



## **Cabarrus County Government**

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Cabarrus County Planning and Zoning Commission Meeting  
February 13, 2018 @ 7:00 P.M.  
Board of Commissioners Meeting Room  
Cabarrus County Governmental Center

### **Agenda**

1. Roll Call
2. Approval of December 12, 2017, Planning and Zoning Commission Meeting Minutes
3. Approval of January 9, 2018, Planning and Zoning Commission Meeting Minutes
4. Approval of Findings of Fact for CUSE2017-00002
5. Approval of Findings of Fact for CUSE 2017-00003
6. Approval of Findings of Fact for VARN2017-00003
7. **New Business – Planning Board acting as Design Review Committee:**

**ARCH2018-00001** Architectural Design Review for Funeral Home - Cabarrus Memorial Gardens, 3892 NC Highway73E (PIN#5640-98-4952).

Directors Report

Legal Update



## Cabarrus County Government

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Mr. Chris Pinto, Chair, called the meeting to order at 7:00 p.m. Members present in addition to the Chair, were Ms. Mary Blakeney, Mr. Jeffrey Corley, Mr. Adam Dagenhart, Mr. James Litaker, Mr. Andrew Nance, Mr. Charles Paxton, Mr. Richard Price, Mr. Brent Rockett, Mr. Stephen Wise and Mr. Jerry Wood, Jr. Attending from the Planning and Zoning Division were, Ms. Susie Morris, Planning and Zoning Manager, Mr. Phillip Collins, Sr. Planner, Ms. Arlena Roberts, Clerk to the Board and Mr. Richard Koch, County Attorney.

### Roll Call

Mr. James Litaker **MOTIONED, SECONDED** by Mr. Steve Wise to **APPROVE** the December 12, 2017, meeting minutes. The Vote was unanimous.

Mr. James Litaker **MOTIONED, SECONDED** by Ms. Mary Blakeney to **APPROVE** the January 9, 2018, meeting minutes. The Vote was unanimous.

### Approval of Findings of Facts:

Mr. James Litaker **MOTIONED, SECONDED** by Mr. Brent Rockett to **APPROVE** the Findings of Fact for CUSE2017-00002. The vote was unanimous.

Mr. James Litaker **MOTIONED, SECONDED** by Ms. Mary Blakeney to **APPROVE** the Findings of Fact for CUSE2017-00003. The vote was unanimous.

Mr. James Litaker **MOTIONED, SECONDED** by Mr. Steve Wise to **APPROVE** the Findings of Fact for VARN2017-00003. The vote was unanimous.

### New Business – Planning Board acting as Design Review Committee:

Mr. Phillip Collins, Sr. Planner, addressed the Board presenting the staff report for ARCH2018-00001, Architectural Design Review for a funeral home. The applicant is Virginia Moore and the Property owner is Dan Sullivan of Cabarrus Memorial Gardens, 3892 NC Highway 73E, PIN# 5640-98-8658.

The property is zoned LC and is approximately one acre in size. The site is currently occupied by a mobile unit used for sales and has five parking spaces. The mobile will be removed during this process.

The purpose of this request is to construct a new funeral home on the subject property. The sales office (currently located there) will be removed. The surrounding property to the north,

east and south is occupied by an existing cemetery. A review of the plans as submitted, finds the required setbacks have been met.

He said with regards to the amenity area requirements; the proposed development is for a stand-alone funeral home, not multiple buildings. Amenity areas are only required when the proposed development includes more than one building.

The connectivity and sidewalks standards are also typically intended for proposed developments that include more than one building. This request is for a stand-alone funeral home, not multiple buildings. The Applicant has provided sidewalks along the parking areas that lead to the building.

The Applicant is proposing 24 parking spaces, which includes 2 handicap spaces, which meets the parking requirements of Chapter 10 of the Cabarrus County Development Ordinance. Five of the parking spaces are existing and two of the five are the handicap spaces. The parking requirements of Appendix B encourage parking to be located to the side or the rear of the proposed structure. The majority of the proposed parking is located to the rear of the structure; however the five existing spaces will be located in front of the proposed structure. The current property line bisects the five existing spaces. The Applicant is willing to shift the property line to align with the existing driveway and this is reflected in the site plan that was submitted for review. The property line will need to be shifted for the site plan to comply with the Ordinance.

The parking lot design provisions are typically intended for commercial developments that require much larger parking areas and greater numbers of spaces. The plan submitted shows existing spaces to the front of the proposed facility and directly adjacent to the existing paved driveway. These spaces are connected to the proposed facility with a sidewalk. The plans submitted also show a parking area to the rear of the proposed structure and a driveway extending from the existing paved driveway. This portion of the parking area is connected to the proposed facility with a sidewalk.

In reference to the existing spaces in the front of the proposed structure, the Applicant states that the preference is to keep them where they are as this is the current location of the handicap spaces and access for handicap individuals should be near the front of the building as all of the offices are located at the front of the building where most activity will take place.

The Applicant also plans to conserve energy by not heating or cooling the back half of the building when not in use. The Applicant also states that families are accustomed to using those spaces when visiting deceased individuals and refreshing flowers, those spaces allow for parking without blocking some of the narrower drives. The funeral home site is located internally to the existing cemetery and is not very close to the main road.

The Ordinance states that parking lots shall be designed to allow pedestrians to safely move from their vehicles to the buildings and that a paving material different in color and/or texture from that of vehicular areas shall delineate these pedestrian travel ways and shall be clearly marked. Small posts or bollards incorporating lights may also serve the same purpose. Parking lots shall

be adequately screened from public view and shall include landscaping and buffering, per Chapter 9 of the Ordinance.

Mr. Collins said in his staff report that he mentioned that the landscaping plan that was submitted meets the requirements. But, with regard to that landscape plan, the plan does meet the requirements for the Ordinance for the most part. Due to an oversight on his part, the length of the parking spaces up front, which are about 54 feet, was omitted in the street yard planning requirements. This will equate to two additional shade trees or four additional under story trees and 18 additional shrubs.

The Ordinance states that all non-residential uses shall provide proper lighting for security purposes while not diminishing the quality of any surrounding residential uses. There is an existing lamp post shown on the site plan. The Applicant states that downward angled flood lights will be placed over the emergency exits on the sides and rear of the property and two scones will be placed by the main entrance of the structure for aesthetics.

The Applicant is providing a space for loading and unloading on the west side of the proposed structure. A loading garage door is proposed on the rear of the right side of the structure and the 12' x 40' loading/unloading is directly adjacent to it. Therefore, the size of the proposed space meets the requirements of Chapter 10 of the Ordinance. The Applicant further states that the proposed buffer and extra landscaping will be used as a screen to the loading door from the rear of the residential properties adjacent to the structure.

The Ordinance requires solid waste storage areas to be located to the rear or side of the structure, to not be located in any applicable planting yard and be screened from any street and/or any residentially developed or residentially zoned property.

The Applicant states that all solid waste will be contained in roll out containers and the containers will be screened from public view.

The Ordinance requires all rooftop mechanical and electrical equipment to be screened from view from all public streets (existing and proposed) and adjacent properties. The Ordinance further requires the incorporation of design elements and landscape materials to provide additional screening and/or softening of equipment areas located on the ground.

The Applicant states that all mechanical appurtenances will be located on the ground level and will be screened from public view with the installation of landscaping.

The proposed structure will not exceed the required height restriction of Chapter 5 of the Cabarrus County Development Ordinance.

The Applicant states that the proposed roof form responds to both the residential and commercial context in the area. The Applicant further states that the cross-gable with canopies diversifies the heights of the roofs, and that the pitch of the roof stays consistent with commercial structures in the area.



The Applicant states that all windows and entrances facing rights-of-ways will be transparent. There will be four entrances and nine exits (two emergency exits in each visitation room and one in the banquet hall). The Applicant further states that all windows will be transparent with the exception of the emergency exit door windows and the preparation room located on the western elevation of the proposed structure.

The property is accessed by an existing paved driveway that extends to NC Highway 73 East to the north and Cold Springs Road to the west. The main portion of the existing driveway accessing the property from NC Highway 73 consists of two lanes separated by a grassed median. Both lanes are approximately 18 feet in width. The proposed driveway extending from the existing portion of the driveway is 24 feet in width. The other portions of the existing paved driveway are approximately 18 feet in width.

With respect to the articulation of the proposed structures, the Applicant states that the proposed exterior façade of the building consists of two materials, a stone base and hardie board siding, windows along the front façade and canopies on all four sides of the structure which would meet the requirements of Appendix B of the Ordinance.

The Ordinance requires that canopies be constructed of material designed to complement the streetscape and have a minimum overhead clearance of eight feet. The Applicant is proposing that the canopies be constructed of exposed wooden trusses, with wooden decking attached atop with the rest of the roofing membrane. The lowest clearance of the proposed canopies is 8.5 feet.

The Ordinance states that all buildings are to be constructed of quality materials (including stone and horizontal siding) and where any sloped roofs are utilized, the Ordinance requires that they be covered with high profile asphalt shingles, natural clay tiles, slate, concrete tiles (with natural texture and color), ribbed metal, wood shakes or shingles. The Applicant states that exterior materials will consist of a stone base and hardie board siding. The stone will be similar to the stone on the existing gate on the property and the siding will also be used to connect the structure to the character of past rural North Carolina commercial buildings.

The Ordinance states that forms and finish of materials for buildings shall be compatible with the architectural character of the adjacent area. The Applicant states that canopies will be constructed of wooden trusses to adopt styles from western NC architecture and asphalt shingles will be used for the roofing membrane.

Should the Design Review Committee grant approval of this Architectural Design Review, staff requests the following conditions:

1. Site plan review and approval is required subsequent to Board of Adjustment approval in order to ensure compliance with all applicable development requirements and conditions.
2. The front property line shall be shifted to align with the southern side of the existing driveway.

3. The Applicant shall procure any and all applicable federal, state, and local permits prior to commencement of the project.
4. The Applicant will compensate for 54 additional feet in landscaping calculations for the street yard.

Mr. Collins would be happy to answer any questions the Board may have. The Applicant and the architect are here also.

Ms. Virginia Moore, Carlos Moore Architect, 222 Church Street, Concord, NC, addressed the Board.

Ms. Moore showed a picture of the site from the Garden Supply Store across the street looking up at the site. Currently, there is a trailer sitting at the top of the hill, surrounded by headstones, flowers and some small landscaping through there.

(She showed the front entryway) She said they are trying to pick up on some of the stone idea within the building so that there is a transition from the street to the building itself as you are traveling through the cemetery to get to the funeral home.

She said there are pretty much four basic site strategies that go along with this. From a design principle, there is in fronting, there is surrounding, there is merging and then there is claiming the site.

Typically, the funeral home is going to claim the site, it is usually going to be in a field or surrounded by tombstones or it is going to be sitting up on top of a hill. Where if the building was not there, you cannot imagine it without the building. The building and the hill and the landscape all goes as one; that is part of the site strategy.

She said it is not exactly where the mobile unit is; where the mobile unit is would be the front porch. You are picking up with your neighborhood vernacular, so it is not going to be as formal as something that would be down the street from here; an urban setting. So, you are picking up some things from the neighborhood and from that rural south. So, you have a front porch and a back porch.

With a funeral, you want to enter from the front porch. It is more of a formal way to pay your respects. You are not really encouraging people to enter from the back, although the parking is there. You have to have a pleasant experience driving from the street to the front door, by the parking and sidewalks. She said this is one example.

She showed another example similar to what they are doing, surrounded by headstones. You have a building that is similar in scale to your site. You do not want something too massive or something too small. We feel like that on the top of that hill, we are not encroaching too much in one way or the other or too far; being considerate of those buffers.

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She said that is part of the site strategy and also a little explanation about parking and how we are going to get there.

She showed the front exterior façade with the front porch front entryway. She said picking up from the stone from the street, some siding from the local neighbors in the area and places to gather.

Some things that we have not talked about are butterfly gardens. They have a butterfly release every year there. We want to make sure the landscaping encourages a place like that for them to be able to do the butterfly release or to attract them. She thinks they do it down in the cemetery itself. The whole thing is about meandering in procession and being a little thoughtful about why you are there and being cognizant of the site.

Everything is about proportion, do you feel comfortable, is it sited correctly, can I get to the front door easily, am I uninhibited with the view from the street to the building. So, it is a place of prominence, it is not supposed to be a place that is hidden and you have to work to get there.

She said it is multifunctional and she tried to be cognizant of interior and exterior spaces and to make sure there is adequate natural light.

She showed 3D diagrams of the placement of the buildings, showing public spaces on one side and private spaces (cremation, embalming, cooler, body delivery), all the work spaces kind of hidden and they are screened by the Leyland cypress and some other trees.

Ms. Moore said anything on the site plan that already has a name of a tree, all of those are existing. It is quite heavily landscaped as it is.

She said there is definite access through the building that lines up with the boulevard in front of the monument sign.

She said the materials are warm and textured, rather than something that is clean and crisp. We feel like we have met the regulations through there.

She showed the existing mobile unit on the site plan and the front porch. It almost bisects it in half. We feel like it is placed properly and we feel like the appropriate place for handicap parking is near the front door to make it easier for them to get there. We feel like the bulk of the parking is screened from view so it meets the intent of the Ordinance. We feel like we have adequate landscaping and are protecting as much there as we can.

Mr. Jeff Corley asked about the color they were going to use.

Ms. Moore said they are planning to use earth tones.

Mr. Charles Paxton asked if the funeral home would mostly be for involvement with the present cemetery or will there be a lot of traffic going out to other cemeteries?

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Ms. Moore will let Mr. Sullivan answer that, but her understanding is that he will do other ones but they currently hold them in churches right now until this is built.

Mr. Dan Sullivan, 3892 Highway 73, Concord, NC, property owner addressed the Board. He is estimating that 80 percent will be internal. They have a lot of existing cemetery clients we expect and they have already been converting some of those, so about 80 percent.

The Chair asked if there was overflow parking.

Ms. Moore said they have a few parking spots over what the Ordinance requires; which is 18, we have a few more than that. Her experience has been that you park in the parking spaces and then you park where you can; usually on the boulevard. Their driveway is in and out right there and it is wider than the one across the street from the animal hospital, Carolina Memorial Park, it is wider than those.

Mr. Sullivan said the spaces we use for our cemetery now, those services, which get very large, there is ample parking for a large service using those roads.

He said the cemetery has been open since 2012. He and his wife purchased it after losing a child. They did it for the good of the community. He had no intentions of ever owning a cemetery and we certainly had no intention of owning a funeral home. Fast forward to today and this is where we are headed after seeing some of the situations that exist out there with funeral homes and taking care of our community.

We are moving forward with the Board's permission. We like to think that we are doing this for a good cause and a good reason. We are really really trying to help our community out.

The Chair said we will now try to establish the findings of facts, the setbacks, working requirements to see if they are all met in the site plan; parking lot design with the flow.

Mr. Corley feels the parking lot design, the pedestrian circulation, as well as the sidewalk connectivity and the building placement is consistent with what we are trying to achieve.

The Chair feels it is laid out well too, for flow. He said it is a nice building.

Mr. Corley said likewise, he thinks the tree selection is appropriate for the surrounding areas.

The Chair said the landscaping plan seems to follow Chapter 9. The existing landscape is a bonus since the trees are 12 feet tall or more by now.

Mr. Richard Price said the omission and the re-requirement of the additional plantings, where are those additional planting going to go?

Mr. Collins said they will have to squeeze them in there somewhere.



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Mr. Price said that might get a little dense. Sometimes he thinks we let the tale wag the dog, so to speak. We can go a little too dense with some landscaping if we do not watch what we are doing just to satisfy a requirement; when the architect has already done that. He thinks it is a very attractive building and it seems to him that the landscaping that they have provided in their plan is appropriate. He wonders if we need to maybe someday give them some leeway, so as not to just densely pack a lot of plants in there just to satisfy a requirement.

Mr. Collins asked Mr. Price if his opinion is not to approve the condition for it.

Mr. Price would like to see where those plants are going.

Mr. Collins does not know if they even have an idea at this point.

Ms. Morris said as a reminder, as a part of this process, you cannot grant variances on certain things, you have to look at the context of what the design is.

She thinks what Mr. Collins said was either two or four trees with eighteen shrubs, which can be placed wherever they feel they can be placed, to take the place of what would be essentially, the street yard or the parking lot yard requirement that is there.

Mr. Price was just stating his view on it. He thinks they have done a really good job with their plan.

Ms. Blakeney agrees that they have done a great job with the way they have planned it.

The Chair said all of the electrical and mechanical is underground, the rooftop mechanical will be covered and the height meets the requirements in Chapter 5. The roofline looks like some of the houses down there on Cold Springs and like the farm down the street toward Highway 49 on the left.

Mr. Paxton asked if the lighting would be so bright that it would affect the neighbors.

Ms. Moore said everything is down lit with wall sconces and the required egress lighting at the exit. They do not anticipate trying to brighten up the whole facility. They want it to be safe to go from the parking lot to the building if there is an evening service. She said the trees are pretty tall too, so she is not really sure how much; you will get light pollution any way.

There being no further discussion, the Chair asked if there was a motion to approve the overall site plan as proposed.

Ms. Mary Blakeney, **MOTIONED, SECONDED** by Mr. James Litaker to **APPROVE** ARCH2018-0001, Architectural Design Review overall site plan. The vote was unanimous.

Ms. Morris said as a general reminder with the site plan, the Board will need to have the condition about the landscape, as well as the condition that the property owner move that property line. They were required to do that for financing for that one acre; it functions as a whole site. She said that way, their site with the building will be in compliance once they shift that property line a little bit to the north.

She said there was one condition in the staff report and then the landscape that Mr. Collins brought up when he was reading his staff report would be the second condition to add to the site plan.

Ms. Mary Blakeney, **AMENDED** her **MOTION, SECONDED** by **Mr. Richard Price** to **APPROVE, ARCH2018-0001**, Architectural Design Review overall site plan to include the conditions in the staff report and the additional condition that Mr. Collins cited. It was the consensus of the Board to Approve with the conditions.

### **Conditions of Approval**

1. Site plan review and approval is required subsequent to Committee approval in order to ensure compliance with all applicable development requirements and conditions.
2. The front property line shall be shifted to align with the southern side of the existing building.
3. The applicant shall procure any and all applicable federal, state and local permits prior to commencement of the project.
4. The applicant will add 54 feet of landscaping in the street yard.

It was the consensus of the Board to have Mr. Koch prepare the appropriate documentation to reflect their decision.

### **Architectural Design Standards:**

The Chair said it seems to him that the building height regulated in Chapter 5 meets the requirements and the same with the roofline, especially with the front porches. He said it looks like the buildings will be built with quality materials including nice wood and hardie plank. He feels that it meets the rural setting, Highway 73 going toward Mt. Pleasant.

There being no further comments Mr. Charles Paxton, **MOTIONED, SECONDED** by Mr. Steve Wise to **APPROVE** the Architectural Design Standards as presented. The vote was unanimous.

**Directors Report:**

Ms. Susie Morris, Planning and Zoning Manager addressed the Board. We had the Harrisburg Land Use Plan meeting on February 6<sup>th</sup> at Harrisburg Town Hall. She thanked those that attended.

Overall, we had 85 people attend. We think that is a good number, especially since there were no direct mailings that went out. It went well and we had a lot of good input. The consultants are still in the process of trying to put all of the input together into report form to provide back to us.

Overall, people seemed to be relatively pleased with what was presented and with some of the changes that were made, to reflect some of the zoning changes that had been made throughout the year as well. For example, the 100 acres that were rezoned to AO and also people seemed to be in favor of the lower densities to the southeast in that area; we call the gap area between Harrisburg's annexation area and Midland's planning area. Hopefully, by the end of the week the survey and all of the information will be up on the site.

She will send the Board an email so they can go in and look at the documents and to take the survey and to also share the survey with anyone that lives or works in Harrisburg that would be interested in the plan.

She said the CCOG will be having some training. There are eight or twelve sessions that they are having. Each session is on a different topic, we will send that out to the Board to see if there is anything that you are interested in.

She said that training is separate from the travelling road show that the School of Government typically does. That training will be on May 1<sup>st</sup> at the CCOG office in the University Area. The subjects are Legislative Zoning Decisions and Ordinance Text Amendments. If this is anything that is of interest to the Board, let us know and we can get you registered for that.

We will start back up with the training modules as we have time to work through them this year. She cannot tell the Board if the training at the CCOG office would be any different from what we have been doing in the videos. If the Board is interested in going, we will gladly send you. If the Board is not interested because we will be working through the modules, that is fine too. It is always nice to hear from other people and if you attend the training you can meet some of your constituents from other jurisdictions.

**Legal Update:**

Mr. Richard Koch addressed the Board stating that they never served Mr. Phillip Little with a warrant for arrest. However, he did move the trailer. You cannot see it either from Morehead Road or Concord Parkway; that part he is in compliance with.

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Mr. Little has not paid the money that the Court ordered and his time to do so expired at the end of last week. So, we will be filing a Motion with reference to that and maybe starting over the process of trying to get him served. He claims that he is not aware of it.

He actually called Ms. Morris on the phone about another issue and professed no knowledge of all this other. In terms of compliance with the Ordinance relative to that illegal sign; that part has been done.

Mr. Koch rode by there on his way to this meeting and he did not see the sign. He thinks it is back in the back of his property; where he has put it to presumably comply. The question will be if he will trot it out again in time for the race or some other event at the Speedway, which is what typically happens. Now, we are just dealing with him on money issues.

Mr. Koch said if the Board recalls, the Muddy Creek Waste Water Treatment Plant, the variance application, with reference to the John Bunyan Green property that was next door. They were going to appeal the Board's decision to the Superior Court. The time to appeal has run and they did not file.

We have actually come to an agreement with the heirs of that property, between WSACC the County and them. That WSACC is going to acquire an easement in that buffer area that the Board granted the variance for, so it will take care of it in that fashion; aside from the variance.

Mr. Koch said when that plant was first built, there was actually a lease from the Bunyan Green heirs to the County for the intake area, where they actually pumped the water from the creek up to the plant. That was under a forty-year lease that was originally designed and there is about seventeen years left on the lease.

He said WSACC is going to acquire a fee interest, absolute ownership of that leased area. That will take care of that situation so that there will not be any other issues regarding the operation or the expansion of that plant in that location.

Actually, coincidentally, the settlement document he reviewed this afternoon. It looks like we have that worked out and once it is the County is going to finish the transfer of that plant to WSACC. He said they operate it anyway, they might as well own it.

Mr. Koch said if the Board remembers Carter Towing, they were operating the towing business on that small parcel out there off of St. Stephens Road and Highway 49. Apparently, they have done two things.

The Board may remember there was neighbor who came and testified in that interpretation appeal. He was the one that provided pictures and some other evidence to establish that the towing business was an ongoing continuing operation.

Mr. Carter took out a warrant for his arrest for stalking. So, there is now a criminal action that



has come out of all of this that has been continued a couple of times in the District Court and is rescheduled for May. But in connection with that, it appears that they are now operating part of that towing business across the street, on another parcel, where they have set up a trailer that they are using as an office.

We are dealing with that and that is another one that does not seem to have a finite end to it. It is something that Ms. Morris and Mr. Lowe are dealing with.

Mr. Koch said we received a decision from the Court of Appeals in the Shelly case last Friday. The Board may recall that Shelly in connection with some potential enforcement issues about that retaining wall he has there that holds up his pool.

Mr. Shelly had filed eight or nine cross claims against the County, claiming a number of different types of claims that essentially amounted to the County was harassing him. The Judge, on a motion to dismiss, had dismissed all of the claims. He appealed it to the Court of Appeals. The Court of Appeals decided that every one of those claims was properly dismissed, except one, and that was a procedural due process claim. In which, he alleged that among other things, the County was wrong in agreeing with the State when they inspected the wall that it was a retaining wall rather than just a brick fence.

Mr. Shelly also made a claim that his rights were violated when the County had a staff meeting with one of his neighbors, who was complaining about the fact that the County had decided to take no action with reference to that wall. Which paradoxically, was a decision that was not in any formal type of hearing. It was a simple staff meeting that was resolved in his favor. So, he made a number of claims that somehow those things violated his rights.

The Court said under notice pleading and at the stage of the legal proceeding where you are just evaluating a motion to dismiss, you have to take everything in the complaint as if it was true, regardless of whether it is or not. They said on that bare minimum standard, they would have to find that he stated a claim for a procedural due process violation. They went on to say in the opinion, they basically said we doubt this will survive a motion for summary judgment, which is the next stage of the proceeding.

Mr. Koch said basically, what it will require us to do is to just pull together some affidavits with the proper documentation attached to them, file a motion for summary judgment and that should take care of that one. There is really no dispute about the facts of that, despite what he says.

His mischaracterization of what occurred in his complaint, the facts that can be readily established will show otherwise. That one will get taken care of we believe without too much problem. Of course he has the right to appeal to the Supreme Court but that has to only be under a petition for discretionary review. The decision of the Court of Appeals was unanimous, so that is pretty unlikely that he will get anywhere with that.

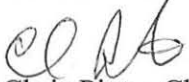
The Board may recall that whole issue was really a neighborhood dispute. The County is a fourth party defendant in that case. Meaning that they had a lot of claims going back and forth among

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all the neighbors on various things, the homeowners association out there in Ashford Green. The County got brought in by the homeowners association, which is how we ended up in the case. In trying to stay out of it we ended up in the middle of it.

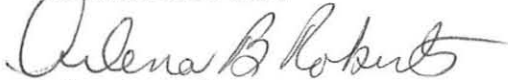
There being no further discussion, Mr. James Litaker, **MOTIONED, SECONDED** by Mr. Brent Rockett to adjourn the meeting at 7:55pm. The vote was unanimous.

**APPROVED BY:**



Mr. Chris Pinto, Chair

**SUBMITTED BY:**



Arlena B. Roberts

**ATTEST BY:**



Susie Morris, Planning and Zoning Manager

CABARRUS COUNTY PLANNING AND ZONING COMMISSION  
DESIGN REVIEW COMMITTEE DECISION  
PETITION ARCH 2018-00001  
CABARRUS MEMORIAL GARDENS, LLC (Carlos Moore Architect, PA)

FINDINGS OF FACT

1. General Findings

- a) This property is an approximate one (1) acre tract located at 3892 Highway 73 East in a Limited Commercial (LC) zoning district. Despite the zoning of this parcel, the area is essentially rural/residential in character. The applicant proposes to construct a new funeral home on the property and remove an existing cemetery lot sales office.
- b) There is currently a cemetery located on the property, as well as the sales office. The applicant proposes to construct a full-service funeral home that will be surrounded on three sides by the existing cemetery.
- c) Staff has reviewed the plans and presented a report. The applicant also provided additional and supplemental information to the Committee concerning the requirements of Appendix B of the Cabarrus County Zoning Ordinance (“Ordinance”).

2. Setbacks

- a) The above General Findings of Fact are incorporated by reference as Findings regarding this issue.
- b) There are no issues with setbacks.

3. Amenity Area

- a) The above General Findings of Fact are incorporated by reference as Findings regarding this issue.
- b) As this proposed funeral home is a single stand-alone building, no amenity area is required.

4. Connectivity and Sidewalks

- a) The above General Findings of Fact are incorporated by reference as Findings regarding this issue.

- b) There are no sidewalks along the roads in this area, which is consistent with the rural character of the area.
- c) The connectivity and sidewalks standards are typically intended for proposed developments with more than one building. This funeral home will be one building.
- d) The applicant is providing sidewalks along the parking areas leading to the building.

5. Parking Requirements and Design

- a) The above General Findings of Fact are incorporated by reference as Findings regarding this issue.
- b) The parking area contains the required number of spaces.
- c) Appendix B encourages parking to the side and rear of the building. All new parking spaces shall be so located, but the existing five spaces in front of the building shall remain. The applicant will shift the property line to align with the existing driveway and place all five such parking spaces on this parcel.

6. Landscaping

- a) The above General Findings of Fact are incorporated by reference as Findings regarding this issue.
- b) The landscaping requirements are generally met, except for an extra 54 feet of landscaping in the street yard area, which can be achieved by planting 2 additional shade trees, 4 additional understory trees and 18 additional shrubs.

7. Lighting

- a) The above General Findings of Fact are incorporated by reference as Findings regarding this issue.
- b) Security and other lighting will be directed downward and shielded from adjacent properties.
- c) Two sconces will be placed by the main entrance of the proposed building for aesthetic lighting.
- d) Staff noted no objections to the lighting plan.

8. Loading and Unloading. Waste Storage and Mechanical Appurtenances



- a) The above General Findings of Fact are incorporated by reference as Findings regarding this issue.
- b) There is a 12 foot by 40 foot space for unloading and loading on the west side of the proposed building, with a garage door adjacent to it. This meets the requirements of the Ordinance.
- c) The extra landscaping will be used to screen the loading area.
- d) All solid waste will be contained in roll-out containers and screened from public view.
- e) All mechanical appurtenances will be screened from public view by landscaping.

9. Massing and Rhythm, Height, Scale and Roofline

- a) The above General Findings of Fact are incorporated by reference as Findings regarding this issue.
- b) The proposed roof form and pitch is similar to the existing residential and commercial structures in the area, and contains cross gables with canopies to provide diversification.
- c) The height of the proposed building is within the requirements of the Ordinance.

10. Fenestration

- a) The above General Findings of Fact are incorporated by reference as Findings regarding this issue.
- b) All windows and entrances facing rights of way will be transparent. Only the preparation room windows and emergency exit door windows will not be transparent.
- c) There will be four entrances and nine exits, including emergency exits.

11. Access

- a) The above General Findings of Fact are incorporated by reference as Findings regarding this issue.
- b) Access is provided by the existing paved driveways from N.C. Highway 73 East and from Cold Springs Road, which are 18 feet wide. A new paved

driveway to the proposed building from the existing driveway will be 24 feet wide.

12. Articulation

- a) The above General Findings of Fact are incorporated by reference as Findings regarding this issue.
- b) The exterior walls of the proposed building will contain a stone base and hardie board siding, with windows along the front façade and canopies on all four sides, constructed of exposed wooden trusses.

13. Materials

- a) The above General Findings of Fact are incorporated by reference as Findings regarding this issue.
- b) The stone to be used will be similar to the existing gate on the property and the siding will be installed to be reminiscent of a rural North Carolina commercial building like a country store.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission as the Design Review Committee reaches the following

CONCLUSIONS

- 1. The foregoing Findings of Fact are incorporated as Conclusions to the extent that they represent conclusions concerning compliance with the standards of Appendix B of the Ordinance and the deviations from the standards.
- 2. The proposed new funeral home building and other improvements are compatible with the general architectural design and the context and scale of the site and of the overall neighborhood.

Based on the foregoing Findings of Fact and Conclusions, the Design Review Committee APPROVES the applicant's design for the new funeral home building and other improvements, subject to the following conditions:

- a) Site plan review and approval is required subsequent to Committee approval in order to ensure compliance with all applicable development requirements and conditions.
- b) The front property line shall be shifted to align with the southern side of the existing building.

c) The applicant shall procure any and all applicable federal, state and local permits prior to commencement of the project.

d) The applicant will add 54 feet of landscaping in the street yard.

This <sup>th</sup>13 day of March, 2018, as approved by the Committee on February 13, 2018.



---

Chris Pinto  
Committee Chair  
Design Review Committee of the  
Cabarrus County Planning and Zoning Commission

**PLANNING STAFF REPORT  
CABARRUS COUNTY PLANNING AND ZONING COMMISSION**

Staff Use Only:  
Approved: \_\_\_\_\_  
Denied: \_\_\_\_\_  
Tabled: \_\_\_\_\_

**Petition: ARCH2018-00001  
Design Review Standards Staff Report**

Applicant Information: Carlos Moore Architect PA  
Virginia Moore  
222 Church St N  
Concord, NC 28025

Zoning: Limited Commercial

Site Description: The site is currently occupied by a mobile unit used for sales and 5 parking spaces.

PIN#: 5640-98-8658

Owner: Cabarrus Memorial Gardens, LLC  
3892 HWY 73 E  
Concord, NC 28025

Acreage: ± 1 ac

Purpose: The purpose of this request is to construct a new funeral home on the subject property. The sales office (currently located there) will be removed. The surrounding property to the north, east and south is occupied by an existing cemetery.

Staff Report by: Phillip Collins

A review of the plans, as submitted, finds the following:

**Site Design Standards**

**Setback Information**

Front Corner Lot:	--	Side Yard:	5-20'
Front Minor Collector:	30'	Side Yard Accessory:	5-20'
Front Local Road:	30'	Rear Yard:	20'
		Rear Yard Accessory:	5'

The proposed plan meets the setback requirements.

**Amenity Area**

The proposed development is for a stand-alone funeral home, not multiple buildings. Amenity areas are only required when the proposed development includes more than one building.



### **Connectivity and Sidewalks**

The connectivity and sidewalks standards are typically intended for proposed developments that include more than one building. This request is for a stand-alone funeral home, not multiple buildings. The Applicant has provided sidewalks along the parking areas that lead to the building.

### **Parking Requirements**

The Applicant is proposing 24 parking spaces (including 2 handicap spaces) which meets the parking requirements of Chapter 10 of the Cabarrus County Development Ordinance (Ordinance). Five of the parking spaces are existing and two of the five are the handicap space. The parking requirements of Appendix B encourage parking to be located to the side and the rear of the proposed structure. The majority of the proposed parking is located to the rear of the structure; however the five existing spaces will be located in front of the proposed structure. The current property line bisects the five existing spaces. The Applicant is willing to shift the property line to align with the existing driveway and this is reflected in the site plan that was submitted for review. The property line will need to be shifted for the site plan to comply with the Ordinance.

### **Parking Lot Design**

This provision is typically intended for commercial developments that require much larger parking areas and greater numbers of spaces. The plan submitted shows existing spaces to the front of the proposed facility and directly adjacent to the existing paved driveway. These spaces are connected to the proposed facility with a sidewalk. The plans submitted also show a parking area to the rear of the proposed structure and a driveway extending from the existing paved driveway. This portion of the parking area is connected to the proposed facility with a sidewalk.

In reference to the existing spaces in the front of the proposed structure, the applicant states that the preference is to keep them where they are as this is the current location of the handicap spaces and access for handicap individuals should be near the front of the building as all of the offices are located at the front of the building where most activity will take place. The applicant also plans to conserve energy by not heating/cooling the back half of the building when not in use and the existing spaces would be closer to the offices where most activity will take place. The applicant also states that families are accustomed to using those spaces when visiting deceased individuals and refreshing flowers, those spaces allow for parking without blocking some of the narrower drives. The applicants also states that it is planned. The funeral home site is located internally to the existing cemetery and is not very close to a main road.

The Ordinance states that parking lots shall be designed to allow pedestrians to safely move from their vehicles to the buildings and that a paving material different in color and/or texture from that of vehicular areas shall delineate these pedestrian travel ways and shall be clearly marked. Small posts or bollards incorporating lights may also serve the same purpose. Parking lots shall be adequately screened from public view and shall include landscaping and buffering per Chapter 9 of the Ordinance.

### **Landscaping**

The Applicant has submitted a landscape plan that meets the requirements of Chapter 9 of the Ordinance.

### **Lighting**

The Ordinance states that all non-residential uses shall provide proper lighting for security purposes while not diminishing the quality of any surrounding residential uses. There is an existing lamp post shown on the site plan. The applicant states that there will be downward angled flood lights will be placed over the emergency exits on the sides and rear of the property and two scones will be placed by the main entrance of the structure (for aesthetics).

### **Loading and Unloading Areas**

The Applicant is providing a space for loading and unloading on the west side of the proposed structure. A loading garage door is proposed on the rear of the right side of the structure and the 12' x 40' loading/unloading is directly adjacent to it. Therefore, the size of the provided space meets the requirements of Chapter 10 of the Ordinance. The Applicant further states that the proposed buffer and extra landscaping will be used as a screen to the loading door from the rear of the residential properties adjacent to the structure.

**Loading Docks**

There are no proposed loading docks.

**Solid Waste Storage Areas**

The Ordinance requires solid waste storage areas to be located to the rear or side of the structure, not be located in any applicable planting yard and be screened from any street and/or any residentially developed or residentially zoned property.

The Applicant states that all solid waste will be contained in roll out containers and the container will be screened from public view.

**Mechanical Appurtenances**

The Ordinance requires all rooftop mechanical and electrical equipment to be screened from view from all public streets (existing and proposed) and adjacent properties. The Ordinance further requires the incorporation of design elements and landscape materials to provide additional screening and/or softening of equipment areas located on the ground.

The Applicant states that all mechanical appurtenances will be located on the ground level and will be screened from public view with the installation of landscaping.

## Architectural Design Standards

**Height**

The proposed structure will not exceed the required height restriction of Chapter 5 of the Cabarrus County Development Ordinance.

**Roofline**

The Applicant states that the proposed roof form responds to both the residential and commercial context in the area. The Applicant further states that the cross-gable with canopies diversifies the heights of the roofs, and that the pitch of the roof stays consistent with commercial structures in the area (1:2).

**Fenestration**

The Applicant states that all windows and entrances facing rights-of-ways will be transparent. There will be four entrances and nine exits (two emergency exits in each visitation room and one in the banquet hall). The Applicant further states that all windows will be transparent with the exception of the emergency exit door windows and the preparation room clerestory located on the western elevation of the proposed structure and shown on sheet A-5 of the site plan (bottom elevation).

**Access**

The property is accessed by an existing paved driveway that extends to NC Highway 73 East to the north and Cold Springs Road to the west. The main portion of the existing driveway accessing the property from NC Highway 73 consists of two lanes separated by a grassed median. Both lanes are approximately 18 feet in width. The proposed driveway extending from the existing portion of the driveway is 24 feet in width. The other portions of the existing paved driveway are approximately 18 feet in width.

**Articulation**

With respect to the articulation of proposed structures, the Ordinance requires that all walls of the proposed structure facing proposed or existing streets include at least two of the following features:

- change in plane
- change in materials

- change in texture or masonry pattern, or
- windows

The Applicant states that the proposed exterior facade of the building consists of two materials (a stone base and hardie board siding), windows along the front façade and canopies on all four sides of the structure. The Ordinance requires that canopies be constructed of material designed to complement the streetscape and have a minimum overhead clearance of eight feet. The Applicant is proposing that the canopies be constructed of exposed wooden trusses, with wooden decking attached atop with the rest of the roofing membrane. The lowest clearance of the proposed canopies is 8.5 feet.

### **Materials**

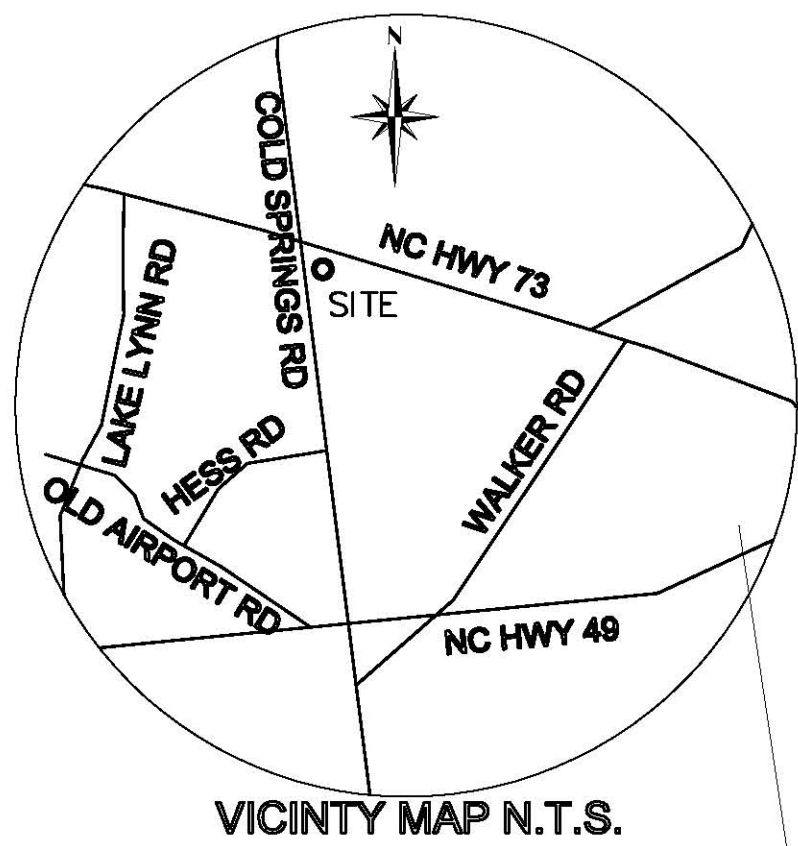
The Ordinance states that all buildings are to be constructed of quality materials (including stone and horizontal siding) and where any sloped roofs are utilized, the Ordinance requires that they be covered with high profile asphalt shingles, natural clay tiles, slate, concrete tiles (with natural texture and color), ribbed metal, wood shakes or shingles. The Applicant states that exterior materials will consist of a stone base and hardie board siding. The stone will be similar to the stone on the existing gate on the property and the siding will also be used to connect the structure to the character of past rural North Carolina commercial buildings (ex. country store).

The Ordinance states that forms and finish materials of buildings shall be compatible with the architectural character of the adjacent area. The Applicant states that canopies will be constructed of wooden trusses to adopt styles from western NC architecture and asphalt shingle swill be used for roofing membrane.

## **Conditions of Approval**

1. Site plan review and approval is required subsequent to Board of Adjustment approval in order to ensure compliance with all applicable development requirements and conditions. (Zoning)
2. The front property line shall be shifted to align with the southern side of the existing driveway. (Zoning)
3. The Applicant shall procure any and all applicable federal, state, and local permits prior to commencement of the project. (Zoning)





**SITE DATA:**  
 PIN: 5640-98-4952  
 ACREAGE: 1 AC  
 ZONED LC

**SETBACKS:** FRONT 30'  
 SIDE SINGLE 5'  
 SIDE TOTAL 20'  
 REAR 20'

IMPERVIOUS SURFACE TOTAL 75%  
 IMPERVIOUS SURFACE STRUCTURAL 50%

IMPERVIOUS PROPOSED PARKING & WALKS = 12,789.5 SF = 29%  
 IMPERVIOUS SURFACE PROPOSED BUILDING = 5,966 SF = 14%  
 IMPERVIOUS SURFACE EXISTING BEING REMOVED = (5,402 SF)  
 REMAINDERS: 12,789.5-4,781 = 8,008.5 ADDED  
 5,966-671 = 5,295 ADDED

NOTE:  
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PRELIMINARY  
 NO FOR CONSTRUCTION

EST. 1987  
 ARCHITECT PA  
 222 CHURCH ST. N. CONCORD, NC 28025  
 T-704.788.8333 F-704.782.0487  
 WWW.CMORREARCH.COM

PROJECT TITLE:  
**NEW FUNERAL HOME**  
**CABARRUS MEM GARDENS**  
 3892 NC HIGHWAY 73 E., CONCORD, NC

SHEET TITLE:  
**CONCEPTUAL SITE PLAN**

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

REVISIONS:  
 1. 02.01.2018  
 1. MOVED PROPERTY LINE PER COUNTY REG.  
 2. 02.05.2018  
 1. ADDED ST. YARD LANDSCAPING

DRAWING NUMBER: XXXXXXXXXX  
 DRAWN BY: XXX  
 PROJECT MGR: XXX  
 CHECKED BY: C. MOORE

SHEET  
 SP-1

TOTAL # OF SHEETS: X

N/F  
 CABARRUS MEMORIAL GARDENS  
 DB 9887 PG 229  
 PIN# 5640 98 8658  
 ZONED: LC

N/F  
 AC JACKSON JR  
 DB 522 PG 285  
 PIN# 5640 98 3922  
 ZONED: AO

N/F  
 S BROWN  
 DB 4241 PG 246  
 PIN# 5640 98 3834  
 ZONED: AO

N/F  
 CABARRUS MEMORIAL GARDENS  
 DB 9887 PG 229  
 PIN# 5640 98 8658  
 ZONED: LC

CONCEPTUAL SITE PLAN  
 SCALE 1"=20'-0"

BOUNDARY & TOPOGRAPHIC SURVEY OF  
 Cabarrus Memorial Gardens  
 BEING A 1.00 AC PORTION OF  
 DB 9887 PG 229 & DB 11782 PG 249  
 PIN# 5640 98 8658

CABARRUS MEMORIAL GARDENS  
 3892 NC HIGHWAY 73 E, CONCORD NC 28025

DATE: SEPTEMBER 2017  
 SCALE: 1"=20'  
 TOWNSHIP: NUMBER 1  
 COUNTY: CABARRUS  
 STATE: NORTH CAROLINA

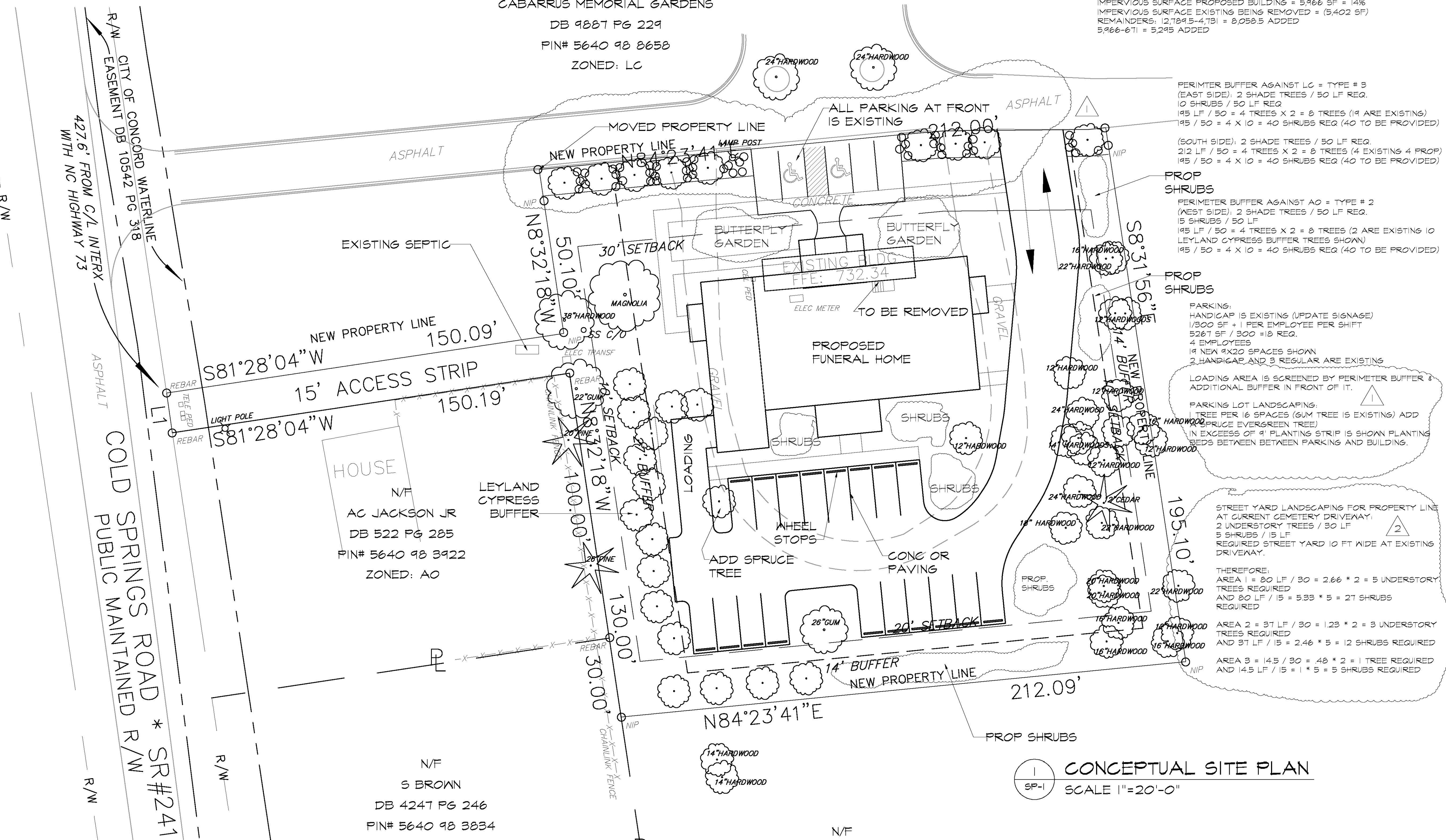
HARRISBURG SURVEYING  
 DEUT. V: 27-17/PROV. V: 22-28  
 115 Plaza Dr Harrisburg, N.C.  
 (704)-455-9553 PHONE  
 http://www.harrisburgsurveying.com

DRAWN BY: SDG  
 COMP BY: JTW  
 REVISION #1:  
 REVISION #2:  
 MISC. DATE: 170818-TOPO

NUM	DISTANCE	BEARING
L1	15.00'	N8°10'10"W

1.00 Acres.  
 43557 Sq.ft.

- LEGEND**
- EXISTING SIGN
  - EXISTING IRON PIN
  - EXISTING LIGHT POLE
  - RIGHT-OF-WAY
  - EXISTING TREE
  - EXISTING TREE TO BE REMOVED
  - EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING WATER METER
  - EXISTING GAS VALVE
  - EXISTING GAS METER
  - EXISTING SEWER MANHOLE
  - EXISTING STORM MANHOLE
  - EXISTING UTILITY POLE
  - EXISTING RIP RAP
  - EXISTING PAVING TO BE REMOVED
  - SAWCUT LINE
  - EXISTING CURB AND GUTTER
  - EXISTING FENCE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING OVERHEAD POWER LINE
  - EXISTING UNDERGROUND TELEPHONE LINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING WATER LINE
  - EXISTING GAS LINE
  - EXISTING CONTOUR LINE
  - EXISTING SPOT ELEVATION
  - EXISTING CROSS WALK POLE
  - EXISTING SIGNAL POLE
  - EXISTING CLEANOUT
  - EXISTING TELEPHONE PED.



PERIMETER BUFFER AGAINST LC = TYPE # 3  
 (EAST SIDE): 2 SHADE TREES / 50 LF REQ.  
 10 SHRUBS / 50 LF REQ.  
 195 LF / 50 = 4 TREES X 2 = 8 TREES (14 ARE EXISTING)  
 195 / 50 = 4 X 10 = 40 SHRUBS REQ (40 TO BE PROVIDED)

(SOUTH SIDE): 2 SHADE TREES / 50 LF REQ.  
 212 LF / 50 = 4 TREES X 2 = 8 TREES (4 EXISTING 4 PROP)  
 195 / 50 = 4 X 10 = 40 SHRUBS REQ (40 TO BE PROVIDED)

PROP SHRUBS  
 PERIMETER BUFFER AGAINST AO = TYPE # 2  
 (WEST SIDE): 2 SHADE TREES / 50 LF REQ.  
 15 SHRUBS / 50 LF  
 195 LF / 50 = 4 TREES X 2 = 8 TREES (2 ARE EXISTING 10  
 LEYLAND CYPRESS BUFFER TREES SHOWN)  
 195 / 50 = 4 X 10 = 40 SHRUBS REQ (40 TO BE PROVIDED)

PROP SHRUBS  
 PARKING:  
 HANDICAP 15 EXISTING (UPDATE SIGNAGE)  
 1/300 SF + 1 PER EMPLOYEE PER SHIFT  
 5267 SF / 300 = 18 REQ.  
 4 EMPLOYEES  
 14 NEW 9X20 SPACES SHOWN  
 2 HANDICAP AND 3 REGULAR ARE EXISTING

LOADING AREA IS SCREENED BY PERIMETER BUFFER &  
 ADDITIONAL BUFFER IN FRONT OF IT.

PARKING LOT LANDSCAPING:  
 TREE PER 16 SPACES (GUM TREE IS EXISTING) ADD  
 1 PRUNCE EVERGREEN TREE  
 IN EXCESS OF 4' PLANTING STRIP IS SHOWN PLANTING  
 BEDS BETWEEN PARKING AND BUILDING.

STREET YARD LANDSCAPING FOR PROPERTY LINE  
 AT CURRENT CEMETERY DRIVEWAY:  
 2 UNDERSTORY TREES / 30 LF  
 5 SHRUBS / 15 LF  
 REQUIRED STREET YARD 10 FT WIDE AT EXISTING  
 DRIVEWAY.

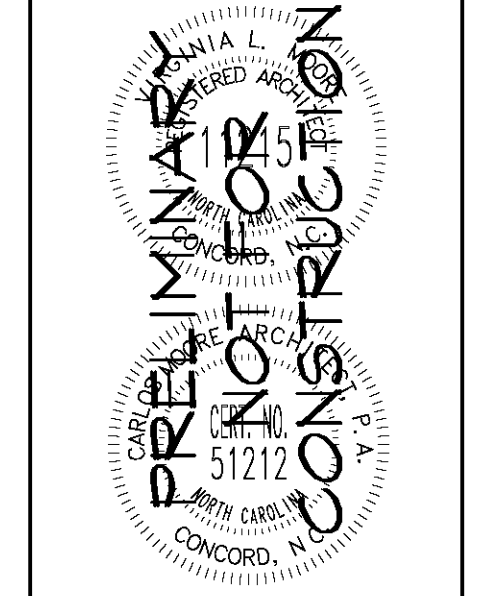
THEREFORE:  
 AREA 1 = 80 LF / 30 = 2.66 \* 2 = 5 UNDERSTORY  
 TREES REQUIRED  
 AND 80 LF / 15 = 5.33 \* 5 = 27 SHRUBS  
 REQUIRED

AREA 2 = 37 LF / 30 = 1.23 \* 2 = 3 UNDERSTORY  
 TREES REQUIRED  
 AND 37 LF / 15 = 2.46 \* 5 = 12 SHRUBS REQUIRED

AREA 3 = 14.5 / 30 = .48 \* 2 = 1 TREE REQUIRED  
 AND 14.5 LF / 15 = 1 \* 5 = 5 SHRUBS REQUIRED



NOTES:  
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 ARCHITECT PA  
 EST. 1987  
 222 CHURCH ST. N. CONCORD, NC 28025  
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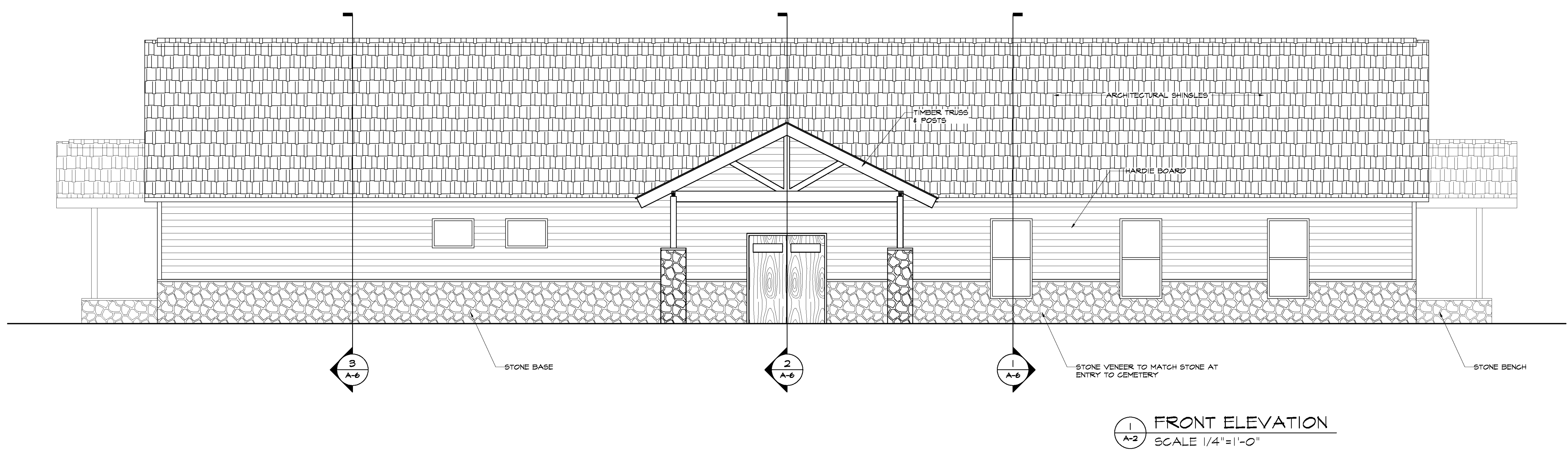
PROJECT TITLE: NEW FUNERAL HOME FOR CABARRUS MEM. GARDENS  
 3892 NC HIGHWAY 73 E., CONCORD, NC  
 SHEET TITLE: ELEVATIONS

TODAY'S DATE: 01.08.2017  
 SCHEMATIC DESIGN APPR. XXX  
 ORIGINAL SEAL DATE: XXXXXXXX

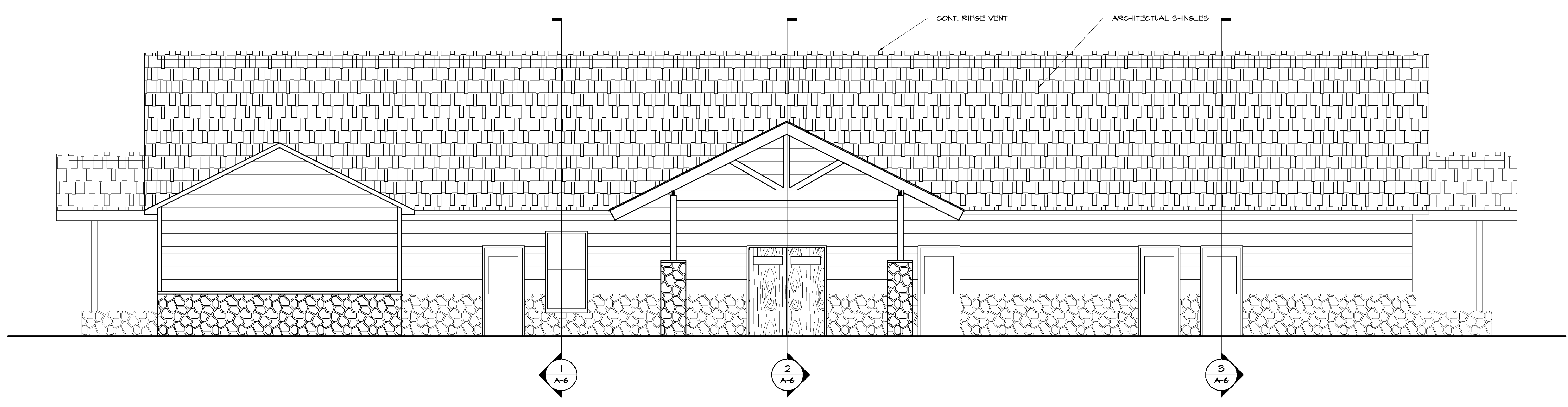
REVISIONS:

DRAWING #: 170706 EL  
 DRAWN BY: XXX  
 PROJECT MGR: XXX  
 CHECKED BY: V. MOORE

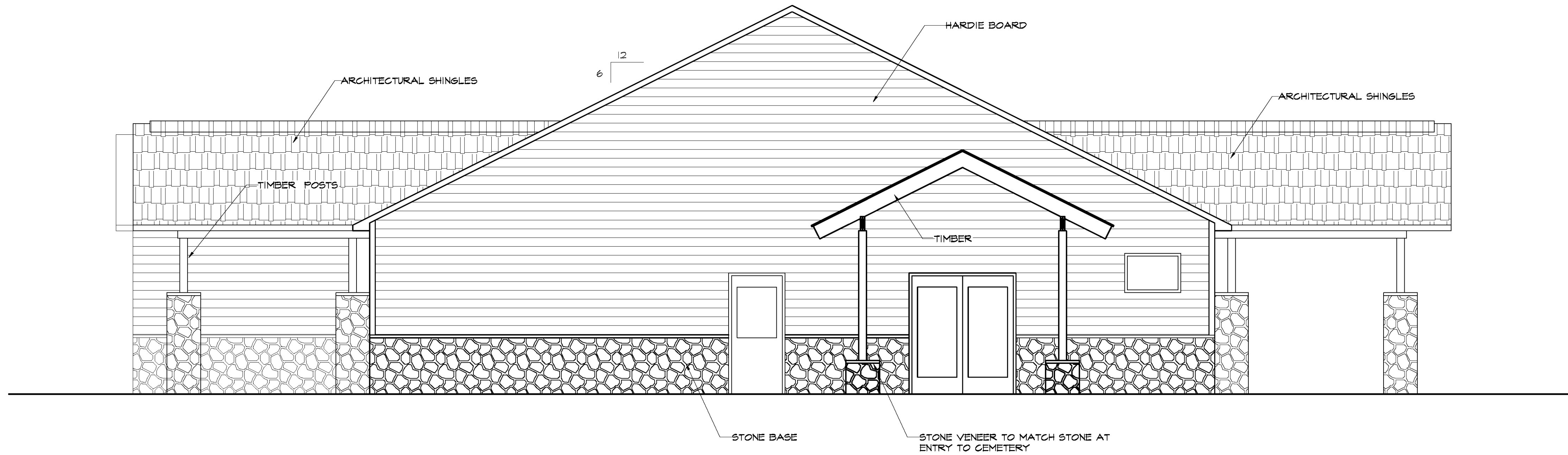
SHEET  
**A-4**  
 TOTAL # OF SHEETS: .



**1 FRONT ELEVATION**  
 SCALE 1/4"=1'-0"



**2 REAR ELEVATION**  
 SCALE 1/4"=1'-0"

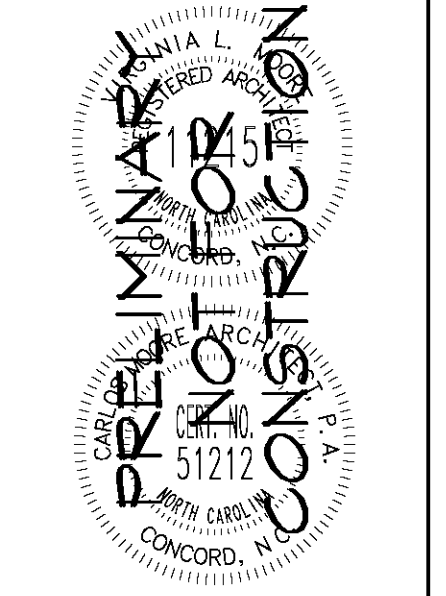


1 SIDE ELEVATION  
A-5 SCALE 1/4"=1'-0"



2 SIDE ELEVATION  
A-5 SCALE 1/4"=1'-0"

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ARCHITECT PA  
EST. 1987  
222 CHURCH ST. N. CONCORD, NC 28025  
T-704.766.8993 F-704.762.0487  
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PROJECT TITLE: NEW FUNERAL HOME FOR CABARRUS MEM. GARDENS  
3892 NC HIGHWAY 73 E., CONCORD NC  
SHEET TITLE: CONCEPTUAL ELEVATIONS

TODAY'S DATE: 01.08.2017  
SCHEMATIC DESIGN APPR. XXX  
ORIGINAL SEAL DATE: XXXXXXXX

REVISIONS:

DRAWING #: 170706 EL2  
DRAWN BY: XXX  
PROJECT MGR: XXX  
CHECKED BY: V. MOORE

SHEET  
A-5  
TOTAL # OF SHEETS: .





**SITE:**  
3892 Hwy 73 East, Concord, NC, 28025

**CLIENT:**  
Cabarrus Memorial Gardens

**BUILDING SQUARE FOOTAGE:**  
5,273 sq ft.

Cabarrus Memorial Gardens  
Funeral Home Design



## Scope

- \_Create a multi-functional space that provides a way to customize a space based on the human occupation.
- \_Support a datum that separates the served spaces (left side of the structure) from the servant spaces (right side of the structure).
- \_Follow a symmetry that defines path within the funeral home, allowing for a smoother and direct transition from one space to the next.
- \_Incorporate existing materials on the site (ex. front gate of Cabarrus Memorial Gardens, implimented into exterior facades of the funeral home).
- \_Use natural materials to tie in concepts and tendencies of rural North Carolinan towns.
- \_Maintain “home-like feelings” by accomodating occupants with a kitchen and dining area.
- \_Accomplish an informal style to revive the traditional funeral home concept.
- \_Alignments become vital to one’s progression through each space, making it also important to align points of entry.
- \_Create a communal atmosphere with partition wall technologies that can retract and create larger spaces.





# Programmatic Identification



## Embalming / Cooling / Cremating

\_44' x 16' room to accommodate a crematory furnace.  
Garage door for equipment and body arrival.

## Banquet Hall

\_Multipurpose space with kitchen, pantry, and ice closet. Open concept into rear porch area, space customizable by glass nana-wall into visitation areas.

## Casket Show Room

\_Presentation of different caskets (styles, sizes, etc.).

## Offices

\_Administrative wing placed on the service half of the building.

## Reception

\_Location of reception placed between both entrances of the funeral home.

## Visitation

\_Simple and elegant space dividable by folding partition wall. Right visitation space with nana wall on far right wall to open up into banquet hall.

## Restrooms

\_Placed on the left side of the building to complete the unity of a served space.



# Rendered Elevations



\_South Elevation



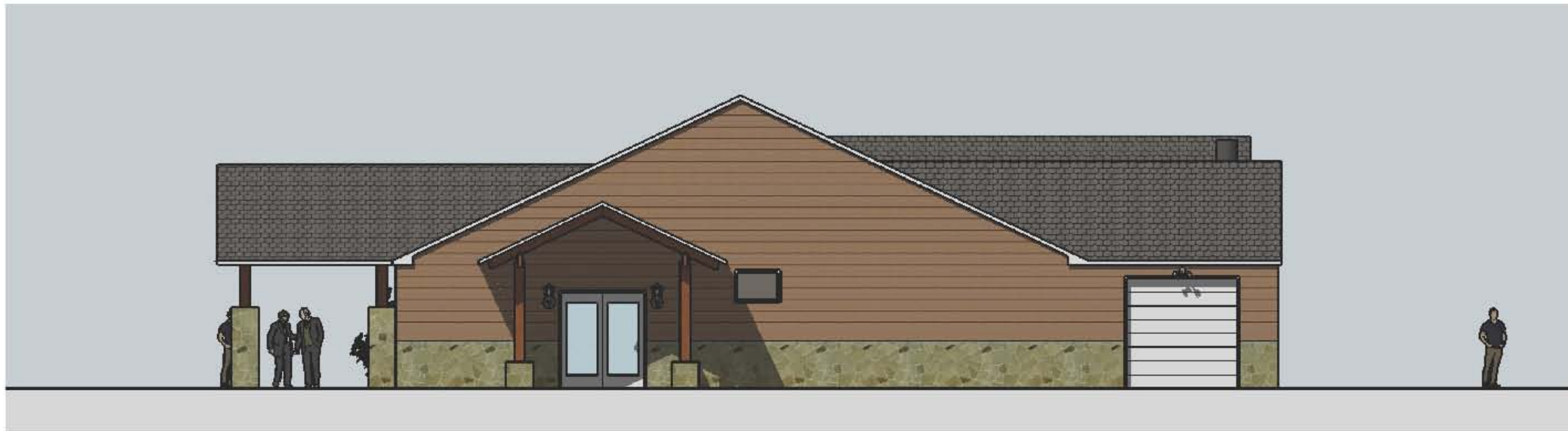
\_North Elevation

Cabarrus Memorial Gardens  
Funeral Home Design

# Rendered Elevations



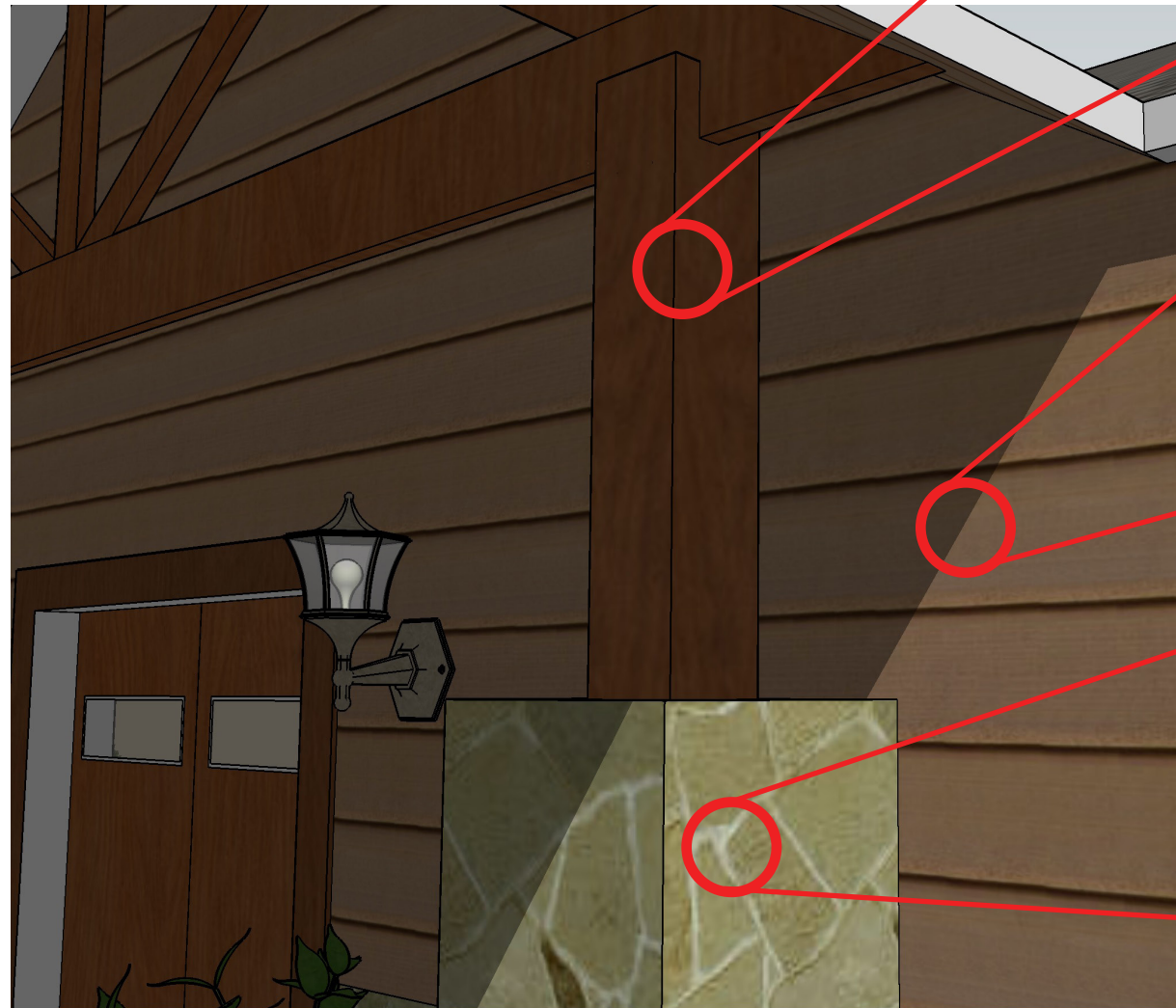
\_East Elevation



\_West Elevation



# Material Taxonomy



\_Adopting the styles of NC cabins with the use of timber trusses, which also emphasizes the entrance into the funeral home.



\_Hardie board captures the aesthetic of rural architecture in the south, while also responding to the facade conditions of past structures.



\_The only existing material on the site is the front gate made of stone, where it would be mimicked on the facade of the building.

# Ordinance Regulations

## Section 5-8 (LC)

- \_Front yard Principal : 30 ft. (from Property Line)
- \_Side yard Principal : 101 ft. total (from Property Line)
- \_Rear yard Principal : 92 ft. (from Property Line)

## Appendix B : Amenity Area

- \_A butterfly garden will be placed in the front yard of the structure.

## Appendix B : Lighting

- \_2-head flood lights angled downward above emergency exits on the side and rear of the building (out of site from road).
- \_2 sconces will be installed by each entrance into the structure for aesthetic.

## Appendix B : Loading/Parking

- \_Loading garage door placed in the rear of the right side of the structure.
- \_Shrubbery and/or trees will be used as a screen to the loading door from the rear of the residential properties adjacent to the structure.
- \_A 12 ft. paved driveway will be attached to the rear parking lot (Section 10-13)
- \_Parking located behind the structure, out of sight from the road.

## Appendix B : Heights

- \_Principal building height does not exceed 40 ft. (21' 3").
- \_Canopy height does not exceed 20 ft. (18' 3").

## Appendix B : Roofline

- \_Roof form responds to both residential and commercial context.
- \_Cross-gable, with canopies that diversify the heights of the roofs.
- \_Pitch of roof stays consistent with commercial structures in the area (1:2)

## Appendix B : Fenestration

- \_All windows and entrances facing right of ways are transparent.
- \_4 Entrances, 9 exits (2 emergency exits in each visitation room, 1 in banquet hall)
- \_Windows are all transparent with the exception of emergency exit door windows and preparation room clerestory.

## Appendix B : Articulation

- \_Exterior facade of the building consists of 2 materials
- \_Canopies constructed of exposed wooden trusses, with wooden decking attached atop with the rest of the roofing membrane.
- \_Windows placed on the front facade.
- \_Front canopy clearance : 9' 5"
- \_Left and right canopy clearance : 8' 5"
- \_Rear canopy clearance : 11' 5"

## Appendix B : Materials

- \_Exterior materials consist of stone and hardie board siding.
- \_Stone correlating to existing gate on the property.
- \_Hardie board siding used to connect the structure to the character of past rural North Carolinian commercial buildings
- \_Canopies constructed of wooden trusses to adopt styles from western North Carolinian architecture (ex. mountain cabins)
- \_Asphalt shingles used for roofing membrane.

- Bank/financial institution/ATM
- Convenience stores with or without petroleum sales
- Gas stations
- Restaurants with or without drive thrus
- Retail sales/shoppers' goods
- Retail sales, shopping centers/10,000 SF and less
- Nursery/Daycare

#### *Design Review Committee*

All applications for commercial development approval in residential zoning districts and subject to the standards established in Appendix B shall be approved by the Cabarrus County Planning and Zoning Board, sitting as the Design Review Committee, based upon the design guidelines in effect at the time of review.

When reviewing applications for commercial development permitted in residential zoning districts, the Design Review Committee shall review the project in relation not only to Appendix B but also the following criteria:

- Architectural design of neighboring residential buildings
- Setbacks in relation to existing buildings and residential development
- Compatibility with neighborhood character, context and scale

As part of the formal review process, the Design Review Committee may approve deviations from the standards listed in Appendix B when the Design Review Committee determines one or more of the following are applicable to the proposed project:

- To provide for architectural design compatibility in relation to the existing neighborhood or structures where appropriate
- To provide for adjusted setbacks in relation to existing buildings or residential development where appropriate
- To request changes in architectural character or site design when the project is not compatible with the context of the surrounding neighborhood
- To request changes in scale where appropriate

#### *Appeal of Design Review*

An aggrieved party may appeal a decision of the Planning Administrator in writing within 30 days of a decision. All appeals shall be heard by the Cabarrus County Board of Adjustment.

An aggrieved party may appeal a decision of the Planning and Zoning Board, sitting as the Design Review Committee, in writing within 30 days of a decision. All appeals of Design Review Committee (Planning and Zoning Board) decisions shall be heard by the Cabarrus County Board of Commissioners.

#### *Enforcement*

Any violation of a permit issued under this section shall be enforced through the provisions of the Cabarrus County Zoning Ordinance.