

CITY OF CONCORD PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, November 19, 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

- a. Approval of minutes from October 15, 2024 - *Motion, second, and vote needed.*
- b. Readoption of minutes from March 19, 2024 - *Motion, second, and vote needed.*

IV. OLD BUSINESS

V. NEW BUSINESS

1. Z(CD)-13-24 (Legislative Hearing)

Jacob Jordan has submitted a Zoning Map Amendment application for +/- 0.23 acres of property located at 1089 Gaither Pl NW from RC (Residential Compact) to C-1-CD (General Commercial - Conditional District). PIN 5611-75-1678.

- 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 Conditions by Motion - *Motion, second, and vote needed.*

2. Z-14-24 (Legislative Hearing)

Mirta Arroyo has submitted a Zoning Map Amendment application for +/- 0.23 acres of property located at 318 Melchor Ct. SW from C-2 (General Commercial) to RV (Residential Village). PIN 5620-61-1875.

- 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 by Motion - *Motion, second, and vote needed.*

3. Z-15-24 (Legislative Hearing)

Todd Eury has submitted a Zoning Map Amendment application for +/- 0.43 acres of property located at 44 Sherwood Ct. NW from C-2 (General Commercial) to RV (Residential Village). PIN 5611-82-2928.

- 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 by Motion - *Motion, second, and vote needed.*

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

VII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

VIII. MATTERS NOT ON THE AGENDA

IX. ADJOURNMENT

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



Staff Report

Planning and Zoning Commission

DATE: November 19, 2024

REZONING CASE #: Z(CD)-13-24

ACCELA: CN-RZC-2024-00009

DESCRIPTION: Zoning Map Amendment
RC (Residential Compact) to C-1-CD (Light Commercial and Office Conditional District)

APPLICANT/OWNER: Jacob Jordan

LOCATION: 1089 Gaither Pl NW

PIN#: 5611-75-1678

AREA: +/- 0.23 acres

ZONING: RC (Residential Compact)

PREPARED BY: Fred Womble, Senior Planner

BACKGROUND

The subject property consists of one (1) parcel comprising +/- 0.23 acres on the south side of Davidson Hwy near the intersection of Central Dr NW. The property currently has one single-family residential building.

To the north of the property the zoning is RC (Residential Compact) and I-1 (Light Industrial) and the properties are vacant or single-family residential. The adjacent properties to the south and east are RC (residential compact) with single-family residences. To the west, the properties are zoned C-2 (General Commercial) and RC (Residential Compact) and contain auto sales and single family residences.

HISTORY

The property was annexed into the City effective June 30, 1992, as part of an involuntary annexation spanning from Davidson Hwy to Interstate 85. Jacob Jordan acquired the property by deed recorded in the Cabarrus County Register of Deeds Book 15564 Page 0331 on October 11, 2021. The petitioner applied to rezone the property to C-2 (conventional) but that petition was denied by Council in April 2023, citing concerns relative to potential future uses.

SUMMARY OF REQUEST

The applicant is requesting to rezone the subject property from RC (Residential Compact) to C-1-CD (Light Commercial and Office – Conditional District) for a small office space. No retail uses are proposed with this petition.

The conditional zoning process allows particular uses to be established on case-by-case basis on a specific property. A petition for conditional zoning must include a site plan, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any proposed conditions that will govern development and use of the property. If a petition for conditional district zoning is approved, the conditions of approval shall become binding upon the property. Only those uses and structures indicated in the approved petition and site plan may be developed on the site. The plan has also been reviewed by the Development Review Committee and there are no objections to the petition.

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	
RC (Residential Compact)	North	RC (Residential Compact) and I-1 (Light Industrial)	Residential	North	Vacant and Industrial
	South	RC (Residential Compact)		South	Single-family residential
	East	RC (Residential Compact)		East	Single-family residential
	West	C-2 (General Commercial) and RC (Residential Compact)		West	Commercial

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Urban Neighborhoods (UN).” C-1 (Light Commercial and Office) is *listed* as a corresponding zoning district to the “Urban Neighborhoods” land use category, and therefore is consistent with the land use plan.

The corresponding zoning districts for the “Urban Neighborhoods” land use category are RM-1 (Residential Medium Density), RM-2 (Residential Medium Denisty), RV (Residential Village), RC (Residential Compact), PRD (Planned Residential Development District), C-1 (Light Commercial and Office), PUD (Planned Unit Development), TND (Traditional Neighborhood Development), and O-I (Office-Institutional), and R-CO (Residential County Originated)

From the 2030 Land Use Plan – “Urban Neighborhoods” (UN)

The Urban Neighborhood (UN) Future Land Use category includes a mix of moderate- to high-density housing options. These neighborhoods are relatively compact, and may contain one or more of the following housing types: small lot, single family detached, townhomes, condominiums, or apartments. The design and scale of development in an urban neighborhood encourages active living with a complete a comprehensive network of walkable streets. Cul-de-sacs are restricted to areas where topography, environment, or existing development makes other connections prohibitive. Lots at intersections of collector and arterial streets within or at the edges of urban neighborhoods may support neighborhood- and community-serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Drive-through uses may be appropriate if designed and located so they access side streets and do not compromise pedestrian safety. Non-residential and multi-family uses are typically developed with minimal street setbacks in the urban neighborhood future land use category.

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.

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

- *Monitor Land Use: Monitor existing, approved and planned land uses and compare development capacities with projected demands for all types of residential and non-residential development. The Future Land Use Map should provide adequate land to meet projected demands and provide market flexibility throughout the City.*

The following goals from the recently adopted Strategic Plan also relate to the proposed zoning amendment:

Goal 2: Create Economic Opportunities for Individuals and Businesses

Support business expansion and job creation initiatives.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 0.23 acres and currently zoned RC (Residential Compact).
- The subject property was annexed into the City effective June 30, 1992.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as C-1 (Light Commercial and Office) is a corresponding zoning classification to the Urban

Neighborhood Land Use Category and the proposed use is compatible with those existing in the surrounding area..

- The zoning amendment is reasonable and in the public interest as it is complementary to the use, design and character of the surrounding land uses.

OR

- The zoning amendment is not reasonable and in the public interest as it is not complementary to the use, design and character of the surrounding land uses.

SUGGESTED RECOMMENDATION AND CONDITIONS

1. Compliance with “Rezoning Site Plan,” sheet number RZP-001, dated 8/27/24.
2. Applicant to provide a 2-foot sidewalk easement behind sidewalk on Gaither Pl NW for City maintenance.
3. Use shall be limited to general office purposes only.
4. If signage is desired, applicant shall apply for a sign permit separately from this approval.
5. Technical site plan review and approval is required including all approvals from outside local, state and federal agencies.
6. Future modifications/additions to the approved site plan may require further approval from the Planning and Zoning Commission.

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.

 N/A

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.



Application for
Zoning Map Amendment

(Please type or print)

Applicant Name, Address, Telephone Number and email address: _____

JACOB JORDAN, 1089 GAITHER PL NW, CONCORD, NC 28027

304-888-9430; JACOBJORDAN98@GMAIL.COM

Owner Name, Address, Telephone Number: _____

JACOB JORDAN, 1089 GAITHER PL NW, CONCORD, NC 28027

304-888-9430; JACOBJORDAN98@GMAIL.COM

Project Location/Address: 1089 GAITHER PL NW, CONCORD, NC 28027

P.I.N.: 5611751678000

Area of Subject Property (acres or square feet): 0.23 AC

Lot Width: 50 Lot Depth: 270.8

Current Zoning Classification: RC

Proposed Zoning Classification: C1-CD

Existing Land Use: RESIDENTIAL

Future Land Use Designation: URBAN NEIGHBORHOOD

Surrounding Land Use: North C-2 South RC

East RC West C-2

Reason for request: _____

Has a pre-application meeting been held with a staff member? DRC MEETING ON 6/20/24

Staff member signature: _____ Date: _____



THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

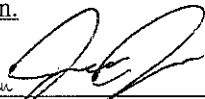
(Please type or print)


1. List the Use(s) Proposed in the Project:

THE EXISTING RESIDENTIAL STRUCTURE WILL BE CONVERTED INTO A SMALL OFFICE SPACE.

2. List the Condition(s) you are offering as part of this project. Be specific with each description. (You may attach other sheets of paper as needed to supplement the information):

I make this request for Conditional district zoning voluntarily. The uses and conditions described above are offered of my own free will. I understand and acknowledge that if the property in question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.

Signed by:  8/24/2024
 Signature of Applicant Date

Signed by:  8/24/2024
 Signature of Owner(s) Date




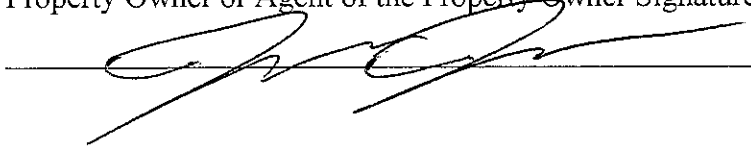
Application for
Zoning Map Amendment

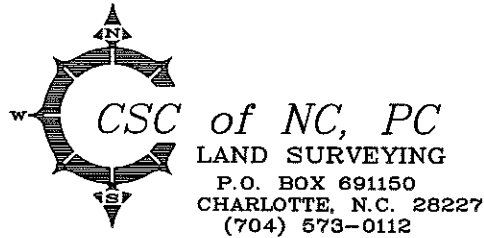
Certification

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: 8/24/2024

Applicant Signature: Signed by: *Jacob Jordan* 

Property Owner or Agent of the Property Owner Signature:  Signed by: *Jacob Jordan*



MARCH 8, 2023

All that certain portion of, parcel or lot of land, lying and being in city of Concord, Cabarrus County, State of North Carolina, being more fully shown as designated on a boundary survey by CSC of NC, PC surveyors, dated March 8, 2023, and having the following metes and bounds, to wit:

BEGINNING AT IRON PIN SETTING ON PUBLIC RIGHT-OF-WAY OF GAITHER PLACE NW COMMON CORNER WITH N/F FRANCES M FORNEY AND BEEING 106.0' FROM INTERSECTION OF DAVIDSON HWY AND RUNNING ALONG RIGHT-OF-WAY OF GAITHER PL NW S 20°01'15"W FOR A DISTANCE OF 200.00' TO A IRON PIN , THENCE TURNING ALONG PROPERTY LINE OF N/F FRANCES M FORNEY N72°30'00"W FOR A DISTANCE OF 50.00' TO A IRON PIN AND THENCE TURNING ALONG PROPERTY OF N/F CSL N.C.SYSTME LP N20°01'15"E FOR A DISTANCE OF 200.00' TO A IRON PIN THENCE, TURNING ALONG THE PROPERTY LINE OF N/F FRANCES M FORNEY S72°30'00"E FOR A DISTANCE OF 50.00' TO POINT OF BEGINNING AND CONTAINING 0.23 ACRES. SAID PROPERTY AS DESCRIBED MAY BE SUBJECT TO ANY EASEMENT OR RIGHT-OF-WAYS.

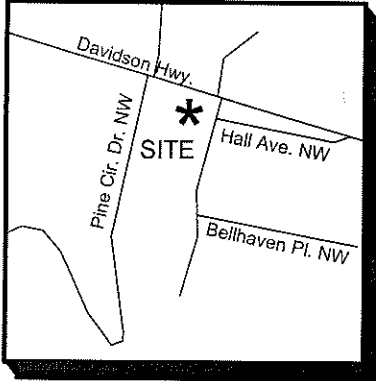
Mohammad E. Zamani PRLS L-4325

FIRM LICENSE NO. C-2350

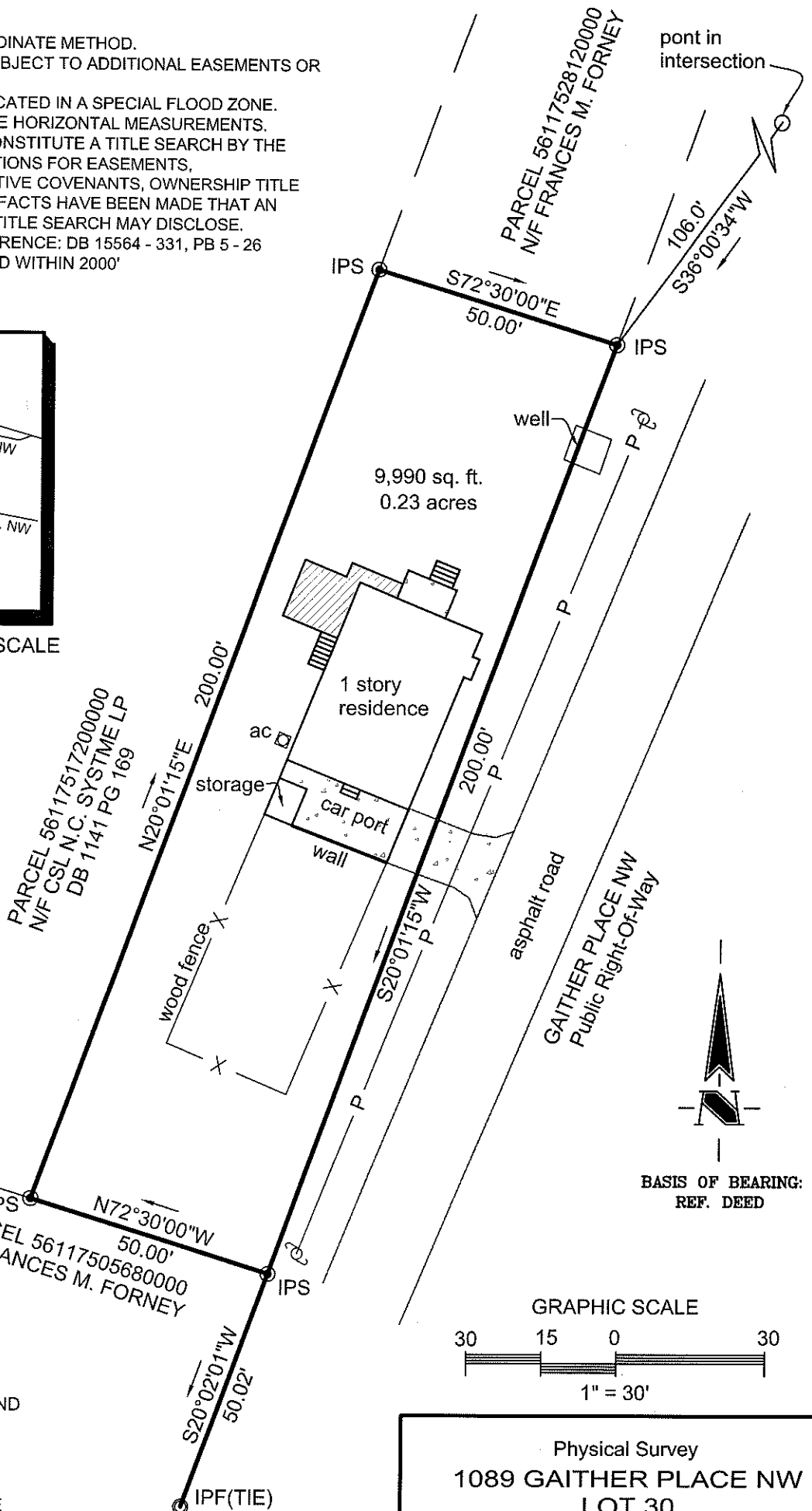


NOTES:

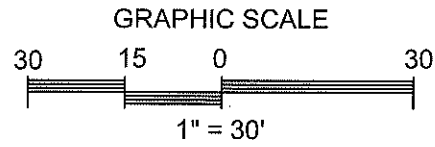
1. AREA COMPUTED BY COORDINATE METHOD.
2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS.
3. SUBJECT TRACT IS NOT LOCATED IN A SPECIAL FLOOD ZONE.
4. ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. PARCEL: 041100006.00, REFERENCE: DB 15564 - 331, PB 5 - 26
7. NO NCGS MONUMENT FOUND WITHIN 2000'



VICINITY MAP NOT TO SCALE



- LEGEND
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - ⊙ POWER POLE
 - P— POWER LINE
 - ⚡ NOT TO SCALE



BASIS OF BEARING:
REF. DEED

I, MOHAMMAD E. ZAMANI, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated is 1:10,000. Witness my original signature, registration number and seal this 8 day of MARCH, A.D., 2023



Surveyor Registration Number L-4325



Physical Survey
 1089 GAITHER PLACE NW
 LOT 30
 MR. B.L. UMBERGER ESTATE
 No. 4 TOWNSHIP,
 CABARRUS COUNTY, NORTH CAROLINA

PREPARED FOR:
 JACOB ANDREW JORDAN

CSC of NC, PC
 P.O. BOX 691150
 CHARLOTTE, N.C. 28227
 (704) 573-0112
 FIRM LICENSE No. C-2350

DATE: MARCH 8, 2023	JOB No.: CH2599-03-23	DRAWN BY: MS
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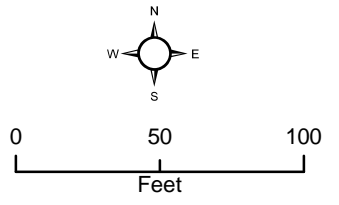
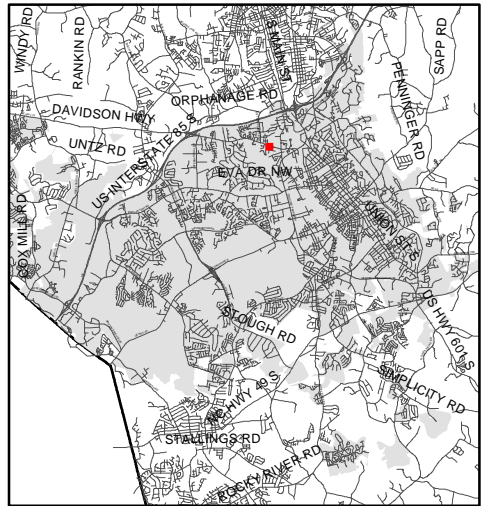


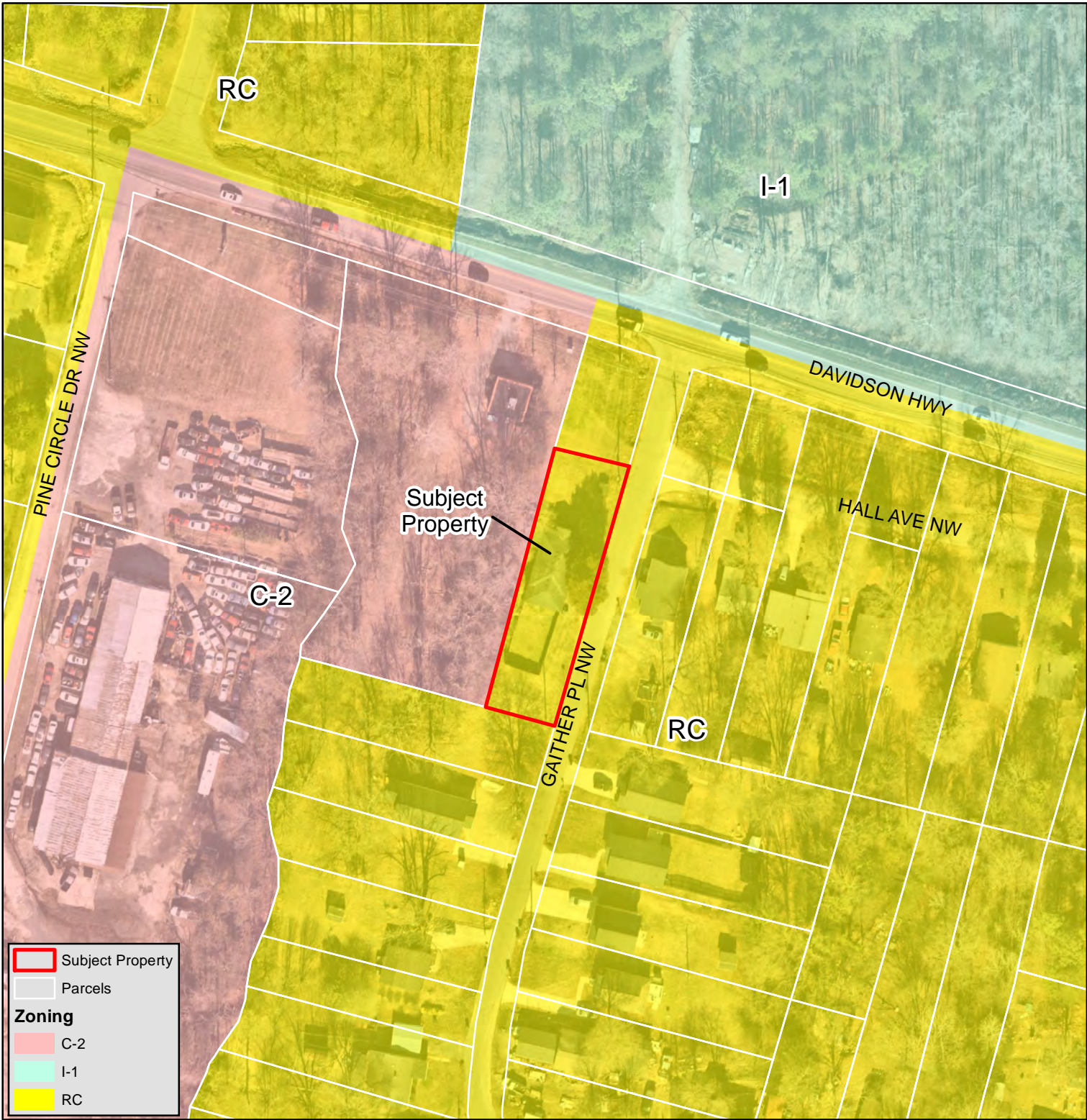
 Subject Property
 Parcels

**Z(CD)-13-24
AERIAL**

**Rezoning application
RC (Residential Compact)
to
C-1-CD (General Commercial -
Conditional District)**

1089 Gaither Pl NW
PIN: 5611-75-1678

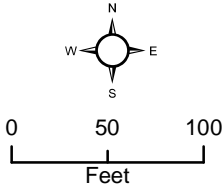
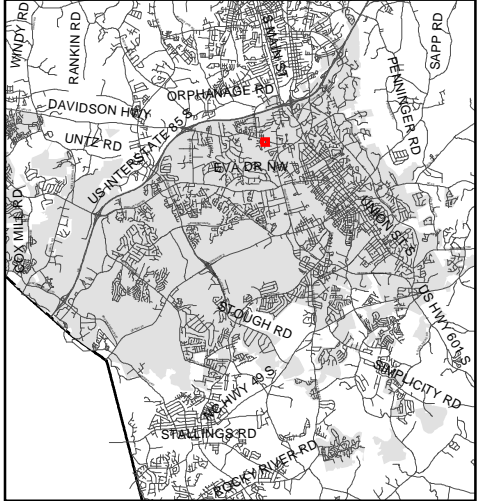




**Z(CD)-13-24
ZONING**

**Rezoning application
RC (Residential Compact)
to
C-1-CD (General Commercial -
Conditional District)**

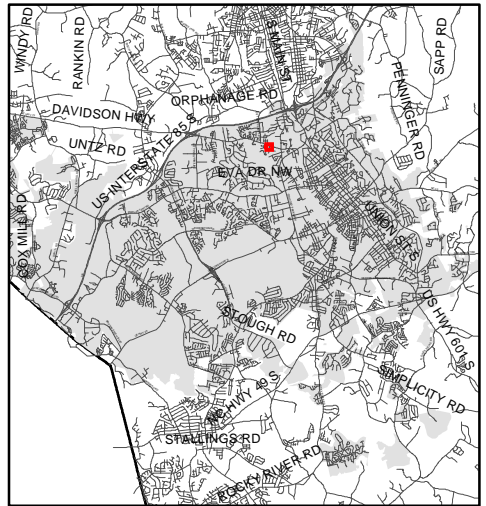
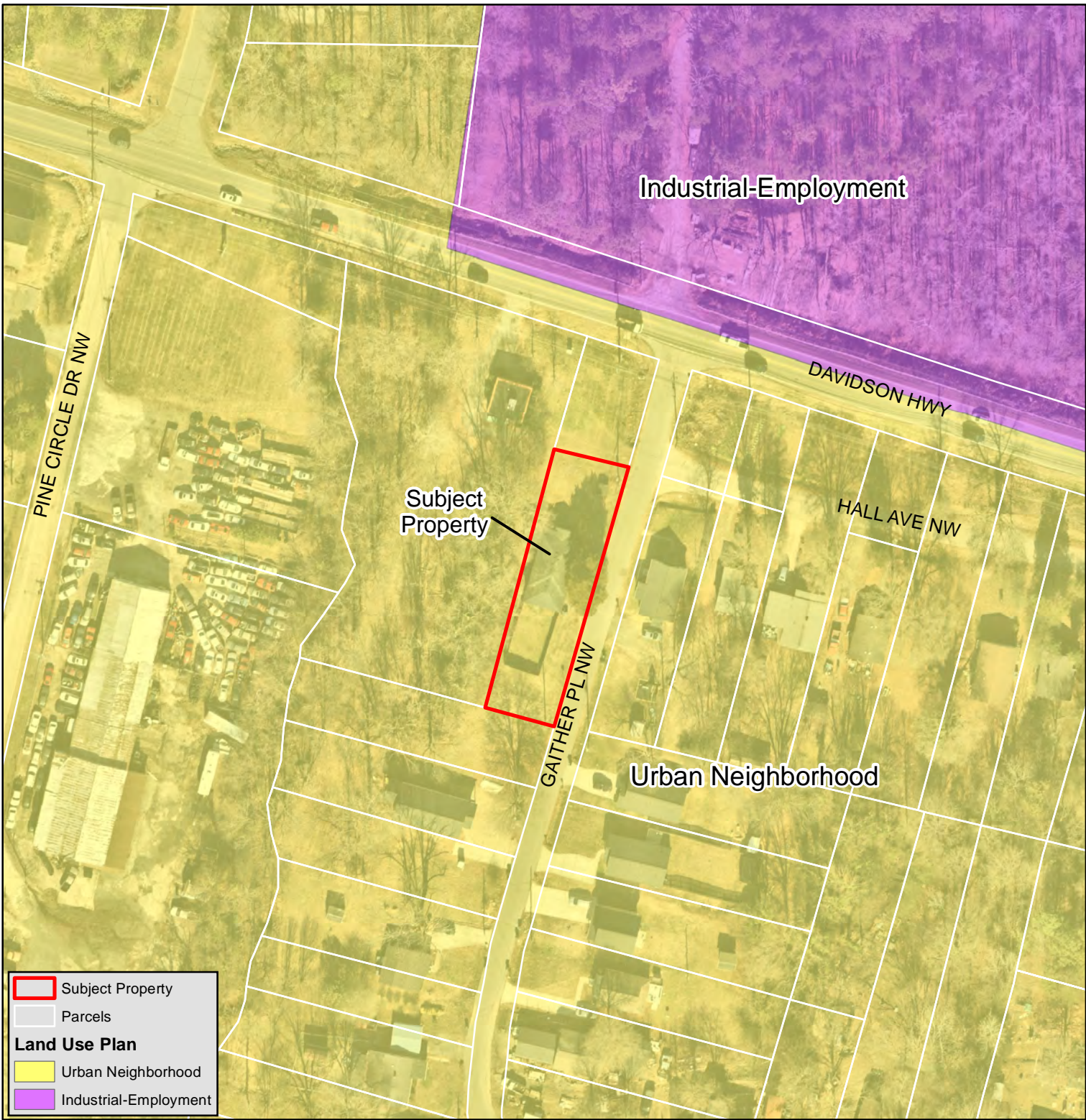
1089 Gaither Pl NW
PIN: 5611-75-1678







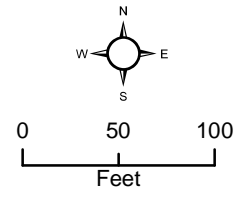
**Z(CD)-13-24
LAND USE PLAN**

**Rezoning application
RC (Residential Compact)
to
C-1-CD (General Commercial -
Conditional District)**

1089 Gaither Pl NW
PIN: 5611-75-1678




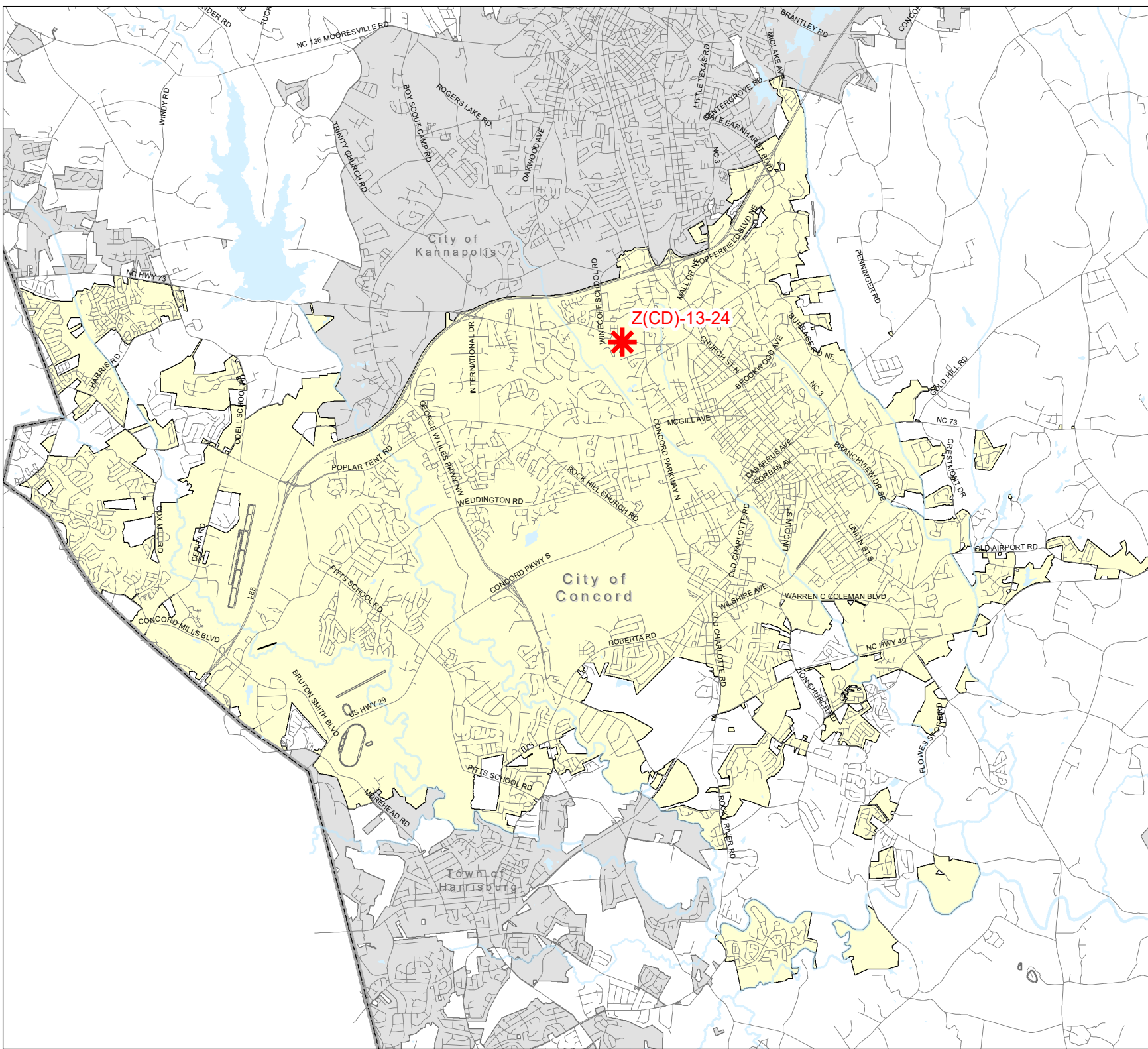
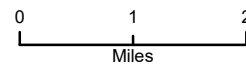
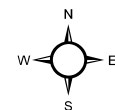
	Subject Property
	Parcels
Land Use Plan	
	Urban Neighborhood
	Industrial-Employment



Z(CD)-13-24

1089 Gaither Pl NW

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





Staff Report
Planning and Zoning Commission

DATE: November 19, 2024

REZONING CASE #: Z-14-24

ACCELA: CN-RZZ-2024-00012

DESCRIPTION: Zoning Map Amendment
C-2 (General Commercial) to RV (Residential Village)

APPLICANT/OWNER: On the Rock Investment & Holdings LLC/Mirta Arroyo

LOCATION: 318 Melchor Ct SW

PIN#: 5620-61-1875

AREA: +/- 0.24 acres

ZONING: C-2 (General Commercial)

PREPARED BY: George Daniels, Senior Planner

BACKGROUND

The subject property consists of one (1) parcel totaling +/- 0.24 acres located along the southern side of Melchor Ct SW near the intersection with Old Charlotte Rd SW. The parcel is owned by On the Rock Investment and Holdings LLC and is undeveloped. The applicant seeks approval to rezone the subject property from C-2 (General Commercial) to RV (Residential Village).

HISTORY

The subject property is located in the Silverhill Neighborhood and was annexed into the City on June 6th 1986. The parcel was previously zoned B-3 and converted to C-2 with the conversion to the UDO in 2000. The property is adjacent to a commercial structure that was built in the 1960's that has been expanded on since. The property is currently vacant and does not appear to have ever been developed.

SUMMARY OF REQUEST

The applicant proposes to rezone from C-2 (General Commercial) to RV (Residential Village) in order to build a single-family home on the property. Any development of the subject property would require residential site review and approval and must meet the standards set forth in the CDO (Concord Development Ordinance) as well as other applicable regulations. Besides the neighboring C-2 (General Commercial) zoning, the property is surrounded by RV (Residential Village) zoning and the petition represents an extension of the established district.

Existing Zoning and Land Uses (Subject Parcel)					
Current Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses within 500 Feet	
C-2 (General Commercial)	North	RV (Residential Village)	Vacant/Undeveloped	North	Single-family residential
	South	RV (Residential Village)		South	Single-family residential
	East	RV (Residential Village)		East	Vacant/undeveloped
	West	C-2 (General Commercial)		West	Commercial

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject properties as “Urban Neighborhood”. RV (Residential Village) is listed as a corresponding zoning district to the “Urban Neighborhood” land use category, and therefore is consistent with the land use plan.

The corresponding zoning districts for the “Urban Neighborhood” land use category are RM-1 (Residential Medium Density), RM-2 (Residential Medium Density), RV (Residential Village), RC (Residential Compact), PRD (Planned Residential Development), C-1 (Light Commercial), PUD (Planned Unit Development), TND (Traditional Neighborhood Development), O-I (Office-Institutional District) and R-CO (Residential County Originated).

It should be noted that the current zoning district C-2 (General Commercial) is not an applicable zoning district for the Urban Neighborhood use category.

From the 2030 Land Use Plan – “Urban Neighborhood” (UN)

The Urban Neighborhood (UN) Future Land Use category includes a mix of moderate- to high-density housing options. These neighborhoods are relatively compact, and may contain one or more of the following housing types: small lot, single family detached, townhomes, condominiums, or apartments. The design and scale of development in an urban neighborhood encourages active living with a complete a comprehensive network of walkable streets. Cul-de-sacs are restricted to areas where topography, environment, or existing development makes other connections prohibitive. Lots at intersections of collector and arterial streets within or at the edges of urban neighborhoods may support neighborhood- and community-serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Drive-through uses may be appropriate if designed and located so they access side streets and do not compromise pedestrian safety. Non-residential and multi-family uses are typically developed with minimal street setbacks in the urban neighborhood future land use category.

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.

The following goals from the recently adopted Strategic Plan also relate to the proposed zoning amendment:

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

Policy Guidance for Objective 1.6:

- **Infill Housing:** Promote a variety of compatible infill housing types in areas with access to adequate facilities and services.
- **Housing Balance:** Ensure that zoning allows for a mix of housing types at a variety of prices to meet the demands of existing and future residents.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property for the rezoning petition is approximately +/- 0.24 acres and is currently zoned C-2 (General Commercial).
- The subject property was annexed into the City in 1986.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as RV (Residential Village) is a corresponding zoning classification to the Urban Neighborhood Land Use Category.
- The zoning amendment is reasonable and in the public interest as it is consistent with the existing residential zoning and land use adjacent to the subject property.

OR

- The zoning amendment is not reasonable or in the public interest as it is not consistent with the existing residential zoning and land use adjacent to the subject property.

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 Monterai Date: 9/13/24
Check # 1136 Amount: \$ 1000.00 (Conditional) or \$800 (Conventional)
Cash: _____

The application fee is nonrefundable.



(Please type or print)

Applicant Name, Address, Telephone Number and email address:

Mirta Arroyo 980-829-5421
8214 Midas Ln. Ontherockinvestment@gmail.com
Locust NC 28097

Owner Name, Address, Telephone Number:

OnThe Rock Investment & Holdings LLC
8214 Midas Ln Locust NC 28097
980-829-5421 ontherockinvestment@gmail.com

Project Location/Address: 318 Melchor Ct. SW Concord, NC 28027

Parcel Identification Number (PIN): 5620-61-1875-0000

Area of Subject Property (acres or square feet): .24 Acres / 10,454 sqft

Lot Width: 103' Lot Depth: 101'

Current Zoning Classification: C-2

Proposed Zoning Classification: RV

Existing Land Use: Vacant

Future Land Use Designation: Single-Family Residential

Surrounding Land Use: North RV South RV

East C-2 West RV

Reason for request:

We would like to build our Personal Single Family Home

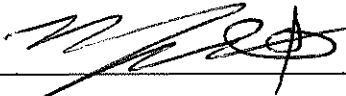
Has a pre-application meeting been held with a staff member? Yes No

Staff member signature: [Signature] Date: 9/13/24

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: 9/13/24

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature:
On The Rock Investment + Holdings LLC

Lying and Being in Ward Number Four (4) of the City of Concord, Number Eleven (11) Township of Cabarrus County, North Carolina on the South side of Melchor Street, Being a part of the STEAD AND MILLER COMPANY, as shown in Map Book 9, Page 74, adjoining Lot Numbers 9 and 10 of the Stead and Miller Company (as shown in Map Book 8, Page 28), and others, and being more fully described as follows:

BEGINNING at an iron stake on the South side of Melchor Street, the Northeastern corner of Ik S Pak, also the Northwestern corner of Reece E Furr (Deed Book 266, Paage 305) and runs thence with the line of Furr South 01-27 East 102.19 feet to an iron stake, a corner in the line of Lot Number 10 of the Stead and Miller Company (Map Book 8, Page 28) (said stake being North 88-36 West 7.0 feet from an iron stake, corner of Lot Numbers 10 and 11); thence with the line of Lot Numbers 10 and 9 North 88-36 West 103.0 feet to an iron stake, rear corner of Lot Numbers 8 and 9; thence with the South side of Melchor Street South 83-15 East 100.00 feet to the point of BEGINNING, as surveyed and platted by Walter L Furr, Jr. R.L.S., August 4, 1988.

Property Address: 318 Melchor Court SW Concord NC 28027

PIN: 5620-61-1875-0000

TALBERT DON EDWARD TALBERT JUDY WF
 318 MELCHOR CT SW CONCORD NC 28027
 6833300

Return/Appeal Notes: Parcel: 5620 61 1875 0000
 PLAT: 00008/00028
 ID NO: 11 004 0135.20 0000
 CARD NO. 1 of 1
 0.2400 AC SRC=
 TW-11 CI-02 FR-00 EX- AT- LAST ACTION 20240301

Reval Year: 2024 Tax Year: 2024 CONCORD CITY TAX (100), COUNTY TAX (100)
 SOUTH SIDE MELCHOR CT
 Appraised by 24 on 01/20/2016 50007 CABARRUS / MCGILL

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE											
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RC	NE	YB	AYB	CREDENCE TO											
BUILDING ADJUSTMENTS	10	00								% GOOD											
TOTAL ADJUSTMENT FACTOR	TYPE: COMMERCIAL-RETAIL									DEPR. BUILDING VALUE - CARD											
TOTAL QUALITY INDEX	STYLE:									DEPR. OB/XF VALUE - CARD											
										MARKET LAND VALUE - CARD											
										TOTAL MARKET VALUE - CARD											
										TOTAL APPRAISED VALUE - CARD											
										TOTAL APPRAISED VALUE - PARCEL											
										TOTAL PRESENT USE VALUE - PARCEL											
										TOTAL VALUE DEFERRED - PARCEL											
										TOTAL TAXABLE VALUE - PARCEL \$											
										PRIOR											
										BUILDING VALUE											
										OBXF VALUE											
										LAND VALUE											
										PRESENT USE VALUE											
										DEFERRED VALUE											
										TOTAL VALUE											
										PERMIT											
										CODE DATE NOTE NUMBER AMOUNT											
										ROUT: WTRSHD:											
										SALES DATA											
										OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE											
										BOOK PAGE MOYR											
										682 0101 8 1988 WD Q V 6500											
										16829 0072 2 2024 GW A I 150000											
										HEATED AREA											
										NOTES											
										VAC 2/98											
SUBAREA		GS	RPL	CODE	QUALITY	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE	
TYPE	AREA	%	CS	TOTAL OB/XF VALUE																	
FIREPLACE																					
SUBAREA TOTALS																					
BUILDING DIMENSIONS																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES			ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES		
COMMERCIAL	0700	C-2	100	111	0.8900	2	0.5000	RF	AC	LC	TO	OT	PS	600.00	100.000	FF	0.445	267.00	26700	0	
																			26,700		
TOTAL MARKET LAND DATA																					
TOTAL PRESENT USE DATA																					

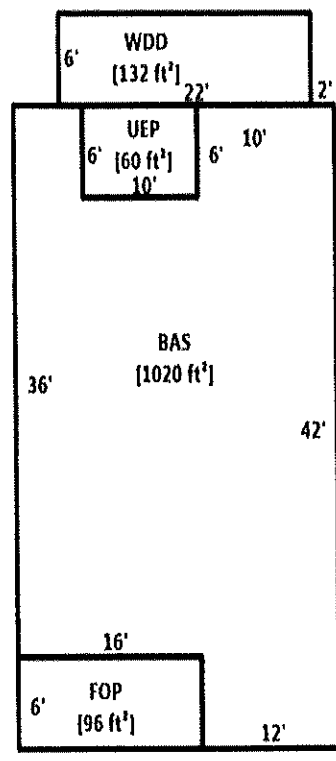
ALLISON THELMA D
317 MELCHOR CT SW CONCORD NC 28027
32131

Return/Appeal Notes: Parcel: 5620 61 1907 0000
PLAT: 00000/00000
ID NO: 11 004 0134.00 0000

CONCORD CITY TAX (100), COUNTY TAX (100) Homestead Exclusion CARD NO. 1 of 1
Reval Year: 2024 Tax Year: 2024 LTS 4-5 SILVER HILL 2.0000 LT
Appraised by CA on 12/07/2023 20001 HARTSELL SCHOOL TW-11 SRC= Owner

CI-02FR-00 EX- AT-LAST ACTION 20231207

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION		CORRELATION OF VALUE	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.54000	CREDENCE TO	MARKET
Foundation - 3											
Continuous Footing	5.00	01	01	1,110	136	171.36	190209	1970	1945	% GOOD	46.0
Sub Floor System - 5											
Wood	9.00										
Exterior Walls - 10											
Aluminum/Vinyl Siding	30.00										
Roofing Structure - 03											
Gable	7.00										
Roofing Cover - 03											
Asphalt or Composition Shingle	3.00										
Interior Wall Construction - 5											
Drywall/Sheetrock	20.00										
Interior Floor Cover - 09											
Pine or Soft Woods	10.00										
Heating Fuel - 03											
Gas	1.00										
Heating Type - 04											
Forced Air - Ducted	4.00										
Air Conditioning Type - 03											
Central	4.00										
Bedrooms/Bathrooms/Half-Bathrooms											
3/1/0	8.000										
Bedrooms											
BAS - 3 FUS - 0 LL - 0											
Bathrooms											
BAS - 1 FUS - 0 LL - 0											
Half-Bathrooms											
BAS - 0 FUS - 0 LL - 0											
Office											
BAS - 0 FUS - 0 LL - 0	0										
TOTAL POINT VALUE											101.000
BUILDING ADJUSTMENTS											
Quality	3	Average	1.0000								
Shape/Design	1	MF1	0.9000								
Size	Size	Size	1.5000								
TOTAL ADJUSTMENT FACTOR			1.350								
TOTAL QUALITY INDEX			136								



Click on image to enlarge

DEPR. BUILDING VALUE - CARD		87,500
DEPR. OB/XF VALUE - CARD		4,490
MARKET LAND VALUE - CARD		48,000
TOTAL MARKET VALUE - CARD		139,990
TOTAL APPRAISED VALUE - CARD		139,990
TOTAL APPRAISED VALUE - PARCEL		139,990
TOTAL PRESENT USE VALUE - PARCEL		0
TOTAL VALUE DEFERRED - PARCEL		0
TOTAL TAXABLE VALUE - PARCEL \$		139,990
PRIOR		
BUILDING VALUE		53,720
OBXF VALUE		3,980
LAND VALUE		15,000
PRESENT USE VALUE		0
DEFERRED VALUE		0
TOTAL VALUE		72,700
PERMIT		
CODE	DATE	NOTE
		NUMBER
		AMOUNT
ROUT: WTRSHD:		
SALES DATA		
OFF. RECORD	DATE	DEED
BOOK/PAGE	MO/YR	TYPE
		Q/UN/I
		INDICATE SALES PRICE
HEATED AREA 1,020		
NOTES		

SUBAREA		CODE	QUALITY	DESCRIPTION	COUNT	LT	WT	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE
BAS	1,020	100	174787	STORAGE BRV DRIVE CON	10	10	100	41.00	100	1	1.25	2014	2014	S3		70		3588
FOP	96	035	5826		39	10	390	4.20	100	1	1.10	2009	2009	S5		50		901
UEP	60	050	5141															
WDD	132	020	4455															
FIREPLACE	1 - None		0															
SUBAREA TOTALS	1,308		190,209															4,489

BUILDING DIMENSIONS BAS=S6W10N6W6S36E16S6E12N42W2W10Area:1020;UEP=W10S6E10N6Area:60;FOP=S6E16N6W16Area:96;WDD=N6W22S6E22Area:132;TotalArea:1308

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR	0100	RV	70	100	1.0000	0	1.0000		PS	48,000.00	1.000	LT	1.000	48,000.00	48000		48,000
TOTAL MARKET LAND DATA																48,000	
TOTAL PRESENT USE DATA																	

MORRIS ROY LEE JR & MORRIS DICIE D WF &
 204 ALBERTA CT SW CONCORD NC 28027
 63715

Return/Appeal Notes: Parcel: 5620 61 0771 0000
 PLAT: 00000/00000
 ID NO: 11 009 0019.00 0000

CONCORD CITY TAX (100), COUNTY TAX (100)

CARD NO. 1 of 1

Reval Year: 2024 Tax Year: 2024 204 ALBERTA CT

2.0000 LT

SRC=

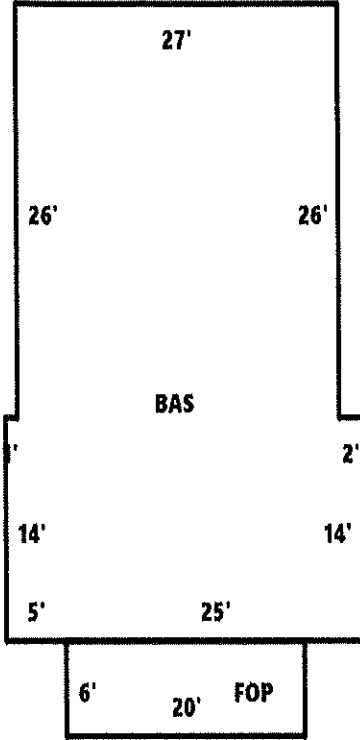
Appraised by CA on 12/07/2023 20001 HARTSELL SCHOOL

TW-11

CI-02 FR-00 EX-

AT- LAST ACTION 20231207

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE					
Foundation - 3	5.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.54000	CREDENCE TO	MARKET				
Continuous Footing	5.00	01	01	1,164	126	158.76	184797	1970	1900								
Sub Floor System - 5										% GOOD	46.0	DEPR. BUILDING VALUE - CARD	85,010				
Wood	9.00											DEPR. OB/XF VALUE - CARD	1,680				
Exterior Walls - 10												MARKET LAND VALUE - CARD	67,200				
Aluminum/Vinyl Siding	30.00											TOTAL MARKET VALUE - CARD	153,890				
Roofing Structure - 03												TOTAL APPRAISED VALUE - CARD	153,890				
Gable	7.00											TOTAL APPRAISED VALUE - PARCEL	153,890				
Roofing Cover - 03												TOTAL PRESENT USE VALUE - PARCEL	0				
Asphalt or Composition Shingle	3.00											TOTAL VALUE DEFERRED - PARCEL	0				
Interior Wall Construction - 5												TOTAL TAXABLE VALUE - PARCEL \$	153,890				
Drywall/Sheetrock	20.00											PRIOR					
Interior Floor Cover - 08												BUILDING VALUE	47,350				
Sheet Vinyl	6.00											OBXF VALUE	1,540				
Interior Floor Cover - 14												LAND VALUE	21,000				
Carpet	0.00											PRESENT USE VALUE	0				
Heating Fuel - 03												DEFERRED VALUE	0				
Gas	1.00											TOTAL VALUE	69,890				
Heating Type - 04												PERMIT					
Forced Air - Ducted	4.00											CODE	DATE	NOTE	NUMBER	AMOUNT	
Air Conditioning Type - 03												ROUT: WTRSHD:					
Central	4.00											SALES DATA					
Bedrooms/Bathrooms/Half-Bathrooms												OFF. RECORD	DATE	DEED		INDICATE SALES	
2/1/0	7.000											BOOK/PAGE	MO/YR	TYPE	Q/UV/I	PRICE	
Bedrooms												10935/0147	4/2014	DS*	U I	20000	
BAS - 2 FUS - 0 LL - 0												HEATED AREA 1,122					
Bathrooms												NOTES					
BAS - 1 FUS - 0 LL - 0												UCP NV					
Half-Bathrooms																	
BAS - 0 FUS - 0 LL - 0																	
Office																	
BAS - 0 FUS - 0 LL - 0	0																
TOTAL POINT VALUE	96.000																
BUILDING ADJUSTMENTS																	
Quality	3	Average	1.0000														
Shape/Design	1	MF1	0.9000														
Size	Size	Size	1.4600														
TOTAL ADJUSTMENT FACTOR	1.310																
TOTAL QUALITY INDEX	126																



SUBAREA		CODE	QUALITY	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE
BAS	1,122	100	178129	10D	0	0	500	4.20	100	1	1.10	1999	1999	S5		30		528
FOP	120	035	6668						100	1	1.10	1997	1998	S5		50		1155
TOTAL OB/XF VALUE 1,683																		

FIREPLACE	1 - None	0															
SUBAREA TOTALS	1,242		184,797														

BUILDING DIMENSIONS BAS=W27S26W1S14E5E25N14W2N26Area:1122;FOP=S6E20N6W20Area:120;TotalArea:1242

LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
SFR	0100	RV	125	140	1.0000	0	1.4000	RF	AC	LC	TO	OT	PS	48,000.00	1.000	LT	1.400	67,200.00	67200	0	
TOTAL MARKET LAND DATA 67,200																					
TOTAL PRESENT USE DATA																					

ON THE ROCK INVESTMENT & HOLDINGS LLC

Parcel ID: 5620 61 1636 0000

190 ALBERTA CT SW CONCORD NC
28027
164994

PLAT: 00046/00026 UNIQ ID
0.1700 AC
TW-11 CI-02 FR-00

SPLIT FROM ID

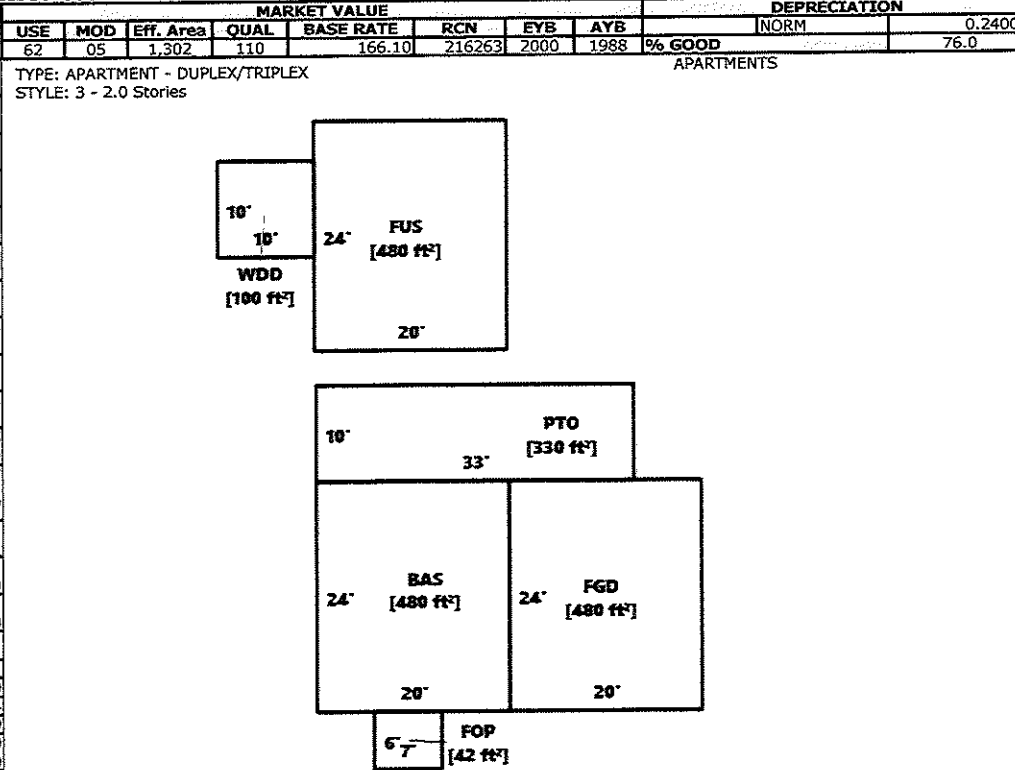
Reval Year: 2024 Tax Year: 2025
Appraised By CA on 08/07/2024 20001 HARTSELL SCHOOL

NN: 03 - REMODELING / ADDITION TO IMPROVEMENT
CONCORD CITY TAX (100), COUNTY TAX (100)
P/O LTS 9-10 DON E TALBERT
HARTSELL SCHOOL

CARD NO. 1 of 1
0.1700 AC
TW-11 CI-02 FR-00

EX- SRC= Inspection
AT- LAST ACTION 20240807

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION		CORRELATION OF VALUE	
FOUNDATION	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	
Continuous Footing	3	62	05	1,302	110	166.10	216263	2000	1988
Sub Floor System	3								
Slab Above Grade	10.00								
Exterior Walls	11								
Concrete Block	24.00								
Exterior Walls	10								
Aluminum/Vinyl Siding	0.00								
Roofing Structure	03								
Gable	8.00								
Roofing Cover	03								
Asphalt or Composition Shingle	2.00								
Interior Wall Construction	5								
Drywall/Sheetrock	22.00								
Interior Floor Cover	09								
Pine or Soft Woods	8.00								
Heating Fuel	04								
Electric	1.00								
Heating Type	10								
Heat Pump	4.00								
Air Conditioning Type	03								
Central	5.00								
Structural Frame	05								
Reinforced Concrete	8.00								
Ceiling & Insulation	07								
Not Suspended - Ceiling and Wall Insulated	4.00								
Half-Bathrooms									
BAS - 0 FUS - 0 LL - 0									
Plumbing Fixtures	4.00								
Office									
BAS - 0 FUS - 0 LL - 0	0								
TOTAL POINT VALUE	107.000								
BUILDING ADJUSTMENTS									
Quality	3	Average	1.00						
Shape/Design	4	MF4	1.04						
Size	Size	Size	0.99						
TOTAL ADJUSTMENT FACTOR	1.030								
TOTAL QUALITY INDEX	110								



DEPR. BUILDING VALUE - CARD		MARKET			
DEPR. OB/XF VALUE - CARD	1,710				
MARKET LAND VALUE - CARD	48,000				
TOTAL MARKET VALUE - CARD	214,070				
TOTAL APPRAISED VALUE - CARD	214,070				
TOTAL APPRAISED VALUE - PARCEL	214,070				
TOTAL PRESENT USE VALUE - LAND	0				
TOTAL VALUE DEFERRED - PARCEL	0				
TOTAL TAXABLE VALUE - PARCEL \$	214,070				
PRIOR APPRAISAL		PERMIT			
BUILDING VALUE	0	CODE DATE NO.			
OBXF VALUE	6,720				
LAND VALUE	15,000				
PRESENT USE VALUE	0				
DEFERRED VALUE	0	ROUT: WTRSHD:			
TOTAL VALUE	21,720				
SALES DATA					
OFF. RECORD	DATE	DEED	Q/U	V/I	INDICATE
BOOK	PAGE	MO	YR	TYPE	SALES PRICE
16829	0072	2	2024	GW	A I 150,000
16809	0178	2	2024	QC	E V 0
425	0184	9	1972	GW	X V 0
HEATED AREA 960					
NOTES					
GAR IS STY & 1/2					

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	SIZE FACT	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	480	100	79728	05P	C	FEN WD PRV		0	0	90	19.00	100.00	1	1.00	2024	2024	S5		100	1710
FGD	480	065	51823	TOTAL OB/XF VALUE																
FOP	42	040	2824																	
FUS	480	095	75742																	
PTO	330	005	2824																	
WDD	100	020	3322																	
SUBAREA TOTALS	1,912		216,263																	

BLDG DIMENSIONS BAS=S24E20N24W20Area:480;FGD=E20N24W20S24Area:480;FOP=S6W7N6E7Area:42;FUS=N24E20S24W20Area:480;WDD=W10S10E10N10Area:100;PTO=N10E33S10W33Area:330;TotalArea:1912

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR	0100	RV	50	140	1.0000	0	1.0000	.17 AC	PS	48,000.00	1.000	LT	1.000	48,000.00	48000		
TOTAL MARKET LAND DATA															48000		
TOTAL PRESENT USE DATA																	

5620 61 1636 0000 (11896960) Group:0 8/7/2024 11:17:57 AM.

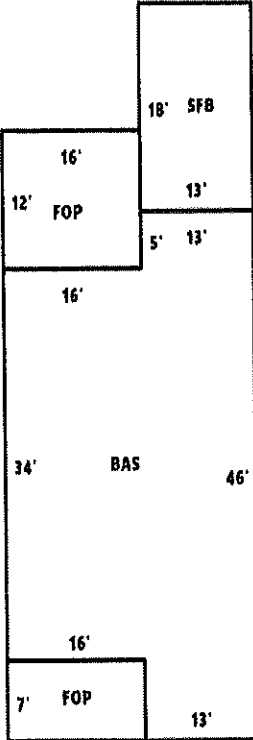
ROQUE ACOSTA JESUS
184 ALBERTA CT SW CONCORD NC 28027
118110

Return/Appeal Notes: Parcel: **5620 61 2761 0000**
PLAT: 00008/00028
ID NO: 11 009 0023.00 0000

CONCORD CITY TAX (100), COUNTY TAX (100)
LTS 11 & P/O 10-12 STEAD & MILLER CO
Reval Year: 2024 Tax Year: 2024
Appraised by CA on 12/07/2023 20001 HARTSELL SCHOOL

CARD NO. 1 of 1
1.0000 LT
TW-11
SRC= Estimated
AT- LAST ACTION 20240626

CONSTRUCTION DETAIL	MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE								
	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.50000	CRENCE TO	MARKET							
Foundation - 3 Continuous Footing	5.00	01	01	1,435	123	154.98	222396	1974	1954	% GOOD	50.0	DEPR. BUILDING VALUE - CARD	111,200						
Sub Floor System - 4 Plywood	8.00	TYPE: SINGLE FAMILY RESIDENTIAL										DEPR. OB/XF VALUE - CARD	6,060						
Exterior Walls - 10 Aluminum/Vinyl Siding	30.00	STYLE: 1 - 1.0 Story										MARKET LAND VALUE - CARD	48,000						
Roofing Structure - 03 Gable	7.00	SINGLE FAMILY HOME										TOTAL MARKET VALUE - CARD	165,260						
Roofing Cover - 03 Asphalt or Composition Shingle	3.00											TOTAL APPRAISED VALUE - CARD	165,260						
Interior Wall Construction - 5 Drywall/Sheetrock	20.00											TOTAL APPRAISED VALUE - PARCEL	165,260						
Interior Floor Cover - 09 Pine or Soft Woods	8.00											TOTAL PRESENT USE VALUE - PARCEL	0						
Interior Floor Cover - 14 Carpet	0.00											TOTAL VALUE DEFERRED - PARCEL	0						
Heating Fuel - 03 Gas	1.00											TOTAL TAXABLE VALUE - PARCEL \$	165,260						
Heating Type - 04 Forced Air - Ducted	4.00											PRIOR							
Air Conditioning Type - 03 Central	4.00											BUILDING VALUE	71,290						
Bedrooms/Bathrooms/Half-Bathrooms 3/2/0	12.000											OBXF VALUE	4,890						
Bedrooms BAS - 3 FUS - 0 LL - 0												LAND VALUE	15,000						
Bathrooms BAS - 2 FUS - 0 LL - 0												PRESENT USE VALUE	0						
Half-Bathrooms BAS - 0 FUS - 0 LL - 0	0											DEFERRED VALUE	0						
Office BAS - 0 FUS - 0 LL - 0	0											TOTAL VALUE	91,180						
TOTAL POINT VALUE	102.000											PERMIT							
BUILDING ADJUSTMENTS												CODE	DATE	NOTE	NUMBER	AMOUNT			
Quality	3	Average	1.0000									ROUT: WTRSHD:							
Shape/Design	1	MF1	0.9000									SALES DATA							
Size	Size	Size	1.3400									OFF. RECORD	DATE	DEED	INDICATE				
TOTAL ADJUSTMENT FACTOR	1.210									BOOK	PAGE	MOYR	TYPE	Q/UV/I	SALES PRICE				
TOTAL QUALITY INDEX	123									6820	0294	6	2006	CV	Q	I	76000		
												16798	0132	1	2024	QC	E	I	0
												12669	0064	9	2017	SW	I	I	0
												12524	0026	6	2017	SW	I	I	0
												12482	0324	5	2017	TR	P	I	51000
												HEATED AREA 1,376							
												NOTES							
												PMT 7108 10/92 REMODEL							



Click on image to enlarge

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,142	100	176987	06	D	GARAGE FR		40	20	800	25.00	100	1	0.93	1978	1985	S3		30	5580
FOP	304	035	16428		C	FENCE CL4		0	0	100	16.00	100	1	1.00	2000	2000	S5		30	480
SFB	234	080	28981	TOTAL OB/XF VALUE																
FIREPLACE	1	None	0																	
SUBAREA TOTALS	1,680		222,396																	

BUILDING DIMENSIONS BAS=S5W16S34E16S7E13N46W13Area:1142;FOP=N7W16S12E16N5Area:192;FOP=S7E16N7W16Area:112;SFB=N18W13S18E13Area:234;TotalArea: :1680

LAND INFORMATION												OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	RF	AC	LC	TO	OT	PS	48,000.00	1.000	LT	1.000	48,000.00	48000		
TOTAL MARKET LAND DATA																					
TOTAL PRESENT USE DATA																					

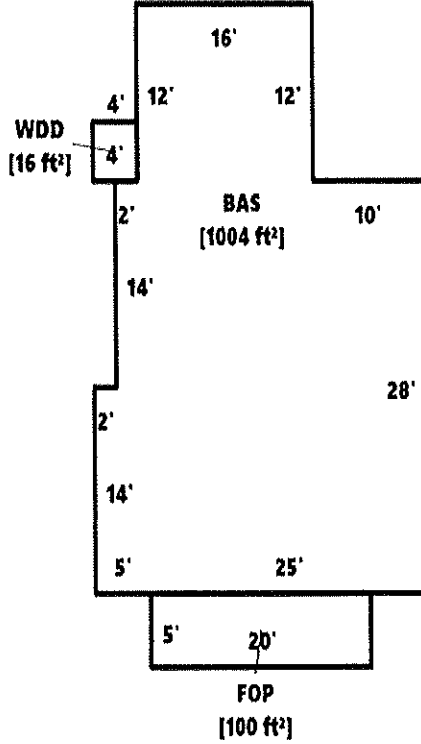
MCKINNEY JOSEPH MCKINNEY BETH WF
188 ALBERTA CT SW CONCORD NC 28027
139225

Return/Appeal Notes: Parcel: 5620 61 2706 0000
PLAT: 00046/00026
ID NO: 11 009 0021.00 0000

CONCORD CITY TAX (100), COUNTY TAX (100)
Reval Year: 2024 Tax Year: 2024 P/O LTS 9-10 DON E TALBERT
Appraised by CA on 12/07/2023 20001 HARTSELL SCHOOL

CARD NO. 1 of 1
0.1700 AC SRC= Estimated
TW-11 CI-02 FR-00 EX- AT- LAST ACTION 20240214

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION		CORRELATION OF VALUE		
Foundation - 3		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.54000	CREDENCE TO	MARKET
Continuous Footing	5.00	01	01	1,042	130	163.80	170679	1970	1900	% GOOD	46.0	DEPR. BUILDING VALUE - CARD	78,510
Sub Floor System - 5		TYPE: SINGLE FAMILY RESIDENTIAL SINGLE FAMILY HOME											
Wood	9.00	STYLE: 1 - 1.0 Story											
Exterior Walls - 10		DEPR. OB/XF VALUE - CARD 500											
Aluminum/Vinyl Sliding	30.00	MARKET LAND VALUE - CARD 48,000											
Roofing Structure - 03		TOTAL MARKET VALUE - CARD 127,010											
Gable	7.00	TOTAL APPRAISED VALUE - CARD 127,010											
Roofing Cover - 03		TOTAL APPRAISED VALUE - PARCEL 127,010											
Asphalt or Composition Shingle	3.00	TOTAL PRESENT USE VALUE - PARCEL 0											
Interior Wall Construction - 5		TOTAL VALUE DEFERRED - PARCEL 0											
Drywall/Sheetrock	20.00	TOTAL TAXABLE VALUE - PARCEL \$ 127,010											
Interior Floor Cover - 08		PRIOR											
Sheet Vinyl	6.00	BUILDING VALUE 43,140											
Interior Floor Cover - 14		OBXF VALUE 540											
Carpet	0.00	LAND VALUE 15,000											
Heating Fuel - 03		PRESENT USE VALUE 0											
Gas	1.00	DEFERRED VALUE 0											
Heating Type - 04		TOTAL VALUE 58,680											
Forced Air - Ducted	4.00	PERMIT											
Air Conditioning Type - 03		CODE DATE NOTE NUMBER AMOUNT											
Central	4.00	ROUT: WTRSHD:											
Bedrooms/Bathrooms/Half-Bathrooms		SALES DATA											
2/1/0	7.000	OFF. RECORD	DATE	DEED	INDICATE						SALES PRICE		
Bedrooms		BOOK	PAGE	MOYR	TYPE	Q/UV/I							
BAS - 2 FUS - 0 LL - 0		14366	0157	7	2020	GW	Q	I			65000		
Bathrooms		HEATED AREA 1,004											
BAS - 1 FUS - 0 LL - 0		NOTES											
Half-Bathrooms													
BAS - 0 FUS - 0 LL - 0													
Office													
BAS - 0 FUS - 0 LL - 0	0												
TOTAL POINT VALUE	96.000												
BUILDING ADJUSTMENTS													
Quality	3	Average	1.0000										
Shape/Design	1	MF1	0.9000										
Size	Size	Size	1.5000										
TOTAL ADJUSTMENT FACTOR	1.350												
TOTAL QUALITY INDEX	130												



Click on image to enlarge



SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LT	WT	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE	
BAS	1,004	100	164455	01	E	STORAGE WD		8	12	96	14.00	100	1	1.25	1985	1985	S3		30	504	
FOP	100	035	5733	TOTAL OB/XF VALUE 504																	
WDD	16	020	491																		
FIREPLACE	1	None	0																		
SUBAREA TOTALS	1,120		170,679																		
BUILDING DIMENSIONS BAS=W16S12W2S14W2S14E5E25N28W10N12Area:1004;FOP=S5E20N5W20Area:100;WDD=W4N4E4S4Area:16;TotalArea:1120																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES			ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES		
SFR	0100	RV	60	140	1.0000	0	1.0000	.17 AC			PS	48,000.00	1.000	LT	1.000	48,000.00	48000				
TOTAL MARKET LAND DATA																			48,000		
TOTAL PRESENT USE DATA																					

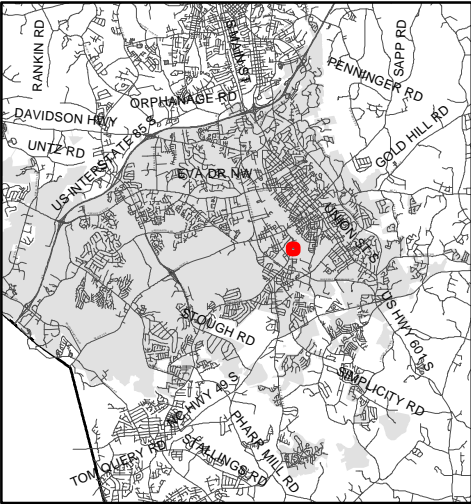
**Z-14-24
AERIAL**

**Rezoning application
C-2 (General Commercial)
to
RV (Residential Village)**

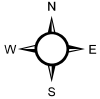
318 Melchor Ct SW
PIN: 5620-61-1875



 Subject Property
 Parcels



Concord
NORTH CAROLINA

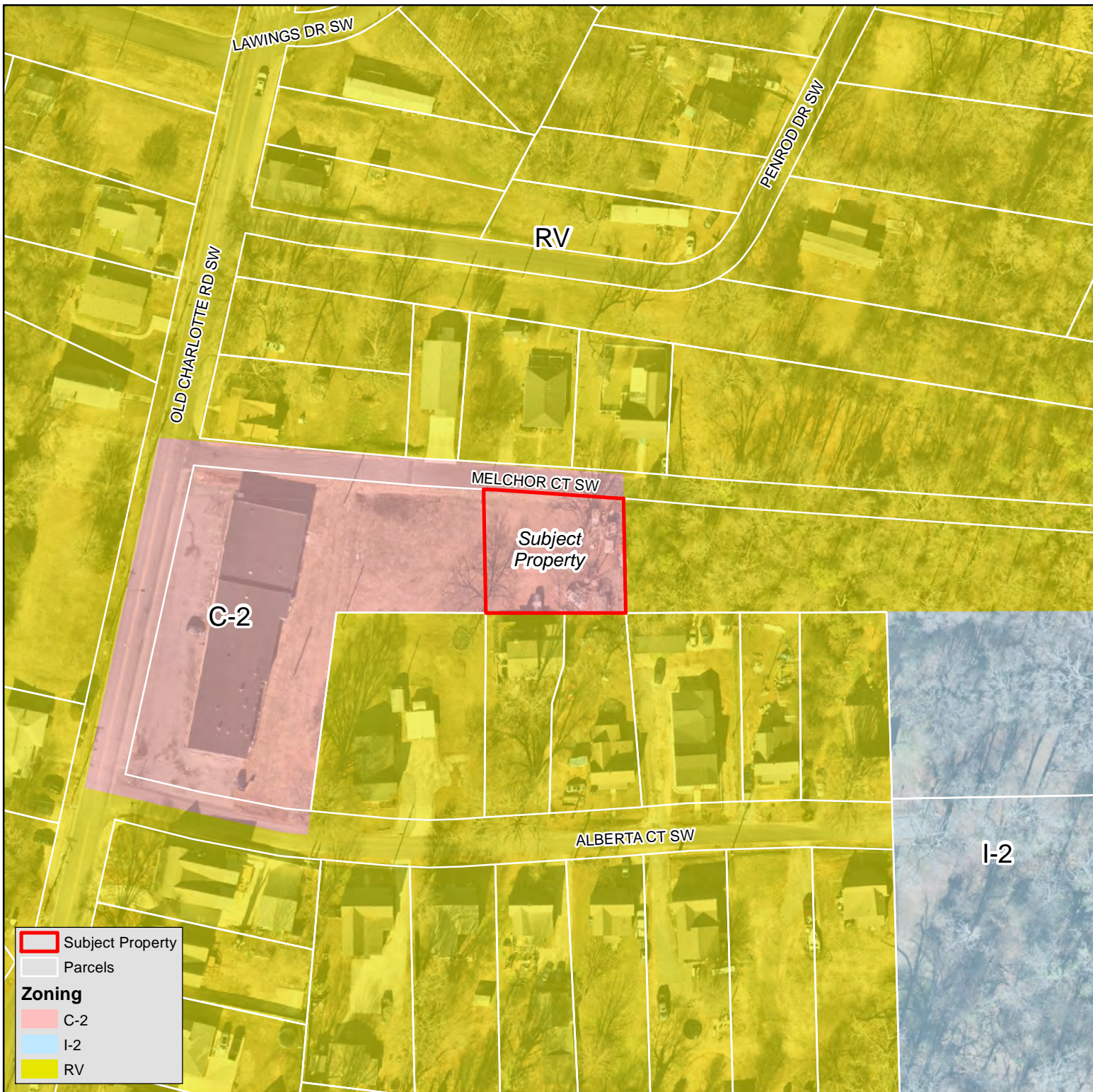


0 50 100
Feet

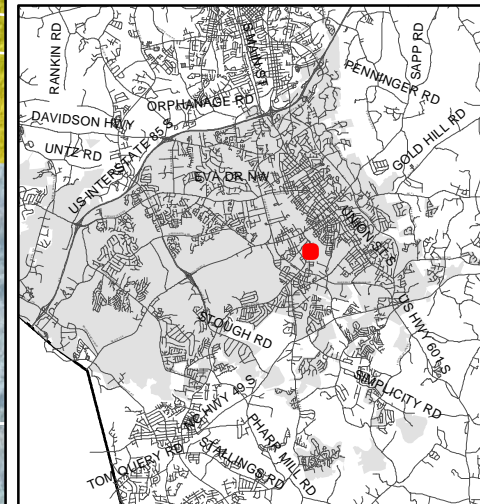
Z-14-24 ZONING

Rezoning application
C-2 (General Commercial)
to
RV (Residential Village)

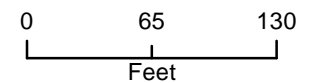
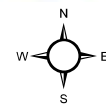
318 Melchor Ct SW
PIN: 5620-61-1875

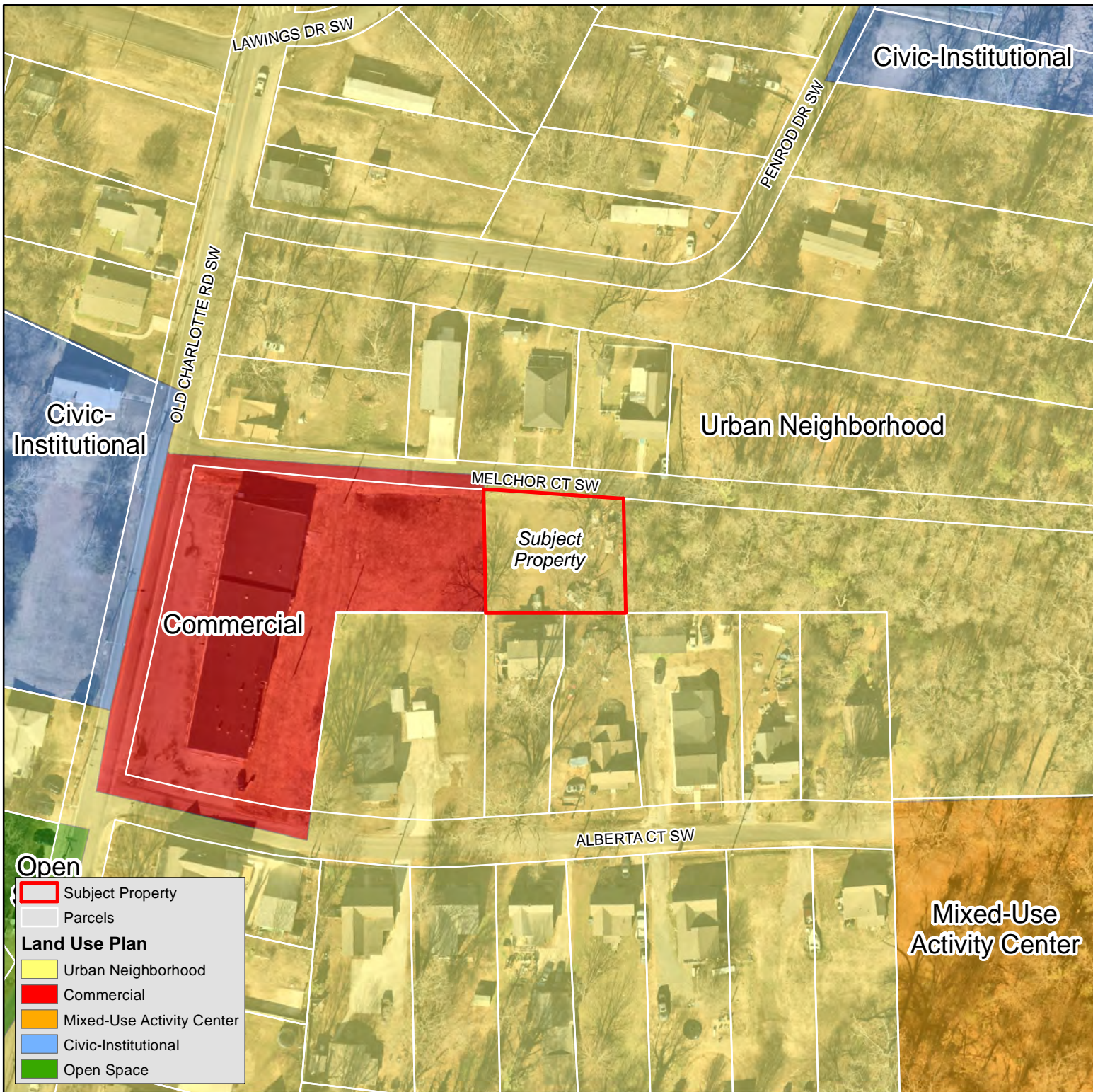


- Subject Property
- Parcels
- Zoning**
- C-2
- I-2
- RV



Concord
NORTH CAROLINA





Open

- Subject Property
- Parcels

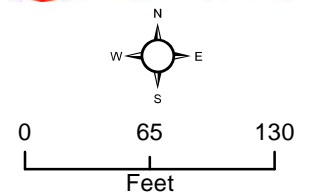
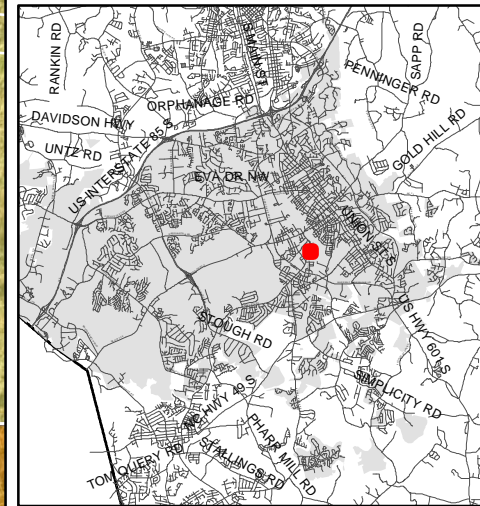
Land Use Plan

- Urban Neighborhood
- Commercial
- Mixed-Use Activity Center
- Civic-Institutional
- Open Space

**Z-14-24
LAND USE PLAN**



**Rezoning application
C-2 (General Commercial)
to
RV (Residential Village)**

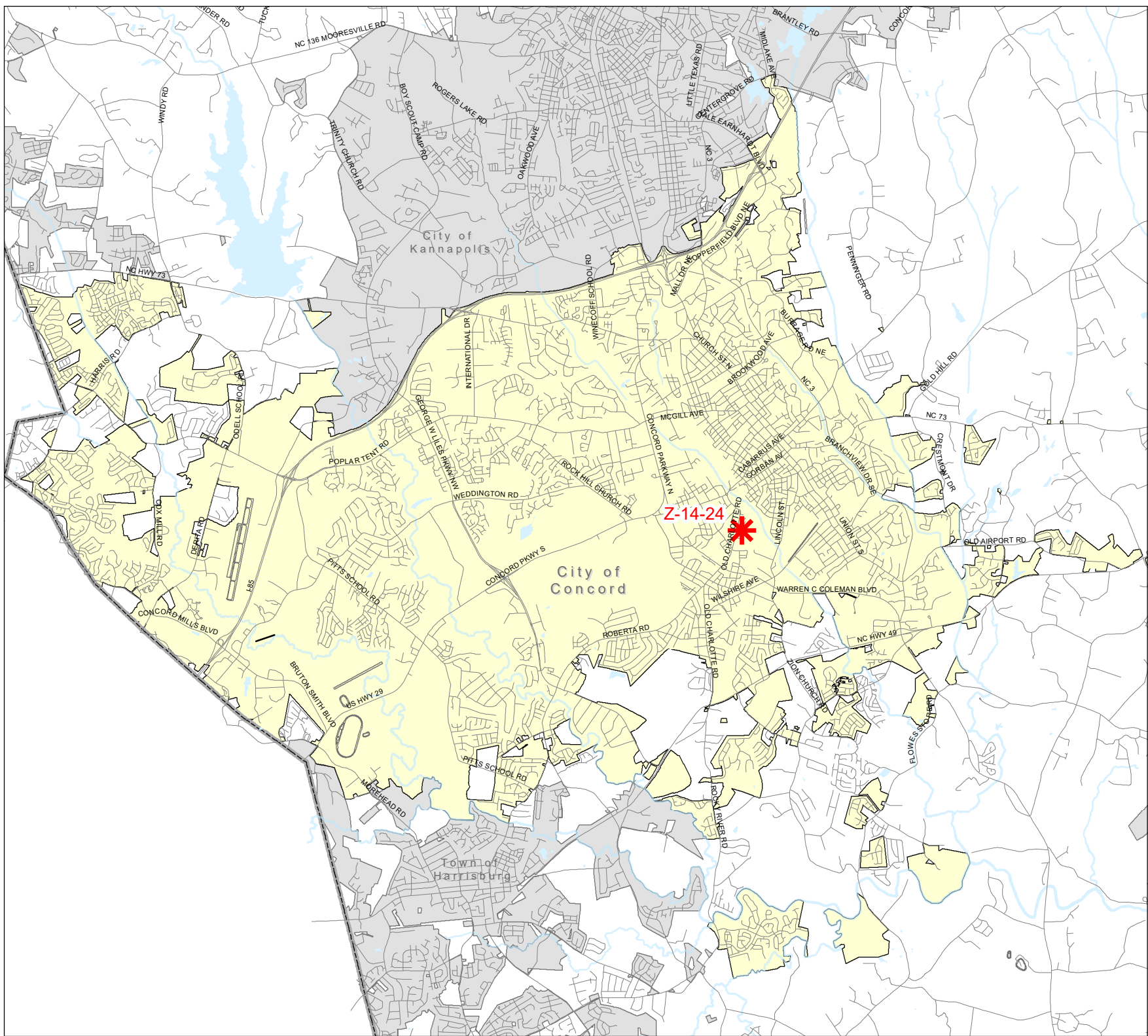
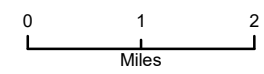
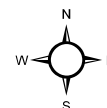
318 Melchor Ct SW
PIN: 5620-61-1875



Z-14-24

318 Melchor Ct SW

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





Staff Report

Planning and Zoning Commission

DATE: November 19, 2024

REZONING CASE #: Z-15-24

ACCELA: CN-RZZ-2024-00011

DESCRIPTION: Zoning Map Amendment
C-2 (General Commercial) to R-V (Residential Village)

APPLICANT/OWNER: Todd Eury/Eury Properties NC Inc

LOCATION: 44 Sherwood Ct NW

PIN#: 5611-82-2928

AREA: +/- 0.434 acres

ZONING: C-2 (General Commercial)

PREPARED BY: Kim Wallis, Senior Planner, AICP

BACKGROUND

The subject property consists of one (1) parcel totaling +/- 0.434 acres located at 44 Sherwood Ct NW. The parcel is owned by Todd Eury and currently has a storage building located on the site. The applicant seeks approval to rezone the subject property from C-2 (General Commercial) to R-V (Residential Village).

HISTORY

The subject property was annexed on 6/30/1992 as part of a larger area along Davidson Hwy and the International Business Park. At that time it was zoned B-3 and converted to C-2 in 2000 with the adoption of the Unified Development Ordinance.

SUMMARY OF REQUEST

The applicant proposes to rezone the subject property from C-2 (General Commercial) to R-V (Residential Village) in order to construct two (2) single-family homes. 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. The property is surrounded to the northwest, west, south and southeast by R-V zoning and the petition represents an extension of the established district.

Existing Zoning and Land Uses (Subject Parcel)					
Current Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses within 500 Feet	
C-2 (General Commercial)	North	C-2 (General Commercial)	Commercial	North	Residential, Vacant
	South	R-V (Residential Village)		South	Vacant, Residential
	East	C-2 (General Commercial)		East	Residential, Commercial
	West	R-V (Residential Village)		West	Residential, Vacant

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject properties as “Commercial” (C). R-V (Residential Village) *is not listed* as a corresponding zoning district to the “Commercial” land use category, and therefore is not consistent with the land use plan. Approval of the rezoning would require a Land Use Plan amendment to Urban Neighborhood (UN) by City Council.

The corresponding zoning districts for the “Commercial” land use category are B-1 (Neighborhood Commercial/Office), O-I (Office-Institutional), C-1 (Light Commercial and Office), C-2 (General Commercial), MX-NC (Mixed Use-Neighborhood Center), MX-CC1 (Mixed Use-Commercial Center Small), MX-CC2 (Mixed Use-Commercial Center Large), MX-IB (Mixed Use-Industrial/Business Center), and PUD (Planned Unit Development).

From the 2030 Land Use Plan – “Commercial” (C)

The Commercial Future Land Use category includes a mix of commercial land use types. While these areas continue to support additional commercial development and redevelopment, much of the new commercial development should be concentrated within the Mixed-Use Activity Centers and Village Centers. Strip commercial development along major corridors is discouraged in the 2030 Plan. Instead, commercial development integrated into Mixed-Use Activity Centers at key intersections is desired. Areas designated as Commercial are intended to represent those that include a variety of commercial uses at different intensities, including large scale malls, lifestyle centers, and community shopping centers.

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.

The following goals from the recently adopted Strategic Plan also relate to the proposed zoning amendment:

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

Policy Guidance for Objective 1.6:

- Infill Housing: Promote a variety of compatible infill housing types in areas with access to adequate facilities and services.*
- Housing Balance: Ensure that zoning allows for a mix of housing types at a variety of prices to meet the demands of existing and future residents.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property for the rezoning petition is approximately +/- .434 acres and is currently zoned C-2 (General Commercial).
- The subject property was annexed into the City in 1992.
- The proposed zoning is not consistent with the 2030 Land Use Plan (LUP) as R-V (Residential Village) is a not corresponding zoning classification to the Commercial (C) Land Use Category. However, the subject property is located adjacent to other properties zoned R-V (Residential Village) to the south and west.
- 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 or in the public interest as it is not consistent with the existing residential zoning adjacent to the subject property.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the zoning map amendment will need a Land Use Plan Amendment to the 2030 Land Use Plan and staff has no objections to the petition. 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. As the request is not a Conditional District no conditions may be applied.



Application for Zoning Map Amendment

(Please type or print)

Applicant Name, Address, Telephone Number and email address:

Todd Eury 2009 Cline School Rd Concord NC 28025

Owner Name, Address, Telephone Number:

980 521 2027

Project Location/Address: 44 Sherwood Ct NW Concord

Parcel Identification Number (PIN): 5611822928000

Area of Subject Property (acres or square feet): .344 AC

Lot Width: 100 FT Lot Depth: 150 FT

Current Zoning Classification: C2

Proposed Zoning Classification: RV

Existing Land Use: Storage Building

Future Land Use Designation: 2 Single Family homes

Surrounding Land Use: North Residential lot South Residential lot

East Residential lot West Residential lot

Reason for request:

Land Been in my family 50 years I want to Build home for Disabled Brother

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

Staff member signature: Date:


I talked to Mr. Fred last week

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: 9 3 24

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature:


W I T N E S S E T H :

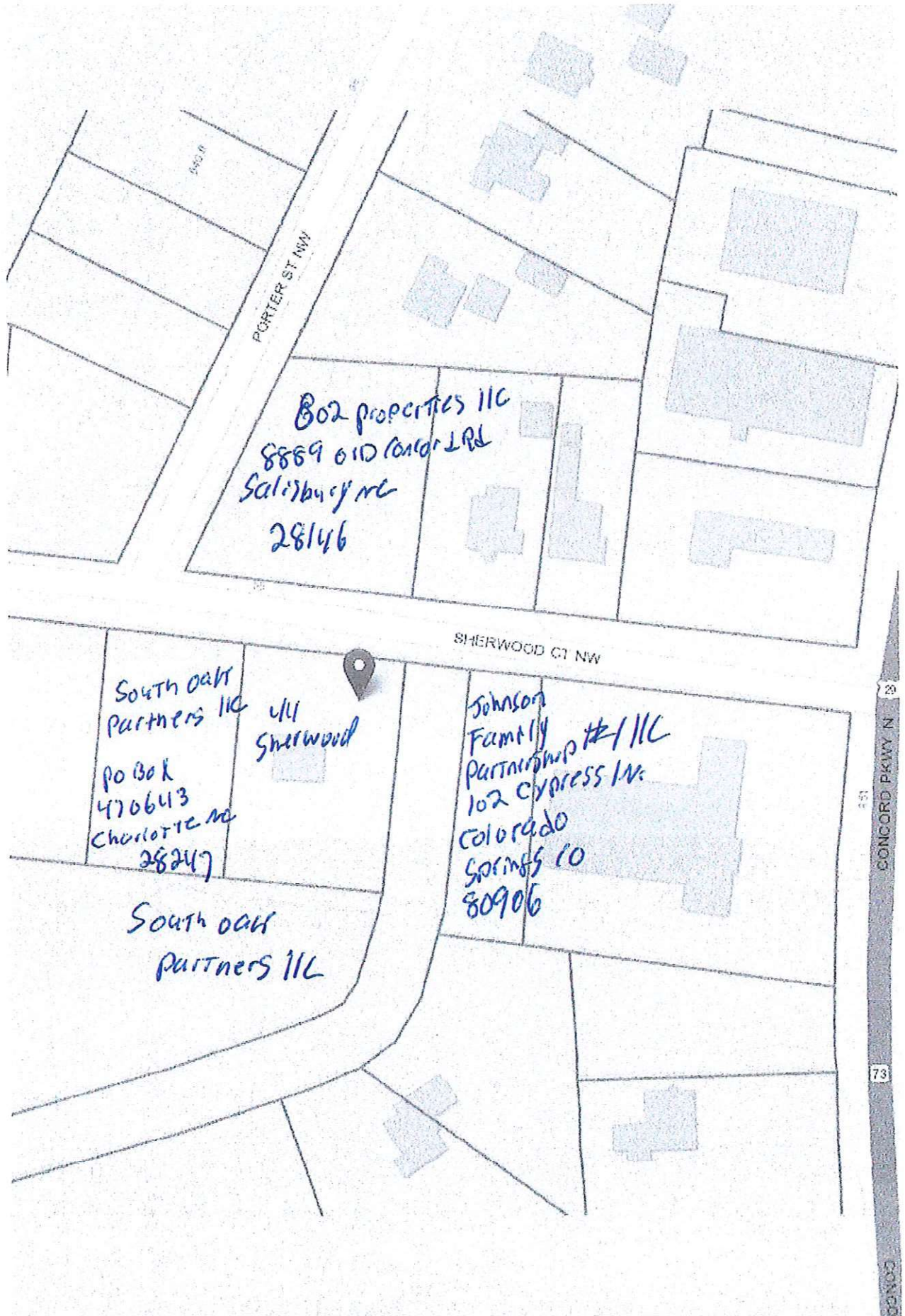
That the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or parcel of land, lying and being in No. 4 Township, Cabarrus County, North Carolina and being more particularly described as follows:

Lying and being in No. 4 Township, on the South and West side of Sherwood Lane, being Lots Nos. 1, 2, 3 and 4 in Block

"C" of Sherwood Hills, a map of which is on file in the Cabarrus County Registry and is bounded as follows:

BEGINNING at an iron stake on the South side of Sherwood Lane, a corner of Lot No. 5, and runs thence with the line of Lot No. 5, S. 10-18 W. 150 feet to an iron stake, a corner of Lot No. 56 in the line of Lot No. 57; thence with the line of Lots Nos. 57, 58, 59 and 60 S. 79-42 E. 100 feet to an iron stake on the West side of Sherwood Lane, a corner of Lot No. 60; thence with the West side of Sherwood Lane N. 10-18 E. 150 feet to an iron stake; thence with the South side of Sherwood Lane, N.79-42 W. 100 feet to the BEGINNING.

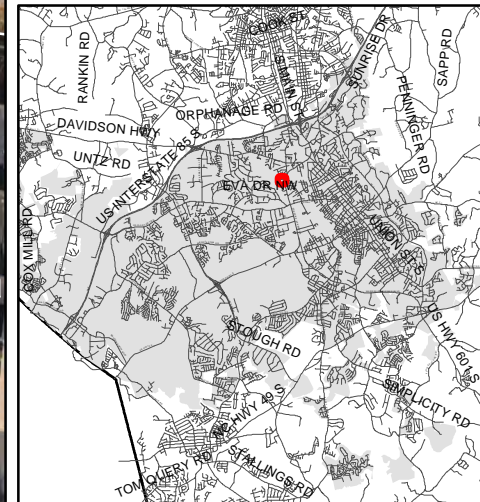
This being the same property conveyed to Ernst W. Eury by deed dated January 12, 1965 and recorded in Deed Book 345, page 1. Ernest W. Eury died intestate. Carolyn B. Eury, Todd D. Eury and Mark R. Eury are his heirs at law



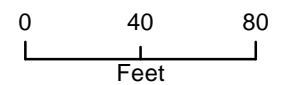
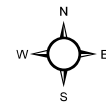
**Z-15-24
AERIAL**

**Rezoning application
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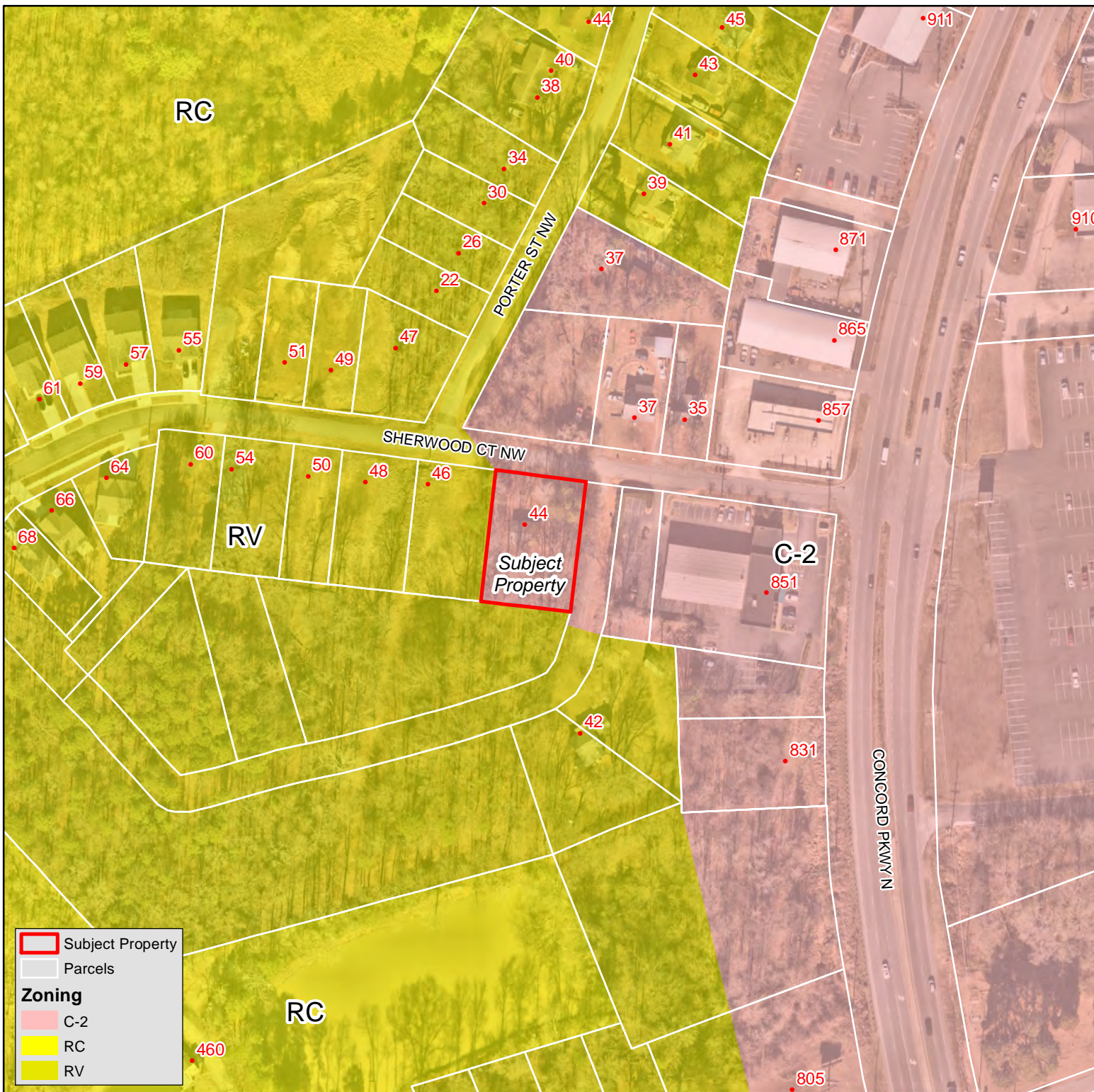
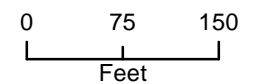
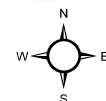
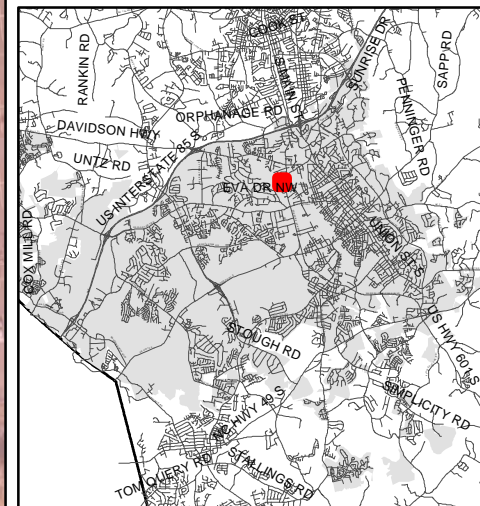
Concord
NORTH CAROLINA





Z-15-24 ZONING

Rezoning application
C-2 (General Commercial)
to
RV (Residential Village)


44 Sherwood Ct NW
PIN: 5611-82-2928





 Subject Property

 Parcels

Zoning

 C-2

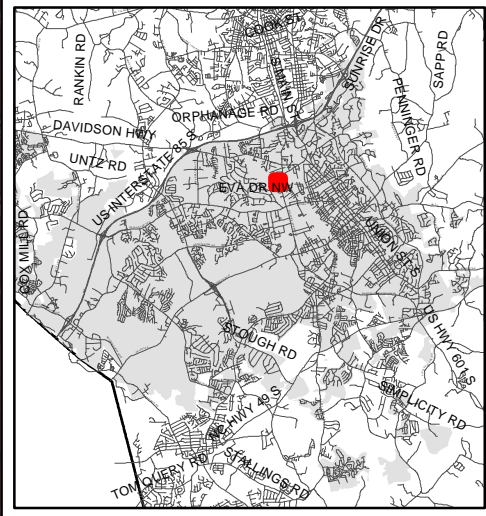
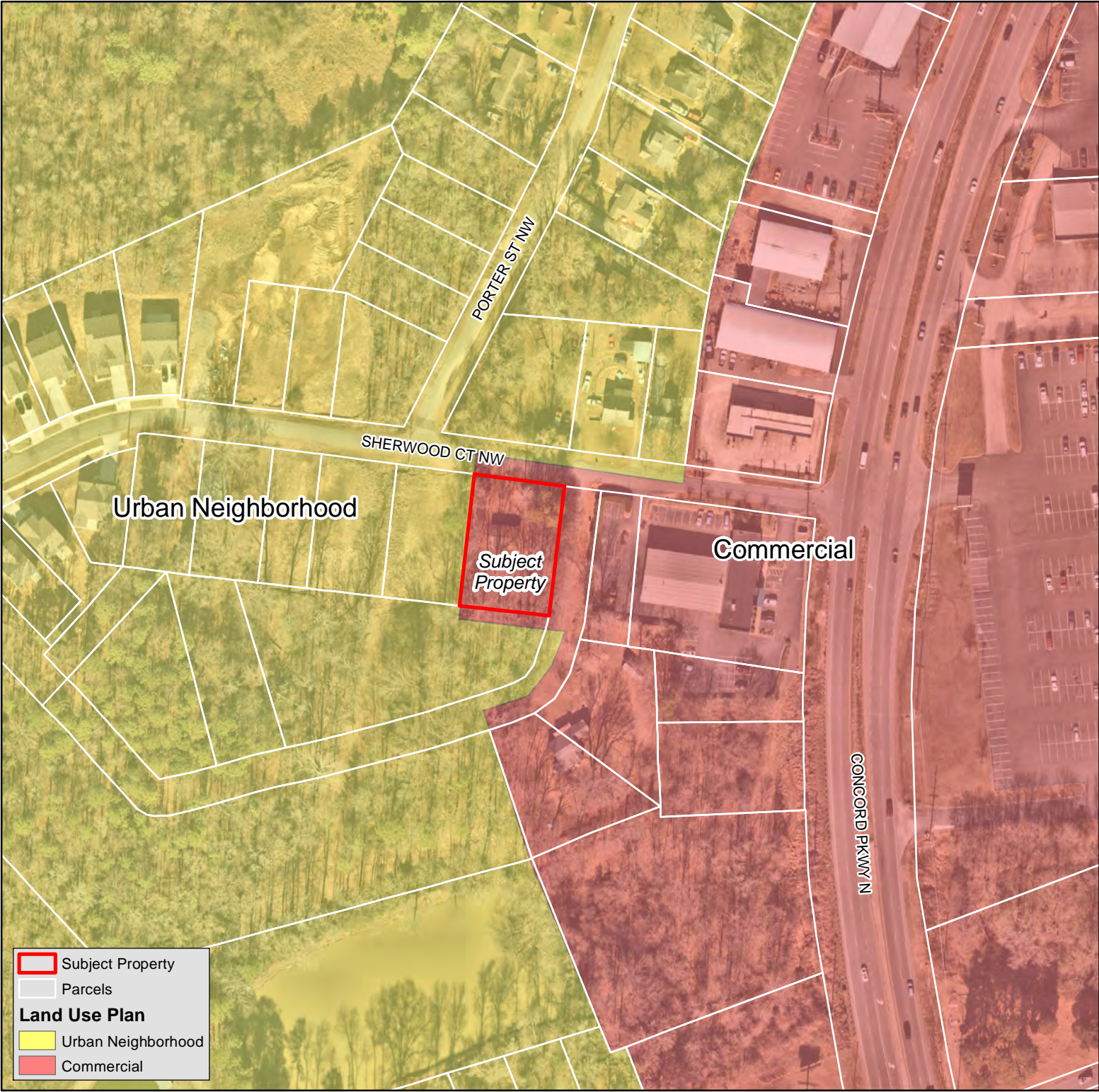
 RC

 RV

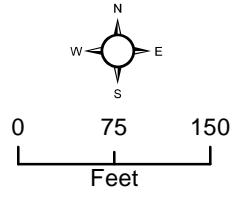
**Z-15-24
LAND USE PLAN**

**Rezoning application
C-2 (General Commercial)
to
RV (Residential Village)**

44 Sherwood Ct NW
PIN: 5611-82-2928











	Subject Property
	Parcels
Land Use Plan	
	Urban Neighborhood
	Commercial



Z-15-24

44 Sherwood Ct SW

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

