

CONCORD CITY COUNCIL  
2nd WORK SESSION MEETING  
SEPTEMBER 24, 2024

The City Council for the City of Concord, North Carolina, held the City Council 2nd Work Session in the 3rd floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on September 24, 2024, at 11:00 a.m. with Mayor Pro-Tem Hubbard presiding.

Council members were present as follows:

**Members Present:**

Council Member Andy Langford  
Council Member Lori A. Clay  
Council Member Betty M. Stocks  
Council Member JC McKenzie  
Council Member Terry L. Crawford

**Members Absent:**

Mayor William C. Dusch  
Council Member John A. Sweat, Jr.

**Others Present:**

Assistant City Manager, Josh Smith  
City Attorney, Valerie Kolczynski  
City Clerk, Kim J. Deason  
Assistant City Managers  
Various Department Directors

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Mayor Pro-Tem Hubbard called the meeting to order

**Quarterly Sewer allocation**

Council Member McKenzie explained that Council Members rank each project from 0-5 prior to the quarterly allocation meeting. He stated the Council agreed that projects ranking 2.75 and above would be considered for approval.

A motion was made by Council Member Crawford and seconded by Council Member Langford to approve the following projects that ranked 2.75 and above for allocation:

**Residential – Single Family**

Cedar Dr. Subdivision  
Royscroft

**Residential - Apartments**

No Flow Approved

**Non-Residential**

Save the Children  
CarMax Auto Superstore  
Honda & Toyota of Concord Expansion  
Mosaic Concord #3: Interior Renovation  
Concord Parkway Retail Development

**Mixed Use**

No Flow Requested

**Public**

Hartsell Park  
David Phillips Park  
CCS Opportunity School

The Council requested staff present amended verbiage to the staff’s ranking description in the Allocation Policy at the October 22, 2024 2<sup>nd</sup> Work Session.

**Consider authorizing the Planning and Neighborhood Development Services to apply for the McGill Redevelopment Project grant.**

The Community Development Manager, Mary Carr, explained the \$50,000 grant application is due October 1, 2024.

A motion was made by Council Member Langford and seconded by Council Member McKenzie to authorize the Planning and Neighborhood Development Services to apply for the McGill Redevelopment Project grant—the vote: all aye.

**Update – Afton Village sewer allocation**

The Planning and Neighborhood Development Services Director, Steve Osborne, stated Afton Village began construction in the 1990’s. He stated five (5) townhomes were constructed without sewer allocation. This error was not caught until after construction was complete. In the early 2000’s, there were a large block of townhomes constructed incorrectly as platted. The plat was eventually corrected.

In March, the Council approved allocation for 33 single-family homes. Staff is recommending to shift allocation from 5 of those single-family homes to the five townhomes. Therefore, Afton Village may submit a sewer allocation for the December allocation meeting to request allocation for the five single-family homes.

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There being no further business to be discussed, a motion was made by Council Member Langford and seconded by Council Member Clay to adjourn—the vote: all aye.

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William C. Dusch, Mayor

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Kim J. Deason, City Clerk