



PLANNING & ZONING COMMISSION

Meeting Agenda

Tuesday, January 21, 2025, at 6:00 PM

City Hall Council Chambers - 35 Cabarrus Avenue West

- A. CALL TO ORDER – *Chair*
- B. CHANGES TO THE AGENDA
- C. INTRODUCTIONS - *Chair and Commissioners (give your name for the record).*
- D. APPROVAL OF MINUTES
 - a. Approval of Minutes from December 17, 2024 – *Motion, second, and vote needed.*

E. OLD BUSINESS

F. NEW BUSINESS

1. Z-03-24 (Legislative Hearing)

Leonard Newsome has submitted a Zoning Map Amendment application for +/- 0.51 acres of property located at 1870 Warren C. Coleman Blvd. S from C-2 (General Commercial) to RV (Residential Village). PINs 5539-74-4972; 5539-74-2852.

- 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.*

2. Z(CD)-11-23 (Legislative Hearing)

Ed Hosack, Cooperative Christian Ministry, has submitted a Zoning Map Amendment application for +/- 10.509 acres of property located at 540 Cabarrus Ave. W from I-2 (General Industrial) to PUD (Planned Unit Development). PIN 5620-34-3147.

- 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.*

3. Z(CD)-08-24 (Legislative Hearing)

Marshall Jones, M&K Land LLC, has submitted a Zoning Map Amendment application for +/- 26.968 acres of property located at 400 & 550 Woodhaven Pl NW from MX-IB (Mixed Use Industrial/Business Center) to C-2-CD (General Commercial - Conditional District) and I-1-CD (Light Industrial – Conditional District). PINs 4690-66-6531, 4690-67-1034.

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Staff Recommendation

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.

- 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.*

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

H. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

I. MATTERS NOT ON THE AGENDA

J. ADJOURNMENT

DATE: January 21, 2025

REZONING CASE #: Z-03-24

ACCELA: CN-RZZ-2024-00002

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

APPLICANT/OWNER: Leonard Newsome

LOCATION: 1870 Warren C. Coleman Blvd S

PIN #: 5539-74-4912, 5539-74-2852

AREA: +/- 0.51 acres

ZONING: C-2 (General Commercial)

PREPARED BY: Fred Womble, Senior Planner

BACKGROUND

The subject property consists of two (2) parcels comprising +/- 0.51 acres on the west side of Warren C. Coleman Blvd S near the intersection of the NC Hwy. 49 S Ramp. There is an existing single-family residential building on the northernmost property (PIN 5539-74-4912) and vacant land nearest the onramp. The house has vehicular access via a private driveway off of Eugene Pl SW.

To the north and west of the properties the zoning is C-2 (General Commercial), RM-1 (Residential Medium Density), and RV (Residential Village) and the properties are commercial or single-family residential. The adjacent properties to the east and across the Warren C. Coleman Blvd. right-of-way are C-2 (General Commercial). The parcels to the south are zoned C-2 (General Commercial) and are vacant lands within highway ROWs.

HISTORY

The property was annexed into the City effective September 30, 1989, as part of a small area voluntary annexation. Prior to the enactment of the UDO-CDO, the parcels were zoned B-3 and later changed to C-2 (General Commercial). The NC Department of Transportation (NCDOT) purchased the properties in 2001 and used the single family residence as their office during the construction of the new onramp and intersection improvements for NC Hwy. 49. The applicant, Leonard Newsome, acquired the properties in 2016.

SUMMARY OF REQUEST

The applicant is requesting to rezone the subject property from C-2 (General Commercial) to RV (Residential Village) to utilize the properties residentially.

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) and RM-1 (Residential Medium Density)	Residential/Vacant	North	Commercial and Residential
	South	C-2 (General Commercial)		South	Vacant and NCDOT ROW
	East	C-2 (General Commercial)		East	Commercial
	West	RM-1 (Residential Medium Density), C-2 (General Commercial) and RV (Residential Village)		West	Residential

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Mixed-Use Activity Center (MUAC).” RV (Residential Village) is *listed* as a corresponding zoning district to the “Mixed-Use Activity Center” land use category, and therefore is consistent with the land use plan.

The corresponding zoning districts for the “Mixed-Use Activity Center” land use category are RV (Residential Village), RC (Residential Compact), O-I (Office and Institutional), CC (City Center), TND (Traditional Neighborhood Development), 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), PRD (Planned Residential Development), C-1 (Light Commercial and Office), C-2 (General Commercial), PUD (Planned Unit Development), I-1 (Light Industrial).

FROM THE 2030 LAND USE PLAN - "MIXED USE ACTIVITY CENTER" (MUAC)

The intent of the Mixed-Use Activity Center (MUAC) Future Land Use category is to identify areas that serve broader economic, entertainment, and community activities as compared to mixed-use neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of the mixed-use center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking, and shared rear-lot parking strategies. Structured parking should be encouraged to be incorporated into the principal structure.

A large-scale mixed use activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets. Areas designated as Mixed-Use Activity Centers Future Land Use category are large geographic areas located at key intersections of major transportation corridors, that have high growth potential, where the infrastructure can support denser development. Mixed Use Activity Centers are located along major corridors where transit facilities are currently planned or envisioned in the future. Mixed-Use Activity Centers may not necessarily be constructed as a single development at one time. The very nature of these areas allows them to be approved in phases and to evolve over time into an area made up of a mix of land uses, usually centered on some type of public transit facility, which affords people the opportunity to live, work, shop and, in some cases, have immediate access to recreation facilities in one general area. It is also the goal of these districts to reduce vehicle trips by making them single destination points for multiple consumer needs.

The intent of the Mixed-Use Activity Center designation is to encourage the development of a mixture of complementary uses that will function as an integrated center allowing for pedestrian connections between developments and uses. Each of the eleven proposed Mixed-Use Activity Center locations identified on the Land Use Plan have different characteristics and will develop uniquely. The size of these areas is relatively large, with the intent that mixed use development should occur within a one-half mile radius of a transit stop (an estimated ten minute walking distance). Due to the fact that each area designated as a MUAC, applying one development solution to each is not practical. The key is to coordinate development of each parcel within the context of the larger District. Coordinating connectivity and planning for future uses will be critical in this process.

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
Strategy: Expand housing choices

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 0.51 acres and currently zoned C-2 (General Commercial).
- The subject property was annexed into the City effective September 30, 1989.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as RV (Residential Village) is a corresponding zoning classification to the Mixed Use Activity Center 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 consistent with the existing zoning adjacent to the subject property.

OR

- The zoning amendment is not reasonable and 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 to be consistent with 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.

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:

Leonard Newsome 1791 Simplicity Rd Concord NC 28095

Owner Name, Address, Telephone Number: 704-791-2080
LWN@windstream.net

Leonard Wayne Newsome Trust / Elaine Christenbury Newsome Trust

Project Location/Address: 1870 Warren Coleman Blvd S Concord NC 28095

Parcel Identification Number (PIN): 5539-74-4912-0000 5539-74-2852-0000

Area of Subject Property (acres or square feet): .51

Lot Width: 104 / 95 Lot Depth: 144 / 227

Current Zoning Classification: C2

Proposed Zoning Classification: BV

Existing Land Use: Residential

Future Land Use Designation: Residential

Surrounding Land Use: North Commercial South DOT Land

East Commercial West Residential

Reason for request:

To Be able to sell the property for Current Use

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

Staff member signature: _____ Date: _____

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: 3-1-24

Applicant Signature: Leonard W Newsome

Property Owner or Agent of the Property Owner Signature:

Leonard W Newsome Dawn C Newsome

LEGAL DESCRIPTION PARCEL 5539-74-2852

Being all of a 0.151 acre parcel of land situated in The City of Concord, Number Eleven Township, Cabarrus County, North Carolina, being part of Lots 1 and 7 of "Edgewood Hills" as described in Map Book 8 Page 44, Cabarrus County Register of Deeds and more particularly described by metes and bounds as follows:

BEGINNING at a found 1" pipe on the easterly right of way line of Eugene Place SW, the southwesterly corner of the A. P. Honeycutt tract as recorded in Deed Book 2188 Page 244, Cabarrus County Register of Deeds.

Thence, with the southerly line of said Honeycutt tract, N 86°16'12" E, 196.03 feet to a found iron in a 6" PVC, the southwesterly corner of Lot 2 as recorded in Map Book 62, Page 93, Cabarrus County Register of Deeds.

Thence, with said Lot 2 N 84°07'12" E, 38.07 feet to a found #4 rebar on the northerly controlled access line of Ramp "B" NC Highway 49 project no. 8.1661003 R-2533B.

Thence, with said controlled access line and with the arc of a circular curve to the left having a radius of 603.74 feet, an arc length of 152.29 feet, and a chord which bears S 63°03'04" W, 151.89 feet to a found #6 rebar on the northeasterly right of way line of Eugene Place SW.

Thence, with the northeasterly right of way line of said Eugene Place SW the following two courses:

1. N 64°52'01" W, 107.89 feet to a found right of way disc.
2. N 03°42'15" W, 6.37 feet to THE POINT OF BEGINNING, and containing within these metes and bounds 6,583 Square Feet, or 0.151 Acres of Land, more or less, as shown on that "Physical Survey for Leonard Wayne Newsome" by Scott Alan Tierney, PLS, dated November 23, 2024 to which reference is hereby made.

LEGAL DESCRIPTION PARCEL 5539-74-4912

Being all of a 0.311 acre parcel of land situated in The City of Concord, Number Eleven Township, Cabarrus County, North Carolina, being all of Lot 2 of "Recombination Plat Leonard W. and Elaine C. Newsome Property - Map 1" as recorded in Map Book 62 Page 93, Cabarrus County Register of Deeds and more particularly described by metes and bounds as follows:

BEGINNING at a found #5 rebar on the westerly controlled access line of Warren C. Coleman Boulevard, NC Highway 49 project no. 8.1661003 R-2533B said iron also being the southeasterly corner of the QuickTrip Corporation tract as recorded in Deed Book 10433 Page 229, Cabarrus County Register of Deeds.

Thence, with the westerly controlled access line of said Warren C. Coleman Boulevard, the following two courses:

1. S 08°41'50" E, 59.87 feet to a found masonry nail in the base of a fence post.
2. S 41°37'15" W, 44.06 feet to set iron pin on the northerly controlled access line of Ramp "B" of said NC Highway 49 project no. 8.1661003 R-2533B.

Thence, with the northerly controlled access line of said Ramp "B", the following two courses:

1. S 75°57'20" W, 45.37 feet to a found #4 rebar.
2. S 70°16'39" W, 32.88 feet to a found #4 rebar the westerly most corner of part of Lots 1 and 7, Map Book 8 Page 44, Cabarrus County Register of Deeds.

Thence, with the northerly line of said Lots 1 and 7, S 84°07'12" W, 38.07 feet to a to a found iron in a 6" PVC the southeasterly corner of the A. P. Honeycutt tract as recorded in Deed Book 2188 Page 244, Cabarrus County Register of Deeds.

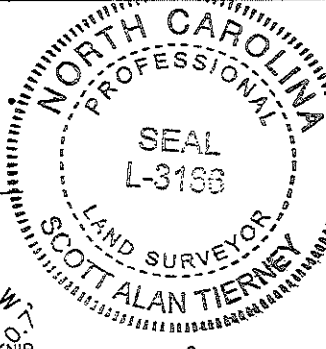
Thence, with the easterly line of said Honeycutt tract N 05°24'30" W, passing a found #5 rebar at 75.01 feet, a total distance of 102.99 feet to a found 1 ¼" pipe on the southerly line of the said QuickTrip Corporation tract.

Thence, with said QuickTrip Corporation tract N 83°45'54" E, 143.60 feet to THE POINT OF BEGINNING, and containing within these metes and bounds 13,541 Square Feet, or 0.311 Acres of Land, more or less, as shown on that "Physical Survey for Leonard Wayne Newsome" by Scott Alan Tierney, PLS, dated November 23, 2024 to which reference is hereby made.

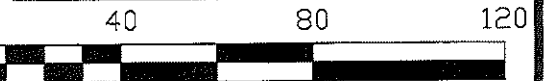
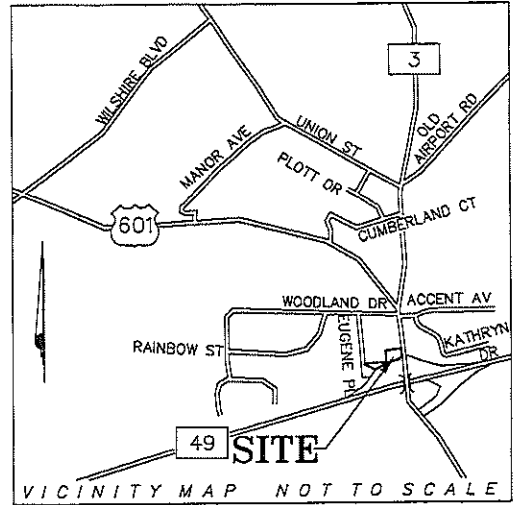
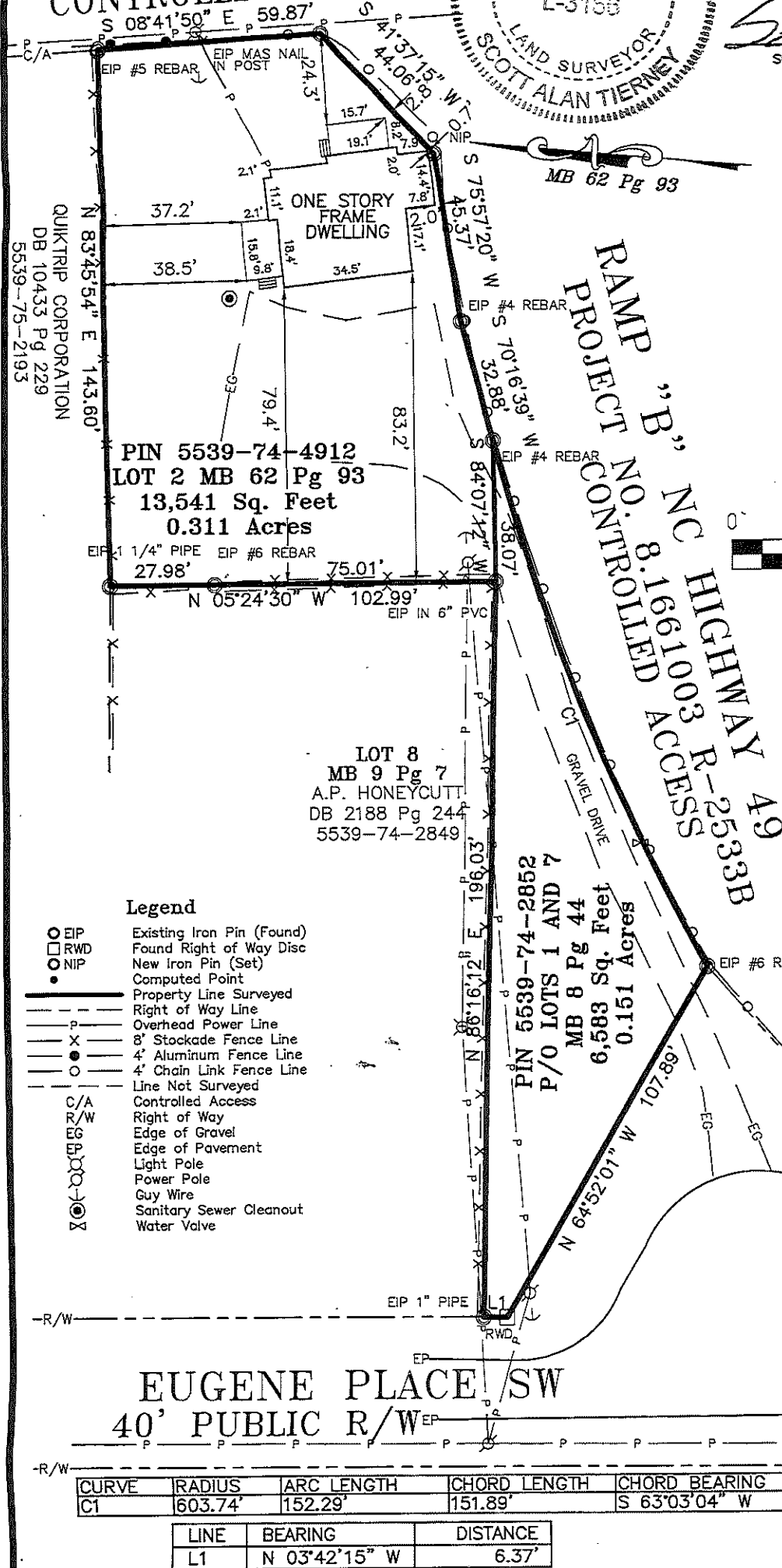
North Carolina

I, SCOTT ALAN TIERNEY, certify that this plat was drawn under my supervision from an actual survey made under my supervision and this map and the survey upon which it is based conform to the standards of practice for land surveying in North Carolina (section .1600 of board rules).

Scott Alan Tierney 11-23-24
SCOTT ALAN TIERNEY REGISTRATION No. L-3166



WARREN C. COLEMAN BLVD. S CONTROLLED ACCESS



NOTES:

- 1. This map was prepared from a field survey performed on November 19, 2024, the basis of bearings is field tie to found monumentation as per survey reference number three.
- 2. All distances shown are surface horizontal distances unless otherwise noted.
- 3. This map was prepared without benefit of title report or opinion and does not purport to show all matters of record of which the surveyor has no knowledge.
- 4. Subject tract is Cabarrus County tax parcels 5539-74-4912 & 5539-74-2852.

REFERENCES:

- 1. Deed Book 11982, Page 349, Cabarrus County Register of Deeds. (apparent source of title)
- 2. Plat: "Edgewood Hills", by Brown Engineering Co., dated November 20, 1947, and recorded in Map Book 8 Page 44, Cabarrus County Register of Deeds.
- 3. Plat: "Recombination Plat Leonard W. and Elaine C. Newsome Property - Map 1", by A. G. Zoutewelle Surveyors, dated February 8, 2013, and recorded in Map Book 62 Page 93, Cabarrus County Register of Deeds.

Legend

- EIP Existing Iron Pin (Found)
- RWD Found Right of Way Disc
- NIP New Iron Pin (Set)
- Computed Point
- Property Line Surveyed
- - - Right of Way Line
- - - Overhead Power Line
- X 8' Stockade Fence Line
- 4' Aluminum Fence Line
- 4' Chain Link Fence Line
- - - Line Not Surveyed
- C/A Controlled Access
- R/W Right of Way
- ES Edge of Gravel
- SA Edge of Pavement
- LP Light Pole
- PP Power Pole
- GW Guy Wire
- SS Sanitary Sewer Cleanout
- WV Water Valve

EUGENE PLACE SW

40' PUBLIC R/W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	603.74'	152.29'	151.89'	S 63°03'04" W	14°27'09"

LINE	BEARING	DISTANCE
L1	N 03°42'15" W	6.37'

PHYSICAL SURVEY FOR LEONARD WAYNE NEWSOME

PART OF LOTS 1, 2, 3, & 7 "EDGEWOOD HILLS" MAP BOOK 8 PAGE 44

CITY OF CONCORD, NUMBER ELEVEN TOWNSHIP CABARRUS COUNTY, NORTH CAROLINA

20,124 Square Feet 0.462 Acres

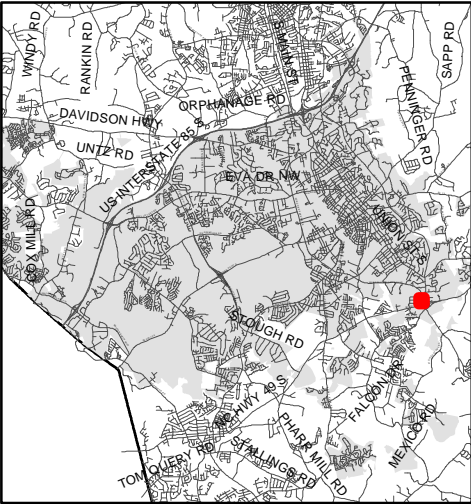
BEING PART OF LOTS 1, 2, 3, & 7 "EDGEWOOD HILLS" AS RECORDED IN MAP BOOK 8 PAGE 44 CABARRUS COUNTY REGISTRY

SURVEY BY: SCOTT A. TIERNEY, PLS 2740 FOWLER ROAD CONCORD, NC 28025 (704) 796-3415 TAX ID 5539-74-4912 TAX ID 5539-74-2852 DEED BOOK 11982 PAGE 349 DATE: NOVEMBER 23, 2024 SCALE: 1" = 40' CADD FILE: QT.DWG

**Z-03-24
AERIAL**

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

1870 Warren C Coleman Blvd S
PINs: 5539-74-4912 & 5539-74-2852





Concord
NORTH CAROLINA



0 50 100
Feet

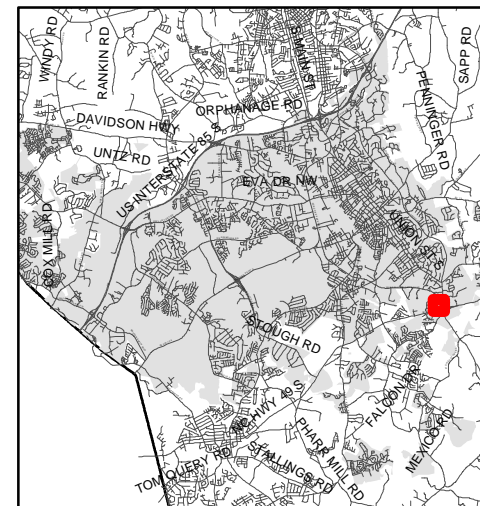


 Subject Properties
 Parcels

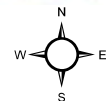
**Z-03-24
ZONING**

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

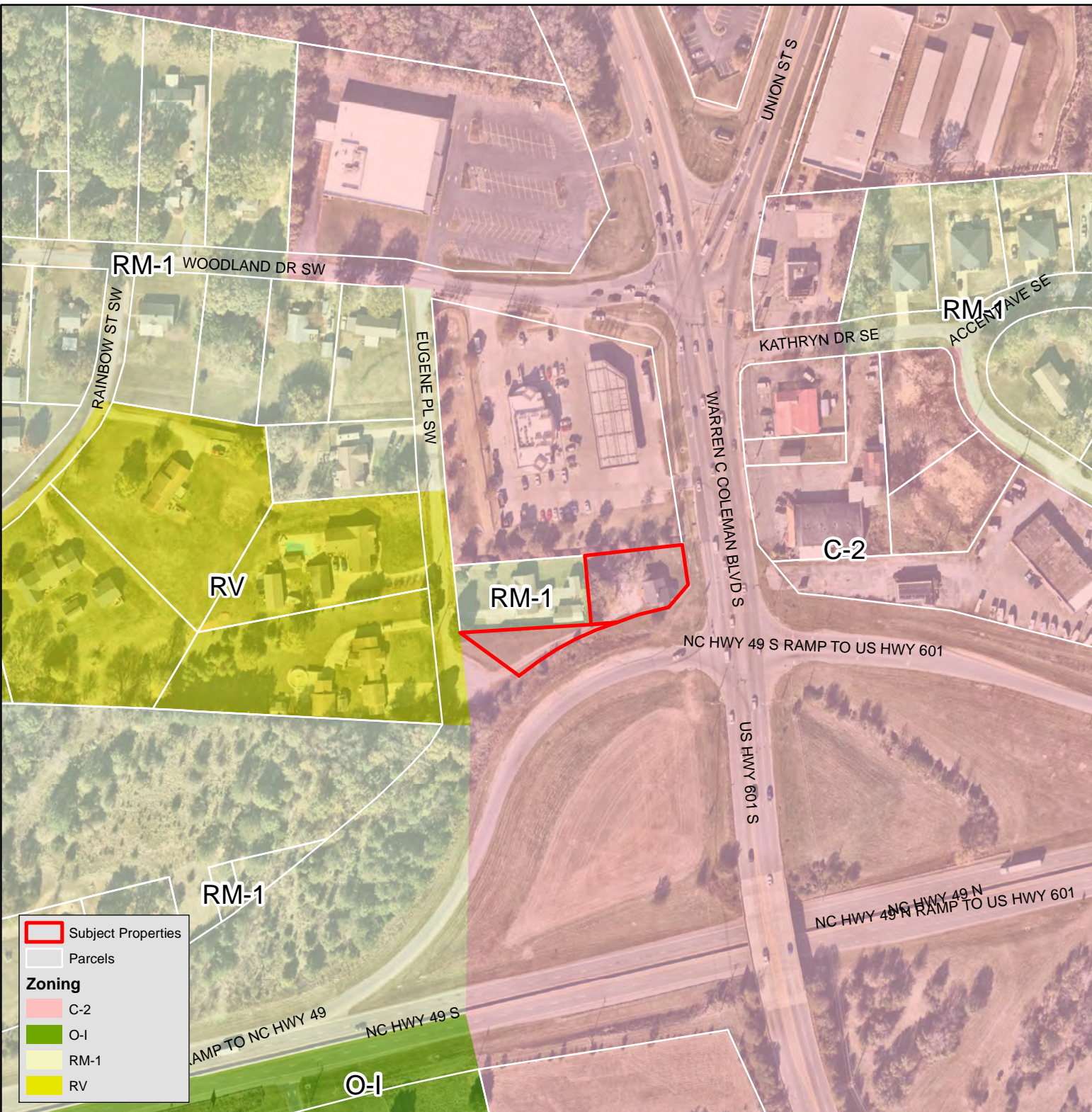
1870 Warren C Coleman Blvd S
PINs: 5539-74-4912 & 5539-74-2852



Concord
NORTH CAROLINA



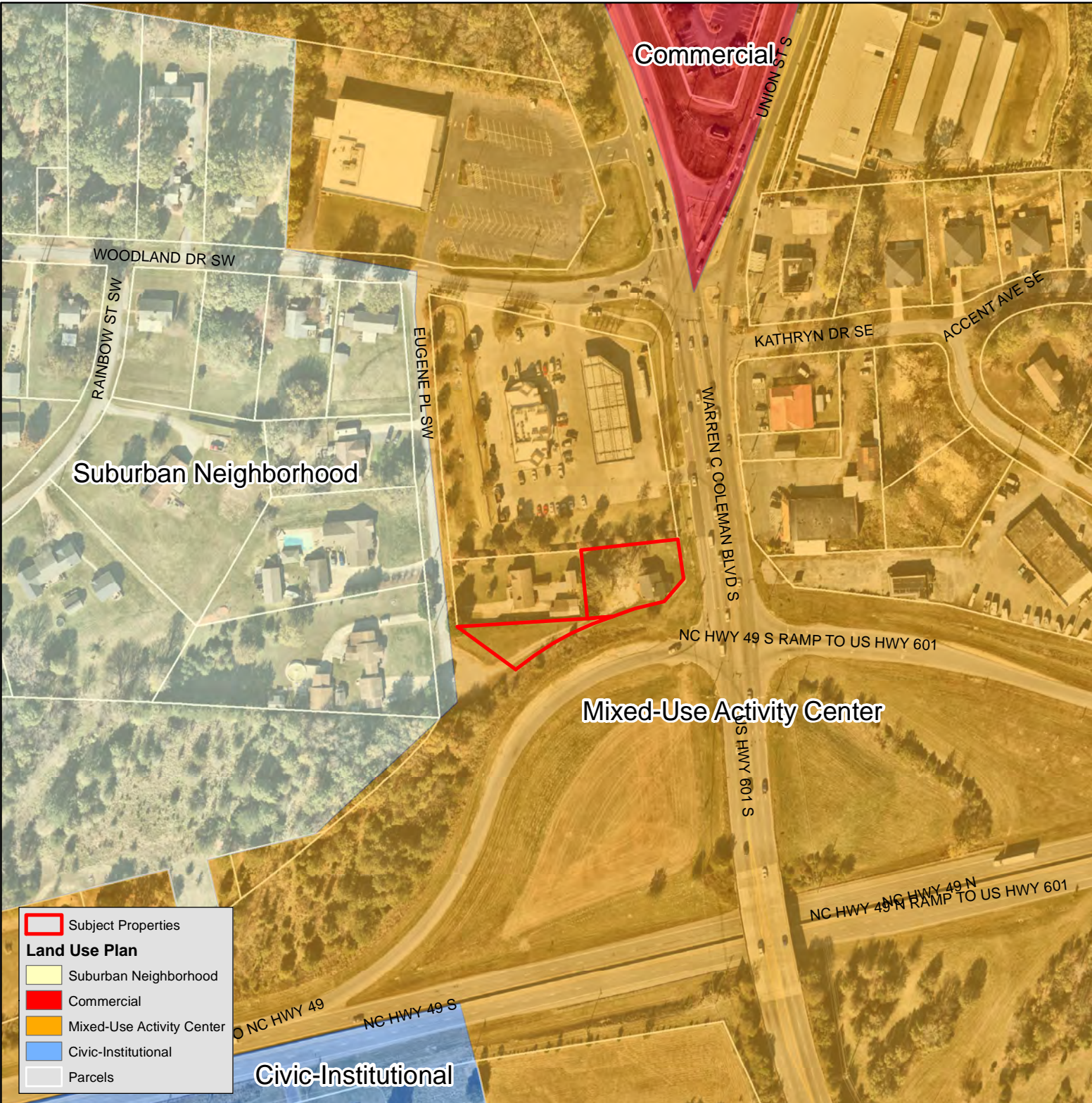
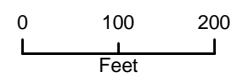
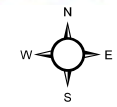
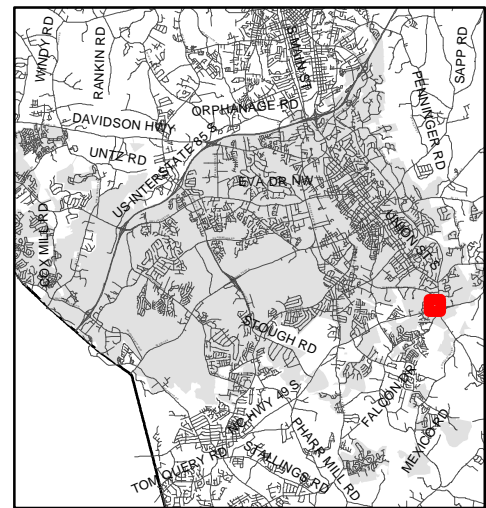
0 100 200
Feet



**Z-03-24
LAND USE PLAN**

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

1870 Warren C Coleman Blvd S
PINs: 5539-74-4912 & 5539-74-2852



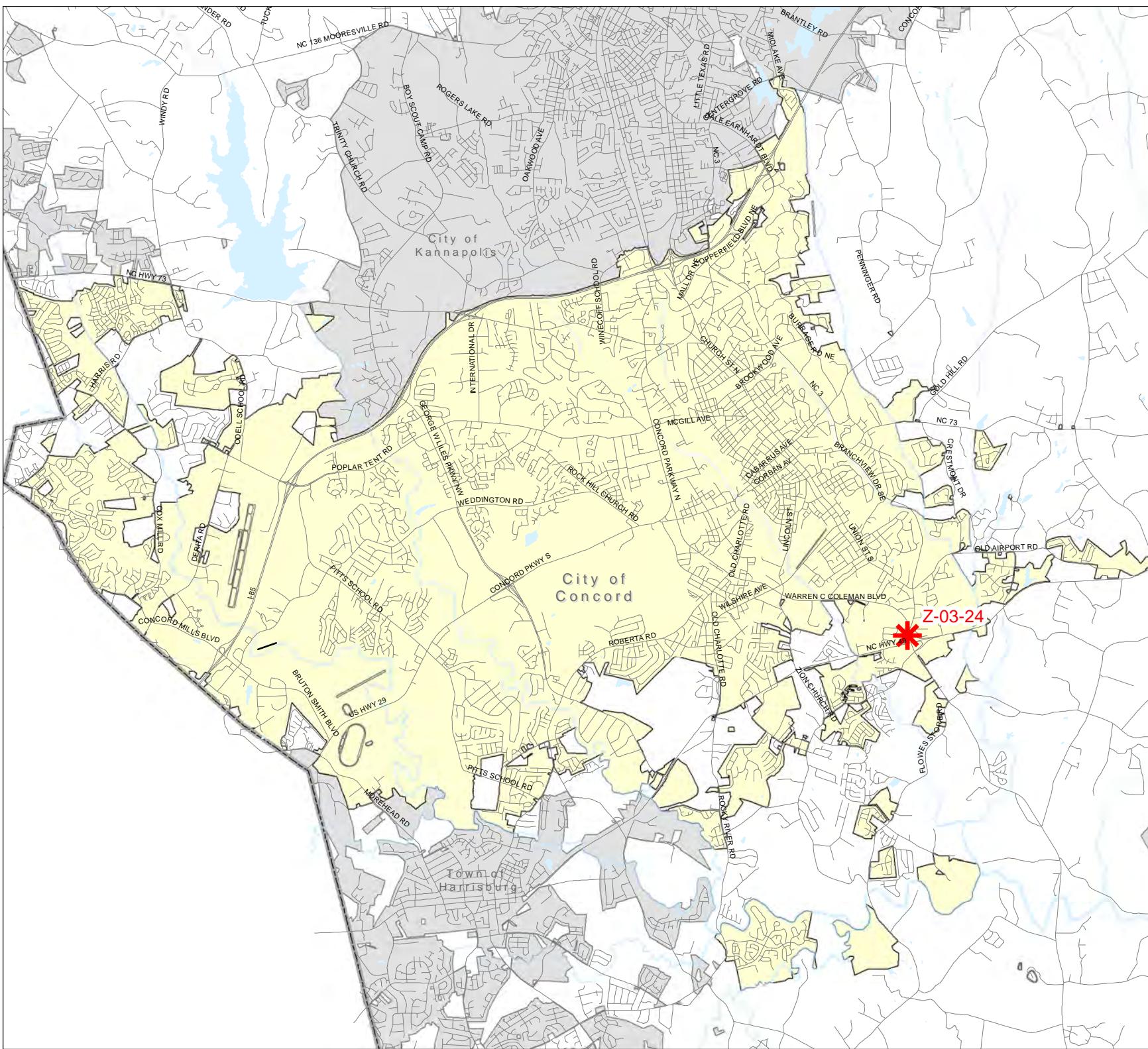
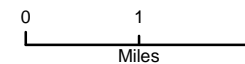
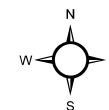
Legend

- Subject Properties
- Land Use Plan**
- Suburban Neighborhood
- Commercial
- Mixed-Use Activity Center
- Civic-Institutional
- Parcels

Z-03-24

1870 Warren C. Coleman Blvd S

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



DATE: January 21, 2025

REZONING CASE #: Z(CD)-11-23

ACCELA: CN-RZC-2023-00004

DESCRIPTION: Zoning Map Amendment
I-2 (General Industrial) to PUD (Planned Unit Development)

APPLICANT/OWNER: Ed Hosack, Cooperative Christian Ministry

LOCATION: 540 Cabarrus Ave. W

PIN #: 5620-34-3147

AREA: +/- 10.509 acres

ZONING: I-2 (General Industrial)

PREPARED BY: Autumn James, PhD, AICP, Planning & Development Manager

BACKGROUND

The subject property consists of one (1) parcel comprising +/- 10.509 acres near the intersection of Cabarrus Ave W. and White St. NW The property is vacant warehouses and warehouse storage.

To the north of the property the zoning is RV (Residential Village) made up of single-family residential. The adjacent properties to the east are RC (Residential Compact), I-1 (Light Industrial), and O-I (Office-Institutional) which are single-family residences and offices. To the west, across White St., the properties are zoned RV (Residential Village) and PUD (Planned Unit Development) and to the South, across Cabarrus Ave., the properties are zoned C-2 (General Commercial) and RV (Residential Village) which are commercial and residential uses.

HISTORY

The property was annexed into the City pre-1978, with the oldest referenceable map indicating an I-2 (General Industrial) zoning designation. The existing multiple buildings were constructed at various times with the oldest buildings dating back to 1918. Cabarrus Cooperative Christian Ministry Inc. acquired the property by deed recorded in the Cabarrus County Register of Deeds Book 16551 Page 200 on June 29, 2023.

SUMMARY OF REQUEST

The applicant is requesting to rezone the subject property from I-2 (General Industrial) to PUD (Planned Unit Development) for a three-phase campus establishing transitional housing capacity that will ultimately consist of four apartment buildings, program/activity center to include daycare facilities for resident families, common meeting, work, study, leisure and recreational space for on-campus residents, administrative offices, and support services. Additionally, the property will incorporate retail/commercial components, health and wellness services, vocational training, other partner resources and Cooperative Christian Ministry's Service Headquarters.

According to the Concord Development Ordinance (CDO), PUDs (Planned Unit Development) are *intended to provide for the orderly development of land with a mix of land uses and intensities. PUD zoning is intended to permit innovation and flexibility in the design, construction, and processing of mixed-use developments **in exchange for the developer providing enhanced design elements that exceed CDO requirements.** While the conventional zoning districts and the requirement of those districts set forth in the CDO are reasonable in most cases, there are parcels of land that are more appropriate to be developed with a mixed-use zoning district. Furthermore, there may be circumstances in which it is **in the community's best interests to allow unique and/or creative designs and techniques that:***

- *Promote the most appropriate use of the parcel,*
- *Allow diversification of use,*
- *Facilitate the adequate and economical provision of streets, parks, open space, schools, storm drainage and sewer and water facilities,*
- *Incorporate transit access, amenities and/or connectivity,*
- *Preserve and utilize open space, tree cover, topography and significant natural features,*
- *Offer recreational opportunities close to the residential uses,*
- *Create physically integrated and interconnected neighborhoods that provide safe cross-access for vehicles, bicycles and pedestrians, and,*
- *Enhance neighborhood appearance/design.*

To summarize, a Planned Unit Development (PUD) should result in a higher quality development with superior design elements that benefit the community over contemporary development within a base zoning district.

In 2021, the City adopted revised PUD standards to provide additional requirements to qualify as a PUD. These requirements include but are not limited to: Phasing delineation, commitment to non-residential use in the first phase, Type "D" Landscape Buffer, increased percentage of open space for active, usable open space, tree save, and Low Impact Development (LID). These additional standards were added after observing that many PUDs were being approved, with later requests asking to decrease the approved standards. For example, a reduction in commercial areas, or usable open space. By providing more specific requirements for PUDs, greater commitment from the applicant is required from the beginning to comply with these additional standards, ensuring that the project is well planned and can be executed as agreed upon during the rezoning process.

PUD zoning requires that the proposal meets design principles as specified in Section 9.1.9. These standards include:

- A. *When Thirty (30) or more residential units are proposed, the project shall include a variety of housing stock that serves a range of incomes and age groups. Examples may include attached and detached single family, multifamily and dwelling units above commercial. The variety may include differing sizes of the same housing type, such as a mixture of larger and smaller lot sizes to accommodate a variety of single-family home designs.*
- B. *Uses are compact and well- integrated as opposed to widely separated and buffered.*
- C. *The project is well integrated into established adjacent areas relative to existing development standards, scale and use, with compatibility being achieved through effective architectural design and site planning.*
- D. *Open space is a significant element of the project's design. These open spaces shall include active and passive open space with an emphasis on accessible trails and connections to both existing and proposed greenways. The City's Open Space and Connectivity Analysis (OSCA) and other adopted plans shall be consulted for further guidance. All open space shall be specifically labeled and defined on the submitted site plan to include uses and aesthetic design. Additionally, all open spaces shall be accessible by a street, sidewalk, greenway or trail. While environmentally sensitive areas (floodplains, wetlands, etc.) may be within the minimum open space, at least 50% of the open space shall be upland area (non-environmentally sensitive). At least twenty-five percent (25%) of the overall gross land area of the site shall be designated as open space and thirty percent (30%) of the required open space on the site shall consist of active open space, except that this requirement may be modified in the event that the applicant demonstrates that the project is "infill" and is located adjacent to a sidewalk or trail network and is within walkable distance of active open space. Areas designated as "tree save" pursuant to Article 10 shall be considered active open space for the purposes of this section.*
- E. *The proposed development includes a variety of interconnected street types that are accessible to pedestrian, bicycle and automobile, and residential and non-residential areas shall be connected for both vehicles and pedestrians. The street pattern shall be designed in such a way as to encourage walking and to reduce the number and length of automobile trips. Bicycle lanes shall be provided along at least seventy percent (70%) of all collector streets.*
- F. *Enhanced design elements may include, but are not limited to*
 - a. *Increased open space and unique open space designs;*
 - b. *preservation of heritage trees and significant native tree canopy;*
 - c. *establishment of habitat preservation measures and/or wildlife sanctuary areas; and*
 - d. *use of native plants and pollinator gardens within the site. See Sections 9.3 and 9.4 for enhanced design elements that may be utilized in PUD zoning districts.*
- G. *The project includes building types that delineate the streets and civic/nonresidential areas to minimize the visibility of parking lots. See Sections 9.3 and 9.4 for designs that accomplish this principle.*
- H. *Grading and clearing shall be minimized to the extent possible and the natural topography should be integrated into the site design and amenities.*
- I. *Low Impact Development (LID) stormwater facilities shall be used and integrated into the development. At least twenty five percent (25%) of the stormwater generated by the development shall be addressed by LID measures as specified in Section 9.11. When larger,*

stand-alone stormwater ponds and basins are proposed, they shall be designed and constructed as amenities.

J. *The proposed development shall provide for both current and future transit needs.*

The proposed restoration and revitalization of the existing structures appears to be compliant with these design principles. The existing warehouses have been present for many years and applicants are actively working to ensure they remain compatible, while providing innovative uses, providing a unique approach to transitional housing and commercial/retail opportunities that align with Concord's vision for the future. Enhanced design elements include a commitment to working with the City on the use of native plants and pollinator gardens, as well as increased open space and open space designs.

Commercial

Existing commercial buildings will be restored and revitalized during Phases 1 & 2 of the project. In Phase 1, these will include a daycare and a laundromat and in Phase 2, this will include retail and office spaces.

Multi-Family Residential

There are four (4) proposed apartment buildings with two (2) to be constructed in Phase 1, and two (2) to be constructed in Phase 3. In Phase 1, Apartment Buildings 1 & 2, individually, will be three (3) stories and include 24 total units per building. Of those 24 units, nine (9) will be three-bedroom, nine (9) will be two-bedroom, and six (6) will be one-bedroom. In Phase 3, Apartment Buildings 3 & 4, individually, will be three (3) stories and include 24 total units per building. Of those 24 units, nine (9) will be three-bedroom, nine (9) will be two-bedroom, and six (6) will be one-bedroom.

Open Space

Within the site will be a ga-ga ball court, playground, bike training loop, bike practice loop, and dog park. Of the 10.51 acres, 0.878 (20%) acres is required for the multi-family component and 2.07 acres has been provided (1.23 acres of active open space; 0.85 acres of passive open space). The combined 2.07 acres is more than double the requirement. For the commercial component, the CDO requires 1.53 (25%) acres of dedicated open space, and 1.53 acres is provided.

The open space requirement for the total site is 2.62 acres (20% of 10.51 total acres) with 3.61 acres provided (34.3% of 10.51 total acres). Of this total site acreage, 30% of the open space must be considered active (30% of 2.62 required acres) equaling 0.79 acres. The applicant is showing 1.23 acres. These calculations meet the requirements as noted in 9.1.9.D of the CDO that *"at least twenty-five percent (25%) of the overall gross land area of the site shall be designated as open space and thirty percent (30%) of the required open space on the site shall consist of active open space."*

Connectivity

The proposed plan provides vehicular, bicycle, and pedestrian connectivity internally. Vehicular access is available off Cabarrus Ave. W, White St. NW, and Andrews St. NW for the commercial and residential areas. Pedestrian connectivity provides movement between the commercial and residential portions through sidewalks both within the PUD, and on the periphery. A granite path is also present internally along with a bicycle training loop and bicycle

practice loop beginning off of White St. NW and continuing along the rear of the existing building, continuing along the side of Apartment Building 3 and ending behind Apartment Building 3 at a parking lot off of Andrews St. NW. A transit stop with a covered shelter and bike rack is available on Cabarrus Ave. W, in addition to covered bus stop located on White St. NW heading toward the intersection of Cabarrus Ave. W.

Deviations from Standards

PUD zoning is intended to permit innovation and flexibility in the design, construction, and processing of mixed-use developments in exchange for enhanced design elements that exceed CDO requirements. In some instances, these unique and creative designs may deviate from the standards set forth in the CDO.

Parking

The property currently has minimal parking, however, as the project is developed, more parking is to be added. Per the Concord Development Ordinance (CDO), 1.5 spaces per unit are required for residential uses (144 spaces), 1 space per 1000 square feet is required for general office use (73 spaces), 1 space per 500 square feet is required for personal services (180 spaces), and warehouse & storage uses require 2 per 3 employees at peak shift (14 spaces) for a total of 411 spaces. There are fourteen (14) handicap van accessible spaces. Bicycle requirements are to be provided at 1 space per 5 units for multi-family (19 spaces), Office/Commercial 4 spaces plus 1 per 15,000 square feet GFA (9 spaces), and warehouse use requirements are 4 spaces plus 1 per 50,000 square feet GFA (6 spaces) for a total of 34 spaces.

For this proposed PUD, the applicants have requested a deviation in the number of parking spaces to be provided. As currently proposed, 411 spaces are required per the CDO, and 309 spaces are provided. This campus will serve single and two-parent families with children, senior adults, and working age adults in employment transition with nutrition, health, academic, and employment support within walking distance of their homes. The campus provides access to public transportation and the applicants have secured a shared parking agreement with an adjacent property owner for supplemental use of fifty (50) parking spaces.

Enhancements Above Standard Zoning Districts

The applicant has agreed to the use of native plants and pollinator gardens within the site. Specifically, the proposed plan shows a pollinator garden that will include American Beautyberry (4), Butterfly Weed (12), and Purple Coneflower (10) all of which are native species. Other non-native species to diversify the garden includes Sonic Bloom Weigela (4), Blue Chip Jr. Butterfly Bush (4), Radiance Abelia (4), and Skylark California Lilac (2).

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	
I-2 (General Industrial)	North	RV (Residential Village)	Residential; office; retail; commercial	North	Residential
	South	C-2 (General Commercial), RV (Residential Village)		South	Residential; Commercial
	East	RC (Residential Compact), I-1 (Light Industrial), O- I (Office-Industrial)		East	Residential; Office
	West	RV (Residential Village), PUD (Planned Unit Development)		West	Residential; Vacant

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Mixed Use Activity Centers (MUAC).” PUD (Planned Unit Development) is *listed* as a corresponding zoning district to the “Mixed Use Activity Centers” land use category, and therefore is consistent with the land use plan.

The corresponding zoning districts for the “Mixed Use Activity Centers” land use category are RV (Residential Village), RC (Residential Compact), O-I (Office Institutional), CC (Center City), TND (Traditional Neighborhood Development), 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), PRD (Planned Residential Development District), C-1 (Light Commercial and Office), C-2 (General Commercial), PUD (Planned Unit Development), I-1 (Light Industrial).

FROM THE 2030 LAND USE PLAN - “MIXED USE ACTIVITY CENTERS” (MUAC)

The intent of the Mixed-Use Activity Center (MUAC) Future Land Use category is to identify areas that serve broader economic, entertainment, and community activities as compared to mixed-use neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of the mixed-use center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking, and shared rear-lot parking strategies. Structured parking should be encouraged to be incorporated into the principal structure.

A large-scale mixed use activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

Areas designated as Mixed-Use Activity Centers Future Land Use category are large geographic areas located at key intersections of major transportation corridors, that have high growth potential, where the infrastructure can support denser development. Mixed Use Activity Centers are located along major corridors where transit facilities are currently planned or envisioned in the future. Mixed-Use Activity Centers may not necessarily be constructed as a single development at one time. The very nature of these areas allows them to be approved in phases and to evolve over time into an area made up of a mix of land uses, usually centered on some type of public transit facility, which affords people the opportunity to live, work, shop and, in some cases, have immediate access to recreation facilities in one general area. It is also the goal of these districts to reduce vehicle trips by making them single destination points for multiple consumer needs.

The intent of the Mixed-Use Activity Center designation is to encourage the development of a mixture of complementary uses that will function as an integrated center allowing for pedestrian connections between developments and uses. Each of the eleven proposed Mixed-Use Activity Center locations identified on the Land Use Plan have different characteristics and will develop uniquely. The size of these areas is relatively large, with the intent that mixed use development should occur within a one-half mile radius of a transit stop (an estimated ten-minute walking distance). Due to the fact that each area is designated as a MUAC, applying one development solution to each is not practical. The key is to coordinate development of each parcel within the context of the larger District. Coordinating connectivity and planning for future uses will be critical in this process.

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.*

Objective 1.5: Foster an attractive and functional mix of living, working, shopping and recreational uses with Mixed-Use Activity Centers.

- *Ensure that applicable zoning districts and development regulations facilitate development of a mix of compatible integrated residential and non-residential uses within each Mixed-Use Activity Center.*

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

Encourage economic vitality through business expansion, job creation, and diverse housing development.

Goal 6: Leverage Communication and Partnerships

Actively engage with external stakeholders to accomplish its' mission inclusively and effectively.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 10.509 acres and currently zoned I-2 (General Industrial).
- The subject property was annexed into the City prior to 1978.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as PUD (Planned Unit Development) is a corresponding zoning classification to the Mixed Use Activity Centers (MUAC) 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 the petition proposes the restoration and revitalization of existing buildings, along with the addition of new buildings to create a mixed-use development to establish transitional housing capacity along with complimentary non-residential uses.

OR

- The zoning amendment is not reasonable and in the public interest as the petition does not propose the restoration and revitalization of existing buildings, the addition of new buildings, or the creation of a mixed-use development to establish transitional housing capacity along with complimentary non-residential uses.

SUGGESTED RECOMMENDATION AND CONDITIONS

Staff finds the request consistent with the 2030 Land Use Plan and the requirements of the Concord Development Ordinance (CDO). Because this petition is a conditional district request, the Commission, should they decide to approve the request, may, according to Section 3.2.9.E of the CDO, suggest the Commission or Council may suggest ***“reasonable additional conditions or augment those already provided with the petition, but only those conditions mutually agreed upon by the petitioner and the Commission or Council may be incorporated into the approval. Any such condition should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space and other matters that the Commission or Council may find appropriate.”***

The plan has also been reviewed by the Development Review Committee and there are no objections to the petition.

The petitioner has consented to the following conditions:

1. Compliance with "The Rebuilder's Campus @ Brown Mill Commons" CU Rezoning Site Plan, sheets C-2.0, dated June 20, 2024.
2. Compliance with "Proposed Elevations", sheets A-8, A-9, dated June 11, 2024.
3. Compliance with "Exterior Elevations", sheet A-15, dated April 11, 2024.
4. The applicant must obtain a separate Special Use Permit (SUP) approval for their Comprehensive Sign Package, if they propose alternative regulations for the installation and display of signs within the development, pursuant to Article 12.1.10 of the CDO.
5. Future modifications/additions to the approved site plan may require further approval from the Planning and Zoning Commission.
6. Technical site review and approval is required including all approvals from outside local, state, and federal agencies.

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.

CN-RZC-2023-00004



Application for
Zoning Map Amendment

(Please type or print)

Applicant Name, Address, Telephone Number and email address: Ed Hosack, CEO,
Cooperative Christian Ministry, PO Box 1717, Concord, NC 28026;
ehosack@cooperativeministry.com; 704-706-9047

Owner Name, Address, Telephone Number: Nathanial J. McManus, III, E3 Catalyst,
PO Box 1127, Concord, NC 28026-1127; 980-622-9770

Project Location/Address: 540 Cabarrus Avenue West, Concord, NC 28027

P.I.N.: 2-21-21.1

Area of Subject Property (acres or square feet): 10.509 acres

Lot Width: _____ Lot Depth: _____

Current Zoning Classification: I-2, Heavy Industrial District

Proposed Zoning Classification: PUD, Planned Unit Development

Existing Land Use: Industrial-Distribution Warehouse

Future Land Use Designation: Mixed Use Activity Center per 2030 LU Plan

Surrounding Land Use: North Residential RV South Commercial C-2
East Residential RC West PUD & Residential RV

Reason for request: See narrative

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

Staff member signature: Autumn C. James Date: 4/21/23

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

THE REBUILDERS CAMPUS will include the physical environment of two (eventually four) apartment buildings and a program/activity center to include daycare facilities for 48 resident families. There will be some common meeting, work, study, leisure and recreational space for on-campus residents. The campus will also include administrative offices and support services.

BROWN MILL COMMONS will honor the legacy of the historic property in an environment hosting retail/commercial enterprises that will service the local corridor and provide employment opportunities to residents of the campus and the Brown Mill community. Also on the campus will be health and wellness services, vocational training, other partner resources and CCM's Service Headquarters.

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):

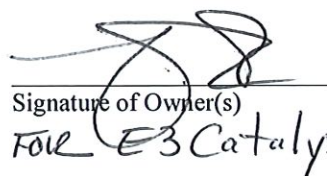
The Rebuilders Campus will serve single and two-parent families with children, senior adults and working age adults in employment transition with stable housing, nutrition, health, academic, and employment supports just steps away from clients' single-family apartments. Case managers will mentor clients along CCM's Path to Stability, which empowers families with graduated levels of autonomy.

- The proposed use is consistent with the best use of this property in the Concord Master Plan.
- The Rebuilders Campus will bring vital resources to the neighborhoods of Brown Mill, Missouri City, Silver Hill, Underwood Park, Logan, and Hartsell and complement the pursuit of affordable housing in this community.
- The project will restore the historic property and legacy of Brown Mill and the majestic streetscape of an important entry corridor into the Concord City Center.
- The Rebuilders Campus and CCM's housing program demographics match those of the community within a 1 mile radius. Graduates of the program will have the potential to remain in the surrounding neighborhoods as stable families with access to affordable housing.
- The Brown Mill Commons retail/commercial integration will provide employment opportunities for residents in the neighboring communities and various amenities that will encourage further investment along the corridor.

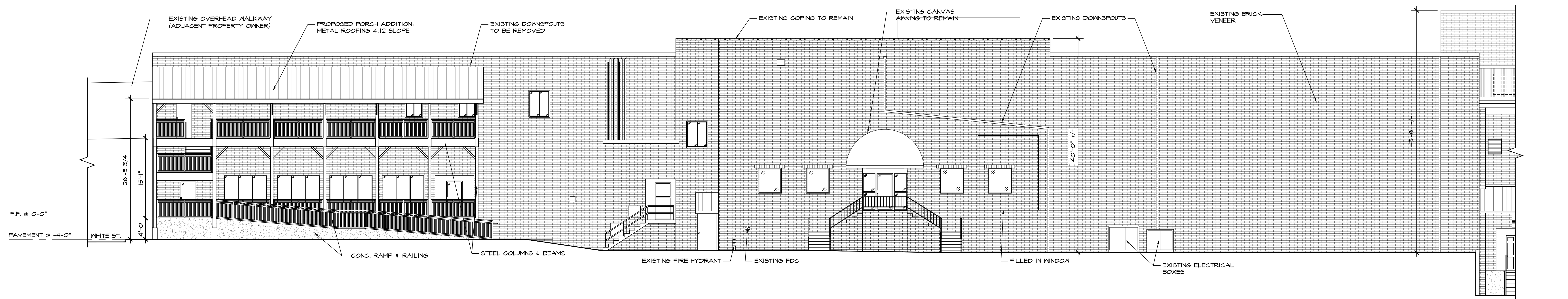
See also: The Narrative

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?

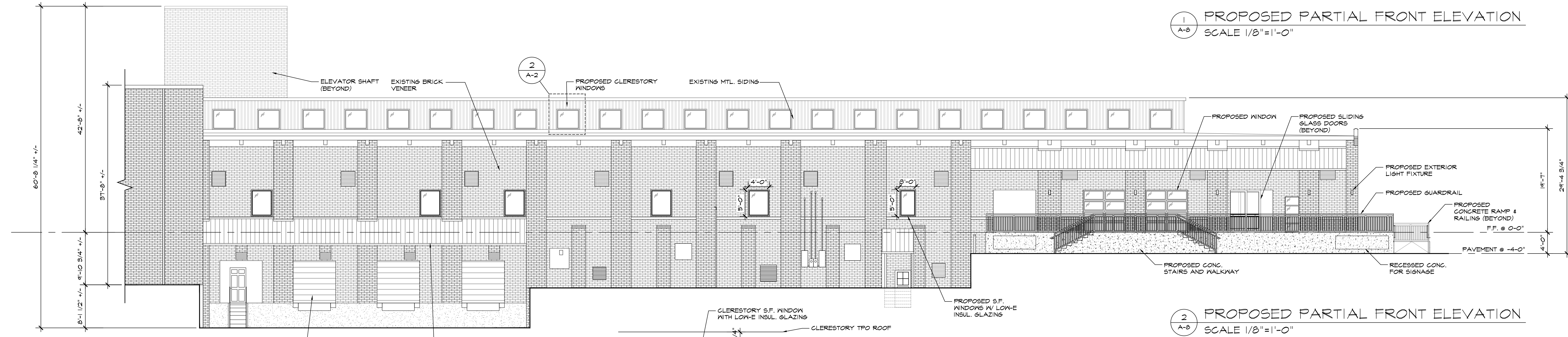

 Signature of Applicant 4-17-23
 Date


 Signature of Owner(s) 4-17-23
 Date
 For E3 Catalyst

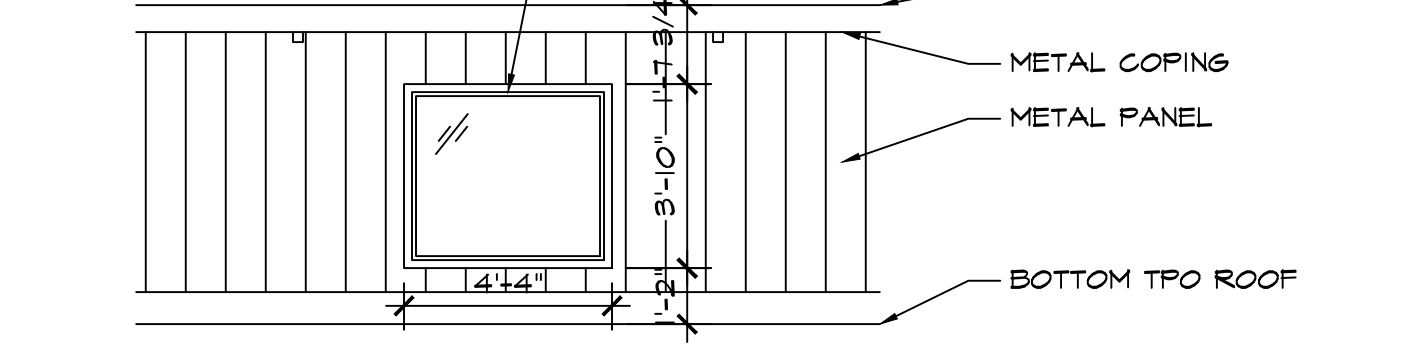
NOTES:
 ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF THIS PLAN AND SPECIFICATIONS FOR THE DESIGN AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN DESCRIBED OR IMPLICIT HEREIN UNLESS OTHERWISE SPECIFIED.
 THESE DRAWINGS ARE DIAGNOSTIC, NOT INDICATING ALL CONDITIONS AND DETAILS ARE TO BE USED BY THE CONTRACTOR TO VERIFY THE EXISTING CONDITIONS AND CONDITIONS MAY BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. WORK PRESENTED IS IN CONFORMANCE WITH THE BEST OF OUR KNOWLEDGE AND THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL IS THE WORK LAY OUT AND THE HEIGHT OF THE GARAGE.
 THIS DRAWING AND THE INFORMATION HEREON IS THE PROPERTY OF CARLOS MOORE ARCHITECT. ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT WITHOUT THE WRITTEN CONSENT OF CARLOS MOORE IS STRICTLY FORBIDDEN.
 © COPYRIGHT 2024 CARLOS MOORE ARCHITECT PA



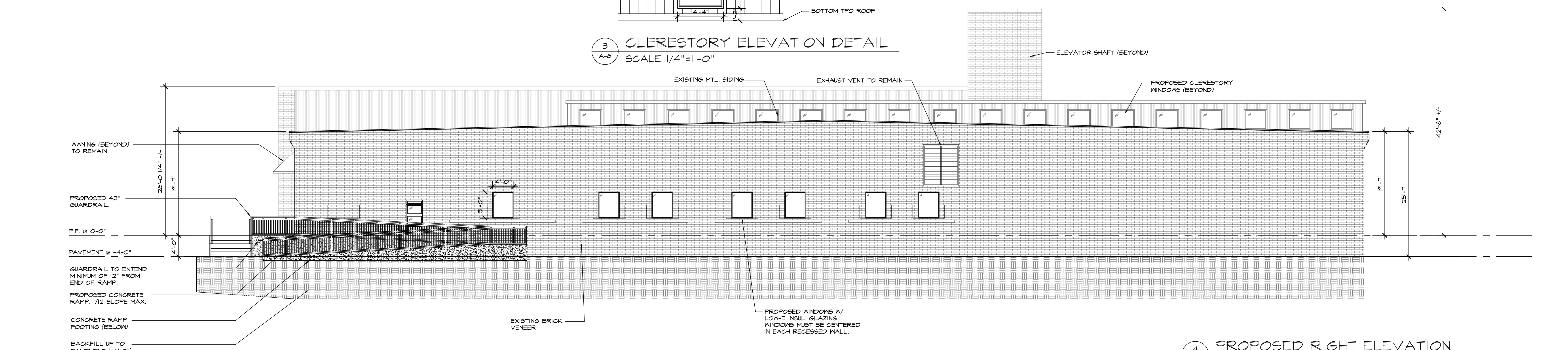
1 PROPOSED PARTIAL FRONT ELEVATION
 SCALE 1/8"=1'-0"



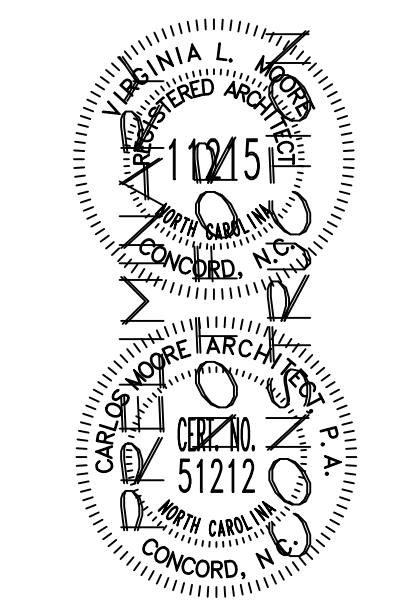
2 PROPOSED PARTIAL FRONT ELEVATION
 SCALE 1/8"=1'-0"



3 CLERESTORY ELEVATION DETAIL
 SCALE 1/4"=1'-0"



4 PROPOSED RIGHT ELEVATION
 SCALE 1/8"=1'-0"



EST. 1987
 ARCHITECT PA
 222 CHURCH ST. N. CONCORD, NC 28025
 T-704-788-8838 F-704-782-0487
 WWW.CMORARCH.COM

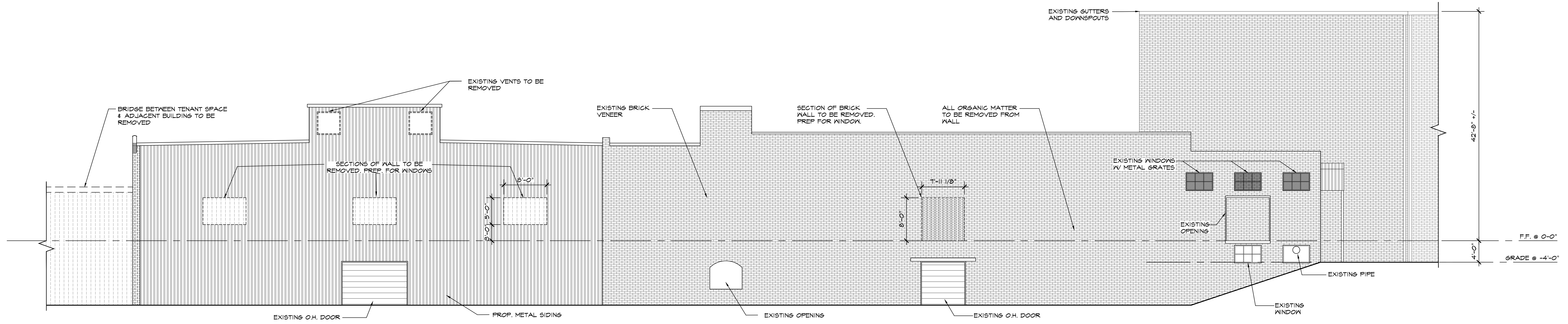
TENANT UPPIT FOR
 CCM BROWN MILL
 530 CABARRUS AVE. CONCORD, NC
 PROJECT TITLE
 SHEET TITLE
 PROPOSED ELEVATIONS

TODAY'S DATE: 06.11.2024
 SCHEMATIC DESIGN APPR. XXXX
 ORIGINAL SEAL DATE: XXXX

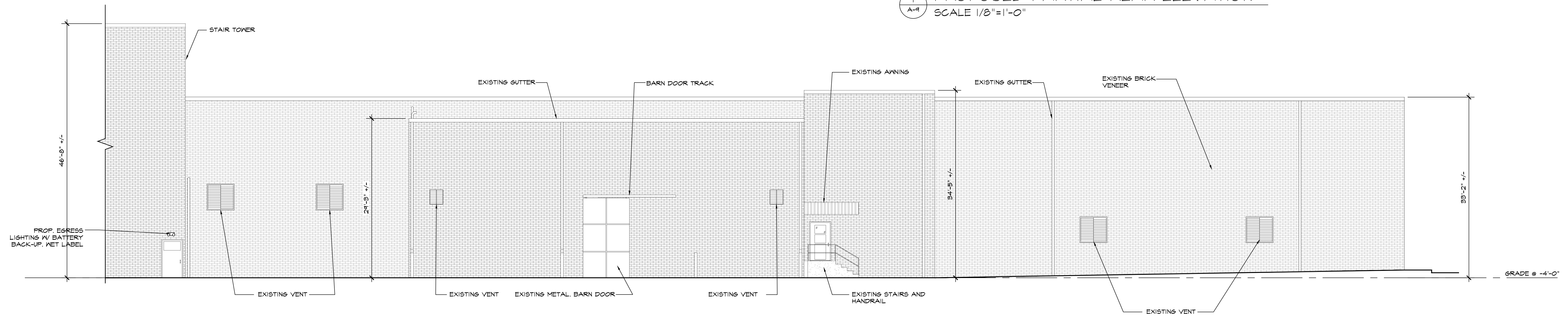
REVISIONS:

DRAWING # 220801 EL
 DRAWN BY: DCOK
 PROJECT MGR: VLM
 CHECKED BY: V. MOORE

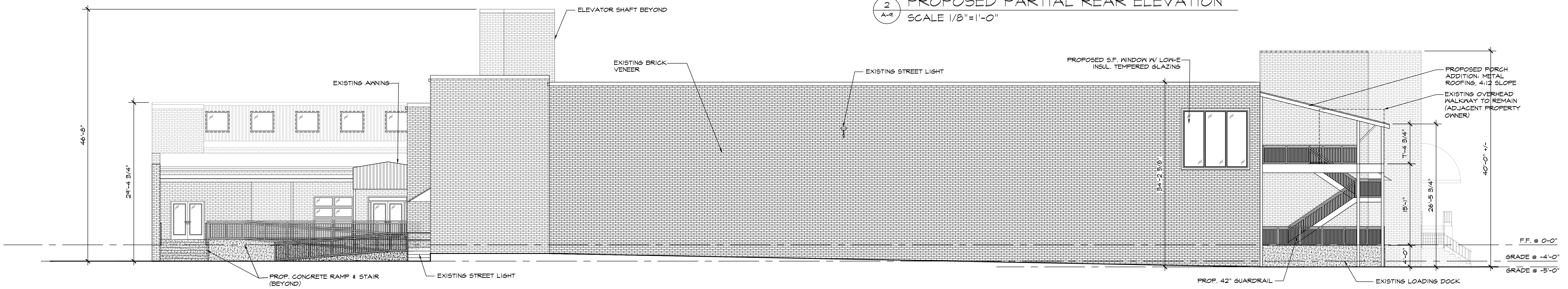
SHEET
 A-8
 TOTAL # OF SHEETS: 8



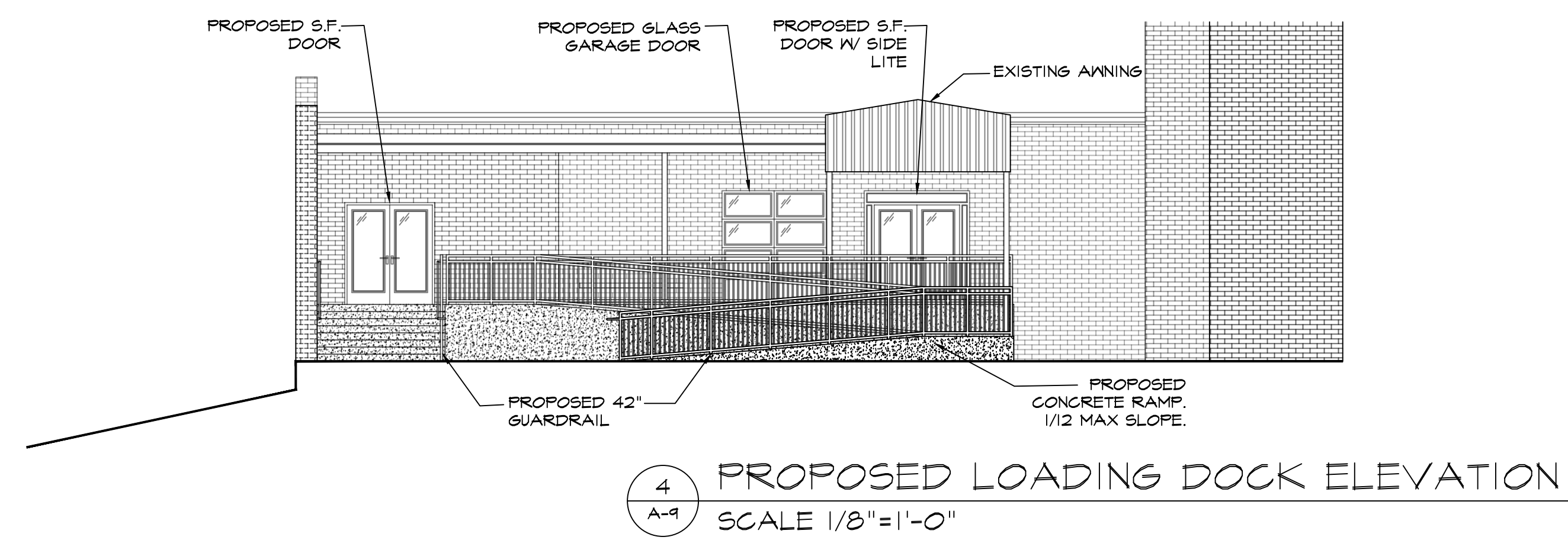
1
A-9
PROPOSED PARTIAL REAR ELEVATION
SCALE 1/8"=1'-0"



2
A-9
PROPOSED PARTIAL REAR ELEVATION
SCALE 1/8"=1'-0"



3
A-9
PROPOSED LEFT ELEVATION
SCALE 1/8"=1'-0"



4
A-9
PROPOSED LOADING DOCK ELEVATION
SCALE 1/8"=1'-0"

NOTES:
ALL FEDERAL, STATE, LOCAL, CODES, REGULATIONS AND ORDINANCES SHALL BE CONSIDERED AS PART OF THIS PLAN AND SPECIFICATIONS FOR THE DESIGN AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR INDICATED HEREON UNLESS OTHERWISE SPECIFIED.
THESE DRAWINGS ARE DIAGNOSTIC, NOT INDICATING ALL CONDITIONS AND DETAILS ARE TO BE USED BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS MAY BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. WORK PROPOSED HEREIN IS IN COMPLIANCE WITH THE MOST RECENT CODES AND ORDINANCES. THE RESPONSIBILITY OF THE DESIGNER FOR THE WORK SHOWN IS LIMITED TO THE HEIGHT OF THE GARAGE.
THIS DRAWING AND THE INFORMATION HEREON IS THE PROPERTY OF CARLOS MOORE ARCHITECT. ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT WITHOUT THE WRITTEN CONSENT OF CARLOS MOORE ARCHITECT IS STRICTLY FORBIDDEN.
© COPYRIGHT 2024 CARLOS MOORE ARCHITECT PA



Carlos Moore
EST. 1987
ARCHITECT PA
222 CHURCH ST. N. CONCORD, NC 28025
T-704-788-8838 F-704-782-0487
WWW.CMOOREARCH.COM

PROJECT TITLE: TENANT UPGIT FOR CCM BROWN MILL
530 CABARRUS AVE. CONCORD, NC
SHEET TITLE: PROPOSED ELEVATIONS

TODAY'S DATE: 06.11.2024
SCHEMATIC DESIGN APPR. XXXX
ORIGINAL SEAL DATE: XXXX

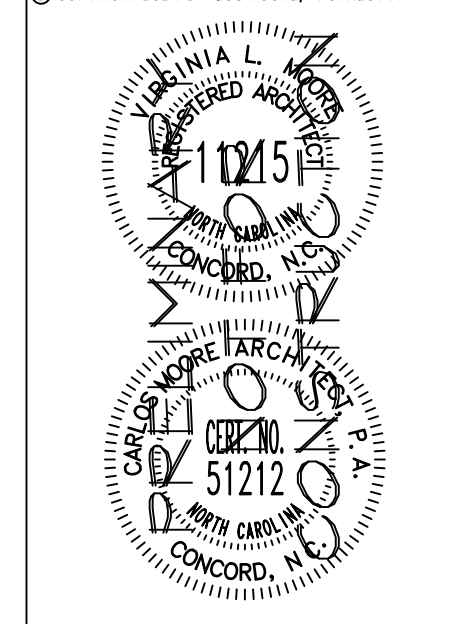
REVISIONS:

DRAWING #: 220801 EL
DRAWN BY: DCOK
PROJECT MGR: VLM
CHECKED BY: V. MOORE

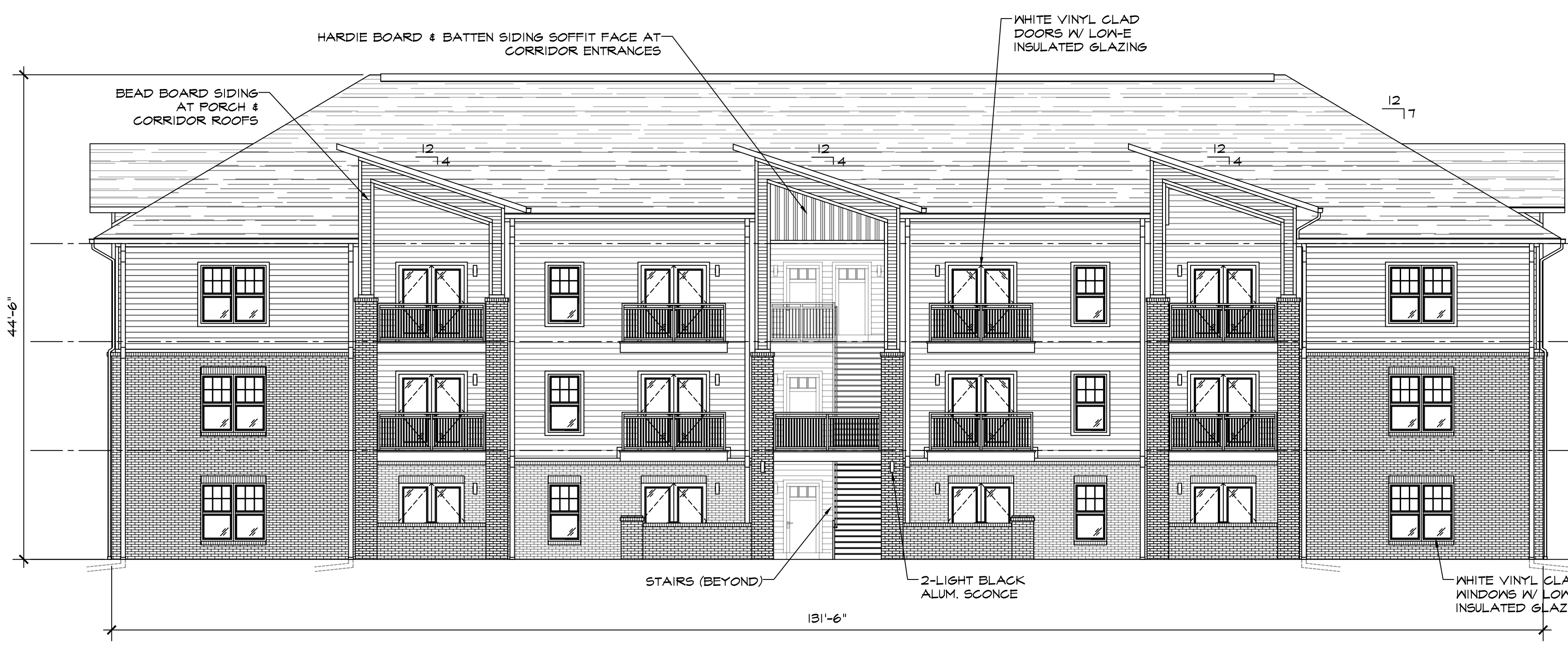
SHEET
A-9
TOTAL # OF SHEETS: 9

PRELIMINARY
NOT FOR
CONSTRUCTION

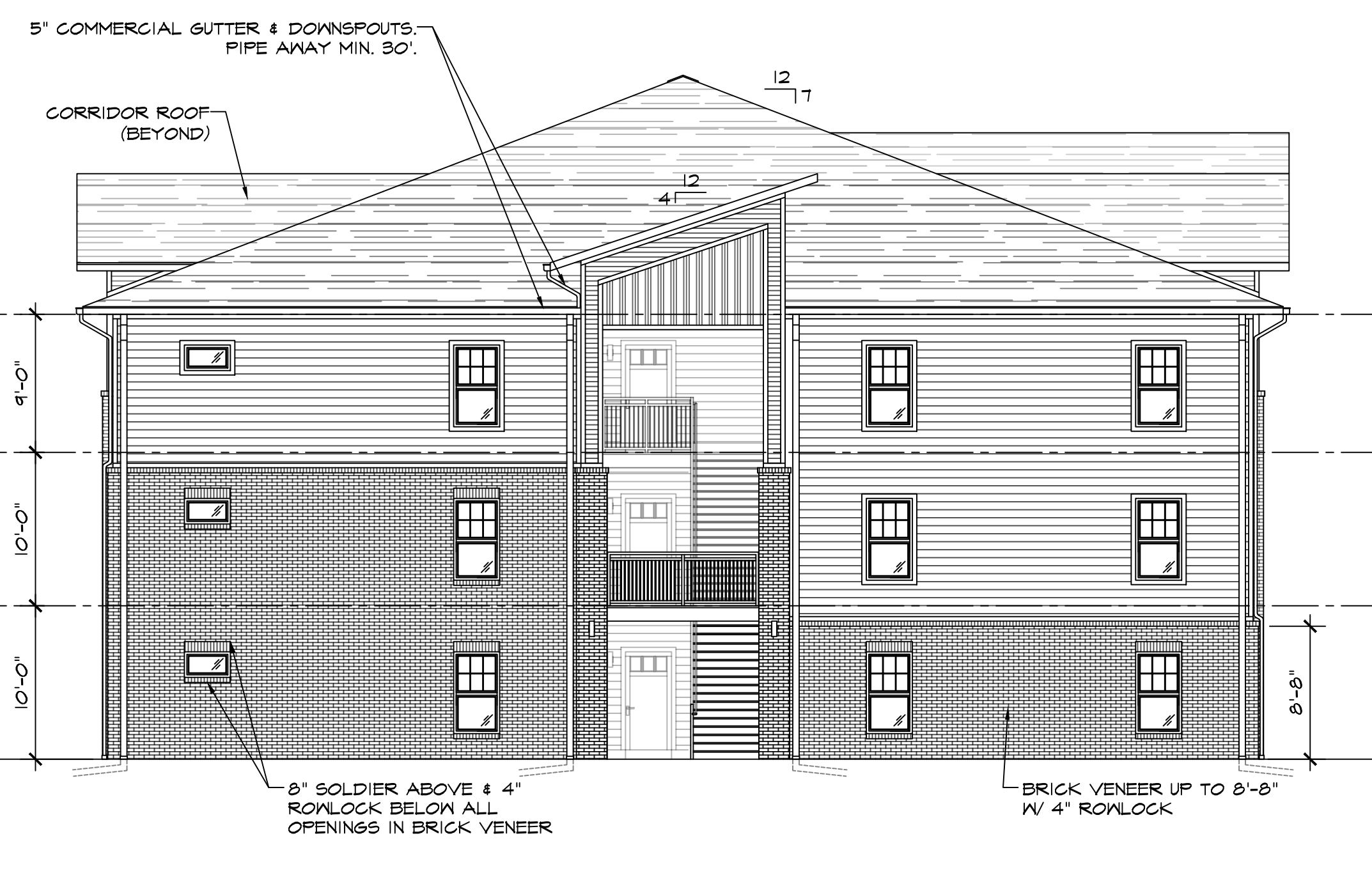
NOTICE:
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED HEREIN UNLESS OTHERWISE SPECIFIED.
THESE DRAWINGS ARE PRELIMINARY AND NOT INDICATING ALL CONDITIONS AND DETAILS AND ARE INTENDED TO BE USED BY EXPERIENCED MECHANICAL ENGINEERS AND CONTRACTORS. PRIOR TO INSTALLATION, WORK PERFORMED NOT IN COMPLIANCE WITH THE INTENT OF THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE PERSONS PERFORMING THE WORK. LIMIT OF LIABILITY IS THE AMOUNT OF FEE CHARGED.
THIS DRAWING AND THE INFORMATION HEREON IS THE PROPERTY OF CARLOS MOORE ARCHITECT. ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT WITHOUT THE WRITTEN CONSENT OF CARLOS MOORE, IS STRICTLY FORBIDDEN.
© COPYRIGHT 2024 CARLOS MOORE ARCHITECT PA



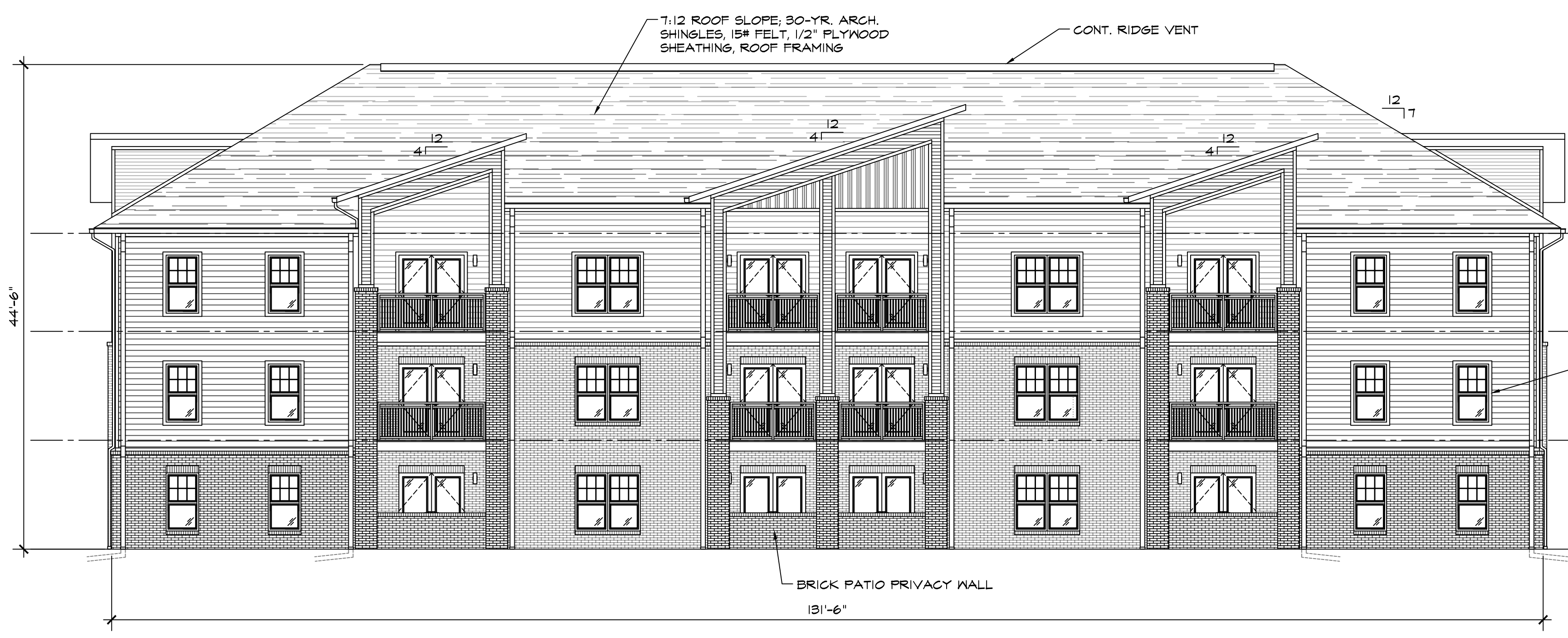
Carlos Moore
ARCHITECT PA
EST. 1987
222 CHURCH ST. N. CONCORD, NC 28025
T-704.762.0487 F-704.762.0487
WWW.CMOOREARCH.COM



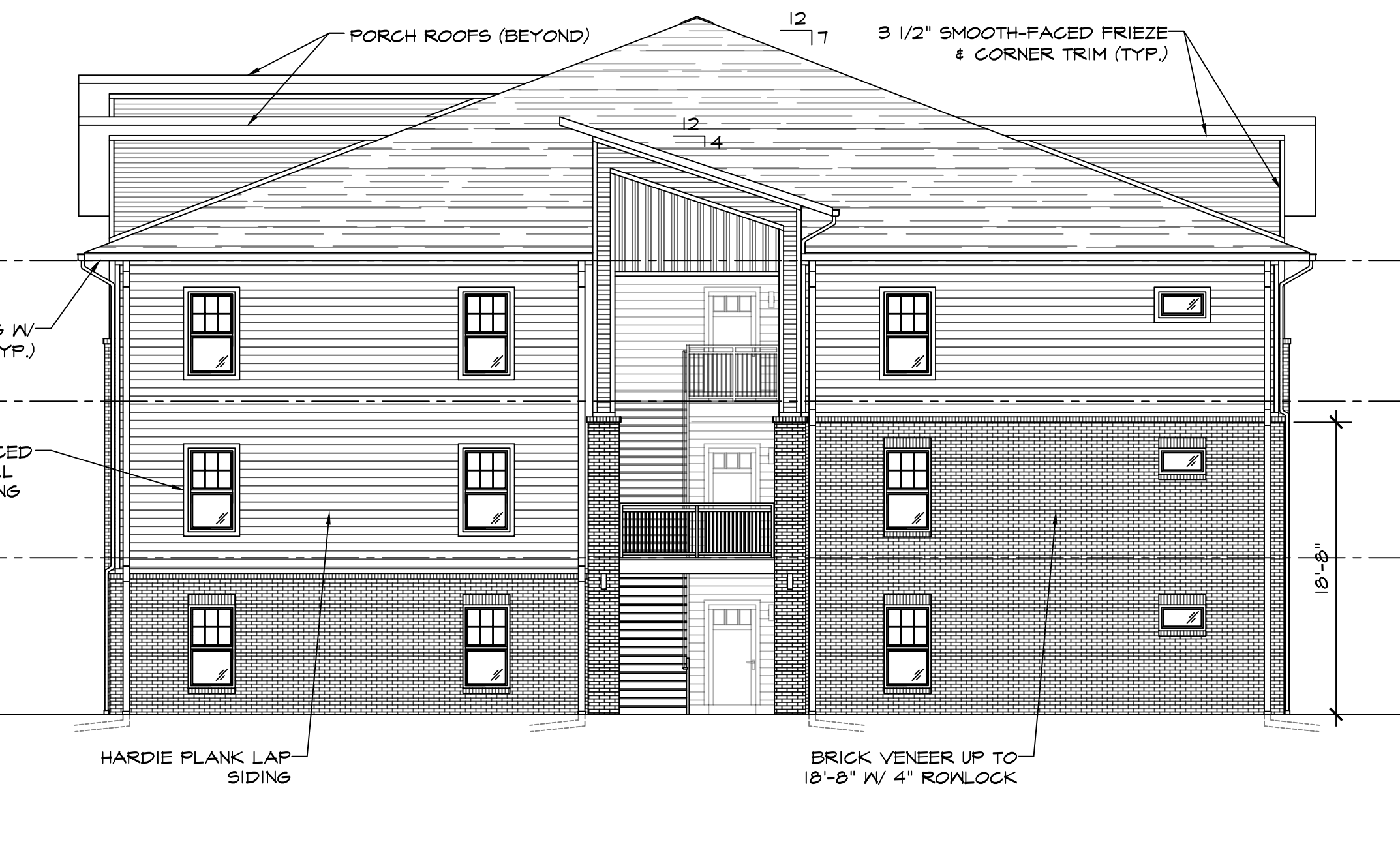
1 FRONT ELEVATION
SCALE 1/8"=1'-0"



2 RIGHT ELEVATION
SCALE 1/8"=1'-0"



3 REAR ELEVATION
SCALE 1/8"=1'-0"



4 LEFT ELEVATION
SCALE 1/8"=1'-0"

PROJECT TITLE: NEW CONSTRUCTION FOR
CCM - H2H
78 WHITE ST., CONCORD, NC
SHEET TITLE: EXTERIOR ELEVATIONS

TODAY'S DATE: 04.11.2024
SCHEMATIC DESIGN APPR: XXXX
ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING #: 220801 Elev2
DRAWN BY: DCOK
PROJECT MGR: VLM
CHECKED BY: V. MOORE

SHEET
A-15
OF 20 TOTAL # OF SHEETS:



SITE DATA

OWNER:
 CABARRUS COOPERATIVE CHRISTIAN MINISTRY, INC.
 PO BOX 1717
 CONCORD, NC 28026

IDENTIFICATION:
 5620 34 3147 (10.51 ACRES)
 DB 16551 PG 200

ACREAGE:
 TOTAL ACRES = 10.51 = 457,815.6 SF

ZONING:
 EXISTING: I-2
 PROPOSED: PUD
 CURRENT USE IS VACANT WAREHOUSE & WAREHOUSE STORAGE.
 PROPOSED USE IS A MIX OF MULTI-FAMILY, RETAIL, BUSINESS, EDUCATION, & STORAGE.

TYPE OF CONSTRUCTION (PROPOSED RESIDENTIAL BUILDINGS): V-B

alley, willams, carmen & king, inc.
 CONSULTING ENGINEERS, SURVEYING & INSPECTION

Prof. License No. F-6203
 120 S. MAIN STREET
 PO BOX 1248
 KANNAPOLIS, NC 28081
 704.938.1515
 www.awck.com



This drawing is the property of Alley, Williams, Carmen & King, Inc. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:



PO BOX 1717
 CONCORD NC, 28026

THE REBUILDER'S CAMPUS @ BROWN MILL COMMONS

CABARRUS AVENUE W
 CONCORD, NORTH CAROLINA

CU REZONING SITE PLAN

DATE	REVISION	BY
1/15/2024	City Review Comments	RDF
2/16/2024	City Review Comments	RDF
3/6/2024	City Review Comments	RDF

SCALE: 1" = 40'

DATE: 1-2-24

JOB # 23517

C-2.0



GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD AND NCDOT STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.
- SEE PLAN SHEET C-2.1 FOR ALL GENERAL AND CONSTRUCTION NOTES.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UTILITIES, LINES, APPURTENANCES, ETC., AND THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, PIPES, VALVES, ETC., AS SHOWN ARE IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, LINES, PIPES, ETC., BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, PIPES AND VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING OR PROPOSED FACILITIES TO DETERMINE IF AN ITEM WILL NEED TO BE RELOCATED.
- THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY KIND OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR ANY WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- DIMENSIONS AS SHOWN ARE TO FACE OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

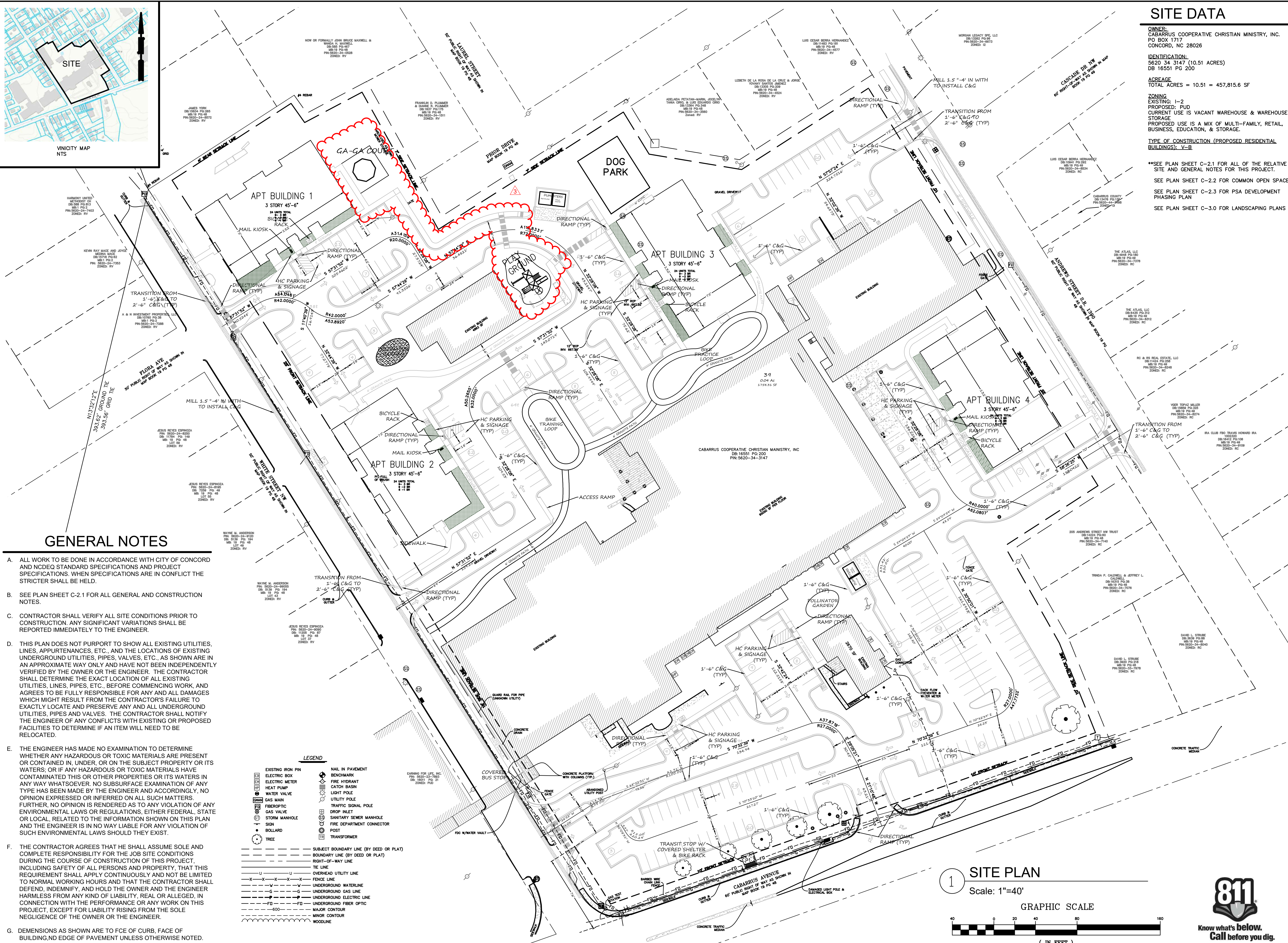
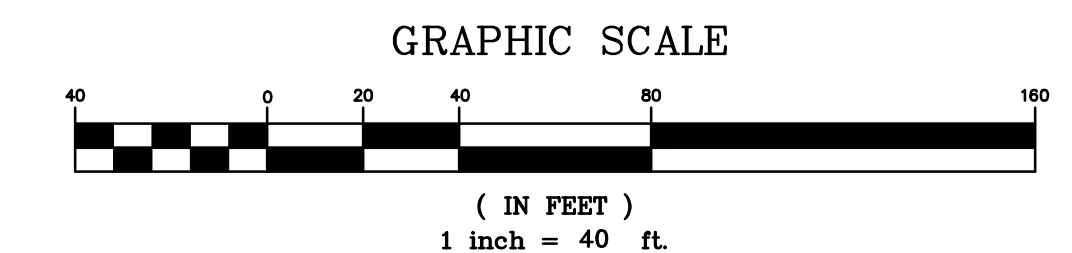
LEGEND

	EXISTING IRON PIN		NAIL IN PAVEMENT
	ELECTRIC BOX		FIRE HYDRANT
	HEAT PUMP		CATCH BASIN
	WATER VALVE		LIGHT POLE
	GAS MAIN		UTILITY POLE
	FIBEROPTIC		TRAFFIC SIGNAL POLE
	GAS VALVE		DROP INLET
	STORM MANHOLE		SANITARY SEWER MANHOLE
	SIGN		FIRE DEPARTMENT CONNECTOR
	BOLLARD		TRANSFORMER
	TREE		

	SUBJECT BOUNDARY LINE (BY DEED OR PLAT)
	BOUNDARY LINE (BY DEED OR PLAT)
	RIGHT-OF-WAY LINE
	THE LINE
	OVERHEAD UTILITY LINE
	FENCE LINE
	UNDERGROUND WATERLINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND FIBER OPTIC
	MAJOR CONTOUR
	MINOR CONTOUR
	WOODLINE

1 SITE PLAN

Scale: 1"=40'



SITE DATA

OWNER:
CABARRUS COOPERATIVE CHRISTIAN MINISTRY, INC.
PO BOX 1717
CONCORD, NC 28026

IDENTIFICATION:
5620 34 3147 (10.51 ACRES)
DB 16551 PG 200

ACREAGE
TOTAL ACRES = 10.51 = 457,815.6 SF

STORMWATER:
SINCE MORE THAN ONE ACRE IS BEING DISTURBED, THEN PRE-POST ATTENUATION WILL BE REQUIRED IN ACCORDANCE WITH ARTICLE 4 OF THE CDO.

SINCE THE NET INCREASE IN IMPERVIOUS AREA IS LESS THAN 20,000 SF WATER QUALITY WILL NOT BE REQUIRED IN ACCORDANCE WITH ARTICLE 4 OF THE CDO.

IMPERVIOUS SURFACE CALCULATIONS

PRE-DEVELOPMENT
COMMERCIAL-80% MAX
10,5140 TOTAL
IMPERVIOUS AREA-6.71 AC (292314SF) - 63.85%

NO RESIDENTIAL DEVELOPMENT

POST-DEVELOPMENT
COMMERCIAL-80% MAX
RESIDENTIAL-50% MAX

COMMERCIAL-6.12 AC TOTAL
IMPERVIOUS-4.74 AC (77.2%)

RESIDENTIAL-4.39 AC TOTAL
IMPERVIOUS-2.21 AC (49.7%)

EXISTING SF TO REMAIN	TO BE REMOVED
106,931	-185,383

PROPOSED SF TO REMAIN	APARTMENTS	HARD SURFACE
106,931	37,976	156,964

TOTALS TO REMAIN	POST-CONSTR.	NET GAIN
106,931	195,811	10,428

ZONING
EXISTING: I-2
PROPOSED: PUD
CURRENT USE IS VACANT WAREHOUSE & WAREHOUSE STORAGE
PROPOSED USE IS A MIX OF MULTI-FAMILY, RETAIL, BUSINESS, EDUCATION, & STORAGE.

SETBACKS-MULTIFAMILY (CDO TABLE 7.8.17)
FRONT: 20'
SIDE: 20'
REAR: 20'
MAX BLDG HT.: 3 STORY-36'
TOTAL BUILDINGS SF -69,300SF

SETBACKS-COMMERCIAL (CDO TABLE 7.6.2.B)
FRONT: 10'
SIDE: N/A
REAR: N/A
MAX BLDG HT.: EXISTING 3 STORY-48'
TOTAL BUILDINGS SF -225,425SF

TYPE OF CONSTRUCTION (PROPOSED RESIDENTIAL BUILDINGS): V-B

PARKING REQUIREMENTS:
RESIDENTIAL USE-15 SPACES PER UNIT
1.5 SPACES/UNIT * 96 UNITS = 144 SPACES

GENERAL OFFICE-1 SPACE/1000 SF
72,673 SF/1000 SF=73 SPACES

WAREHOUSE & STORAGE-2/3 EMPLOYEES AT PEAK SHIFT
20 EMPLOYEES/3 EMPLOYEES * 2 SPACES=14 SPACES

PERSONAL SERVICES-1/500 SF
90,000 SF/500 SF=180 SPACES

BICYCLE PARKING
MULTIFAMILY: 1 SPACE/5 UNITS
96 UNITS/5=19 SPACES

COMMERCIAL: 4+1/15,000 GSF
72,673 SF/15,000+4=9 SPACES

WAREHOUSE: 4+1/50,000 GSF
75,752 SF/50,000+4=6 SPACES

TOTAL PARKING PROVIDED
295 REGULAR SPACES
14 HANDICAP VAN ACCESSIBLE
309 TOTAL SPACES
34 BICYCLE SPACES

OPEN SPACE REQUIREMENTS (CDO TABLE 10.5.13)
TOTAL SITE ACREAGE-10.51 ACRES
REQUIRED: MULTI-FAMILY-20%
4.39 ACRES @20%=0.878 ACRES
COMMERCIAL-25%
6.12 ACRES @ 25% = 1.530 ACRES
PROVIDED: MULTI-FAMILY
ACTIVE-1.23 ACRES
PASSIVE-0.85 ACRES
TOTAL-2.07 ACRES (47.1%)
COMMERCIAL-25%
PASSIVE-1.53ACRES (25.01%)

PER CDO 9.1.9.D: 25% OF THE OVERALL GROSS LAND AREA OF THE SITE SHALL BE DESIGNATED AS OPEN SPACE AND 30% OF THE REQUIRED OPEN SPACE ON THE SITE SHALL CONSIST OF ACTIVE OPEN SPACE.

TOTAL SITE REQUIRED OPEN SPACE-2.62 ACRES
TOTAL SITE OPEN SPACE COVERAGE-34.3% (3.61/10.51)
REQUIRED ACTIVE OPEN SPACE-0.79 ACRES (2.62x0.30)
PROVIDED ACTIVE OPEN SPACE-1.23 ACRES

*SEE SITE PLAN C-2.4 FOR OPEN SPACE LOCATIONS

GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD, WSACC, NCDOT, NCDE&NR STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.
 - ALL BENCHMARK LOCATIONS AND ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE BARRICADES, WARNING LIGHTS AND SIGNS TO ENSURE THE SAFETY OF THE PUBLIC AT ALL TIMES.
 - THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UTILITIES, LINES, APPURTENANCES, ETC., AND THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, PIPES, VALVES, ETC., AS SHOWN ARE IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, LINES, PIPES, ETC., BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, PIPES AND VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING OR PROPOSED FACILITIES TO DETERMINE IF AN ITEM WILL NEED TO BE RELOCATED.
 - CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
 - DIMENSIONS AS SHOWN, ARE TO FACE OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - LANDSCAPE CONTRACTOR SHALL HAVE UNDERGROUND UTILITY CONTRACTOR LOCATE LINES PRIOR TO INSTALLATION OF TREES AND SHRUBS.
 - SEWER SERVICE LATERALS AND WATER SERVICE CONNECTIONS AND MAINS, ARE SUBJECT TO THE MINIMUM CLEARANCE REQUIREMENTS OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL FROM THE MAIN. WHEN ONE LINE IS ABOVE OR BELOW BUT LESS THAN EIGHTEEN (18) INCHES CLEARANCE, BOTH LINES SHALL BE CONSTRUCTED TO CLASS 50 D.I.P. WITH MECHANICAL JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET MEASURED AT RIGHT ANGLES ON EACH SIDE OF SAID LINES.
 - WHENEVER A WATER MAIN CROSSES OVER A BURIED UTILITY DITCH, EITHER OVER OR UNDER WITH LESS THAN ONE AND ONE HALF (1.5) FEET OF VERTICAL CLEARANCE, THE UTILITY DITCH SHALL BE SPANNED WITH D.I.P. FOR A DISTANCE OF TEN (10) FEET EACH SIDE OF SAID LINE.
- WHENEVER A WATER MAIN CROSSES OVER A BURIED UTILITY DITCH, EITHER OVER OR UNDER WITH LESS THAN ONE AND ONE HALF (1.5) FEET OF VERTICAL CLEARANCE, THE UTILITY DITCH SHALL BE SPANNED WITH D.I.P. FOR A DISTANCE OF TEN (10) FEET EACH SIDE OF SAID LINE.
- THREE (3) FEET MINIMUM COVER SHALL BE PROVIDED FOR WATER AND SEWER LINES UNLESS FERROUS MATERIAL PIPE IS SPECIFIED. FERROUS MATERIAL PIPE OR OTHER PIPE WITH THE PROPER BEDDING TO DEVELOP THE REQUIRED DESIGN SUPPORTING STRENGTH SHALL BE PROVIDED WHERE WATER AND SEWER LINES ARE SUBJECT TO TRAFFIC BEARING LOADS.
 - THE EXISTING UTILITIES SHALL REMAIN IN SERVICE UNTIL NEW LINES ARE IN PLACE AND ACTIVATED. THE CONTRACTOR SHALL COORDINATE REMOVAL OF SERVICES WITH THE APPROPRIATE UTILITY COMPANY AND THE OWNER.
 - THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.
 - THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY KIND OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR ANY WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
 - AT ALL TIMES, THE CONTRACTOR SHALL PERFORM PROJECT DEMOLITION WITH MINIMAL DISTURBANCE TO THE ADJACENT PROPERTIES. ALL DEBRIS GENERATED DURING THE DEMOLITION PHASE OF THE PROJECT, SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - BOUNDARY, PHYSICAL, AND TOPOGRAPHIC INFORMATION AS SHOWN TAKEN FROM A SURVEY PREPARED BY THE ISAACS GROUP TITLED LANDS OF KANNAPOLIS PROPERTIES, LLC. DATED 5/17/2022 BY STEPHEN S. DYER PLS L-3059.

TRANSPORTATION NOTES

- CONTRACTOR SHALL CONTACT CITY OF CONCORD INSPECTOR AT LEAST 72 HOURS IN ADVANCE TO SET UP AN ON-SITE PRE-CONSTRUCTION MEETING TO DISCUSS THESE UTILITY CROSSINGS.
- EXISTING UTILITIES SHALL BE SPOT DUG, PRIOR TO WORK BEGINNING.
- WORK WITHIN THE STREET R/W SHALL BE ALLOWED ONLY FROM 8AM TO 5PM. THIS INCLUDES PLACEMENT AND REMOVAL OF TRAFFIC CONTROL MEASURES.
- CONTRACTOR SHALL BE PREPARED FOR EITHER A LANE SHIFT OR LANE CLOSURE, AND SHALL HAVE THE APPROPRIATE FLAGGERS/LIGHTS/BARRELS AVAILABLE TO MAINTAIN TRAFFIC AT ALL TIMES.
- A 3' CLEAR ZONE SHALL BE MAINTAINED FROM THE THEORETICAL 1:1 SLOPE AND THE EXCAVATION WORK. CONTRACTOR SHALL USE JERSEY BARRIERS, TRENCH BOX, AND/OR HYDRAULIC PLATES AS REQUIRED TO MAINTAIN THE 1:1 SLOPE.
- THE REQUIREMENTS OF THE APPLICABLE CITY DETAIL, MISC-202, FOR UTILITY CUTS WILL BE MET FOR UTILITY WORK WITHIN PUBLIC CITY STREETS. THE APPLICABLE NCDOT DETAIL, STD. 654.01 SHALL BE MET FOR ANY UTILITY CUTS IN PUBLIC NCDOT STREETS.
- NO EXCAVATION WITHIN THE CLEAR RECOVERY ZONE SHALL BE LEFT OPEN OVERNIGHT.
- THE CITY OF CONCORD AUTHORITY SHALL REQUIRE A TRAFFIC CONTROL PLAN 72 HOURS PRIOR TO TRAFFIC CONTROL PLAN BEING IMPLEMENTED. TRAFFIC CONTROL PLAN WILL NEED TO BE APPROVED PRIOR TO WORK BEGINNING. ALL TRAFFIC CONTROL WORK SHALL BE REQUIRED TO MEET MUTCD GUIDELINES.
- APPROVAL OF REZONING PLAN DOES NOT CONSTITUTE APPROVAL OF ANY PLAN ELEMENTS WHICH DO NOT MEET TRANSPORTATION TECHNICAL STANDARDS. TRANSPORTATION TECHNICAL REVIEW WILL BE DONE THROUGHOUT THE PRELIMINARY PLAN/SITE PLAN/CONSTRUCTION DOCUMENTS REVIEW AND APPROVAL PROCESS AND MAY REQUIRE MINOR AND/OR SIGNIFICANT CHANGES TO THE SITE AS IT IS SHOWN IN THIS REZONING PLAN.
- RESTRIPING OF EXISTING BIKE LANE ALONG CABARRUS AVE. TO BE HANDLE UNDER THE NCDOT DRIVEWAY PERMIT PROCESS.

CONCORD UTILITY NOTES

- PER CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3, SECTION 62-98 (2) ALL MATERIALS, EQUIPMENT, LABOR AND WORKMANSHIP ASSOCIATED WITH PUBLIC WATER AND/OR SEWER EXTENSION AND/OR MODIFICATION SHALL BE IN ACCORDANCE WITH AND SUBJECT TO THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY'S STANDARD SPECIFICATIONS. THE CITY OF CONCORD'S ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS; AND THE NORTH CAROLINA ADMINISTRATIVE CODE FOR WASTE WATER COLLECTION AND WATER DISTRIBUTION SYSTEMS. IN THE EVENT OF A CONFLICT BETWEEN THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY'S STANDARD SPECIFICATIONS, THE CITY OF CONCORD'S ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, OR THE NORTH CAROLINA ADMINISTRATIVE CODE, THE MORE RESTRICTIVE SHALL APPLY.
- REVIEW AND APPROVAL OF THE PLANS DOES NOT RELIEVE THE OWNER, CONTRACTOR, OR DEVELOPER FROM MEETING THE REQUIREMENTS OF THE CITY OF CONCORD'S OR CABARRUS COUNTY'S ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS. (AS APPLICABLE), CONCORD WATER & SEWER POLICIES AND TECHNICAL SPECIFICATIONS, THE STANDARD SPECIFICATIONS FOR WASTEWATER COLLECTION & WASTE DISTRIBUTION FOR CABARRUS COUNTY (WSACC MANUAL) AND ANY OTHER LOCAL, STATE, AND FEDERAL REGULATIONS AND APPROVALS.
- THE CONTRACTOR MUST CONTACT THE CITY OF CONCORD ENGINEERING DEPARTMENT, CITY MANAGER AT 704-920-3425 AT LEAST 24 HOURS PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
- CONCORD CODE OF ORDINANCES CHAPTER 62, ARTICLE II WATER AND SEWER SERVICE, SEC. 62-34(i) - THE CUSTOMER SHALL BE RESPONSIBLE FOR INSTALLING THE NECESSARY AND APPROVED DEVICE(S) TO MAKE ANY ADJUSTMENTS TO THE WATER PRESSURE SUPPLIED BY THE UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SUCH DEVICES.
- PER THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3, SECTION 62-98- THE FOLLOWING MINIMUM SEPARATIONS MUST BE INDICATED, UNLESS OTHERWISE APPROVED BY THE CITY
- A MINIMUM HORIZONTAL SEPARATION OF 5 FT SHALL BE MAINTAINED BETWEEN ANY TYPE OF MAINTENANCE OBSTRUCTION AND THE CITY'S WATER DISTRIBUTION LINES, WASTEWATER COLLECTION LINES, AND ASSOCIATED APPURTENANCES UNLESS AN EXCEPTION IS GRANTED. GREATER SEPARATION DISTANCES MAY BE REQUIRED AS SPECIFIED BY FEDERAL, STATE, OR LOCAL ORDINANCES.
- A MINIMUM VERTICAL SEPARATION OF 2 FT SHALL BE MAINTAINED BETWEEN ANY TYPE OF MAINTENANCE OBSTRUCTION, INCLUDING BUT NOT LIMITED TO ANY OTHER UTILITY PROVIDER'S LINES OR EQUIPMENT, AND IF AN EXCEPTION IS GRANTED, A MINIMUM OF 1 FT MUST BE MAINTAINED AND THE CITY WATER DISTRIBUTION LINES, WASTEWATER COLLECTION LINES, AND ASSOCIATED APPURTENANCES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE OR AN APPROVED FERROUS MATERIAL WITH JOINTS THAT ARE EQUIVALENT TO POTABLE WATER MAIN STANDARDS FOR A DISTANCE OF 10 FT ON EITHER SIDE OF THE POINT OF CROSSING. GREATER SEPARATION DISTANCES MAY BE REQUIRED AS SPECIFIED BY FEDERAL, STATE, OR LOCAL REGULATIONS.
- A MINIMUM HORIZONTAL SEPARATION OF 10 FT SHALL BE MAINTAINED BETWEEN THE CITY WATER DISTRIBUTION SYSTEM AND THE WASTEWATER COLLECTION LINES, AND ASSOCIATED APPURTENANCES, UNLESS AN EXCEPTION IS GRANTED.
- BEDDING FOR PVC SEWER MAINS AND LATERALS SHOULD BE WSACC CLASS B BEDDING. UNLESS OTHERWISE NOTED, WATERLINES SHALL BE PVC C900 FOR 6"-12" DIAMETER AND PVC SDR 13.5 FOR 2"-4" DIAMETER PER WSACC STANDARDS.
- UNLESS OTHERWISE NOTED, SEWER MAINS SHALL BE PVC SDR 35 PER WSACC STANDARDS.
- NON-METALLIC LOCATION TAPE SHALL BE PLACED 1' ABOVE ALL PVC MAINS

CONCORD LANDSCAPE NOTES

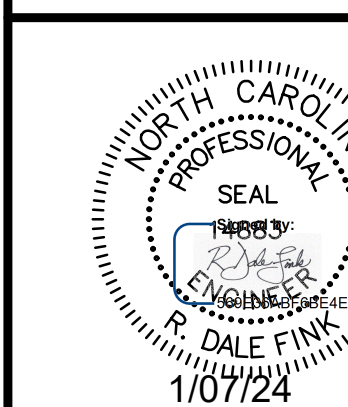
- Landscaping contractor shall coordinate an on-site meeting with the City Arborist before installation of any plant material.
- All work shall be in accordance with the current edition of the ANSI A300 Standard for Tree, Shrub, and other Woody Plant Management-Standard Practices.
- All plant stock shall comply with the current edition of ANSI Z60.1 American Standard for Nursery Stock.
- Only biodegradable tree support materials shall be used.
- All planting areas shall meet the requirements of the Concord Development Ordinance Article 11 and Technical Standards Article 7.
- Height and width of plant material supersedes container size.
- Utilities shall be located before planting. www.nc811.org.
- Planting locations will be adjusted to provide sufficient space for utilities, easements, street lighting, traffic signs, and sight triangles. 5' clearance around all sides of fire hydrants and utility appurtenances. No trees shall be planted within 7' of a residential stop sign. No plants or trees located within site triangles. 15' clearance from all street light poles. Shade trees shall be at least 20' from overhead primary electric lines. All tree and plant trunks shall be installed at least 4' from buildings, curbs, sidewalks, asphalt, fences and adjacent property lines.
- Any proposed redesign of the approved planting plan or plant species substitutions shall be approved by the City Arborist before installation.
- All trees and their planted location shall be inspected by City staff before approval. Any plant material which has died, turned brown, or defoliated prior to inspection shall be rejected.
- Any proposed private irrigation may bisect but shall not run parallel within utility easements or street right of ways and shall meet the requirements of the City of Concord Code of Ordinance Chapter 62, section 62-164.



alley, willams,
carmen & king, inc.

CONSULTING ENGINEERS,
SURVEYING & INSPECTION

Flm License No. F-6203
120 S. MAIN STREET
PO BOX 1248
KANNAPOLIS, NC 28081
704.938.1515
www.awck.com



This drawing is the property of Alley, Williams, Carmen & King, Inc. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:



PO BOX 1717
CONCORD NC, 28026

THE REBUILDER'S CAMPUS
@ BROWN MILL COMMONS
CABARRUS AVENUE W
CONCORD, NORTH CAROLINA
CU REZONING GEN. & CONSTR. NOTES

#	DATE	REVISION	BY
1	5/15/2024	City Review Comments	RDF
2	6/07/2024	City Review Comments	RDF
3	6/20/2024	City Review Comments	RDF
4	9/27/2024	City Review Comments	RDF

SCALE: 1" = 40'

DATE: 1-2-24

JOB # 23517

C-2.1

SITE DATA

OPEN SPACE REQUIREMENTS
OPEN SPACE REQUIREMENTS (CDD TABLE 10.5.13)
 TOTAL SITE ACREAGE=10.51 ACRES
 REQUIRED: MULTI-FAMILY--20%
 4.39 ACRES @20%=0.878 ACRES
 COMMERCIAL--25%
 5.12 ACRES @ 25% = 1.530 ACRES
 PROVIDED: MULTI-FAMILY
 ACTIVE--1.23 ACRES
 PASSIVE--0.85 ACRES
 TOTAL--2.07 ACRES (47.1%)
 COMMERCIAL--25%
 PASSIVE--1.53ACRES (25.01%)

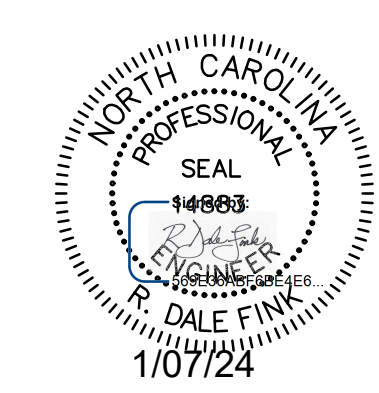
PER CDD 9.1.9.D: 25% OF THE OVERALL GROSS LAND AREA OF THE SITE SHALL BE DESIGNATED AS OPEN SPACE AND 50% OF THE REQUIRED OPEN SPACE ON THE SITE SHALL CONSIST OF ACTIVE OPEN SPACE.

TOTAL SITE REQUIRED OPEN SPACE--2.62 ACRES
 TOTAL SITE OPEN SPACE COVERAGE--34.3% (3.61/10.51)
 REQUIRED ACTIVE OPEN SPACE--0.79 ACRES (0.30x2.62)
 PROVIDED ACTIVE OPEN SPACE--1.23 ACRES



Alley, Williams, Carmen & King, Inc.
 CONSULTING ENGINEERS,
 SURVEYING & INSPECTION

Perm License No. F-2023
 120 S. MAIN STREET
 PO BOX 1248
 KANNAPOLIS, NC 28081
 704.938.1515
 www.awck.com



This drawing is the property of Alley, Williams, Carmen & King, Inc. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:



PO BOX 1717
 CONCORD NC, 28026

**THE REBUILDER'S CAMPUS
 @ BROWN MILL COMMONS**
 CABARRUS AVENUE W
 CONCORD, NORTH CAROLINA
OPEN SPACE PROVISIONS & MAINTENANCE

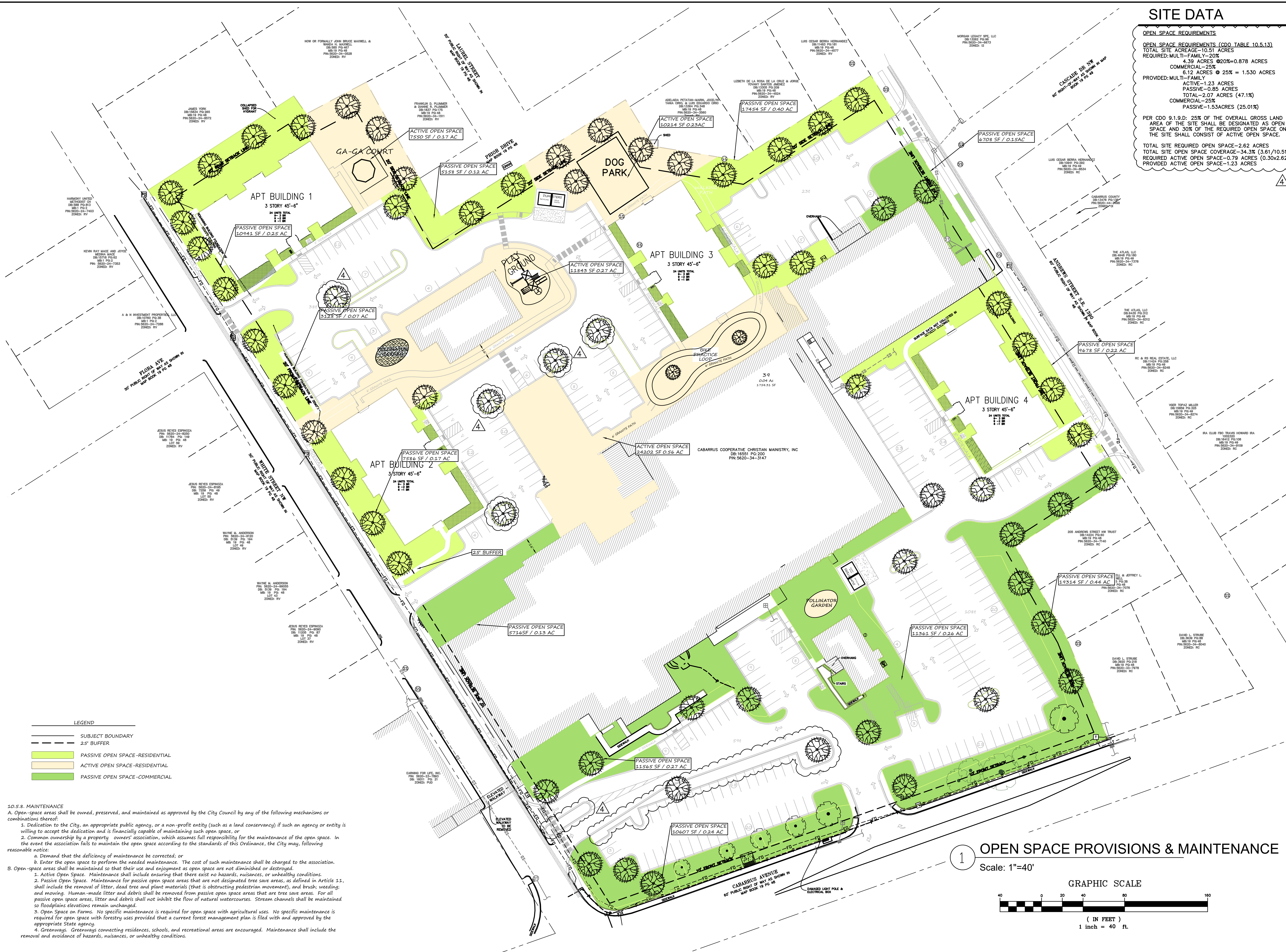
#	DATE	REVISION	BY
1	15/15/2024	City Review Comments	RDF
2	16/07/2024	City Review Comments	RDF
3	16/20/2024	City Review Comments	RDF
4	19/27/2024	City Review Comments	RDF
5	10/16/24	Renumbered Plan Sht	RDF

SCALE: 1" = 40'

DATE: 1-2-24

JOB # 23517

C-2.2



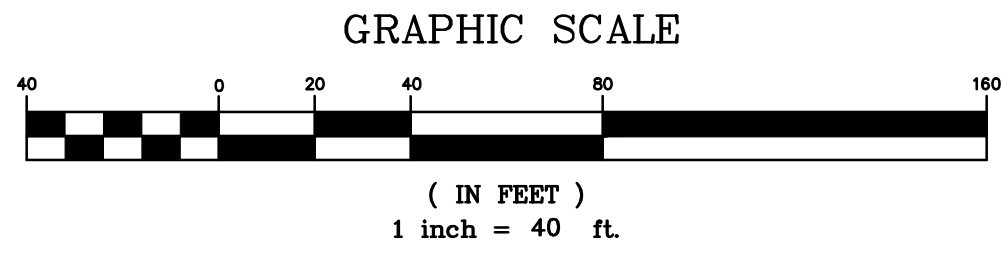
LEGEND

- SUBJECT BOUNDARY
- 25' BUFFER
- PASSIVE OPEN SPACE-RESIDENTIAL
- ACTIVE OPEN SPACE-RESIDENTIAL
- PASSIVE OPEN SPACE-COMMERCIAL

10.5.8. MAINTENANCE
 A. Open-space areas shall be owned, preserved, and maintained as approved by the City Council by any of the following mechanisms or combinations thereof:
 1. Dedication to the City, an appropriate public agency, or a non-profit entity (such as a land conservancy) if such an agency or entity is willing to accept the dedication and is financially capable of maintaining such open space, or
 2. Common ownership by a property owners' association, which assumes full responsibility for the maintenance of the open space. In the event the association fails to maintain the open space according to the standards of this Ordinance, the City may, following reasonable notice:
 a. Demand that the deficiency of maintenance be corrected; or
 b. Enter the open space to perform the needed maintenance. The cost of such maintenance shall be charged to the association.
 B. Open-space areas shall be maintained so that their use and enjoyment as open space are not diminished or destroyed.
 1. Active Open Space. Maintenance shall include ensuring that there exist no hazards, nuisances, or unhealthy conditions.
 2. Passive Open Space. Maintenance for passive open space areas that are not designated tree save areas, as defined in Article 11, shall include the removal of litter, dead tree and plant materials (that is obstructing pedestrian movement), and brush; weeding; and moving: Human-made litter and debris shall be removed from passive open space areas that are tree save areas. For all passive open space areas, litter and debris shall not inhibit the flow of natural watercourses. Stream channels shall be maintained so floodplains elevations remain unchanged.
 3. Open Space on Farms. No specific maintenance is required for open space with agricultural uses. No specific maintenance is required for open space with forestry uses provided that a current forest management plan is filed with and approved by the appropriate State agency.
 4. Greenways. Greenways connecting residences, schools, and recreational areas are encouraged. Maintenance shall include the removal and avoidance of hazards, nuisances, or unhealthy conditions.

1 OPEN SPACE PROVISIONS & MAINTENANCE

Scale: 1"=40'





SITE DATA

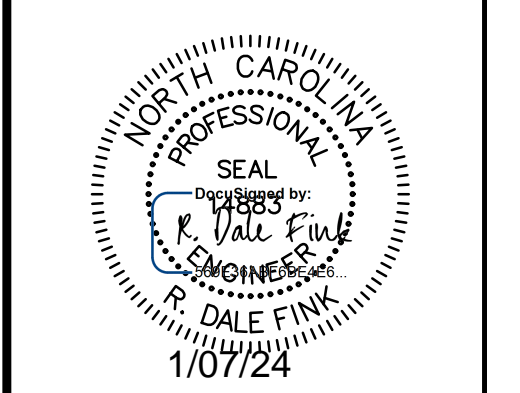
PSA DEVELOPMENT PHASING:

- PHASE 1: 2 APARTMENT BUILDINGS, 1 DAYCARE & LAUNDROMAT
- PHASE 2: BROWN MILL COMMERCIAL SPACES
- PHASE 3: FINAL 2 APARTMENT BUILDINGS

*SEE PLAN SHEET C-2.1 FOR ALL OF THE RELATIVE SITE AND GENERAL NOTES FOR THIS PROJECT.

alley, williams, carmen & king, inc.
CONSULTING ENGINEERS, SURVEYING & INSPECTION

Perm License No. F-6203
120 S. MAIN STREET
PO BOX 1248
KANNAPOLIS, NC 28081
704.938.1515
www.awck.com



This drawing is the property of Alley, Williams, Carmen & King, Inc. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:

PO BOX 1717
CONCORD NC, 28026

THE REBUILDER'S CAMPUS @ BROWN MILL COMMONS

CABARRUS AVENUE W
CONCORD, NORTH CAROLINA

CU REZONING SITE PLAN

#	DATE	REVISION	BY
1	15/15/2024	City Review Comments	RDF

SCALE: 1" = 40'

DATE: 1-2-24

JOB # 23517

C-2.3



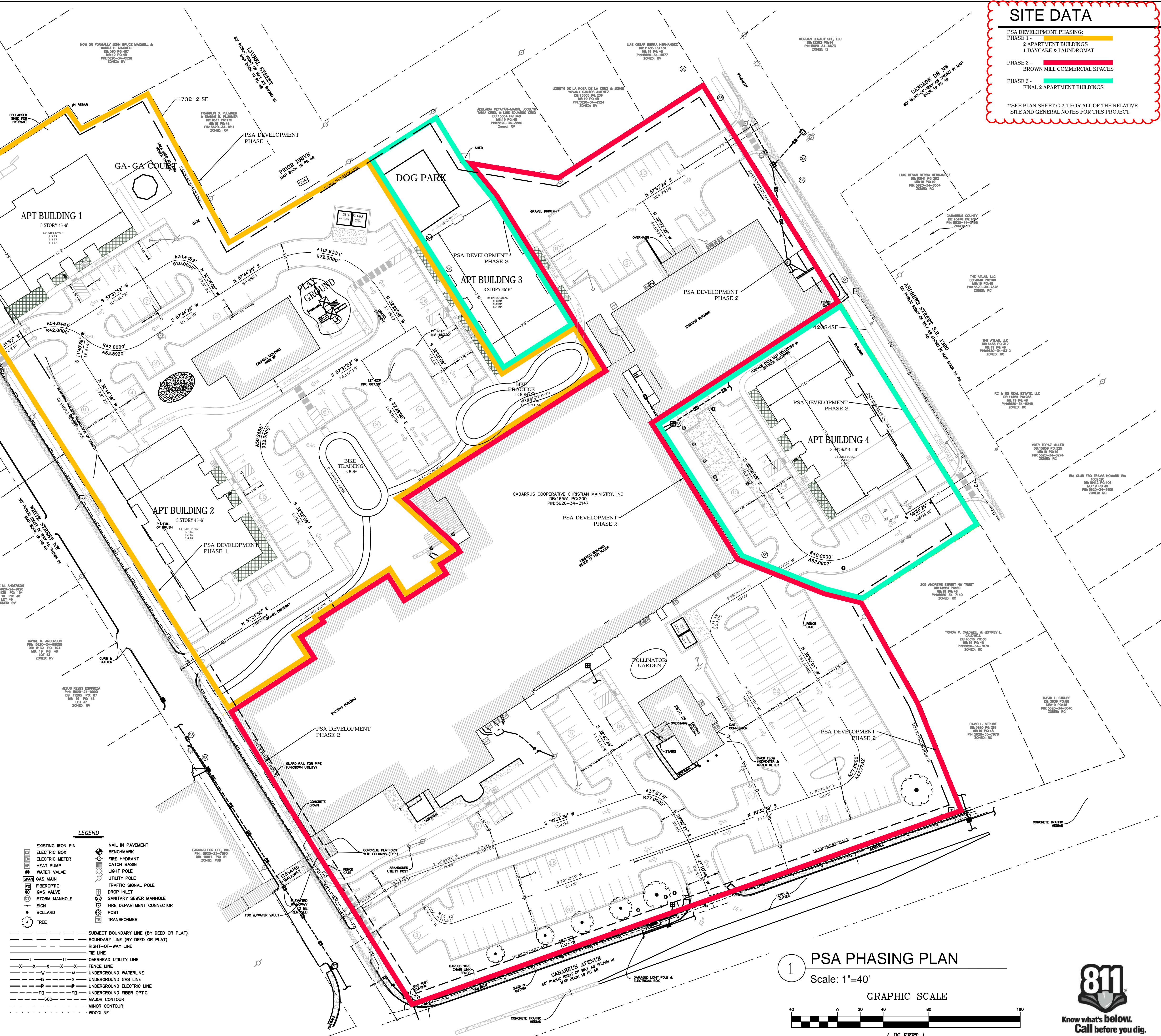
GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD AND NCDOT STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.
- SEE PLAN SHEET C-2.1 FOR ALL GENERAL AND CONSTRUCTION NOTES.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UTILITIES, LINES, APPURTENANCES, ETC., AND THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, PIPES, VALVES, ETC., AS SHOWN ARE IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, LINES, PIPES, ETC., BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, PIPES AND VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING OR PROPOSED FACILITIES TO DETERMINE IF AN ITEM WILL NEED TO BE RELOCATED.
- THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY KIND OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR ANY WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- DIMENSIONS AS SHOWN ARE TO FACE OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

LEGEND

	EXISTING IRON PIN		NAIL IN PAVEMENT
	ELECTRIC BOX		BENCHMARK
	ELECTRIC METER		FIRE HYDRANT
	HEAT PUMP		CATCH BASIN
	WATER VALVE		LIGHT POLE
	GAS MAIN		UTILITY POLE
	FIBEROPTIC		TRAFFIC SIGNAL POLE
	GAS VALVE		DROP INLET
	STORM MANHOLE		SANITARY SEWER MANHOLE
	SIGN		FIRE DEPARTMENT CONNECTOR
	BOLLARD		POST
	TREE		TRANSFORMER

	SUBJECT BOUNDARY LINE (BY DEED OR PLAT)
	BOUNDARY LINE (BY DEED OR PLAT)
	RIGHT-OF-WAY LINE
	TIE LINE
	OVERHEAD UTILITY LINE
	FENCE LINE
	UNDERGROUND WATERLINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND FIBER OPTIC LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	WOODLINE

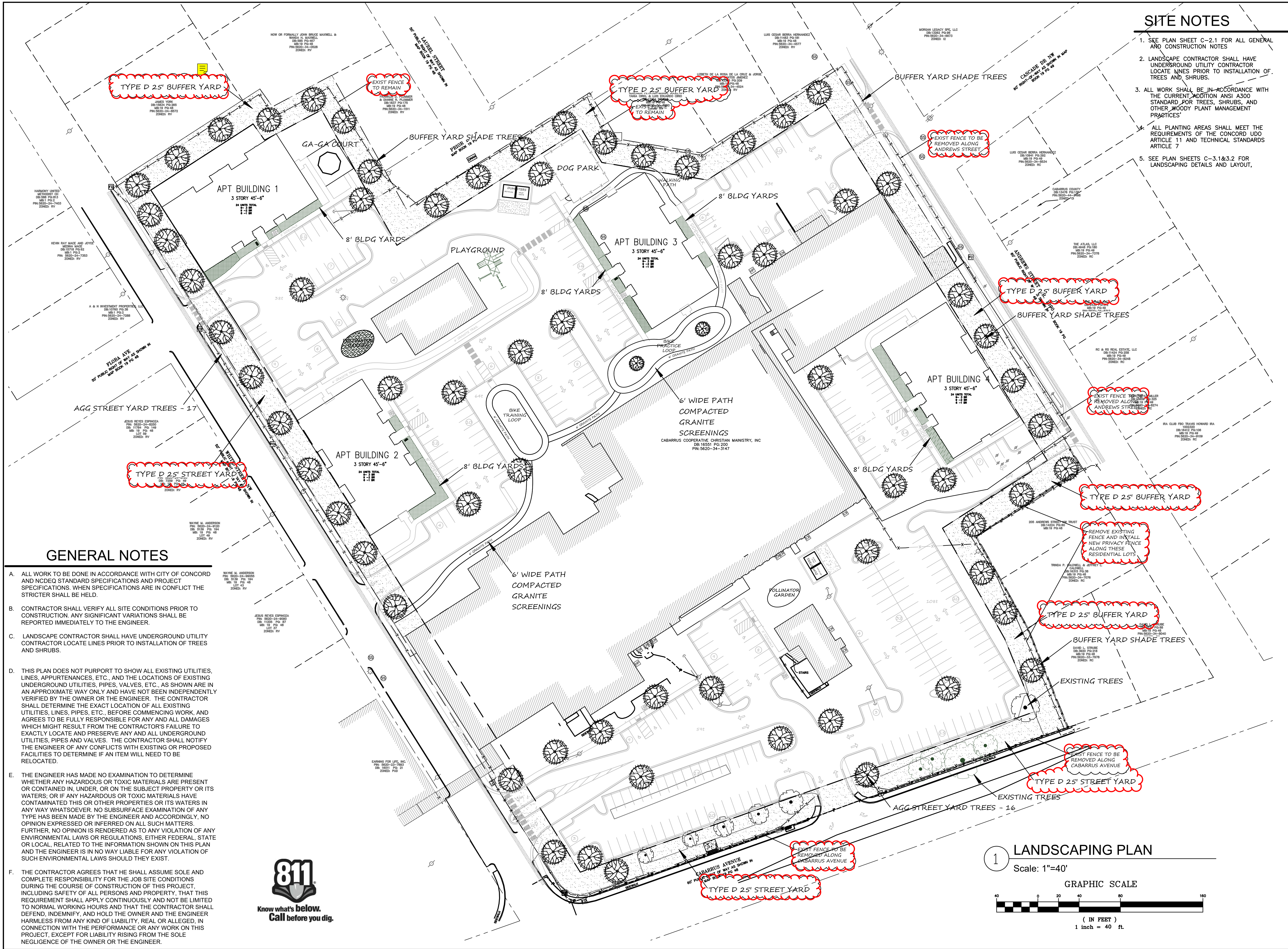


1 PSA PHASING PLAN

Scale: 1"=40'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



SITE NOTES

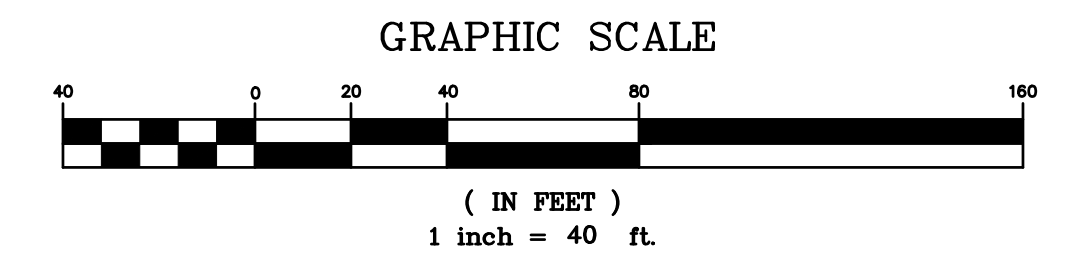
1. SEE PLAN SHEET C-2.1 FOR ALL GENERAL AND CONSTRUCTION NOTES
2. LANDSCAPE CONTRACTOR SHALL HAVE UNDERGROUND UTILITY CONTRACTOR LOCATE LINES PRIOR TO INSTALLATION OF TREES AND SHRUBS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT ADDITION ANSI A300 STANDARD FOR TREES, SHRUBS, AND OTHER WOODY PLANT MANAGEMENT PRACTICES
4. ALL PLANTING AREAS SHALL MEET THE REQUIREMENTS OF THE CONCORD UDO ARTICLE 11 AND TECHNICAL STANDARDS ARTICLE 7
5. SEE PLAN SHEETS C-3.1&3.2 FOR LANDSCAPING DETAILS AND LAYOUT.

GENERAL NOTES

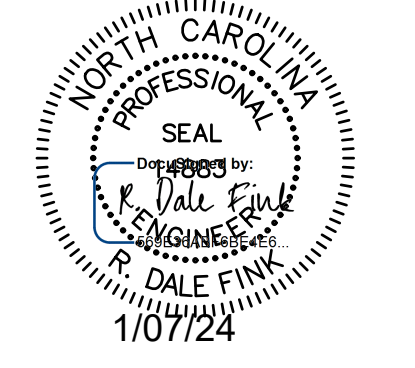
- ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD AND NCEOD STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- LANDSCAPE CONTRACTOR SHALL HAVE UNDERGROUND UTILITY CONTRACTOR LOCATE LINES PRIOR TO INSTALLATION OF TREES AND SHRUBS.
- THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UTILITIES, LINES, APPURTENANCES, ETC., AND THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, PIPES, VALVES, ETC., AS SHOWN ARE IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, LINES, PIPES, ETC., BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, PIPES AND VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING OR PROPOSED FACILITIES TO DETERMINE IF AN ITEM WILL NEED TO BE RELOCATED.
- THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY KIND OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR ANY WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



1 LANDSCAPING PLAN
Scale: 1"=40'



alley, williams,
carmen & king, inc.
CONSULTING ENGINEERS,
SURVEYING & INSPECTION
Firm License No. F-6203
120 S. MAIN STREET
PO BOX 1248
KANNAPOLIS, NC 28081
704.938.1515
www.awck.com



This drawing is the property of Alley, Williams, Carmen & King, Inc. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:



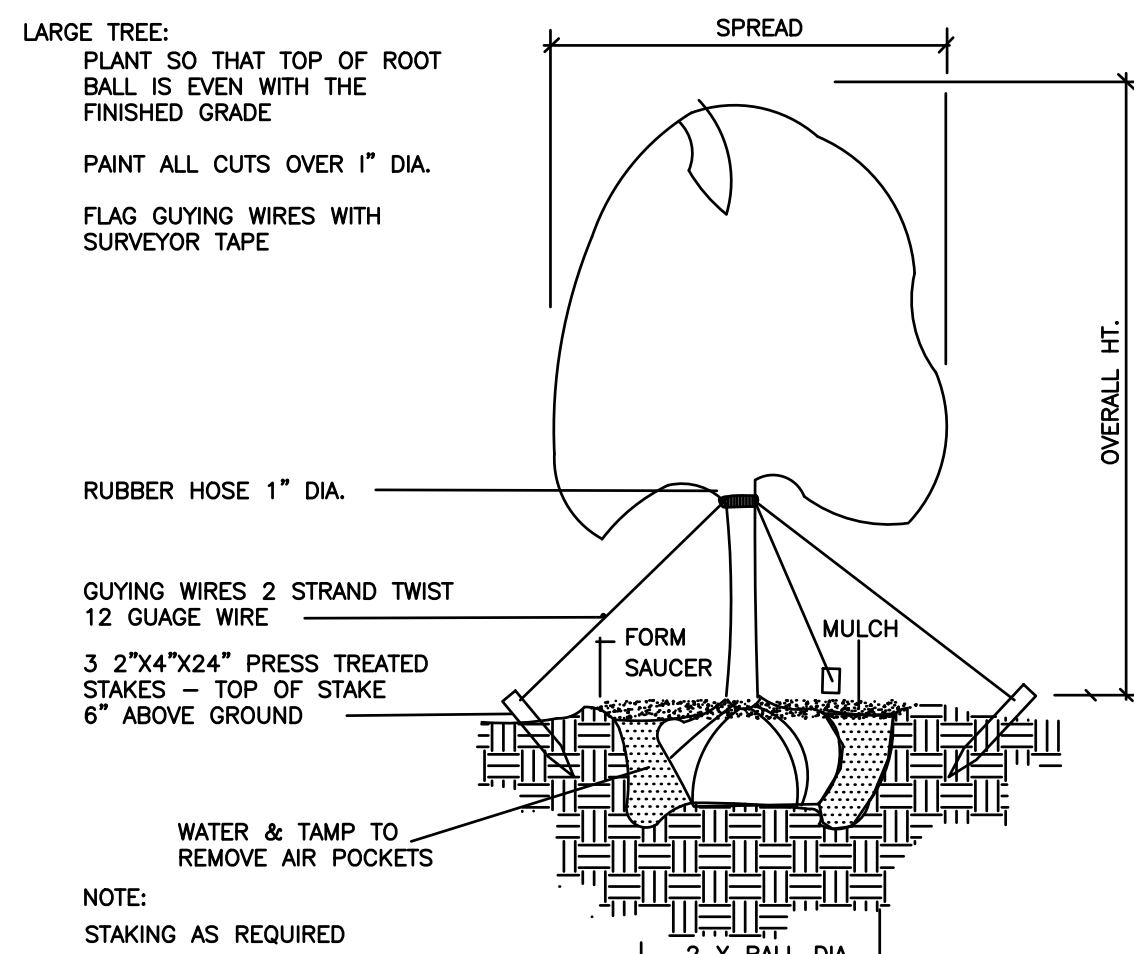
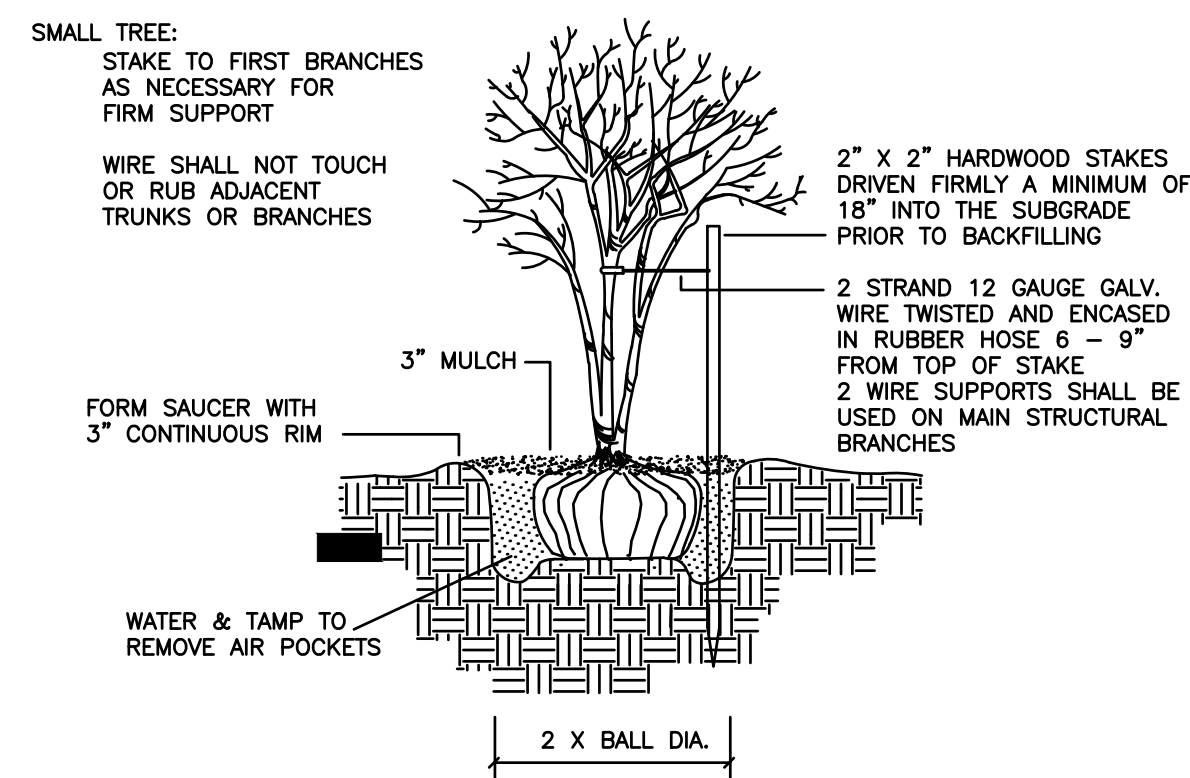
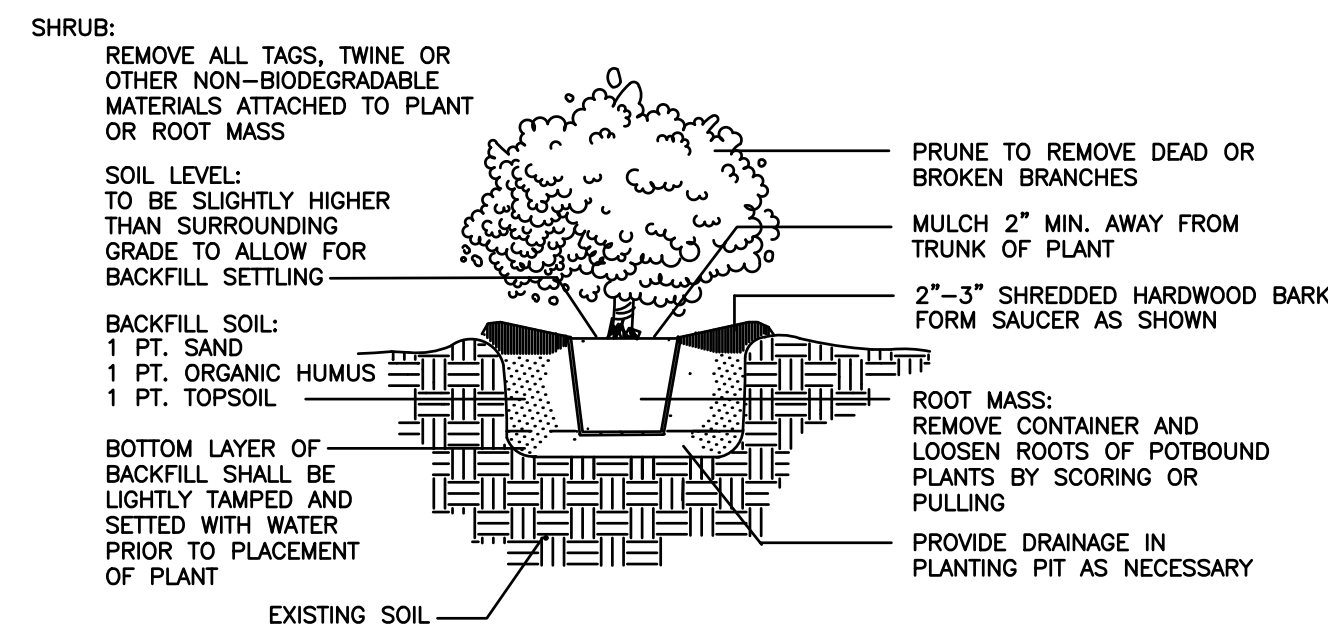
PO BOX 1717
CONCORD NC, 28026

**THE REBUILDER'S CAMPUS
@ BROWN MILL COMMONS**
CABARRUS AVENUE W
CONCORD, NORTH CAROLINA
LANDSCAPE PLAN

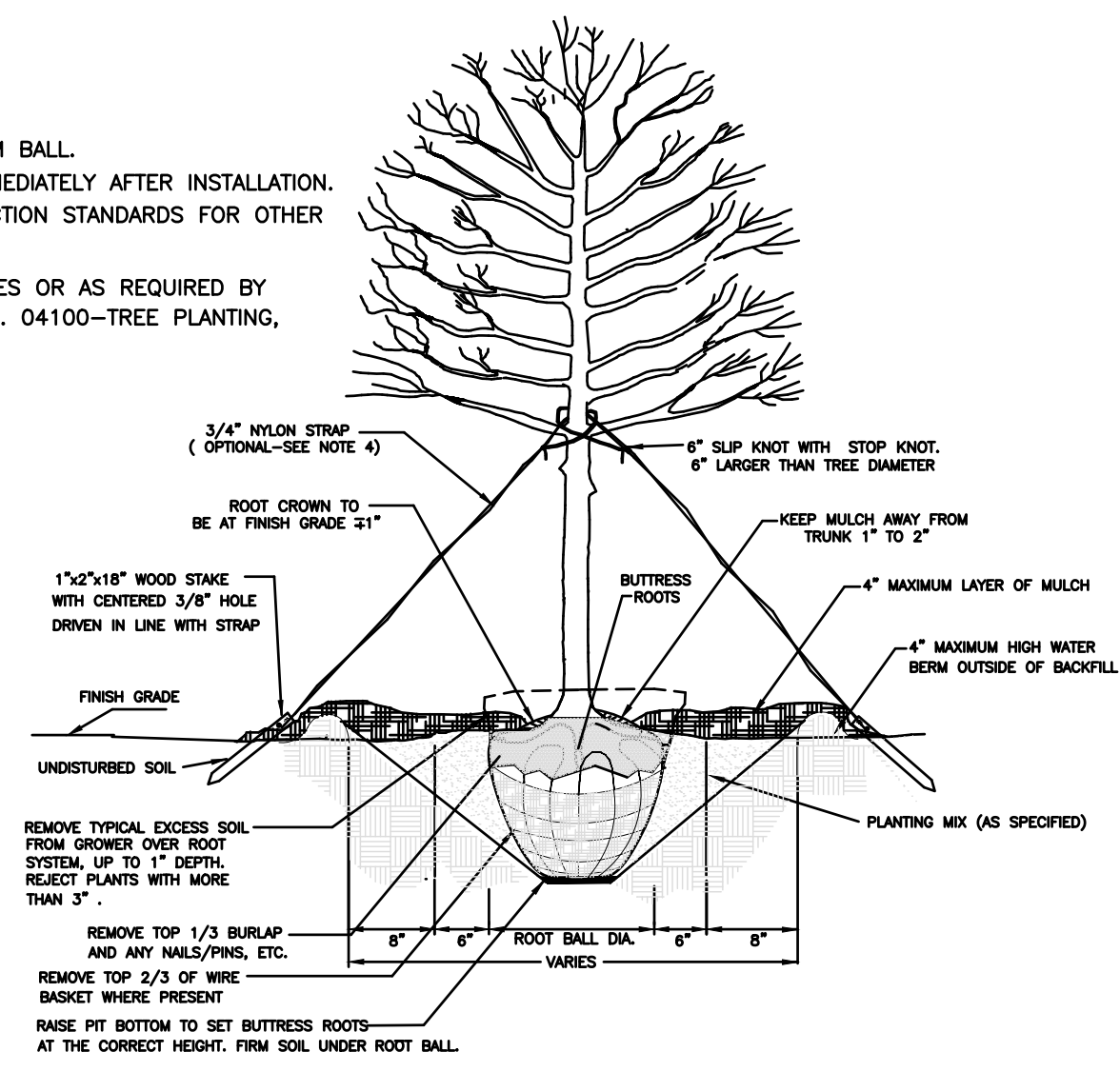
#	DATE	REVISION	BY
1	15/15/2024	City Review Comments	RDF
2	6/10/2024	City Review Comments	RDF

SCALE: 1" = 40'
DATE: 1-2-24
JOB # 23517
C-3.0

PLANTING DETAILS



- NOTES:**
1. REMOVE WIRE OR NYLON TWINE FROM BALL.
 2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
 3. SEE ATTACHED LANDSCAPE CONSTRUCTION STANDARDS FOR OTHER PLANTING REQUIREMENTS.
 4. STAKING REQUIRED FOR LEANING TREES OR AS REQUIRED BY CONTRACT. SEE GENERAL NOTES: SEC. 04100-TREE PLANTING, PART 3 PARAGRAPH B.9.

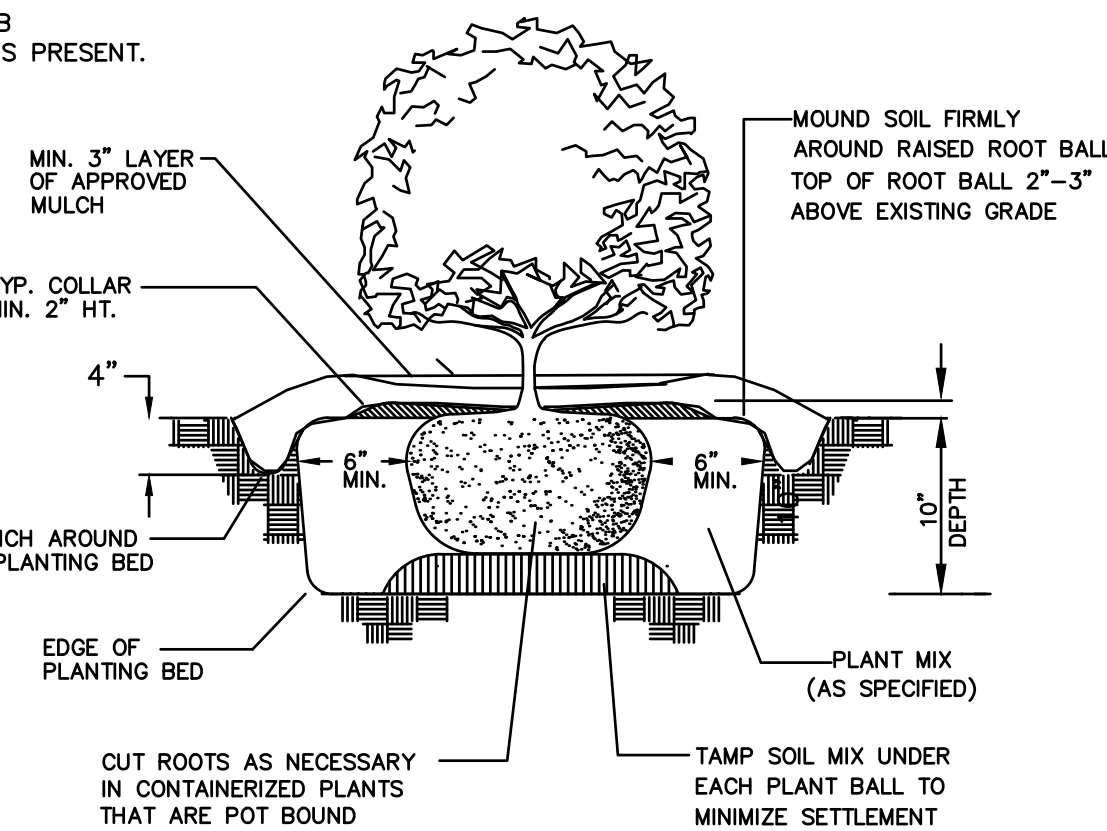


ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI, 1990, PART 1, "SHADE AND FLOWERING TREES")

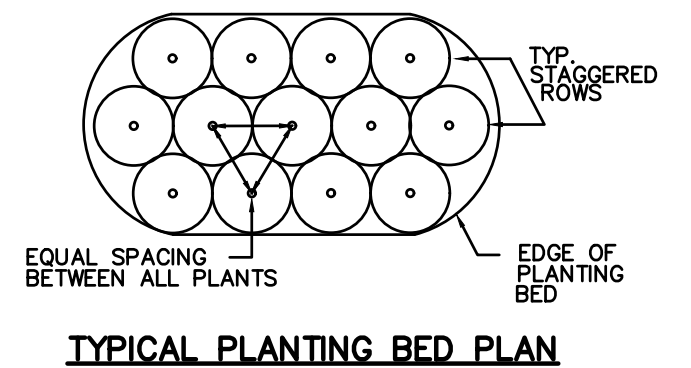
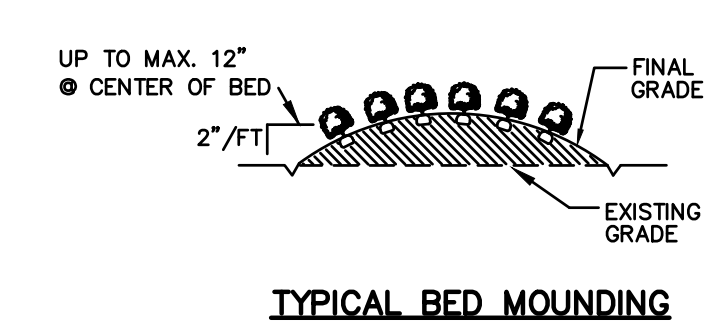
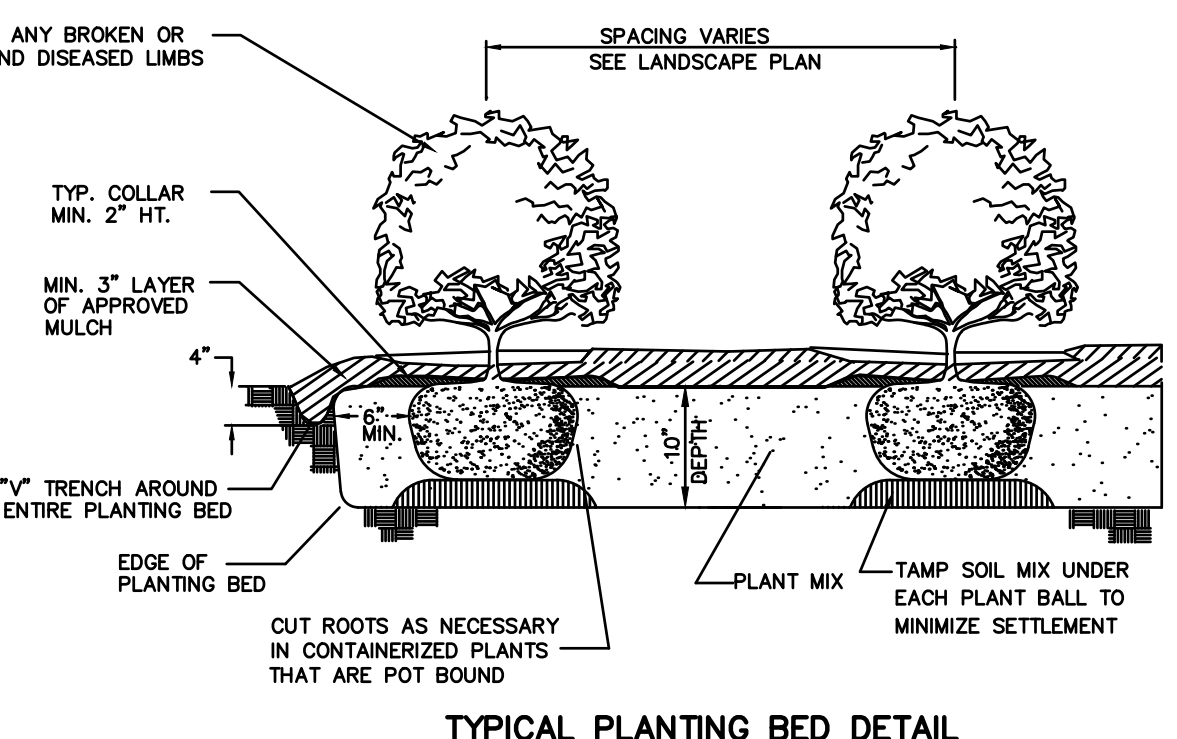
FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12-14"	16'	32"	16"
	3"	14-16"	18'	32"	21"

2 TREE PLANTING NTS

- NOTES:**
1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
 2. INSTALL TOP OF PLANT BALL 2"-3" ABOVE ADJACENT GRADE.
 3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
 4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.
 5. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.



- NOTES:**
1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
 2. INSTALL TOP OF PLANT BALL 2" ABOVE ADJACENT GRADE.
 3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
 4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



4 SHRUB PLANTING DETAIL NTS

CONCORD UDO ART 11

EXCERPTS FROM THE CITY OF CONCORD'S U.D.O., ARTICLE 11, LANDSCAPING:
 11.8.1. SIZE STANDARDS
 THE MINIMUM ALLOWABLE PLANT FOR NEW INSTALLATIONS SHALL BE AS SET FORTH HEREIN. DUE TO THE VARIATIONS BETWEEN GENUS AND SPECIES, THE CALIPER OR HEIGHT NECESSARY FOR NEWLY INSTALLED PLANT MATERIALS MAY VARY. AS A GENERAL RULE, THE CALIPER OR DIAMETER OF TREES SHALL BE MEASURED 6 INCHES FROM THE GROUND LEVEL UP TO A 4 INCH CALIPER DIAMETER AND AT 12 INCHES FOR A 4 INCH CALIPER DIAMETER OR GREATER. THE HEIGHT OF SHRUBS SHALL BE A MINIMUM OF 24 INCHES AS MEASURED AT GROUND LEVEL TO THE TOP OF THE DENSEST PORTION OF THE TOP OF THE SHRUB OR HEDGE.

A. SHADE TREES
 SHADE TREES SHALL MEASURE A MINIMUM 2 TO 2.5 INCH IN CALIPER AND 10 TO 12 FEET IN HEIGHT AT THE TIME OF PLANTING.

B. ORNAMENTAL TREES
 ORNAMENTAL TREES SHALL MEASURE A MINIMUM 1.5 TO 2 INCHES IN CALIPER FOR SINGLE-STEM TREES OR 1 TO 1.5 INCHES IN CALIPER FOR MULTI-STEM TREES, AND 6 TO 8 FEET IN HEIGHT.

C. LARGE SHRUBS
 LARGE SHRUBS, NORMALLY PLANTED FOR SCREENING, SHALL MEASURE A MINIMUM OF 3 TO 3 1/2 FEET IN HEIGHT AT THE TIME OF PLANTING. SHRUBS PLANTED FOR SCREENING PURPOSES, SHALL FORM THE REQUIRED DENSITY TO BLOCK VISIBILITY WITHIN THREE (3) YEARS FROM THE DATE OF INSTALLATION.

D. SMALL SHRUBS
 SMALL SHRUBS SHALL MEASURE A MINIMUM OF 18 TO 24 INCHES IN SPREAD AND/OR HEIGHT AT THE TIME OF PLANTING. A MIX OF DECIDUOUS AND EVERGREEN SHRUBS IS ENCOURAGED IN ORDER TO OBTAIN A VARIETY OF COLOR AND TEXTURE THROUGHOUT THE YEAR.

E. GROUND COVER (ORGANIC)
 ORGANIC GROUND COVERS SHALL PROVIDE 100% COVERAGE ON THE GROUND WITHIN THREE (3) YEARS FROM THE DATE OF INSTALLATION. EXCEPT FOR SEEDING, GRASS OR TURF SHALL PROVIDE 100% COVERAGE UPON INSTALLATION. ORGANIC MULCH MAY BE USED AROUND PLANTINGS TO MAINTAIN SOIL MOISTURE AND PREVENT THE GROWTH OF WEEDS.

F. GROUND COVER (INORGANIC)
 INORGANIC GROUND COVERS CONSISTING OF RIVER ROCK OR SIMILAR MATERIALS MAY BE USED PROVIDED THEY DO NOT EXCEED 20% COVERAGE OF THE REQUIRED LANDSCAPE PLANTING AREA.

11.8.2. SELECTION OF PLANT MATERIALS
 ALL PLANT MATERIAL EXCEPT GROUND COVERS SHALL BE SELECTED FROM TABLE 9.1-1.- ACCEPTABLE PLANT SPECIES. CONSIDERATION SHALL BE GIVEN TO THE ENVIRONMENTAL CONDITIONS OF THE SITE, SUCH AS SOIL, TOPOGRAPHY, CLIMATE, MICROCLIMATE, PATTERN OF SUN MOVEMENT, PREVAILING WINDS AND PRECIPITATION, AND AIR MOVEMENT TO ENSURE THAT PLANT MATERIALS WILL BE ESTABLISHED SUCCESSFULLY. TREE SELECTION FOR STREET YARDS OR OTHER LOCATIONS WITHIN UTILITY RIGHTS-OF-WAYS SHALL CONSIDER THE PRESENCE OR PLANNED ADDITION OF OVERHEAD UTILITY LINES. SUCH TREES SHALL BE SMALL AND MEDIUM TREES THAT ARE PEST- AND DISEASE-RESISTANT AND ARE SLOW GROWING.

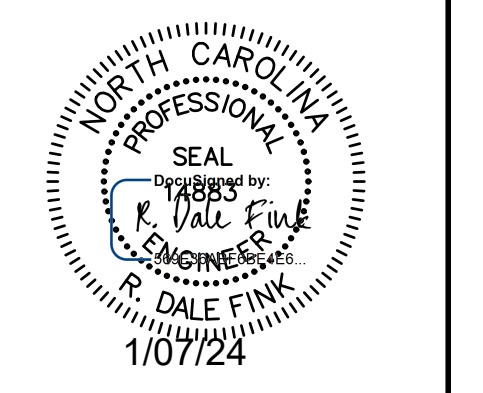
A. SUBSTITUTION OF PLANT MATERIALS
 THE ADMINISTRATOR SHALL HAVE THE AUTHORITY TO APPROVE THE INSTALLATION OF COMPARABLE SUBSTITUTION PLANS MATERIALS TO SATISFY THE REQUIREMENTS OF THE APPROVED LANDSCAPE PLAN WHEN THE APPROVED PLANTS AND LANDSCAPE MATERIALS ARE NOT AVAILABLE AT THE TIME THAT INSTALLATIONS ARE TO OCCUR, OR WHEN OTHER UNFORESEEN CONDITIONS PREVENT THE USE OF THE EXACT MATERIALS SHOWN ON THE APPROVED LANDSCAPE PLAN. SIGNIFICANT CHANGES THAT REQUIRE THE REPLACEMENT AND RELOCATION OF MORE THAN 25% OF THE PLANT MATERIALS SHALL REQUIRE A NEW LANDSCAPE PLAN AND APPROVAL THROUGH THE PLAN REVIEW PROCESS.

B. MIX OF GENUS AND SPECIES ENCOURAGED
 EXCEPT FOR THE STREET YARDS (11.7), A MIX OF GENUS AND SPECIES OF TREES, SHRUBS, GROUND COVERING, PERENNIALS AND ANNUALS IS ENCOURAGED IN ORDER TO AVOID POTENTIAL LOSS DUE TO INFECTIOUS DISEASES, BLIGHT OR INSECT INFESTATION. STREET YARD TREES SHOULD RETAIN A REASONABLY UNIFORM PATTERN ALONG BOTH SIDES OF A STREET WITHIN THE SAME BLOCK OR CORRIDOR.

CONCORD LANDSCAPE NOTES

1. Landscape contractor shall coordinate an on-site meeting with the City Arborist before installation of any plant material.
2. All work shall be in accordance with the current edition of the ANSI A300 Standard for Tree, Shrub, and other Woody Plant Management-Standard Practices.
3. All plant stock shall comply with the current edition of ANSI Z60.1 American Standard for Nursery Stock.
4. Only biodegradable tree support materials shall be used.
5. All planting areas shall meet the requirements of the Concord Development Ordinance Article 11 and Technical Standards Article 7.
6. Height and width of plant material supersedes container size.
7. Utilities shall be located before planting. www.nc811.org
8. Planting locations will be adjusted to provide sufficient space for utilities, easements, street lighting, traffic signs, and sight triangles. 5' clearance around all sides of fire hydrants and utility appurtenances. No trees shall be planted within 75' of a residential stop sign. No plants or trees located within site triangles. 15' clearance from all street light poles. Shade trees shall be at least 20' from overhead primary electric lines. All tree and plant trunks shall be installed at least 4' from buildings, curbs, sidewalks, asphalt, fences and adjacent property lines.
9. Any proposed redesign of the approved planting plan or plant species substitutions shall be approved by the City Arborist before installation.
10. All trees and their planting location shall be inspected by City staff before approval. Any plant material which has died, turned brown, or defoliated prior to inspection shall be rejected.
11. Any proposed private irrigation may bisect but shall not run parallel within utility easements or street right of ways and shall meet the requirements of the City of Concord Code of Ordinance Chapter 62, section 62-164.

awck
 alley, willams, carmen & king, inc.
 CONSULTING ENGINEERS, SURVEYING & INSPECTION
 Firm License No. F-6203
 120 S. MAIN STREET
 PO BOX 1248
 KANNAPOLIS, NC 28081
 704.938.1515
 www.awck.com



This drawing is the property of Alley, Williams, Carmen & King, Inc. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:

 PO BOX 1717
 CONCORD NC, 28026

THE REBUILDER'S CAMPUS @ BROWN MILL COMMONS
 CABARRUS AVENUE W
 CONCORD, NORTH CAROLINA
 LANDSCAPE DETAILS

Brown Mill/CCM - Plant List

Zoning NBD						
Key	Common Name	Botanical Name	Min. Size	Quantity	Native	Notes
BUFFERYARD						
RS	Red Sunset Maple	Acer rubrum 'Franksred'	2.0'-2.5' cal / 8-10' ht. / 4'-5' spread	17	YES	
NO	Nuttall Oak	Quercus nuttallii	2.5'-3.0' cal / 10-12' ht. / 5'-6' spread	17	YES	
FP	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	7 gal. container min.	43	YES	
FAH	Firespire American Hornbeam	Carpinus caroliniana 'J.N. Upright'	6'-8' ht. / 3'-4' spread	41	YES	
CB	Cleyera Bigfoot™	Ternstroemia gymnanthera 'Sotall'	3 gal. container	148	NO	
RDL	Red Diamond™ Midsize Loropetalum	Loropetalum chinense 'Shang-Red'	3 gal. container	148	NO	
BUILDING YARDS						
FP	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	7 gal. container min.	43	YES	
FAH	Firespire American Hornbeam	Carpinus caroliniana 'J.N. Upright'	6'-8' ht. / 3'-4' spread	41	YES	
RA	Radiance Abelia	Abelia x grandiflora 'Radiance'	3 gal. container	40	NO	
AZF	Autumn Fire Azalea	Rhododendron 'Roblez' PP28279	3 gal. container	64	NO	
PARKING LOT YARDS						
LE	Allee Lacebark Elm	Ulmus parviflora 'Emer If'	2.0'-2.5' cal / 8-10' ht. / 4'-5' spread	24	NO	
BCD	Blue Cascade® Evergreen Distylium	Distylium 'PIDIST-If' PP24,409	3 gal. container	96	NO	
DLM	Purple Daydream® Dwarf Loropetalum	Loropetalum chinense 'PILLC-If'	1 gal. container	96	NO	
STREET YARD						
AGG	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	2.0'-2.5' cal / 8-10' ht. / 4'-5' spread	15	NO	
POLLINATOR GARDENS						
AB	American Beautyberry	Callicarpa americana var. lactea	1 gal. container	4	YES	
WF	Sonic Bloom® Weigela	Weigela florida 'BOKrasopiri'	1 gal. container	4	NO	
BB	Blue Chip Jr. Butterfly Bush	Buddleja x 'Blue Chip Jr.'	1 gal. container	4	NO	
RA	Radiance Abelia	Abelia x grandiflora 'Radiance'	3 gal. container	4	NO	
SCL	Skylark California Lilac	Ceanothus thyrsiflorus 'Skylark'	1 gal. container	2	NO	
BW	Butterfly Weed	Asclepias tuberosa	3 inch pots	12	YES	
PC	Purple Coneflower	Echinacea purpurea	3 inch pots	10	YES	

General Notes:
 Mulch all plant beds with pine needles, or small size pine bark to a depth of 2 to 3 inches. Mulch beds around trees in lawn areas extending to a minimum radius of 4 feet from the tree trunk. Plant beds around shrubs shall extend a minimum of 1 foot beyond the spread of the shrubs. Irrigate regularly, but do not overwater. Conduct soil tests to determine soil amendment needs. Till all plant beds incorporating a 2" layer of clean certified compost 6 to 8 inches deep into soil. Dig tree and shrub pits 2x as wide root ball. Adjustment of pH may be necessary to get soils to around 6.5. Add new topsoil, as needed, to build plant beds up 6" to 8" above surrounding grade.

Calculations:
Bufferyard
 Type D bufferyard, 1,683' in length, 25' in width - USE EXISTING VEGETATION EVERYWHERE POSSIBLE - CONFIRM AFTER GRADING
 Requires 1 shade tree and 1 ornamental tree per 50' linear feet and 0.9 points per lin. ft. (large evergreen shrubs optional)
 1,683/50 = 34 shade trees required, providing 34 shade trees (including existing trees where possible) = 408 points
 1,683/50 = 34 ornamental trees required, providing 66 ornamental trees (including existing trees where possible) = 396 points
 Providing 296 supplemental large evergreens = 888 points
 1,683 x 0.9 = 1,515 points required, providing 1,695 points (33 50' spaces x 51 points provided per space = 1,683 points)
 Where bufferyard space will not accommodate all plantings for any 50' section, the plants will be used elsewhere on the site

Building Yard
 Apartment Buildings
 132 lin ft facing parking
 Requires 1 ornamental tree per 30 lin. ft. and 8 small or medium evergreen shrubs per 30 lin. ft. and 0.5 points per lin. ft.
 Requires 4 ornamental trees and 35 small or medium evergreen shrubs and 66 points
 Providing 4 ornamental trees, 24 medium shrubs and 72 points

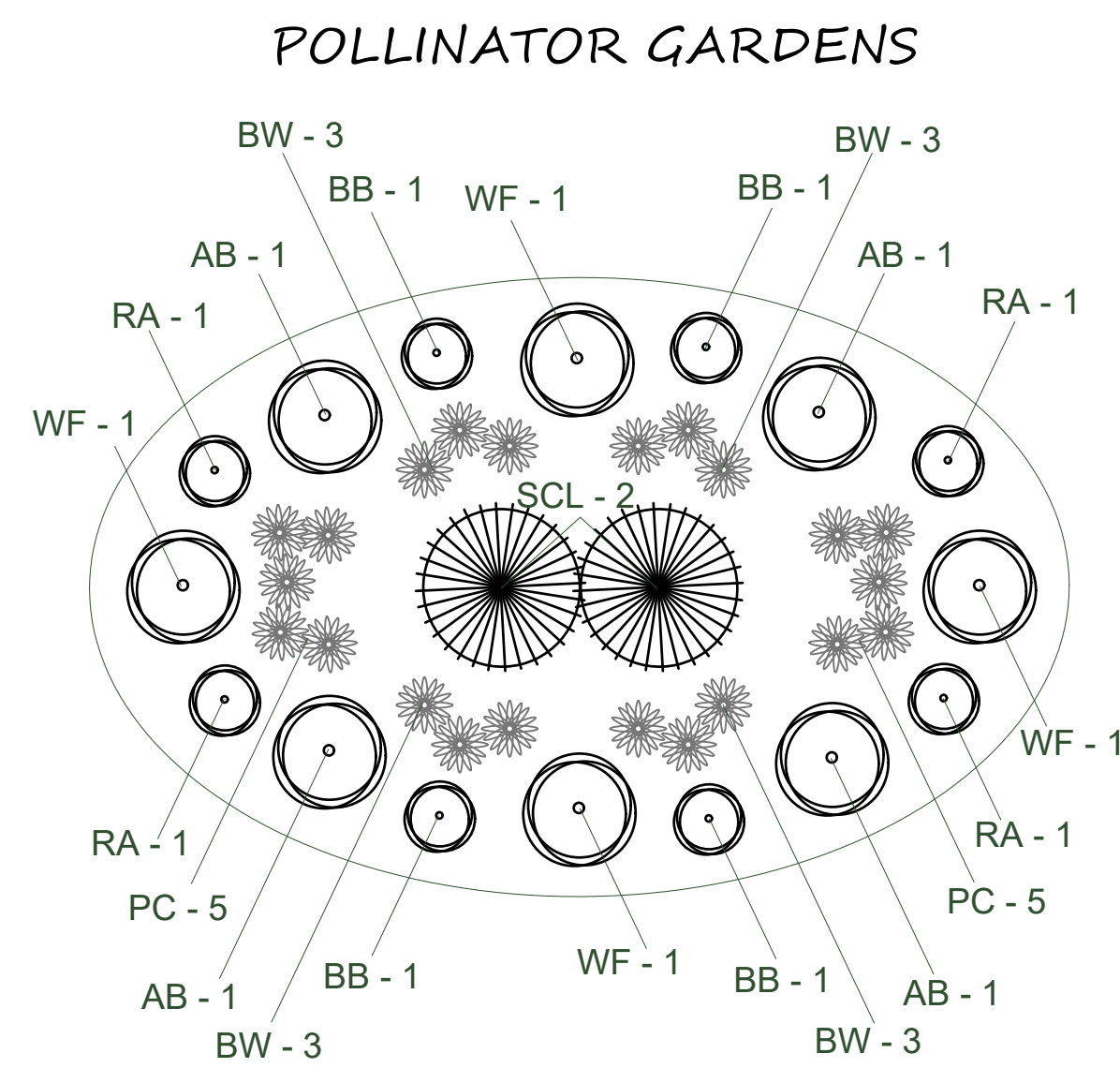
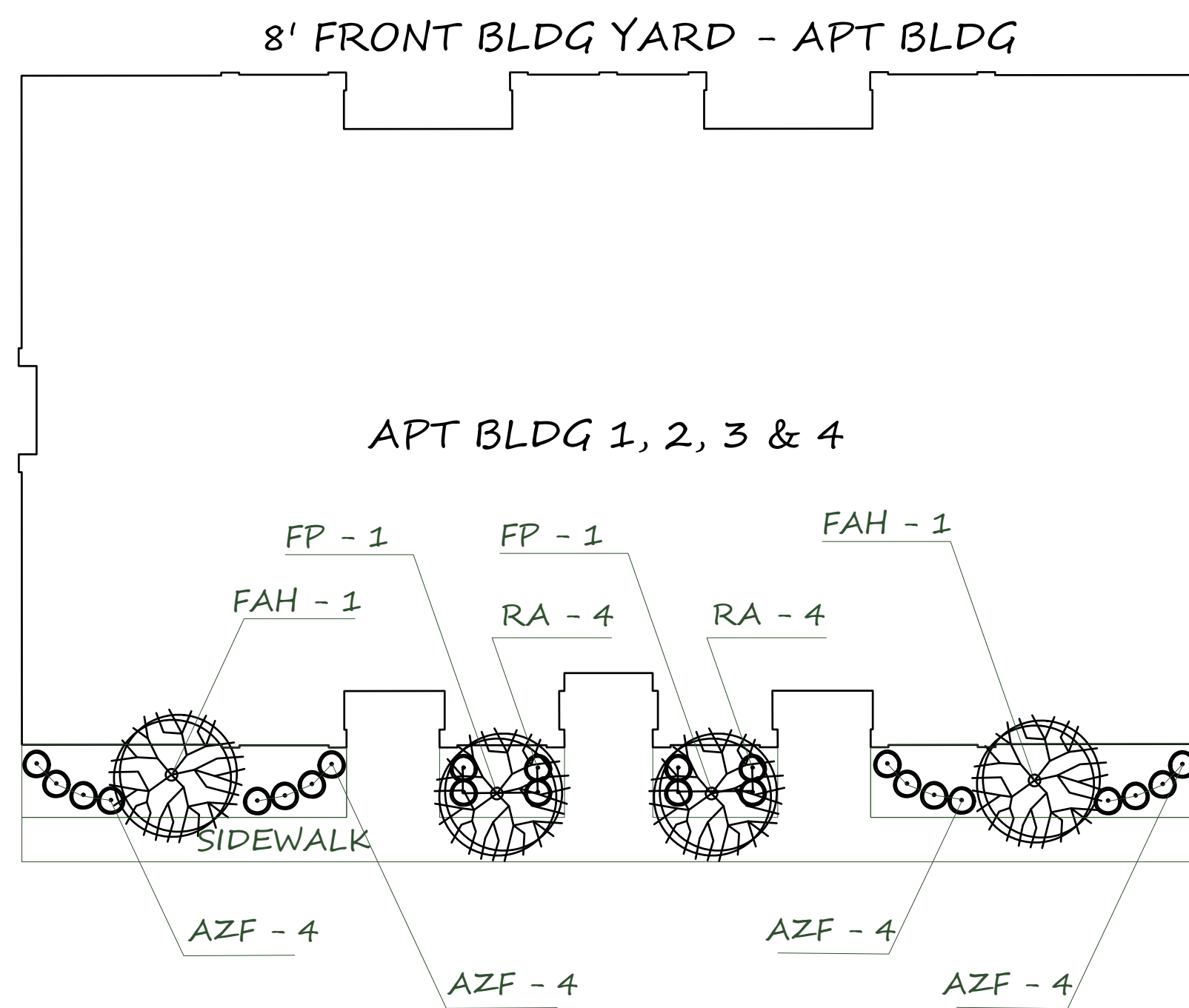
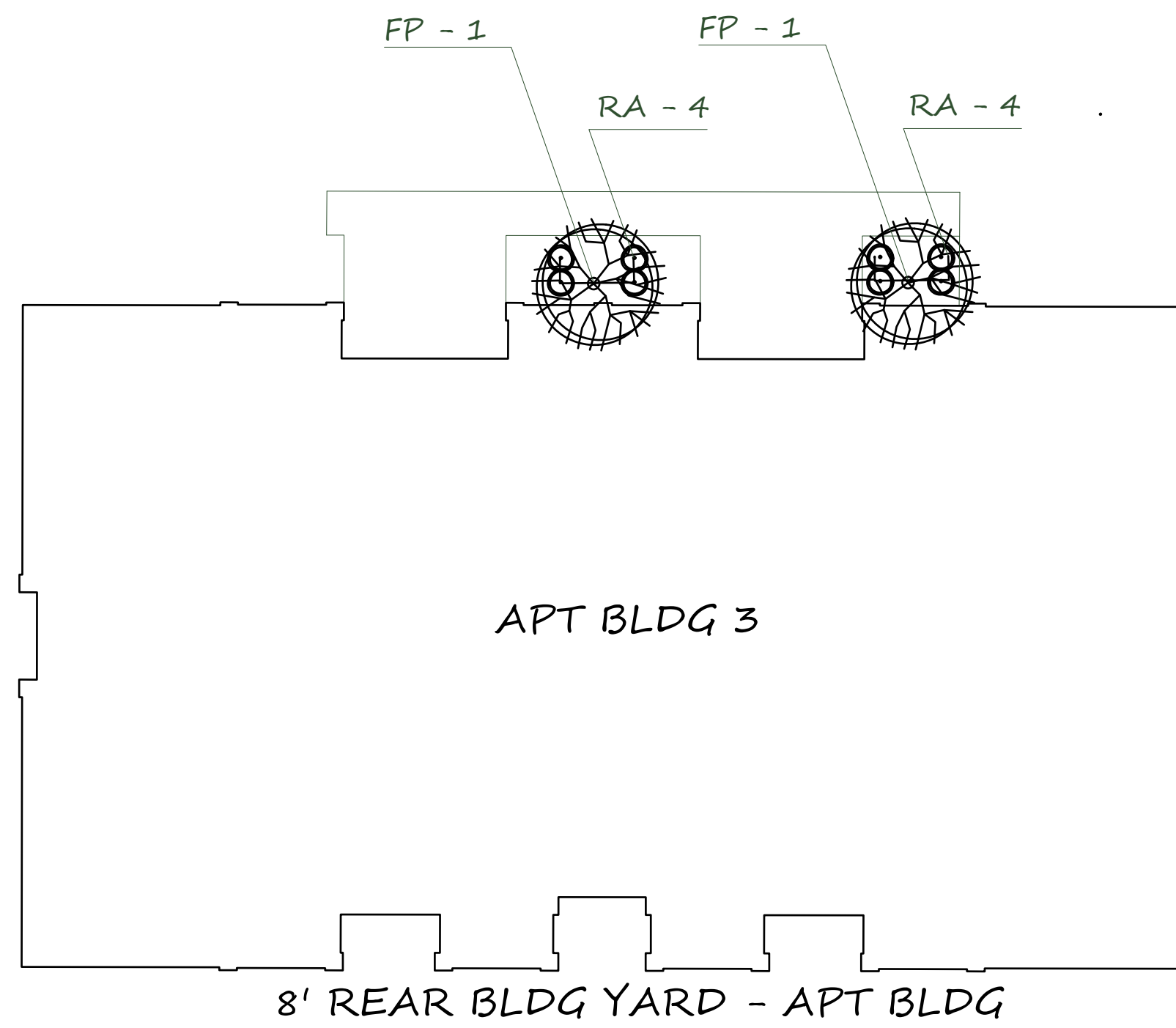
Parking Lot
 Paved parking and driveway area approx. 123,680 sq. ft. 10% = 12,368 sq. ft. parking lot yard providing approx. 12,368 sq. ft. in and around parking areas
 241 total parking spaces
 Requires 1 shade tree, or 2 ornamental trees and 8 small shrubs per each 10 parking spaces
 Requires 24 shade trees, or 48 ornamental trees and 192 small shrubs
 Providing 24 shade trees, 64 small shrubs and 192 small shrubs

Street Trees
 1,339 linear feet of street frontage minus 132 feet of existing building obstruction minus 342 feet of existing street trees = 865 feet
 Requires 1 shade tree per 40' to 50' depending on utilities and possible conflicts = 16 shade trees
 Providing 16 shade trees approximately 50 feet on center, excluding driveways and existing trees

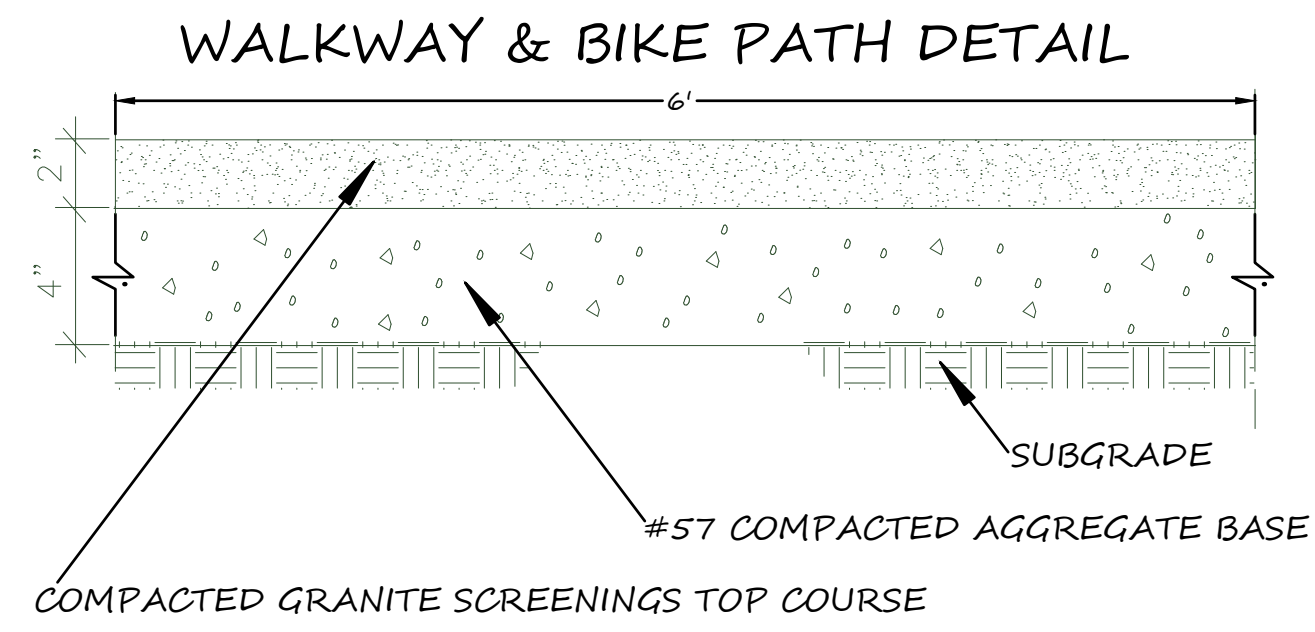
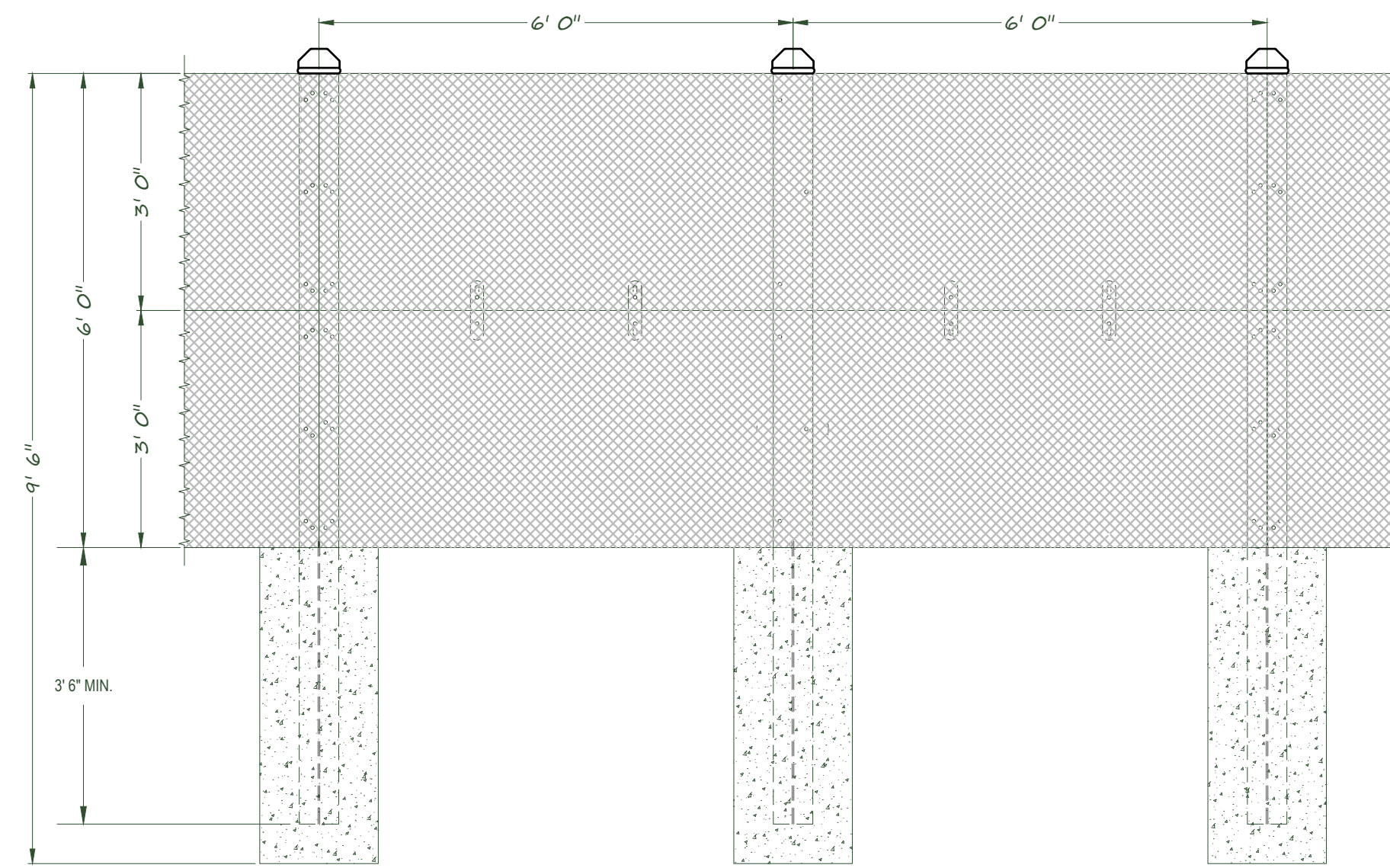
Landscape Notes:
 1 All work shall be in accordance with the current edition of the ANSI A300 Standard for Tree, Shrub, and other Woody Plant Management-Standard Practices.
 2 All plant stock shall comply with the current edition of ANSI Z60.1 American Standard for Nursery Stock.
 3 Height and width of plant material supersedes container size.
 4 Utilities shall be located before planting. www.nc811.org
 5 Planting locations will be adjusted to provide sufficient space for utilities, easements, street lighting, traffic signs, and sight triangles. 3' clearance around all sides of fire hydrants and utility appurtenances. On public streets, no trees shall be planted within 75' of approaching a stop sign. No plants or signs over 2' tall within site triangles.

#	DATE	REVISION	BY	REVISION	
				DATE	BY
1	11/15/2024	City Review	Comments		

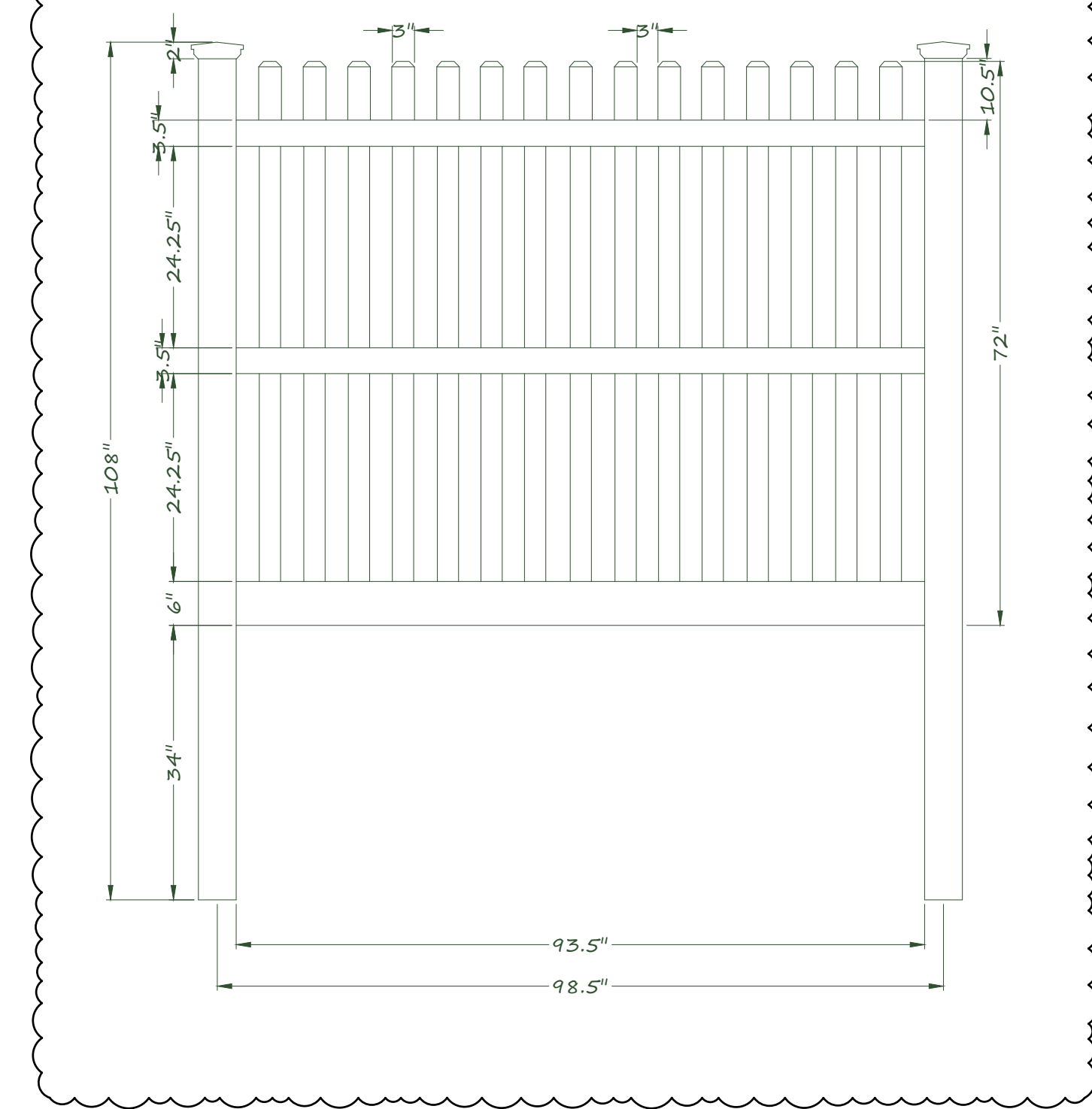
SCALE: 1" = 40'
 DATE: 12-28-23
 JOB # 23517
 C 3.1



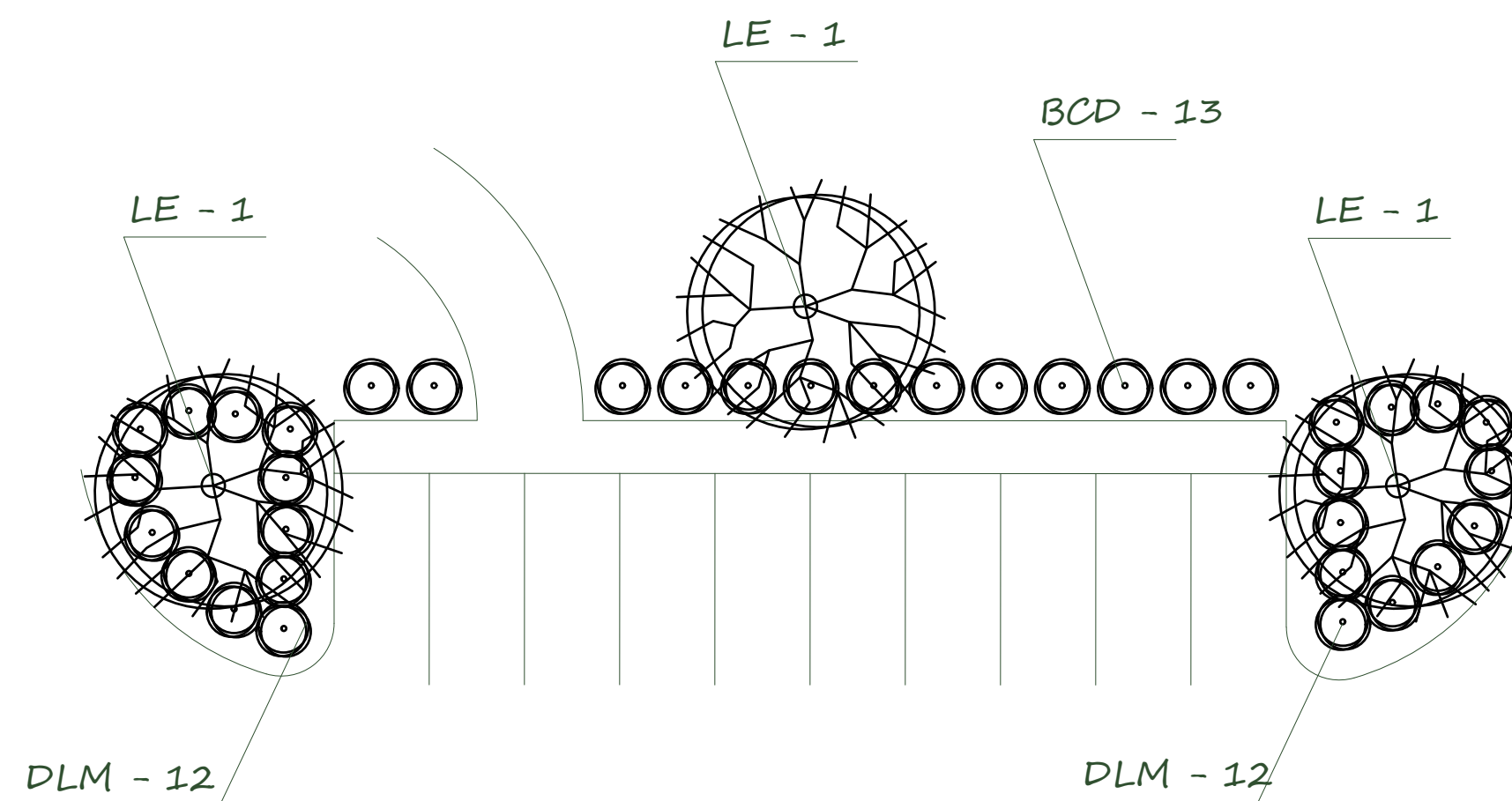
DOG PARK CHAIN LINK FENCE DETAIL



PERIMETER VINYL FENCE DETAIL

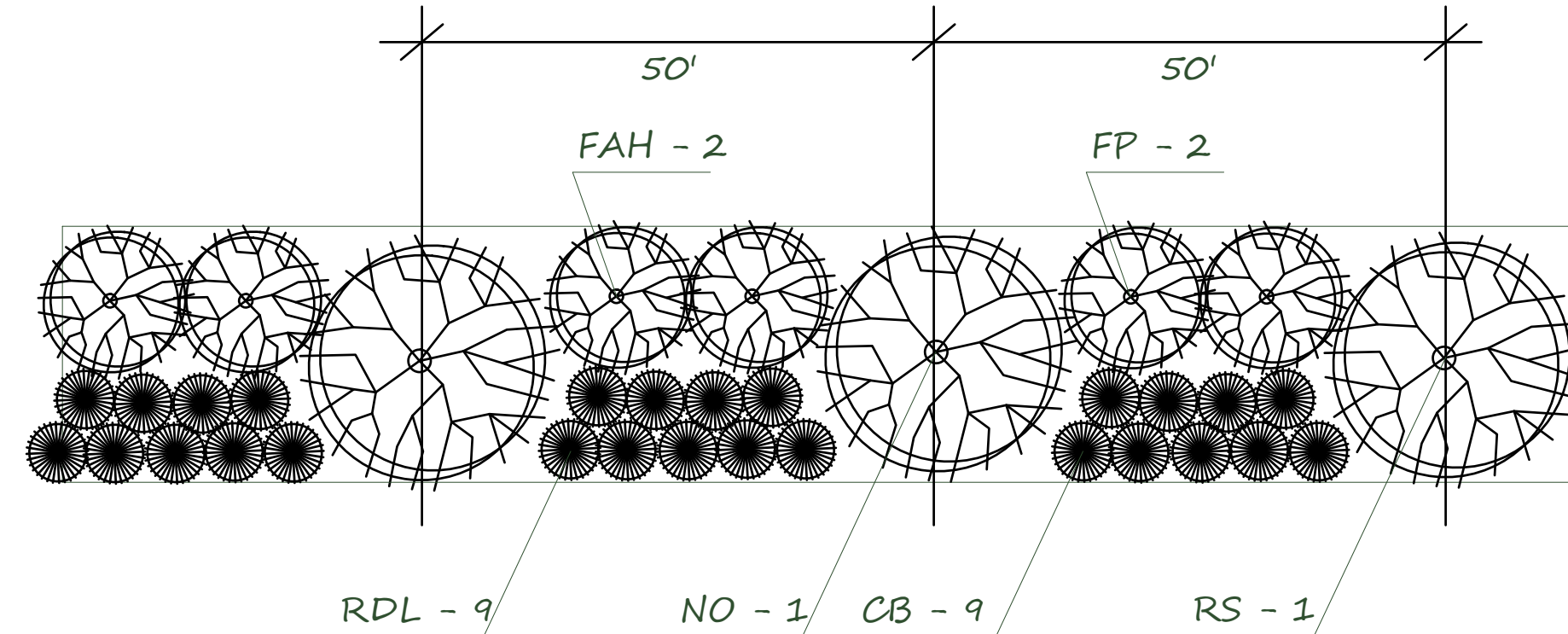


TYPICAL PARKING LOT YARD

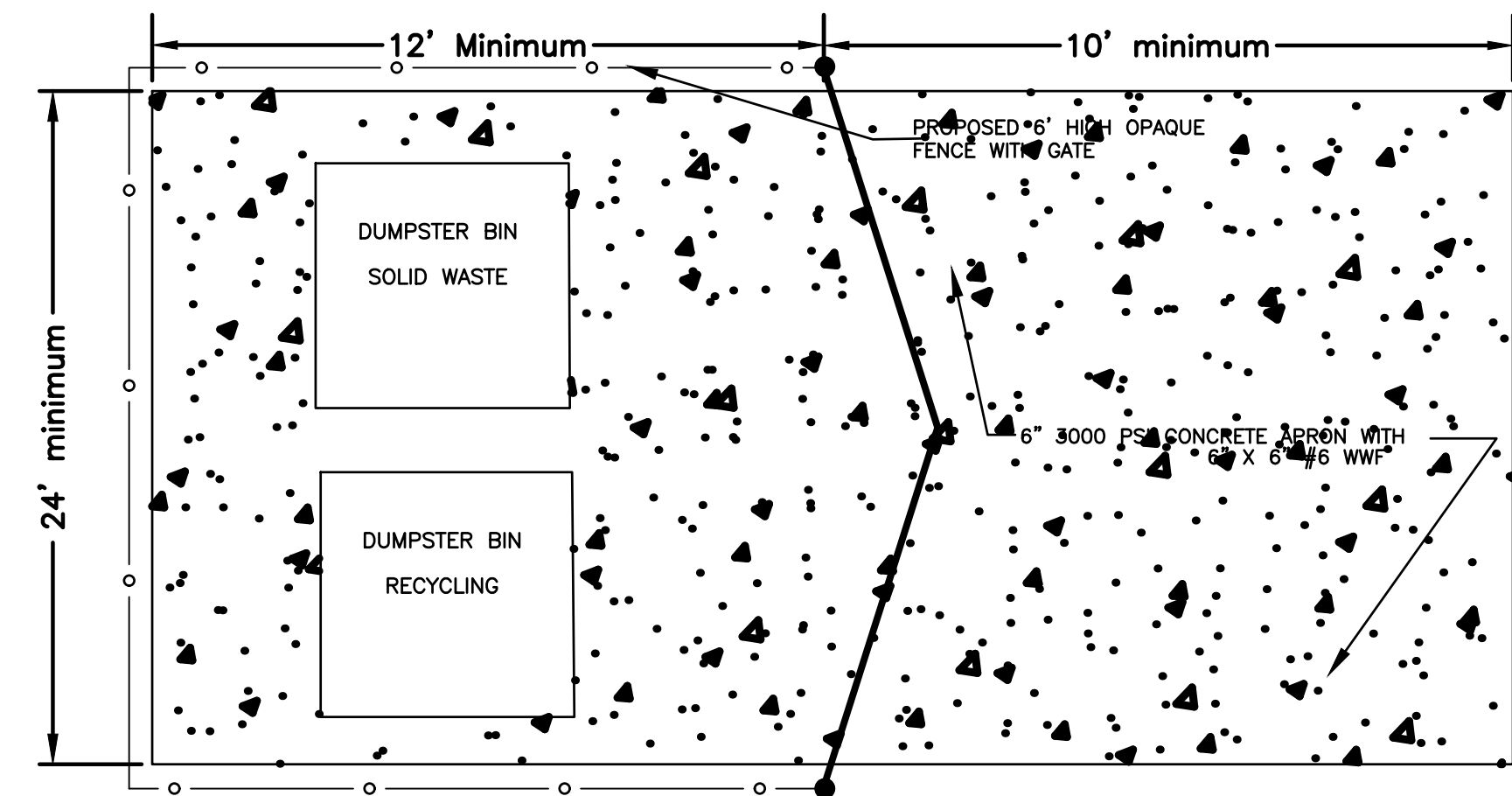
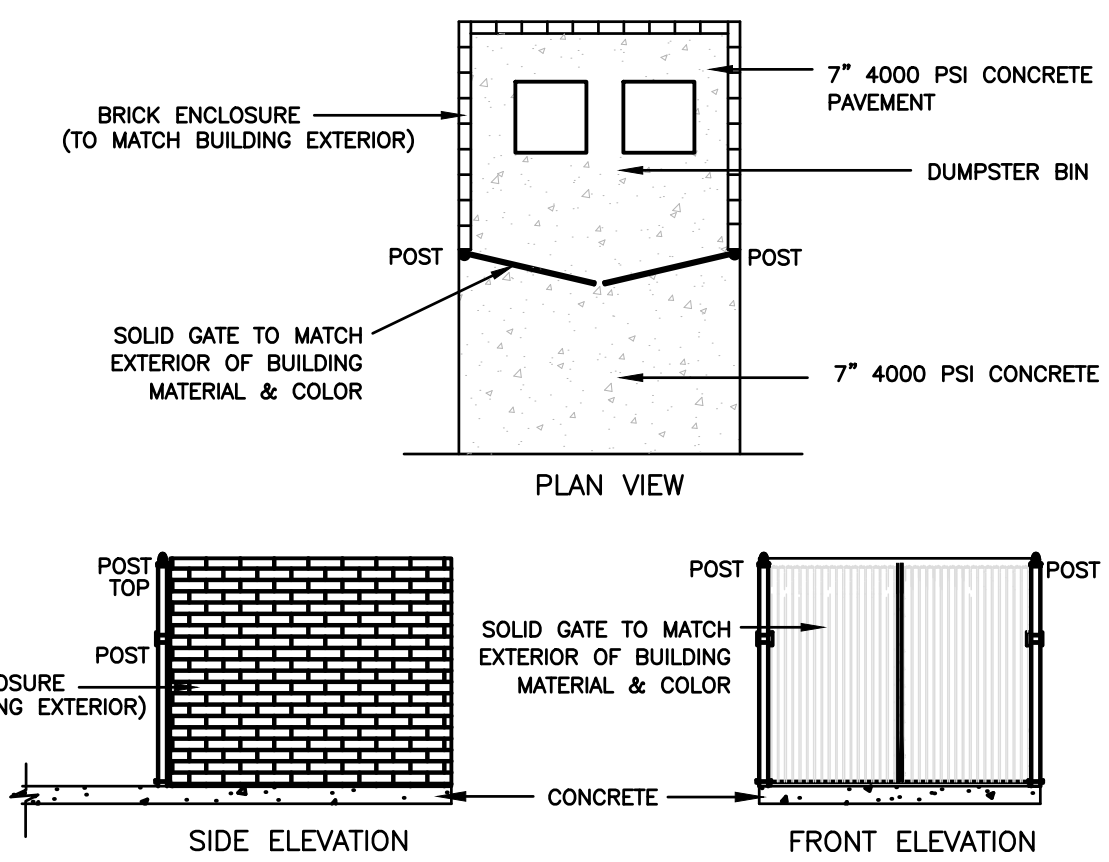


USE FIELD DISCRETION TO PLACE PARKING LOT SHRUBS IN ISLANDS AND ALONG SIDEWALKS SIMILAR TO ABOVE

TYPICAL BUFFER YARD 50' SECTIONS



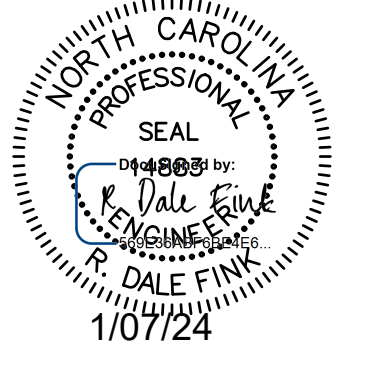
ALTERNATE PLANTS IN THE 50' SEGMENTS AS SHOWN
USE EXISTING VEGETATION EVERYWHERE POSSIBLE



NOTE: MATERIAL & COLOR FOR DUMPSTER ENCLOSURE SHALL MATCH BUILDING. REFER TO ARCHITECTURAL PLANS FOR SPECIFIC BUILDING MATERIALS.



alley, williams, carmen & king, inc.
CONSULTING ENGINEERS, SURVEYING & INSPECTION
Firm License No. F-6203
120 S. MAIN STREET
PO BOX 1248
KANNAPOLIS, NC 28081
704.938.1515
www.awck.com



This drawing is the property of Alley, Williams, Carmen & King, Inc. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:



PO BOX 1717
CONCORD NC, 28026

THE REBUILDER'S CAMPUS
@ BROWN MILL COMMONS
CABARRUS AVENUE W
CONCORD, NORTH CAROLINA
LANDSCAPE DETAILS

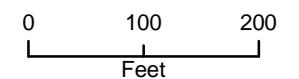
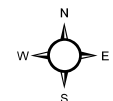
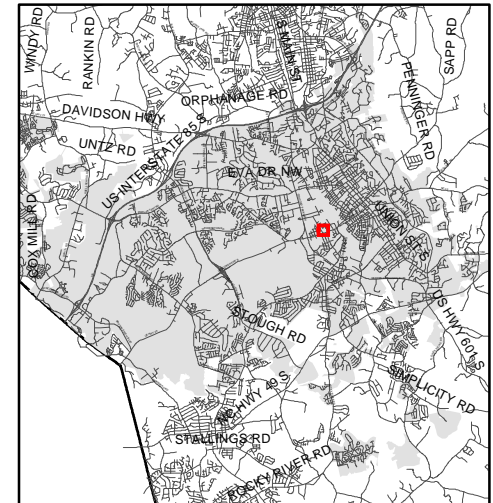
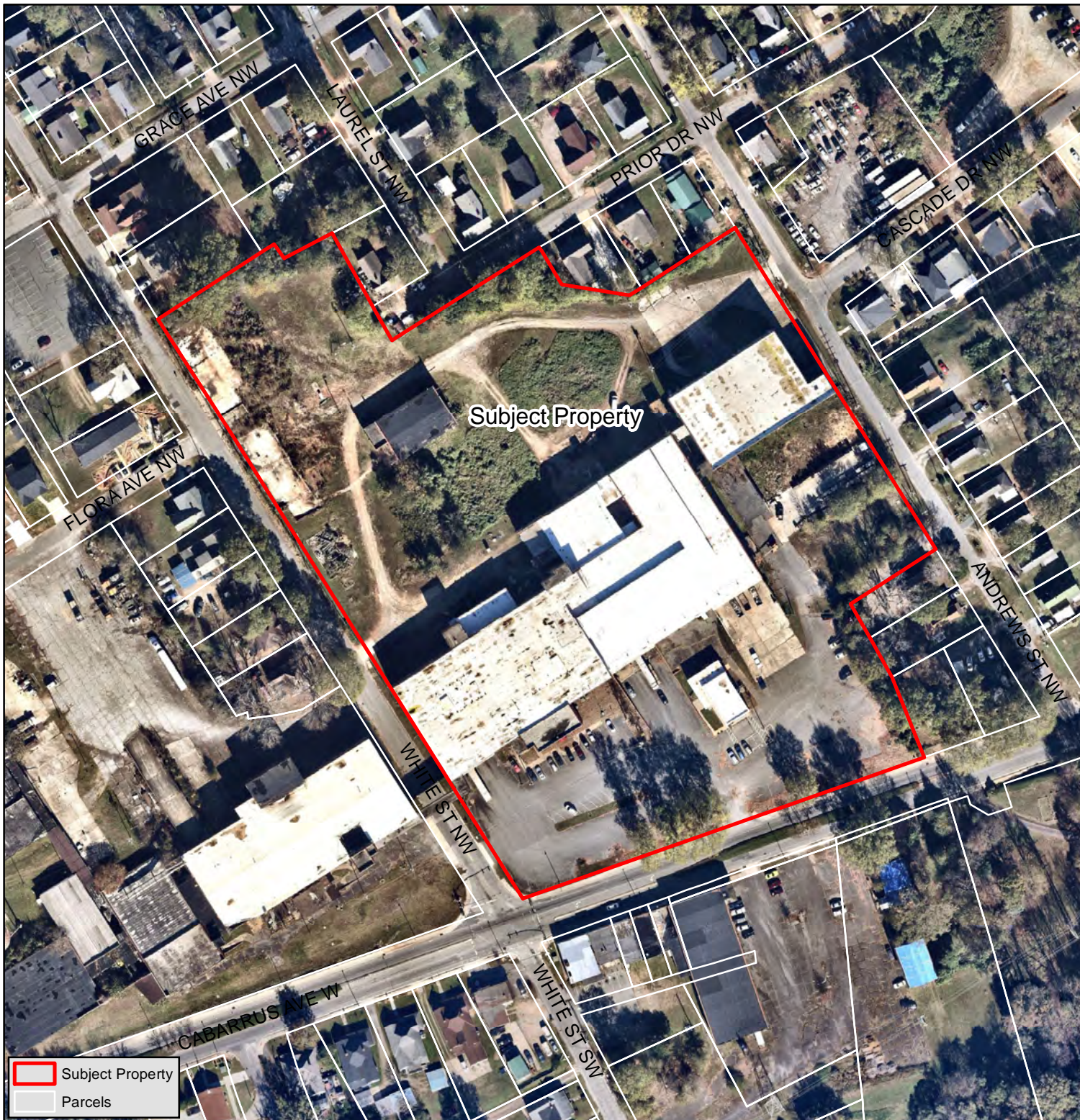
DATE	REVISION	BY
1/15/2024	City Review Comments	RDF
2/6/2024	City Review Comments	RDF

SCALE: 1" = 40'
DATE: 12-28-23
JOB # 23517
C 3.2

**Z(CD)-11-23
AERIAL**

**I-2 (General Industrial) to
PUD (Planned Unit Development)**

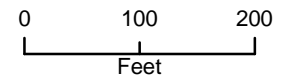
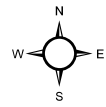
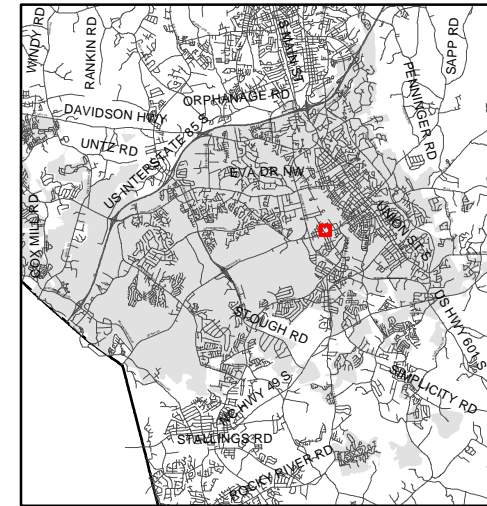
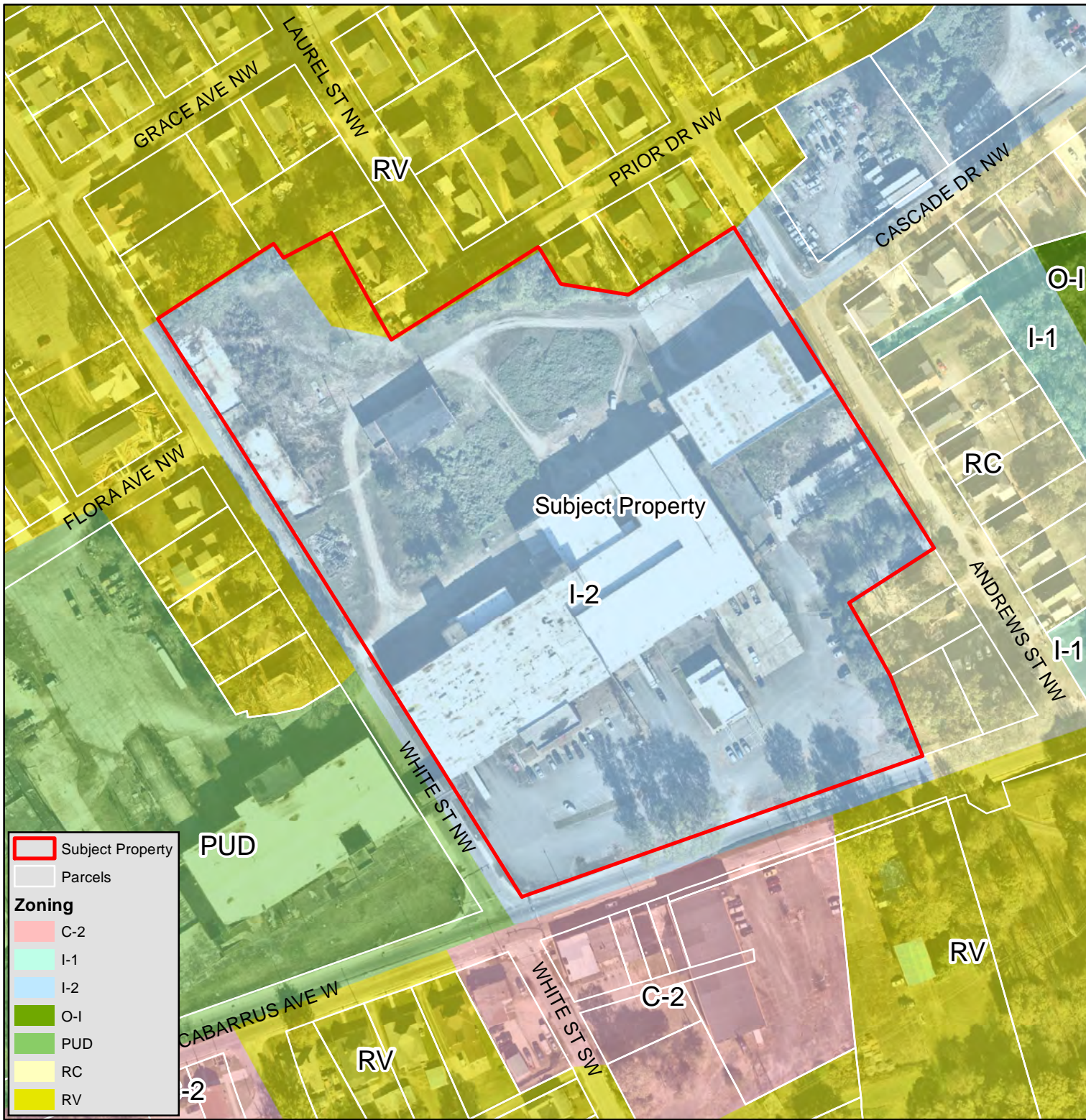
Cabarrus Ave W and White St NW
PIN: 5620-34-3147



Z(CD)-11-23 ZONING

I-2 (General Industrial) to PUD (Planned Unit Development)

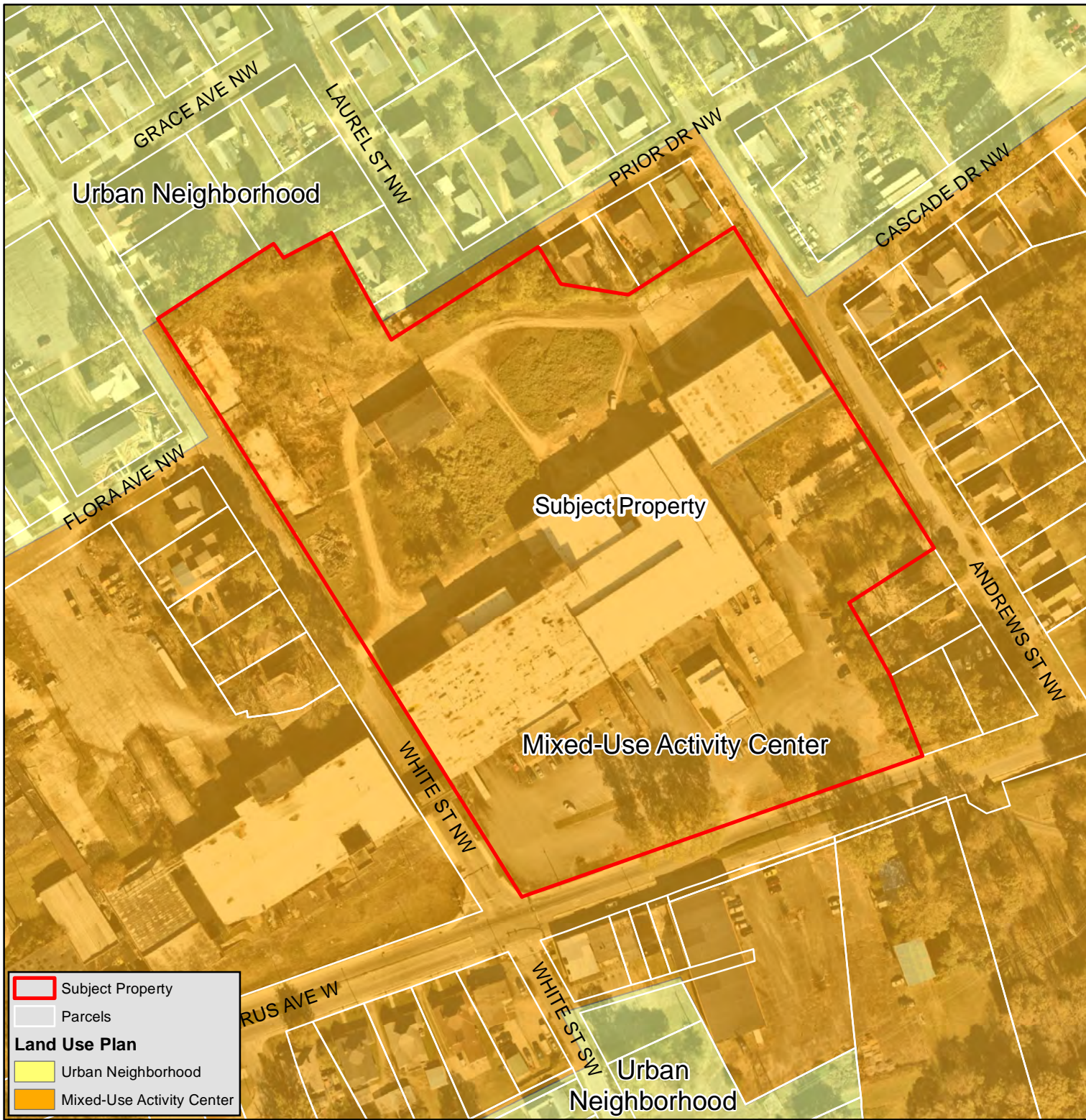
Cabarrus Ave W and White St NW
PIN: 5620-34-3147




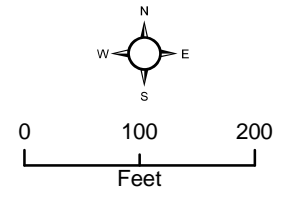
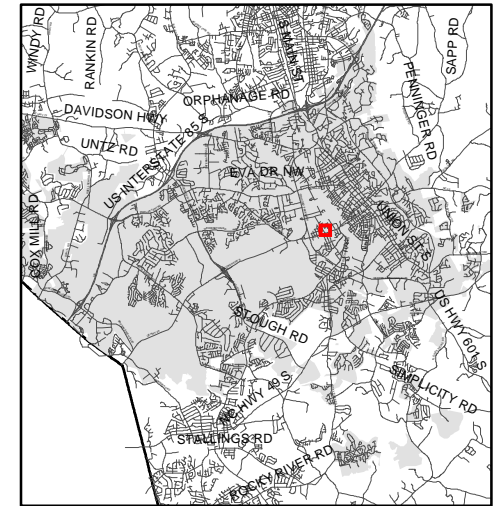
**Z(CD)-11-23
LAND USE PLAN**

**I-2 (General Industrial) to
PUD (Planned Unit Development)**

Cabarrus Ave W and White St NW
PIN: 5620-34-3147



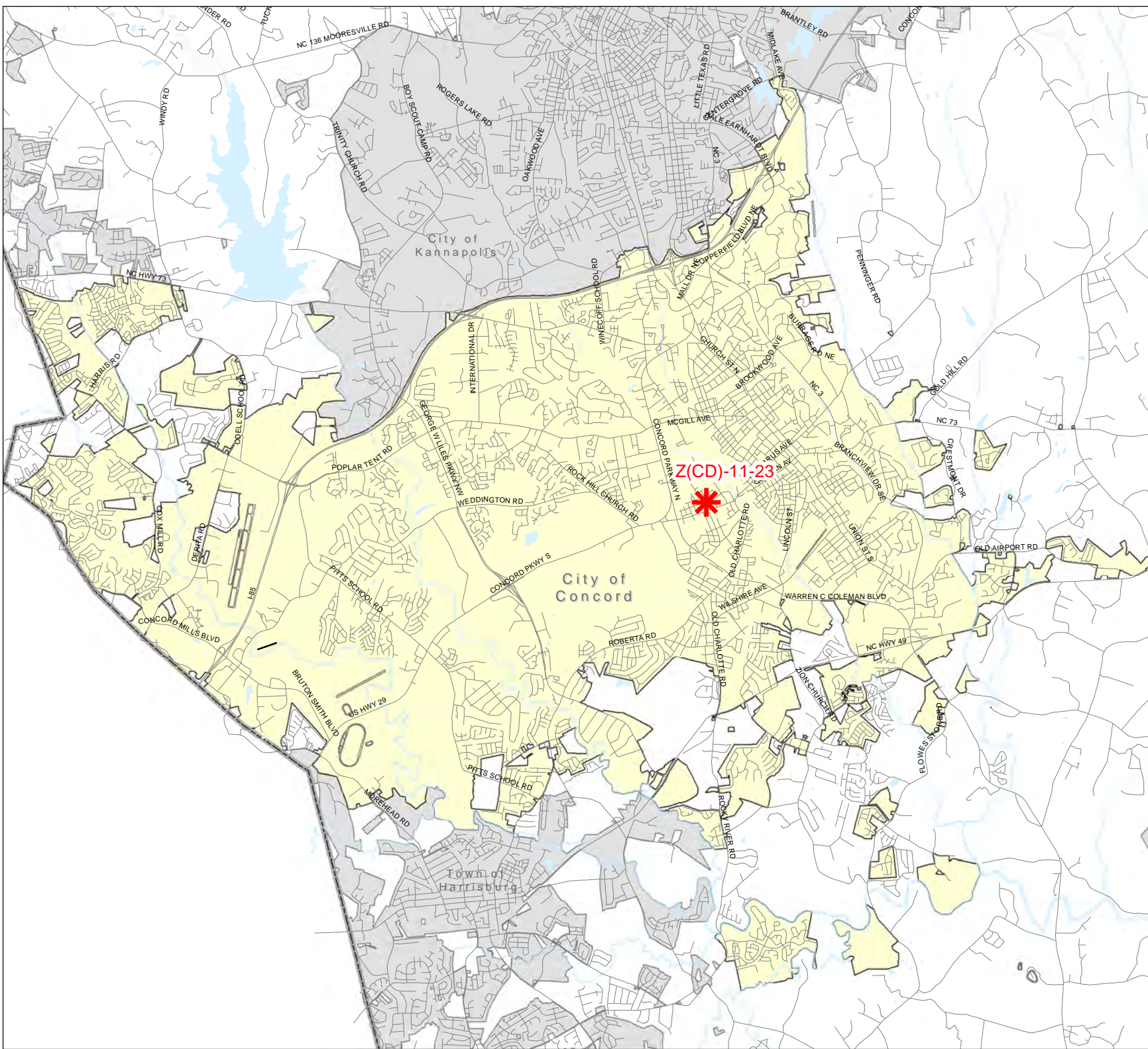
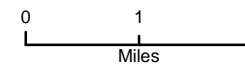
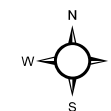
	Subject Property
	Parcels
Land Use Plan	
	Urban Neighborhood
	Mixed-Use Activity Center



Z(CD)-11-23

Cabarrus Ave W
& White St NW

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



DATE: January 21, 2025

REZONING CASE #: Z(CD)-08-24

ACCELA: CN-RZC-2024-00008

DESCRIPTION: Zoning Map Amendment
MX-IB (Mixed Use - Industrial Business) to C-2-CD
(General Commercial) and I-1-CD (Light Industrial -
Conditional District)

APPLICANT/OWNER: M&K Land LLC

LOCATION: 400 & 550 Woodhaven Pl NW

PIN #: 4690-66-6531 & 4690-67-1034

AREA: +/- 26.97 acres

ZONING: MX-IB (Mixed Use - Industrial Business)

PREPARED BY: George Daniels, Senior Planner

BACKGROUND

The subject property consists of two parcels comprising +/- 26.97 acres on the west side of Woodhaven Pl NW between Interstate 85 and Poplar Tent Rd. The property is currently undeveloped.

North of the property is Interstate 85, the zoning is a mix of I-2 (General Industrial and I-1 (Light Industrial). The property wraps around the existing Station at Poplar Tent apartment development which is zoned MX-IB (Mixed Use - Industrial Business). To the east across Woodhaven Pl NW there are two properties with I-1 (Light Industrial) zoning, also an area of AG (Agricultural) zoning and a vacant tract zoned O-I (Office -Institutional). To the south across Poplar Tent Rd is the Gable Oaks single-family neighborhood that is zoned RC (Residential Compact), and the Poplar Tent Presbyterian Church zoned O-I (Office-Institutional). The property abuts an existing undeveloped parcel zoned I-1 (Light Industrial) to the southwest, and the remaining area of MX-IB (Mixed Use - Industrial Business) to the west.

HISTORY

The property was annexed into the City effective December 31, 1995, as part of the large western area annexation. M&K Land LLC acquired the property in July 2017. The existing zoning of MX-IB (Mixed Use - Industrial Business) was established at the 11/18/2008 Planning and Zoning Commission meeting. Previously the property was zoned a majority of I-1 (Light

Industrial), with smaller areas of O-I (Office-Institutional), AG (Agricultural) and C-2 (General Commercial). American Development Industries, Inc had planned a mixed-use residential, commercial and office development. However, this development did not move forward and the Station at Poplar Tent apartments were constructed on part of the MX-IB area. Also, two medical offices have been constructed on the northwest corner of Poplar Tent Rd and Woodhaven Pl NW.

SUMMARY OF REQUEST

The applicant is requesting to rezone the subject property from MX-IB (Mixed Use - Industrial Business) to C-2-CD (General Commercial - Conditional District) and I-1-CD (Light Industrial - Conditional District).

The site plan shows three industrial/office flex buildings and one indoor self-storage facility in the area requested as I-1-CD (Light Industrial - Conditional District). For the area requested as C-2-CD (General Commercial) a daycare and commercial buildings are shown.

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	
MX-IB (Mixed Use – Industrial Business)	North	I-1 (Light Industrial), I-2 (General Industrial)	Undeveloped	North	Interstate highway and undeveloped
	South	RC (Residential Compact), O-I (Office-Institutional)		South	Single-family residential, church
	East	MX-IB (Mixed Use – Industrial Business), I-1 (Light Industrial), AG (Agricultural), O-1 (Office-Institutional)		East	Industrial, Single-family residential, vacant

	West	MX-IB (Mixed Use – Industrial Business), I-1 (Light Industrial)		West	Undeveloped

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Mixed-Use Activity Center” (MUAC). C-2 (General Commercial) and I-1- (Light Industrial) are *listed* as a corresponding zoning district to the “Mixed-Use Activity Center” land use category, and therefore is consistent with the land use plan.

The corresponding zoning districts for the “Mixed-Use Activity Center” land use category are RV (Residential Village), RC (Residential Compact), O-I (Office and Institutional), CC (City Center), TND (Traditional Neighborhood Development), 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), PRD (Planned Residential Development), C-1 (Light Commercial and Office), C-2 (General Commercial), PUD (Planned Unit Development), I-1 (Light Industrial).

FROM THE 2030 LAND USE PLAN - “MIXED USE ACTIVITY CENTER” (MUAC)

The intent of the Mixed-Use Activity Center (MUAC) Future Land Use category is to identify areas that serve broader economic, entertainment, and community activities as compared to mixed-use neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of the mixed-use center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking, and shared rear-lot parking strategies. Structured parking should be encouraged to be incorporated into the principal structure.

A large-scale mixed use activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets. Areas designated as Mixed-Use Activity Centers Future Land Use category are large geographic areas located at key intersections of major transportation corridors, that have high growth potential, where the infrastructure can support denser development. Mixed Use Activity Centers are located along major corridors where transit facilities are currently planned or envisioned in the future. Mixed-Use Activity Centers may not necessarily be constructed as a single development at one time. The very nature of these areas allows them to be approved in phases and to evolve over time into an area made up of a mix of land uses, usually centered on some type of public transit facility, which affords people the opportunity to live, work, shop and, in some cases, have immediate access to recreation facilities in one general area. It is also the goal of these districts to reduce vehicle trips by making them single destination points for multiple consumer needs.

The intent of the Mixed-Use Activity Center designation is to encourage the development of a mixture of complementary uses that will function as an integrated center allowing for pedestrian

connections between developments and uses. Each of the eleven proposed Mixed-Use Activity Center locations identified on the Land Use Plan have different characteristics and will develop uniquely. The size of these areas is relatively large, with the intent that mixed use development should occur within a one-half mile radius of a transit stop (an estimated ten minute walking distance). Due to the fact that each area designated as a MUAC, applying one development solution to each is not practical. The key is to coordinate development of each parcel within the context of the larger District. Coordinating connectivity and planning for future uses will be critical in this process.

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 +/- 26.97 acres and currently zoned MX-IB (Mixed Use - Industrial Business).
- The subject property was annexed into the City effective December 31, 1995.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as C-2-CD (General Commercial - Conditional District) and I-1-CD (Light Industrial - Conditional District) are corresponding zoning classifications to the Mixed-Use Activity Center Land Use Category.
- 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 "Woodhaven Commons Master Plan," Sheet 1, dated December 30, 2024.
2. Compliance with "Woodhaven Commons Elevations," Sheet 3, dated December 30, 2024.

3. All signage will be permitted separately from this conditional rezoning approval.
4. Technical site plan review and approval is required including all approvals from outside local, state and federal agencies.
5. 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.

- 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. **SCHEDULED FOR 6/18/24, LETTER COPY ATTACHED, LETTER TO BE MAILED 6/7/24**

- 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: M&K LAND LLC
C/O Marshall Jones, 16824 Green Dolphin Lane, Cornelius, NC 28031
704.807.7014 mj36000@gmail.com

Owner Name, Address, Telephone Number: M&K LAND LLC
C/O Marshall Jones, 16824 Green Dolphin Lane, Cornelius, NC 28031
704.807.7014 mj36000@gmail.com

Project Location/Address: 400 & 550 Woodhaven Place NW, Concord, NC 28027
P.I.N.: 46906665310000 and 46906710340000

Area of Subject Property (acres or square feet): 26.968 acres

Lot Width: Irregular Lot Depth: Irregular

Current Zoning Classification: MX-IB

Proposed Zoning Classification: CU-I-1 AND CU-C-2

Existing Land Use: Vacant

Future Land Use Designation: Mixed use, office, commercial and industrial

Surrounding Land Use: North Vacant and I-85 South Single family and church campus
East single & multi-family, & vacant West Vacant

Reason for request: Zoning to accommodate office, commercial and industrial development

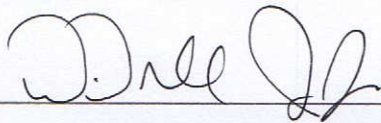
Has a pre-application meeting been held with a staff member? Yes, and TRC with comments

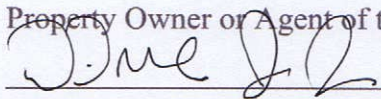
Staff member signature: _____ Date: _____

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: 5-4-24

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature: 

ON BEHALF OF
M&K LAND LLC
BY DAVID MARSHALL JONES JR
ITS MANAGING MEMBER

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

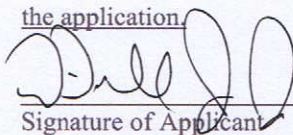
Mixed use, office, commercial and industrial uses. Please see attached list.

2. List the Condition(s) you are offering as part of this project. Be specific with each description.

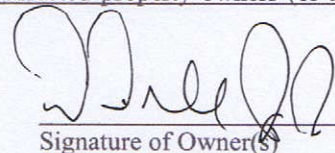
(You may attach other sheets of paper as needed to supplement the information):

The development will include walking/jogging trails, a gazebo and extensive natural areas along the stream in the northern portion of the property.

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.

 5-4-24
 Signature of Applicant Date

ON BEHALF OF
 M+K LAND LLC
 BY DAVID MARSHALL JONES JR
 IS MANAGING MEMBER

 5-4-24
 Signature of Owner(s) Date

ON BEHALF OF
 M+K LAND LLC
 BY DAVID MARSHALL JONES JR
 IS MANAGING MEMBER

PROPOSED USES

Mixed Use Dwelling/Live Work

Congregate Care Senior Housing

Library, Public

Child Care Center (not including home day care)

School, Business

School, Trade

All Government Facilities except for Correctional Institutions

Passenger Terminals to include Public Transportation Systems and Bus Charter Services

Indoor Recreation to include indoor firing and archery range, performing arts, health club and fitness, Dance and martial arts

Go-Kart Track, indoor

Medical Clinic/Urgent Care

Multi-story Climatized Self Storage - *No outdoor storage

Bowling Center

Health Club, Fitness Center, Dance Studio, Martial Arts Studio

Skating Rink, Indoor

Advertising & Related Services

Offices to include Advertising & Related Services, Engineering, Architect, or Surveyor's Office, Data Processing, Financial Institution, Insurance Agency, Legal Service, News Service, Stock or Security Brokerage Firm

Hotels

Bar, Tavern

Restaurant, dine-in

Brewpubs/Brewery-Micro & Large

ABC Store

Animal Clinic/Hospital

Animal Grooming Establishment – no overnight boarding

Animal Obedience School

Animal and/or Feed Supply Store

Lawn & Garden/Hardware Store w/outdoor storage

Blueprinting and Drafting Service

Building Material Supply with outdoor storage

Cemetery Monument Dealer

Cleaning and Maintenance Service

Convenience Store

Dry Cleaning Drop Off/Pick Up

Massage Therapist

Swimming Pool, Hot Tub Sales and Service

Weight Loss Centers

Electronics Sales and Repair

Farmer's Market/Produce Stand

Funeral Home

Lawn and Garden Supply, Nursery with Outdoor Storage

Flex/Office Space

Truck/Construction Equipment Rental

Cabinet and Woodwork Shop

Equipment Supply House, Commercial

Electric, Heating, Air Conditioning, Ventilating, Plumbing Sales, Service and Contractor's Office With Outdoor Storage

Motion Picture and Sound Recording Studio, Photography, Television, Radio and Film Studio

Telemarketing, Call Centers

Food Catering Facility

Machine Shop

Musical Instrument Manufacturing

Pest Control Service

Photofinishing Laboratory

Printing and Related Support Activities

Sign or Banner Shop with outdoor storage

Upholstery Shop

Moving and Storage Facility

Product Distribution Center, Warehousing and Storage, (Nonfarm related products) less than 75,000 square feet in floor area

Climate Controlled Self Storage With No Outdoor storage

June 6, 2024

Subject: Informal Neighborhood Meeting Regarding A Proposed Rezoning

Dear Neighbor,

M&K Land LLC, a real estate firm, is applying to the City of Concord to rezone 26.968 acres at 400 & 550 Woodhaven Place NW, just off Poplar Tent Road in Concord. Development of a mixed-use project, including office, commercial and light industrial businesses is proposed. To obtain development permits the City requires plans to be approved by the Planning Commission and City Council, which involves rezoning to conditional district zoning.

The plan approval process, makes it necessary to amend the current MX-IB zoning to Conditional Use C-2 and Conditional Use I-1 zoning.

City of Concord zoning regulations require an applicant for rezoning to conduct a neighborhood meeting to inform neighbors about the proposed rezoning. This has to happen before the meetings of the Planning Commission and City Council.

We are sending this letter as an invitation for you to attend an informal neighborhood meeting to hear about the project. The Community Room at Fire Station 9 at 1020 Ivey Cline Road will be the meeting location. The meeting will be Tuesday, June 18th at 7:00 PM.

Purpose: Discussion about the proposed rezoning
Location: Fire Station 9 Community Room
1020 Ivey Cline Road
Date: Tuesday, June 18th, 2024
Time: 7:00 PM

Sincerely,
Jeff Young

PLAN NOTES

THIS MASTER PLAN IS A GUIDE FOR THE DEVELOPMENT OF THE OVERALL TRACT AND OF INDIVIDUAL LOTS. IT IS NOT A SITE PLAN FOR INDIVIDUAL LOT DEVELOPMENT.

ALL DEVELOPMENT WILL BE DONE IN ACCORDANCE WITH CITY OF CONCORD WSACC, NCDOT, NCDENR AND COUNTY OF CABARRUS STANDARDS AS APPLICABLE.

SITE PLANS TO OBTAIN PERMITS FOR INDIVIDUAL LOT DEVELOPMENT WILL BE SUBMITTED BY OTHERS IN THE FUTURE.

STREETS, CURB & GUTTER, SIDEWALKS, SIGNAGE, AND STREET TREE PLANTINGS WILL BE DESIGNED AND CONSTRUCTED TO CITY COMMERCIAL COLLECTOR STANDARDS.

STREET, SIDEWALK SIGNAGE AND R-O-W OWNERSHIP WILL BE TRANSFERRED TO THE CITY FOR PUBLIC MAINTENANCE.

PUBLIC STREET STEMS MEET OR EXCEED 70' BEFORE TURNING MOVEMENTS

PARKING AREA DESIGNS, INCLUDING BICYCLE PARKING, PEDESTRIAN FACILITIES, AND DUMPSTER LOCATIONS WILL BE BASED ON ACTUAL USE OF INDIVIDUAL LOTS WHEN FINAL SITE PLANS ARE SUBMITTED FOR PERMITTING IN THE FUTURE AND WILL CONFORM TO CITY STANDARDS. DUMPSTER ENCLOSURES WILL BE SCREENED PER THE CDD AND NO WOODS IS ALLOWED.

BUILDING YARDS AND PARKING YARDS WILL BE BASED ON ACTUAL USE OF INDIVIDUAL LOTS WHEN FINAL SITE PLANS ARE SUBMITTED FOR PERMITTING IN THE FUTURE AND WILL CONFORM TO CITY STANDARDS IN ARTICLE 11: LANDSCAPING

A MORE TECHNICAL REVIEW OF TRANSPORTATION ASPECTS WILL HAPPEN DURING SITE PLANS

EXISTING DEVELOPMENT IS BETWEEN POPLAR TENT ROAD AND LOTS 1 - 2. ALL NEIGHBORED LOTS ARE PROPOSED DEVELOPMENT

TRAILS TO BE 6' WIDE COMPACTED GRANITE SCREENINGS ON COMPACTED SOIL BASE

BUILDINGS ON ANY LOTS THAT HAVE PROPOSED BAY DOORS WILL BE DESIGNED, CONSTRUCTED AND SCREENED IN COMPLIANCE WITH THE CDD

IF A SELF STORAGE FACILITY IS PROPOSED ON ANY LOT IT WILL BE DONE IN COMPLIANCE WITH SECTION 8.3.6.6 OF THE CDD

ANY LOT ON WHICH OUTDOOR STORAGE IS PROPOSED WILL BE DONE IN COMPLIANCE WITH SECTION 8.3.6.8 OF THE CDD

ANY PROPOSED BAY DOORS WILL BE SCREENED IN COMPLIANCE WITH ARTICLES 10 AND 11 OF THE CDD

ESTIMATED AUTO PARKING CALCULATIONS

Lot #	Estimated Use	GFA	Parking Requirement	Required Parking	Proposed Parking
1	Office	2,400 SF	1 per 1,000 SF GFA	3 spaces	8 spaces
2	Office	5,000 SF	1 per 1,000 SF GFA	5 spaces	18 spaces
3	Child care center	12,385 SF	1 per 375 SF GFA	33 spaces	46 spaces
4	Retail general merchandise	3860 SF	1 per 300 SF GFA	13 spaces	62 spaces
5	Retail general merchandise	10,000 SF	1 per 300 SF GFA	33 spaces	34 spaces
6	Professional offices / business services	18,200 SF	1 per 300 SF GFA	61 spaces	68 spaces
7	Industrial uses	10,000 SF	1 per 400 SF GFA	25 spaces	25 spaces
8	Self-storage facility - 175 units	112,000 SF	1 per 200 rental spaces	7 spaces	23 spaces
9	Garden Supply / Nursery	5,000 SF	1 per 375 SF GFA	13 spaces	19 spaces

* Final parking calculations determined as part of final user or construction document submitter

ESTIMATED BICYCLE PARKING CALCULATIONS

Lot #	Estimated Use	GFA	Parking Requirement	Required Parking	Proposed Parking
1	Office	2,400 SF	4 spaces plus 1.15,000 of GFA	5 spaces	6 spaces
2	Office	5,000 SF	4 spaces plus 1.15,000 of GFA	5 spaces	6 spaces
3	Child care center	12,385 SF	Being addressed by the current developer of the lot		
4	Retail general merchandise	3860 SF	4 spaces plus 1.7,500 of GFA	6 spaces	9 spaces
5	Retail general merchandise	10,000 SF	4 spaces plus 1.7,500 of GFA	5 spaces	6 spaces
6	Office	18,200 SF	4 spaces plus 1.15,000 of GFA	5 spaces	6 spaces
7	Warehouse, Manufacturing & Processing	10,000 SF	4 spaces plus 1.5,000 of GFA	5 spaces	6 spaces
8	Self-storage facility - 175 units	112,000 SF	4 spaces	4 spaces	4 spaces
9	Garden Supply / Nursery	5,000 SF	4 spaces plus 1.7,500 of GFA	5 spaces	6 spaces

SETBACKS

1-1-C-D	FRONT	REAR	ALL SIDES
	30'	0'	0'
2-2-C-D	FRONT	REAR	ALL SIDES
	10'	0'	0'

SITE DATA

PLN: 4690664310000
4690671018000

CURRENT ZONING: MX-IB

PROPOSED ZONING: C-2 CD LOTS 1-5

1-1 CD LOTS 6-9

TOTAL LAND AREA: 26.97 AC

PROPOSED AREA IN R-O-W: 3.70 AC

PROPOSED AREA IN LOTS: 23.27 AC

ESTIMATED COMMERCIAL FLOOR AREA LOTS 1-5: 46,150 SQ FT

ESTIMATED INDUSTRIAL FLOOR AREA LOTS 6-9: 141,000 SQ FT

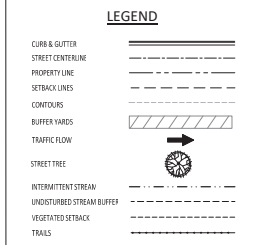
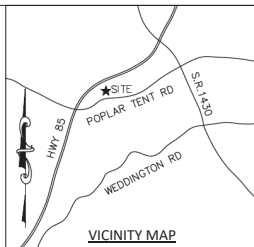
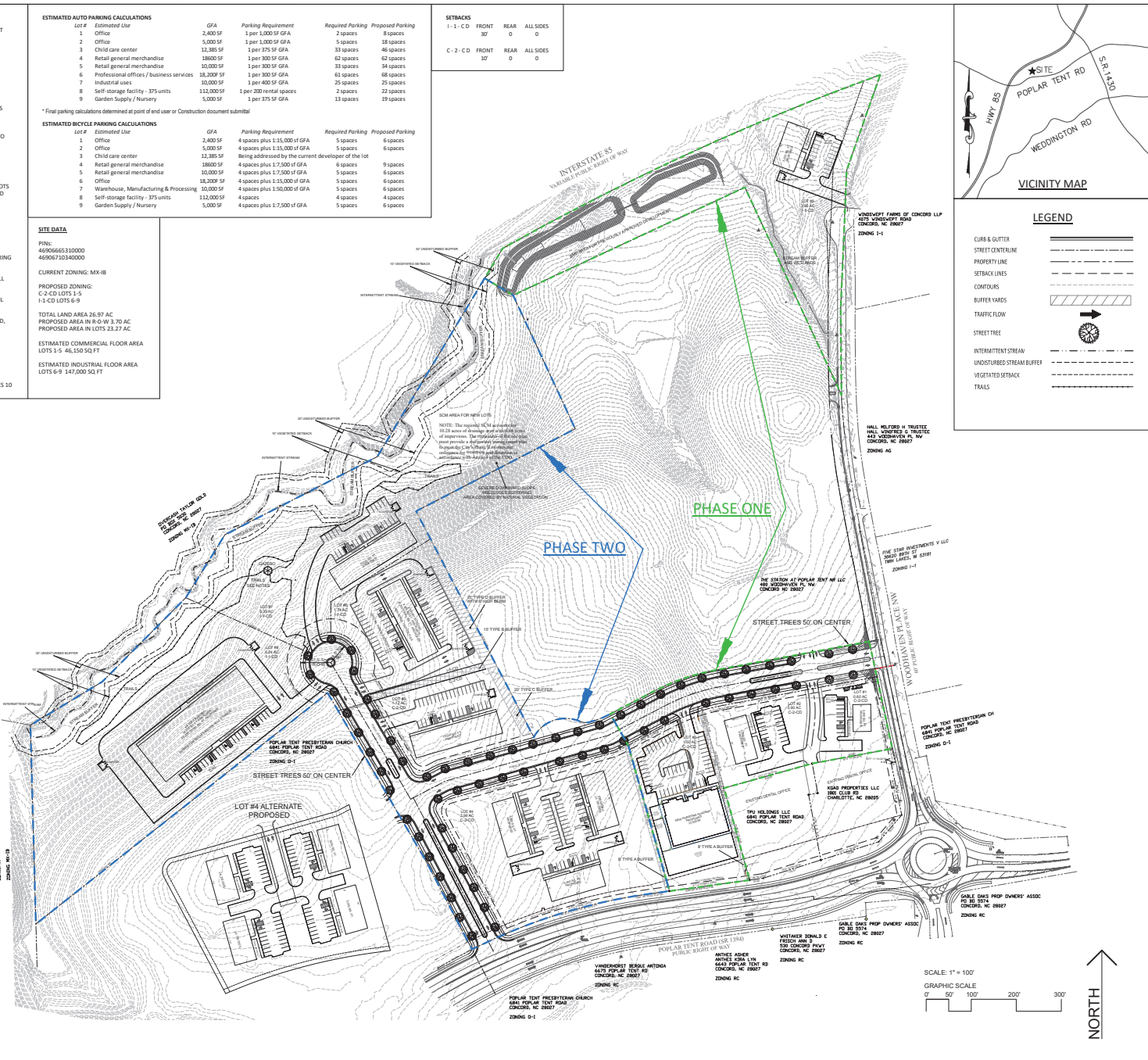
IMPERVIOUS AREA CALCULATIONS

C-2 CD CALCULATIONS (Rounded to whole number)

Lot #	Building	Parking, driveway & sidewalk	Lot area	Total proposed impervious	Maximum impervious 80%
Lot 1	2400 SF	9900 SF	26336 SF	40%	20901
Lot 2	5000 SF	13909 SF	30004 SF	43%	31363 SF
Lot 3	12385 SF	23800 SF	63340 SF	52%	52722 SF
Lot 4	3860 SF	6340 SF	13004 SF	41%	10419 SF
Lot 5	10000 SF	12766 SF	48766 SF	49%	30030 SF
C-2 CD Total Impervious Area	140619 SF	309711 SF	309711 SF	49%	
C-2 CD % IMPERVIOUS				49%	
C-2 CD MAX. IMPERVIOUS				80%	

1-1 CD CALCULATIONS

Lot #	Building	Parking, driveway & sidewalk	Lot area	Total proposed impervious	Maximum impervious 80%
Lot 6	9100 SF	36376 SF	79774 SF	60%	69835 SF
Lot 7	10000 SF	12766 SF	23175 SF	11%	18574 SF
Lot 8	28000 SF	63298 SF	228254 SF	40%	182603 SF
Lot 9	5000 SF	10426 SF	16706 SF	9%	13416 SF
1-1 CD Total Impervious Area	178993 SF	702924 SF	702924 SF	26%	
1-1 CD % IMPERVIOUS				26%	
1-1 CD MAX. IMPERVIOUS				80%	
TOTAL IMPERVIOUS AREA	319612 SF	1012635 SF	1012635 SF		
TOTAL LOT AREA				32%	



Date: December 30, 2024

JEFF YOUNG, PLA
LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING



WOODHAVEN COMMONS
MASTER PLAN
550 WOODHAVEN PLACE NW
CONCORD, NC 28027

MARSHALL JONES
M&K LAND LLC
16824 GREEN DOLPHIN LN
CORNELIUS, NC 28031

REVISIONS

DATE	BY
8/16/24	JY
9/16/24	JY
9/20/24	JY
11/17/24	JY
12/03/24	JY
12/30/24	JY

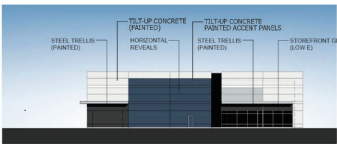
SHEET 1

INDUSTRIAL BUILDING - BASIC DESIGN & MATERIALS

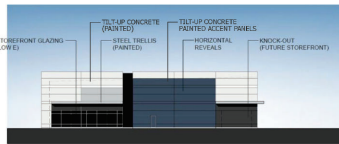
All materials will meet 7.10 and 7.11 of their respective zoning district.
 All building colors and materials will be compatible and cohesive



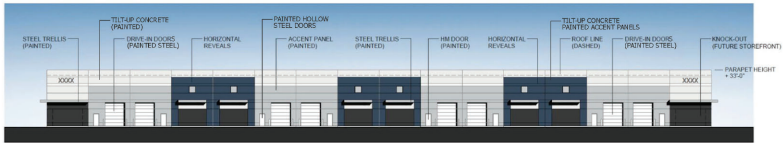
West Elevation



North Elevation



South Elevation

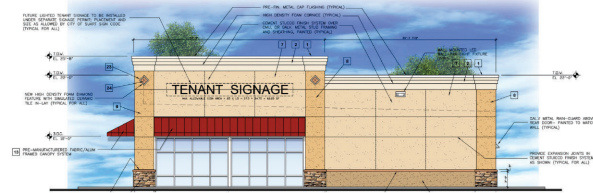


East Elevation



COMMERCIAL BUILDING - BASIC DESIGN & MATERIALS

All materials will meet 7.10 and 7.11 of their respective zoning district.
 All building colors and materials will be compatible and cohesive



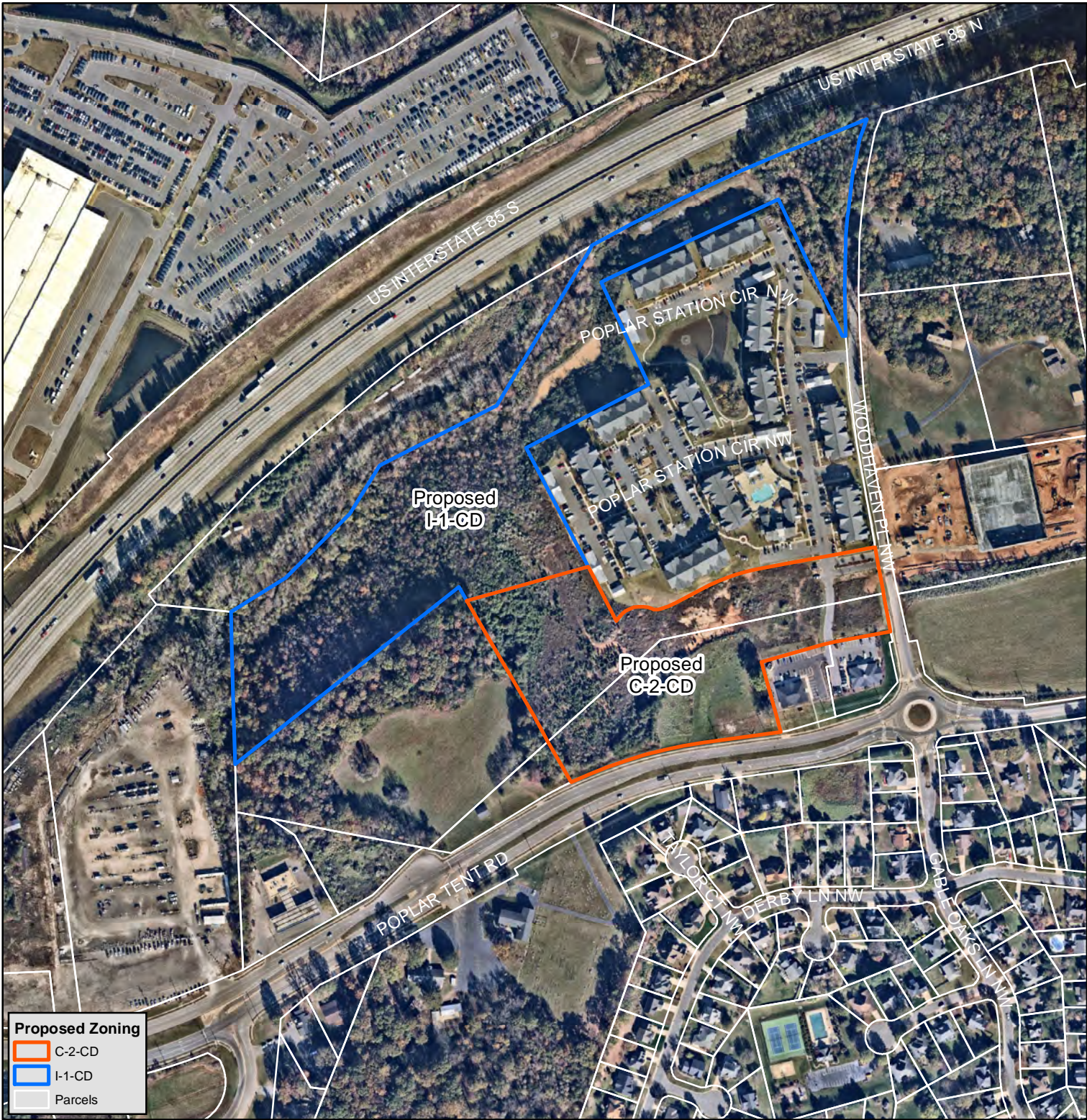
Date: December 30, 2024
 JEFF YOUNG, PLA
 LANDSCAPE ARCHITECTURE
 COMMUNITY PLANNING



WOODHAVEN COMMONS
 ELEVATIONS
 550 WOODHAVEN PLACE NW
 CONCORD, NC 28027

MARSHALL JONES
 M&K LAND LLC
 16824 GREEN DOLPHIN LN
 CORNELIUS, NC 28031

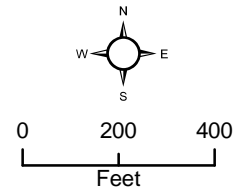
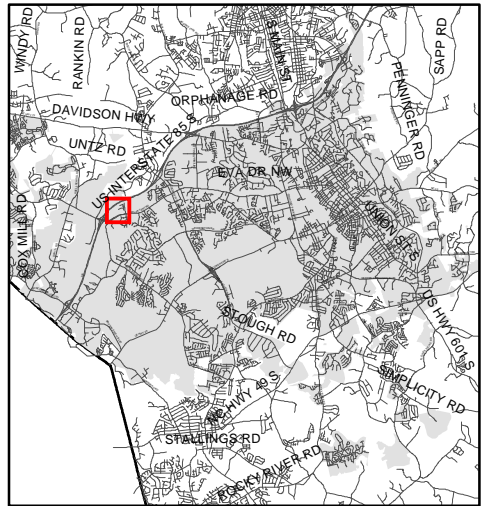
REVISIONS	
DATE	BY
12/26/24	JY



**Z(CD)-08-24
AERIAL**

**Rezoning application
MX-IB (Mixed Use -
Industrial Business
I-1-CD (Light Industrial -
Conditional District) &
C-2-CD (General Commercial
- Conditional District)**

400 & 550 Woodhaven Dr NW
PINs: 4690-66-6513 & 4690-67-1034



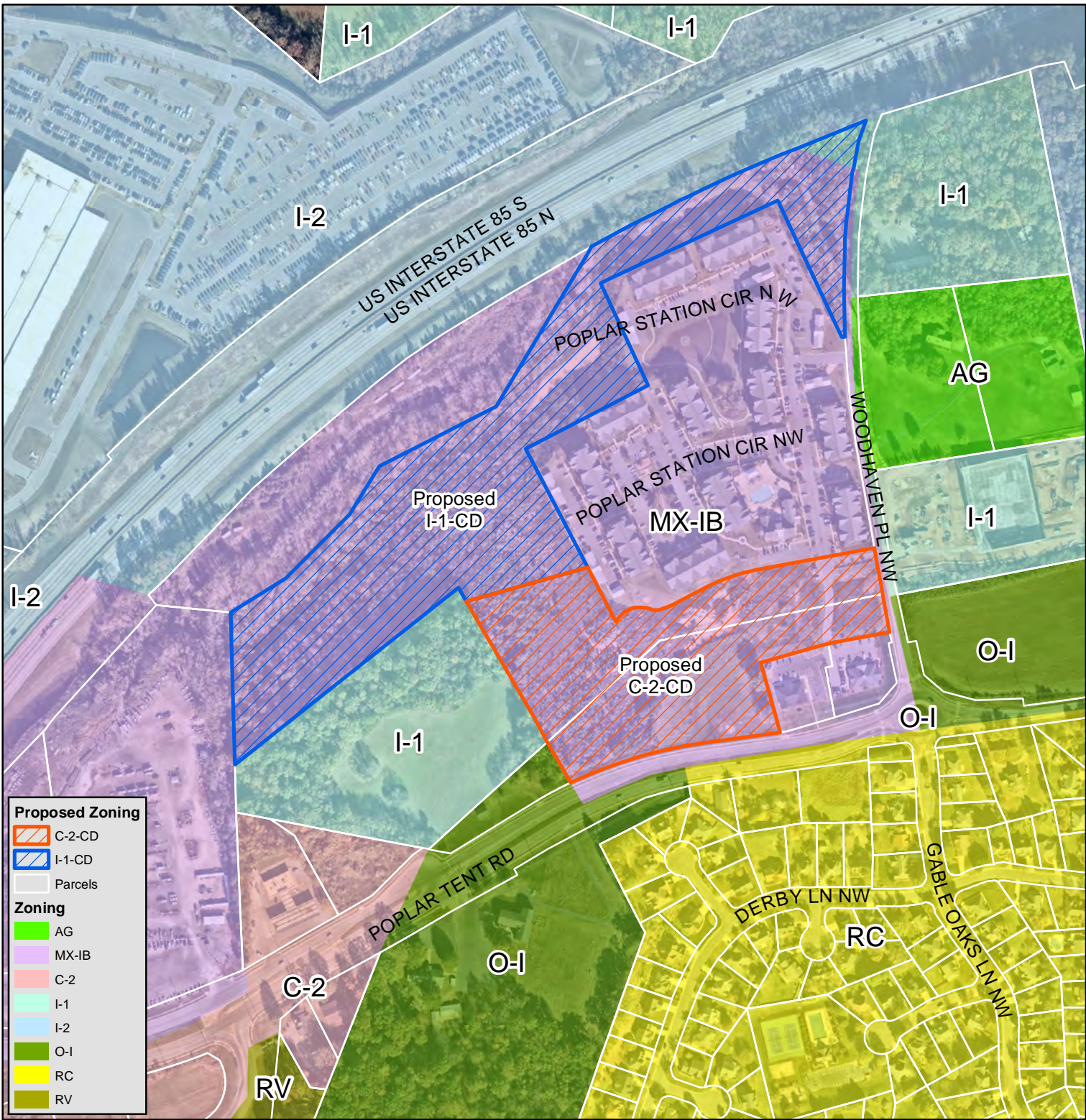
Proposed Zoning

- C-2-CD
- I-1-CD
- Parcels

**Z(CD)-08-24
ZONING**

**Rezoning application
MX-IB (Mixed Use -
Industrial Business
I-1-CD (Light Industrial -
Conditional District) &
C-2-CD (General Commercial
- Conditional District)**

400 & 550 Woodhaven Dr NW
PINs: 4690-66-6513 & 4690-67-1034

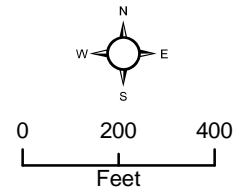
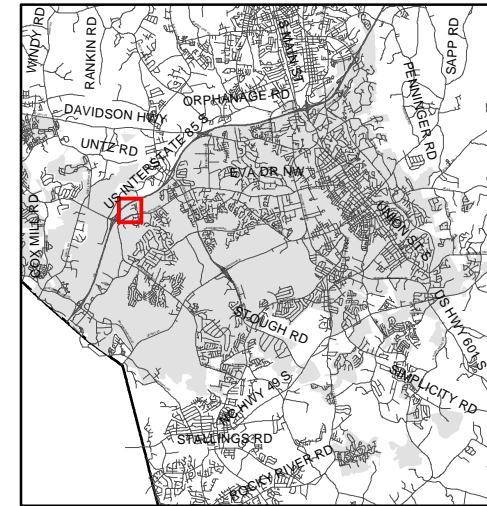


Proposed Zoning

- C-2-CD
- I-1-CD
- Parcels

Zoning

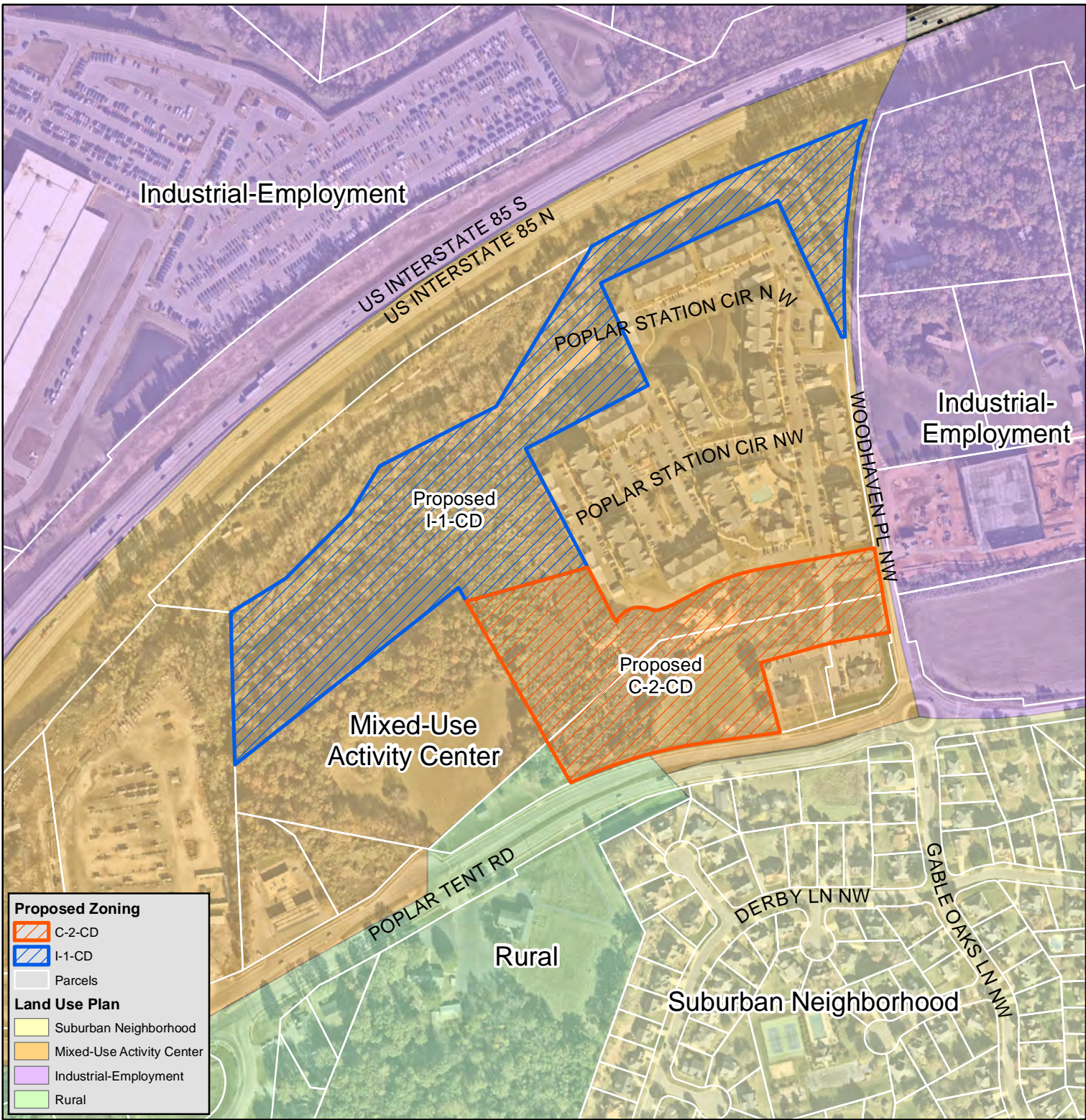
- AG
- MX-IB
- C-2
- I-1
- I-2
- O-I
- RC
- RV




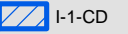

**Z(CD)-08-24
LAND USE PLAN**

**Rezoning application
MX-IB (Mixed Use -
Industrial Business
I-1-CD (Light Industrial -
Conditional District) &
C-2-CD (General Commercial
- Conditional District)**

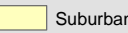


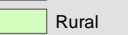
400 & 550 Woodhaven Dr NW
PINs: 4690-66-6513 & 4690-67-1034

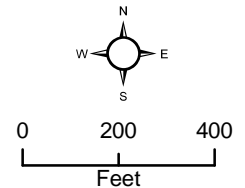
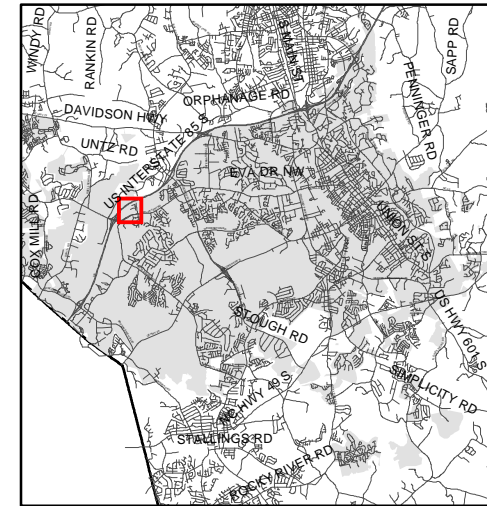


Proposed Zoning

-  C-2-CD
-  I-1-CD
-  Parcels

Land Use Plan

-  Suburban Neighborhood
-  Mixed-Use Activity Center
-  Industrial-Employment
-  Rural



Z(CD)-08-24

400 & 550
Woodhaven Dr NW

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

