**

The subject property consists of one (1) parcel, comprising approximately 14.4 acres at 1920 Heglar Rd., the southwest corner of Old Airport Rd and Heglar Rd. The property is partially wooded and is currently vacant. The property was recently annexed, on September 12<sup>th</sup>, 2019, to allow the City of Concord to construct an Electric Substation.

**HISTORY**

The property was annexed into the City on April 12, 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 any development. The City is requesting to administratively rezone the subject property from Cabarrus County LDR (Low Density Residential) to RE (Residential Estate). The subject property is contiguous to the City of Concord's primary corporate limits. The properties to the south and west are developed with single-family detached neighborhoods and are zoned RM-2

(Residential Medium Density), Cabarrus County LDR (Low Density Residential) and PUD (Planned Unit Development).

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	
	Cabarrus County LDR (Low Density Residential)	North		Cabarrus County LDR (Low Density Residential)	Vacant
South		PUD (Planned Unit Development)	South	Single-family detached	
East		Cabarrus County LDR (Low Density Residential)	East	Vacant	
West		Cabarrus County LDR (Low Density Residential) and City RM-2 (Residential Medium Density)	West	Single-family detached	

**COMPLIANCE WITH 2030 LAND USE PLAN**

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

**From the 2030 Land Use Plan – “Rural” (R):**

*The intent of the Rural (R) Future Land Use category is to identify a variety of land use types that are representative of working agricultural uses as well as a variety of residential types including farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservations subdivisions” which are designed to preserve open landscape, and traditional buildings, often with a mixture of residential and agricultural/rural-supported commercial uses.*

**Goal 5: Provide for adequate infrastructure and services for residents and businesses.**

**Objective 5.1:** *Use land development regulations to manage the timing, location and intensity of growth and development to provide for needed facilities and services, and discourage the proliferation of premature or unsustainable development.*

**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.

**Providing adequate infrastructure and services for residents and businesses, both now and in the future.**

*In addition to adequate transportation infrastructure, development requires utilities, storm water facilities and a variety of services to function properly. As the City grows, it must coordinate the expansion of its infrastructure and services with growth in ways that maintain adequate levels of service for existing and new development in a fiscally sustainable manner.*

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

**SUGGESTED STATEMENT OF CONSISTENCY**

- The subject property is approximately 14.4 acres and is zoned Cabarrus County LDR (Low Density Residential).
- The subject property was annexed September 12, 2019 and is currently vacant.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as RE is a corresponding zoning classification to the “Rural” Land Use Category. The subject property is located adjacent to established residential neighborhoods and the proposed RE (Residential Estate) zoning, which is the least intense residential zoning classification, will limit development to low density single-family detached homes, in the event that the substation is not constructed.
- The zoning amendment is reasonable and in the public interest as it will allow the proper zoning for the expansion of necessary electrical service to the City of Concord residents.

**SUGGESTED RECOMMENDATION AND CONDITIONS**

The staff finds the 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.



# Aerial Map

Z-18-19

City of Concord  
Electric Department h

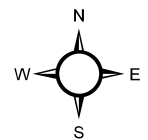
Zoning map amendment

1820 Heglar Rd

Cabarrus County LDR  
(Low Density Residential)

to  
City RE  
(Residential Estate)

PIN 5640-40-6090



Source: City of Concord  
Planning Department

### Disclaimer

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





# Zoning Map

Z-18-19

City of Concord  
Electric Department

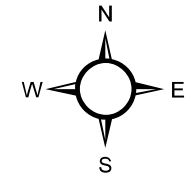
Zoning map amendment

1820 Heglar Rd

Cabarrus County LDR  
(Low Density Residential)

to

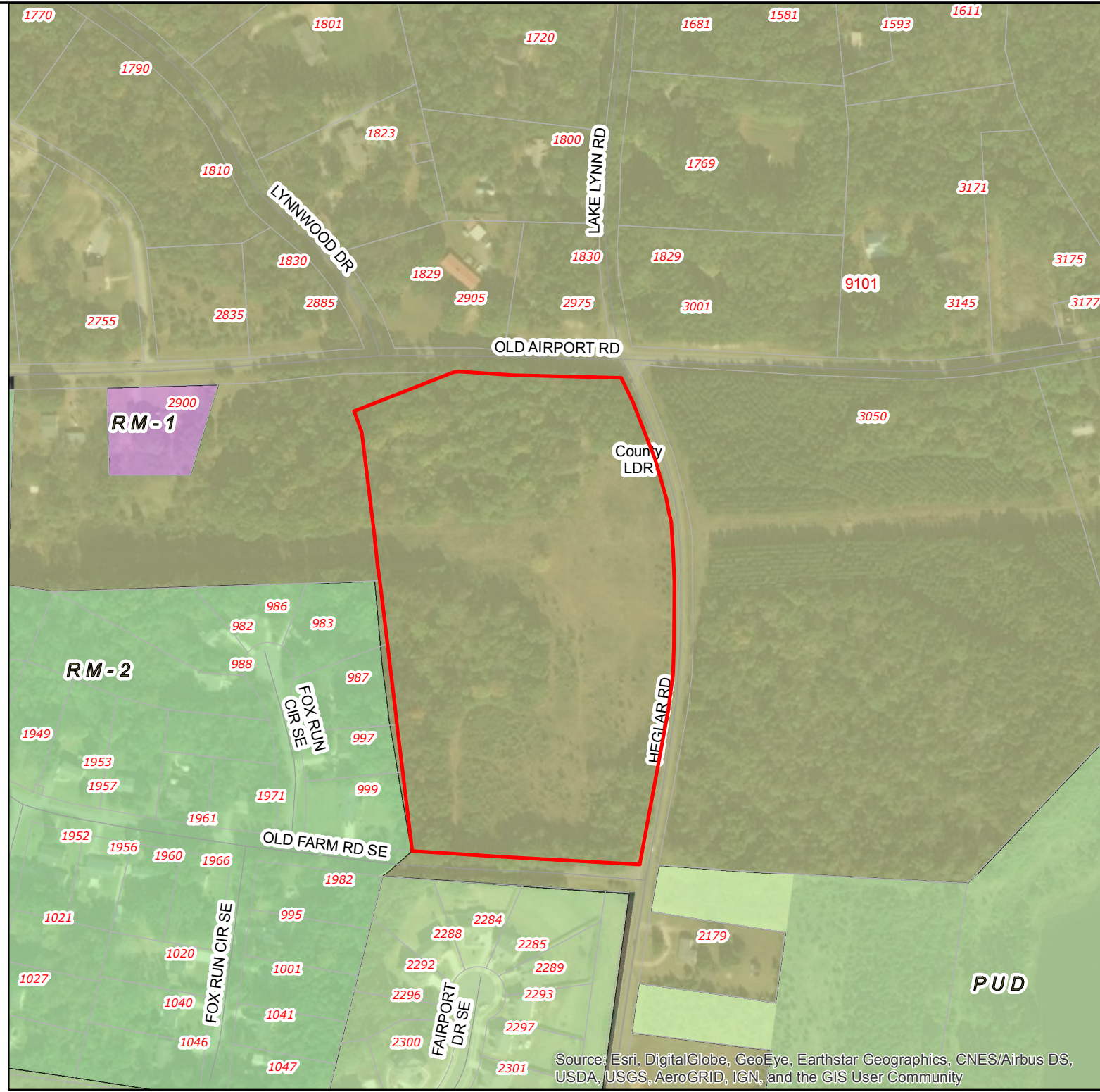
City RE  
(Residential Estate)  
PIN 5640-40-6090



Source: City of Concord  
Planning Department

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# LUP Map

Z-18-19

City of Concord  
Electric Department h

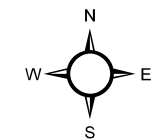
Zoning map amendment

1820 Heglar Rd

Cabarrus County LDR  
(Low Density Residential)

to  
City RE  
(Residential Estate)

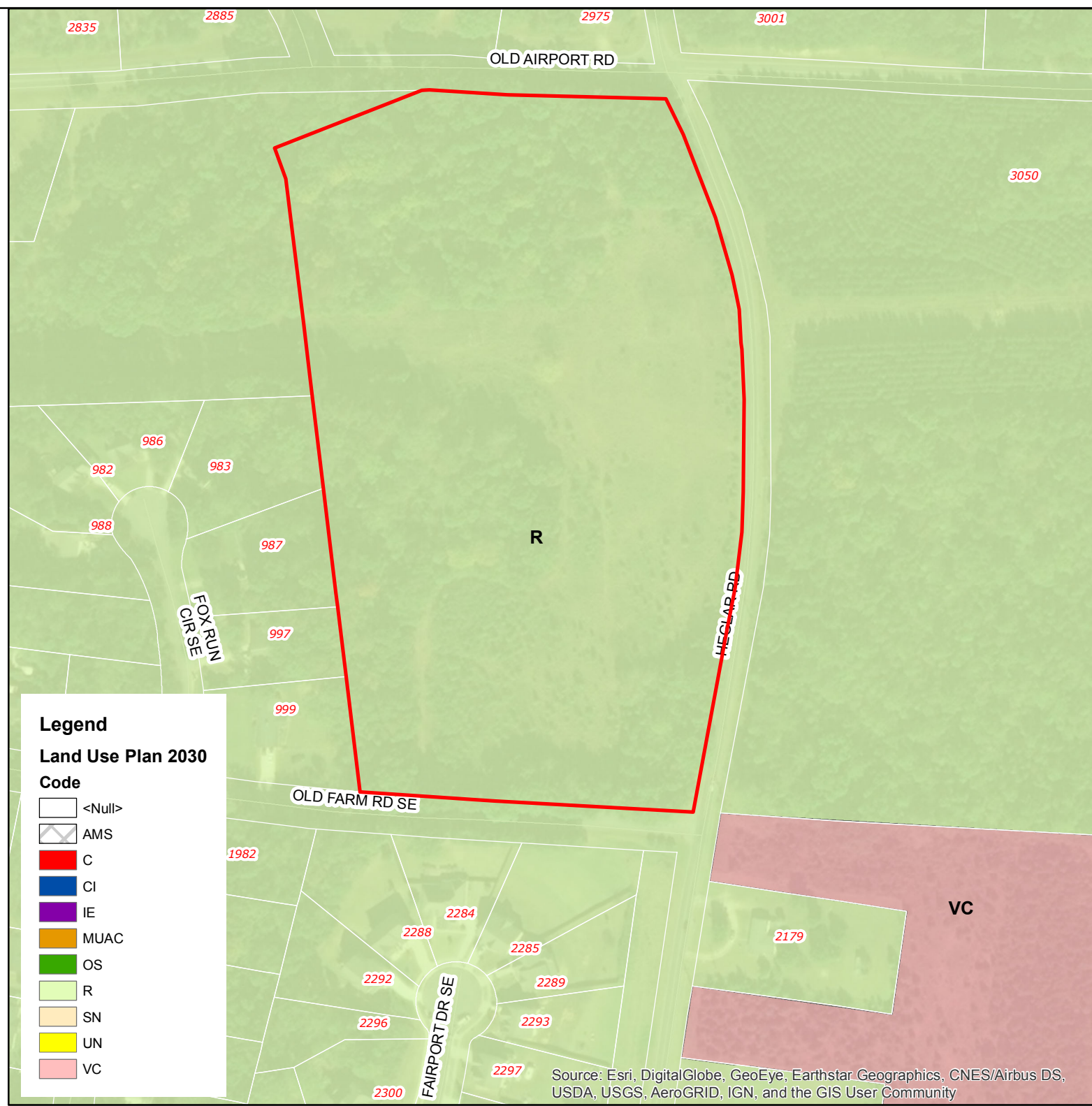
PIN 5640-40-6090



Source: City of Concord  
Planning Department

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**Legend**  
Land Use Plan 2030  
Code

- <Null>
- AMS
- C
- CI
- IE
- MUAC
- OS
- R
- SN
- UN
- VC

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



(Please type or print)

Applicant Name, Address, Telephone Number and email address: 704-920-5311

Andrea Cline, 635 Alfred Brown Jr Ct SW, Concord NC 28025

clinea@concordnc.gov

Owner Name, Address, Telephone Number: City of Concord

35 Cabarrus Ave. W, Concord NC 28025

704-920-5320

Project Location/Address: southwest corner of Old Airport Rd and Heglar Road, Concord NC

P.I.N.: 5640-40-6090

Area of Subject Property (acres or square feet): 14.4 acres

Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Current Zoning Classification: LDR

Proposed Zoning Classification: RE

Existing Land Use: \_\_\_\_\_

Future Land Use Designation: Utility

Surrounding Land Use: North \_\_\_\_\_ South \_\_\_\_\_

East \_\_\_\_\_ West \_\_\_\_\_

Reason for request: \_\_\_\_\_

Has a pre-application meeting been held with a staff member? yes (starla)

Staff member signature:  \_\_\_\_\_ Date: 7/11/19

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: July 8, 2019

Applicant Signature: Andrea Cline

Property Owner or Agent of the Property Owner Signature:  
[Signature]



**DATE:** October 15<sup>th</sup>, 2019

**SUBJECT:** Special Use Permit- Self-Service Storage in a C-2 zoning

**CASE:** SUP-05-19

**ACCELA CASE:** CN-SUP-2019-00005

**APPLICANT:** Clint Patterson – Sterling Development, LLC

**LOCATION:** 1261 Union St. South

**PIN:** 5539-75-8679

**ACREAGE:** +/- 3.73 acres

**EXISTING LAND USE:** Single-Family Residential

**EXISTING ZONING:** C-2

**REPORT PREPARED BY:** Starla Rogers, Planning & Development Manager

**BACKGROUND**

The subject property was once in the City’s extraterritorial jurisdiction (ETJ) and zoned B-3 (General Commercial) prior to its annexation in 1991. With the adoption of the CDO in 2000, the property was converted to C-2 (General Commercial). The 2030 Land Use Plan designates the subject area as a “Mixed-Use Activity Center” promoting a mix of uses, intensities and businesses that can support adjacent residential uses.

The C-2 (General Commercial) zoning classification allows for a wide range of commercial uses by-right, including retail, office, auto sales, convenience stores, etc. However, there are certain uses, including the requested uses of a self-service storage facility, which require a Special Use Permit (SUP) in order to locate within a C-2 zoning district, subject to supplemental regulations. The supplemental regulations for self-storage facilities are attached to this staff report for reference. *“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 SUP application requires a concept plan, showing the general layout including the building footprints and the access points. The applicant has submitted a site plan that shows four (4) separate buildings. A +/- 22,770 sf (building footprint), climate controlled, three (3) story, building (Building “A”) fronts Union Street S, containing approximately 477 units. Three (3) traditional, exterior roll-up door, storage buildings are located in the interior and to the rear of the parcel containing approximately 78 units. Building “B” is +/- 4,093 sf, Building “C” is +/- 5,100

sf and Building “D” is +/- 3,600 sf. The site plan depicts a 15ft wide landscape buffer along the northern property line and adjacent to Union Street, South. A 15ft wide landscape buffer is proposed along the southern property line, adjacent to the parcel that is also zoned C-2 (General Commercial). However, the buffer yard expands to 20ft in width, along the same property line, behind the parcels that are zoned RM-1 (Residential Medium Density) and utilized as single-family detached residential. The 20ft wide buffer also extends the entire length of the eastern property line, adjacent to RM-1 (Residential Medium Density) zoning. In accordance with the CDO, the landscaping in the 20ft wide buffers will require full visual separation of uses within three (3) years of planting. The proposed stormwater facility is shown to be located in the rear of the buildings, towards the eastern side of the property. A dumpster is shown adjacent to the southern property line, inside the landscape buffer. According to the elevations, the dumpster would be encased in brick around three (3) sides and have a green vinyl door facing the interior of the development.

A 6ft tall black aluminum perimeter fence is proposed, as shown on the site plan, around the sides and rear of the property with a vehicular access gate across the driveway ingress/egress on Unions Street, South. Images of the proposed fencing have been submitted.

The applicant also submitted the building elevations as conditions of approval. These elevations have been reviewed by City Staff and they do meet the required nonresidential design standards. Building materials include brick and stucco along with glass windows. The project is currently working through technical site plan review, and all technical comments will need to be addressed prior to permitting. Any significant deviations from an approved SUP concept plan or the approved elevations would be subject to another public hearing and a revised SUP.

There will be no outdoor storage on the site.

#### **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. It is the responsibility of the applicant to present evidence relative to compliance with the criteria.

**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.**

*The proposed mini-storage/self-service storage facility is a commercial use which is permissible within the C-2 zoning district on a case by case basis and only with the issuance of a Special Use Permit and provided that supplemental regulations from CDO 8.6.3.E are met. The subject parcel is at the intersection of Union Street, South and Warren C. Coleman Blvd South. This intersection is a primary gateway to downtown Concord. Commercial uses are existing on both the south, northwest, and western sides of the property. These uses include a one-story drugstore to the northwest, one-story convenience store with gasoline sales to the south, and a one-story convenience store with gasoline sales to the southwest, across the intersection. Additional retail/commercial structures are located further south along Warren C. Coleman Blvd. All of which are single-story. Residential properties to the north and south contain both single-story and two-story single-family detached structures. The applicant has proposed a buffer of 15 and 20ft in width, in accordance with the site plan to mitigate visibility of the site from the surrounding properties. The landscaping on the south and eastern property lines will help mitigate visibility of the single-story storage units but the three-story building may result in a higher degree of visibility from adjoining residences. The three-story structure is taller than any*



*building in the general vicinity, in most cases, by two stories. Furthermore, the proposed building footprint of approximately 22,770, 4,093, 5,100, and 3,600 square feet is much larger than the building footprint of the surrounding uses. The drugstore is approximately 13,500 square feet while the convenience store to the south is around 2,300 square feet, and the convenience store across the street has a building footprint of approximately 6,000 square feet. The conflict in massing is also demonstrated when comparing the proposed structures to the size of the adjacent single-family residential.*

**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 project has access to Union Street South, and will be required to comply with all minimum State and City requirements. Access to the site will continue to be reviewed during the technical site plan review process. Generally self-service storage uses do not generate large traffic counts.*

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

*The majority of the storage units are located within the enclosed and climate controlled three-story structure fronting on Union Street, South. There will be outdoor activity with the use of the traditional exterior roll up door facilities on the interior of the site as it relates to loading and unloading of units. The operation of the dumpster during normal activity and during disposal cycles could create additional noise for the adjacent residential.*

**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.**

*The land use plan designates the area as MUAC (Mixed-Use Activity Center) which allows for a mix of uses. The intent of the MUAC (Mixed-Use Activity Center) Future Land Use category is to identify areas that serve broader economic, entertainment, and community activities. Directly to the south of the property and on the north side of Accent Avenue are a number of newly created single family lots. Some of which feature new construction and others remain vacant. It is not certain as to the impact of the proposed project on the future development of these lots. Other surrounding properties will be allowed to develop or redevelop in accordance with their existing commercial zoning.*

**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 proposed use should not be detrimental to or endanger public health safety or general welfare as the use will be low intensity and will not generate a significant amount of peak hour traffic. Furthermore, the proposed perimeter fencing will keep on-site visitors from leaving the property and wandering onto the adjacent residential lots.*

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

*Based upon the submitted materials, the proposed project complies with CDO requirements with respect to zoning. The project is currently working through technical site plan review, and all technical comments will need to be addressed prior to permitting.*

**PROPOSED FINDINGS OF FACT**

1. The applicants is Clint Patterson from Sterling Development, LLC
2. The property is owned by Sandy Black Properties, LLC
3. The subject property is zoned C-2 (General Commercial)
4. The property consists of 3.73 acres.

5. The adopted Land Use Plan designates the property as Mixed-Use-Activity Center.
6. The submitted site plan and supplemental building elevations indicate that the proposal meets the minimum requirements of CDO Section “8.3.6.E Mini-Warehouse/Self-Service Storage” of the Concord Development Ordinance (Supplemental Regulations for Certain Uses) and the City’s nonresidential design standards in CDO Section 7.10.

**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) Approval of the Special Use Permit is subject to the site plan Sheet AS1.3 dated 10/7/19, site plan Sheet L100 dated 10/8/19, and building elevations and Sheet AS2.1 dated 9/24/19.
- 2) Perimeter fencing shall be 6ft tall back aluminum in accordance with submitted renderings.
- 3) Technical site plan approval shall be required prior to issuance of zoning compliance permits.
- 4) Signage is no approved as part of this Special Use Permit. Signage must meet all CDO requirements of Article 12 and must also be located outside the 15ft perimeter buffer as required by CDO Section 8.3.6.E.

### **8.3.6.E. Mini-Warehouse/Self-Service Storage**

#### **1. PURPOSE**

This Section sets standards for the establishment and maintenance of safe and attractive mini-warehouse developments that will remain a long-term asset to the community. The use of land for mini-warehousing/self-service storage shall be permitted as set forth in the Use Table subject to the criteria below.

#### **2. MINIMUM/MAXIMUM LOT SIZES**

- A. Minimum lot size - one (1) acre
- B. Maximum lot size – none in the I-1 and I-2 Districts. All other districts have a maximum lot size of five (5) acres.

#### **3. BUILDING ARTICULATION**

- A. The building height shall not exceed 48 feet and comply with the setbacks of Table 7.6.2 B.
- B. A parapet wall shall be constructed to screen roof-mounted heating and air conditioning and other equipment, if any.
- C. The exterior facades of all structures shall receive uniform architectural treatment, including masonry, stucco, brick, stone, EIFS, etc. and painting of surfaces. Split-faced concrete block may be used as accent material, and cumulatively may not exceed 20 percent of the area of any individual exterior wall. The colors selected shall be compatible with the character of the neighborhood. Metal may not be used on any perimeter wall of any building. The front façade of all structures shall comply with Article 7.10.
- D. Storage bay doors shall not face any abutting property located in a residential district, nor shall they be visible from any public street.

#### **4. LANDSCAPING SCREENING AND BUFFERING**

- A. A type “B” buffer yard as prescribed in Article 11 shall be provided around the perimeter of the mini-warehouse development.
- B. Signs or other advertising mediums shall not be placed within the buffer yard.
- C. All areas on the site not covered by pavement or structures shall be brought to finished grade and planted with turf or other appropriate ground cover(s) and shall conform to the standards and planting requirements of Article 11.
- D. Outdoor storage areas shall be located to the rear of the principal structure and be screened with a wooden fence, masonry wall, or type no less than eight (8) feet in height. The Administrator may permit a landscaped buffer that provides complete visual screening with a berm in some cases.

#### **5. ON-SITE MANAGER OR SECURITY SYSTEM REQUIRED**

No facility herein provided for shall be used or maintained unless and until an on-site manager shall be provided for such facility, or a security system has been installed.

#### **6. COMMERCIAL ACTIVITY PROHIBITED**

It shall be unlawful for any owner, operator or lessee of any storage warehouse or portion thereof to offer for sale, or to sell any item of personal property or to conduct any type of commercial activity of any kind whatsoever other than leasing of the storage units or other associated activities, or to permit same to occur upon any area designated as a storage warehouse.

## **7. PROHIBITED USES**

- A.** No portion of any Mini-Warehouse/self-service storage shall be used, on a temporary or permanent basis, as a dwelling.
- B.** Repair of Autos, Boats, Motors and Furniture Prohibited; Storage of Flammable Liquids Prohibited
- C.** Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture, and the storage of any propane or gasoline engine or propane or gasoline storage tank is prohibited within any structure on a tract of land designated as a mini-warehouse. All mini-warehouse units shall be made available for inspection by the Fire Marshal for uses of the property for purposes other than dead storage.

## **8. LIGHTING**

All outdoor lights must be shielded to direct light and glare only onto the Lot or Parcel which the Mini Warehouse is located. Lighting and glare must be deflected, shaded and focused away from any adjoining residential property.

## **9. OUTSIDE STORAGE**

No outside storage shall be permitted except for the storage of recreational vehicles per paragraph 13.d. Outdoor Storage areas shall not be permitted within a required setback or perimeter buffer;

## **10. ACCESSIBILITY**

Vehicular ingress-egress locations into the property shall provide for the safe access of customers and emergency vehicles.

## **11. OFF-STREET PARKING STANDARDS**

- A.** Location of Customer Parking. Parking shall be provided by parking/driving lanes adjacent to the buildings.
- B.** Interior Travel Lanes. Interior travel lanes shall have a minimum width of (12) feet for one way travel lanes and (24) feet for two way travel lanes.
- C.** Off-street Parking. One parking space is required for every 200 storage units with a minimum of two spaces required. The parking spaces shall be provided adjacent to the manager's office.
- D.** Vehicular Storage. Required parking spaces shall not be rented as, or used for, vehicular storage. However, additional parking area may be provided for recreational vehicle storage so long as it complies with 8.3.6.E.6.

## **12. ACCESSORY USES**

The sale of customary equipment and supplies, such as hand trucks, straps, and tape, are permitted on site.

## **13. DEVELOPMENT IN C-2 DISTRICTS**

Mini warehouse facilities may be developed in C-2 zoning districts provided that visibility from the public right-of-way is minimized. This standard may be accomplished through a combination of landscaping, screening, fences/walls or through the placement of an intervening use between the public right-of-way and the mini-warehouse use.



Date July 5, 2019

APPLICANT NAME: Clint Patterson COMPANY NAME: Sterling Development, LLC

APPLICANT ADDRESS: 3900 Edison Lakes Pkwy Suite 201

CITY: Mishawaka STATE IN ZIP 46545

PHONE NUMBER OF APPLICANT: Phone: 574-247-3215 Email: cpatterson@thesterlinggrp.com

OWNER OF PROPERTY (if different from applicant) SANDY BLACK PROPERTIES LLC

OWNER ADDRESS: 2977 WENDOVER RD NW CITY CONCORD STATE NC ZIP 28027

PROJECT ADDRESS (if an address exist): 1261 UNION ST S CONCORD NC 28025

P.I.N.: 55397586790000

Area of Subject Property (in acres, or square feet): 3.73 Acres

Lot Width: 405' Lot Depth: Side 1: 595' Side 2: 400'

Current Zoning Classification: C-2


Existing Land Use: Vacant Land

Description of Use Requested:

We will develop a 3 story Climate Controlled Self Storage Facility along Union Street. In the rear of the property we will have Non Climate Drive Up Units.

**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: July 5, 2019 Applicant Signature: 

**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.”  
— This use shall not be detrimental to the area and will fit in with the surrounding uses, as well as continue to develop the area.
  
- (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.”  
All items within the development will meet the current zoning and related standards with regards to the above items.
  
- (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 proposed ingress and egress has been evaluated and has been located with input of NCDOT as well as local governing input (engineering and transportation at City of Concord).
  
- (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 use will not cause any noxious or offensive items.
  
- (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.”  
The use shall not impede on the area and will only improve the area further.

**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):  
Please refer to plan submittal.
  
- (2) Accessory uses (if any):  
N/A. Climate Controlled Unit and Non Climate Self Storage Units
  
- (3) Setback provisions:  
Please refer to plan submittal.
  
- (4) Height provisions:

Please refer to plan submittal.

(5) Off-street parking and loading provisions:  
Please refer to plan submittal.

(6) Sign provisions:  
Please refer to plan submittal.

(7) Provisions for screening, landscaping and buffering:  
Please refer to plan submittal.

(8) Provisions for vehicular circulation and access to streets:  
Please refer to plan submittal.

(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:  
Please refer to plan submittal.

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

(11) An adequate amount, and safe location of, play areas for children and other recreational uses, according to the concentration of residential occupancy:  
Please refer to plan submittal.

(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):  
Please refer to plan submittal.

(13) Open space (including flood hazard area):  
Please refer to plan submittal.

(14) Improvements within the common open space:  
Please refer to plan submittal.

(15) Parking Areas:  
Please refer to plan submittal.

(16) Sidewalks, trails and bikeways:  
Please refer to plan submittal.

(17) Lighting and utilities:  
Please refer to plan submittal.

(18) Site furnishings:  
Please refer to plan submittal.

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

**Planning & Neighborhood Development**



Application for  
Special Use Permit

---

**Please refer to plan submittal.**

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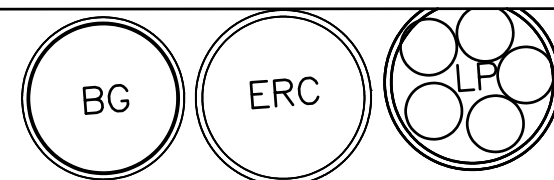
(20) Other requirements as may be requested by the applicant or specified by the City Council for protection of the public health, safety, welfare and convenience:

**Please refer to plan submittal.**

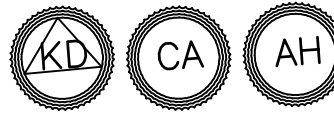
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BG - BLACK GUM - SHADE TREE  
 ERC - EASTERN RED CEDAR - SHADE TREE  
 LP - LOBLOLLY PINE - SHADE TREE



KD - KOUSA DOGWOOD - ORNAMENTAL TREE  
 CA - FLOWERING CRABAPPLE - ORNAMENTAL TREE  
 AH - AMERICAN HOLLY - ORNAMENTAL TREE

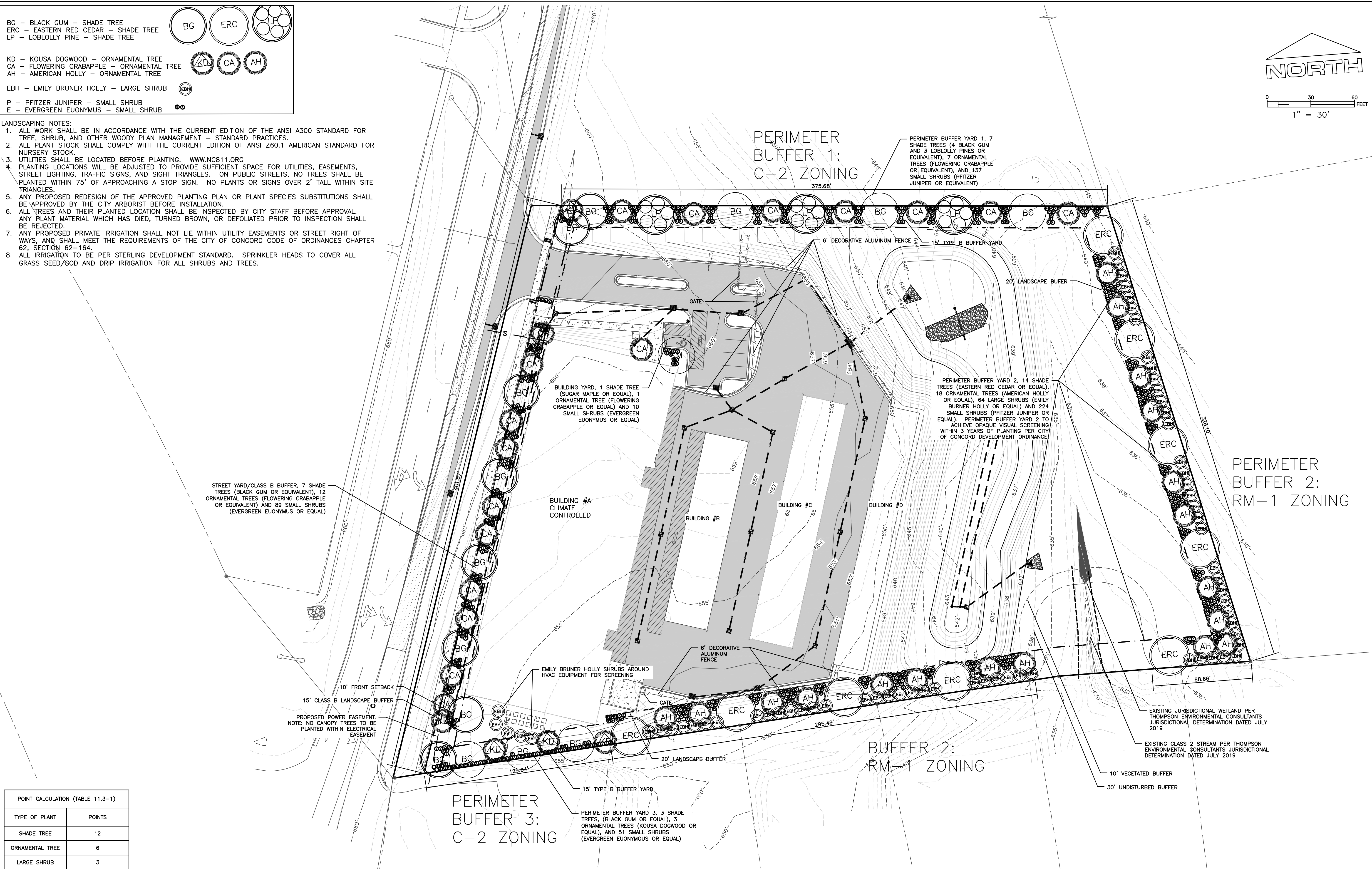
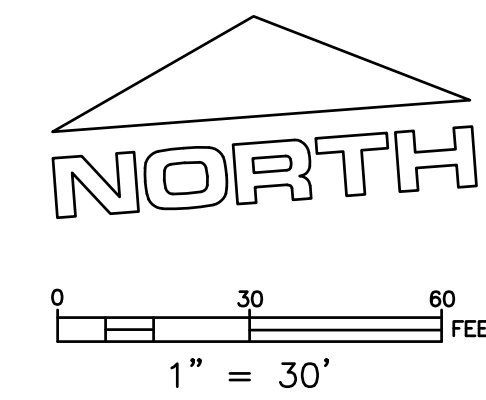


EBH - EMILY BRUNER HOLLY - LARGE SHRUB  
 P - PFITZER JUNIPER - SMALL SHRUB  
 E - EVERGREEN EUONYMUS - SMALL SHRUB



LANDSCAPING NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE ANSI A300 STANDARD FOR TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT - STANDARD PRACTICES.
2. ALL PLANT STOCK SHALL COMPLY WITH THE CURRENT EDITION OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK.
3. UTILITIES SHALL BE LOCATED BEFORE PLANTING. WWW.NC811.ORG
4. PLANTING LOCATIONS WILL BE ADJUSTED TO PROVIDE SUFFICIENT SPACE FOR UTILITIES, EASEMENTS, STREET LIGHTING, TRAFFIC SIGNS, AND SIGHT TRIANGLES. ON PUBLIC STREETS, NO TREES SHALL BE PLANTED WITHIN 75' OF APPROACHING A STOP SIGN. NO PLANTS OR SIGNS OVER 2' TALL WITHIN SITE TRIANGLES.
5. ANY PROPOSED REDESIGN OF THE APPROVED PLANTING PLAN OR PLANT SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE CITY ARBORIST BEFORE INSTALLATION.
6. ALL TREES AND THEIR PLANTED LOCATION SHALL BE INSPECTED BY CITY STAFF BEFORE APPROVAL. ANY PLANT MATERIAL WHICH HAS DIED, TURNED BROWN, OR DEFOLIATED PRIOR TO INSPECTION SHALL BE REJECTED.
7. ANY PROPOSED PRIVATE IRRIGATION SHALL NOT LIE WITHIN UTILITY EASEMENTS OR STREET RIGHT OF WAYS, AND SHALL MEET THE REQUIREMENTS OF THE CITY OF CONCORD CODE OF ORDINANCES CHAPTER 62, SECTION 62-164.
8. ALL IRRIGATION TO BE PER STERLING DEVELOPMENT STANDARD. SPRINKLER HEADS TO COVER ALL GRASS SEED/SOD AND DRIP IRRIGATION FOR ALL SHRUBS AND TREES.



TYPE OF PLANT	POINTS
SHADE TREE	12
ORNAMENTAL TREE	6
LARGE SHRUB	3
MEDIUM SHRUB	2
SMALL SHRUB	1

ADJACENT PROPERTY ZONING	EXISTING PROPERTY BUFFER CLASS	PROPOSED BUFFER CLASS	REQUIRED BUFFER
BUFFER 1: C-2	CLASS 4	CLASS 4	B - 15' WIDTH
BUFFER 2: RM-1	CLASS 1	CLASS 4	C - COMPLETE VISUAL SCREENING
BUFFER 3: C-2	CLASS 4	CLASS 4	B - 15' WIDTH

BUFFER YARD TYPE*	WIDTH PROVIDED	REQUIRED SHADE TREES	PROVIDED SHADE TREES	REQUIRED ORNAMENTAL TREES	PROVIDED ORNAMENTAL TREES	REQUIRED LARGE/MEDIUM EVERGREEN SHRUBS	PROVIDED SMALL/MEDIUM SHRUBS	MINIMUM POINTS REQUIRED PER LINEAR FT/POINTS PROVIDED PER LINEAR FT
PERIMETER BUFFER 1 TYPE B, 396 LF	15'	1/75' = 376/75' = 5	7 PROVIDED (12*7 = 84 PTS)	1/100' = 376/100 = 4	7 PROVIDED (6*6 = 42 POINTS)	OPTIONAL	137 SMALL SHRUBS (137*1 = 137)	0.7*376 = 263 REQUIRED / 84+42+137 = 263 PROVIDED
PERIMETER BUFFER #2 TYPE C, 692 LF	20'	1/50' = 692/50 = 14	14 PROVIDED (12*14 = 168 PTS)	1/75' = 692/75 = 9	18 PROVIDED (6*18 = 108 PTS)	64 LARGE SHRUBS (64*3 = 192 POINTS)	224 SMALL SHRUBS (224*1 = 224)	1*692 = 692 REQUIRED / 168+108+192+224 = 692 PROVIDED
PERIMETER BUFFER 3 TYPE B, 150 LF	15'	1/75' = 130/75' = 2	3 PROVIDED (12*3 = 36 PTS)	1/100' = 150/100 = 2	3 PROVIDED (6*3 = 18 POINTS)	OPTIONAL	53 SMALL SHRUBS (53*1 = 53)	0.7*150 = 105 REQUIRED / 36+18+51 = 105 PROVIDED
STREET BUFFER TYPE B, 402 LF	15'	1/75' = 402/75' = 5	7 PROVIDED (12*7 = 84 PTS)	1/100' = 402/100 = 4	12 PROVIDED (6*12 = 72 PTS)	OPTIONAL	89 SMALL SHRUBS (89*1 = 89)	0.7*402 = 281 REQUIRED / 84+72+125 = 281 PROVIDED

PLANT TYPE	PLANTING RATE	REQUIRED	QUANTITY PROVIDED	POINTS
SHADE TREE	1/50 LIN. FEET	(25/50)*1 = 1	1	1*12=12
ORNAMENTAL TREE	1/50 LIN. FEET	(25/50)*1 = 1	1	1*6 = 6
MEDIUM OR SMALL SHRUBS	12 PER 30 LIN. FEET	(25/30)*12 = 10	10 SMALL EVERGREEN SHRUBS	10*1 = 10
MIN. POINTS/FOOT	0.8 POINTS/LF	0.8*25 = 20	12+6+10 (ABOVE)	28

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REVISION	DATE	DESCRIPTION
1.	8.22.2019	REVISED PER SUP SUBMITTAL COMMENTS 8.22.19
2.	8.30.2019	REVISED PER CLIENT COMMENTS 8.29.19
3.	9.10.2019	REVISED PER CITY COMMENTS DATED 9.6.2019
4.	9.24.2019	REVISED PER CITY CUP COMMENTS
5.	10.1.2019	REVISED PER CITY OF CONCORD COMMENTS

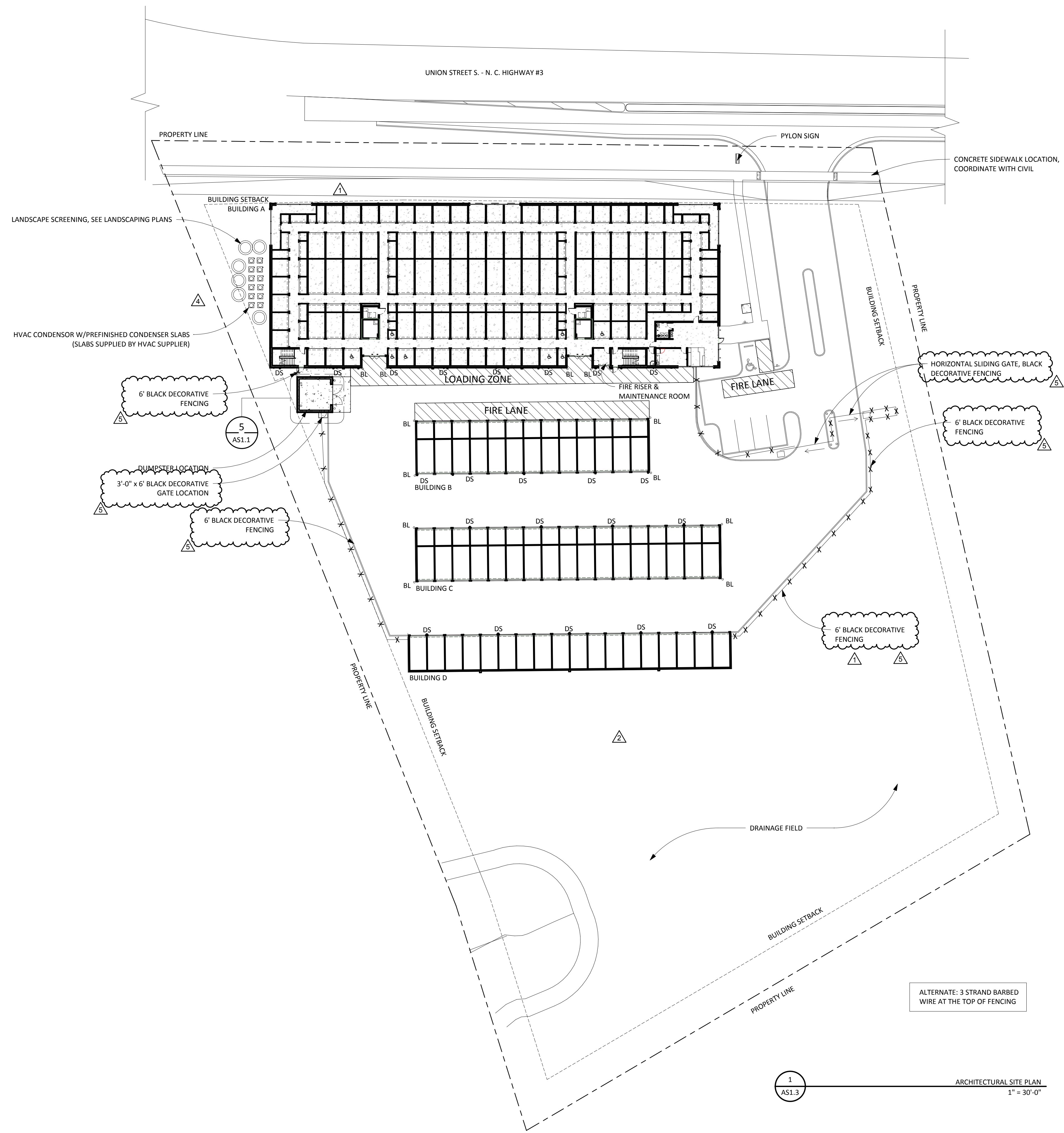
UNION ST MINI STORAGE DEPOT  
 LANDSCAPE PLAN  
 1281 UNION STREET S., CONCORD, NC, 28025  
 STERLING DEVELOPMENT, LLC  
 PROJECT MANAGER: KWU  
 APPROVED BY: KWU  
 PROJECT NO. 190055.000  
 DRAWN BY: JCB  
 CHECKED BY: KWU  
 PROJECT START: 4.1.19

CESI CIVIL GEOTECHNICAL SURVEYING  
 PO BOX 268  
 CONCORD, NC 28026-0268  
 P. 704.786.5404  
 F. 704.786.7454  
 www.cesigs.com  
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ENGINEERS SEAL  
 NORTH CAROLINA PROFESSIONAL SEAL 033470  
 ENGINEER  
 CONSTRUCTION UNDERWOOD  
 10/08/2019  
 L100



PLOT DATE: 10/20/19 11:10:49 AM FILE NAME: BM 300-2019-0012.MXD Union St. Concord - 3dplan.rvt



UNIT MIX		
UNIT DESCRIPTION	SQUARE FOOTAGE	Count
<b>BUILDING A</b>		
5X5C	1275	51
5X10C	5800	116
7.5X10C	300	4
10X10C	15000	150
10X15C	14850	99
10X20C	11400	57
	48625	477
<b>BUILDING B</b>		
10X10NC	1300	13
10X20NC	2600	13
	3900	26
<b>BUILDING C</b>		
10X10NC	1700	17
10X20NC	3400	17
	5100	34
<b>BUILDING D</b>		
10X20NC	3600	18
	3600	18
555	61225	555

CLIMATE	
<b>BUILDING A</b>	
FINISH FLOOR NET RENTABLE	15,325 SF
FINISH FLOOR GROSS	23,014 SF
<b>SECOND FLOOR NET RENTABLE</b>	16,525 SF
<b>SECOND FLOOR GROSS</b>	23,186 SF
<b>THIRD FLOOR NET RENTABLE</b>	16,775 SF
<b>THIRD FLOOR GROSS</b>	23,186 SF
<b>NON-CLIMATE</b>	
<b>BUILDING B</b>	
FINISH FLOOR NET RENTABLE	3,900 SF
FINISH FLOOR GROSS	3,960 SF
<b>BUILDING C</b>	
FINISH FLOOR NET RENTABLE	5,100 SF
FINISH FLOOR GROSS	5,166 SF
<b>BUILDING D</b>	
FINISH FLOOR NET RENTABLE	3,600 SF
FINISH FLOOR GROSS	3,762 SF
<b>TOTAL NET RENTABLE</b>	61,225 SF
<b>TOTAL GROSS</b>	82,274 SF
<b>EFFICIENCY</b>	74.4%

**H2A**

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ISSUED FOR CONSTRUCTION

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PETER HILLERMAN  
REGISTERED ARCHITECT  
12517  
SOUTH CAROLINA  
ALPHARETTA, GA

ARCHITECTURAL SITE PLAN

MINI STORAGE DEPOT ON UNION ST. ARCH SITE

1261 UNION ST. S.  
CONCORD, NC 28025

DRAWING TITLE

PROJECT

NO	DATE	DESCRIPTION
1	08-09-2019	ISSUED FOR CONSTRUCTION
2	08-30-2019	OWNERSHIP REVISIONS 1
3	09-10-2019	OWNERSHIP REVISIONS 2
4	09-24-2019	PERMIT COMMENTS
5	10-03-2019	PERMIT COMMENTS
	10-07-2019	PERMIT COMMENTS

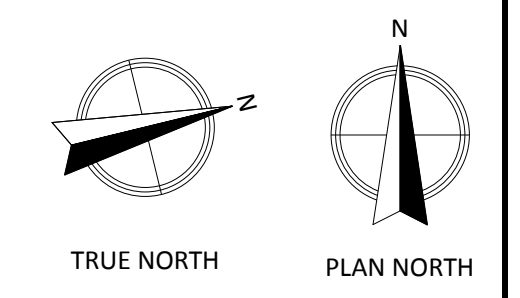
PROJECT NO: 2019-0012

DATE: 08-09-2019

SCALE: As indicated

DRAWN BY: RM

CHECKED BY: PH



AS1.3



EXTERIOR FINISHES LEGEND				
COLOR CODE	MATERIAL	SURFACE	MANUFACTURER	PRODUCT INFORMATION
AWN-2	METAL AWNING	METAL AWNING	COOL PLANET AWNINGS	DARK BRONZE
BRK-1	EXTERIOR BRICK	EXTERIOR WALLS	BORAL BRICK / MERIDIAN BRICK	BESSAMER ARCHITECTURAL SERIES, COLOR: CRIMSON
BRK-2	EXTERIOR BRICK, ROWLOCK	EXTERIOR WALLS	BORAL BRICK / MERIDIAN BRICK	BESSAMER ARCHITECTURAL SERIES, COLOR: CRIMSON
EIFS-1	EXTERIOR INSULATION FINISHES SYSTEM	EXTERIOR WALLS	STO	CHAMPAIGNE
EMD-1	EXTERIOR METAL DOOR (OVERHEAD)	METAL OVERHEAD DOOR	TRACHTE	COLOR: EVERGREEN
EMP-1	EXTERIOR METAL PANELS (ENDS AND REAR)	VERTICAL CORRUGATED	TRACHTE	COLOR: CREAM BEIGE
EMP-2	EXTERIOR METAL PANEL - SMOOTH (PILLARS AT OVERHEAD DOORS)	SMOOTH METAL PANEL	TRACHTE	COLOR: CREAM BEIGE
EMP-3	EXTERIOR METAL PANEL - VERTICAL HEADERS AT OVERHEAD DOORS	VERTICAL CORRUGATED METAL PANEL	TRACHTE	COLOR: CREAM BEIGE
EMP-4	SOLID SMOOTH METAL GUTTER	GUTTERS AND DOWNSPOUTS	TRACHTE	COLOR: TAN TO MATCH EIFS-1
GLS-6	ALUMINUM FRAMES AND GLASS	WINDOW	PELLA	DOUBLE HUNG - MATCH GLS-6
HMD-1	HOLLOW METAL DOOR EXTERIOR PAINT	MAN DOORS	OWNER REVIEW	COLOR: URBAN BRONZE 7048
SIGN-1	CUSTOM EXTERIOR MOUNTED WALL SIGN	CUSTOM	CUSTOM	VERIFY W/ OWNER
STF-1	STOREFRONT ALUMINUM	STOREFRONT	KAWNEER	ANODIZED ALUMINUM 4.5" FRAME, COLOR: BLACK #29



DRAWING TITLE: **SITE ELEVATIONS**

PROJECT: **MINI STORAGE DEPOT ON UNION ST. ARCH SITE**

1261 UNION ST. S.  
CONCORD, NC 28025

ISSUES / REVISIONS

DESCRIPTION

NO	DATE	DESCRIPTION
2	08-10-2019	OWNERSHIP REVISIONS 2
3	09-24-2019	PERMIT COMMENTS

PROJECT NO: 2019-0012  
 DATE: 08-09-2019  
 SCALE: 1/16" = 1'-0"  
 DRAWN BY: TH  
 CHECKED BY: PH

**AS2.1**











# Subject Property Map

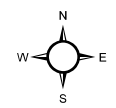
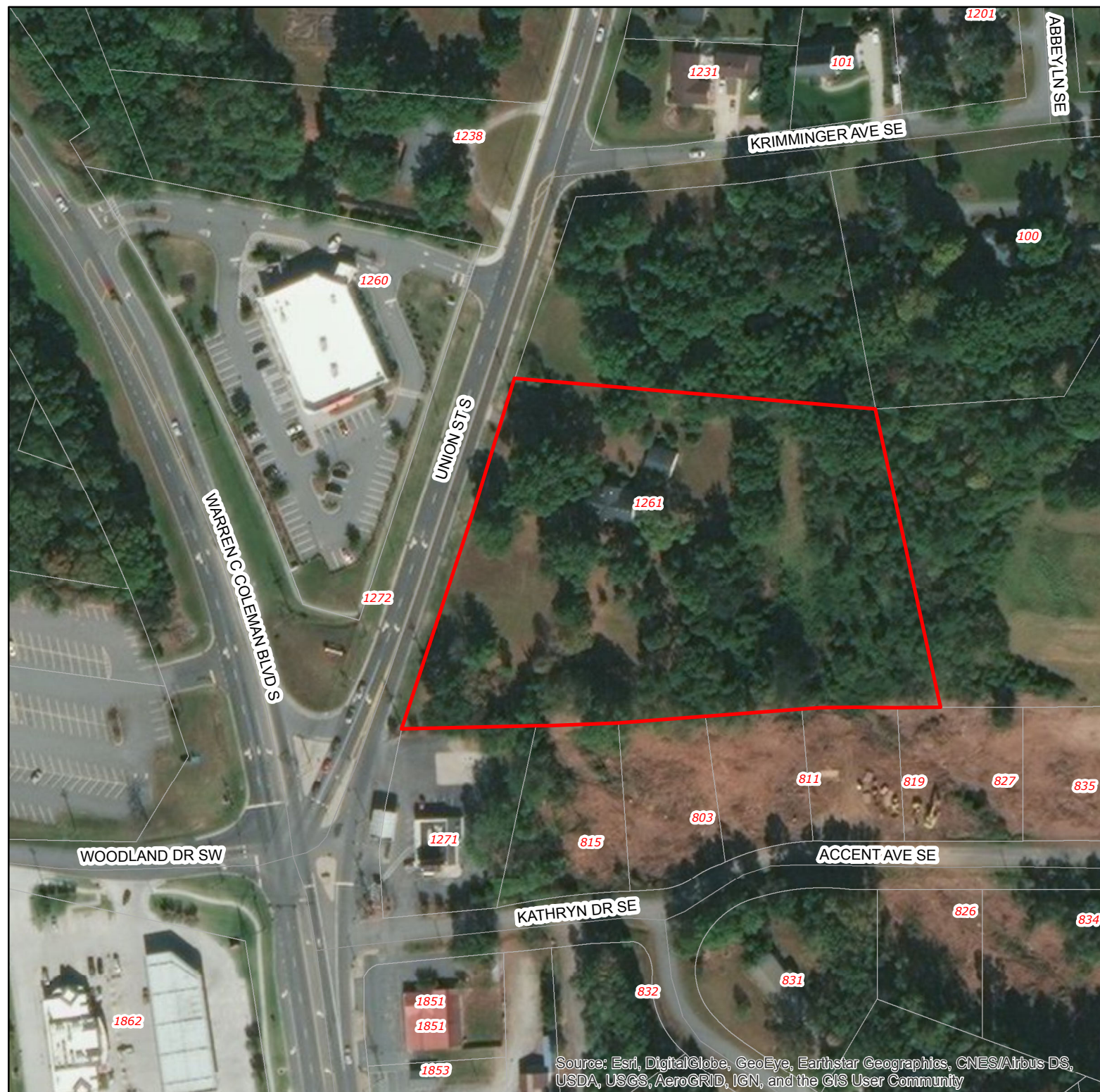
SUP-05-19

Clint Patterson,  
Sterling Development,  
LLC

Special Use Permit  
Self-storage/  
(mini-warehouse)

1261 Union Street, South

PIN 5539-75-8679



Source: City of Concord  
Planning Department

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





# Zoning Map

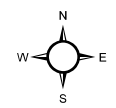
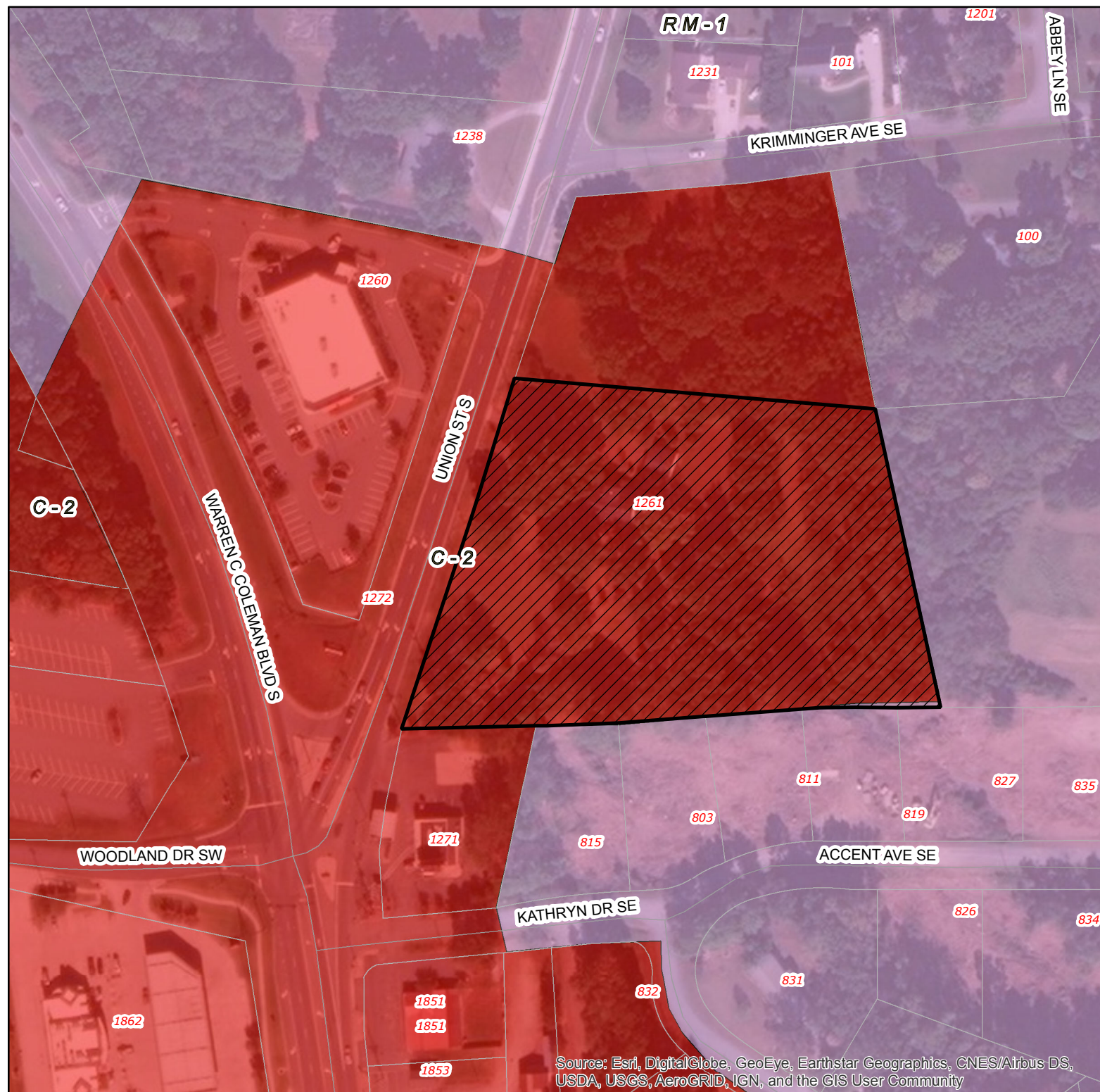
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# LUP Map

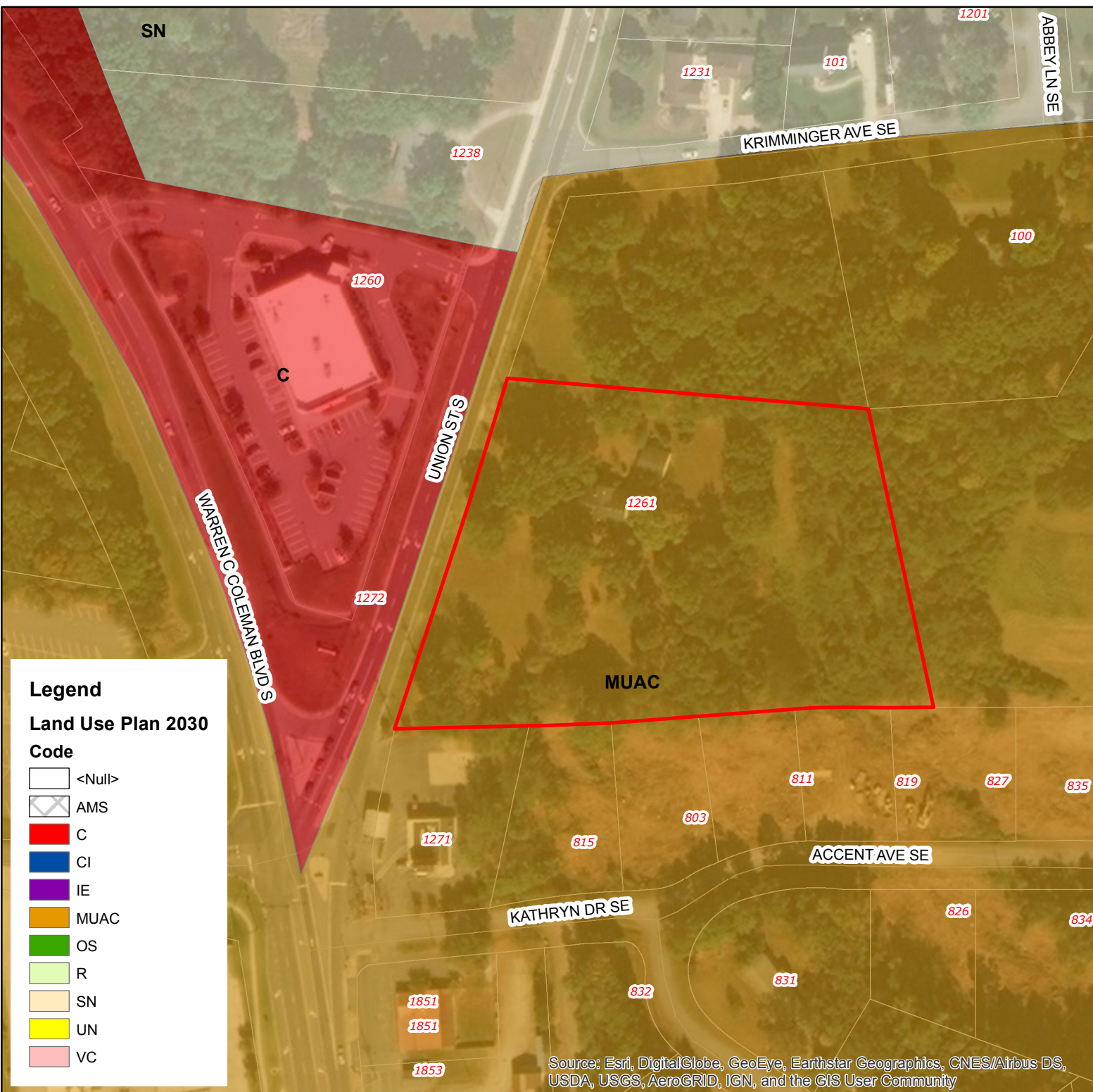
SUP-05-19

Clint Patterson,  
Sterling Development,  
LLC

Special Use Permit  
Self-storage/  
(mini-warehouse)

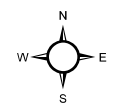
1261 Union Street, South

PIN 5539-75-8679



**Legend**  
Land Use Plan 2030  
Code

- <Null>
- AMS
- C
- CI
- IE
- MUAC
- OS
- R
- SN
- UN
- VC



Source: City of Concord  
Planning Department

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





**DATE:** October 15<sup>th</sup>, 2019

**SUBJECT:** Special Use Permit  
Self-service storage facility/mini-warehouse in a General Commercial (C-2) zoning district

**CASE:** SUP-06-19

**APPLICANT:** Clint Patterson, Sterling Development, LLC

**LOCATION:** PIN 5509-21-8803 (part of)

**AREA:** 4.99 +/- Acres

**EXISTING LAND USE:** Vacant land

**EXISTING ZONING:** C-2 (General Commercial)

**REPORT PREPARED BY:** Kristen Boyd-Sullivan, Senior Planner

**BACKGROUND**

The subject property was part of a large, City-initiated annexation effective in December, 1995. This property was initially zoned B-3 General Commercial upon annexation. With the adoption of the Unified Development Ordinance (now known as the CDO), the areas zoned B-3 became C-2 zoning.

This parcel lies along the Highway 29 Corridor, located in close proximity to the Charlotte Motor Speedway, Concord Mills, and other attractions for residents and visitors, also known as the “Public Interest District.” It is a major transit corridor, with long range plans for the light rail extension into the City of Concord. Vacant parcels along this vibrant corridor are prime locations for retail and service uses that tie in with the entertainment uses to the south and southwest. The subject property lies within the southern five (5) acres of a 30.72 +/- acre parcel. This project is the first parcel to be developed, and will connect to the commercial uses to the north. There are no proposed uses for the balance of the overall parcel, however, typically, the first parcel to develop as part of a contiguous commercial development sets the bar for the future uses that are connected to it. Therefore, it is imperative that proposed uses and site design are of the caliber that will enhance the overall character of the area, and provide the best use along this significant corridor.

The applicant has requested a Special Use Permit for the purpose of constructing a self-service storage facility approximately one half mile south of the intersection of Pitts School Road SW. and Concord Parkway South. The subject property is zoned General Commercial (C-2) and consists of approximately 4.99 total acres. Seven (7) buildings are being proposed for the site, one (1) +/- 22,770 square foot and one (1) +/- 25,470 square foot 1 ½ -story climate controlled

buildings and five (5) 1-story unconditioned storage buildings, totaling 26,800 square feet, with a cumulative total of 75,704 square feet.

The applicant has submitted a site plan, landscape plan, building elevations, and example photos of the proposed decorative fencing.. The exteriors of the proposed self-service storage facility buildings are comprised Rowlock Brick at the base with scored EIFS above the brick. The two climate controlled buildings have brick from the foundation to the parapet on the corners of the buildings with green fabric awnings over the doors and windows. Access to the site will be a shared access easement with the parcel to the north which is currently vacant. The property will be secured with automated locked gates and decorative aluminum fencing around the perimeter. An office located within Building #2 will house on-site management.

Outdoor storage of recreational vehicles is located in the rear of the property, and is screened with the same decorative aluminum fencing, although the fence will be increased to eight (8) feet in height along with wind screening fabric to provide opaque screening as required in the CDO. In addition, landscape screening is proposed around the perimeter of the site.

The site plan has been reviewed by various City departments and the project complies with the minimum standards of the CDO.

#### **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. It is the responsibility of the applicant to present evidence relative to compliance with the criteria.

**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.**

The proposed mini-storage/self-service storage use is a commercial use which is permissible within the C-2 zoning district on a case by case basis and only with the issuance of a Special Use Permit. The property is adjacent to commercial zoning districts on the north and south, and Light Industrial to the east and across Concord Parkway to the west. The 2030 Land Use Plan designates the subject area as a “Commercial” which includes a mix of commercial land use types. The building elevations depict a standard Industrial building with brick and EIFS with exterior roll up doors oriented to the interior of the site. In that regard, the buildings will be compatible with the surrounding industrial structures.

**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 subject property will be accessed from Concord Parkway South (U.S. Highway 29), which is a State maintained highway. The proposed use is also destination specific, unlike many commercial uses which attract drive-by traffic, and is a relatively low-traffic generator with vehicular trips occurring throughout the day and not at specific peak times. Some vehicular trips will also be captured internal to the site to the north when those parcels are developed. The proposed use meets the minimum parking standards of the ordinance. The project will be required to comply with all minimum State and City requirements, and will reviewed through the technical site plan review process.

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

The proposed use will function similarly, or less intense than other uses located on the adjacent properties. The nature of the property, being self-service mini-storage storage, lends itself to less vibration, noise, odor, dust, smoke or gas than many commercial or industrial properties.

**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.**

Development of the proposed use will not impede development of surrounding properties as most are already zoned commercial or industrial, however, the 2030 Land Use Plan addresses the “Central Concord Character Area” and specifically states:

- *“Maintain Concord Parkway as an attractive corridor that serves as a primary gateway to Downtown Concord.*
- *Serve a mix of travel modes along Concord Parkway, including motorists, transit (both bus and the long-term potential for light rail/commuter rail), bicyclists and pedestrians (particularly within the activity centers).*
- *Provide multi-modal connections between uses within the activity centers.*
- *Ensuring compatible transitions between industrial, commercial and residential land uses.”*

**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 proposed use should not be detrimental to or endanger public health safety or general welfare as the use could be less intense in terms of noise and traffic generation than most adjacent industrial zoned and/or developed properties.

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

Based upon the submitted materials, the proposed project complies with CDO requirements with respect to zoning. If the requested SUP is approved, the applicant must apply for technical site plan approval. At that time, detailed construction plans will be required to assure compliance with various parts of the CDO, such as the commercial design standards in Article 7, fire prevention, electrical requirements, stormwater, landscaping and site lighting.

**PROPOSED FINDINGS OF FACT**

1. The applicant is Clint Patterson, Sterling Development, LLC and the subject property is located at 4295 Concord Parkway South.
2. The property is owned by Barnhardt Family Enterprises.
3. The subject property is zoned C-2 (General Commercial).
4. The property consists of 4.99 acres of vacant land as part of a larger parcel that is +/- 30.72 Acres.
5. The adopted Land Use Plan designates the property as Commercial.
6. The submitted site plan and supplemental building elevations indicate that the proposed development meets the minimum requirements of Section 8.3.6.E of the Concord Development Ordinance (Supplemental Regulations for Mini-Warehouse/Self Service Storage).

**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) Development shall be in accordance with the “Hwy 29 Mini Storage Depot” site plan stamped and sealed 10-04-19, and the “Mini Storage on Concord Parkway” architectural elevations dated September 25, 2019, revised October 3<sup>rd</sup>, 2019.
- 2) All proposed activities related to the self-service storage operation shall occur in accordance with Article 8.3.6.E. of the Concord Development Ordinance. Any substantial modification to the site plans shall require an amendment to the Special Use Permit.
- 3) Technical site plan approval is required prior to issuance of zoning compliance permits.



Date Aug 9, 2019

APPLICANT NAME: Clint Patterson COMPANY NAME: Sterling Development, LLC

APPLCANT ADDRESS: 3900 Edison Lakes Pkwy Suite 201

CITY: Mishawaka STATE IN ZIP 46545

PHONE NUMBER OF APPLICANT: 574-247-3215 cpatterson@thesterlinggrp.com

OWNER OF PROPERTY (if different from applicant) BARNHARDT FAMILY ENTERPRISES

OWNER ADDRESS: 2055 PENNINGER RD CITY CONCORD STATE NC ZIP 28025

PROJECT ADDRESS (if an address exist): No Address Exist (Concord Pkwy S)

P.I.N.: 55092188030000

Area of Subject Property (in acres, or square feet): 5 acres

Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Current Zoning Classification: C-2

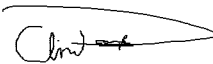
Existing Land Use: VACANT LAND

Description of Use Requested:

To construct a climate controlled and non climate controlled self storage development.

**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: Aug 9, 2019 Applicant Signature: 



**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.”  
**This use shall not be detrimental to the area and will fit in with the surrounding uses, as well as continue to develop the area.**
  
- (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.”  
**All items within the development will meet the current zoning and related standards with regards to the above items.**
  
- (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 proposed ingress and egress has been evaluated and has been located with input of NCDOT as well as local governing input (engineering and transportation at City of Concord).**
  
- (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 use will not cause any noxious or offensive items.**
  
- (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.”  
**The use shall not impede on the area and will only improve the area further.**

**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):  
**Please refer to plan submittal.**
  
- (2) Accessory uses (if any):  
**Boat and RV Parking**
  
- (3) Setback provisions:  
**Please refer to plan submittal.**
  
- (4) Height provisions:

Please refer to plan submittal.

---

(5) Off-street parking and loading provisions:  
Please refer to plan submittal.

---

(6) Sign provisions:  
Please refer to plan submittal.

---

(7) Provisions for screening, landscaping and buffering:  
Please refer to plan submittal.

---

(8) Provisions for vehicular circulation and access to streets:  
Please refer to plan submittal.

---

(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:  
Please refer to plan submittal.

---

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

---

(11) An adequate amount, and safe location of, play areas for children and other recreational uses, according to the concentration of residential occupancy:  
Please refer to plan submittal.

---

(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):  
Please refer to plan submittal.

---

(13) Open space (including flood hazard area):  
Please refer to plan submittal.

---

(14) Improvements within the common open space:  
Please refer to plan submittal.

---

(15) Parking Areas:  
Please refer to plan submittal.

---

(16) Sidewalks, trails and bikeways:  
Please refer to plan submittal.

---

(17) Lighting and utilities:  
Please refer to plan submittal.

---

(18) Site furnishings:  
Please refer to plan submittal.

---

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



**Please refer to plan submittal.**

---

(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:

**Please refer to plan submittal.**

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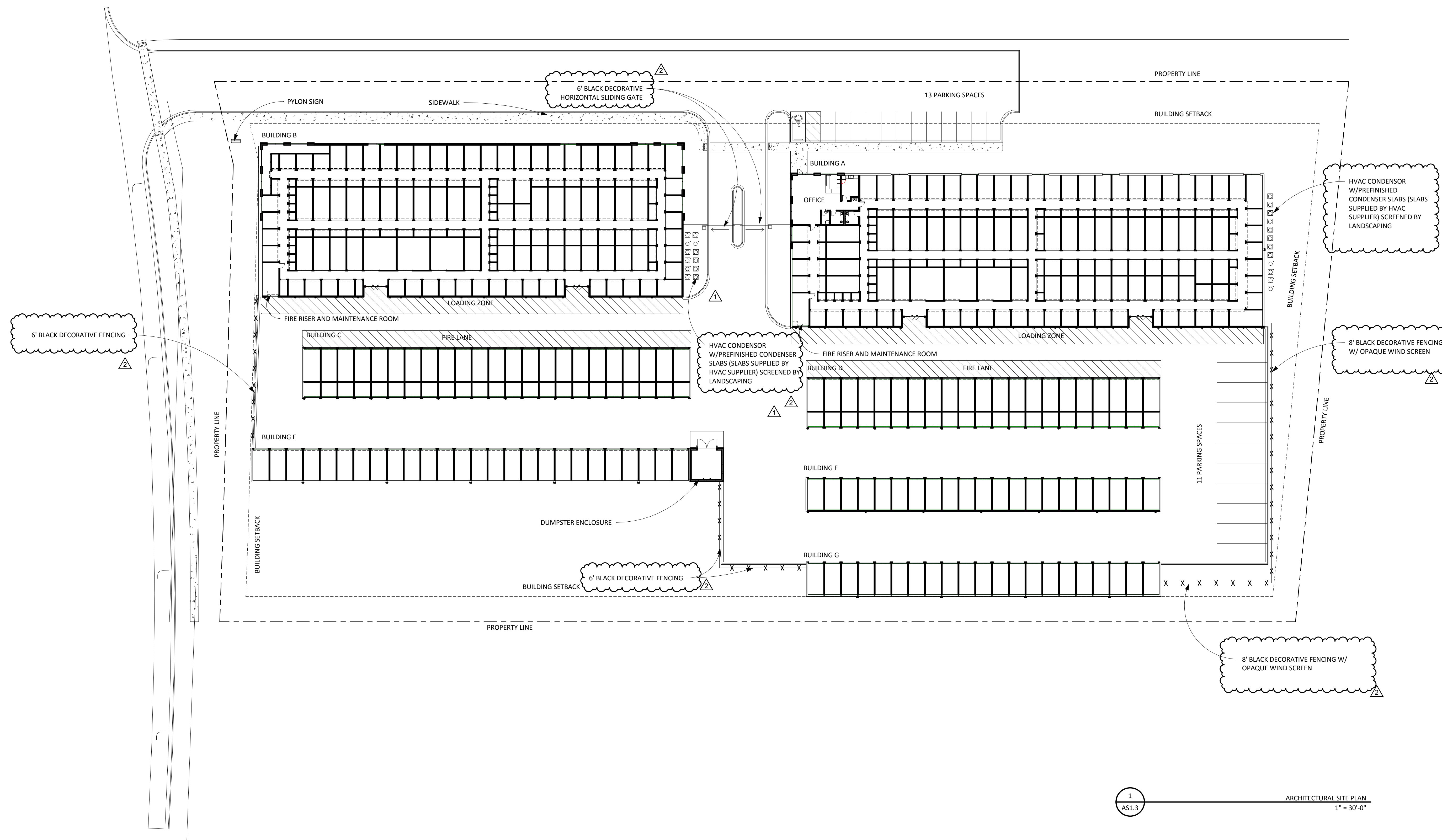
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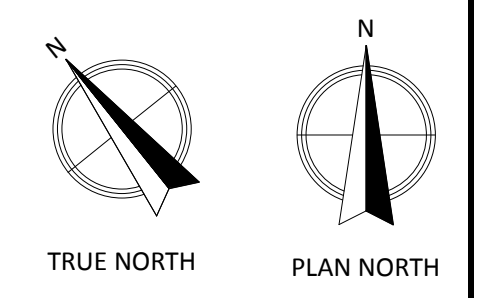
NO	DATE	DESCRIPTION
1	10-03-2019	PERMIT COMMENTS
2	10-07-2019	PERMIT COMMENTS

PROJECT NO: 2019-0013  
 DATE: 09-25-2019  
 SCALE: As indicated  
 DRAWN BY: RM  
 CHECKED BY: PH

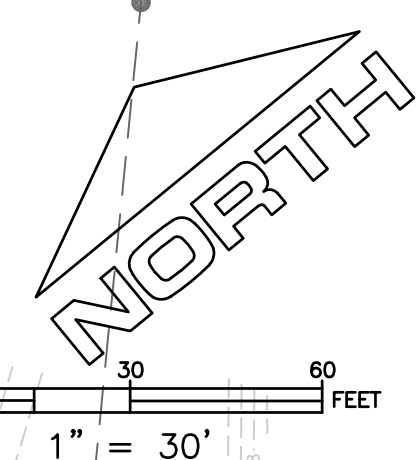
BUILDING DESCRIPTION	UNIT MIX	
	SQUARE FOOTAGE	Count
<b>BUILDING A</b>		
5X5C	475	19
5X10C	2200	44
10X10C	4200	42
10X15C	5100	34
10X20C	5800	29
20X20C	1200	3
	18975	171
<b>BUILDING B</b>		
5X5C	550	22
5X10C	1900	38
10X10C	4200	42
10X15C	4800	32
10X20C	5000	25
20X20C	1200	3
	17650	162
<b>BUILDING C</b>		
10X10NC	2300	23
10X20NC	4600	23
	6900	46
<b>BUILDING D</b>		
10X10NC	2100	21
10X20NC	4200	21
	6300	42
<b>BUILDING E</b>		
10X20NC	5200	26
	5200	26
<b>BUILDING F</b>		
10X20NC	4200	21
	4200	21
<b>BUILDING G</b>		
10X20NC	4200	21
	4200	21
<b>489</b>	<b>63425</b>	<b>489</b>
<b>CLIMATE</b>		
<b>BUILDING A</b>		
NET RENTABLE	18,975 SF	
GROSS	25,609 SF	
EFFICIENCY		74.1%
<b>BUILDING B</b>		
NET RENTABLE	17,650 SF	
GROSS	22,925 SF	
EFFICIENCY		76.9%
<b>NON-CLIMATE</b>		
<b>BUILDING C</b>		
NET RENTABLE	6,900 SF	
GROSS	6,956 SF	
EFFICIENCY		99.1%
<b>BUILDING D</b>		
NET RENTABLE	6,300 SF	
GROSS	6,356 SF	
EFFICIENCY		99.1%
<b>BUILDING E</b>		
NET RENTABLE	5,200 SF	
GROSS	5,252 SF	
EFFICIENCY		99.0%
<b>BUILDING F</b>		
NET RENTABLE	4,200 SF	
GROSS	4,245 SF	
EFFICIENCY		98.9%
<b>BUILDING G</b>		
NET RENTABLE	4,200 SF	
GROSS	4,245 SF	
EFFICIENCY		98.9%
<b>TOTAL NET RENTABLE</b>	<b>63,425 SF</b>	
<b>TOTAL GROSS</b>	<b>75,588 SF</b>	
<b>EFFICIENCY</b>		<b>83.9%</b>



1  
 AS1.3  
 ARCHITECTURAL SITE PLAN  
 1" = 30'-0"







PERIMETER BUFFER 3-WEST:  
C-2 ZONING

PERIMETER BUFFER YARD 3-WEST, 6 SHADE TREES, (LOBLOLLY PINE OR EQUAL), 10 ORNAMENTAL TREES (FOSTER HOLLY OR EQUAL), AND 70 SMALL SHRUBS (NANDINA OR EQUAL)

PERIMETER BUFFER 3-EAST:  
C-2 ZONING

PERIMETER BUFFER YARD 3-EAST, 6 SHADE TREES, (LOBLOLLY PINE OR EQUAL), 12 ORNAMENTAL TREES (FOSTER HOLLY OR EQUAL), AND 76 SMALL SHRUBS (NANDINA OR EQUAL)

EMILY BRUNER HOLLY BUSHES AROUND HVAC EQUIPMENT FOR SCREENING

EMILY BRUNER HOLLY BUSHES AROUND HVAC EQUIPMENT FOR SCREENING

STREET YARD/CLASS B BUFFER, 5 SHADE TREES (SAVANNAH HOLLY OR EQUIVALENT) 8 ORNAMENTAL TREES (FLOWERING CRABAPPLE OR EQUIVALENT) AND 79 SMALL SHRUBS (EVERGREEN EUONYMUS OR EQUAL)

THIS SECTION OF FENCE TO BE OPAQUE, 8' DECORATIVE ALUMINUM FENCING WITH WIND SCREEN

PERIMETER BUFFER 2:  
I-1 ZONING

PERIMETER BUFFER YARD 2, 7 SHADE TREES, (EASTERN RED CEDAR OR EQUAL), 6 ORNAMENTAL TREES (AMERICAN HOLLY OR EQUAL), 18 LARGE SHRUBS (EMILY BRUNER HOLLY OR EQUAL) AND 35 SMALL SHRUBS (PFTZER JUNIPER OR EQUAL)

PERIMETER BUFFER YARD 1, 17 SHADE TREES, (BLACK GUM OR EQUAL), 17 ORNAMENTAL TREES (KOUSA, DOGWOOD OR EQUAL), AND 143 SMALL SHRUBS (EVERGREEN EUONYMUS OR EQUAL)

PERIMETER BUFFER 1:  
C-2 ZONING

TABLE 1: PERIMETER BUFFER YARD (PER TABLES 11.4-2)

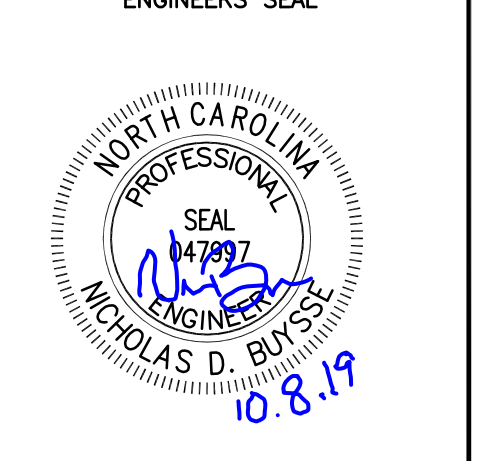
BUFFER YARD TYPE*	WIDTH PROVIDED	REQUIRED SHADE TREES	PROVIDED SHADE TREES	REQUIRED ORNAMENTAL TREES	PROVIDED ORNAMENTAL TREES	REQUIRED LARGE/MEDIUM EVERGREEN SHRUBS	PROVIDED SMALL/MEDIUM SHRUBS	MINIMUM POINTS REQUIRED PER LINEAR FT/POINTS PROVIDED PER LINEAR FT
PERIMETER BUFFER #1 TYPE B, 641 LF	15'	1/75' = 641/75' = 9	17 PROVIDED (12*17 = 204 PTS)	1/100' = 641/100 = 6	17 PROVIDED (6*17 = 102 POINTS)	OPTIONAL	143 SMALL SHRUBS (1*143 = 143)	0.7*641 = 449 REQUIRED / 204+102+143 = 449 PROVIDED
PERIMETER BUFFER #2 TYPE B, 299 LF	15'	1/75' = 299/75 = 4	7 PROVIDED (12*7 = 84 PTS)	1/100' = 299/100 = 3	6 PROVIDED (6*6 = 36 PTS)	18 PROVIDED (3*18 = 54 POINTS)	48 SMALL SHRUBS (48*1 = 48)	0.7*299 = 209 REQUIRED / 84+36+54+35 = 279 PROVIDED
PERIMETER BUFFER #3-EAST TYPE B, 314 LF	15'	1/75' = 314/75' = 4	6 PROVIDED (12*6 = 72 PTS)	1/100' = 314/100 = 3	12 PROVIDED (6*12 = 72 POINTS)	OPTIONAL	53 SMALL SHRUBS (53*1 = 53)	0.7*314 = 220 REQUIRED / 72+72+76 = 220 PROVIDED
PERIMETER BUFFER #3-WEST TYPE B, 289 LF	15'	1/75' = 289/75' = 4	6 PROVIDED (12*6 = 72 PTS)	1/100' = 289/100 = 3	PROVIDED 10 (6*10 = 60 POINTS)	OPTIONAL	53 SMALL SHRUBS (53*1 = 53)	0.7*289 = 202 REQUIRED / 72+60+70 = 202 PROVIDED
STREET BUFFER TYPE B 267 LF	15'	1/75' = 267/75' = 4	5 PROVIDED (12*5 = 60 PTS)	1/100' = 267/100 = 3	8 PROVIDED (6*8 = 48 PTS)	OPTIONAL	79 SMALL SHRUBS (1*79 = 79)	0.7*267 = 187 REQUIRED / 60+48+79 = 187 PROVIDED

North Carolina One-Call Center  
2 DAYS BEFORE DIGGING IN  
CALL 1-800-632-4949  
CONTRACTORS SHALL CONTACT  
EVERY 10 DAYS FOR AN UPDATE  
TO UTILITY LOCATIONS.  
Call BEFORE you DIG!  
"It's The Law"

REVISION	DATE	DESCRIPTION

HWY 29 MINI STORAGE DEPOT  
LANDSCAPE PLAN  
4241 CONCORD PARKWAY, CONCORD, NC, 28025  
STERLING DEVELOPMENT, LLC  
PROJECT MANAGER: KWU  
APPROVED BY: KWU  
PROJECT START: 7.1.2019  
CESI PROJECT NO. 190250.000  
DRAWN BY: KWU  
CHECKED BY: SP

**CESI** CIVIL  
GEOTECHNICAL  
SURVEYING  
PO BOX 268  
CONCORD, NC 28026-0268  
P. 704.786.5404  
F. 704.786.7454  
www.cesigs.com  
NCBELS CORP. NO. C-0263  
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L100



EXTERIOR FINISHES LEGEND				
COLOR CODE	MATERIAL	SURFACE	MANUFACTURER	PRODUCT INFORMATION
AWN-2	FABRIC AWNING	FABRIC AWNING	OWNER REVIEW	OWNER REVIEW
BRK-1	EXTERIOR BRICK	EXTERIOR WALLS	BORAL BRICK / MERIDIAN BRICK	BESSAMER ARCHITECTURAL SERIES, COLOR: CRIMSON
BRK-2	EXTERIOR BRICK, ROWLOCK	EXTERIOR WALLS	BORAL BRICK / MERIDIAN BRICK	BESSAMER ARCHITECTURAL SERIES, COLOR: CRIMSON
EIFS-1	EXTERIOR INSULATION SYSTEM	EXTERIOR WALLS	STO	CHAMPAIGNE
EMD-1	EXTERIOR METAL DOOR (OVERHEAD)	METAL OVERHEAD DOOR	TRACHTE	COLOR: EVERGREEN
EMP-1	EXTERIOR METAL PANELS (ENDS AND REAR)	VERTICAL CORRUGATED	TRACHTE	COLOR: CREAM BEIGE
EMP-2	EXTERIOR METAL PANEL - SMOOTH (PILLARS AT OVERHEAD DOORS)	SMOOTH METAL PANEL	TRACHTE	COLOR: CREAM BEIGE
EMP-3	EXTERIOR METAL PANEL - VERTICAL (HEADERS AT OVERHEAD DOORS)	VERTICAL CORRUGATED METAL PANEL	TRACHTE	COLOR: CREAM BEIGE
EMP-4	SOLID SMOOTH METAL GUTTER	GUTTERS AND DOWNSPOUTS	TRACHTE	COLOR: EVERGREEN
GLS-2	CLEAR STOREFRONT GLASS	CLEAR	SOLARDAN 70XL + 2 CLEAR	
GLS-6	BLACK SPANDREL ALUMINUM FRAMES AND GLASS	BLACK	TRIFAB 451 SPANDREL	
HMD-1	HOLLOW METAL DOOR EXTERIOR PAINT	MAN DOORS	OWNER REVIEW	COLOR: URBAN BRONZE 7048
SIGN-1	CUSTOM EXTERIOR MOUNTED WALL SIGN	CUSTOM	CUSTOM	VERIFY W/ OWNER
STF-1	STOREFRONT ALUMINUM	STOREFRONT	KAWNEER	ANODIZED ALUMINUM 4.5" FRAME, COLOR: BLACK #29



SITE ELEVATIONS  
 MINI STORAGE DEPOT ON CONCORD PKWY  
 4165 CONCORD PKWY SOUTH  
 CONCORD, NC 28025

DRAWING TITLE  
 PROJECT

NO	DATE	DESCRIPTION
1	10-03-2019	PERMIT COMMENTS

PROJECT NO: 2019-0013  
 DATE: 09-25-2019  
 SCALE: 1" = 30'-0"  
 DRAWN BY: RM  
 CHECKED BY: PH













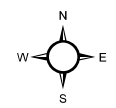
# Subject Property Map

SUP-06-19  
Clint Patterson,  
Sterling Development  
LLC,

Special Use Permit

Self-storage  
(mini-storage) facility

PIN p/o 5509-21-8803



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.



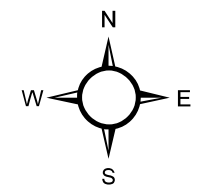


# Zoning Map

SUP-06-19  
Clint Patterson,  
Sterling Development  
LLC,

Special Use Permit

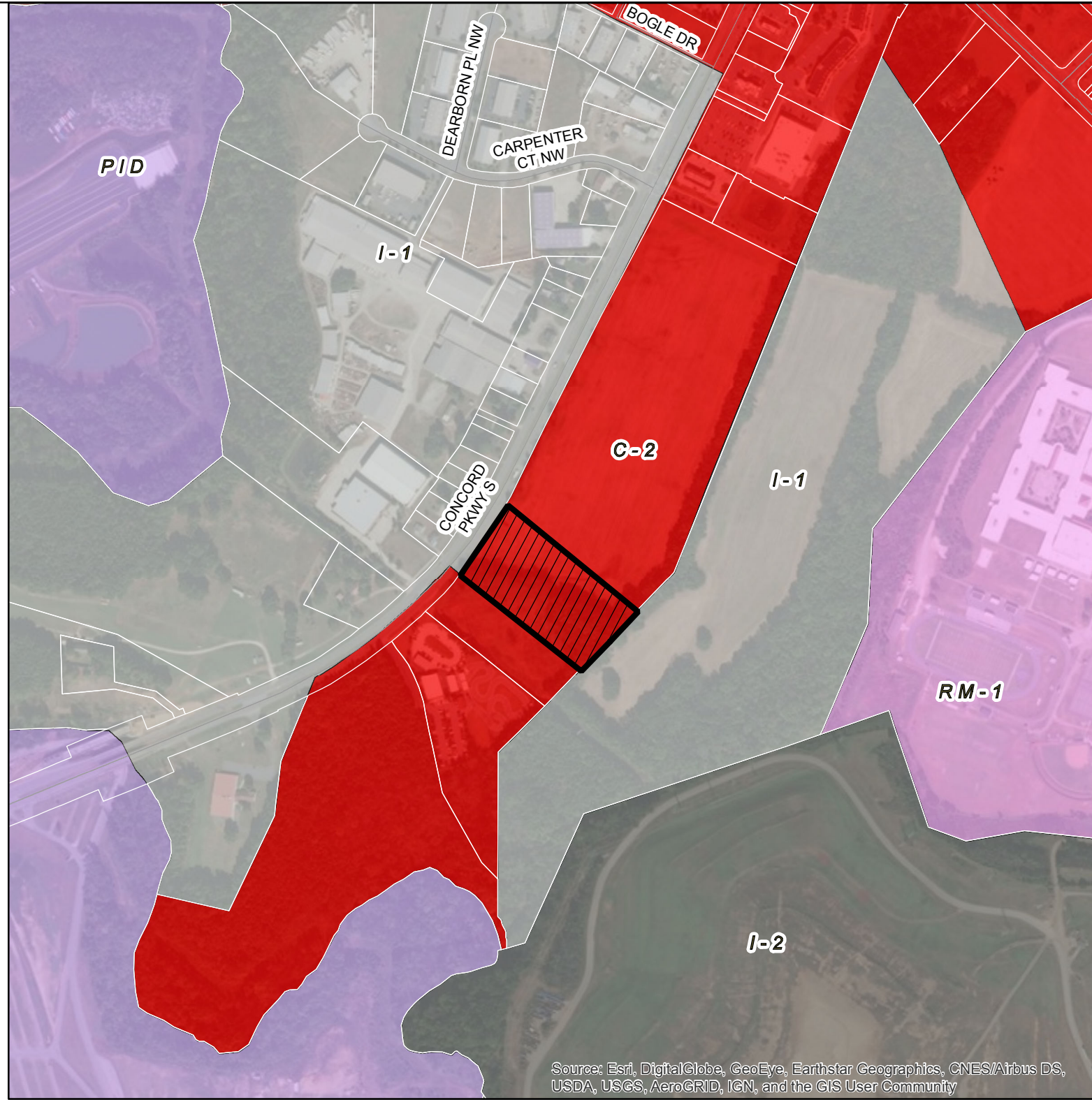
Self-storage  
(mini-storage) facility  
PIN p/o 5509-21-8803



Source: City of Concord  
Planning Department

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





LUP Map

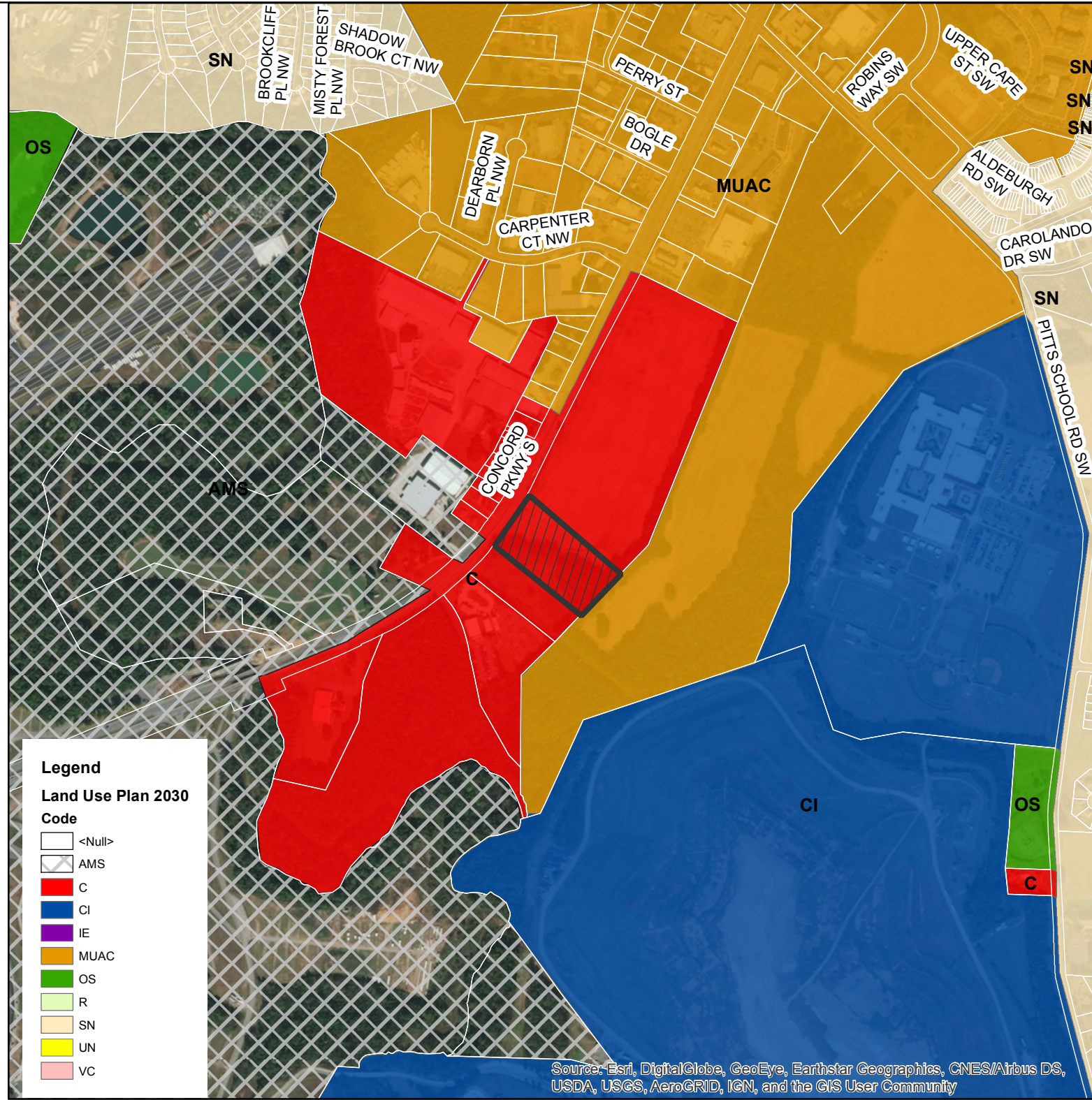
SUP-06-19

Clint Patterson,  
Sterling Development  
LLC,

Special Use Permit

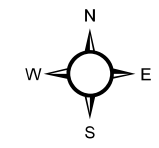
Self-storage  
(mini-storage) facility

PIN p/o 5509-21-8803



**Legend**  
Land Use Plan 2030  
Code

	<Null>
	AMS
	C
	CI
	IE
	MUAC
	OS
	R
	SN
	UN
	VC



Source: City of Concord  
Planning Department

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**DATE:** October 15, 2019

**SUBJECT:** Text Amendment—School, Business or Trade

**CASE:** TA-04-19

**APPLICANT:** Hope Academy

**REPORT PREPARED BY:** Scott Sherrill, AICP – Sr. Planner

**BACKGROUND**

The applicant initially approached the City regarding a potential location for their school (originally classified as “elementary and secondary.”) However, the site is zoned I-1 (Light Industrial), where elementary and secondary schools are not a permitted use. Instead of pursuing the rezoning of the industrially zoned land, given the lack of staff support, the applicant chose to apply for a text amendment to amend Article 14, Definitions, as it relates to the term “School, Business or Trade.” The applicant has suggested that their school model would fall under the definition of “trade school” if it were not limited to post high school students and would then be permitted to locate in the I-1 zoning district/the chosen site. The applicant has provided supplementary information about their school to justify why it should be considered within the revised definition of “School, Business or Trade.”

***SCHOOL, BUSINESS OR TRADE** – A school, other than a college or university, which may be operated as a commercial venture, and which provides part-time or full-time education beyond the high school level and does not provide lodging or dwelling units for students or faculty. Includes technical and cosmetology schools. (See NAICS 611)*

Staff is unsupportive of the proposed modification. Alteration of the definition allows a much more flexible interpretation of a trade school which could result in greater occupation of valuable, employment producing sites by educational facilities. Additionally, buffering requirements for greenfield and site redevelopment is based not only on zoning but also land use, which takes precedent. Expanded buffering requirements could limit future industrial development on adjacent sites. Finally, under the current definition, the statement “beyond the high school level” provides some assurance that minors are not actively and frequently visiting industrial areas where sometime hazardous uses are permitted by right.

**REQUESTED ACTION**

Determine whether or not to direct staff to develop the text amendment for consideration on the November agenda.



of North Carolina, (ii) is specifically enforceable by its holder or beneficiary, and (iii) limits or obligates the holder of the servient estate, his heirs, and assigns with respect to their use and management of the land and activities conducted thereon. The object of such limitations and obligations is the maintenance or enhancement of the natural beauty of the land in question or of the areas affected by it. (Source: NCGS § 113A-33). A "scenic easement" also includes a perpetual easement in land which

- a. is held for the benefit of the people of North Carolina,
- b. is specifically enforceable by its holder or beneficiary, and
- c. limits or obligates the holder of the servient estate, his heirs, and assigns with respect to their use and management of land and activities conducted thereon, the object of such limitations and obligations being the maintenance or enhancement of the natural beauty of the land in question or of areas affected by it.

(Source: North Carolina Trails System Act , NCGS § 113A-85)

**SCHOOL** - An institution of learning, such as elementary and secondary schools, colleges and universities, which offers instruction in several branches of learning and study, but not including business colleges, nursery schools, dancing schools, riding academies, or Business, Technical, Trade schools. Includes public, private, charter and community schools.

**SCHOOL, BOARDING** - An elementary school, middle-school, junior high school, or high school which provides lodging or dwelling for students or faculty on the same property.

**SCHOOL, BUSINESS OR TRADE** - A school, other than a college or university, which may be operated as a commercial venture, and which provides part-time or full-time education ~~beyond the high school level~~ and does not provide lodging or dwelling units for students or faculty. Includes technical and cosmetology schools. (See NAICS 611).

**SCHOOL DISTRICT** - Any school district as defined in NCGS § 115C-69.

**SCHOOL PROJECT** - Any one or more buildings, structures, improvements, additions, extensions, enlargements or other facilities for use primarily as a dormitory or other housing facility, including housing facilities for student nurses, a dining hall and other food preparation and food service facilities, student union, administration building, academic building, library, laboratory, research facility, classroom, athletic facility, health care facility, laundry facility, and maintenance, storage or utility facility and other structures or facilities related thereto or required or useful for the instruction of students or the conducting of research or the operation of an institution for higher education, including parking and other facilities or structures essential or convenient for the orderly conduct of such institution for higher education, or any combination of the foregoing, and shall also include landscaping, site preparation, furniture, equipment and machinery and other similar items necessary or convenient for the operation of an institution for higher education or a particular facility, building or structure thereof in the manner for which its use is intended but shall not include such items as books, fuel, supplies or other items the costs of which are customarily deemed to result in a current operating charge, and shall not include any facility used or to be used for sectarian instruction or as a place of religious worship nor any facility which is used or to be used primarily in connection with any part of the program of a school or department of divinity for any religious denomination.



NORTH CAROLINA  
High Performance Living



Application for  
Development Ordinance Text Amendment

I, Courtney Elliott, Head of School, HOPE Academy, do hereby request that the Planning and Zoning Commission consider a Concord Development Text amendment to amend Article 14: Definitions, specific Section School, Business or Trade for the following reasons:

To remove the words "beyond the high school level" such that the full text of the definition would be:

School, Business or Trade - A school, other than a college or university, which may be operated as a commercial venture, and which provides part time or fulltime education and does not provide lodging or dwelling units for students or faculty. Includes technical and cosmetology schools. (See NAICS 611)

(attach additional sheets if necessary)

Date: September 16, 2019  
Signature of Applicant: Courtney Elliott, Head of School  
Address: 7655 Brinton Smith Blvd.  
Concord, NC 28027  
Telephone: (704) 999-2436

*Note: Acceptance and processing of this application provides the applicant with an opportunity to present his/her request to the Planning and Zoning Commission, but in no way guarantees that an amendment will either be requested or considered by the Commission, or that an amendment will be voted upon and recommended by the City Council for approval. Payment of the application fee shall be due upon the direction of the Planning and Zoning Commission that an amendment be drafted for consideration.*

Staff Use Only:	
Application Received by: _____	Date: _____, 20____
Fee: \$400.00 Received by: _____	Date: _____, 20____
<i>The application fee is nonrefundable.</i>	



**FOUNDED: 2011**

**TYPE:** Private, Christian, University-Model® School

**K-12 STUDENTS:** 161

**FAMILIES REPRESENTED:** 94

**EMPLOYEES:** 37 Part Time Staff and 1 Full Time Staff

**WEEKLY CLASS SCHEDULE:** Monday, Tuesday, & Thursday

**HOURS:** 7:45 AM-3:15 PM

## **EXPLANATION OF AMENDMENT TO TRADE SCHOOL DEFINITION**

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HOPE Academy meets the definition of “Trade School” except for the “beyond high school” attribute. Students are engaged in meaningful experiences through project based learning (PBL) that is cultivating applicable life skills in addition to academic knowledge.

Students foster key skills and character through collaboration with local and global organizations, field experts, and people of diverse experiences and cultural backgrounds. Leveraging the passions and interest of our students along with the needs of the local and global community are integral to developing a generation of students who will use their God-given gifts to bring about influence and positive development.

The accessibility of information and the ability to learn new content has never been greater. As educators our obligation, in partnership with parents, is to teach students how to learn, engage with others in a meaningful way, persevere through difficulty, and transform ideas into tangible influence. To achieve these things students cannot be passive receivers, but must be active doers as they collaborate and engage people, resources, content, and skills in meaningful and transferrable ways.

A warehouse location is ideal to support the future needs and growth plans for HOPE Academy which include developing one of the largest maker space labs in our area. Maker space labs are areas for students to learn and apply design, engineering, and production principles using a combination of innovative technology and common tools from 3D Printers to sewing machines.

## **PROJECT-BASED LEARNING**

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Students learn applicable life skills through project based learning. Examples of the types of skills achieved at HOPE Academy through PBL are:

- Home and Auto Repair
- Graphic Design & Publication
- Construction
- Film Production
- Audio Production
- Culinary Arts
- Web Design & Development

HOPE Academy faculty participated in a three day training facilitated by teachers from High Tech High in San Diego, California in the summer of 2019 to further develop and fine tune quality project based learning. See the article published by the Independence Tribune highlighting this training:

[https://www.independenttribune.com/news/hope-academy-implements-project-based-learning/article\\_fd798734-b7ac-11e9-be1e-87e79b7849a7.html](https://www.independenttribune.com/news/hope-academy-implements-project-based-learning/article_fd798734-b7ac-11e9-be1e-87e79b7849a7.html)

## **ACCREDITATION**

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### **Southern Association of Colleges and Schools/ AdvancED | June 30, 2018**

Accreditation is a process of regular assessment by an independent agency on the quality and effectiveness of a school. Regional accreditation is the highest level of accreditation that may be earned. The accreditation process provides an in depth quality review of our school. This includes a clear set of standards and criteria. We receive detailed analysis and feedback regarding where our school excels and where we should apply resources in order to ensure to organizational and educational effectiveness.

## **CERTIFICATION**

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### **University-Model® Schools International | December 2014**

UMS Certification is a process of regular assessment by members of the National Association of University-Model® Schools to ensure the integrity and values of the University-Model® School are upheld to the highest standards.



# HOPE ACADEMY

## 2019-2020 SCHOOL PROFILE

**Courtney Elliott**  
Head of School  
[courtney@hopek12.com](mailto:courtney@hopek12.com)

**Karissa Thorpe**  
School Counselor  
[kt Thorpe@hopek12.com](mailto:kt Thorpe@hopek12.com)

**CEEB CODE: 340060**

### SCHOOL & COMMUNITY

HOPE Academy is Christian, liberal arts, college-preparatory, University-Model School, founded in 2011 in Concord, North Carolina. HOPE Academy graduated its first class in 2019.

Employees: 38  
Student Body: 161 | 12 High School  
Families Represented: 94

### ACCREDITATION & CERTIFICATION

HOPE Academy is accredited by the Southern Association of Colleges and Schools Commission on Accreditation and School Improvement (SACS CASI)/AdvancED. HOPE Academy is a certified University-Model School and member of University-Model Schools International (UMSI).

### MISSION

- Provide a Christ-centered, college preparatory, academic program that fosters lifelong learning.
- Create a learning community where teachers' and students' individual gifts, talents, and ideas are cultivated.
- Maintain family as the central spiritual and instructional influence in our children's lives.
- Raise servant leaders who will impact the world for the cause of Christ.

7655 Bruton Smith Boulevard  
Concord, NC 28027  
704.999.2436  
704.706.9160 FAX  
[Hopek12.com](http://Hopek12.com)



### VISION

HOPE Academy is designed to help students identify and cultivate their God-given gifts to be launched into the world as mature, equipped Christ-followers. Through project-based learning, students develop analytical, problem-solving and communication skills. This model of learning enhances creativity and collaboration. HOPE graduates are not only college prepared, character witnesses for Christ but they are the visionaries, innovators, inventors, and leaders of tomorrow.

### UNIVERSITY-MODEL SCHOOL® (UMS)

The UM School structure allows HOPE Academy to partner with parents in the academic and spiritual development of their children through a unique schedule that supports parents as the primary influence in their children's lives.

Students are on-campus learning with classmates and professional educators three days per week and continue their learning at home with their parents using instructional plans designed by their teachers. Days at home also facilitate opportunities to volunteer and participate in independent learning opportunities with local organizations.

### PROJECT-BASED LEARNING (PBL)

PBL is the intersection of relevance, depth, engagement and active learning. Students are challenged to employ voice and the freedom of choice, to create and innovate relying on their diverse perspectives, experiences, and practical application of learning. Collaboration amongst students, local and global organizations, professionals and field experts create a learning landscape that cultivates grit, responsibility, empathy, and influence.

### EXTRACURRICULAR ACTIVITIES

The University-Model School structure allows students to engage meaningfully in rich academic studies and unique personal interests. Students engage in extracurricular school activities including community serve days, college tours, mission trips, worship band, theater production and Environmental Club. Additionally, HOPE students participate in community athletic programs, employment, internships, and local ministry. These opportunities allow HOPE Academy students to grow in character and leadership along with developing the important attributes of time management, organization and professionalism.

### GRADUATION REQUIREMENTS

4 English	4 Bible (0.5-1.0 courses)
4 Mathematics	6 Electives (0.5-1.0 credit per elective)
4 Social Studies (including Govt/Econ)	0.5 Health/ 0.5 PE
3 Science	2 World Language

Honors courses are available for the following disciplines: English, History, Science, Math, and World Language. Students may complete additional course requirements through independent study.

## HIGH SCHOOL COURSE OFFERINGS

The following courses are equivalent to 1 credit: Math, Science, History, English, Foreign Language and Bible. Elective courses are 0.5 credit semester/yearlong courses. Additional elective courses will be added as the high school program develops and in accordance with students' interests and academic planning. Additional core courses may be taken in place of an elective. Honors options are indicated with an asterisk\* next to the corresponding course.

**MATH:** Algebra 1, Geometry\*, Algebra 2\*, Pre-Calculus\*

**SCIENCE:** Physical Science\*, Biology\*, Chemistry\*, Earth & Environmental Science\*

**SOCIAL STUDIES:** Geography\*, World History\*, US History\*, Government/Economics\*

**ENGLISH:** English 9\*, American Literature\*, Literature & Composition\*, British Literature\*

**BIBLE:** Bible Survey; Understanding the Faith Honors\*; Spiritual Formations; Leadership, Evangelism & Discipleship; Uncommon Life

**WORLD LANGUAGE:** Spanish 1\*, Spanish 2\*, Spanish 3\*

**PE AND HEALTH:** Physical Education, Personal Health & Wellness

**ELECTIVES:** Culinary Arts, Music Appreciation, Percussion, Art, Digital & Print Media, Yearbook, Theater, Robotics Lab, Writing for College Success, Digital Portfolio, Band, Home and Auto, Internship, Independent Study, Arts and Technology

### INAUGURAL GRADUATING CLASS OF 2019

#### COLLEGE ACCEPTANCE (\*Colleges of Matriculation)

Anderson University  
Appalachian State University\*  
Belmont Abby  
Central Piedmont Community College\*  
Gardner-Webb University\*  
Greensboro College  
Lancaster Bible College\*  
Liberty University  
Montreat College\*  
Queens College  
University of North Carolina at Charlotte  
University of North Carolina at Greensboro\*  
Western Carolina University

**SCHOLARSHIPS OFFERED: \$604,904**  
71% of the graduating class earned scholarship offers.

## DUAL ENROLLMENT AND ADVANCED PLACEMENT COURSES

Juniors and Seniors who are academically qualified may take classes through applicable college dual enrollment programs to earn college and high school credit toward a two-year or four-year degree. Students may be dually enrolled at HOPE and at an approved college, allowing them to receive both high school and college credit for courses taken through the program. HOPE students may enroll in a maximum of 2 of the following 1-semester courses each academic year: math, science, electives, advanced courses not offered at HOPE Academy.

HOPE Academy does not offer Advanced Placement courses due to our difference in philosophy. HOPE facilitates depth of learning and insight rather than breadth of survey knowledge. Students may take an AP course individually through a virtual school partner with the approval of HOPE administration.

## GRADING STANDARDS AND GRADING SCALE

0-100 Scale	Letter Grade Earned	Earned Grade Points <i>Standard</i>	Earned Grade Points <i>Honors</i>	Earned Grade Points <i>AP/Dual Enrollment</i>
90-100	A	4.0	4.5	5.0
80-89	B	3.0	3.5	4.0
70-79	C	2.0	2.5	3.0
60-69	D	1.0	1.5	2.0
< 59	F	0	0	0

## NOTICE OF NONDISCRIMINATION

HOPE Academy admits students of any race and ethnic origin to all the rights, privileges, programs and activities made available to students at the school. It does not discriminate on the basis of race or ethnic origin in the administration of its educational policies.

**HOPE Academy is partnering with families to raise up a generation of mature, equipped Christ-followers who will engage the world on its terms and to transform it through the Holy Spirit.**