

CONCORD CITY COUNCIL
2nd WORK SESSION MEETING
APRIL 18, 2023

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 April 18, 2023, at 11:00 a.m. with Mayor William C. Dusch presiding.

Council members were present as follows:

Members Present:

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

Others Present:

City Manager, Lloyd Wm. Payne, Jr.
City Attorney, Valerie Kolczynski
Assistant City Manager, LeDerick Blackburn
Assistant City Manager, Josh Smith
Assistant City Manager, Pam Hinson
City Clerk, Kim J. Deason
Various Department Directors

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Mayor Dusch called the meeting to order

Electric Rate Discussion

The Electric Systems Director, Alex Burris, stated there have not been any new rate increases to customers since 2015.

Chris Lund and Dawn Lund, Utility Financial Solutions, LLC, presented the following:

- Financial Projection & Targets
- Cost of Service Results
- PPA - Purchased Power Adjustment or Power Cost Adjustment (PPA / PCA)

They reviewed the natural gas prices in the last 45 months and presented a five-year financial projection without rate adjustments and projected annual billing impacts with recommended base rate adjustments.

Tiny Homes discussion

The Planning and Neighborhood Development Services Deputy Director, Kevin Ashley, presented options on tiny home regulations and the regulations and standards from other towns and cities. He stated the Raleigh and Burlington have good ordinances in place dealing with tiny homes. He stated Asheville has had one tiny home development approved and High Point has had two tiny home developments approved. He explained High Point's ordinance regulations and stated their site plan review is complex and similar to Concord's. He stated staff did discuss reducing the height limit to two-story homes but otherwise, staff is confident that the ordinance can be administered and enforced.

Council Member King stated, in his opinion, tiny homes should be classified in a separate

zoning classification similar to an overlay district.

Council Member Parsley-Hubbard suggested tiny home or cottage home developments should be required to obtain a special use permit. Council Member King agreed. The Planning and Neighborhood Development Services Deputy Director stated they could be classified as a special purpose use.

It was the consensus of the Council to direct staff to amend the proposed text amendment to specify tiny homes/cottage homes as a special purpose use and to take the amendment back to the Planning and Zoning Commission for their consideration.

City Attorney Evaluation Discussion

Mayor Pro-Tem McKenzie stated that he sent an email to the Council regarding a new evaluation form for the City Attorney.

Following some discussion, it was the consensus of the Council to accept the new evaluation form for the City Attorney's annual evaluation process.


Public Art Commission


Mayor Dusch stated three members of the Council are needed to meet and review applications for the Public Art Commission and other Boards/Commissions.

Council Members Langford, Stocks, and Sweat volunteered to be on the review committee.

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


 Kim J. Deason, City Clerk


 William C. Dusch, Mayor