

**CITY OF CONCORD PLANNING & ZONING COMMISSION**  
**Meeting Agenda**  
**Tuesday, July 16, 2024, at 6:00 PM**  
**City Hall Council Chambers - 35 Cabarrus Avenue West**

- I. CALL TO ORDER - Chair**
- II. CHANGES TO THE AGENDA**
- III. APPROVAL OF THE MINUTES - *Motion, second, and vote needed.***
- IV. OLD BUSINESS**
- V. NEW BUSINESS**

**1. Z-07-24 (Legislative Hearing)**

**R-S Matco, LLC** has submitted a Zoning Map Amendment application for +/- 12.16 acres of property located at 2014 NC HWY 49 S. from Cabarrus County LI (Limited Industrial) to City of Concord I-1 (Light Industrial). PIN 5518-94-6683.

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Staff Recommendation
- d. Applicant's/Proponent's Testimony
- e. Opponent's Testimony
- f. Close Public Hearing by Motion - *Motion, second, and vote needed.*
- g. Approve Statement of Consistency by Motion - *Motion, second, and vote needed.*
- h. Approve/Deny Zoning Amendment with by Motion - *Motion, second, and vote needed.*

**2. SUP-01-24 (Quasi-Judicial Hearing)**

**Christenbury Investors, LLC** has submitted a comprehensive sign package application for property located at 9620 Christenbury Pkwy. PIN 4589-27-3952.

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

**VI. PETITIONS AND REQUESTS – NO PUBLIC HEARING REQUIRED/PRESENTATIONS AND DISCUSSIONS**

**1. The Boulevards of Concord Corridor Study**

- a. Staff Presentation
- b. P&Z Recommendation to City Council - *Motion, second, and vote needed*

**VII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD**

**VIII. MATTERS NOT ON THE AGENDA**

**IX. ADJOURNMENT**



**DATE:** July 16, 2024

**REZONING CASE #:** Z-07-24

**ACCELA:** CN-RZZ-2024-00003

**DESCRIPTION:** Zoning Map Amendment  
Cabarrus County LI (Limited Industrial) to City of Concord I-1  
(Light Industrial)

**APPLICANT/OWNER:** R-S Matco, LLC

**LOCATION:** 2014 NC Hwy. 49 S

**PIN#:** 5518-94-6683

**AREA:** +/- 12.16 acres

**ZONING:** Cabarrus County LI (Limited Industrial)

**PREPARED BY:** Fred Womble, Senior Planner

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

**BACKGROUND**

The subject property consists of a one (1) parcel totaling +/- 12.16 acres located at the intersection of NC Highway S and Stough Rd. The parcel is owned by the Charlotte-Mecklenburg Hospital Authority and the authorized petitioner for the rezoning request is R-S Matco, LLC. The applicant seeks approval to rezone the subject property from Cabarrus County LI (Limited Industrial) to City of Concord I-1 (Light Industrial).

**HISTORY**

The subject property was previously located in Cabarrus County and zoned Limited Industrial (LI), annexed into the City on June 13, 2024.

**SUMMARY OF REQUEST**

The applicant proposes to rezone +/- 12.16 acres from Cabarrus County LI (Limited Industrial) to City of Concord I-1 (Light Industrial). The submitted request is not for a conditional district, so all uses permitted within the I-1 (Light Industrial) zoning classification would be permitted. Any development of the subject property would require technical site plan review and approval and must meet the standards set forth in the CDO (Concord Development Ordinance) as well as other applicable regulations.

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	
Formerly Cabarrus County LI (Limited Industrial)	North	City of Concord I-1 (Light Industrial) and Cabarrus County GI (General Industrial)	Vacant	North	Industrial
	South	Cabarrus County LI (Limited Industrial)		South	Residential, Vacant
	East	C-2-CU (General Commercial – Conditional District)		East	Vacant
	West	Cabarrus County LI (Limited Industrial) and City of Concord I-1 (Light Industrial)		West	Industrial, Vacant

**COMPLIANCE WITH 2030 LAND USE PLAN**

The 2030 Land Use Plan (LUP) designates the subject properties as “Industrial Employment” (IE). I-1 (Light Industrial) is listed as a corresponding zoning district to the “Industrial Employment” land use category, and therefore is consistent with the land use plan.

The corresponding zoning districts for the “Industrial Employment” land use category are C-2 (General Commercial), PID (Public Interest District), MX-IB (Mixed Use Industrial/Business Center), I-1 (Light Industrial), and I-2 (General Industrial).

**From the 2030 Land Use Plan – “Industrial Employment” (IE)**

*The intent of the Industrial/Employment (IE) Future Land Use category is to identify those areas that have either already developed as industrial or are suited for additional industrial development due to the presence of infrastructure and access to transportation routes, such as major highways and railroads. These industrial areas should be preserved for employment uses to generate jobs for the community.*

*Industrial uses have already developed in several areas throughout the community, most of which are light industrial in function and impact. The 2030 Plan identifies the need to protect*

*industrials lands, and to encourage additional growth in industrial/employment uses in designated areas, particularly around Concord Regional Airport, and along I-85 between Pitts School Road and Rocky River. Additionally, some light industrial/employment uses are encouraged to locate in Mixed-Use Districts, depending upon their intensity, as identified earlier in this section.*

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

*Goal 1: Maintain a sustainable balance of residential, commercial and industrial land uses.*

*Goal 1.3: Ensure that the Future Land Use Map allows sufficient development opportunities to meet existing and projected needs for residential, commercial, industrial and other land uses.*

**SUGGESTED STATEMENT OF CONSISTENCY**

- The subject property for the rezoning petition is approximately +/- 12.16 acres and is currently zoned Cabarrus County LI (Limited Industrial).
- The subject property was annexed into the City on June 13, 2024.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as I-1 (Light Industrial) is a corresponding zoning classification to the Industrial-Employment (IE) Land Use Category.
- The zoning amendment is reasonable and in the public interest as it is consistent with the existing zoning adjacent to the subject property.

**OR**

- The zoning amendment is not reasonable and in the public interest as the design is not compatible with the surrounding residential area.

**SUGGESTED RECOMMENDATION AND CONDITIONS**

City staff does not have any issues with the proposal. No conditions may be applied as the request is not for a “Conditional District.”

**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.

**APPLICATIONS NOT COMPLETED BY THE PUBLISHED APPLICATION  
DEADLINE WILL NOT BE CONSIDERED.**

**Required Attachments / Submittals:**

- 1. Typed metes and bounds description of the property (or portion of property) in a Word document format.
  
- 2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent landowners, including any directly across the street.
  
- 3. **FOR CONDITIONAL DISTRICT APPLICATIONS ONLY**, a plan drawn to scale (conditional district plan), and elevations if applicable submitted digitally.
  
- 4. If applicable, proof of a neighborhood meeting (signature page) or receipt from certified letters mailed to adjoining property owners if project increases density or intensity (See Section 3.2.3). Staff will provide further information on this requirement during the required pre-application meeting.
  
- 5. Money Received by \_\_\_\_\_ Date: \_\_\_\_\_  
Check # \_\_\_\_\_ Amount: \$ 800.00 (Conditional) or \$600 (Conventional)  
Cash: \_\_\_\_\_

***The application fee is nonrefundable.***

(Please type or print)

Applicant Name, Address, Telephone Number and email address: \_\_\_\_\_

R-S Matco LLC; 527 South Main Street, Oakboro, NC 28129

704-998-2306; stodd@jahlaw.com

Owner Name, Address, Telephone Number: \_\_\_\_\_

The Charlotte-Mecklenburg Hospital Authority; PO Box 32861, Charlotte, NC 28232-2861

Steven.Garrett@atriumhealth.org

Project Location/Address: 2014 State Hwy 49, Concord, NC

P.I.N.: 55189466830000

Area of Subject Property (acres or square feet): 12.16 acres

Lot Width: ~1022ft

Lot Depth: ~480ft

Current Zoning Classification: Cabarrus County L-1

Proposed Zoning Classification: I-1

Existing Land Use: Vacant

Future Land Use Designation: Equipment Supply House - Commercial

Surrounding Land Use: North Industrial

South Vacant/Residential

East Industrial/Vacant

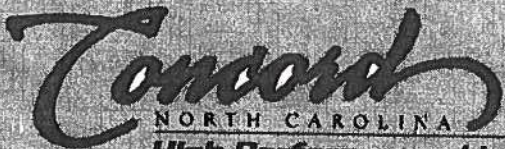
West Vacant

Reason for request: Incorporate into Concord Zoning as part of annexation petition.

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

Staff member signature: \_\_\_\_\_

Date: \_\_\_\_\_



NORTH CAROLINA

**High Performance Living**

Application for  
Zoning Map Amendment

*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: 4/11/24


Applicant Signature: *Altha L.*

Property Owner or Agent of the Property Owner Signature:  
\_\_\_\_\_

***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: 4/15/2024

Applicant Signature: \_\_\_\_\_  


Property Owner or Agent of the Property Owner Signature:  
\_\_\_\_\_ 



**Exhibit A – Written Metes and Bounds Description of the Property to be Annexed**

Lying and being in Number One Township, Cabarrus County, North Carolina and being more particularly described as follows:

BEGINNING at a Control Corner located at the point of intersection of the westerly margin of the right-of-way of NC Highway 49 (right-of-way varies) and the southerly margin of the right-of-way of Stough Road (a 60 foot public right-of-way) which Control Corner is NC State Plan Coordinates N(Y) = 584,131.54 feet E(X) = 1,520,666.39 feet combined factor = 0.99985066; thence along and with the westerly margin of the right-of-way of NC Highway 49 in five calls as follows: (1) S.37-08-18 W.167.66 feet to a right-of-way disk found; (2) thence S.38-25-33 W.304.94 feet to a right-of-way disk found; (3) thence S.42-09-16 W.86.92 feet to a right-of-way disk found; (4) thence S.45-54-31 W.304.95 feet to a right-of-way disk found; and thence (5) S.47-11-33 W.157.80 feet to an iron pin found, which iron pin marks the easternmost corner of the property of Dimitris Karampourniotis and wife (now or formerly) as such property was conveyed to them by deed recorded in Book 4151, Page 288 in the Cabarrus County Public Registry; thence along and with the northeasterly line of the Karampourniotis' property (now or formerly) N.50-35-36 W., passing an iron pin found at 407.10 feet, a total distance of 480.08 feet to a point in Coddle Creek; thence N. 05-07-48 E.40.90 feet to another point located in Coddle Creek, a corner of Stough F. Glenn (now or formerly) as such property was conveyed to him by deed recorded in Book 622 at Page 391 in the Cabarrus County Public Registry; thence along and with the property line of Stough F. Glenn (now or formerly) in two called, as follows: (1) N.47-08-43 E.276.20 feet to an iron pin found; and thence (2) N.46-23-44 E.152.24 feet to an iron pin found which marks the southerly corner of the property of Laurent D. Beaudry (now or formerly), as such property was conveyed by deed recorded in Book 4132 at Page 70 in the Cabarrus County Public Registry; thence along and with the easterly property line of Beaudry (now or formerly) N.37-17-16 E.555.78 feet to an iron pin (bent) found located in the southerly margin of the right-of-way of Stough Road; thence with the southerly margin of the right-of-way of Stough Road in two calls as follows: (1) S.57-18-31 E.420.89 feet to a right-of-way disk found; and thence (2) S.26-10-01 E.107.85 feet to a right-of-way disk found at the Control Corner referred to above, marking the point and place of BEGINNING and containing 529,700 square feet or 12.1602 acres, all as shown on survey prepared by A.G. Zoutewelle Surveyors dated April 30, 2007, last revised July 3, 2007 and recorded in Map Book 53 at Page 17 of the Cabarrus County Public Registry.

**Exhibit A – Written Metes and Bounds Description of the Property to be Annexed**

Lying and being in Number One Township, Cabarrus County, North Carolina and being more particularly described as follows:

BEGINNING at a Control Corner located at the point of intersection of the westerly margin of the right-of-way of NC Highway 49 (right-of-way varies) and the southerly margin of the right-of-way of Stough Road (a 60 foot public right-of-way) which Control Corner is NC State Plan Coordinates N(Y) = 584,131.54 feet E(X) = 1,520,666.39 feet combined factor = 0.99985066; thence along and with the westerly margin of the right-of way of NC Highway 49 in five calls as follows: (1) S.37-08-18 W.167.66 feet to a right-of-way disk found; (2) thence S.38-25-33 W.304.94 feet to a right-of-way disk found; (3) thence S.42-09-16 W.86.92 feet to a right-of-way disk found; (4) thence S.45-54-31 W.304.95 feet to a right-of-way disk found; and thence (5) S.47-11-33 W.157.80 feet to an iron pin found, which iron pin marks the easternmost corner of the property of Dimitris Karampourmiotis and wife (now or formerly) as such property was conveyed to them by deed recorded in Book 4151, Page 288 in the Cabarrus County Public Registry; thence along and with the northeasterly line of the Karampourmiotis' property (now or formerly) N.50-35-36 W., passing an iron pin found at 407.10 feet, a total distance of 480.08 feet to a point in Coddle Creek; thence N. 05-07-48 E.40.90 feet to another point located in Coddle Creek, a corner of Stough F. Glenn (now or formerly) as such property was conveyed to him by deed recorded in Book 622 at Page 391 in the Cabarrus County Public Registry; thence along and with the property line of Stough F. Glenn (now or formerly) in two calls, as follows: (1) N.47-08-43 E.276.20 feet to an iron pin found; and thence (2) N.46-23-44 E.152.24 feet to an iron pin found which marks the southerly corner of the property of Laurent D. Beaudry (now or formerly), as such property was conveyed by deed recorded in Book 4132 at Page 70 in the Cabarrus County Public Registry; thence along and with the easterly property line of Beaudry (now or formerly) N.37-17-16 E.555.78 feet to an iron pin (bent) found located in the southerly margin of the right-of-way of Stough Road; thence with the southerly margin of the right-of-way of Stough Road in two calls as follows: (1) S.57-18-31 E.420.89 feet to a right-of-way disk found; and thence (2) S.26-10-01 E.107.85 feet to a right-of-way disk found at the Control Corner referred to above, marking the point and place of BEGINNING and containing 529,700 square feet or 12.1602 acres, all as shown on survey prepared by A.G. Zoutewelle Surveyors dated April 30, 2007, last revised July 3, 2007 and recorded in Map Book 53 at Page 17 of the Cabarrus County Public Registry.

Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Physical Address:	2014 NC HWY 49 S CONCORD NC 28027	PIN14:	55189466830000
Account Name 1:	THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY	Account Name 2:	
Mailing Address:	C/O BRETT J DENTON	Mailing City:	CHARLOTTE
Mailing State:	NC	Mailing Zip Code:	28204
Property Real ID:	01-001 -0018.30	Plat Book:	00053
Plat Page:	00017	Land Units:	12.16
Units Type:	AC	Land Value:	AC
Building Value:	0	OBXF Value:	undefined
Assessed Value:	1350670	Market Value:	1350670
Sale Year:	2017	Sale Month:	8
Sale Price:	0	Deed Book:	12654
Deed Page:	0069	Fire District:	JacksonPark
Zoning:	LI	Elementary School:	Wolf Meadow ES
Middle School:	J N Fries MS	High School:	West Cabarrus HS
Precinct Name:	undefined	Legal Description:	undefined
Floodway:	Yes	100 Yr Flood:	Yes
500 Yr Flood:	Yes	Watershed	undefined
FIRM Panel Number	undefined		

1. **PHYSICAL ADDRESS: 2014 NC HWY 49 S CONCORD NC 28027**
  - a. OWNER: THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY
  - b. PIN: 55189466830000
  - c. SIZE: 12.16 AC
  - d. MAILING ADDRESS: Attn: Real Estate Services, PO Box 32861, Charlotte, NC 28232
  
2. **PHYSICAL ADDRESS: 4970 STOUGH RD CONCORD NC 28027 AND  
4980 STOUGH RD CONCORD NC 28027**
  - a. OWNER: STOUGH ROAD DEVELOPMENT LLC
  - b. PIN: 55189448320000
  - c. SIZE: 3.92 AC
  - d. MAILING ADDRESS: c/o Laurent D. Beaudry, 3638 Cedar Springs Dr. SW, Concord, NC 28027
  
3. **PHYSICAL ADDRESS: 2040 NC HWY 49 S CONCORD NC 28027**
  - a. OWNER: KARAMPOURNIOTIS DIMITRI  
KARAMPOURNIOTIS MELODY/WIFE
  - b. PIN: 55189430280000
  - c. SIZE: 1.83 AC
  - d. MAILING ADDRESS: 2110 Highway 49 South, Concord, NC 28027
  
4. **PHYSICAL ADDRESS: 4975 STOUGH RD CONCORD NC 28027**
  - a. OWNER: PS NC III LP
  - b. PIN: 55280536450000
  - c. SIZE: 7.23 AC
  - d. MAILING ADDRESS: c/o Public Storage, 701 Western Ave #26543, Glendale, CA 91201-2349
  
5. **PHYSICAL ADDRESS: NO PHYSICAL ADDRESS FOR THIS PROPERTY**
  - a. OWNER: PS NC III LP
  - b. PIN: 55280511690000
  - c. SIZE: 2.08 AC
  - d. MAILING ADDRESS: c/o Public Storage, 701 Western Ave #26543, Glendale, CA 91201-2349
  
6. **PHYSICAL ADDRESS: 1852 NC HWY 49 S CONCORD NC 28027**  
1995 NC HWY 49 S CONCORD NC 28027  
1965 NC HWY 49 S CONCORD NC 28027  
1971 NC HWY 49 S CONCORD NC 28027  
1975 NC HWY 49 S CONCORD NC 2802  
1975 NC HWY 49 S CONCORD NC 28027
  - a. OWNER: MORRISON RIDGE LP - A DE LP
  - b. PIN: 55281424450000
  - c. SIZE: 112.91 AC

d. MAILING ADDRESS: c/o Aston Properties, Inc, 610 E Morehead Street, Suite 100, Charlotte, NC 28202

**7. PHYSICAL ADDRESS: 2031 NC HWY 49 S CONCORD NC 28027**

a. OWNER: 201 CONCORDNC INC

b. PIN: 55280312750000

c. SIZE: 24.656 AC

d. MAILING ADDRESS: 225 Duncan Mill Rd, Suite 101, Toronto ON M38-3k9

**8. PHYSICAL ADDRESS: 5273 LIPPARD LN HARRISBURG NC 28075**

a. OWNER: HUMPHREY DIANE LEE

b. PIN: 55188471980000








c. SIZE: 7.5 AC

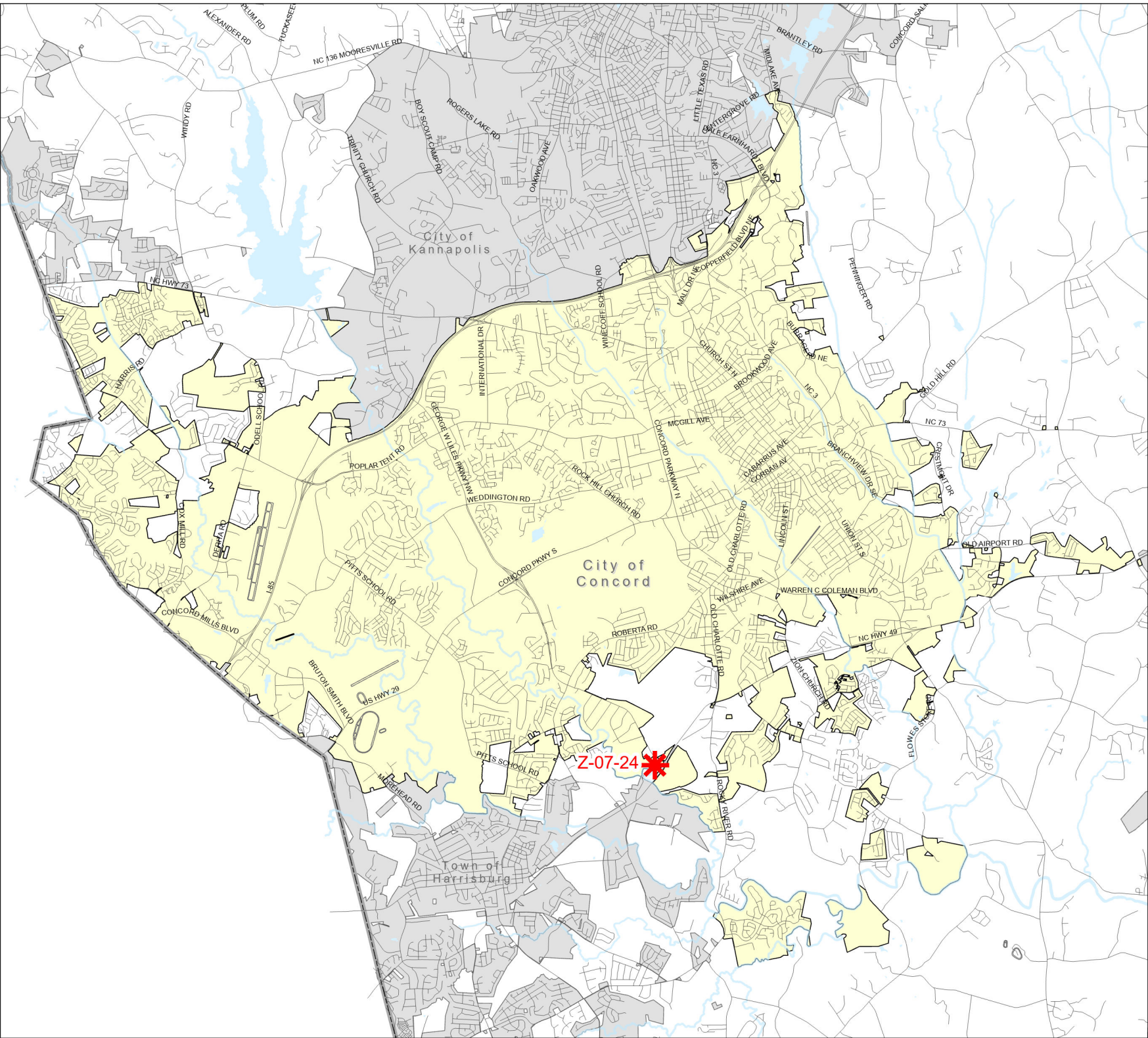
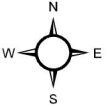
d. MAILING ADDRESS: 5273 Lippard Ln, Harrisburg, NC 28075



Z-07-24

2014 NC Hwy 49 S

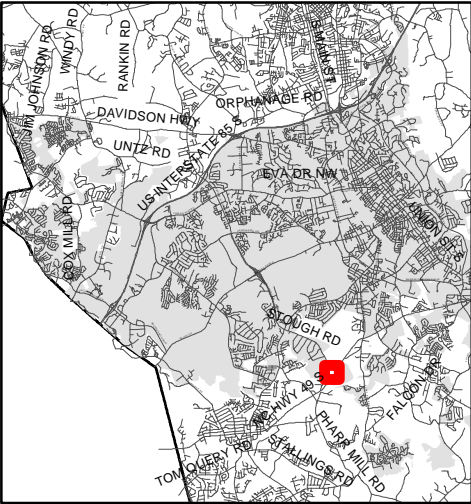
-  Case Location
-  Streets
-  Lakes & Ponds
-  Rivers
-  Cabarrus Co.
-  City of Concord
-  Other Municipalities



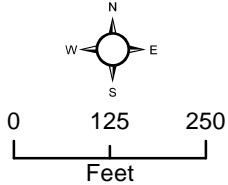
Z-07-24  
AERIAL

Rezoning application  
County LI (Light Industrial)  
to City of Concord I-1  
(Light Industrial)

2014 Hwy 49 S  
PIN: 5518-94-6683



-  Subject Property
-  Parcels
-  City of Concord

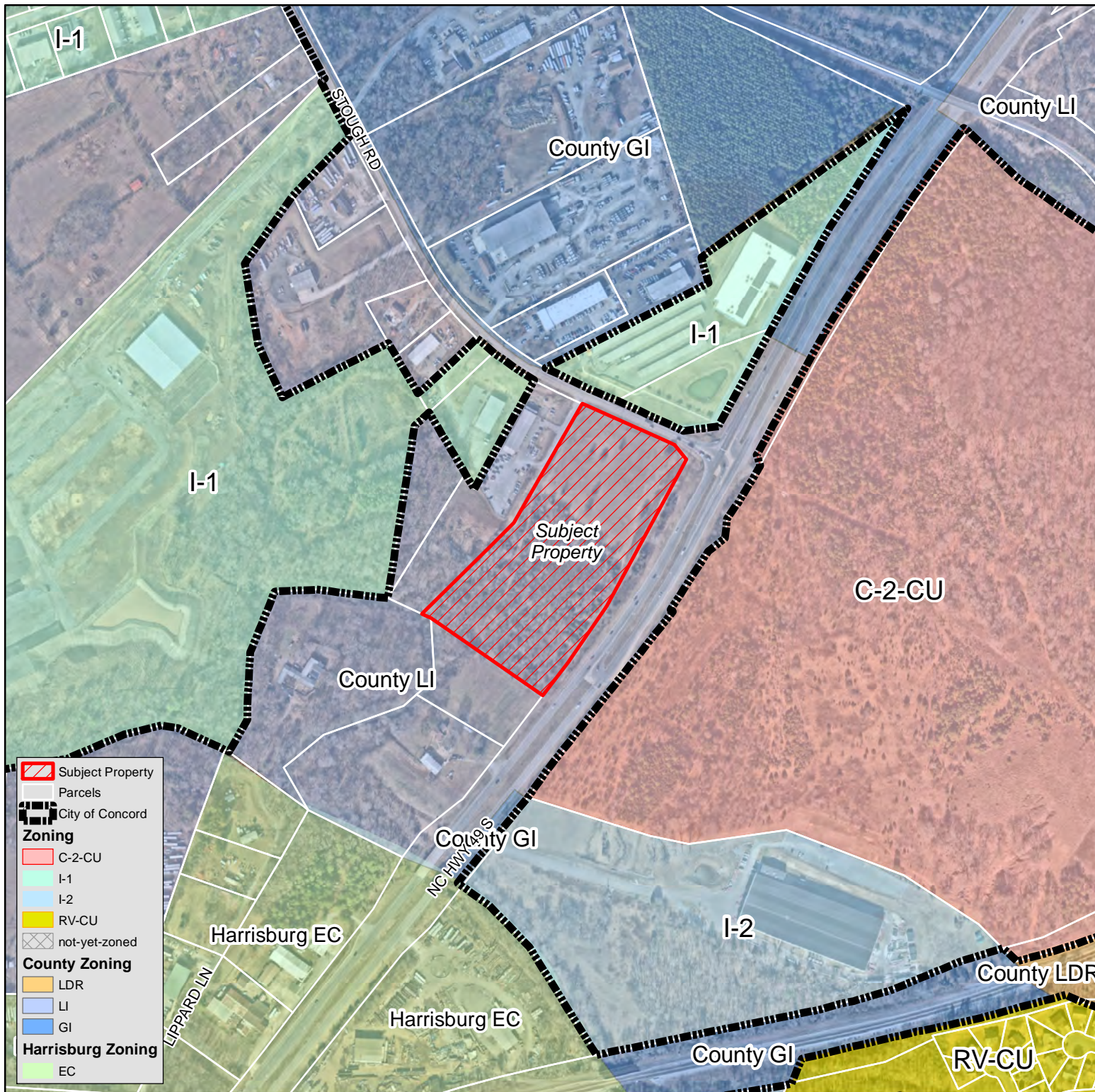
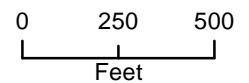
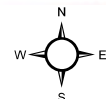
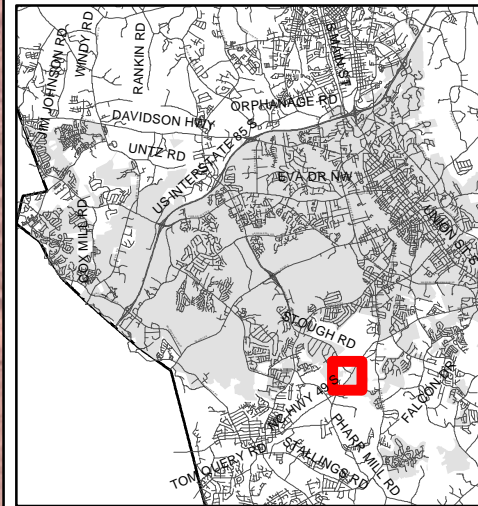
















**Z-07-24  
ZONING**

**Rezoning application  
County LI (Light Industrial)  
to City of Concord I-1  
(Light Industrial)**

2014 Hwy 49 S  
PIN: 5518-94-6683

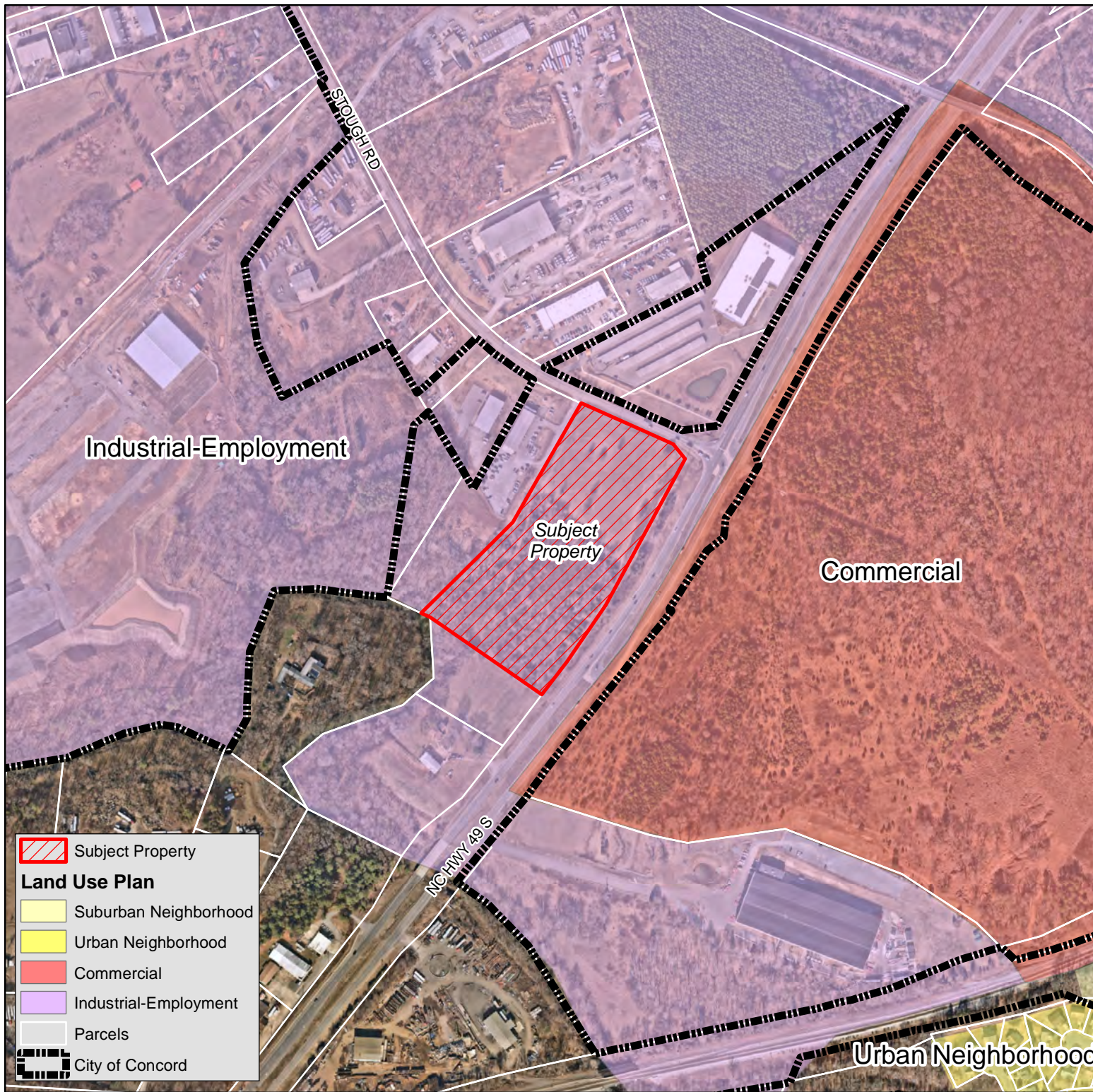



-  Subject Property
-  Parcels
-  City of Concord
- Zoning**
-  C-2-CU
-  I-1
-  I-2
-  RV-CU
-  not-yet-zoned
- County Zoning**
-  LDR
-  LI
-  GI
- Harrisburg Zoning**
-  EC

**Z-07-24  
LAND USE PLAN**


**Rezoning application  
County LI (Light Industrial)  
to City of Concord I-1  
(Light Industrial)**


2014 Hwy 49 S  
PIN: 5518-94-6683





 Subject Property


**Land Use Plan**


 Suburban Neighborhood

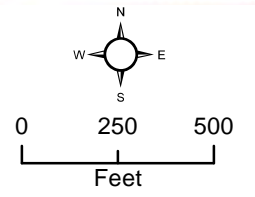
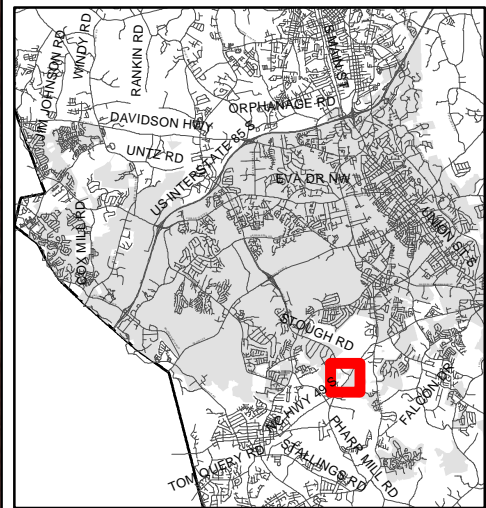
 Urban Neighborhood

 Commercial

 Industrial-Employment

 Parcels

 City of Concord





Agenda Memorandum  
**Planning and Zoning Commission**

**DATE:** July 16, 2024

**SUBJECT:** Special Use Permit SUP-01-24  
(Comprehensive Sign Package Request)

**ACCELA CASE:** CN-SUP-2024-00002

**APPLICANT:** Christenbury Investors, LLC – MPV Properties

**LOCATION:** 9620 Christenbury Parkway  
PIN 4589-27-3952

**AREA:** +/- 17.1359 acres

**EXISTING LAND USE:** Planned Unit Development

**EXISTING ZONING:** PUD (Planned Unit Development)

**PREPARED BY:** Fred Womble, Senior Planner

**BACKGROUND**

The applicant has submitted a Comprehensive Sign Package/Special Use Permit (SUP) application for the subject property, pursuant to Section 12.1.10 of the Concord Development Ordinance (CDO). Comprehensive Sign Packages may be requested if a development consists of buildings which, combined, contain 250,000 square feet or more of gross floor area, the development occupies an area of 10 acres or greater, or the property is zoned or rezoned to Planned Unit Development (PUD). The goal of the comprehensive sign package is to create an integrated typology and cohesive look amongst signs in a development. A Comprehensive Sign Package is intended to impose sign regulations that allow greater flexibility or contain more stringent limitations than those permitted under Article 12 of the CDO. Part of the flexibility of CSPs is that the applicant can ask for deviations from locations, sign height, and sign area specified under the CDO.

Signs not specifically identified in the Comprehensive Sign Package must comply with the sign standards as established in CDO Article 12. The applicant has provided a Comprehensive Sign Package. It includes a site plan indicating the locations and illustrations of the proposed signage as well as detailed elevations showing the general sizes and designs of the proposed signage.

The subject property was rezoned to PUD in 2005 and during an amendment to the PUD, a rezoning condition was placed that required a CSP for the conditional use development. The applicant has submitted a signage plan that will provide the Christenbury Village with a cohesive and high-quality aesthetic throughout the mixed-use development. The plan will help with the Christenbury Village brand identification, identify tenants, direct visitors throughout the site, and add to patron convenience by delineating specific areas of parking.

If approved, all submitted documents, pertaining to signage, would become binding to the project and any modification to the Comprehensive Sign Package would need to be reviewed and reapproved by the Planning and Zoning Commission by way of Special Use Permit.

### **Main Identifying Sign**

The applicant has proposed one ground mounted sign to be located at the Cox Mill Rd./Christenbury Pkwy. intersection. The applicant contends that the proposed sign is a crucial placemaking design element which is intended to identify the overall Christenbury Village project. Ground mounted signage must be located outside any right-of-way or sight triangle. The subject sign is 5'4" tall and has approximately 81.33 square feet of sign face. The size of this ground mounted sign exceeds the maximum allowable standards of 50 square feet in area.

### **Development Commercial & Mixed-Use Freestanding Ground Sign**

The applicant's Comprehensive Sign Package indicates two (2) additional ground mounted signs for the proposed commercial and mixed uses—one sign along the western ROW of Cox Mill Rd. and the second along the northern ROW of Christenbury Pkwy. The applicant seeks approval to deviate from the 500-foot distance requirement for ground signs on the same road frontage (Article 12.4.4.C.2). The Cox Mill Rd. sign is to be located approximately 274 feet from the main identifying sign and the Christenbury Pkwy. sign is to be located approximately 373 feet from the main identifying sign. The project developer has already gotten the design of these signs approved and permitted prior to submitting the CSP. These signs are included in the CSP to ask for the deviation of location only.

The applicant has additionally proposed a future freestanding ground mounted sign near the proposed two-story commercial building (Building 2) to be located on Lot 2B of the development project. The overall height of this sign is 7'-4" with an approximate 40 square feet of sign face. The applicant is requesting an additional deviation from the 500-foot distance requirement for ground signs on the same road frontage.

### **Development Commercial & Mixed-Use Wall Signs**

The applicant's Master Plan shows two (2) mixed-use (Buildings #1 and #5) and three (3) commercial buildings (Buildings #2, #3, and #4). Additionally, the Christenbury Village development's anchor tenant will be located in the approximately 51,814 square foot building on Lot 5. The potential tenant wall sign zones, along with building elevations, are depicted on the Master Plan and in the "Sign Specifications" section of applicant's Comprehensive Sign Package.

The maximum wall sign area square footage allowance is based on eight percent (8%) of each tenant's portion of the building wall area to which the sign is to be affixed. The applicant seeks to deviate from the wall sign locations provisions of Article 12.4.2.B. The applicant also proposes to install two (2) potential residential projecting signs on mixed-use buildings #1 and #5. The sign area of each sign is not to exceed 32 square feet in area.

Pursuant to "Exhibit A" of the applicant's Comprehensive Sign Package, all commercial tenants are permitted to have one (1) front sign, one (1) blade sign, one (1) rear sign [if applicable], and one (1) side building elevation sign [if applicable]. Each proposed projecting/blade sign will: not exceed 16 square feet in area; be installed in such a manner as to provide a minimum of seven (7) feet of clearance above pedestrian walkways and; not project more than five (5) feet from the building wall to which it is attached.

## Development Incidental/Wayfinding Signage

The applicant's Comprehensive Sign Package indicates that all incidental signs, such as entrance drive and suspended pedestrian signage, will be no larger than four (4) square feet in area. All freestanding wayfinding signs will not exceed 20 square feet in area and 5 feet in height. All wayfinding pedestrian wall-mounted signs will not exceed 4 square feet in area.

### **APPROVAL CRITERIA**

In accordance with the Concord Development Ordinance, Article 6 Section 2, the Planning and Zoning 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.

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

The proposed Special Use Permit for a comprehensive sign package would conform to the character of the existing neighborhood. The property is currently zoned PUD (Planned Unit Development) and is to be developed as a large scale, multi-tenant, multi-story location for commercial and mixed-uses, including residential uses. The property is designated as a Suburban Neighborhood in the 2030 Land Use Plan. The Christenbury Village development is located near the Mixed Use Activity Center area at the Cox Mill Rd./Christenbury Pkwy intersection. The request corresponds with the mixed-use nature and design of the property and will provide a consistent theme of signage throughout the development.

- 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.**

As shown in the applicant's Master Plan and Sign Specifications, the proposed building and monument signs will provide highly visible and functional signage to identify businesses located within the Christenbury Village development. The proposed ground mounted sign will be required to be located outside of the right-of-way and sight triangles eliminating other possible traffic hazards. The incidental and wayfinding signs will also provide another layer in helping guide both vehicular and pedestrian traffic throughout the development.

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

The signs are to be illuminated internally or by external front lighting. The light sources will not cause glare that would be hazardous to either pedestrians or vehicle drivers.

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

The proposed use should not impede the development or improvement of the surrounding properties for uses permitted in the zoning district. As proposed, the comprehensive sign package will create visual consistency among all signs and will complement the overall architectural design of the buildings within the development. The proposed signage will also contribute to creating a distinct sense of place.

**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. All signs are required to be located outside of rights of way and site triangle easements. This proposed use will work towards improving public safety by directing traffic to the appropriate business entrances as well as directing traffic to the appropriate tenant space within the Christenbury Village development.

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

The applicant submitted a proposal for a Comprehensive Sign Package for Christenbury Village that is in compliance with the CDO requirements. If the SUP request is approved, the applicant must also receive technical review approval of sign permit illustrations and comply with other applicable sections of the CDO. All new signs, in accordance with CDO Article 12 will be required to receive applicable permits.

**Proposed Findings of Fact:**

The Planning and Zoning Commission may wish to adopt some of the following Findings of Fact:

1. The request is for a Comprehensive Sign Package.
2. Comprehensive Sign Packages require approval of a Special Use Permit.
3. The subject property is zoned PUD (Planned Unit Development).
4. The Comprehensive Sign Package referenced in this case is entitled “Christenbury Village – Comprehensive Sign Package” prepared by MPV Properties, LLC and dated July 2, 2024.

**Suggested Conditions for Consideration:**

The Commission should consider the evidence presented, and should decide whether to approve or deny the SUP request. If the Commission approves the requested SUP, staff recommends adoption of the conditions listed below. Since the proposal is a Special Use Permit (SUP) request, the Commission may impose additional conditions.

1. The applicant must provide the Planning Department with one (1) copy of a revised Comprehensive Sign Package that incorporates any conditions based on approval. This submittal must be received before any permits are issued.
2. All submitted documentation (i.e.. sign sizes, locations) becomes a binding part of the Special Use Permit.
3. No building elevations are approved as part of this request.
4. Digital/Electronic message boards and any dynamic signs are prohibited.
5. All signage within this development shall be required to either comply with the conditions of this approval or with the requirements of CDO Article 12. Commercial signs are subject to General Commercial (C-2) district standards.
6. All new signs outside the Comprehensive Sign Package must receive City of Concord approval and all required permits.

Required Attachments/ Submittals:

- 1. Typed metes and bounds description of the property (or portion of property) in a Word document.
- 2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent landowners, including any directly across the street.
- 3. A site plan drawn to scale (conditional district plan), and elevations if applicable (submitted digitally).
- 4. Money Received by \_\_\_\_\_ Date: \_\_\_\_\_  
Check # \_\_\_\_\_ Amount: \$ 600.00 Cash: \_\_\_\_\_

*The application fee is nonrefundable.*

Date 5/15/2024

APPLICANT NAME: Christenbury Investors, LLC COMPANY NAME: MPV Properties

APPLICANT ADDRESS: 2400 South Boulevard, Suite 300

CITY: Charlotte STATE: NC ZIP: 28203

PHONE NUMBER OF APPLICANT: (757) 282-1648

OWNER OF PROPERTY (if different from applicant) Same

OWNER ADDRESS: Same CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PROJECT ADDRESS (if an address exist): 9620 Christenbur Pkwy, Concord, NC 28027

P.I.N.: 45892739520000

Area of Subject Property (in acres, or square feet): 17 AC.

Lot Width: 485 ft Lot Depth: 1,085 ft

Current Zoning Classification: PUD

Existing Land Use: Single Family Residential

Description of Use Requested:

**Applicant is seeking approval of its Comprehensive Sign Package for the Christenbury Village mixed-use project.**

**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: 5/16/24 Applicant Signature: [Signature]

Date: 5/15/24 Property Owner Signature: [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.” *The Christenbury Village Comprehensive Sign Package (“the Package”) will establish guidelines for signage materials, framework, illumination and background enhancing not only Christenbury Village’s (“the Project”) visual environment but will also reduce confusion and contribute to a distinct sense of place.*
- (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.” *The intent of the Package is to maintain visual consistency among all signs and aims to complement the overall architectural design and contribute to a distinct sense of place.*
- (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 Package will comply with the City of Concord zoning and signage ordinance. Development signs will be located outside of sight triangles and road rights-of-way. Signs will clearly identify the development and tenants so as to facilitate traffic flow and minimize congestion.*
- (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.” *N/A*
- (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 Package supports a cohesive, high-quality aesthetic for the mixed-use development.*

### 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): *A Comprehensive Sign Package for the Christenbury Village development including project-wide monument signage, individual tenant signage, wayfinding/incidental signage and more.*
- (2) Accessory uses (if any): *N/A*
- (3) Setback provisions: *All monument sign locations will adhere to City of Concord UDO requirements as it pertains to setbacks and sight triangles.*
- (4) Height provisions: *All signage will adhere to City of Concord UDO standards as it pertains to height.*

### Planning & Neighborhood Development

- 
- (5) Off-street parking and loading provisions: N/A
  - (6) Sign provisions: *See attached Christenbury Village Comprehensive Sign Package.*
  - (7) Provisions for screening, landscaping and buffering: N/A
  - (8) Provisions for vehicular circulation and access to streets: N/A
  - (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: N/A
  - (10) Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces, facilities for waste disposal, and illumination: N/A
  - (11) An adequate amount, and safe location of, play areas for children and other recreational uses, according to the concentration of residential occupancy: N/A
  - (12) Fences, walls, or year-round screen planting abutting residential districts, to protect residences from parking lot illumination, headlights, fumes, heat, blowing papers, and dust (to reduce the visual encroachment on privacy and residents): N/A
  
  - (13) Open space (including flood hazard area): N/A
  - (14) Improvements within the common open space: N/A
  - (15) Parking Areas: N/A
  - (16) Sidewalks, trails and bikeways: N/A
  - (17) Lighting and utilities: *The Package includes illumination guidelines promoting visibility while reducing light pollution.*
  - (18) Site furnishings: N/A
  - (19) Adequate fire, police, water and sewer services: N/A
  
  - (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: N/A


**Planning & Neighborhood Development**

SUP-01-24

9620 Christenbury Pkwy


 Case Location

 Streets

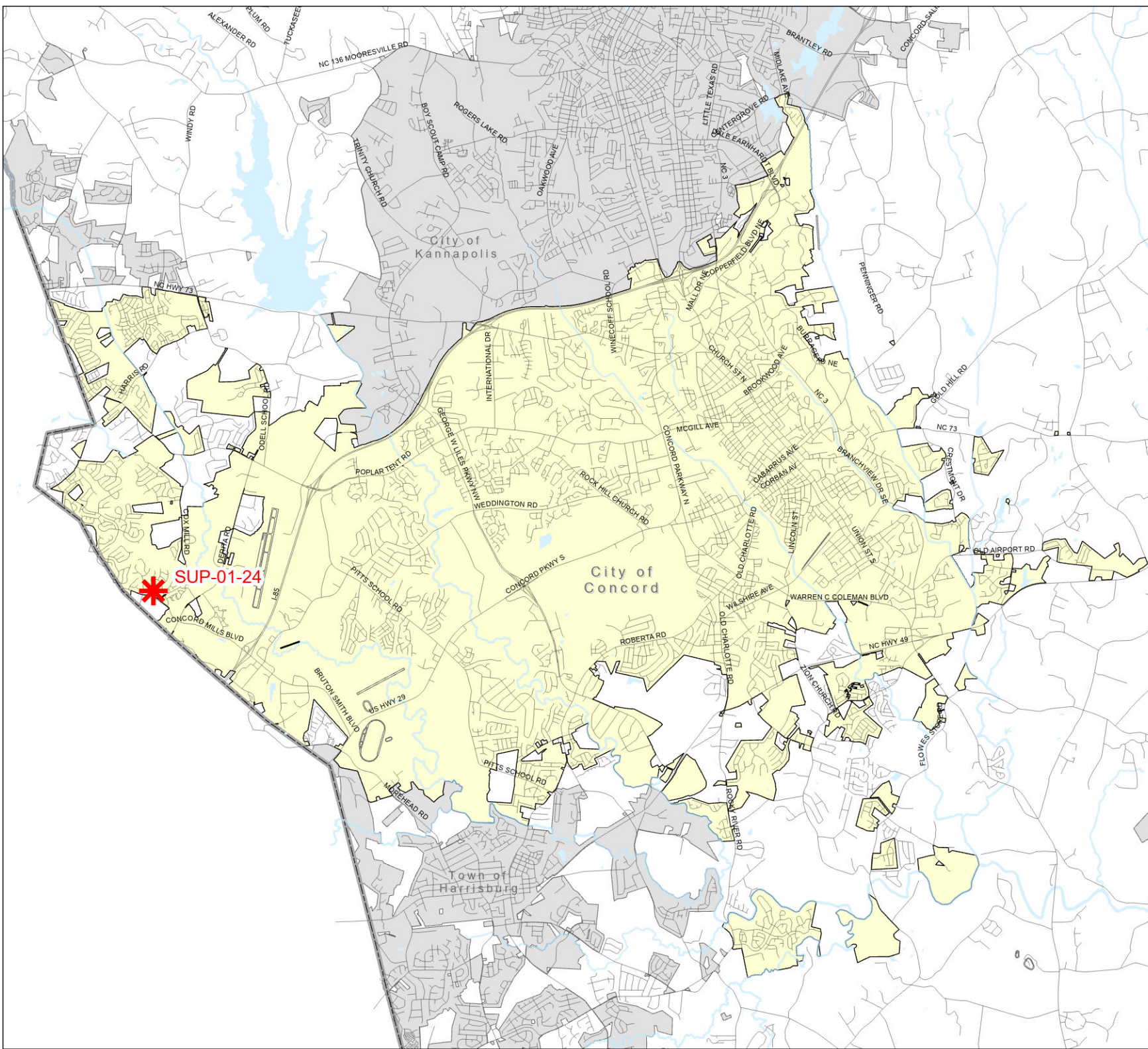
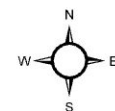
 Lakes & Ponds

 Rivers

 Cabarrus Co.

 City of Concord

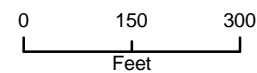
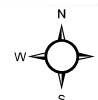
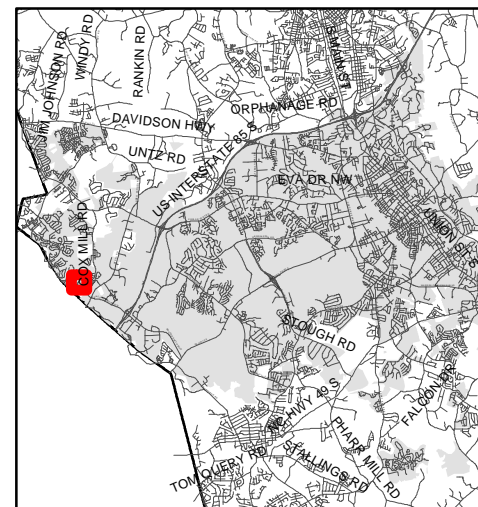
 Other Municipalities



SUP-01-24  
AERIAL

**Comprehensive Sign Package  
Application for the  
Christenbury Village  
Mixed-Use Project**

9620 Christenbury Pkwy  
PIN: 4689-27-3952

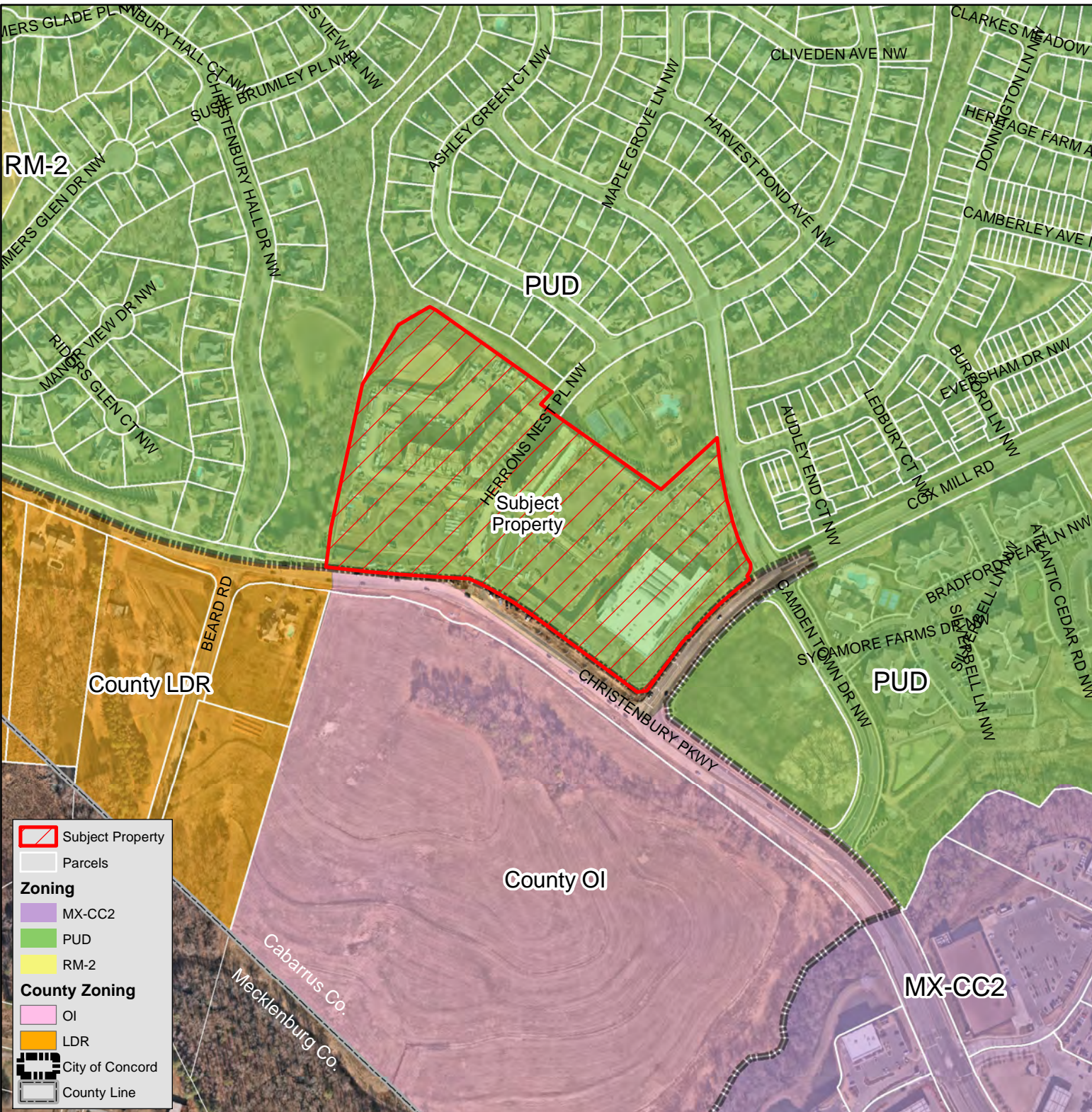
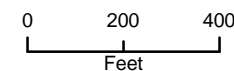
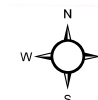
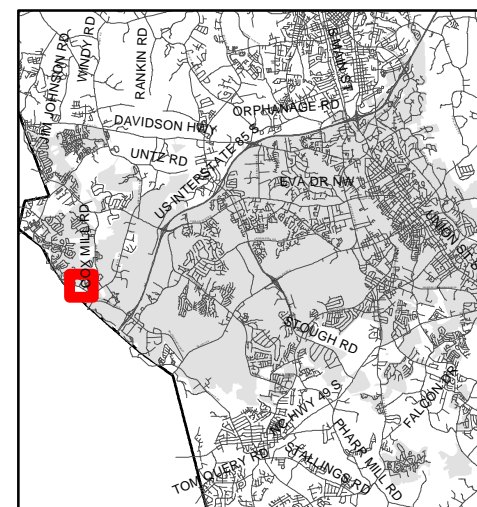


- Subject Property
- Parcels
- City of Concord
- County Line

# SUP-01-24 ZONING

## Comprehensive Sign Package Application for the Christenbury Village Mixed-Use Project

9620 Christenbury Pkwy  
PIN: 4689-27-3952

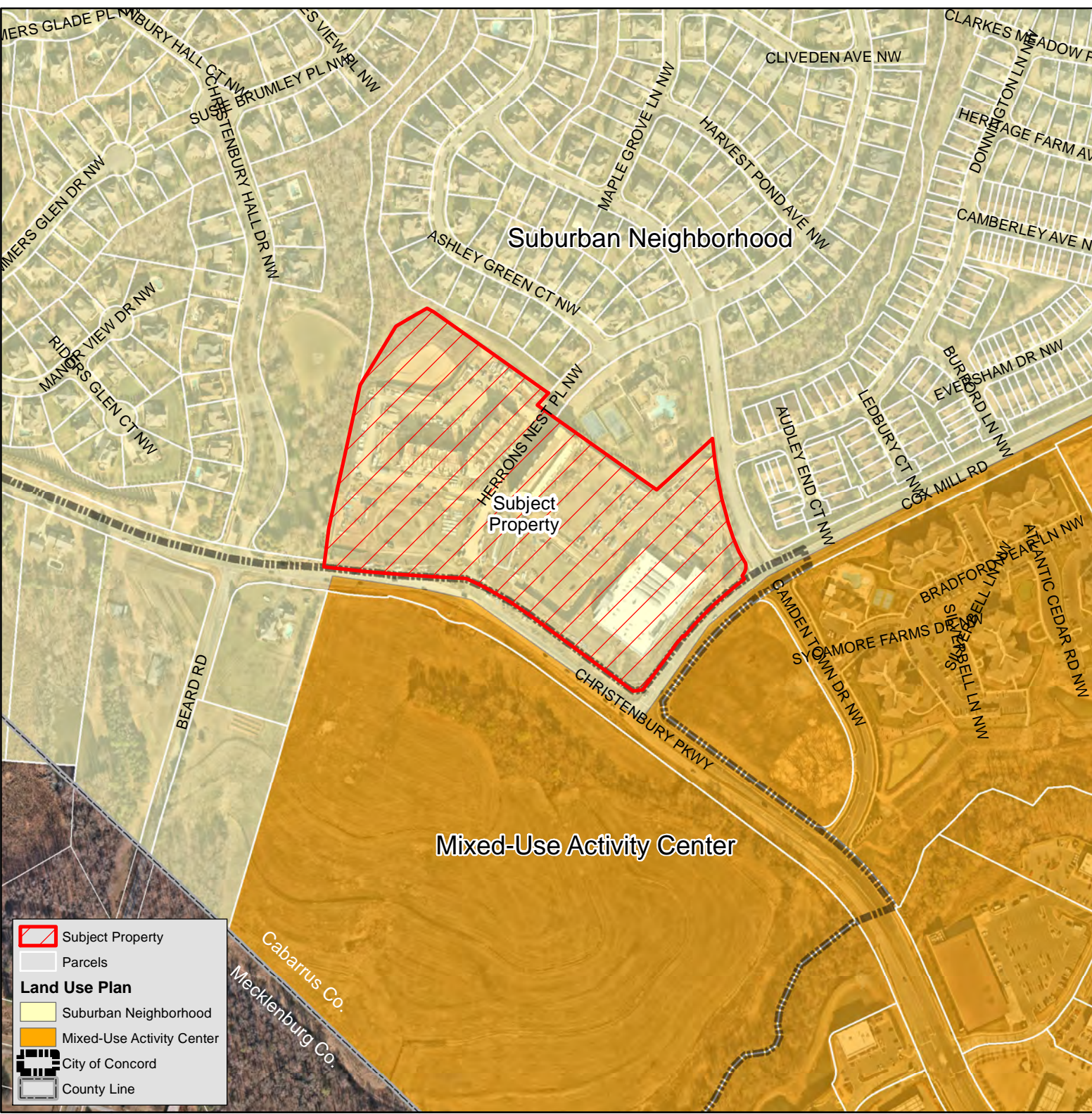
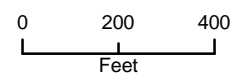
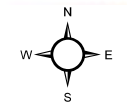
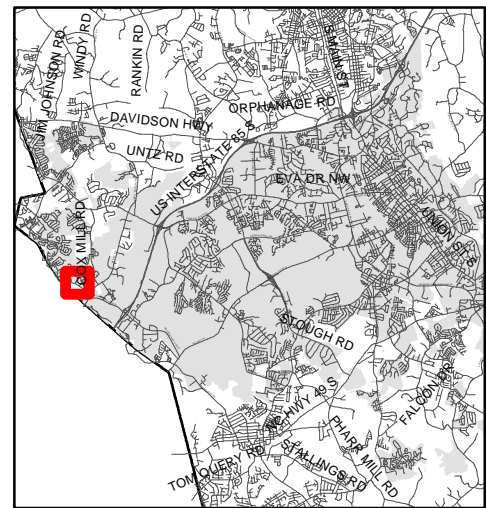


	Subject Property
	Parcels
<b>Zoning</b>	
	MX-CC2
	PUD
	RM-2
<b>County Zoning</b>	
	OI
	LDR
	City of Concord
	County Line

**SUP-01-24  
LAND USE PLAN**

**Comprehensive Sign Package  
Application for the  
Christenbury Village  
Mixed-Use Project**

9620 Christenbury Pkwy  
PIN: 4689-27-3952



	Subject Property
	Parcels
<b>Land Use Plan</b>	
	Suburban Neighborhood
	Mixed-Use Activity Center
	City of Concord
	County Line



# CHRISTENBURY VILLAGE

COMPREHENSIVE  
SIGN PACKAGE



# TABLE OF CONTENTS

- 03 STATEMENT OF PURPOSE
- 04 CHRISTENBURY VILLAGE MASTER PLAN
- 05 SIGN SPECIFICATIONS
  - 05 Main Identifying Sign
  - 06 Development Commercial & Mixed-Use Freestanding Ground Sign
  - 07 Building #2/Lot 2B Freestanding Ground Sign
  - 08 Lowes Foods Building Signage (Anchor Tenant)
  - 09 Multi-Tenant Building Sign (Non-Anchor Tenant Signage)
  - 10 Multi-Tenant Building Estimated Sign Area, Height & Placement
  - 11 Mixed-Use Building Estimated Sign Area, Height & Placement
- 12 EXHIBIT A
- 16 CONTACTS

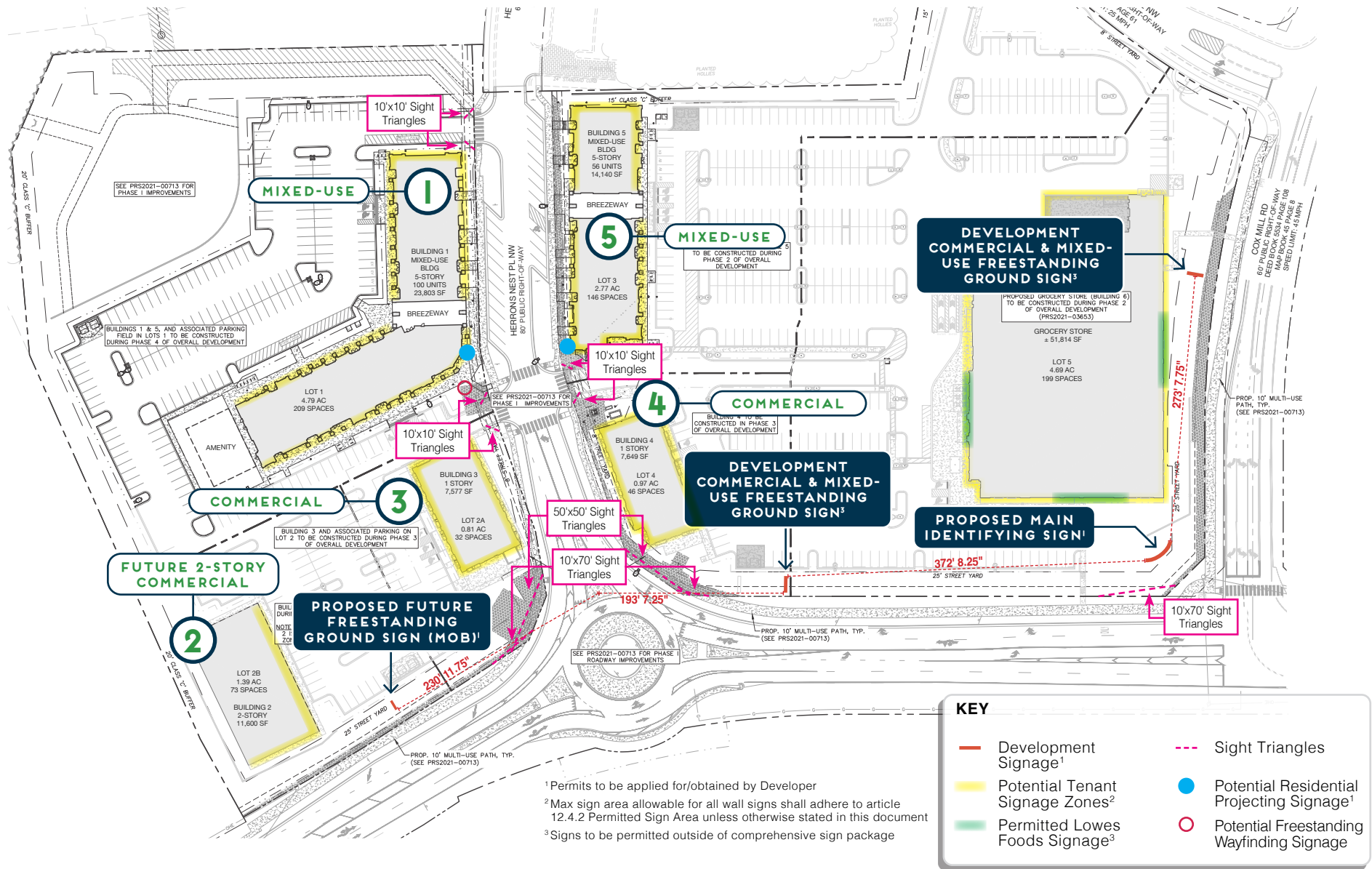


# STATEMENT OF PURPOSE

The Christenbury Village Comprehensive Sign Package (Package) attached herein will enhance a cohesive sense of place across Christenbury Village (“Development”). The intent of the Package is to maintain visual consistency among all signs, and it aims to complement the overall architectural design of the Development. By adhering to established guidelines for signage materials, framework, illumination, and background, the Package will not only enhance Christenbury Village’s visual environment but also reduce confusion and contribute to a distinct sense of place. The Owner (Declarant) will amend the to-be recorded master Declaration for Christenbury Village to include a reference to the Package, which will govern the installation of signs within the Development going forward. Anything not addressed in this Package will adhere to the Sign Standards Article in the Concord Development Ordinance.

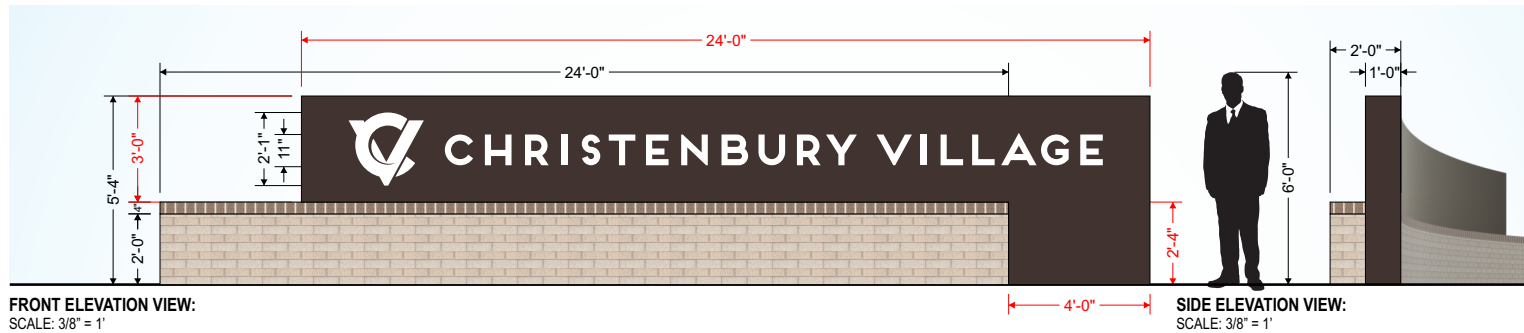


# CHRISTENBURY VILLAGE MASTER PLAN



# SIGN SPECIFICATIONS

## Main Identifying Sign



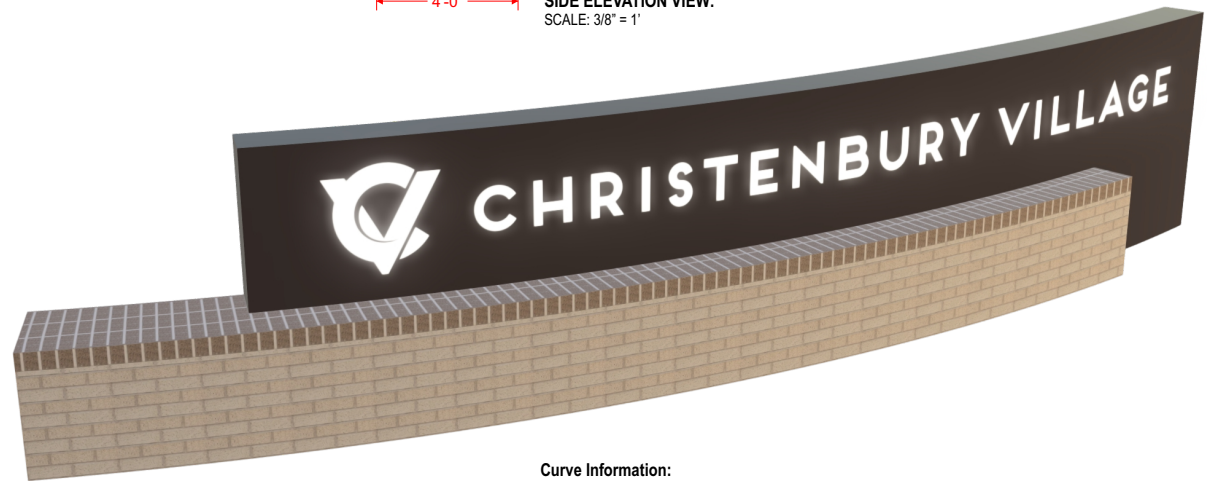
FRONT ELEVATION VIEW:  
SCALE: 3/8" = 1'

SIDE ELEVATION VIEW:  
SCALE: 3/8" = 1'

Sign Area:  
81.33 SQFT

### Color Guide:

- C1:** Aluminum Cabinet painted to match SW 6006 Black Bean (Satin)
- F1:** Cabinet faces painted to match SW 6006 Black Bean (Satin), Face to be Routed & Backed with White Acrylic
- M1:** Brick Masonry Base matching Taylor Brick 319
- M2:** Brick Masonry Base matching Taylor Brick 323



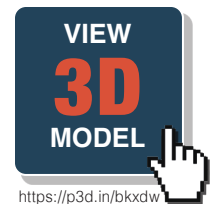
**Curve Information:**  
94' Diameter Curve (47' Radius) on Base Outer Edge  
92' Diameter Curve (46' Radius) on Cabinet Outer Edge

### SIGN SPECIFICATION

QTY: 1

Single sided monument
Aluminum cabinet, brick masonry base
Routed & backed acrylic lettering on aluminum face
LED illumination

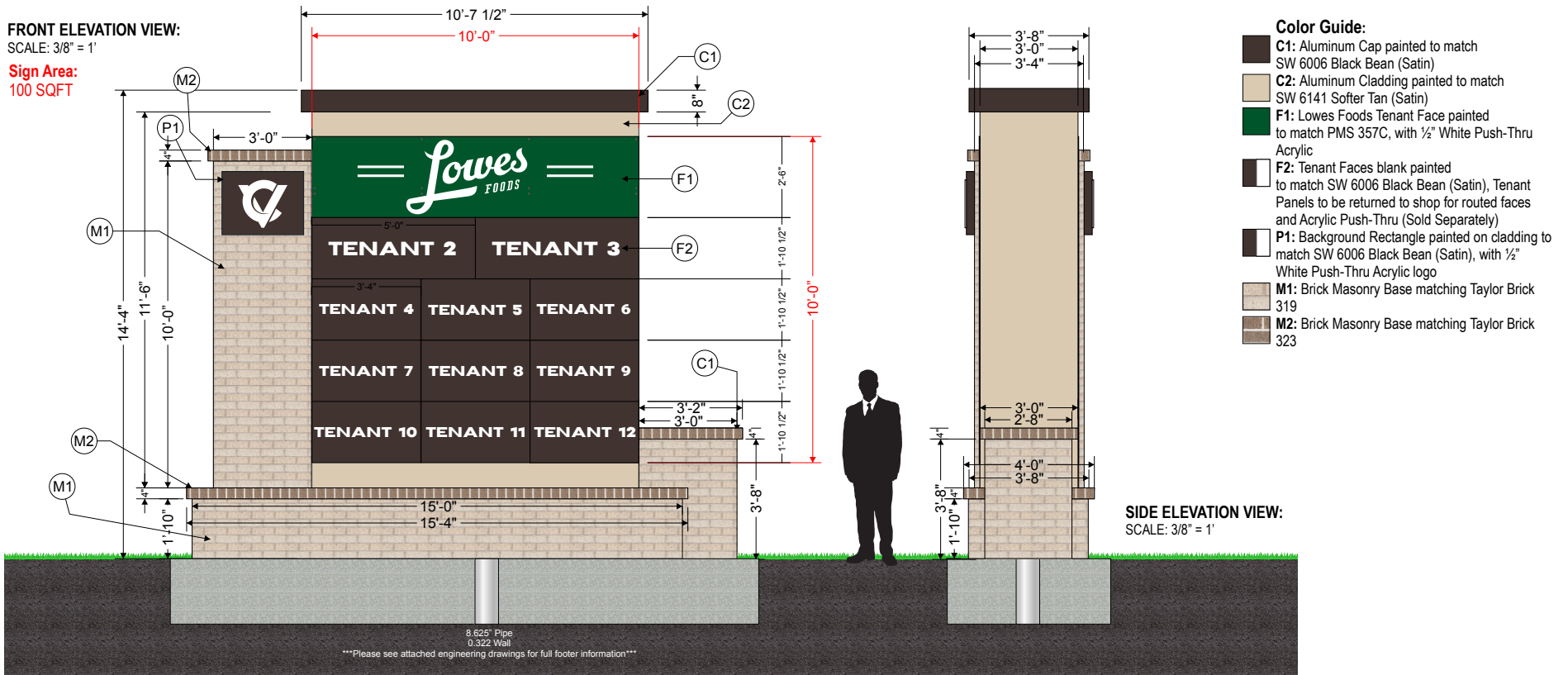
**Note: Developer seeks approval to deviate from the 500 foot distance requirement for ground signs on the same road frontage. The ID monument sign at the intersection of Cox Mill Road and Christenbury Parkway is a crucial placemaking design element intended to identify the overall project.**



<https://p3d.in/bkxdw>

# SIGN SPECIFICATIONS

## Development Commercial & Mixed-Use Freestanding Ground Sign\*



### SIGN SPECIFICATION

QTY: 1

Double sided monument

Aluminum, block, & brick construction

Push-thru acrylic lettering on aluminum panels

LED illumination

**\* Sign to be permitted outside of comprehensive sign package**

# SIGN SPECIFICATIONS

## Building #2/Lot 2B Freestanding Ground Sign

### FRONT ELEVATION VIEW:

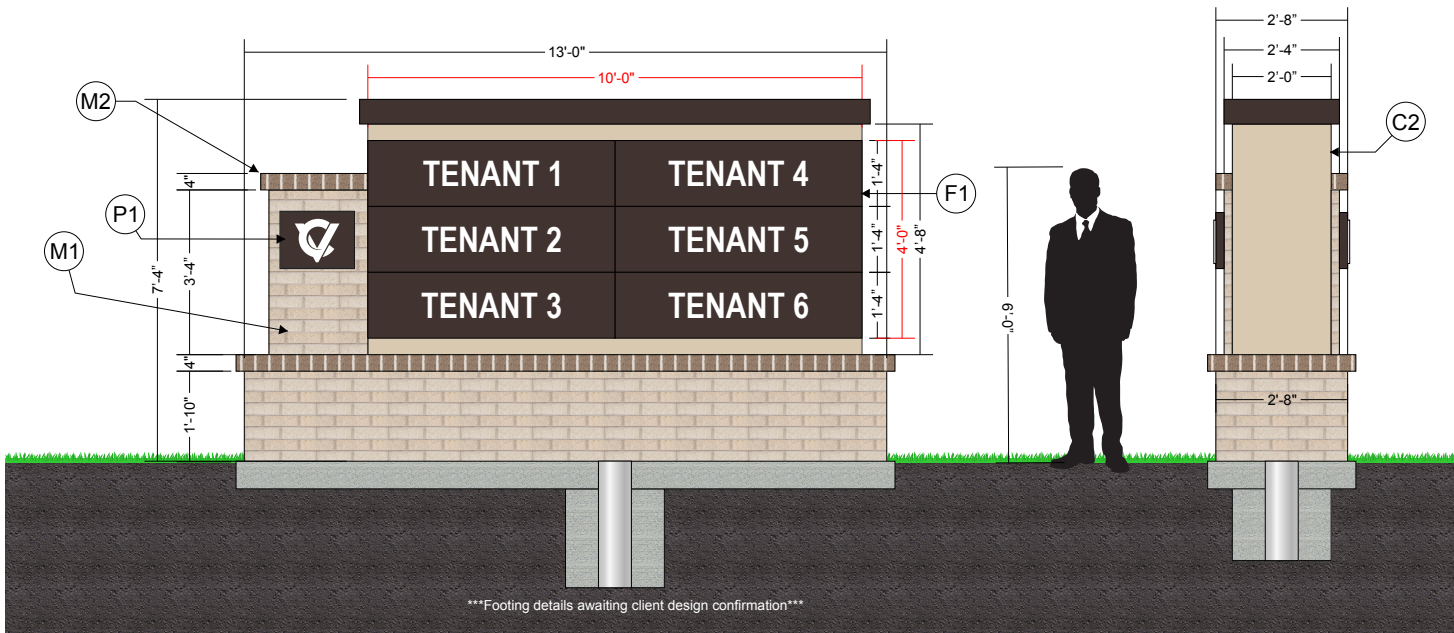
SCALE: 3/8" = 1'

#### Sign Area:

40 SQFT

### SIDE ELEVATION VIEW:

SCALE: 3/8" = 1'



### Color Guide:

- C1: Aluminum Cap painted to match SW 6006 Black Bean (Satin)
- C2: Aluminum Cladding painted to match SW 6141 Softer Tan (Satin)
- F1: Tenant Faces blank painted to match SW 6006 Black Bean (Satin), Tenant Panels to be returned to shop for routed faces and Acrylic Push-Thru (Sold Separately)
- P1: 2" Aluminum Cabinet to match SW 6006 Black Bean (Satin), with 1/2" White Push-Thru Acrylic logo
- M1: Brick Masonry Base matching Taylor Brick 319
- M2: Brick Masonry Base matching Taylor Brick 323

### SIGN SPECIFICATION

QTY: 1

Double sided monument

Aluminum, block, and brick construction

Push-thru acrylic lettering on aluminum panels

LED illumination

**Note: Developer seeks approval to deviate from the 500 foot distance requirement for ground signs on the same road frontage.**

# SIGN SPECIFICATIONS

## Lowes Foods Building Signage (Anchor Tenant)



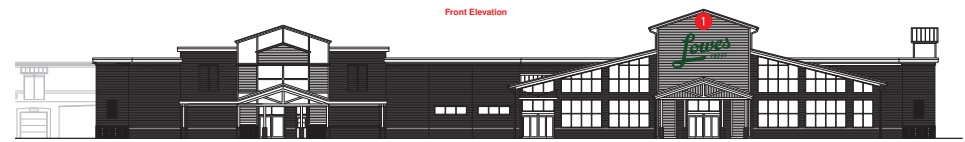
Front View

Description Face Lit LED illuminated aluminum channel letters

- 2030 Green Acrylic
- Duranodic Bronze, semi-gloss finish

**\* Note: Lowes Foods (or any future anchor tenant) is permitted the maximum signage area per City of Concord Development Ordinance Article 12.4.2 Permitted Sign Area unless otherwise specified in this Package**

1 Sign Area:  
198 SQFT



Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing & perspective will vary slightly from image.

2 Sign Area:  
91 SQFT



Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing & perspective will vary slightly from image.

3 Sign Area:  
91 SQFT



Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing & perspective will vary slightly from image.

# SIGN SPECIFICATIONS

## Commercial Building Sign (Non-Anchor Tenant Signage)

### Wall Sign/Canopy Sign



Raceway Mounted



Pin Mounted



Canopy Mounted

- All signs shall be individually pin mounted, canopy mounted or raceway mounted.

### Projecting (“Blade”) Sign

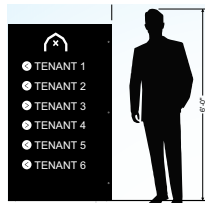


- Commercial Projecting/Blade signs not to exceed 16 square feet.
- Residential Projecting/Blade signs not to exceed 32 square feet.
- Projecting signs shall be installed in such a manner as to provide a minimum of 7 feet of clearance above pedestrian walkways.
- Projecting signs shall not project greater than 5 feet from the building wall to which they are attached. Projecting signs shall be installed so that the edge of the sign closest to the building wall is no greater than 12 inches from such wall.

### Incidental/Wayfinding Signage



Incidental Signage



Freestanding Wayfinding



Pedestrian Wall Wayfinding

- Incidental signs, such as entrance drive and suspended pedestrian signage, shall be no larger than 4 square feet in area.
- Unless otherwise stated in this Package, incidental signage is subject to the City of Concord Development Ordinance Article 12.4.7.
- Freestanding wayfinding signage shall not exceed 20 square feet in area and 5 feet in height.
- Wayfinding pedestrian wall signs shall not exceed 4 square feet in area.

## SPECIFICS

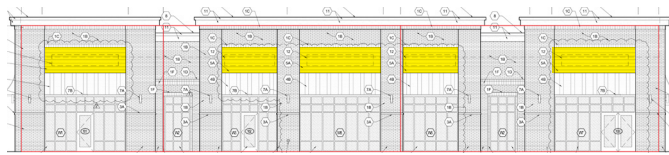
See “Exhibit A” for Landlord’s commercial and mixed-use signage and display criteria. All tenant signs are subject to both government and Landlord approval.

# SIGN SPECIFICATIONS

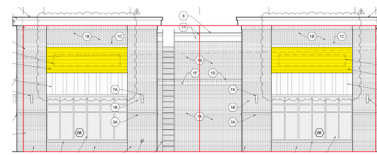
## Commercial Building Estimated Sign Area, Height & Placement

### COMMERCIAL BLDG 3

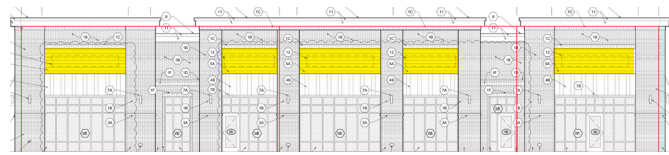
West Elevation



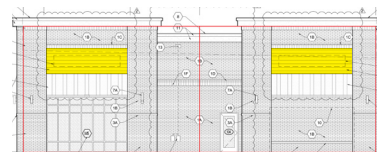
North Elevation



East Elevation



South Elevation



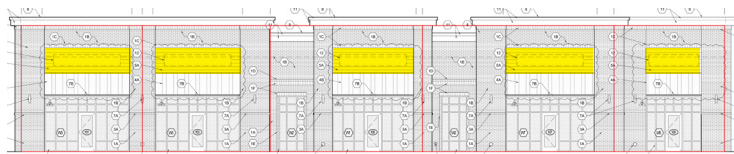
**Note: Maximum sign area square footage (SF) allowance is based on 8% of the tenant's portion of the building wall area to which sign is attached. These elevations are for illustrative purposes only. Because demising wall locations may vary, tenant storefront area and max sign SF allowance may change accordingly.**

**Developer seeks to deviate from wall sign locations permitted by the City of Concord Development Ordinance Article 12.4.2.B.**

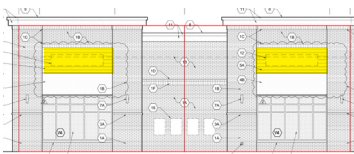
**\*Future 2-Story Commercial elevations are schematic and subject to change.**

### COMMERCIAL BLDG 4

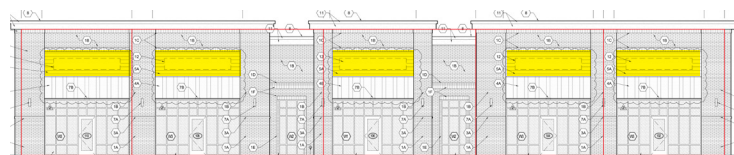
West Elevation



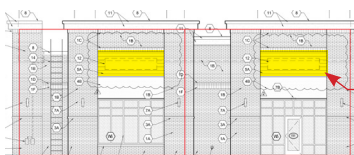
North Elevation



East Elevation



South Elevation

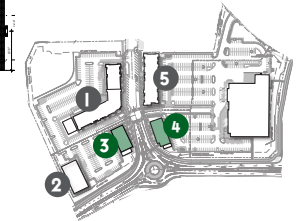
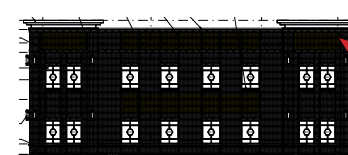


### FUTURE 2-STORY COMMERCIAL\*

South Elevation



East Elevation



## NOTE

Tenant's sign shall be located above the storefront of the premises and/or within the limits of the area designated by Landlord as the "sign band" (highlighted in yellow). Tenant's sign shall be centered vertically within said sign band and horizontally within the lineal front footage of the premises. See "Exhibit A" for further detail on tenant signage and display criteria.



# SIGN SPECIFICATIONS

## Mixed-Use Building Estimated Sign Area, Height & Placement

### MIXED-USE BLDG 1



**Note: Maximum sign area square footage (SF) allowance is based on 8% of the tenant's portion of the building wall area to which sign is attached. These elevations are for illustrative purposes only. Because demising wall locations may vary, tenant storefront area and max sign SF allowance may change accordingly.**

### MIXED-USE BLDG 5



\*Residential projecting signage for mixed-use buildings 1 and 5 are not to exceed 32 square feet in area. Final placement to be determined during City of Concord permitting by residential developer.

**Developer seeks to deviate from wall sign locations permitted by the City of Concord Development Ordinance Article 12.4.2.B.**



**NOTE** Tenant's sign shall be located above the storefront of the premises and/or within the limits of the area designated by Landlord as the "sign band" (highlighted in yellow). Tenant's sign shall be centered vertically within said sign band and horizontally within the lineal front footage of the premises. See "Exhibit A" for further detail on tenant signage and display criteria.

# EXHIBIT A

## Commercial & Mixed-Use Building Signage and Display Criteria (Non-Anchor Tenant)

The following sign guidelines shall govern the design, color, size, illumination, location and manner of installation of all of Tenant's signs to be placed on or near the Premises and/or the Shopping Center. The design, size and location of all signs must be approved in writing by Landlord. Landlord's approval of Tenant's sign shall not constitute the assumption of any liability on the part of Landlord with respect to accuracy or conformity with any zoning, building or signage code or other governmental or regulatory requirements. Tenant shall be solely responsible, at its sole cost, for its sign plan and obtaining all permits and approvals from all appropriate governmental and regulatory bodies. Tenant is required to use professional graphic designers and signage companies to determine sign design and specifications.

Tenant's signage shall be subject to Landlord's approval in accordance with Landlord's comprehensive sign package, a copy of which will be made available to Tenant before execution of the lease and will be thereafter provided to Tenant by Landlord at any time following Tenant's request for the same. The criteria is as follows:

1. Commercial Tenants are permitted one(1) front sign, one(1) blade sign, one(1) rear sign [if applicable], and one(1) side building elevation sign [if applicable]. All signs are subject to both government and Landlord approvals.
2. Residential signs on mixed-use buildings are subject to Exhibit A, unless otherwise stated.
3. Only signs that carry Underwriters Laboratory (UL) listing will be permitted. The following sign types are not permitted:
  - a. Signs of the flashing, rotating, moving, blinking or animated type
  - b. Signs with exposed neon tubing, exposed lamps, or any exposed sign illumination or illuminated sign cabinets
  - c. Roof mounted signs

4. Tenant shall submit sign working drawings to Landlord within the timeframe required by the Lease and no sign shall be installed until Landlord's written approval has been granted and a City of Concord permit has been obtained. Tenant shall provide Landlord a copy of the sign permit prior to sign installation. All drawings should show actual construction of the sign. No standard details will be acceptable. The sign working drawings must indicate the following:
  - a. Shopping center name
  - b. Store name
  - c. Space number
  - d. Complete address
  - e. Type and size of all lettering
  - f. Elevation view of storefront showing sign (drawn to scale) with overall height and width dimensions of sign, overall square footage of sign, detail dimensions of major sign elements (graphics, letterforms, etc.) and the linear dimension of the allowable areas of Tenant's presentation.
  - g. A technical section (to scale) through the sign and storefront showing all pertinent construction details. Describe all fastener and weld details. Show attachment detail to building.
  - h. Colors and finishes of all materials
  - i. Wattage and light intensity by lamping type
  - j. Location of penetrations for conduit and sleeves, etc. required for sign installation
  - k. A photograph of the storefront with sign location shown to scale
5. Tenant's sign shall be located above the storefront of the Premises and/or within the limits of the area designated by Landlord as the "sign band." Tenant's sign shall be centered vertically within said sign band and horizontally within the lineal front footage of the Premises. Façade signs to have a minimum clearance of 10" from upper and lower edges of sign band, and 12" clearance from demising wall centerline.
6. Illumination shall be internal to the sign (exposed neon within letterforms, halo-illuminated) or by external front lighting. Light sources shall not cause glare hazardous to pedestrians or vehicle drivers. Color of lighting to be reviewed and approved by Landlord.



7. Face illumination to only consist of day/night type face material so that face reads as solid element during the day and illuminates at night. Illumination to be consistent with no shows or hot spots. Standard type acrylic faced letters/signs with colored faces are prohibited.
8. All signs shall meet the minimum NCDOT requirements for lighting and message duration contained in NC Administrative Code 2E.0203.
9. No sign shall be placed in final position without Landlord approval. Poor quality materials or construction will not be approved. Final installation will be subject to approval and must conform to criteria and drawings provided, as well as to local building codes.
10. All signs shall be individually pin mounted, canopy mounted or raceway mounted.
11. Sign company names or stamps shall be concealed if permitted by code.
12. Permitted sign materials include, but are not limited to the following:
  - a. Aluminum
  - b. Acrylic
13. Prohibited sign materials include, but are not limited to the following:
  - a. Flashing lights
  - b. Animated components
  - c. Vinyl trim caps on letterform/sign face or return. See note J for face material limitations. Use of minimal size aluminum retainers or other low profile retainers for letterform/sign face are encouraged.
  - d. Cabinet signs with illuminated, translucent background and silhouette letters
  - e. Vacuum-formed plastic letters
  - f. Paper, cardboard, stickers, or decals applied to or located behind the storefront glazing
  - g. Sandblasted wood signs in natural wood finish with painted, raised letters and/or logos



- h. Advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive or promotional material not designed as part of Tenant's overall presentation and brand identity may not be affixed or maintained on windows, glass fixtures, equipment, or another area of the storefront without Landlord and City of Concord approval.
- i. Exposed raceways, exposed ballast boxes or electrical transformers. If raceway is used, it must be integrated into design of sign. Note applies to wall/façade and canopy signs.
- j. Acrylic faced letterforms and sign cabinet. Only allowed acrylic faced elements are day/night type where face appears a solid color during the day and illuminates white at night. See note C for trim cap limitations.



# CONTACTS

---

## Landlord Approval

All Tenants must submit sign drawings to Landlord for review and approval prior to permitting with the City of Concord.

The drawings should be submitted to:

Morgan Lucas  
MPV Properties, LLC  
2400 South Boulevard, Suite 300  
Charlotte, NC 28203  
[mlucas@mpvre.com](mailto:mlucas@mpvre.com)

Frank Bass  
MPV Properties, LLC  
2400 South Boulevard, Suite 300  
Charlotte, NC 28203  
[fbass@mpvre.com](mailto:fbass@mpvre.com)

## City of Concord Approval

Signs must be applied for and permitted by the City of Concord Planning Department prior to installation.

Please contact City of Concord at (704) 920-5152.

**NOTE: Comprehensive Sign Packages may only be modified in the same manner in which they were originally approved. Any deviations from the Package herein shall require an amendment via a Special Use Permit. Any amendment requests must be submitted to Landlord for approval prior to submission to the City of Concord.**



# CHRISTENBURY VILLAGE

