

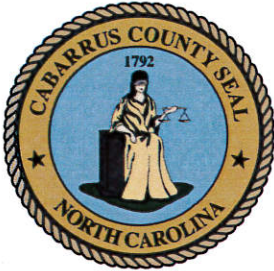


Cabarrus County Government

Cabarrus County Planning and Zoning Commission Meeting
May 8, 2018 @ 7:00 P.M.
Board of Commissioners Meeting Room
Cabarrus County Governmental Center

Agenda

1. Roll Call
2. Approval of March 13, 2018 Planning and Zoning Commission Meeting Minutes
3. New Business – Planning Board Function:
 - A. Petition RZON2018-00001 – Request for Rezoning from LDR to AO, +/- 3.7 acres. Applicant is James Garmon. Located at 2643 Miami Church Road (PIN: 5549-30-4641).
 - B. Petition RZON2018-00002 – Request for Rezoning from AO to OI, +/- 4.216 acres. Applicant is Carlos Moore Architect. Located at 3101 Cline School Road (PIN: 5662-25-1973).
4. Directors Report
5. Legal Update
6. Adjourn



Cabarrus County Government - Planning and Development

Planning and Zoning Commission Minutes
May 8, 2018

Mr. Chris Pinto, Chair, called the meeting to order at 7:02 p.m. Members present in addition to the Chair, were Ms. Mary Blakeney, Mr. Jeffrey Corley, Mr. Adam Dagenhart, Ms. Holly Grimsley, Mr. Andrew Nance, Mr. Charles Paxton, Mr. Richard Price, Mr. Brent Rockett, and Mr. Stephen Wise. 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. Charles Paxton **MOTIONED, SECONDED** by Mr. Brent Rockett to **APPROVE** the March 13, 2018, meeting minutes. The Vote was unanimous.

New Business – Planning Board Function:

The Chair introduced Petition RZON2018-00001 - Request for Rezoning from Low Density Residential (LDR) to Agriculture Open (AO). The applicant is James Garmon. Located at 2643 Miami Church Road.

The Chair asked if any Board member had a conflict of interest for this case. There being none, he called on Mr. Collins to present the staff report.

Mr. Phillip Collins, Sr. Planner, addressed the Board and presented the staff report for RZON2018-00001. The applicant is James Garmon. The property is located at 2643 Miami Church Road.

The subject parcel is mostly vacant but does support a building that appears to have been built around 1975. Cold Water Creek borders the subject property to the north and east. There is a considerable amount of floodplain located on the subject property. The property is subject to the Waterbody Buffer Zone in Chapter 4 (WBZ) and The Flood Damage Prevention Ordinance Chapter 15.

The adjacent land uses are residential and vacant. The subject property is surrounded by CR and LDR zoning.

The AO district is comprised mostly of lands, usually found on the eastern side of the County, which due to physical characteristics such as soil type, topography, etc., should remain agrarian. To a lesser degree, these are also those lands which are conducive to providing recreationally oriented open space. These land areas should remain the farmland and undeveloped/forested land of the County. **Public utilities will not be planned for these areas.**

Consequently, residential uses that support those working and/or owning the land, home occupations allied with existing residences, and very limited business endeavors are envisioned as complementary to the area. In sum, the primary activity of these lands is agricultural - housing and business are typically related to, and supportive of, the practice of modern day agriculture. It is not, however, improbable that a small hamlet type settlement might evolve in this zoning district. As to those areas constituting open space, manmade uses must take care to enhance and not detract from the essential character of the area.

Cabarrus County, due largely to its proximity to the Charlotte-Mecklenburg metropolitan area, is in a growth mode which will, in all probability, continue. While the issue of farmland preservation may ultimately be more driven by market economics, it still behooves policy makers to prudently attempt farmland preservation. Less a matter of market economics is the concept of retaining unspoiled, undeveloped lands for future generations to enjoy.

The Central Area Land Use Plan designates this area as Low Density Residential (LDR). The LDR designated area is intended to allow low to moderate density residential accommodating community development. Predominant uses include single-family residential at densities of up to 2 units per acre, or up to 3 units per acre if additional development standards are met.

In conclusion, the proposed zoning change to Agriculture Open Space from Low Density Residential would be a change to a less intense zoning district.

The subject property is mostly vacant but does support a building that appears to have been built around 1975, which was prior to the adoption of the Cabarrus County Development Ordinance.

- The building located on the property has historically been used for non-residential purposes, mainly equipment storage.
- Cold Water Creek borders the subject property to the north and east.
- There is a considerable amount of floodplain located on the subject property which places constraints on development of the site.
- Due to the stream and the significant floodplain, the property is subject to the Waterbody Buffer Zone in Chapter 4 (WBZ) and the Flood Damage Prevention Ordinance (Chapter 15).
- The AO zoning district allows limited commercial uses as part of the district.
- If the proposed rezoning request is approved, the applicant intends to seek approval of a Contractor or Trade Shop (Landscape) on the subject property.
- If the request is approved, the applicant understands that submittal for commercial site plan review and compliance with the Cabarrus County Development Ordinance for a Contractor or Trade Shop would be required.

This is a conventional rezoning request, therefore all uses permitted in the AO zoning district would be allowed on the subject property if approved. The Planning and Zoning Commission should consider all of the information provided and determine if the proposed rezoning is consistent with the Commission's vision for this area of Cabarrus County.

Planning and Zoning Commission
Minutes
May 8, 2018

Mr. Jeff Corley asked if this site is not nonconforming.

Mr. Collins said there is a portion of the building that is in the waterbody buffer which you could say is not conforming but it was there before the waterbody buffer was even a thought.

The Chair said it is in the latest floodplain that was passed in January?

Mr. Collins said no. We looked at the preliminary on there; it is close, but the waterbody buffer does come up to the building, so it is in the waterbody buffer.

Mr. James Garmon, 114 Louis Drive, Concord, NC addressed the Board. He wants to use the building for storage. It used to have power on it and they took the power off when Jim Avett used to rent it from his Dad.

They asked him if it could be a commercial building. They wanted to come down and check it out. He told them that it would never pass and he wanted to fix it up. So, he pulled the power off and he has been fixing it up for some years and now he would like to get the power back on and keep it as storage for equipment and stuff like that.

The Chair asked what kind of business he has.

Mr. Garmon said a lawn care business; to keep lawn mowers and stuff like that in it. He would not disturb anyone. He would be in at 7:00 a.m. and out the door and back by 7 or 8 in the evening.

The Chair asked how many employees he had.

Mr. Garmon said two; himself and two other guys.

The Chair asked if he had ever considered a tree farm or anything down in there.

Mr. Garmon said no; there is no tree farm.

Mr. Richard Price said how big is this building?

Mr. Garmon said it 40 x 28 or 38 x 28 something like that.

Mr. Price said is it a metal building?

Mr. Garmon said no, it is a block building with a metal roof on it.

Mr. Stephen Wise asked if it was on City of Concord power or Duke Energy.

Mr. Garmon thinks it could be either. He does not know for sure but the City of Concord ran a temporary pole.

Planning and Zoning Commission

Minutes

May 8, 2018

Mr. Wise is just curious, the electrical inspection department will not pass the service that is on there; it has to be rezoned to get power?

Mr. Garmon said that is correct, it has to be rezoned to get power on it.

Mr. Paxton asked if he had any issues in regard to electrical service that they would question.

Mr. Garmon said the electrician went up to pull a permit and they would not let him pull one until it was rezoned.

Mr. Wise said it had power at one time?

Mr. Garmon said yes, it had power for years. Mr. Avett rented the property from Mr. Garmon's Dad and had the power in his name. They would not let him switch it over.

The Chair said, at this time, the Board will discuss the proposed request, make a motion and establish findings to support the decision.

Mr. Price said as far as he is concerned, anytime you can change a property into a lesser impact and given our proximity to Charlotte and all the growth that is going on, that is a good thing. He said to be able to maybe preserve a property; especially one that is somewhat critical as that one is next to Cold Water Creek.

Mr. Corley said for him it is a continued use of a facility that was preexisting the zoning. We are just allowing that use to continue.

The Chair said it is an existing use that is a more appropriate in the district that it is going into AO as opposed to LDR.

Mr. Adam Dagenhart does not have an issue with. He said it states that if they do anything commercial or trade they will have to go through a commercial site plan. He does not think there will be an issue.

There being no further discussion Ms. Holly Grimsley **MOTIONED, SECONDED** by Mr. Charles Paxton to **APPROVE** RZON2018-00001, Request for Rezoning from Low Density Residential (LDR) to Agriculture Open (AO). The vote was unanimous.

CONSISTENCY STATEMENT

Mr. Richard Koch, County Attorney read the following statement:

The proposed rezoning, while not consistent with the provisions of the Central Area Land Use Plan, is nevertheless compatible and reasonable and in the public interest based on the following findings:

Planning and Zoning Commission

Minutes

May 8, 2018

1. This proposed rezoning is a down zoning to essentially an agrarian zoning district which is a less intense district than the present zoning.
2. There is an existing building on the property that predates the imposition of zoning in the County, which has been used traditionally for nonresidential purposes which are allowable in the AO zoning district.
3. The rezoning in this case is necessary to be able to get power again to that existing building.

There being no further comments, Mr. Brent Rockett **MOTIONED, SECONDED** by Ms. Mary Blakeney to **APPROVE** the Consistency Statement as presented. The vote was unanimous.

New Business – Planning Board Function:

The Chair introduced Petition RZON2018-00002 – Request for Rezoning from AO to OI, +/- 4.216 acres. Applicant is Carlos Moore Architect. Located at 3101 Cline School Road (PIN: 5662-25-1973).

The Chair asked if any Board member had a conflict of interest for this case. There being none, he called on Mr. Collins to present the staff report.

Mr. Phillip Collins, Sr. Planner, addressed the Board and presented the staff report for RZON2018-00002 - Request for Rezoning from AO to OI +/- 4.216 acres. Applicant is Carlos Moore Architect. Located at 3101 Cline School Road (PIN: 5662-25-1973).

This site has historically been used as a school and as a religious institution. The site currently supports structures used as part of a religious institution and a mobile home. The subject property is located in the protected area of the Dutch Buffalo Creek Watershed and is subject to the Watershed Overlay Zone described in Chapter 4 of the Cabarrus County Development Ordinance.

The adjacent land uses are residential and vacant. The subject property is surrounded by AO zoning.

The proposed zoning district is OI and the OI district is intended to accommodate relatively low intensity office and institutional uses at intensities complementary to residential land use. This district serves as a transitional district between residential land uses and higher intensity non-residential land uses.

This district is used to provide for low intensity office and institutional uses that can be complementary to adjacent residential land use. This district features employment options and essential services which require a moderate number of average daily trips. These uses will have a minimum impact on the surrounding area because these trips will generally occur during regular business hours, thus, not competing with residential traffic at peak hours or on weekends. This

district should be located adjacent to residential districts or in areas where its use would serve as a transition between residential land uses and higher intensity non-residential land uses. Higher intensity non-residential land uses may include commercial districts, light industrial or mixed use districts. When bordering residential districts or residential developments, care should be taken to assure natural or manmade buffering and architectural compatibility so that the nonresidential activities are not a nuisance to residential use.

The subject property is located in the Eastern Planning Area. The Eastern Area Plan designates the subject property as Agriculture Open Space. This area permits development while protecting open space and agricultural land uses. This district is intended to remain agrarian in nature and the primary uses are agricultural and single-family residential, with densities of up to one unit per 3 acres or up to one unit per two acres, provided additional standards are met. The plan recommends different strategies to meet these goals, such as clustering development and promoting voluntary agricultural districts.

In conclusion, the site is currently used as a religious institution and has been for several years.

- Prior to 2016, the religious institution was comprised of two structures on the site that were used by the congregation. One of the buildings, an old school, was destroyed by fire in 2016.
- The Agriculture Open Space (AO) and the Office Institutional (OI) districts both allow religious institutions as a Conditional Use (C) or as a Permitted Based on Standards (PBS) depending on the seating capacity of the proposed facility.
- The applicant intends to build a new structure on the site to replace the structure destroyed by the fire.
- The site currently has several existing non-conformities related to the zoning district, including building setback encroachments, required landscape buffer encroachments and impervious area overages.
- The proposed rezoning to the OI zoning district would bring the site into better compliance with the Cabarrus County Development Ordinance.
- The subject property is located in the protected area of the Dutch Buffalo Creek Watershed and is subject to the Watershed Overlay Zone described in Chapter 4 of the Cabarrus County Development Ordinance. The Overlay restricts the overall development of the site to 12% built-upon area.
- If the request is approved, the applicant understands that submittal for commercial site plan review and compliance with the Cabarrus County Development Ordinance for a Religious Institution would be required.

This is a conventional rezoning request, therefore all uses permitted in the OI zoning district would be allowed on the subject property if approved. The Planning and Zoning Commission should consider all of the information provided and determine if the proposed rezoning is consistent with the Commission's vision for this area of Cabarrus County.

Mr. Corley said the parcel in the back appears to contain a building that creeps into the parcel we are discussing. Does this action affect the use for that building or parcel?

Planning and Zoning Commission
Minutes
May 8, 2018

Mr. Collins said no. Actually, on the survey that is from the 2010 aerials and it may be a little off compared to GIS. If you look on the survey, the line is actually in the middle.

Mr. Corley said excellent.

Ms. Virginia Moore, Carlos Moore Architect, 222 Church Street N. Concord, NC, addressed the Board. We are requesting a rezoning from AO to OI at the suggestion of the County (staff) and we agree with that.

She showed a 1986 aerial. She said the original building, which was a school, the first building closest to the street, was built in 1926-1927, prior to any kind of ordinance being established. At some point in time, probably the mid 1970's (73-74), the church purchased it and has occupied it since 1973. That also predates everything (ordinance and zoning) with this.

The church has occupied this property and held church services in the front building, which was their sanctuary, since 1973. The rear building was constructed in the early to mid-1980s. This is a 1986 aerial so it obviously existed in 1986. We can look at an aerial in 1983, it does not exist. She said a lot of the parking and all of the drives are already existing there.

The summer of 2016, July 10 or 11th, late at night there was a fire. It burned it to the ground, eight fire departments showed up to try to help. It was a total loss; a disaster.

She said the church contacted them some time right after that. She gave them a proposal and people were in and out of her office for over nine months to a year. They ordered a metal building, it is dated early June 2017, it is stamped, it is signed and sealed and the building currently lays out there in the dirt at the project site.

We have encountered some hurdles and she is not going to go into a long dissertation about that because it is pointless. What we are doing is asking for a rezoning, so they can build their church building.

The existing building that burned was 10,500 square feet. The building they are proposing to put back is 3,200 square feet. It is about a third of the size. They are not proposing any new parking or anything like that.

She knows this is not a conditional use, but is giving some food for thought. This is something that she guess everybody assumed, that since the building burned down that they could rebuild; logic would kind of say that.

When we submitted plans, it came to our attention that there is a one year time line on when you can rebuild and it must be started and completed in that one year time frame. In her opinion, that is not feasible, as far as a timeline; but it is what it is.

We are asking for a rezoning so we can bring it into compliance the best that we can. The County has stated that it will be in compliance, better than it is now.

Planning and Zoning Commission
Minutes
May 8, 2018

She said if we keep it in AO, which churches are currently allowed in AO, right now today. If we went in to AO, it cannot be rotated in the same footprint that it was previously, which the Church would like it to go in the same footprint (she showed on site plan where the building would go). She drew the setbacks on the site plan and said it bisects the back piece approximately 20 feet.

By bringing it into OI, the best she can understand is that the rear of the building will no longer be in the setback at that point and time. It is her understanding that it would allow the building to be perpendicular to the main road rather than parallel; so the church would get what it wants with both of those things.

She said the question is still out there about buffers. This is the best we can do given the time line has expired and we are no longer grandfathered with anything.

Ms. Moore said without going into a long drawn out mess, she asked that the Board approve the rezoning so that the church can move forward with reconstructing their sanctuary.

Mr. Paxton said the metal building is there now?

Ms. Moore said the parts and pieces are there.

Mr. Paxton said soon after the appropriate approvals is when they will begin construction on the new metal building?

Ms. Moore is sure they would do it the day of; she does not feel that they would lollygag. She thinks they will rejoice once the permit was available. She said the building permit is available; we need to go through the site permitting process.

Mr. Corley said as far as exterior, he is assuming that it will somewhat match the existing structure?

Ms. Moore said it is a straight up metal building.

Mr. Paxton asked if this will serve as their new sanctuary.

Ms. Moore said this one will be their fellowship hall. What we have done in there is provide some bathrooms and proper egress and an open room. The church had to relocate the sanctuary to the other building after the fire.

The Chair said that was a pretty historic building in that part of the woods over there. He remembers that night, he could see it and he lives on St. Stephens Church Road.

The Chair opened the public hearing.

Pastor Gary Posey, 3171 Cline School Road, Concord, NC addressed the Board. He appreciates the opportunity just to be here tonight. He said July 7, 2016, a lightning bolt hit their building.

Planning and Zoning Commission

Minutes

May 8, 2018

He and his wife were out of town when they got the call that the church was on fire. They were three hours away. They met with the Fire Chief; the fire departments and the media were there. They said it was one of the biggest fires in the County.

We had been there 43 years as a church and made a beautiful sanctuary out of that school building and it really served a great purpose for them.

When the lightning bolt hit it, there were those that witnessed the bolt that hit. He said one was a Deputy Sheriff, so they did not have to do a fire investigation on the fire.

He showed a picture of the fire and he said there was a cross that was made in the smoke in there in the fire. He is thankful that no one was in the building when it hit. He believes it was the Lord, when this happened that no one was in the church. If it had been on a Sunday night instead of a Monday night. They say, that lightning bolt, came through the roof, down through the ceiling and exploded in the auditorium and went through the floor; that is how powerful it was. They say, then a series of explosions took place because years ago in the schools they would put solvent on the floor and saw dust and things of that nature.

He has learned a lot since the fire about the County. He came up after the fire to the Building and Zoning office, they told him the first thing he needed to do was to go to the Health Alliance. He did that and Mr. Troutman came out and looked at the property and approved the septic system and everything that we could use.

They transitioned over to the other building they were using for a gymnasium and made a nice sanctuary there. They were using the other building for fellowship, when we had dinners and people would bring potluck or when we had wedding receptions, dinners, homecoming and things like that they would use their big building.

It transitioned into a nice sanctuary and they already had the heating, electric and the air already there. They just had to lower the ceiling in there. They did not miss any Church services much at all when they moved into the other building.

They had a real large BBQ and cookout for the firemen and everyone that helped. They saved their fellowship building; they saved our gymnasium. He appreciates the firemen that did that even though they could not save our sanctuary.

After Mr. Troutman approved the septic system and everything, Mr. Seagraves did the demolition and we got that cleared right away. He ordered the building by faith. The same exact people that put the other existing building up, it is going to be the same thing. It will go right with the other.

He said this is the building we have had over a year just lying there ready to put up. (He showed a picture of the building parts on the ground) They have called him three or four times asking when they can send a crew to put it up. He told them everything is on hold right now.

Planning and Zoning Commission

Minutes

May 8, 2018

They transitioned over into the other building and have not missed our television program. They are still on television/radio.

He showed a picture of the congregation that transitioned into the building. He said a lot of these folks live in the county. We appreciate our neighborhood, the local Grange voted them Church of the Year and gave them a plaque. St. John's Lutheran Church had a dinner in their honor for the work they have done in the County and for the prison ministry they had.

They closed the prison now, so they are not involved with that from Mt. Pleasant any longer, but they did that for many many years and some of the gentlemen that they brought out as a community sponsor are still in their church and the family is doing well.

He is thankful for what they have been able to accomplish over the years that they have been there and they would like to continue. This building we anticipate on putting up, is a lot smaller than the one they had.

He does not think that it would not be much of a threat to the watershed or runoff or anything like that because it is a lot smaller. If they could get this change, it would really help them proceeding. It is going right where the building was and everything else has been approved.

Our folk are looking forward to it and if we can proceed with it, with the Board approval, it would be a real blessing.

Mr. Tim Seagraves, 4615 Lower Stone Church Road, Rockwell, NC, addressed the Board. He did the demolition. He grew up a couple of miles from where the old school building set. He said Preacher Posey and the church have been great neighbors. They were there before he was ever alive; his whole life they have been there. They are a staple to the community out there and everybody in our whole area knows if you need anything or whatever, you can count on Preacher Posey and his wife, they have always been there for pretty much everybody.

Mr. J. C. Grindstaff, 360 Patience Drive, Concord, NC, addressed the Board. He just wants to reiterate what Brother Posey said, that we lost the church due to the fire. We have a good sanctuary now and are looking to replace it with the new building to have a fellowship hall so we can be more of a service to the community.

He has been in the church for 30 of the 40 some years that they have been there. He grew up in the church and the Pastor and his wife has watched him grow up and now they are watching his children grow up in the church.

He is a contractor and is anxious to see the building go up and to help. Aesthetically, he thinks it will look better. We are used to seeing a structure there on that property and it is gone. It does not look the same as it always did, but if we get this new building put up, aesthetics will make things look better and let us serve the community more than we do right now.

The Chair closed the public hearing.

The Chair said at this time the Board will discuss the proposed request, make a motion and establish findings to support the decision.

Mr. Richard Price thinks these folks need to be able to build their building. It sounds like they have worked with staff and have come up with a reasonable solution for the problem that they had there and he sees no reason not to approve it.

The Chair said it was pretty good timing to buy the building, if you bought it now it would probably be 35 to 40 percent more. He said it was a pretty good leap of faith there.

There being no further comments Mr. Charles Paxton **MOTIONED, SECONDED** by Ms. Mary Blakeney to **APPROVE** Petition RZON2018-00002- Request for Rezoning from AO to OI, +/- 4.216 acres as presented. The vote was unanimous.

CONSISTENCY STATEMENT

Mr. Richard Koch, County Attorney read the following statement:

The proposed rezoning while not consistent is compatible with the Eastern Area Land Use Plan and is reasonable and in the public interest based on the following findings:

1. For many years this site has been used as a religious institution.
2. Both the AO and OI zoning districts allow religious institutions.
3. The proposed continued use is as a religious institution.
4. There exist nonconformities with the present Ordinance, this rezoning will bring the present site into closer compliance with the Ordinance as a result.
5. The rezoning will facilitate replacement of a building that was destroyed by fire.

There being no further comments, Mr. Adam Dagenhart **MOTIONED, SECONDED** by Mr. Brent Rockett to **APPROVE** the Consistency Statement as presented. The vote was unanimous.

Directors Report

Ms. Morris said some of us attended training at the COG, it was a pretty good training. Mr. Pinto and Mr. Wise attended. They talked about some things that have come up in our meetings.

The Chair said it was kind of fun to see some of the people just blurt stuff out that was way off.

Mr. Wise agrees; we have a lot better staff than then some of them do.

Mr. Pinto said a lot better training then anybody in there.

Planning and Zoning Commission

Minutes

May 8, 2018

Mr. Wise said they were asking questions about stuff we should know. We should be thankful that Cabarrus County has a good staff that helps with our work.

Mr. Pinto said one of the modules that we went through had pictures of a site plan in Concord.

Ms. Morris said the Branchview Apartments was a case study.

She said it was interesting to hear some of the comments and to think these people are the people making the decisions related to these cases. If she had been the applicant, I would be a little leery.

She does not think they have any training scheduled anytime soon. We will keep looking for different training opportunities for the Board and she put money in the budget again next year for training opportunities as well.

Hopefully, you all received the email for the May 16, 2018, joint meeting with Harrisburg. She was going to do a brief presentation tonight but decided instead of going down that route and so you would not have to sit through it again. For those members who have been engaged in that process, there is not really anything different that will be in the next presentation.

The main things that we are hearing, and have heard, is how do you maintain a small town character. We need a mix of retail uses, people want to live here, but there is nowhere for them to work, so how do we address that? The people that live there and jobs are not really matching up; what happens with the speedway? Everybody wants parks and greenways, but they do not want to pay for them and they do not want their taxes to go up.

She said interestingly enough, the whole opinion that the Town should somehow intervene in the Town Center is still a very strong opinion; through all of the surveys. Probably one of the recommendations of the plan will be for the Town to explore whether or not there are some P3's that can happen that get that area going.

She does not know if the Publix across the street will help or hurt. It is interesting that the question that was not asked, was would you be willing to put your tax dollars towards this or have the tax increase for the Town Center to get it moving? Because, they really want the greenways but they do not want their taxes to go up to have to pay for it.

So, May 16th, 6:00 p.m. to 8:00 p.m., in the Multipurpose Room. We will be providing either heavy hors d'oeuvres or dinner.

The Board will be asked at the joint meeting to make a recommendation on the plan that night, on moving the plan forward to the respective Elected Officials. Each Board will make separate recommendations for their elected officials, so that we can kind of keep it moving. We have advertised it, posted it at the Courthouse, we will send out an agenda.

Planning and Zoning Commission

Minutes

May 8, 2018

Harrisburg would prefer to have their side of it done before July 1st, the new fiscal year. We may be June or July going to the Board of Commissioners, depending on what is happening with the budget; sometimes items get moved to July from June.

We are working through our flood map ordinance updates. If the Board remembers back in the fall and then maybe in January, we had those meetings that you were invited too. Some of you went on line and checked out the new maps on the FRIS system to see what was happening with your property or properties you knew were in the floodplain.

Our letter of final determination, which is the letter that FEMA sends out, they anticipate it will be out on May 16th. Once that gets here, we will be working on updating our flood ordinance and we may be looking for some input from the Text Amendment Committee. The State has pushed out another model ordinance and some of what is in that ordinance that they are suggesting are really good ideas, but we are not sure if they are ideas that would be commonly accepted throughout the community. We may be looking for some feedback on that.

One of the items is essentially, that you do not allow any development in the floodplain, floodway or 100 year floodplain. In Cabarrus County, we have some lots that are 100 percent in the 100 year floodplain. Do we go that far or do we try to incorporate language maybe that says no new structures located in the 100 year floodplain. She said seeing if we can still kind of meet the intent, maybe without pushing as far as they are asking; because there is some flexibility there.

Our new maps, based on that final determination letter being issued May 16th should be effective November 16th, so we have to have all of this done and in place prior to that date.

It will have to come to the Planning and Zoning Commission first because it is part of the ordinance and then to the Board of Commissioners for them to approve the new ordinance language.

She said 2015, was the last one we adopted; not too long ago and incorporated into the Development Ordinance. Then there was a 2016 and now there is a 2017, hopefully, they will not come out with a 2018, that we will have to go back and change.

Legal Update

Mr. Koch said we finally got the agreement signed with the John Bunyan Green heirs with reference to the Muddy Creek Wastewater Treatment Plant. The Variance that the Board approved has all been taken care of; no appeals, so the legal matters related to that are now finally concluded.

The Board may recall that he mentioned, that on the Carter Towing zoning violation that was appealed (the Board heard sometime last year), that Mr. Carter had taken out a warrant for stalking against Mr. Therelle, who was the neighbor that had taken some photographs and actually

testified at the hearing. He said that trial on that criminal charge was this past Wednesday and he was found not guilty of that.

Mr. Jay Lowe testified in that case. There was quite a bit of testimony that was at variance with what was actually stated in your zoning violation hearing of last year. Also, there was some admission of some new violations. We were trying to get a tape of that proceeding. It turns out they no longer tape the misdemeanor criminal proceedings in District Court. They still do all the civil and they do the felony part that is in District and other things and Superior Court, but they do not tape those, so we do not have right out of their mouth about some violations that are occurring out there. We are going to follow up on that as he understands and deal with those. That is where that matter stands at the moment.

With reference to Mr. Phillip Little, he apparently has some potential new violations out on his property that may end up coming before the Board. He has never paid his money to the County, even though he has not put the trailer with the signs back out yet. We filed a motion this week for contempt and obtained a Show Cause Order; that matter is still going on.

In the Shelly case, he has released all of his attorney's except one. That particular individual is going to carry his case forward, but he is involved in a couple of trials. We had actually scheduled some depositions, to try to bring that case as to the County to an end, on that last remaining claim that was not dismissed. That is going to probably take a couple of months now because of some scheduling issues.

The Chair asked about the solar farm on Joyner and Mt. Pleasant Road.

Mr. Koch said if the Board recalls, when you approved that conditional use permit, one of the conditions was that they maintain the existing trees in the buffer, particularly around Mr. and Mrs. Stewart's house. Well that was clearly in the conditional use permit and one of the conditions.

In the meantime, the project was sold to a company called Canadian Solar. They are the ones that are actually developing it now, instead of the original developer who applied to the Board. He said there is nothing wrong with that and it is not uncommon.

They hired a company called DEPCOM to do the actual construction of the solar arrays. Apparently, DEPCOM came in there and basically, bulldozed down most of the existing trees in the buffer and particularly those around the Stewart property, creating a violation of the conditional use permit. He said that is what occurred.

In the meantime, we have spent a considerable amount of time and effort trying to figure out how to deal with that. It does not appear that Canadian Solar was aware of what was going on with their contractor. We do not know exactly where the miscommunication came in or exactly what happened and how much intent to just ignore the conditional use permit existed when all of this occurred.

Planning and Zoning Commission

Minutes

May 8, 2018

But, Canadian Solar has stepped in and is attempting to rectify the situation. They are working very closely with the Stewarts to come up with a new landscape plan to deal with that and try to replicate, in so far as you can, with new plantings what was originally there. That is still an open issue.

As you can imagine, the Stewarts are very unhappy about it. There may be some other issues out there. Ms. Morris will be going out there this Thursday to conduct another inspection and see what else may be out there. We at least know this part of it is an issue.

He said that site is so massive, remember that it is 650 acres and not all of the property lines were clearly marked and the buffer lines established when Ms. Morris and Mr. Wayne Krimminger first went out there to see it. They are going to try to go back and do that and see if there is anything beyond dealing with the property around the Stewarts.

It also turns out that apparently, the plan that was presented to this Board for approval was maybe iteration number 5 out of maybe 13. Apparently, they are constructing number 13. So, we have an issue there that we are attempting to deal with and the question is, how much of a difference is there?

He said there is that issue, it's the buffer issue. The Stewarts have counsel and he has been dealing with them. Canadian Solar has counsel and we have been dealing with them and trying to figure out how to work through this; if it can be worked through.

That is where it is, there a lot of other little details but that is essentially it. We had a meeting a couple of weeks ago with pretty much all the people that are involved, including the Stewarts, their lawyer, Canadian Solar people, landscape people that could talk about how to address rectification of the buffer areas. There is a lot of effort being made to try to see if it can be dealt with but, it is an open issue at this point.

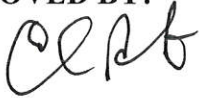
It was required that DEPCOM post a bond at 125 percent of an estimated cost, to dealing with replacement of that buffer area. He said that has been put into place, but that is not the end of the matter. There is a notice of violation that was issued and it is being dealt with.

That is as much as he can tell at the moment. He supposes there is a possibility it will be coming back the Board in some fashion, we just don't know what that is going to look like yet. There is more to come. It is not anything that is being litigated, there is no lawsuit that has been filed, there is no appeal that been filed or anything at this point. It has not gone to that stage yet, but it is an open issue. We have spent a lot of time on it.

Planning and Zoning Commission
Minutes
May 8, 2018

There being no further discussion, Ms. Holly Grimsley, **MOTIONED, SECONDED** by Mr. Adam Dagenhart to Adjourn the meeting. The vote was unanimous.

APPROVED BY:



Mr. Chris Pinto, Chair

SUBMITTED BY:



Arlena B. Roberts

ATTEST BY:



Susie Morris, Planning and Zoning Manager

PLANNING STAFF REPORT
CABARRUS COUNTY PLANNING AND ZONING COMMISSION
05/08/2018

Staff Use Only:
Approved: _____
Denied: _____
Tabled _____

Petition: RZON2018-00001 Rezoning

Applicant Information: James Garmon
114 Louise Drive, SE
Concord, NC 28025

Owner Information: James Garmon
114 Louise Drive, SE
Concord, NC 28025

Existing Zoning: LDR (Low Density Residential)

Proposed Zoning: AO (Agricultural/Open Space)

Permitted Uses: All uses permitted in the AO (Agricultural/Open Space) zoning district would be permitted on the subject property.

Parcel ID Number: 5549-30-4641

Property Address: 2643 Miami Church Road

Area in Acres: ± 3.698

Site Description: The subject parcel is mostly vacant but does support a building that appears to have been built around 1975. Cold Water Creek borders the subject property to the north and east. There is a considerable amount of floodplain located on the subject property. The property is subject to the Waterbody Buffer Zone in Chapter 4 (WBZ) and The Flood Damage Prevention Ordinance (Chapter 15).

Adjacent Land Use: Residential and Vacant

Surrounding Zoning: North: CR (Countryside Residential)
East: CR (Countryside Residential)
South: LDR (Low Density Residential)
West: LDR (Low Density Residential)

Utility Service Provider: The applicant states that the subject property will be served by well and septic. If development of the property requires utilities, the City of Concord would be the utility provider.

Exhibits

EXHIBIT A – Staff Report
EXHIBIT B – Application
EXHIBIT C – Survey
EXHIBIT D – Property Maps
EXHIBIT E – Adjacent Property Owner & Property Owner Letters
EXHIBIT F – List of Permitted Uses
EXHIBIT G – Zoning Sign

Intent of Zoning Districts

EXISTING DISTRICT: LOW DENSITY RESIDENTIAL DISTRICT (LDR)

This district is intended to permit development with a low density residential community character. This district allows conventional, open space and amenity subdivisions. This district is located where public utilities are available or are envisioned available within the next two to five years.

RATIONALE

This district is designed to provide permanent protection for those who want to live in a low density residential environment. The district, while focused on single-family residential development, is designed to allow a wide variety of residential types.

PROPOSED DISTRICT: AGRICULTURAL OPEN (AO)

This district is comprised mostly of lands usually found on the eastern side of the County which, due to physical characteristics such as soil type, topography, etc., should remain agrarian. To a lesser degree, these are also those lands which are conducive to providing recreationally oriented open space. These land areas should remain the farmland and undeveloped/forested land of the County. Public utilities will not be planned for these areas. Consequently, residential uses that support those working and/or owning the land, home occupations allied with existing residences, and very limited business endeavors are envisioned as complementary to the area. In sum, the primary activity of these lands is agricultural - housing and business are typically related to, and supportive of, the practice of modern day agriculture. It is not, however, improbable that a small hamlet type settlement might evolve in this zoning district. As to those areas constituting open space, manmade uses must take care to enhance and not detract from the essential character of the area.

RATIONALE

Cabarrus County, due largely to its proximity to the Charlotte-Mecklenburg metropolitan area, is in a growth mode which will, in all probability, continue. While the issue of farmland preservation may ultimately be more driven by market economics, it still behooves policy makers to prudently

attempt farmland preservation. Less a matter of market economics is the concept of retaining unspoiled, undeveloped lands for future generations to enjoy.

Agency Review Comments

Planning Review:

See Staff Report. Phillip Collins, Senior Planner Cabarrus County

NCDOT Review:

No Comments. Leah Wagner – Field Services Engineer, NCDOT

Fire Marshal Review:

No Fire Issues with Rezoning. Any building up fits will require permits. Fire apparatus access is required to meet current codes.

EMS Review:

No comments. James Lentz, Cabarrus EMS

Sherriff Review:

No Comments. Ray Gilleland, Cabarrus Sherriff's Office

Soil & Water Conservation Review:

A small part of the property (18%) is somewhat suitable for planting lawns or landscape plants in the Enon soil. The additional 81.6% of land is undrained and flood prone. None of the soil is rated well for building. I have attached the soil surveys rated for building and lawn/landscape/golf fairways. *Tammi Remsburg, Resource Conservation Specialist*

Storm Water Review:

No comments. Rick Riddle, Storm Water Engineer, NCDEQ

Soil & Erosion Control Review:

The North Carolina Sedimentation Pollution Control Act (G.S. 113A-57 (4)) requires that all persons disturbing an area of one or more acres of land must obtain an approval of a soil erosion control plan prior to the commencement of the land disturbing activity. In your correspondence the property located on 2643 Miami Church Road has a total area of 3.47 acres.

- If the area disturbed for equipment access, stockpiles, haul roads and spoil areas is to be less than one acre, then an approved sediment and erosion control plan is not required for this activity.*
- If the total disturbed area(s) is greater than one-acre, an erosion and sediment control plan must be submitted to us and approved before any land disturbing activity.*

Please note that measures to retain sediment must be installed and maintained during the life of the project and permanent ground surface stabilization must be provided at the end of the activity. Ousmane Sidibe – Regional Engineer, NCDEQ

Land Use Plan Analysis

The Central Area Land Use Plan designates this area as Low Density Residential (LDR). The LDR designated area is intended to allow low to moderate density residential accommodating community development. Predominant uses include single-family residential at densities of up to 2 units per acre, or up to 3 units per acre if additional development standards are met. The following are characteristics of the LDR district:

- Significant hardwood trees and some naturally vegetated areas are preserved
- Neighborhoods organize around a focal point, such as an informal park around a stream and other natural features
- Clustering is a common approach to development design
- Architecture and landscape are balanced
- Typically, two-lane roads (curb and gutter may be present) are primary form of access, but collector street network connects two-lane roads to area highways

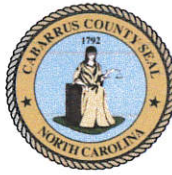
Conclusions

- The proposed zoning change to Agriculture Open Space from Low Density Residential would be a change to a less intense zoning district.
- The subject property is mostly vacant but does support a building that appears to have been built around 1975, which was prior to the adoption of the Cabarrus County Development Ordinance.
- The building located on the property has historically been used for non-residential purposes, mainly equipment storage.
- Cold Water Creek borders the subject property to the north and east.
- There is a considerable amount of floodplain located on the subject property which places constraints on development of the site.
- Due to the stream and the significant floodplain, the property is subject to the Waterbody Buffer Zone in Chapter 4 (WBZ) and the Flood Damage Prevention Ordinance (Chapter 15).
- The AO zoning district allows limited commercial uses as part of the district.
- If the proposed rezoning request is approved, the applicant intends to seek approval of a Contractor or Trade Shop (Landscape) on the subject property.

- If the request is approved, the applicant understands that submittal for commercial site plan review and compliance with the Cabarrus County Development Ordinance for a Contractor or Trade Shop would be required.

This is a conventional rezoning request, therefore all uses permitted in the AO zoning district would be allowed on the subject property if approved. The Planning and Zoning Commission should consider all of the information provided and determine if the proposed rezoning is consistent with the Commission's vision for this area of Cabarrus County.

CABARRUS COUNTY REZONING APPLICATION



STAFF USE ONLY:

Application/Access#: RZON 2018-00001Received By: PECDate Filed: 3-27-18Amount Paid: \$412

Instructions

- ✓ 1. Schedule a pre-application meeting with Staff to discuss the procedures and requirements for a zoning map amendment request. STAFF FACILITATOR: Susie Morris DATE: 3.22.18
2. Submit a complete application for an amendment to the official zoning map to the Planning Division. All applications must include the following:
 - Cabarrus County Land Records printout of all adjacent property owners. This includes properties located across the right-of-way and all on-site easement holders. The list must include owner name, address, and Parcel Identification Number.
 - A recent survey or legal description of the property or area of the property to be considered for rezoning.
 - Any additional documents essential for the application to be considered complete. (Determined as part of the pre-application meeting)
3. Submit cash, check, or money order made payable to Cabarrus County.
 - Fees: Residential rezoning request less than 5 acres = \$400
 - Residential rezoning request greater than 5 acres = \$400 + \$5 per acre over 5 acres
 - Non-residential rezoning request = \$550 + \$5/acre
 - +3% technology fee based on total application fee
4. The deadline for submittal is always the same day as the Planning and Zoning Commission Meeting which is the second Tuesday of the month. Applications must be submitted before 2:00 PM that day for consideration on the next available agenda.

Incomplete applications will be returned to the applicant and will not be processed.

Process Summary:

1. Hold a pre-application meeting with Staff to discuss your rezoning request and the map amendment process.
2. Submit a complete Zoning Map Amendment application with the appropriate fees to the Cabarrus County Planning Division.

Staff will review your complete application, prepare a staff report, schedule a public meeting date and notify adjacent property owners of the public meeting/public hearing date. A sign advertising the public hearing will also be placed on the property being considered for rezoning.

Meeting Information: Meetings are held the second Tuesday of each month at 7:00 PM in the Cabarrus County Governmental Center located in downtown Concord at 65 Church Street, SE.

Expedited Vote: A vote of $\frac{3}{4}$ or more of the members of the Planning and Zoning Commission is considered an Expedited Vote and will constitute a final decision. If approval or denial of a rezoning request is by a vote of less than $\frac{3}{4}$ of the members, or if an appeal of the decision is filed within 15 days of the date of the decision, the application will automatically be forwarded to the Board of Commissioners for final consideration at a *de novo* hearing.

Questions: Any questions related to rezoning your property or to the rezoning process may be directed to the Planning Division at 704-920-2141, between 8 AM and 5 PM, Monday through Friday.

Subject Property Information

Street Address 2643 Miami Church Rd

PIN(s) (10 digit #) 5549 -- 30 -- 4641.0000

Deed Reference Book 9059 Page 0125

Township # 11

Description of Subject Property

Size (square feet or acres) 3.7 Acres

Street Frontage (feet) 848 Feet

Current Land Use of Property Storage

Surrounding Land Use
North residential
South "
East "
West "

Request

Change Zoning From Residential To Agriculture/open

Purpose for Request This building has been on this property with power and used as storage for many decades. We have been upfitting it for the same continued used, but it needs to be rezoned in order to have the power turned back on.

Utility Service

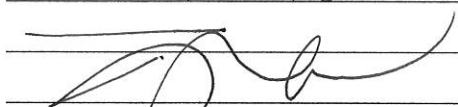
Water Supply Well or Service Provider

Wastewater Treatment Septic Tank(s) or Service Provider

Property Owner/Agent/Applicant Information

It is understood by all parties hereto including owner, petitioner, and/or agents that while this application will be carefully considered and reviewed, the burden of proving its need rests with the below named petitioner(s).

I do hereby certify that the information that I have provided for this application is, to the best of my knowledge, true and correct.

Property Owner James E Harmon
Address 114 Louise Drive
Phone 704.791.5075
Fax _____
Signature 
E-mail Address fieldofdreamsnc@yahoo.com

Agent (if any) _____
Address _____
Phone _____
Fax _____
Signature _____
E-mail Address _____

Applicant (if any) _____
Address _____
Phone _____
Fax _____
Signature _____
E-mail Address _____

FILED Dec 15, 2009 02:41 pm
 BOOK 00058
 PAGE 0048 THRU 0048
 INSTRUMENT # 30922

FILED
 CABARRUS
 COUNTY NC
 LINDA F. McABEE
 REGISTER
 OF DEEDS

SITE DATA
 PROJECT IS 16.319 ACRES TOTAL

LOT 1 4.231 ACRES INCLUDING R/W
 0.011 APPROXIMATE ACRES IN R/W
 4.220 EXCLUDING APPROXIMATE R/W
 -0.508 ACRES IN FLOODPLAIN
 -0.818 ACRES IN PSB (19% of lot)
 -0.170 ACRES IN 20' NO BUILD ZONE
 3.161 ACRES OUTSIDE ALL BUFFERS AND FLOODPLAIN

LOT 2 4.278 ACRES INCLUDING R/W
 0.011 APPROXIMATE ACRES IN R/W
 4.267 EXCLUDING APPROXIMATE R/W
 -2.497 ACRES IN FLOODPLAIN
 -1.841 ACRES PSB (43% of lot)
 -0.252 ACRES IN 20' NO BUILD ZONE
 1.781 ACRES OUTSIDE ALL BUFFERS AND FLOODPLAIN

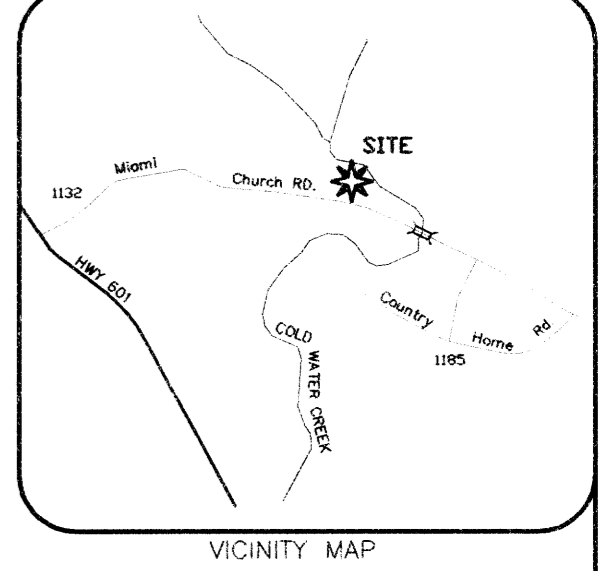
LOT 3 1.420 ACRES INCLUDING R/W -RESERVED AS LIFE ESTATE
 0.111 APPROXIMATE ACRES IN R/W
 1.309 EXCLUDING APPROXIMATE R/W
 -NO FLOODPLAIN OR PSB

LOT 4 2.692 ACRES INCLUDING R/W
 0.200 APPROXIMATE ACRES IN R/W
 2.492 EXCLUDING APPROXIMATE R/W
 -0.344 ACRES IN FLOODPLAIN
 -0.185 ACRES PSB (7% of lot)
 -0.072 ACRES IN 20' NO BUILD ZONE
 2.348 ACRES OUTSIDE ALL BUFFERS AND FLOODPLAIN

LOT 5 3.698 ACRES INCLUDING R/W
 0.587 APPROXIMATE ACRES IN R/W
 3.111 EXCLUDING APPROXIMATE R/W
 -1.851 ACRES IN FLOODPLAIN
 -2.405 ACRES PSB (65% of lot)
 -0.315 ACRES IN 20' NO BUILD ZONE
 0.975 ACRES OUTSIDE ALL BUFFERS AND FLOODPLAIN
 (LOT 5 NOT SUBJECT TO REQUIRED 50% OUTSIDE OF PERENNIAL STREAM BUFFER DUE TO THE FACT THAT LOT EXISTED PRIOR TO SUBDIVISION.)

LEGEND

- ND POINT SET
- SET IRON PIN (#5 REBAR)
- EXISTING IRON PIN (AS DESCRIBED)
- CONCRETE MONUMENT FOUND
- PERENNIAL STREAM BUFFER
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- CLEAN OUT
- SANITARY SEWER MANHOLE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- TIE LINE
- BOUNDARY AS SURVEYED
- BOUNDARY BY DEED OR PLAT
- EASEMENT
- CREEK OR BRANCH
- PERENNIAL STREAM BUFFER
- NO BUILD BUFFER
- FLOODPLAIN ZONE AE
- FLOODPLAIN ZONE X*



CERTIFICATE OF APPROVAL BY THE SUBDIVISION ADMINISTRATOR

I, Jonathan Marshall, SUBDIVISION ADMINISTRATOR OF CABARRUS COUNTY HEREBY APPROVE THE FINAL PLAT OF THE SUBDIVISION ENTITLED MINOR SUBDIVISION PLAT FOR ROBERT D. GARMON ON THE 17th DAY OF December, 2009.

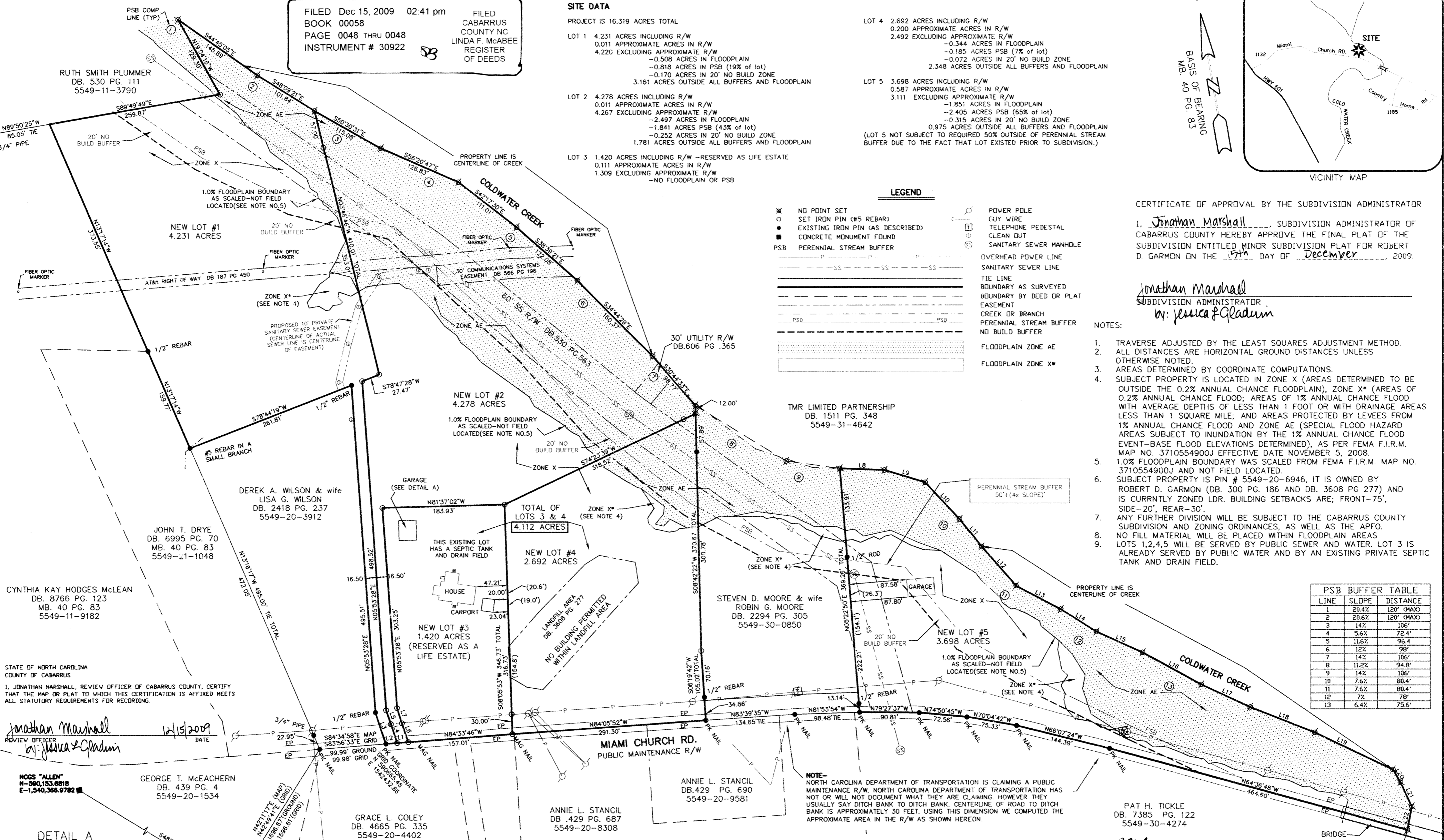
Jonathan Marshall
 SUBDIVISION ADMINISTRATOR
 by: *Jessica & Gladum*

NOTES:

- TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- AREAS DETERMINED BY COORDINATE COMPUTATIONS.
- SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X* (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT-BASE FLOOD ELEVATIONS DETERMINED), AS PER FEMA F.I.R.M. MAP NO. 3710554900J EFFECTIVE DATE NOVEMBER 5, 2008.
- 1.0% FLOODPLAIN BOUNDARY WAS SCALED FROM FEMA F.I.R.M. MAP NO. 3710554900J AND NOT FIELD LOCATED.
- SUBJECT PROPERTY IS PIN # 5549-20-6946, IT IS OWNED BY ROBERT D. GARMON (DB. 300 PG. 186 AND DB. 3608 PG 277) AND IS CURRENTLY ZONED LDR. BUILDING SETBACKS ARE: FRONT-75', SIDE-20', REAR-30'.
- ANY FURTHER DIVISION WILL BE SUBJECT TO THE CABARRUS COUNTY SUBDIVISION AND ZONING ORDINANCES, AS WELL AS THE APFO.
- NO FILL MATERIAL WILL BE PLACED WITHIN FLOODPLAIN AREAS.
- LOTS 1,2,4,5 WILL BE SERVED BY PUBLIC SEWER AND WATER. LOT 3 IS ALREADY SERVED BY PUBLIC WATER AND BY AN EXISTING PRIVATE SEPTIC TANK AND DRAIN FIELD.

PSB BUFFER TABLE

LINE	SLOPE	DISTANCE
1	20.4%	120' (MAX)
2	20.6%	120' (MAX)
3	14%	106'
4	5.6%	72.4'
5	11.6%	96.4'
6	12%	98'
7	14%	106'
8	11.2%	94.8'
9	14%	106'
10	7.6%	80.4'
11	7.6%	80.4'
12	7%	78'
13	6.4%	75.6'



STATE OF NORTH CAROLINA
 COUNTY OF CABARRUS

I, JONATHAN MARSHALL, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Jonathan Marshall
 REVIEW OFFICER
 DATE: 12/15/2009

NGCS "ALLEN"
 N-590,153.8818
 E-1,540,308.9782

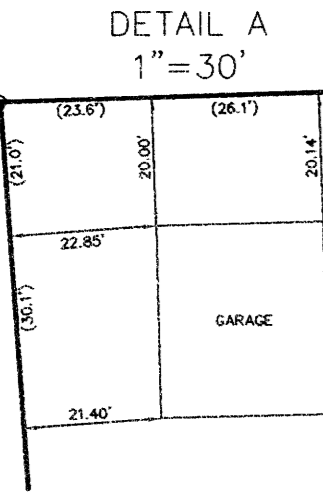
GEORGE T. McEACHERN
 DB. 439 PG. 4
 5549-20-1534

GRACE L. COLEY
 DB. 4665 PG. 335
 5549-20-4402

ANNIE L. STANCIL
 DB .429 PG. 687
 5549-20-8308

ANNIE L. STANCIL
 DB.429 PG. 690
 5549-20-9581

PAT H. TICKLE
 DB. 7385 PG. 122
 5549-30-4274



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO THE PUBLIC USE EXCEPT AS NOTED. FURTHER I CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF CABARRUS COUNTY.

DATE: 12-14-09
 OWNER/DEVELOPER: *Susan Skewer*
 POA for Robert D. Garmon and Wilby B. Garmon

PLAT CERTIFICATION

I, MARION L. SANDLIN, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:26,161; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT

- A. THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- B. THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C. ANY OF THE FOLLOWING:
 1. THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE, OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.
- D. THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (c) THROUGH (e) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20TH DAY OF JULY, A.D., 2009.

Marion L. Sandlin, Jr.
 PROFESSIONAL LAND SURVEYOR LICENSE NO. L-2941

LINE TABLE

LINE	LENGTH	BEARING
L1	17.02'	N84°17'14"W
L2	17.02'	N84°17'14"W
L3	49.98'	N08°26'14"W
L4	30.00'	N08°26'14"W
L5	22.06'	N08°26'14"W
L6	30.00'	N08°26'14"W
L7	24.15'	N08°26'14"W
L8	68.02'	S77°54'48"E
L9	64.65'	S63°16'22"E
L10	76.05'	S33°11'46"E
L11	52.94'	S28°02'34"E
L12	78.60'	S31°20'04"E
L13	76.92'	S52°29'14"E
L14	62.93'	S47°25'48"E
L15	75.53'	S55°29'52"E
L16	99.60'	S51°04'31"E
L17	81.62'	S53°16'55"E
L18	105.06'	S58°28'12"E
L19	130.61'	S54°31'43"E
L20	22.22'	S20°37'45"E
L21	40.63'	S14°46'58"E
L22	35.93'	S20°39'08"W

MINOR SUBDIVISION PLAT FOR:
ROBERT D. GARMON
 NO.11 TOWNSHIP, CABARRUS CO., NORTH CAROLINA

FOR OWNER:
 ROBERT D. GARMON
 2501 MIAMI CHURCH RD.
 CONCORD, NC 28025

DATE: 7-20-2009
 SCALE: 1" = 100'
 JOB NO.: 080408.000
 ACAD.: WS-GARMON

COMPUTED BY: RCW
 DRAWN BY: RCW
 CHECKED BY: MLS

CESI
 LAND DEVELOPMENT SERVICES
 N.C. LICENSE NO. C-0263
 45 SPRING STREET SW CONCORD (704) 786-5404
 CONCORD, NC 28025 FAX (704) 786-7454
 © CESI 2009

Existing Zoning

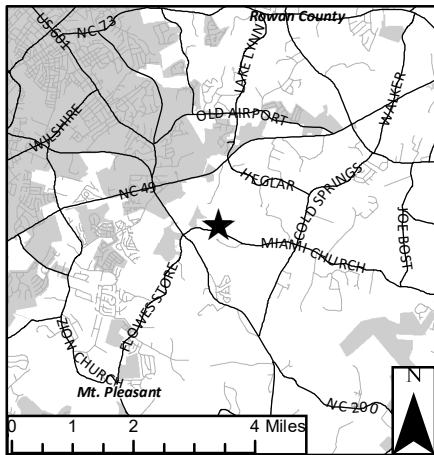


Applicant: James Garmon
 Owner: James Garmon
 Case: RZON2018-00001
 Address: 2643 Miami Church Road
 PIN: 5549-30-4641
 Current Zoning: LDR
 Proposed Zoning: AO

--- Ingress/Egress Easement

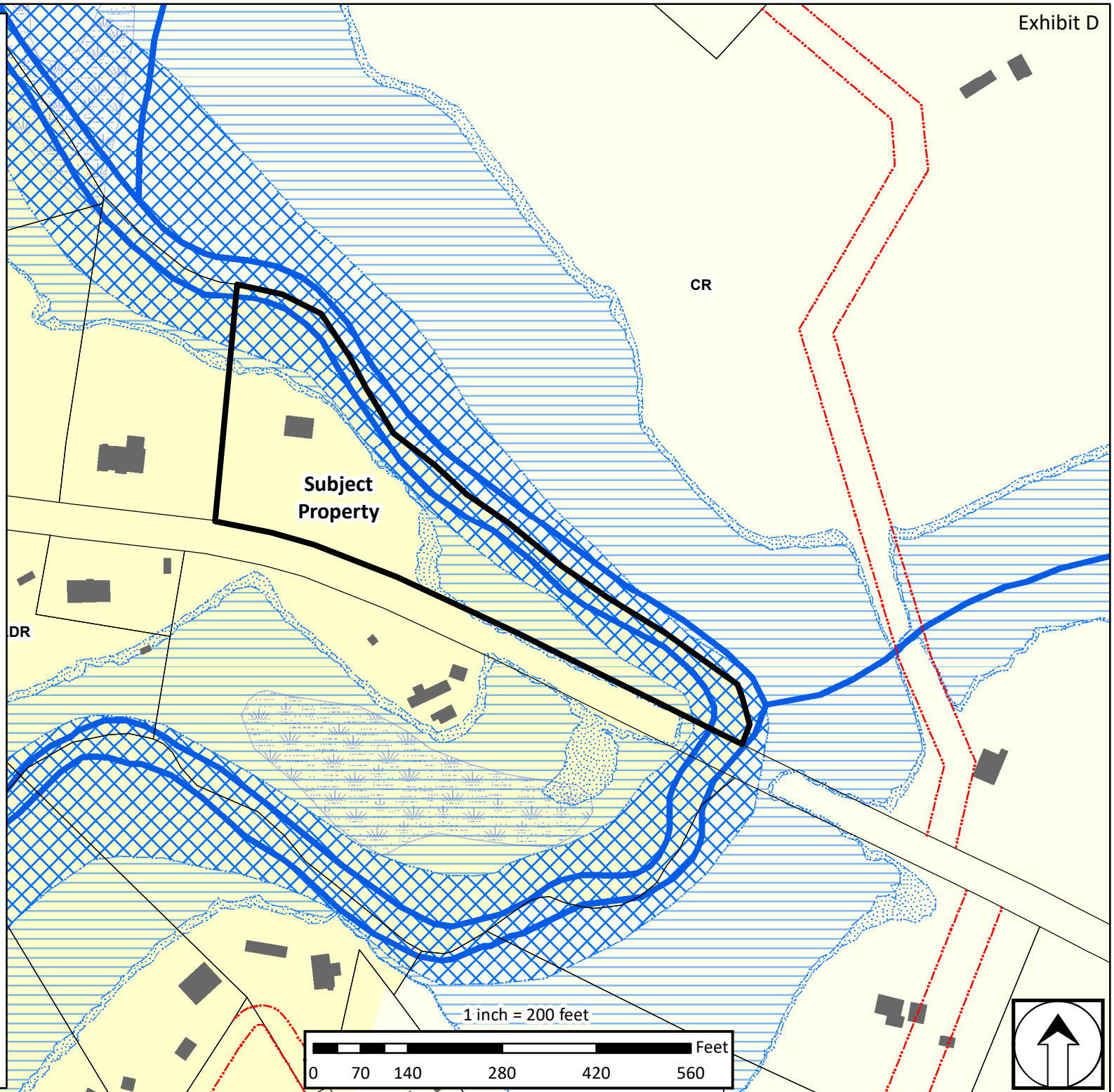
- Parcels
- Municipal District
- Structures 2010
- Waterbodies

- Wetlands**
- Wetlands
 - Flood Way
 - 100 Year Flood Plain
 - 500 Year Flood Plain



Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data.

Map Prepared by Cabarrus County Planning & Development - April 2018

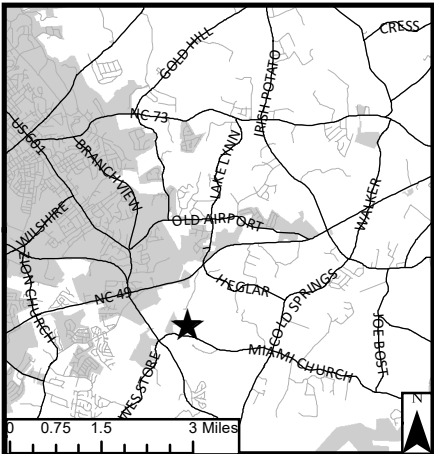


Aerial Map



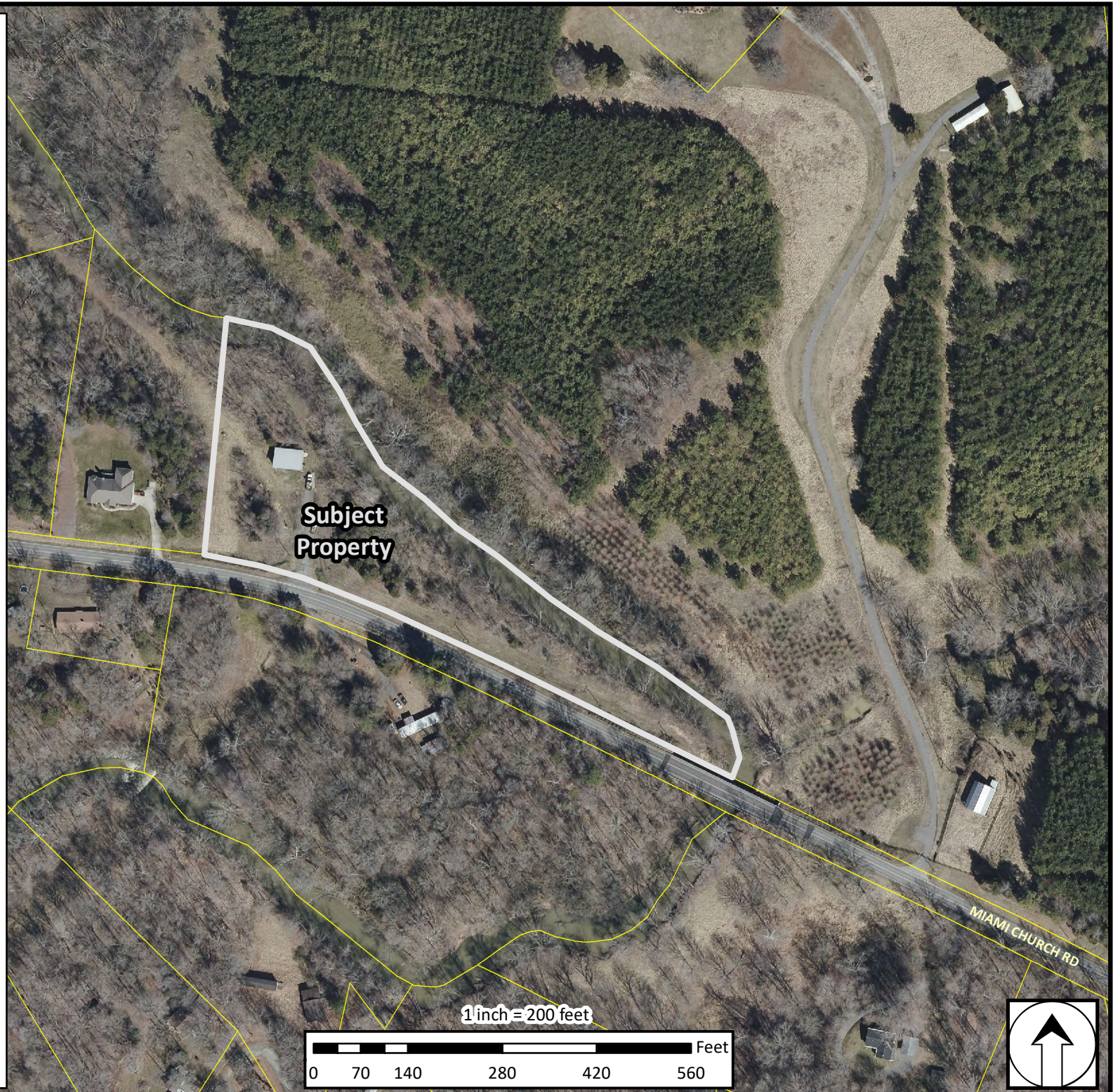
Applicant: James Garmon
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- Cabarrus County
- Municipal District
- Parcels



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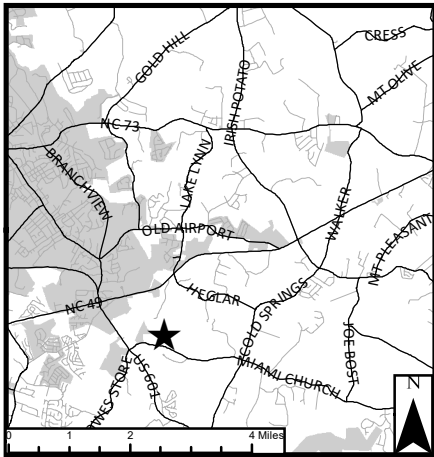
Map Prepared by Cabarrus County Planning & Development - April 2018



Central Plan Area Future Land Use

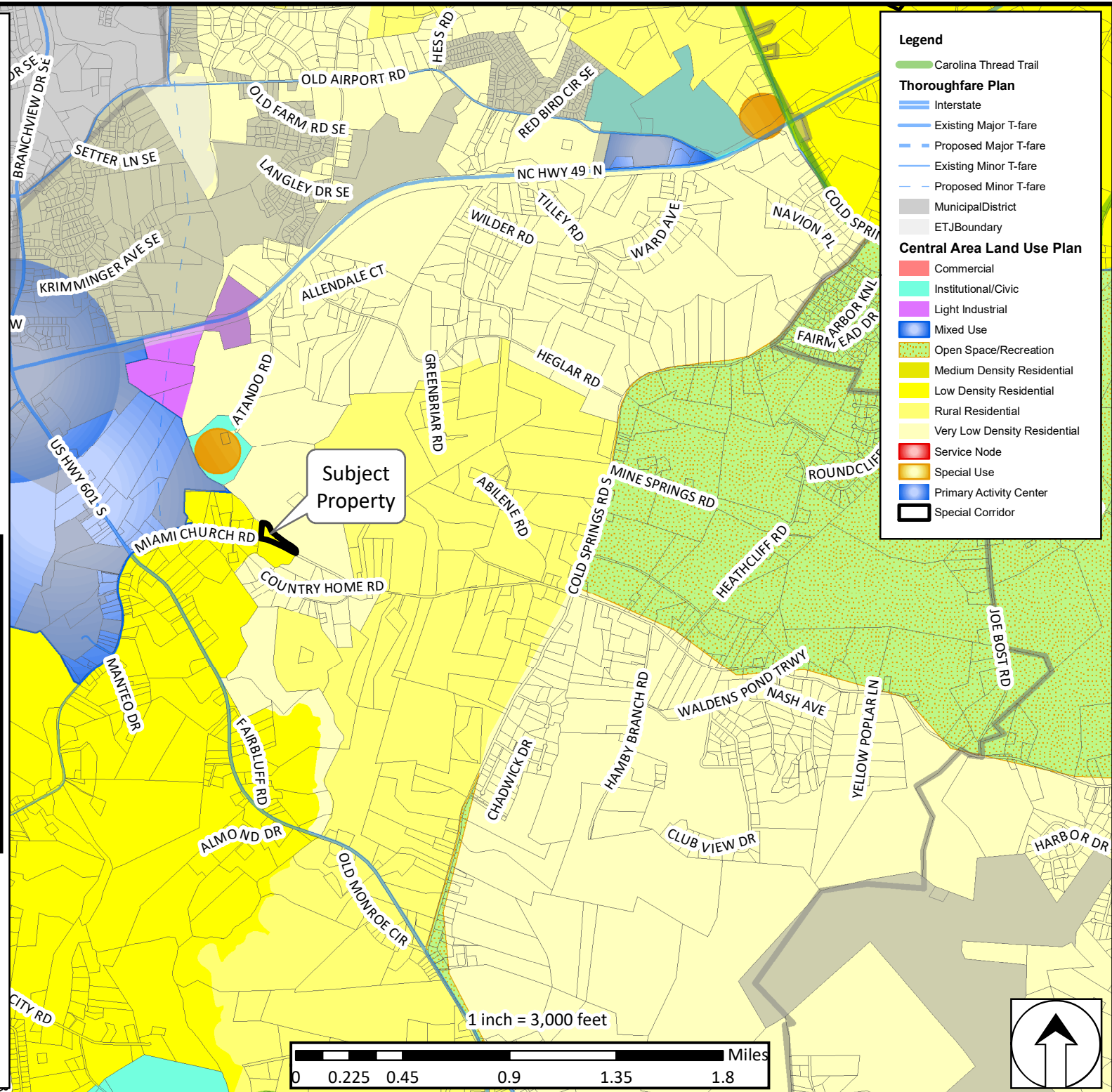


Applicant: James Garmon
 Owner: James Garmon
 Case: RZON2018-00001
 Address: 2643 Miami Church Road
 PIN: 5549-30-4641



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Map Prepared by Cabarrus County Planning & Development - April 2018



PIN	Property Owner	Address	City	State	Zip
5549-30-4641	James G Garmon	114 Louise Dr, SE	Concord	NC	28025
5549-20-9581	Annie L Stancil	2550 Miami Church Rd	Concord	NC	28025
5549-30-4274	Pat H Tickle	2750 Miami Church Rd	Concord	NC	28025
5549-31-4642	TMR Limited Partnership	2775 Miami Church Rd	Concord	NC	28025
5549-30-0850	Steven D Moore & Robin Garmon	2551 Miami Church Rd	Concord	NC	28025



Cabarrus County Government – Planning and Development Department

April 17, 2018

Dear Property Owner:

A Zoning Map Amendment Petition has been filed in our office for your property. The specifics of the request are listed below. The Cabarrus County Planning and Zoning Board will consider this petition on Tuesday, May 8, 2018 at 7:00 PM in the 2nd floor Multi-Purpose Room of the Cabarrus County Governmental Center, located at 65 Church Street SE, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about the rezoning request, I encourage you to attend this meeting.

Petitioner	Cabarrus County
Petition Number	RZON2018-00001
Property Location	2643 Miami Church Road
Parcel ID Number	5549-30-4641
Existing Zoning	Low Density Residential (LDR)
Proposed Zoning Map Change	Agricultural/Open Space (AO)

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2181.

Sincerely,

A handwritten signature in cursive script that reads "Phillip Collins".

Phillip Collins, AICP
Senior Planner
Cabarrus County Planning and Development
704.920.2181



Cabarrus County Government – Planning and Development Department

April 17, 2018

Dear Property Owner:

A Zoning Map Amendment Petition has been filed in our office for property **adjacent** to yours. The properties and specifics of the rezoning are listed below. The Cabarrus County Planning and Zoning Board will consider this petition on Tuesday, May 8, 2018 at 7:00 PM in the 2nd floor Multi-Purpose Room of the Cabarrus County Governmental Center, located at 65 Church Street SE, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about the rezoning, I encourage you to attend this meeting.

Petitioner	Cabarrus County
Petition Number	RZON2018-00001
Property Location	2643 Miami Church Road
Parcel ID Number	5549-30-4641
Existing Zoning	Low Density Residential (LDR)
Proposed Zoning Map Change	Agricultural/Open Space (AO)

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2181.

Sincerely,

Handwritten signature of Phillip Collins.

Phillip Collins, AICP
Senior Planner
Cabarrus County Planning and Development
704.920.2181

Rezoning from LDR to AO
"P" - Permitted, "C" – Conditional, "PBS" – Permitted Based on Standards

	LDR	AO
RESIDENTIAL USES		
Family Care Home	P	P
Group Care Facility	P	P
Manufactured Home, Single Section or Mobile Home, Multi-Section	P	P
Manufactured Home Park (8-4, 14)	P	P
Semi-Attached House	P	
Single Family Detached Residential	P	P
AGRICULTURAL USES		
Agriculture, Including Livestock (7-3,2A)	PBS	P
Agriculture, Female Chickens, Limited Number, Less Than 5 Acres (7-3, 2B)	PBS	
Agriculture Excluding Livestock	P	P
Agritourism, Accessory to Agriculture	P	P
Barn, Greenhouse, as Primary Structure (7-3, 7)	PBS	PBS
Bulk Grain Storage		P
Dairy Processing		P
Hatchery		P
Livestock Sales		P
Nursery, Greenhouse	P	P
Scientific Research and Development, Accessory to Agriculture (7-3, 52)	PBS	PBS
ACCESSORY USES		
Accessory Dwelling Unit (7-3,1)	PBS	PBS
Accessory Building, Lot Less Than 2 Acres (7-3, 1)	PBS	PBS
Accessory Building, Lot 2 Acres or Greater (7-3, 1)	PBS	PBS
Airstrip (8-4, 3)		C
Automated Teller Machine (7-3, 6, b)	PBS	
Community Garden, as Accessory Use (7-3, 13)	PBS	PBS
Ethanol Fuel Production, Residential District, Private Use Only (7-3, 20)	PBS	PBS
Home Occupation, General (7-3, 27)	PBS	PBS
Home Occupation, Rural (7-3, 28)	PBS	PBS
Ice Production, Dispensing, Accessory to Convenience Store (7-3, 30)	PBS	PBS
Ice Production, Dispensing, Accessory to Gas Station (7-3, 29)	PBS	PBS
Kennel, Private (7-3, 31)		PBS
Swimming Pool, Accessory to Single Family Residential (7-3,1)	PBS	PBS
Towing Service, Accessory to Automobile Repair (7-3, 60, a-c)		PBS
Trail Head, Accessory (7-3, 63)	PBS	PBS
Wind Energy Facility, Accessory Use, On Site Use Only (7-3, 66)	PBS	PBS
COMMERCIAL, RETAIL AND OFFICE USES		
Animal Hospital (8-4, 39)		C
Auction House (7-3, 3)		PBS
Bank, Financial Institution, Automated Teller Machine (7-3, 6)	PBS	
Bed and Breakfast (7-3, 8)	PBS	PBS
Contractor or Trade Shops (7-3, 17)		PBS
Convenience Store with Petroleum Sales (7-3, 14)	PBS	PBS
Convenience Store without Petroleum Sales (7-3, 15)	PBS	PBS
Country Club with Golf Course (7-3, 16)	PBS	PBS
Day Camp, Summer Camp, Civic Group Camp Facility (8-4, 10)		C
Gas Station (7-3,23)	PBS	PBS
Golf Course, Public or Private (7-3, 24)	PBS	PBS
Kennel, Commercial (8-4, 37)		C
Nursery, Daycare Center (7-3, 35)	PBS	PBS
Race Shop, Race Team Complex (8-4, 19)		C
Reception Facilities (8-4, 21)		C
Recreational Facility, Outdoor (8-4, 22)	C	C
Recreational Therapy Facility, Rural Setting (8-4, 23)		C
Recyclable Materials Drop Off (7-3, 41)		PBS
Repair Garage, Automobile (7-3, 43)		PBS
Repair Shop, Farm Machinery (7-3, 44)		PBS
Repair Shop, Small Engine (7-3, 45)		PBS
Restaurant, Excluding Drive-thru (7-3, 47)	PBS	PBS

Rezoning from LDR to AO

"P" - Permitted, "C" – Conditional, "PBS" – Permitted Based on Standards

	LDR	AO
Retail Sales, Neighborhood Market 1,000 Square Feet or Less (7-3, 49)		PBS
Sawmill (7-3, 51)		PBS
Shooting Range, with Outdoor Target Practice (8-4, 30)		C
Sports and Recreation Instruction or Camp (8-4, 31)		C
Stables, Commercial (7-3, 58)	PBS	P
Swim Club, Tennis Club, Country Club (7-3, 59)	PBS	PBS
Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales (7-3, 61)		PBS
Veterinarian (8-4, 37)		C
Wireless Telecommunications Services (8-4, 36)	C	C
Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less (8-4, 36)	P	P
Wireless Telecommunications Services – Co-location (7-3, 67)	PBS	PBS
INSTITUTIONAL, CIVIC AND PUBLIC USES		
Animal Shelter (8-4, 37)		C
Cemetery (7-3, 10)	PBS	PBS
Civic Organization Facility (7-3,11)	PBS	PBS
College, University (8-4, 6)	C	C
Communications Tower, 911 Communications Tower (7-3, 12)		PBS
Communications Tower, 911 Communications Tower (8-4, 7)	C	
Correctional Facility (8-4, 9)		C
Elementary, Middle and High Schools (8-4,11)	C	C
Government, Excluding Correctional Facilities	C	C
Public Cultural Facility (7-3, 38)	PBS	PBS
Public Service Facility (8-4, 17)	C	C
Public Use Facility (8-4, 18)	C	C
Recreational Trail, Greenway or Blueway, Connector (7-3, 40)	PBS	PBS
Recreational Trail, Greenway or Blueway as Part of Public Use Facility	C	C
Religious Institution with Total Seating Capacity 351 or More (8-4, 24)	C	C
Religious Institution with Total Seating Capacity 350 or Less (7-3, 42)	PBS	PBS
Religious Institution with School (8-4, 25)	C	C
Rest Home, Convalescent Home with 10 Beds or Less (7-3, 46)	PBS	PBS
Rest Home, Convalescent Home with More Than 10 Beds (8-4, 26)	C	C
Trade and Vocational Schools (8-4, 33)		C
Trail Head, Primary Use Site (7-3, 64)	PBS	PBS
INDUSTRIAL		
Landfill, Demolition, Less Than One Acre (7-3, 32)	PBS	PBS
Landfill, Demolition, One Acre or More (8-4, 13)		C
Landfill, Sanitary (8-4, 13)		C
Multimedia Production and Distribution Complex (8-4, 15)		C
Slaughter House, Meat Packing (8-4, 32)		C
Public Utilities	C	C
TEMPORARY USES		
Auction, Estate or Asset Liquidation	PBS	PBS
Auction, Livestock	PBS	PBS
Contractor Office, Construction Equipment Storage	PBS	PBS
Dumpsters, Commercial Waste Containers	PBS	PBS
FEMA Trailers, Natural Disaster or Significant Weather Event	PBS	PBS
Itinerant Merchants at Existing Business	PBS	
Mobile Personal Storage Unit, Vacate or Occupy Premise	PBS	PBS
Mobile Personal Storage Unit, Renovation	PBS	PBS
Promotional Activities Involving the Display of Goods or Merchandise	PBS	PBS
Real Estate Office in a Construction Trailer or Temporary Modular Unit, Commercial/Mixed Use Projects	PBS	PBS
Real Estate Office in a Construction Trailer or Temporary Modular Unit, Residential Projects	PBS	PBS
Real Estate Office in Model Home	PBS	PBS
Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins		
Similar and Compatible Uses Not Specified	PBS	PBS
Special Events and Activities	PBS	PBS
Temporary Amusement Enterprise		
Temporary Dwelling for Large Construction Projects	PBS	PBS

Rezoning from LDR to AO

"P" - Permitted, "C" – Conditional, "PBS" – Permitted Based on Standards

	LDR	AO
Temporary Residence in Mobile Home During Construction of New Home, Same Site	PBS	PBS
Temporary Signs	PBS	PBS
TRANSPORTATION RELATED		
Airstrip (8-4,3)	C	C



18/04/2018 4:48 pm

PLANNING STAFF REPORT
 CABARRUS COUNTY PLANNING AND ZONING COMMISSION
 5/8/2018

Staff Use Only:
 Approved: _____
 Denied: _____
 Tabled _____

Petition: RZON2018-00002 Rezoning

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

Owner Information: Victory Revival Crusades, Inc.

Existing Zoning: AO (Agricultural/Open Space)

Proposed Zoning: OI (Office/Institutional)

Permitted Uses: All uses permitted in the OI (Office/Institutional) zoning district would be permitted on the subject property.

Parcel ID Number: 5662-25-1973

Property Address: 3101 Cline School Road

Area in Acres: ± 4.1

Site Description: The site has historically been used as a school and as a religious institution. The site currently supports structures used as part of a religious institution and a mobile home. The subject property is located in the protected area of the Dutch Buffalo Creek Watershed and is subject to the Watershed Overlay Zone described in Chapter 4 of the Cabarrus County Development Ordinance.

Adjacent Land Use: Residential and Vacant

Surrounding Zoning: AO (Agricultural/Open Space)

Utility Service Provider: The application states that the subject property will be served by well and septic. Governmental utilities are currently not available in the area where the subject property is located.

Exhibits

EXHIBIT A – Staff Report
 EXHIBIT B – Application

- EXHIBIT C – Survey
- EXHIBIT D – Property Maps
- EXHIBIT E – Adjacent Property Owner & Property Owner Letters
- EXHIBIT F – List of Permitted Uses
- EXHIBIT G – Zoning Sign

Intent of Zoning Districts

EXISTING DISTRICT: AGRICULTURAL OPEN (AO)

This district is comprised mostly of lands usually found on the eastern side of the County which, due to physical characteristics such as soil type, topography, etc., should remain agrarian. To a lesser degree, these are also those lands which are conducive to providing recreationally oriented open space. These land areas should remain the farmland and undeveloped/forested land of the County. Public utilities will not be planned for these areas. Consequently, residential uses that support those working and/or owning the land, home occupations allied with existing residences, and very limited business endeavors are envisioned as complementary to the area. In sum, the primary activity of these lands is agricultural - housing and business are typically related to, and supportive of, the practice of modern day agriculture. It is not, however, improbable that a small hamlet type settlement might evolve in this zoning district. As to those areas constituting open space, manmade uses must take care to enhance and not detract from the essential character of the area.

RATIONALE

Cabarrus County, due largely to its proximity to the Charlotte-Mecklenburg metropolitan area, is in a growth mode which will, in all probability, continue. While the issue of farmland preservation may ultimately be more driven by market economics, it still behooves policy makers to prudently attempt farmland preservation. Less a matter of market economics is the concept of retaining unspoiled, undeveloped lands for future generations to enjoy.

PROPOSED DISTRICT: OFFICE/INSTITUTIONAL (OI)

This district is intended to accommodate relatively low intensity office and institutional uses at intensities complementary to residential land use. This district serves as a transitional district between residential land uses and higher intensity non-residential land uses.

RATIONALE

This district is used to provide for low intensity office and institutional uses that can be complementary to adjacent residential land use. This district features employment options and essential services which require a moderate number of average daily trips. These uses will have a minimum impact on the surrounding area because these trips will generally occur during regular business hours, thus, not competing with residential traffic at peak hours or on weekends. This district should be located adjacent to residential districts or in areas where its use would serve as a transition between residential land uses and higher intensity non-residential land uses. Higher intensity non-residential land uses may include commercial districts, light industrial or

mixed use districts. When bordering residential districts or residential developments, care should be taken to assure natural or manmade buffering and architectural compatibility so that the nonresidential activities are not a nuisance to residential use.

Agency Review Comments

Planning Review:

Staff Report, Phillip Collins, Senior Planner Cabarrus County

NCDOT Review:

- 1. NCDOT requests review of the site plan to offer input regarding access.*
- 2. NCDOT reserves the right to limit or modify access to provide safe ingress/egress.*

Leah Wagner, NCDOT District Engineer

Fire Marshal Review:

No comments, Matthew Hopkins, County Fire Marshal

EMS Review:

No comments. James Lentz, Cabarrus County EMS Director

Sheriff's Office Review:

No comments. Ray Gilleland, Cabarrus County Sheriff's Lieutenant

Soil and Water Review:

The soil and water conservation district office does not express any major concerns or issues with this proposed request. The area is prone to high shrink-swell tendencies, which the applicant might want to be considered when designing the replacement building. Tammi Remsburg, Cabarrus County Resource Conservation Manager

Land Use Plan Analysis

The subject property is located in the Eastern Planning Area. The Eastern Area Plan designates the subject property as Agriculture Open Space. This area permits development while protecting open space and agricultural land resources. This district is intended to remain agrarian in nature and the primary uses are agricultural and single-family residential, with densities of up to one unit per 3 acres or up to one unit per two acres, provided additional standards are met. The plan recommends different strategies to meet these goals, such as clustering development and promoting voluntary agricultural districts.

Conclusions

- The site is currently used as a religious institution and has been for several years.

- Prior to 2016, the religious institution was comprised of two structures on the site that were used by the congregation. One of the buildings, an old school, was destroyed by fire in 2016.
- The Agriculture Open Space (AO) and the Office Institutional (OI) districts both allow religious institutions as a Conditional Use (C) or as a Permitted Based on Standards (PBS) depending on the seating capacity of the proposed facility.
- The applicant intends to build a new structure on the site to replace the structure was destroyed by the fire.
- The site currently has several existing non-conformities related to the zoning district, including building setback encroachments, required landscape buffer encroachments and impervious area overages.
- The proposed rezoning to the OI zoning district would bring the site into better compliance with the Cabarrus County Development Ordinance.
- The subject property is located in the protected area of the Dutch Buffalo Creek Watershed and is subject to the Watershed Overlay Zone described in Chapter 4 of the Cabarrus County Development Ordinance. The Overlay restricts the overall development of the site to 12% built-upon area.
- If the request is approved, the applicant understands that submittal for commercial site plan review and compliance with the Cabarrus County Development Ordinance for a Religious Institution (with total seating capacity of 350 or less) would be required.

This is a conventional rezoning request, therefore all uses permitted in the OI zoning district would be allowed on the subject property if approved. The Planning and Zoning Commission should consider all of the information provided and determine if the proposed rezoning is consistent with the Commission's vision for this area of Cabarrus County.

CABARRUS COUNTY REZONING APPLICATION



STAFF USE ONLY:

Application/Accela#: RZON2018-00002Received By: PELDate Filed: 4-10-18Amount Paid: 588,23

Instructions

1. Schedule a pre-application meeting with Staff to discuss the procedures and requirements for a zoning map amendment request.
2. Submit a complete application for an amendment to the official zoning map to the Planning Division. All applications must include the following:
 - Cabarrus County Land Records printout of all adjacent property owners. This includes properties located across the right-of-way and all on-site easement holders. The list must include owner name, address, and Parcel Identification Number.
 - A recent survey or legal description of the property or area of the property to be considered for rezoning.
 - Any additional documents essential for the application to be considered complete. (Determined as part of the pre-application meeting)
3. Submit cash, check, or money order made payable to Cabarrus County.
 - Fees: Residential rezoning request less than 5 acres = \$400
 - Residential rezoning request greater than 5 acres = \$400 + \$5 per acre over 5 acres
 - Non-residential rezoning request = \$550 + \$5/acre
 - +3% technology fee based on total application fee
4. The deadline for submittal is always the same day as the Planning and Zoning Commission Meeting which is the second Tuesday of the month. Applications must be submitted before 2:00 PM that day for consideration on the next available agenda.

Incomplete applications will be returned to the applicant and will not be processed.

Process Summary:

1. Hold a pre-application meeting with Staff to discuss your rezoning request and the map amendment process.
2. Submit a complete Zoning Map Amendment application with the appropriate fees to the Cabarrus County Planning Division.

Staff will review your complete application, prepare a staff report, schedule a public meeting date and notify adjacent property owners of the public meeting/public hearing date. A sign advertising the public hearing will also be placed on the property being considered for rezoning.

Meeting Information: Meetings are held the second Tuesday of each month at 7:00 PM in the Cabarrus County Governmental Center located in downtown Concord at 65 Church Street, SE.

Expedited Vote: A vote of $\frac{3}{4}$ or more of the members of the Planning and Zoning Commission is considered an Expedited Vote and will constitute a final decision. If approval or denial of a rezoning request is by a vote of less than $\frac{3}{4}$ of the members, or if an appeal of the decision is filed within 15 days of the date of the decision, the application will automatically be forwarded to the Board of Commissioners for final consideration at a *de novo* hearing.

Questions: Any questions related to rezoning your property or to the rezoning process may be directed to the Planning Division at 704-920-2141, between 8 AM and 5 PM, Monday through Friday.

Subject Property Information

Street Address 3101 Cline School Rd Concord NC 28025
PIN(s) (10 digit #) 5662-- 25-- 1973; -- --
Deed Reference Book 438 Page 71
Township # 6

Description of Subject Property

Size (square feet or acres) 4,216 AC
Street Frontage (feet) 343.63' / 118.98' / 339.13'
Current Land Use of Property Church
Surrounding Land Use North Pastors Pasonage - A0 Residential
South A0 / vacant / residential
East A0 / vacant / residential
West A0 / residential

Request

Change Zoning From A0 To OI

Purpose for Request to rebuild church after fire.

Utility Service

Water Supply Well or Service Provider _____
Wastewater Treatment Septic Tank(s) or Service Provider _____

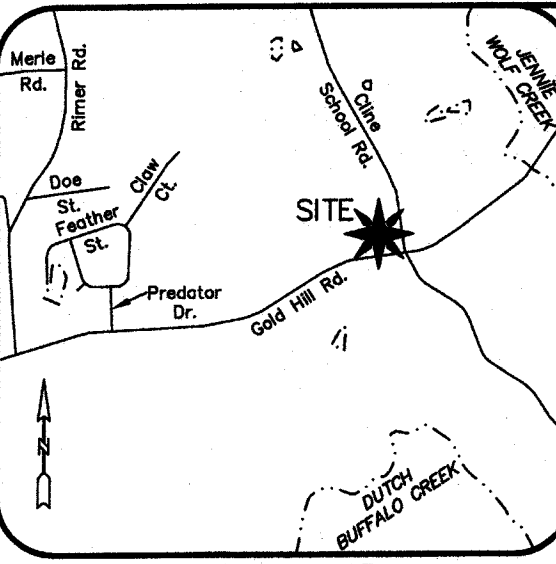
Property Owner/Agent/Applicant Information

It is understood by all parties hereto including owner, petitioner, and/or agents that while this application will be carefully considered and reviewed, the burden of proving its need rests with the below named petitioner(s).

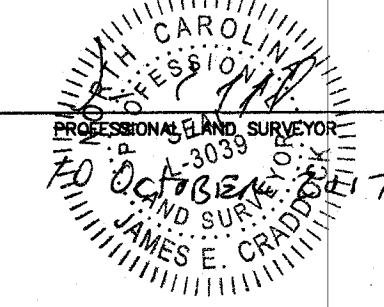
I do hereby certify that the information that I have provided for this application is, to the best of my knowledge, true and correct.

Property Owner	<u>Victory Revival Crusades Inc</u>
Address	<u>3101/3105 Cline School Rd Concord NC 28025</u>
Phone	<u>704-786-6504</u>
Fax	<u>-</u>
Signature	<u>Rev. Daris Posey</u>
E-mail Address	<u>brendagposey@yahoo.com</u>
Agent (if any)	<u>NA</u>
Address	<u></u>
Phone	<u></u>
Fax	<u></u>
Signature	<u></u>
E-mail Address	<u></u>
Applicant (if any)	<u>Carlos Moore Architect PA</u>
Address	<u>222 Church St N Concord NC 28025</u>
Phone	<u>704-788-8333</u>
Fax	<u>704-782-0487</u>
Signature	<u>UJM</u>
E-mail Address	<u>Umoore@cmoorearch.com</u>

N.A. GRID ~ NAD 83(2011)
EPOCH 2010.00



I, JAMES E. CRADOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED BOOKS AS SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM DEEDS OR MAPS REFERENCED HEREON; THAT THE RATIO OF PRECISION IS 1:50,253; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND, DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET NATIONAL MAP ACCURACY STANDARDS AS APPLICABLE; THAT THE ORIGINAL DATA WAS OBTAINED 08/21/2017 - 10/10/2017; ALL COORDINATES ARE BASED ON LOCALIZED NAD 83(2011); VERTICAL DATUM IS 1988; BASIS OF NC GRID ~ NAD 83(2011), EPOCH 2010.00 & NAVD 1988 ELEVATIONS WERE DERIVED FROM NGS NETWORK RTN ON SEPTEMBER 26, 2017. THIS WAS A CLASS A SURVEY (POSITIONAL TOLERANCE < 0.10); GEOID MODEL GEOID12B AND UNIT OF MEASUREMENT IS U.S. SURVEY FEET.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10th DAY OF OCTOBER, 2017 A.D.



JOHNNY FRANKLIN CLINE
P.I.N. 5662-16-0381
DB. 694, PG. 103

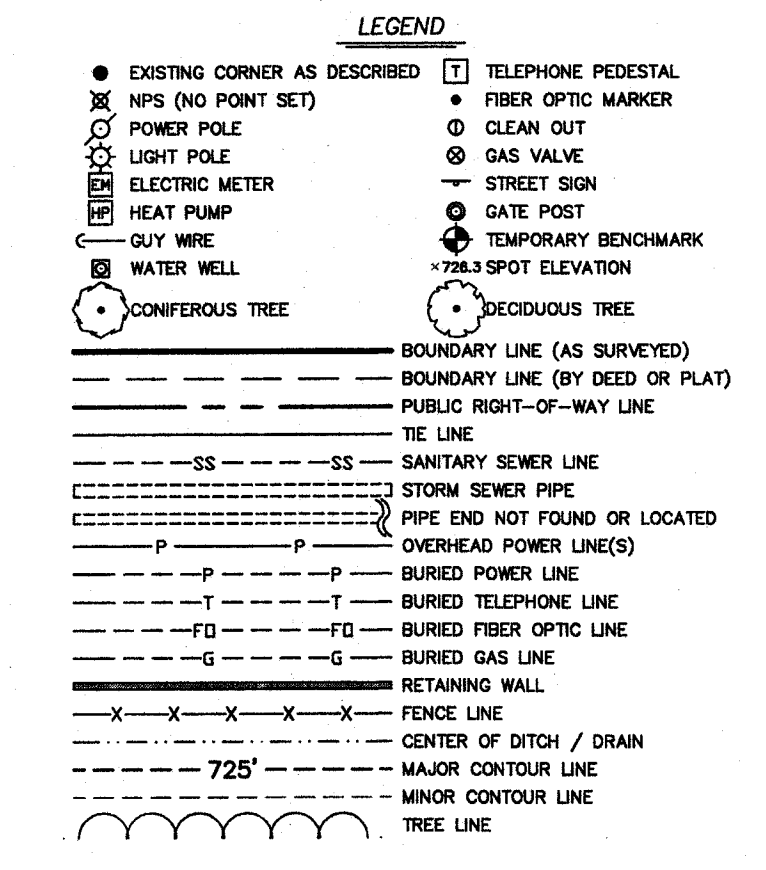
IMPERVIOUS AREA TABLE*	
ASPHALT SURFACE:	6,686 SQ. FT.
CONCRETE SURFACE:	5,240 SQ. FT.
GRAVEL SURFACES:	7,375 SQ. FT.
METAL BUILDING:	7,253 SQ. FT.
MOBILE HOME:	563 SQ. FT.
TOTAL:	27,217 SQ. FT.

*OUTSIDE OF ROAD RIGHT-OF-WAY;
SEE ROAD RIGHT-OF-WAY NOTE.

VICINITY MAP NOT TO SCALE

BUILDING SETBACK LINE TABLE	
CABARRUS COUNTY ZONING (AO):	
FRONT (MINOR COLLECTOR)-	75'
FRONT (LOCAL ROAD)-	50'
SIDE YARD (SINGLE)-	20'
SIDE YARD (TOTAL)-	40'
REAR-	30'

- NOTES:
1. TRANSIRE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD; RAW ERROR OF CLOSURE 1:55,253.
 2. AREAS COMPUTED BY COORDINATE COMPUTATIONS.
 3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 4. SUBJECT PROPERTY LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER F.I.E.M. MAP NUMBER 371000000, EFFECTIVE DATE NOVEMBER 5, 2008.
 5. BASIS OF NC GRID ~ NAD 83(2011), EPOCH 2010.00 AND NAVD 1988 ELEVATIONS WERE DERIVED FROM NGS NETWORK RTN ON SEPTEMBER 27, 2017. THIS WAS A CLASS A SURVEY (POSITIONAL TOLERANCE < 0.10); GEOID MODEL GEOID12B AND UNIT OF MEASUREMENT IS U.S. SURVEY FEET.
 6. CONTOUR INTERVAL IS ONE (1) FOOT.
 7. PROPERTY IS ZONED "AO" (CABARRUS COUNTY).
 8. SOURCE OF UNDERGROUND UTILITY MARKING IS ALLIED ASSOCIATES, P.A. (336)769-2377. THE UTILITY MARKINGS ARE TO BE WITHIN +/- 2' (FEET) OF THE ACTUAL UTILITY BEING MARKED. CESI IS RESPONSIBLE FOR THE LOCATION OF THE UTILITY MARKING AND NOT THE ACTUAL LOCATION OF THE UTILITIES BEING MARKED. THERE MAY BE MORE UNDERGROUND UTILITIES THAN THOSE SHOWN. BEFORE DOING ANY DIGGING, CALL NC ONE-CALL (1-800-832-4849).
 9. THIS MAP DOES NOT CONFORM TO CESI 47-39 AS AMENDED.
 10. THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
- REFERENCES:
1. ALL DEEDS AND MAPS SHOWN HEREON.
 2. CABARRUS COUNTY ON-LINE G.I.S. TAX MAP.
 3. UNRECORDED MAP TITLED "CONVEYANCE PLAT SURVEY PROPERTY OF: VICTORY REVAL CRUSADES, INC.", BY CESI, DATED JULY 4, 2001, CESI JOB NO. 010511.000.



LARRY W. CLINE & wife, FAYE C. CLINE
P.I.N. 5662-26-4497
DB. 619, PG. 611

WALTER G. POSEY & wife, BRENDA G. POSEY
P.I.N. 5662-26-1270
DB. 3404, PG. 5

JOHNNY FRANKLIN CLINE & wife, JANET HAMBY CLINE
P.I.N. 5662-15-7963
DB. 486, PG. 539

LINDA SUTHER HERRING & husband, WILLIAM MIKE HERRING
P.I.N. 5662-25-6990
DB. 415, PG. 127

RHONDA S. DRAKE
P.I.N. 5662-25-3438
DB. 1659, PG. 163

L. R. SUTHER & wife, MADELYN D. SUTHER
P.I.N. 5662-15-2128
DB. 710, PG. 44

PUBLIC ROAD RIGHT-OF-WAY NOTE:
GOLD HILL ROAD (SR 2408) & CLINE SCHOOL ROAD (SR 2427) HAVE A PUBLIC MAINTENANCE RIGHT-OF-WAY ONLY; A SET WIDTH HAS NOT BEEN ESTABLISHED. THE N.C.D.O.T. CLAIMS THAT THE WIDTH WOULD APPROXIMATELY BE FROM OUTSIDE, TOP OF BANK OF DITCH TO OUTSIDE, TOP OF BANK OF DITCH OR WHATEVER IS NECESSARY TO MAINTAIN THE ROAD, DITCHES, SLOPES, ETC. THE MAINTENANCE WIDTH MEASURED FROM THE ROAD CENTERLINE ON THE NORTH SIDE OF GOLD HILL ROAD IS APPROXIMATELY 25'+/-, THE MAINTENANCE WIDTH MEASURED FROM THE ROAD CENTERLINE ON THE WEST SIDE OF CLINE SCHOOL ROAD TAPERS WITH THE WIDEST END BEING NEAR THE INTERSECTION (28'+/-) AND THE NARROWEST END BEING AT THE NORTHERN PROPERTY LINE (18'+/-).

BOUNDARY & TOPOGRAPHIC SURVEY OF:
3105 CLINE SCHOOL ROAD
NO. 6 TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA

FOR CLIENT:
VICTORY REVAL CRUSADES, INC.
3101 CLINE SCHOOL ROAD
CONCORD, NC 28025

DATE: OCTOBER 10, 2017
REVISED:
SCALE: 1" = 40'
JOB NO.: 170437.000

COMPUTED BY: JRB
DRAWN BY: JRB
CHECKED BY: JEC




SCALE IN FEET
0 40 80 120

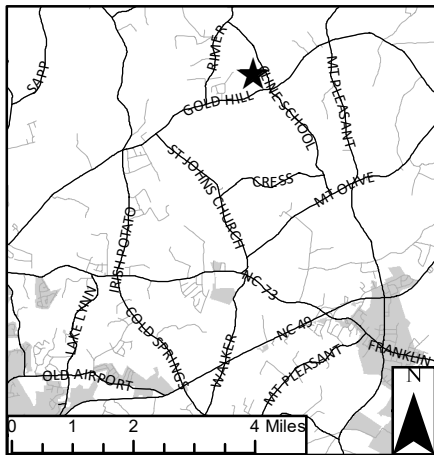
CIVIL - GEOTECHNICAL - SURVEYING
N.C. FIRM LICENSE NO. C-0263
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
ACAD FILE: 170437.DWG
© CESI 2017

Existing Zoning



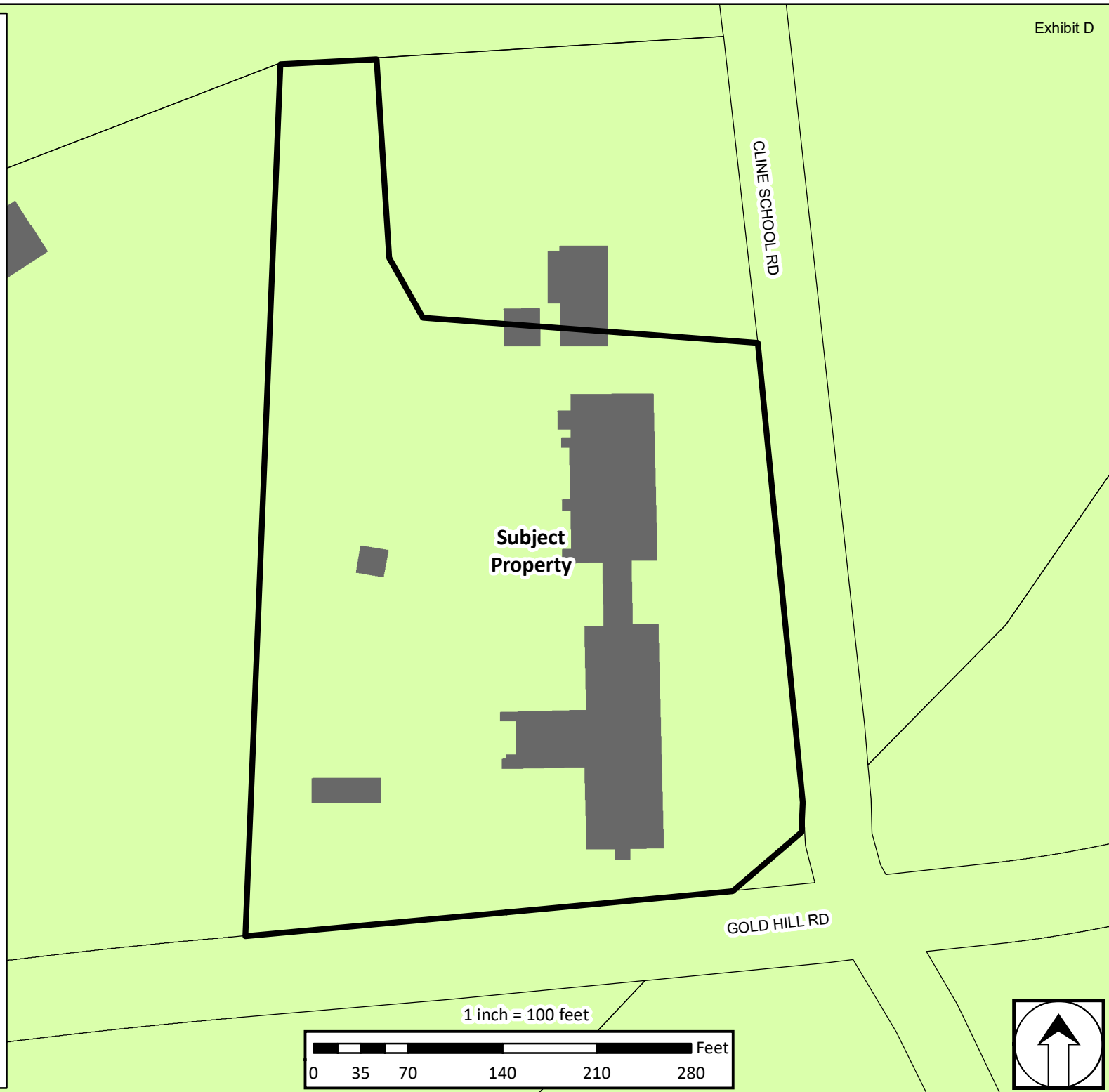
Applicant: Virginia Moore
Owner: Victory Revival Crusade
Case: RZON2018-00002
Address: 3101 Cline School Road
PIN: 5662-25-1973
Current Zoning: AO
Proposed Zoning: OI

-  Parcels
-  Municipal District
-  Structures 2010

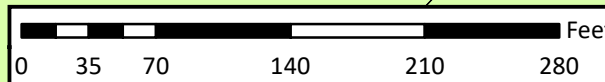


Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data.

Map Prepared by Cabarrus County Planning & Development - April 2018



1 inch = 100 feet

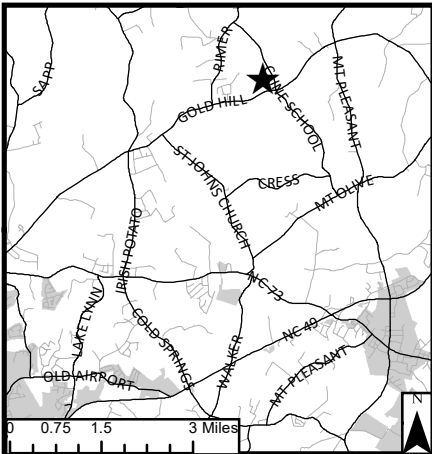


Aerial Map



Applicant: Virginia Moore
Owner: Victory Revival Crusade
Case: RZON2018-00002
Address: 3101 Cline School Road
PIN: 5662-25-1973

- Cabarrus County
- Municipal District
- Parcels

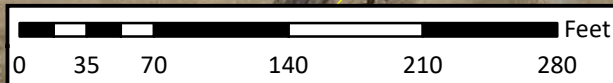


Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data.

Map Prepared by Cabarrus County Planning & Development - April 2018



Subject Property

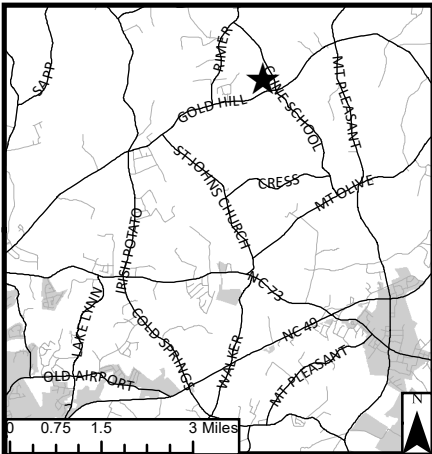


Aerial Map (2015)



Applicant: Virginia Moore
Owner: Victory Revival Crusade
Case: RZON2018-00002
Address: 3101 Cline School Road
PIN: 5662-25-1973

- Cabarrus County
- Municipal District
- Parcels



Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data.

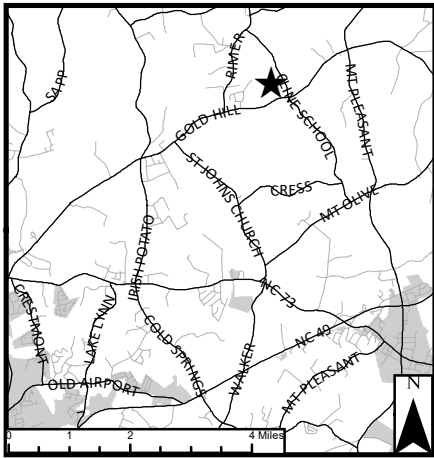
Map Prepared by Cabarrus County Planning & Development - April 2018



**Eastern Plan Area
Future Land Use**

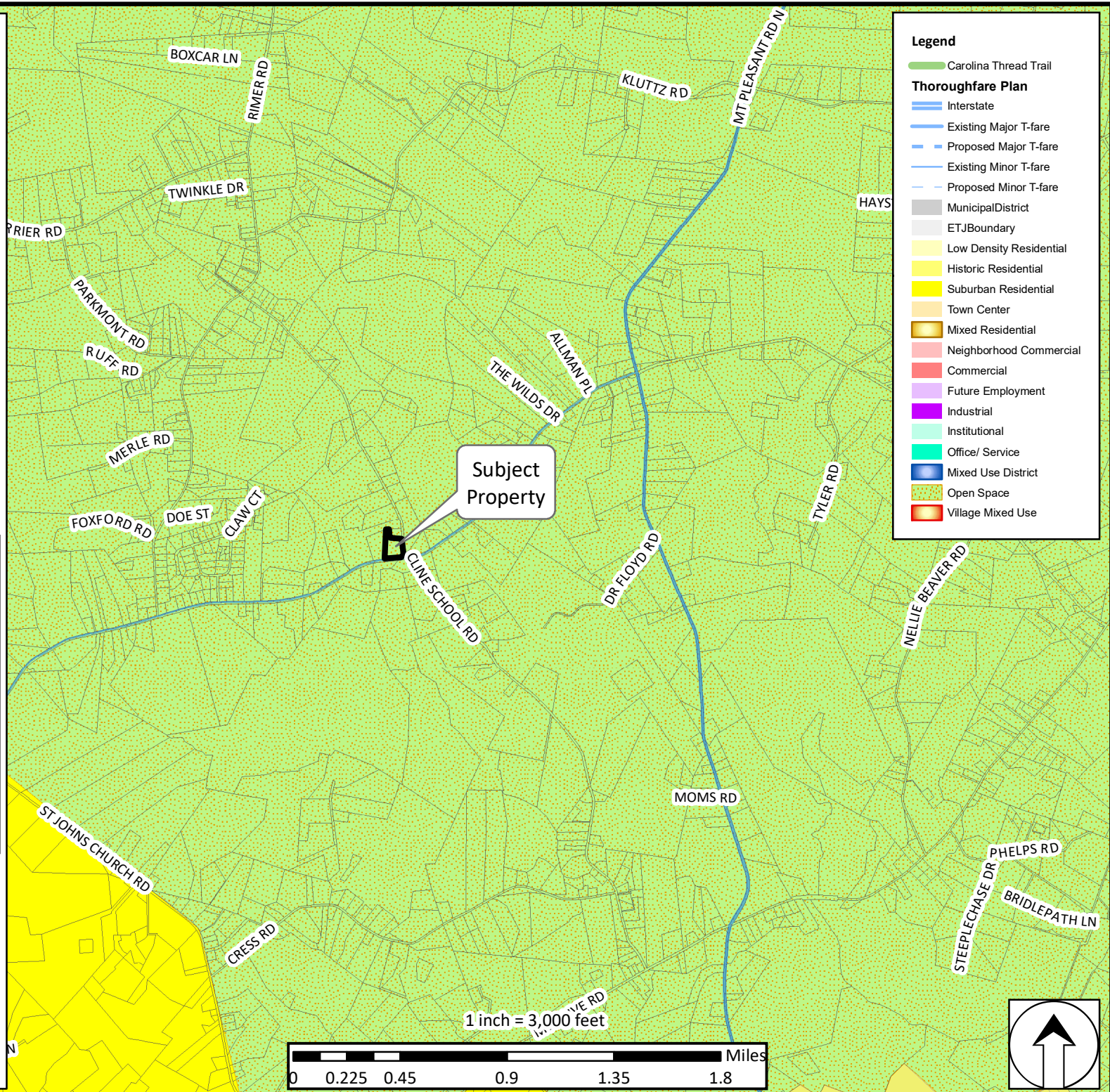


Applicant: Virginia Moore
 Owner: Victory Revival Crusade
 Case: RZON2018-00002
 Address: 3101 Cline School Road
 PIN: 5662-25-1973



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Map Prepared by Cabarrus County Planning & Development - April 2018



PIN	Property Owner	Address	City	State	Zip
5662-25-1973	Victory Revival Crusades Inc	3101 Cline School Road	CONCORD	NC	28025
5662-25-3438	Rhonda S Drake	6420 Gold Hill Road	CONCORD	NC	28025
5662-15-2128	Louis R & Madelyn D Suther	6200 Gold Hill Road	CONCORD	NC	28025
5662-16-0381 & 5662-15-7963	Johnny F Cline	6345 Gold Hill Road	CONCORD	NC	28025
5662-25-6990	Linda S & William M Herring	6517 Gold Hill Road	CONCORD	NC	28025
5662-26-4497	Larry W & Faye C Cline	3400 Cline School Road	CONCORD	NC	28025
5662-26-1270	Walter G & Brenda R Posey	3171 Cline School Road	CONCORD	NC	28025



Cabarrus County Government – Planning and Development Department

April 17, 2018

Dear Property Owner:

A Zoning Map Amendment Petition has been filed in our office for your property. The specifics of the request are listed below. The Cabarrus County Planning and Zoning Board will consider this petition on Tuesday, May 8, 2018 at 7:00 PM in the 2nd floor Multi-Purpose Room of the Cabarrus County Governmental Center, located at 65 Church Street SE, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about the rezoning request, I encourage you to attend this meeting.

Petitioner	Cabarrus County
Petition Number	RZON2018-00002
Property Location	3101 Cline School Road
Parcel ID Number	5662-25-1973
Existing Zoning	Agriculture/Open Space (AO)
Proposed Zoning Map Change	Office/Institutional (OI)

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2181.

Sincerely,

A handwritten signature in cursive script that reads "Phillip Collins".

Phillip Collins, AICP
Senior Planner
Cabarrus County Planning and Development
704.920.2181



Cabarrus County Government – Planning and Development Department

April 17, 2018

Dear Property Owner:

A Zoning Map Amendment Petition has been filed in our office for property **adjacent** to yours. The properties and specifics of the rezoning are listed below. The Cabarrus County Planning and Zoning Board will consider this petition on Tuesday, May 8, 2018 at 7:00 PM in the 2nd floor Multi-Purpose Room of the Cabarrus County Governmental Center, located at 65 Church Street SE, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about the rezoning, I encourage you to attend this meeting.

Petitioner	Cabarrus County
Petition Number	RZON2018-00002
Property Location	3101 Cline School Road
Parcel ID Number	5662-25-1973
Existing Zoning	Agriculture/Open Space (AO)
Proposed Zoning Map Change	Office/Institutional (OI)

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2181.

Sincerely,

A handwritten signature in cursive script that reads "Phillip Collins".

Phillip Collins, AICP
Senior Planner
Cabarrus County Planning and Development
704.920.2181

Rezoning from AO to OI
“P” - Permitted, “C” – Conditional, “PBS” – Permitted Based on Standards

	AO	OI
RESIDENTIAL USES		
Family Care Home	P	
Group Care Facility	P	P
Manufactured Home, Single Section or Mobile Home, Multi-Section	P	
Manufactured Home Park (8-4, 14)	P	
Single Family Detached Residential	P	
AGRICULTURAL USES		
Agriculture, Including Livestock (7-3,2A)	P	
Agriculture Excluding Livestock	P	
Agritourism, Accessory to Agriculture	P	
Barn, Greenhouse, as Primary Structure (7-3, 7)	PBS	
Bulk Grain Storage	P	
Dairy Processing	P	
Hatchery	P	
Livestock Sales	P	
Nursery, Greenhouse	P	
Scientific Research and Development, Accessory to Agriculture (7-3, 52)	PBS	
ACCESSORY USES		
Accessory Dwelling Unit (7-3,1)	PBS	
Accessory Building, Lot Less Than 2 Acres (7-3, 1)	PBS	PBS
Accessory Building, Lot 2 Acres or Greater (7-3, 1)	PBS	PBS
Airstrip (8-4, 3)	C	
Automated Teller Machine (7-3, 6, b)		PBS
Community Garden, as Accessory Use (7-3, 13)	PBS	PBS
Ethanol Fuel Production, Residential District, Private Use Only (7-3, 20)	PBS	
Home Occupation, General (7-3, 27)	PBS	
Home Occupation, Rural (7-3, 28)	PBS	
Ice Production, Dispensing, Accessory to Convenience Store (7-3, 30)	PBS	
Ice Production, Dispensing, Accessory to Gas Station (7-3, 29)	PBS	
Kennel, Private (7-3, 31)	PBS	
Swimming Pool, Accessory to Single Family Residential (7-3,1)	PBS	
Towing Service, Accessory to Automobile Repair (7-3, 60, a-c)	PBS	
Towing Service, Accessory to Salvage Yard (7-3, 59, a-c)		
Trail Head, Accessory (7-3, 63)	PBS	PBS
Wind Energy Facility, Accessory Use, On Site Use Only (7-3, 66)	PBS	
COMMERCIAL, RETAIL AND OFFICE USES		
Animal Hospital (8-4, 39)	C	
Auction House (7-3, 3)	PBS	
Bank, Financial Institution, Automated Teller Machine (7-3, 6)		PBS
Banquet Hall		P
Barber, Beauty, Tanning, Nail or Skin Care Salon		P
Bed and Breakfast (7-3, 8)	PBS	
Catering Service (7-3, 9)		PBS
Contractor or Trade Shops (7-3, 17)	PBS	
Convenience Store with Petroleum Sales (7-3, 14)	PBS	
Convenience Store without Petroleum Sales (7-3, 15)	PBS	
Country Club with Golf Course (7-3, 16)	PBS	PBS
Day Camp, Summer Camp, Civic Group Camp Facility (8-4, 10)	C	
Duplex, Commercial Use, Individual Lots (7-3, 19)		PBS
Farmer's Market		P
Funeral Home		P
Gas Station (7-3,23)	PBS	
Golf Course, Public or Private (7-3, 24)	PBS	PBS
Kennel, Commercial (8-4, 37)	C	
Nursery, Daycare Center (7-3, 35)	PBS	PBS
COMMERCIAL, RETAIL AND OFFICE USES (Continued)		
Office professional, 30,000 Square Feet or Less		P
Parking Lot, Parking Garage, Commercial or Private		P
Printing and Reprographic Facility		P
Race Shop, Race Team Complex (8-4, 19)	C	
Reception Facilities (8-4, 21)	C	
Recreational Facility, Indoor (7-3, 39)		PBS
Recreational Facility, Outdoor (8-4, 22)	C	C
Recreational Therapy Facility, Rural Setting (8-4, 23)	C	

Rezoning from AO to OI
“P” - Permitted, “C” – Conditional, “PBS” – Permitted Based on Standards

Recyclable Materials Drop Off (7-3, 41)	PBS	PBS
Repair Garage, Automobile (7-3, 43)	PBS	
Repair Shop, Farm Machinery (7-3, 44)	PBS	
Repair Shop, Small Engine (7-3, 45)	PBS	
Restaurant, Excluding Drive-thru (7-3, 47)	PBS	
Retail Sales, Neighborhood Market 1,000 Square Feet or Less (7-3, 49)	PBS	
Sawmill (7-3, 51)	PBS	
Scientific Research and Development (7-3, 53)		PBS
Shooting Range, with Outdoor Target Practice (8-4, 30)	C	
Sports and Recreation Instruction or Camp (8-4, 31)	C	
Stables, Commercial (7-3, 58)	P	
Swim Club, Tennis Club, Country Club (7-3, 59)	PBS	PBS
Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales (7-3, 61)	PBS	
Veterinarian (8-4, 37)	C	
Wireless Telecommunications Services (8-4, 36)	C	C
Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less (8-4, 36)	P	P
Wireless Telecommunications Services – Co-location (7-3, 67)	PBS	PBS
INSTITUTIONAL, CIVIC AND PUBLIC USES		
Animal Shelter (8-4, 37)	C	
Cemetery (7-3, 10)	PBS	
Civic Organization Facility (7-3,11)	PBS	P
Coliseum, Stadium (8-4, 5)		
College, University (8-4, 6)	C	
College, University		P
Communications Tower, 911 Communications Tower (7-3, 12)	PBS	
Communications Tower, 911 Communications Tower (8-4, 7)		C
Convention Center Facility (8-4, 8)		C
Correctional Facility (8-4, 9)	C	
Elementary, Middle and High Schools (8-4,11)	C	C
Government, Excluding Correctional Facilities (See Public Service Facility, Public Use Facility or Public Cultural Facility)	C	C
Hospital, Ambulatory Surgical Care Facility		P
Public Cultural Facility (7-3, 38)	PBS	P
Public Service Facility (8-4, 17)	C	C
Public Use Facility (8-4, 18)	C	
Public Use Facility		P
Recreational Trail, Greenway or Blueway, Connector (7-3, 40)	PBS	PBS
Recreational Trail, Greenway or Blueway as Part of Public Use Facility	PBS	PBS
Religious Institution with Total Seating Capacity 351 or More (8-4, 24)	C	C
Religious Institution with Total Seating Capacity 350 or Less (7-3, 42)	PBS	PBS
Religious Institution with School (8-4, 25)	C	C
Rest Home, Convalescent Home with 10 Beds or Less (7-3, 46)	PBS	PBS
Rest Home, Convalescent Home with More Than 10 Beds (8-4, 26)	C	C
Trade and Vocational Schools (8-4, 33)	C	C
Trail Head, Primary Use Site (7-3, 64)	PBS	PBS
INDUSTRIAL		
Landfill, Demolition, Less Than One Acre (7-3, 32)	PBS	
Landfill, Demolition, One Acre or More (8-4, 13)	C	
Landfill, Sanitary (8-4, 13)	C	
Multimedia Production and Distribution Complex (8-4, 15)	C	
Slaughter House, Meat Packing (8-4, 32)	C	
Public Utilities	C	C
TEMPORARY USES		
Auction, Estate or Asset Liquidation	PBS	PBS
Auction, Livestock	PBS	
Contractor Office, Construction Equipment Storage	PBS	PBS
Dumpsters, Commercial Waste Containers	PBS	PBS
Events, Tent or Temporary Structure		PBS
FEMA Trailers, Natural Disaster or Significant Weather Event	PBS	PBS
Mobile Personal Storage Unit, Vacate or Occupy Premise	PBS	PBS
Mobile Personal Storage Unit, Renovation	PBS	PBS
Promotional Activities Involving the Display of Goods or Merchandise	PBS	PBS
Real Estate Office in a Construction Trailer or Temporary Modular Unit, Commercial/Mixed Use Projects	PBS	PBS
Real Estate Office in a Construction Trailer or Temporary Modular Unit, Residential Projects	PBS	PBS
Real Estate Office in Model Home	PBS	PBS
Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins		PBS

Rezoning from AO to OI
"P" - Permitted, "C" – Conditional, "PBS" – Permitted Based on Standards

Similar and Compatible Uses Not Specified	PBS	PBS
Special Events and Activities	PBS	PBS
Temporary Amusement Enterprise		PBS
Temporary Dwelling for Large Construction Projects	PBS	PBS
Temporary Residence in Mobile Home During Construction of New Home, Same Site	PBS	
Temporary Signs	PBS	PBS
TRANSPORTATION RELATED		
Airstrip (8-4,3) See Accessory Use	C	C

CABARRUS COUNTY
ZONING



NOTICE
RZON2018—00002
FOR DETAILS CALL
704 - 920 - 2141

18/04/2018 12:03 pm

CABARRUS COUNTY
ZONING



NOTICE
RZON2018—00002
FOR DETAILS CALL
704 - 920 - 2141

18/04/2018 12:09 pm