



**DATE:** December 15, 2015

**CASE #:** Z-33-15

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

**APPLICANT/OWNERS:** Administrative – HSREI, LLC (Hendrick Motorsports)

**LOCATION:** 5388 Stowe Lane

**PIN#s:** 4598-08-7748

**AREA:** 11.24 +/- acres

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

**PREPARED BY:** Joseph Beasley, Economic Development Coordinator

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**BACKGROUND**

This property consists of approximately 11.24 acres of land on the north side of Stowe Road, west of Papa Joe Hendrick Boulevard.

**HISTORY**

The City of Concord effectively annexed this property on November 16, 2015.

**SUMMARY OF REQUEST**

As the parcel is now within the City limits, City zoning must be applied. The parcel has approximately 425 feet of frontage on Stowe Lane.

HSREI, LLC (Hendrick Motorsports) plans to construct a building for lease to Axalta Corporations. HSREI, LLC indicates that Axalta will use the building as a training facility and provide conference room meeting space.

The parcel is currently zoned as Cabarrus County Limited Industrial (LI). HSREI, LLC would like the City of Concord to designate the proposed annexation area as Light Industrial (I-1). Cabarrus County LI zoning is the functional equivalent of Concord’s I-1 district.

Adjacent parcels located to the northeast and east are owned by HSREI, LLC and are developed as part of the Hendrick Motorsports campus. Adjacent parcels to the south lie within unincorporated Mecklenburg County and are also owned by HSREI, LLC. The northwest adjacent parcel is owned by David Heavener and Michael Heavener. This parcel is outside Concord city limits, appears undeveloped, and is zoned Cabarrus County LI.

Existing Zoning and Land Uses					
Current Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses within 500 Feet	
County Light Industrial (LI)	North	I-1, C-2	Vacant	North	Industrial, Commercial
	South	I-1, Charlotte I-1(CD), Charlotte R-3		South	Industrial, Charlotte Industrial, Charlotte Single Family Residential – rural acreage
	East	I-1		East	Industrial
	West	Charlotte R-3		West	Charlotte Single Family Residential – rural acreage

**COMPLIANCE WITH 2015 LAND USE PLAN**

The 2015 Land Use Plan (LUP) designates the subject property as “Commercial.” However, the historical zoning of the property is Cabarrus County Limited Industrial (LI). The City of Concord’s I-1 (Light Industrial) zoning classification is the most compatible City zoning classification to the existing Cabarrus County zoning classification of LI. It is the staff’s opinion that the application of I-1 zoning would be consistent with the LUP given the historical presence of LI zoning on the property and the fact that all of the other parcels on Stowe Lane have industrial zoning.

**SUGGESTED STATEMENT OF CONSISTENCY**

- The subject property is approximately 11.24 acres and is zoned Cabarrus County Light Industrial (LI).
- The proposed zoning amendment is consistent with the 2015 Land Use Plan (LUP) because the application of I-1 zoning would be compatible with the historical County zoning on the subject property and is consistent with the established zoning pattern on Stowe Lane.
- The zoning amendment is reasonable and in the public interest because it brings the last parcel adjacent to Stowe Lane into the City limits and creates consistency of zoning on that quadrant. The amendment will allow HSREI, LLC (Hendrick Motorsports) to develop the property and support the motorsports industry.

**SUGGESTED RECOMMENDATION AND CONDITIONS**

The staff finds the request consistent with the 2015 Land Use Plan and the requirements of the Concord Development Ordinance and has no objections to the request. Because this petition is conventional district request, sworn testimony and findings of fact are not required, and the Commission may not impose conditions on the approval.

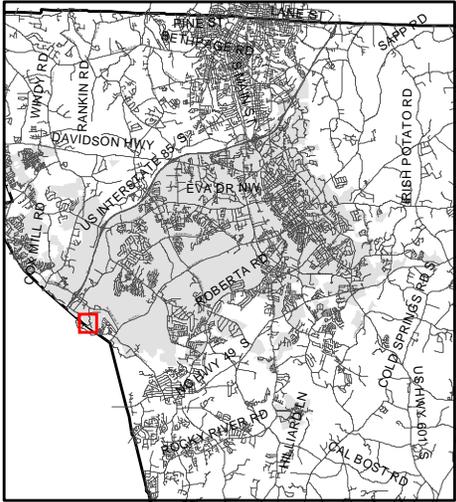
**PROCEDURAL CONSIDERATIONS**

This particular case is a rezoning to a conventional district, 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.

**Z-33-15  
AERIAL**

**Zoning Map Amendment  
Request from Cabarrus County  
Limited Industrial (LI) to  
City of Concord  
Light Industrial (I-1) .**

Stowe Ln  
PIN: 4598-08-7748



Source: City of Concord  
Planning Department

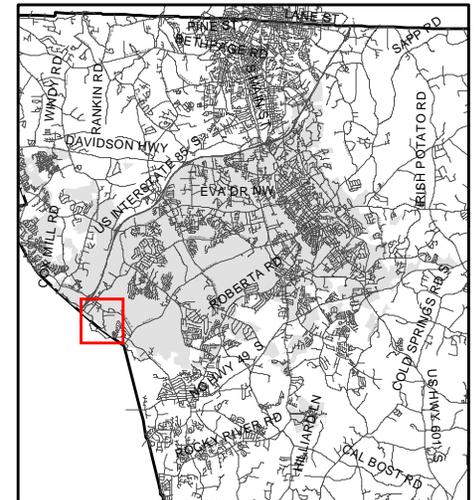
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**Z-33-15  
LAND USE PLAN**

**Zoning Map Amendment  
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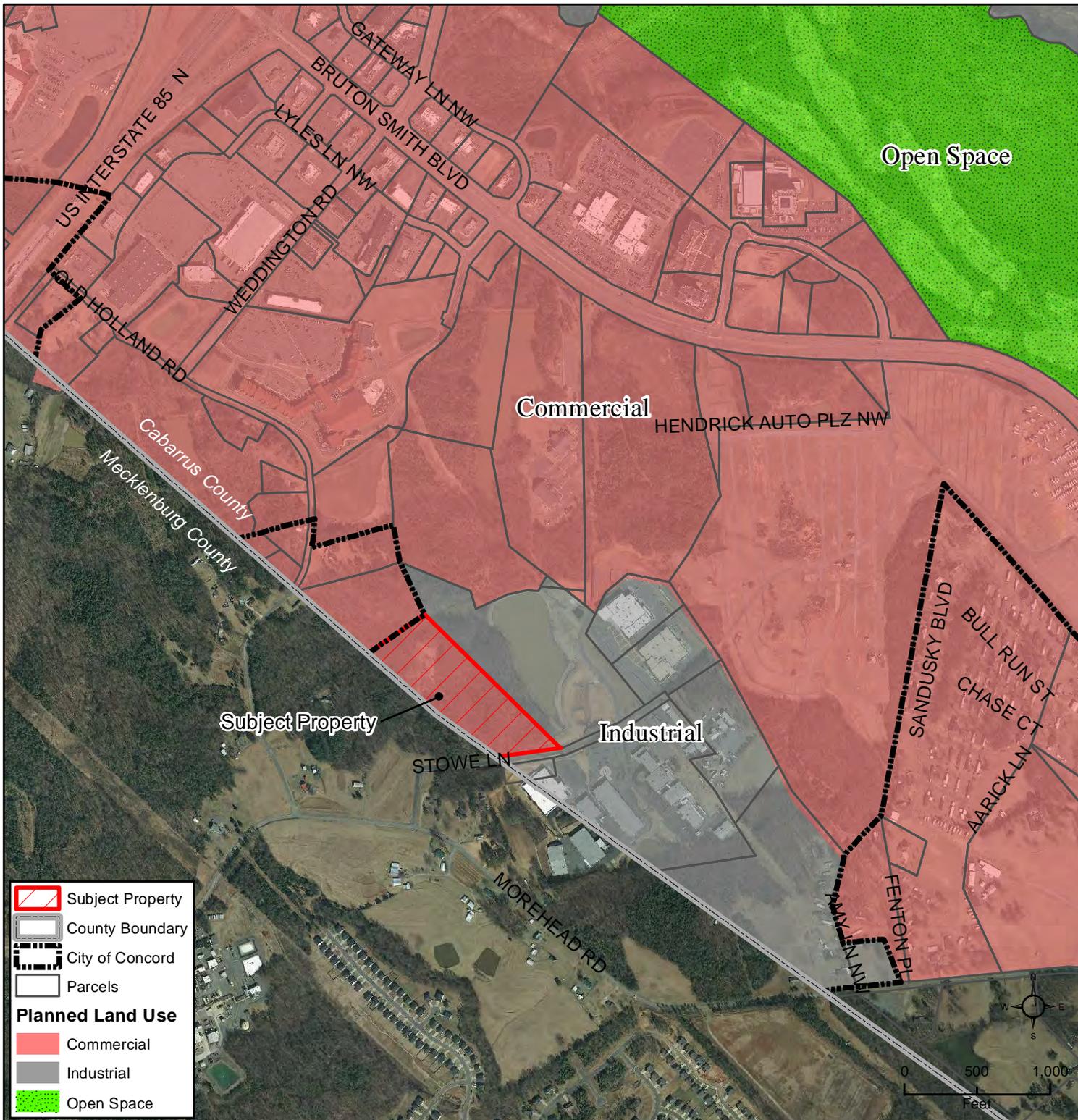
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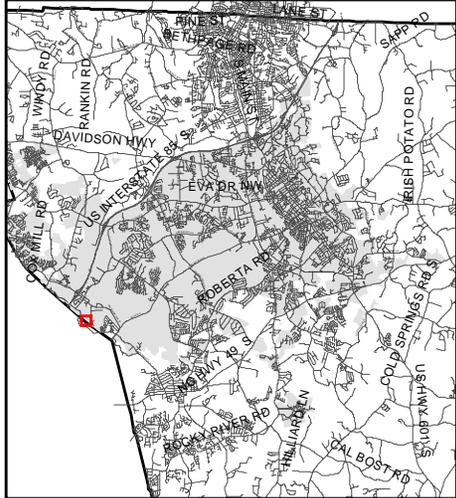
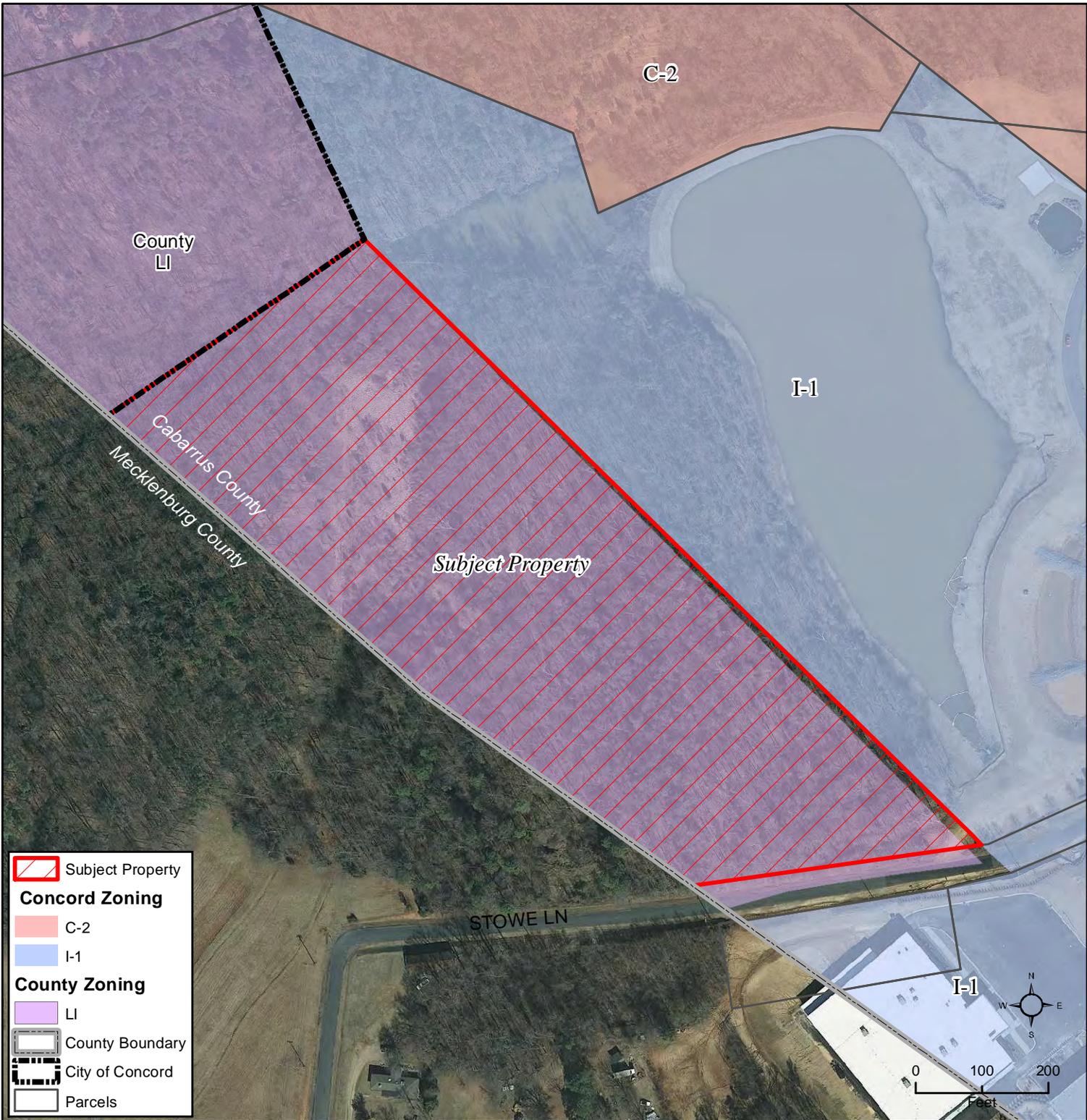
	Subject Property
	County Boundary
	City of Concord
	Parcels
<b>Planned Land Use</b>	
	Commercial
	Industrial
	Open Space



**Z-33-15  
ZONING MAP**

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