

CONCORD CITY COUNCIL  
WORK SESSION MEETING  
OCTOBER 11, 2022

The City Council for the City of Concord, North Carolina, held the scheduled City Council Work Session in the 3<sup>rd</sup> floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on October 11, 2022, at 4:00 p.m. with Mayor William C. Dusch presiding.

Council members were present as follows:

**Members Present:**

Mayor Pro-Tem Terry L. Crawford  
Council Member Andy Langford  
Council Member W. Brian King  
Council Member Betty M. Stocks  
Council Member JC McKenzie  
Council Member Jennifer Parsley-Hubbard  
Council Member John A. Sweat, Jr.

**Members Absent:**

**Others Present:**

City Manager, Lloyd Wm. Payne, Jr.  
City Attorney, Valerie Kolczynski  
City Clerk, Kim J. Deason  
Department Directors

\* \* \* \* \*

The following agenda was presented for discussion:

**Presentations:**

Presentation of Proclamation recognizing October 23-31, as Red Ribbon Week.

Presentation of the Award for Outstanding Achievement in Popular Financial Reporting and Triple Crown Award from the Government Finance Officers Association of the United States and Canada.

Recognition of the City of Concord Housing Department, in partnership with MIZZHBJ Enterprise, for receiving the Carolina Council of Housing Redevelopment & Codes Officials 2022 Human Service Award for their program "KIDZ HELPING KIDZ SOAR".

**Unfinished Business:**

Continue a public hearing for case Z(CD)-07-21 and consider adopting an ordinance amending the official zoning map for +/- 54.8519 acres located northeast corner of International Drive and Highway 73, generally addressed as 4208 and 4515 Davidson Hwy from MX-CC2 (Mixed-Use Commercial Center Large) to I-1-CD (Light Industrial Conditional District) and C-2 (General Commercial).

The Planning and Neighborhood Development Services Deputy Director, Kevin Ashley, presented the information. He stated adjacent property owners met with the developer several times to come to a resolution about the project. The Planning and Neighborhood Development Services Deputy Director stated, as a result of the noise study and the steps

taken by the developer to mitigate the noise issue, the Oak Park Subdivision residents and Cambridge Commons residents have submitted letters of support for the development.

Continue a public hearing for case TA-09-22 and consider adopting an ordinance amending the Concord Development Ordinance, Section 8.3.5.Q.5, and Article 14, regarding supplementary regulations and the definition of Food Trucks.

The City Manager stated staff requested this item be withdrawn from the agenda.

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member King to withdraw the request from the agenda—the vote: all aye.

**Informational Items:**

Receive a presentation from Cabarrus Economic Development Corporation (EDC) Executive Director, Page Castrodale, in regards to the EDC Strategic Plan. (Work Session)

The Economic Development Corporation Executive Director, Page Castrodale, provided the EDC Strategic Plan to the Mayor and City Council.

**Public Hearings:**

Conduct a public hearing and consider approving a resolution providing approval of a multifamily housing facility to be known as Coleman Mill Lofts and the financing thereof with multifamily housing revenue bonds in an aggregate principal amount not to exceed \$19,130,000.

The Finance Director, Jessica Jones, stated a public hearing is required in the next step of this process. She also clarified the City will not be financing these funds.

Conduct a public hearing to consider a resolution on the matter of closing the right-of-way of a 50-foot right of way of Davidson Dr. NW contained within the property of 48-50 Beechwood Ave NW.

The Planning and Neighborhood Development Services Director, Steve Osborne, stated all statutory requirements for abandoning a right of way were met.

Conduct a public hearing for case Z-13-22 and consider adopting an ordinance amending the official zoning map for +/-12.46 located at 4758 Poplar Tent Rd from I-1 (Light Industrial) to I-2 (General Industrial).

Planning and Neighborhood Development Services Deputy Director stated the rezoning request is for Keysteel. Five residents from Hunton Forest spoke at the P&Z Commission in opposition to the request. He explained the surrounding zoning classifications and what businesses are adjacent to the subject property. He stated the subject property has been zoned industrial since being annexed in 1995.

He explained the permitted uses that could be installed on the subject property per the current regulations.

It was clarified that the developer could develop the property by right under current regulations and store materials inside; they need a rezoning in order to store materials outside.

Kevin did say screening would be required for outdoor storage.

Jennifer asked the process the developer would have to go through should the rezoning be denied. Kevin explained the process.

Conduct a public hearing for case Z-19-22 and consider adopting an ordinance amending the official zoning map for +/- 19.889 acres located at 4275 Papa Joe Hendrick Blvd. from City of Concord General Commercial (C-2) and Public Interest District (PID) to City of Concord Light Industrial (I-1) and to amend the 2030 Land Use Plan to change the designation of the property from Commercial to Industrial Employment. The property was annexed by City Council on June 13, 1990 and amended on September 13, 1990.

The Planning and Neighborhood Development Services Planning Manager, Scott Sherrill stated the Planning and Zoning Commission heard the petition at their September 20th meeting and unanimously voted to forward the request to City Council with a recommendation that the zoning map be amended from City of Concord C-2 (General Commercial) and PID (Public Interest District) to I-1 (Light Industrial) and concurrently to amend the 2030 Land Use Plan to change the designation of the parcel from Commercial to Industrial Employment. He stated approval of all of the zoning petitions will eliminate confusion with the land use and zoning designations and will more closely align the zoning pattern with the uses conducted on the respective properties.

Conduct a public hearing and consider adopting an ordinance to adopt the Weddington Road Corridor Plan.

The Planning and Neighborhood Development Services Planners, Kaylee Canton and Gerald Warren, presented the proposed Weddington Road Corridor Plan. They presented a review of the existing conditions, public input results, key recommendations for corridor future implementation, and what was heard during the public comment period.

She stated the draft plan was made available to the public for review through the City's Public Input page from August 30th through September 18th. Staff received 25 responses from participants and the project page received 1,363 views. The plan was presented to the Planning & Zoning Commission on September 20th where a motion was passed to recommend to City Council that the Weddington Road Corridor Plan be adopted.

#### **Presentations of Petitions and Requests:**

Consider increasing the City of Concord Down Payment Assistance amount under the HOME program to \$10,000 and amend the repayment criteria for housing renovations to reflect HUD's affordability goal for seniors over 60 years of age.

Planning and Neighborhood Development Services Director stated the City has a down payment assistance program. Due to the increase of the cost of housing, staff is recommending to increase the assistance amount to \$10,000. He stated staff is also recommending to amend the loan policy to allow for loan amounts to be deferred for those over age 60.

Consider adopting a resolution authorizing an eminent domain action for two parcels located off of Melrose Drive, SW.

The City Attorney stated the parcels are needed for Parks and Recreation needs.

Consider awarding a sole source purchase order in the amount of \$186,461.55 to Reinhausen Manufacturing Inc. for purchase of one (1) On-Load Tap Changer.

Electric Systems, Andrea Cline, stated this is the last of the five on-load tap changers that are scheduled to be replaced.

Council Member Stocks left the meeting due to a prior commitment.

Consider authorizing the City Manager to negotiate and execute a contract with Johnson Controls, by the means of the Sourcewell Cooperative Purchasing Program for the purchase and installation of the upgraded camera equipment and system replacement.

The Aviation Director, Dirk Vanderleest, stated the existing camera system is outdated. Proposing to upgrade the system by utilizing CARE funds for the project.

\* \* \* \* \*

Following the agenda review, the City Manager asked for discussion topics for the October 25<sup>th</sup> 2<sup>nd</sup> Work Session mtg.

Item's for discussion:

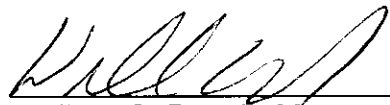
- CDDC history / strategic plan / streetscape
- Sewer alternative options
- Preliminary application process
- AMI update
- Council meetings: going live
- Sewer allocation policy changes
- The Public Relations and Projects Manager, Lindsay Manson, and Technologies Director, Charlie Bridges will provide training to Mayor Pro-Tem Crawford and Council Member King immediately following the 2<sup>nd</sup> Work Session.

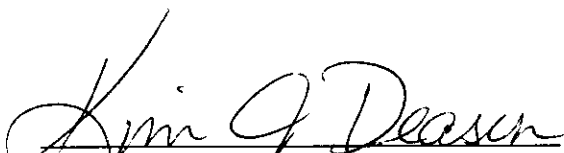
Consent Agenda

There were no comments regarding the consent agenda.

\* \* \* \* \*

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

  
\_\_\_\_\_  
William C. Dusch, Mayor

  
\_\_\_\_\_  
Kim J. Deason, City Clerk