



**Planning and Development  
Department**

## **Cabarrus County Government**

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Cabarrus County Planning and Zoning Commission Meeting  
April 9, 2019 @ 6:30 P.M.  
Board of Commissioners Meeting Room  
Cabarrus County Governmental Center

### Agenda

1. Roll Call
2. Approval of February 12, 2019, Planning and Zoning Commission Meeting Minutes
3. Old Business – Board of Adjustment Function:
  - A. CUSE2019-00002 – Request to amend Conditional Use Permit for Extraction of Earth Materials. The applicant is Vulcan Construction Materials. The property is located at 15580 Old Beatty Ford Road (PIN#: 6603-57-8665, 6603-59-9632, and 6604-50-4443).
4. Directors Report
5. Legal Update
6. Adjourn



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Mr. Chris Pinto, Chair, called the meeting to order at 6:40 p.m. Members present, in addition to The Chair, were Mr. Jeffrey Corley, Ms. Holly Grimsley, Mr. James Litaker, Mr. Andrew Nance, Mr. Charles Paxton, Mr. Brent Rockett, Mr. Stephen Wise and Mr. Jerry Wood. Attending from the Planning and Zoning Division were, Ms. Susie Morris, Planning and Zoning Manager, Mr. Joshua Jurius, Planner, Mr. Phillip Collins, Sr. Planner, Mr. Wayne Krimminger, Zoning Enforcement Officer, Ms. Arlena Roberts, Clerk to the Board and Mr. Richard Koch, County Attorney.

**Roll Call**

**Approval of December 11, 2018 Meeting Minutes**

Mr. James Litaker **MOTIONED, SECONDED** by Mr. Jerry Wood, Jr. to **APPROVE** the December 11, 2018, meeting minutes. The Vote was unanimous.

**Approval of Findings of Fact for CUSE2019-00005 Verizon Wireless Telecommunications Facility, property located at 11590 Flowes Store Road (PIN: 5525-92-4009)**

Mr. Charles Paxton **MOTIONED, SECONDED** by Mr. James Litaker to **APPROVE** the Findings of Fact for CUSE2019-00005 Verizon Wireless Telecommunications Facility, property located at 11590 Flowes Store Road (PIN:5525-92-4009) The Vote was unanimous.

The Chair said anyone wishing to speak on any of the Board of Adjustment cases need to complete a blue card.

The Chair read the suggested rules of procedures for the Board of Adjustment cases.

1. The Cabarrus County planning staff person(s) shall first present the staff report and answer questions from the Commission. There will be no time limit on this presentation.
2. The Applicant may make a presentation to the Board (optional) and will then answer questions from the Commission. There will be a 15 minute time limit on the presentation if the Applicant chooses to make a formal presentation. There will be no time limit on questions from the Board following the presentation.



3. When the Board is ready to proceed, the proponents (those speaking generally in favor of the case) will have a total of 15 minutes to speak and/or present documents in support of their position. The 15-minute time limit does not include questions directed to the proponents by the Commission.
4. After the proponents finish, the opponents (those speaking generally against the case) will have a total of 15 minutes to speak and/or present documents in support of their position. The 15-minute time limit does not include questions directed to the opponents by the Commission.
5. Each side will then have 3 minutes for rebuttal, with the proponents going first. Again, questions directed to the speaker will not count against the time limit. This will conclude the public hearing portion of the meeting and the Commission will proceed to deliberation.
6. Each side is strongly encouraged to use a spokesperson to present the positions commonly held by each. Each side is also strongly encouraged to organize their speakers and presentations to ensure that all persons wanting to speak will have time to do so.
7. If a speaker has questions of a person on the other side, such questions shall be addressed to the Commission members to be redirected to the person to be asked. There will be no direct questioning of one speaker by another except through the Commission.
8. Public demonstrations of support for a speaker's comments should be limited to clapping. Any other type of audible support shall be out of order and subject the offender to being removed from the building. Anyone speaking out of order shall likewise be subject to removal.
9. These rules are designed to have a full and fair hearing that is orderly and expeditious and avoid unnecessarily repetitious presentations.

Mr. Jeff Corley, **MOTIONED, SECONDED** by Mr. Brent Rockett to **APPROVE** the Rules of Procedures. The vote was unanimous.

**Old Business –Planning Board Function:**

The Chair introduced Petition RZON2018-00004-Request for Rezoning from Office/Institutional (OI) District to Limited Industrial (LI) District. Applicant/Owner is Dan Wilcox. The property is located at 1334 NC Highway 24/27 W. (PIN: 5524-25-8940)

Mr. Josh Jurius, Planner addressed the Board presenting the staff report for Petition RZON2018-00004 – Request for rezoning from Office Institutional (OI) to Limited Industrial (LI) District. The property is located at 1334 NC Highway 24/27 W. Midland, NC (PIN: 5524-25-8940).



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The subject parcel is currently occupied by Wilcox Tractor Sales, which is classified in the Cabarrus County Zoning Code as Trucking Equipment, Heavy Equipment Sales and Service with Sales Lot and is permitted in Chapter 3 in the LI District.

He showed an aerial photograph of the subject property off NC 24/27. The surrounding zoning is in a unique area along this corridor. It is actually surrounded, partially by Cabarrus County and the Town of Midland has annexed a lot of the properties adjacent to or across the street from the subject parcel. The surrounding zoning is Office Institutional (OI) to the north and Countryside Residential (CR) to the North West. To the East, across Highway 24/27, is zoned Industrial (IND), which is a Midland zoning classification. To the South and West you have Office Institutional (OI), to the South is Industrial (I) which is also Midland and to the direct West you have Countryside Residential (CR).

In 1996, this property was actually zoned General Commercial (GC) and the applicant actually pursued a conditional use permit at that time to open and operate his business for heavy equipment sales. The conditional use permit and a site plan were approved for the use in 1996. As the site developed, the project was not built directly according to the approved plan.

Later on in history, in 2005, is when the county created the OI District and did a blanket rezoning for a lot of the County, especially along a lot of these corridors, such as Highway 24/27, to allow more of a flexible use. It allows a little more than just residential or just commercial, was the thinking at that time.

The applicant is here tonight to zone it to a better district for the actual use of his property.

Trucking Equipment, Heavy Equipment Sales and the Sales Service Lot is not a permitted use in the OI district. It is a nonconforming use at this time. If the petition is granted, it would go to Light Industrial (LI) and it is permitted in the Light Industrial district.

Based on GIS data, the site currently meets the dimensional standards as far as lot size and setbacks for both OI and LI. It would not cause any more nonconformities in that sense.

LI is a higher intensity district from OI and it allows a lot more intense uses. However, it is across the street from the Midland Industrial area. In the Midland Area Land Use Plan, everything that is across 24/27 is in a big industrial park. It is called out in the Midland Area Future Land Use Plan, as one of the areas that is listed for Future Employment District that has a lot of industry leaning uses in mind for that corridor. He believes the railroad is actually coming in with a spur or has already come in with a spur for that general area. So, this entire general area, per the Midland Area Land Use Plan, will be industrially minded.

He is happy to answer any questions the Board may have and the applicant is also here tonight to answer any questions.



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Mr. Jeffrey Corley said when the property was first developed, they were required to have a conditional use in what the zoning was at the time?

Mr. Jurius said that is correct.

Mr. Corley said as the property did develop, it did not develop according to the way of the conditional use?

Mr. Jurius said the use remained the same but it was not developed according to the site plan that was approved with the conditional use permit in 1996, but the use did remain the same.

Ms. Holly Grimsley said you are saying there are no conflicts now?

Mr. Jurius said currently, the use is not allowed in the current district it is in.

Ms. Grimsley said but if we changed it, there would be no issues?

Mr. Jurius say yes. To his knowledge, the use would be permitted by right in that district, into the new district; so that should not cause any conflicts.

The Chair said it was changed from OI from what?

Mr. Jurius said from General Commercial Conditional Use. They secured the conditional use permit in 1996. Sometime in 2005, the property was rezoned from GC to OI, as part of the blanket rezoning that the County did for a lot of those areas along these corridors. To his best belief, that was tied to an economic study that was done at the time, not just for this specific area but overall for this general area of Cabarrus County.

The Chair said so that bumped him out of compliance.

Mr. Jurius said yes. It was an existing business and was allowed to continue to operate as such, but the zoning made it a nonconforming status.

The Chair said as far as development goes out there, are there any utilities out there?

Mr. Jurius cannot answer that with any degree of certainty. The applicant may be able to answer that seeing how the business is there. From what he has been told is that they have water but not sewer in this stretch of 24/27.

The Chair said that is rough ground out there for septic.

There being no further questions or comments The Chair called on the applicant, Mr. Daniel Wilcox, to address the Board.



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Mr. Daniel Wilcox, Applicant, 3409 Sandalwood Drive, Waxhaw 28173. We would like to bring the zoning into conformity, to build another building on the property and continue development of the business there.

When he originally purchased the property in 1996, we came up with a plan for the property but the building was moved from sort of the center along the back, to that corner. That is the only difference but the business has always remained the same.

We buy, sell and rent excavating machinery and they would like to continue with the same business on the property and build another building as well.

The Chair has watched it grow, going up and down the road.

Mr. Wilcox said you know where we are located.

The Chair knows exactly where it is located. He said it is needed out that way for sure.

Mr. Wilcox said it is a great location. We have the deceleration lanes coming from both directions into the property and it is convenient to 485. It has become a great place to do business.

The Chair thinks it would be a good spot for little industrial park and is why he asked about utilities.

Mr. Wilcox said it could be.

Mr. Corley asked what the new building would be used for.

Mr. Wilcox said it would be for the same use they are using now; service repair, sales and accounting.

There being no further questions for the applicant or staff and there being no one speaking for or against the case, the Chair open the floor for discussion for the proposed rezoning.

The Chair said the zoning change would bring the current use into compliance. It seems like it was out of his control, a blanket OI to GC and GC probably had that covered.

Mr. Jeff Corley thinks it is compatible with the surrounding area and it does not negatively affect the surrounding properties.

Mr. Charles Paxton said it is in the public interest because we have a lot of economic development in the County and this machinery would definitely be needed for such economic development.



Ms. Holly Grimsley agreed.

The Chair said it would allow the applicant to use the site for what it has been used for all along.

There being no further discussion Mr. Jeff Corley, **MOTIONED, SECONDED** by Ms. Holly Grimsley to **APPROVE** Petition RZON2018-00004. The vote was unanimous.

Ms. Morris reminded the Board that they first vote on whether they are going to change the zoning, then go back, and restate the reasons that you approved or did not approve the zoning like you just did; for the consistency statement.

**Mr. Koch read the following Consistency Statement**

Based on the staff report, the staff presentation, and the presentation from the applicant and particularly, for the reason the rezoning would bring the property use into compliance with zoning. This rezoning is consistent with the provisions of the Midland Area Land Use Plan and is reasonable and in the public interest.

Mr. Jeff Corley **MOTIONED, SECONDED** by Mr. Brent Rockett to **APPROVE** the Consistency Statement as read. The vote was unanimous.

The Chair said anyone wishing to speak for the following Board of Adjustment Case or to testify during the public hearing for this case must be sworn in. If you wish to speak, we need to have a completed blue card submitted to the Clerk. He asked those wishing to speak to stand, raise their right hand and he administered the Oath.

**Old Business – Board of Adjustment Function**

Petition CUSE2018-00004 – Proposed amendment to CUSE 2017, Conditional Use Permit for Public Service Facility (Solar Farm). Applicant is NC 102 Project, LLC (FKA McBride Place Energy, LLC). Located at Joyner Rd and Mt. Pleasant Rd. South, (PIN: 5557-40-5055 and 5556-25-9058).

The Chair asked are there were any Board members that have any conflicts of interest or any information related to the case that needs to be disclosed at this time.

Each Board member disclosed the date they visited the site.

Attended on January 17, 2019 – Mr. Jeff Corley and Mr. Brent Rockett

Attended on January 18, 2019 – Ms. Holly Grimsley, Mr. James Litaker, Mr. Andrew Nance, Mr. Chris Pinto, Mr. Charles Paxton, Mr. Stephen Wise and Mr. Jerry Wood.



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The Chair asked the Board members what they thought of the site visit and if anyone had any questions or comments.

Mr. Stephen Wise thought it was a great trip, he saw the complexity of the solar panels and how massive it is. It is hard to imagine, until you get down there and see how big it is.

The Chair said it is.

Mr. Jeff Corley appreciates Mr. Jansen having us out there. He saw nothing but a group of professionals that have done a tremendous job at getting that place up and running. To be honest, it kind of puts the problems we are dealing with here in a little better scale. That being said we still have a ways to go, and from some conversation during that visit, he feels that you are prepared to go there with us and he hopes that we get there soon for all of our sake. He appreciate the opportunity to go out there and he saw nothing but professionalism from all those that were involved.

The Chair asked Ms. Morris to come forward to state what she observed from the site visit. He asked if a new landscape plan had been submitted for the site.

Ms. Susie Morris, Planning and Zoning Manager, addressed the Board stating that she and Mr. Krimminger were on the site for three days, Wednesday through Friday. We tried to document the site as best we could for current conditions, so that when we do go back out to the site to do the site inspections, we would have some photos that we could reference. We also marked up a plan at that time.

At that time, we talked to Canadian Solar staff and DEPCOM staff about needing a landscape plan that actually showed the plants on it, instead of a conceptual drawing. A landscape plan was provided yesterday, but it was not provided until almost 5:00 p.m. She believes that the applicant may have that here for you this evening, to provide to you.

Most of what we saw on the site, you know, the landscape, of course, is an issue. The other thing that we were trying to work through with Canadian Solar staff is the encroachments. That would be on Edgefield where we came up on Joyner and then went down the road, instead of going onto that site. Those encroachments are in that area.

On the southernmost property, there was a lot of questions on the two tours from both of the groups about what happens there. That is the property she thinks that most of you know of as "where the horses are" and is where there seems to be some question about whether or not that person actually has buildings on Tal McBride's property or the Five M's property. There was a lot of discussion about that and how do you make landscape happen there, along with the fire access needed by the Fire Marshal's office.



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There was also some questions about whether or not, the fence height there was appropriate or if it needed to be a little bit taller. As we proceeded into the neighborhoods, some of you stated that

you did not realize that the topography was like this. Once we were on the site and looked at the neighborhoods, she thinks it gave them a better picture of what they were dealing with and then there were some gaps that were pointed out.

After that visit, we did go back and try to have a debriefing with Canadian Solar about the areas that they needed to focus on. Based on the questions that you were asking in the van, is where we thought your questions would be headed tonight. Hopefully, they are prepared, based on a little bit of guidance from us, to be able to answer questions that you had in more detail, in the van ride and then after, you all are able to have your discussion in more detail about what you saw and how you think they need to react or not react to the different areas of the site.

There was one difference in the site visits. The first group that went, that group got out and they did a lot of walking, they asked a lot of questions, and they got into a lot more detail than the second group did, especially based on the weather, and there were people who could not get out.

The first group probably has a much better idea of the intricacies of the site, where maybe the second group might not have those because they just kind of were looking through the windows and the windshield.

The second group, however, did have the opportunity to go into “North America” and to go to the back of that site. The first group did not go there because it started raining. The second group did go there and I think they can probably fill the first group in on what they observed there, as far as the residence and the residences and questions that were asked based on what they saw at the end of that access road.

The Chair said there was a cul-de-sac down at the end where the giant German shepherd was. There was one development, that had nice ten-acre lots and then there was another one where it was all tighter. Was it Vanderburg?

Ms. Morris said yeah, Vanderburg Estates is where the cul-de-sac was. To kind of get you back to the areas of the site, she showed the piece that is referred to as the piece north of Joyner Road. This is the piece that, if Canadian Solar is talking, they will talk about this as Canada. If you can remember in the van ride, they told you how they identified the different pieces and parts of the project. This area right here is the area where the second group was able to go. This is the area where the second group went, where they observed some additional residences that the first group did not have the opportunity to observe.

This is Vanderburg Estates; this is the 601 piece. If you remember the way that the tour went, you kind of came in off of 601. (She showed on diagram) This was the area that they talked about as the lay-down yard. This was the area where the wetlands are, where some of you got out and walked to that area. This is the area coming around, where there was a lot of discussion



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about the house there, whether or not the shed was on Canadian Solar's property or did Canadian Solar get too close to the other property. That is where that was. Then, coming around, this would have been the corner where you all kind of observed Vanderburg Estates.

The other observations from Vanderburg Estates, you came in from the substation entrance and then kind of went down through that main road down to the cul-de-sac. This cul-de-sac was where you were looking at the stream buffers. They were kind of talking about what they were proposing there for restoration. Along this side, was where you went up the little hill and you observed the overhead power lines that are there that are different from the original proposal, along with the configuration of these arrays right here, which is really the only place that those changed, where it would be obvious on a plan.

This, to orient you, is the Stewart property. The substation was here, so if you remember when we first started out, you stopped here and listened to the substation so that you could hear the noise, and then Mount Pleasant Road, Joyner Road, and then some individual properties here. Then this is where you went down Edgefield, where that encroachment is, that was yet to be determined. If you remember, they talked about that there was I think a pin there or some type of marker that they were going to have the surveyor come back out and take another look at that.

The Chair said what struck him was like all the different elevation changes throughout the whole deal, over there on Joyner, it seemed like that was a way below the road. When we were in a cul-de-sac, and I do not know which one it is, I mean we got turned around in the van, but when we were in a cul-de-sac and we were looking down.

Ms. Morris said you were here, and this is where that super basin was, where it looked like water behind those houses. Yeah, so you were right here and the dog was about right here.

The Chair said where were the horse farms, the other ones?

Ms. Morris said they would have been kind of coming in along this road. I do not think any of those properties necessarily back up to this project.

The Chair said I remember that cul-de-sac having elevation change too. When you take it down to the bottom, that had elevation change right there.

Ms. Morris said correct. This is where we pulled in with the van. Then you guys were kind of looking back at the site and those houses were up above the actual solar farm, so that corner to corner, where you kind of matched that up. Especially, the first group because you walked over there to be able to look through to see what was there. The first cul-de-sac that we came to would have been here and then second one, where the two or three houses were up for sale, is this one with the super basin back behind it.



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The Chair said where is the creek? We never got out. We could not see where Bost Creek or something?

Ms. Morris said yes. This is the tributary, this is when we were in the van coming down through the middle of all the panels, kind of looking over to the right, going down, where you could see some of those houses. If you remember, coming down, they were up to your right. You could see

the houses. She showed the tributary off Bost Creek that they know that they encroached into the required buffer. She showed Bost Creek.

When you got out of the van, this was the cul-de-sac, so this is basically where you were sitting. If you remember, we walked down there along the fence line to where the floodplain was located. For those folks who did not get out of the van, the stream buffer would have been in front of you, actually sloping down. If you remember, you could look back across and completely see the other piece. You could see this north piece, from sitting here in the van you could look straight across, because that property, dips down into that stream on both sides.

For the folks who got out and walked on the very southern piece, this was the wetland and so this was that area where there was some discussion about the fence that had eroded and the fence posts, and the concrete was actually showing underneath there.

The Chair said at the entrance there was a field to the right?

Ms. Morris said correct. That was coming in off 601, and this is where the field was and then we went down the access road, so this was where the house and the horses were.

The Chair said that was close.

Ms. Morris said correct, you all had some discussion about that, and then coming around to where you could see the other house on the corner and you all had some discussion about that. Then if you remember, we had to take this road and then you all got out of the van and walked down here.

The Chair said that is where the rotators were when we made that turn, right?

Ms. Morris said yes, they were here, on that southern section. The second group, we never had an opportunity to hear all of them changing at the same time. The first group can maybe let the second group know what that it sounded like because they had already pegged out for the day.

Mr. Brent Rockett said his thoughts on the sound, having been there when they were moving, was that we actually had to stop the group from talking so that it could be overheard, because while folks were talking in our group, they could not even audibly hear the moving panels. It



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seemed to be significantly less sound than what he personally expected. He does not know if there was additional feedback in that regard.

Mr. Jeffrey Corley agrees. He said it took us a while to even realize they were moving at all. You had to stare at them for quite a long time. I will add from our visit on Thursday, I think a lot of our detailed focus ended up sort of accidentally in the southern portion. I do not know about Friday, but that corner there where that road turns is really a tough spot that something appears, something has to be off. That was our conclusion on Thursday. I am not saying that this project is off, but something is clearly not, where it is supposed to be.

Mr. Rockett said there is a structure on that adjacent property that simply cannot be far enough away from that fence for the property line to be correct.

Mr. Corley said right. We did a ton of walking on this southern section. We walked all the way up in that sort of back corner, the northern most -- yeah, right there. We had some good conversation. This is one of those red lines on their planting plan. I think we had some good conversation. There is some topography issues there. The arrays kind of go right to the fence in some places and there are some ditches that cut through. He thinks in practicality, there is some inside the fence, outside the fence kind of stuff that would probably have to be done.

The section along the creek encroachment that Ms. Morris sort of talked about, sort of further north on the other section, so going up that tributary, they had proposed that red line supplementary planting there as well. We had a discussion about, given the topography issues and the fact that some of that re-planting at least on this plan is proposed inside the stream buffer. We had proposed shifting that to their side of the creek, to hopefully provide a little better environment for those plants to grow. Actually, it seems like a more sensible place to put those.

The other sort of underrated place is the south edge, sort of that south line of the south section, if you will. So come on down, yep, go left. Yeah, so right along in there, there is the encroachment along the south edge and then it kind of turns that corner as well. Looking back through various plans that this board has seen, it has been different every time, he is not quite sure. He expected in that area, to see some reason why it was cleared and some reason why the proposals for fixing that area were different. He personally feels that we are way off in that area. There was a huge encroachment, almost the entire width in some areas.

Mr. Rockett said he agrees with that.

Mr. Corley said there is not really topography challenges there. It is just flat graded dirt that he sort of had not really focused on that section until we got out there to look at it.

The Chair said for him it is the topo's. That is what he could not get over, how big and drastic, it was in like a ravine. He did not realize it was that deep until he saw it from that cul-de-sac.



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Really, going around that corner, he does not know how a fire truck is going to get around that corner, the one up there in the top on the right.

Mr. Rockett said to the right of the southern section.

The Chair said yeah, clearing by that house, he forgets their name, but man, that was rough to see. He asked Ms. Grimsley what she saw.

Ms. Holly Grimsley said the fence where we talked about the height of it, near the area of the farm where the horses are, I was not sure if that was sufficient or if it met the guidelines or if there just needed to be something extra done in that area. It just seemed like that would be real easy for someone to get across there pretty easily.

Mr. Rockett said yeah. He thinks part of the difficulty, he believes that is the Criswell or Crosswell, one of the two looking at the map, that property at the corner that the Chairman was referring to as being difficult for a fire truck and was also mentioned by Mr. Corley. There clearly seems to be an issue there that he think needs to be better defined. Supplementing the screening, doing anything other than some additional fencing is going to be very difficult because of the proximity of some of the structures and development on that property. A better understanding of where that property line is and what issues are creating what seems to be some type of inaccuracy there on someone's part would better allow it. But, the reality is where that fence is located and where the solar panels are, turning that corner for an emergency vehicle would be quite difficult or at least it seems to be visually to me. He said that was quite troublesome to me.

Ms. Morris followed up with the Fire Marshal's office and they said that they did provide some comments to the applicant. One is that they need to go back in and re-grade the roads and put down gravel, because it was not sufficient in some of the places. The second one is that they had to go back in and do some additional work off of Joyner because they had requested some turnarounds there. So that was a result of the Fire Marshal's visit. They were there Thursday morning.

Mr. Rockett said did they make a specific comment about that corner at their visit?

Ms. Morris said they did not make a specific comment related to that corner, just that it would have to be that 20-foot all weather access, which would be the gravel. She does not know if they got into any more detail. She is not sure who they went with that morning or if they got into any more of a detailed discussion. That was what they kind of reported out, was that they had talked to the people on site and they were going to have to address a couple things that they saw.

If the Board remembers, this project did not get a building permit, it was mainly electrical permits. So, typically some of the people who make it to the site were not on the site for those



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standard types of inspections, because it was an electrical permit. She believes that was the first opportunity that the Fire Marshal had to be on the site since it was constructed.

She said if the process had been different, they may not be receiving those comments now, but because it is kind of coming in at the end, there are some things that they will need to address from the Fire Marshal's office.

The Chair said when you said Thursday, were they with you guys? Was the Fire Marshal with them or which Thursday?

Ms. Morris said no, the Fire Marshal's office was actually out there in the morning, along with the tax office.

The Chair said on the 17th?

Ms. Morris said yes. The trip in the afternoon was just staff, P and Z members and Canadian Solar's representatives, Al and Moe on the first trip. The second trip was just P and Z members, staff, Mr. Krimminger and myself, and one member of Canadian Solar. Ms. Roberts had to take the minutes, so we put her at the front of the van.

Mr. Rockett said on that first trip on the 17<sup>th</sup>, with the staff that attended that day there was also an attorney/counsel representing Canadian Solar.

Ms. Morris said yes there was, Mr. James Gittens was also in the vehicle with us.

Ms. Grimsley said if they did a submittal yesterday, have you all had time to review it? Where do we go from here? My thought is we could talk all night tonight, but where are we from what they submitted, responded to. She thinks everybody got it on these two trips of what was going on. What have they or how have they responded?

Ms. Morris said we have not had a chance to review the plan because it was submitted at 5:00 p.m. yesterday.

Mr. Charles Paxton said did they give an explanation of why the delay?

Ms. Morris said they did not. The applicant is here and you are more than welcome to ask questions of them. They have representatives here tonight to try to answer any questions that you may have. There are two staff members here that are extremely familiar with the site, one that probably walks the site every time that they are here to visit, so very familiar with the intricacies of it. I would defer any questions that you have related to submittals or questions specifically about the site that you have, as to why things have or have not happened to the applicant.



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Mr. Rockett said the landscape plan that was submitted yesterday, was it a sealed document that met all standards for Cabarrus County Planning and Zoning?

Ms. Morris said the one that we received was not a sealed document.

The Chair said did it specify bushes and trees and amounts and everything like that? I am just wondering if it was like we are going to put X here and X there. Did it have that on it? Could you tell?

Ms. Morris said it appeared to have some of that on it, but again, we have not reviewed that plan in detail, so I really cannot speak to specifics of that plan. She believes the applicant may have a copy for you this evening, but she is not positive.

Mr. Corley said my question is not for Ms. Morris and asked if anyone had any more questions for Ms. Morris.

He asked if there is any question in the applicant's mind on what staff expects to be submitted. Has the communication been clear on what staff and this board needs to make a proper decision?

Mr. Albert Benshoff, The Brough Law Firm, 1526 East Franklin Street, Chapel Hill, North Carolina and also Concord, addressed the Board.

He said we have some clarifying questions, or at least he has some questions of clarification for the staff, that he thinks we can handle as we go forward. We do have copies of Monday's landscaping plan to give you and we received another landscaping plan tonight after 5:00 that shows all the shrubs and bushes on it. We have a digital version of that that Al Jansen can explain to you and we will get you that version as soon as it can be reproduced.

The Chair said personally, he thinks it needs to go to the staff first. It needs to go to the staff first, they need to look at it. They need to make recommendations. You guys need to talk back and forth about how many bushes go in certain areas. When that happens, we can actually vote on something. Right now, we have nothing to vote on. We have been out there, we have looked at it, you know, we all have opinions and ideas about different things.

He said he might be speaking out of line but, until the staff gets it and they review it, he thinks this meeting is not over, but he thinks that is where we are, in his opinion. Let me know if I am wrong.

Mr. Paxton agrees, Mr. Chairman.

The Chair said speak, let me know if I am wrong.



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Mr. Paxton said he has great difficulty voting on something that the staff has not analyzed or summarized, so therefore, I agree with you. Maybe we should table anymore discussion until staff has had time to review it and comment on it.

The Chair is of that opinion, I do not know if I can make that motion or not.

Mr. Rockett said furthermore, it also needs to be delivered in a timely manner to provide the time that is necessary for staff to review in advance of whenever the presentation would be made.

The Chair said they cannot present it to us and therefore we cannot have good questions. You know, we do not know, we cannot do it. I guess what I am asking for is a motion to table the meeting until the next meeting.

Mr. Benshoff said Mr. Chairman, before you table the meeting, if I could move on to another topic? I was asked to present information to you tonight so that the staff could then analyze it.

The Chair said we will take anything you want to give us.

Mr. Benshoff said that will take about three minutes, but Mr. Koch and Ms. Morris asked me to.

The Chair said well, I mean, you have it on paper, I guess, right?

Mr. Benshoff said yes.

The Chair said you can hand that over; that will be fine.

Mr. Corley said while you are handing those out, I will piggyback on what these guys have said. He said staff needs a complete application and package of what you guys intend to do. This is now the second giant binder that we have been presented at a meeting. We want this over with just as much as you guys do and I am sorry that we cannot just rubber stamp everything you give us.

I have been very, very proud of this board from the way we handled this case from day one. We are in a very difficult position now, but rest assured we are going to make sure we do our job to our fullest and make sure we have every piece of information that we need to make the correct decision. Personally speaking, until we have a full package in front of us with plenty of time to review, I am going to continue to be very, very disappointed in this process.

Dr. James Litaker said he has a question and he does not know how to ask or if he can ask it. When they were approached, the other existing landowners around there, are we able to hear how they settled with them, what went on with the other landowners, when they apparently settled their disputes, especially like in Vanderburg Woods? If I had one of those three homes that were up for sale, were they approached and talked to or settled something?



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The Chair said he cannot answer that.

Dr. Litaker said the landowners have not told us anything of their displeasure, right, wrong, good or bad, shut up, go away, I do not care, or nothing. All we are doing is talking about the greater good for the County. I mean, the people around there we should be protecting are them. But, we are not hearing anything or do not know anything.

Mr. Richard Koch said this is a public hearing and if they had some things to say, they could certainly come and speak their minds. I know that they have had discussions with some of the landowners, but probably not all of them. I cannot speak to that. I just know about some of them that I have been told. But, really, the purpose of a public hearing is for those people who do feel they are affected, either positively or negatively, to come up and speak their minds about how it affects them. We have not had anybody that has spoken against this thing so far.

Dr. Litaker said that is what I mean. We are here to help them and if I was one of those three homes, I would be taking target practice off my back deck. But, we are not hearing anything. I know we are trying to keep the County under control and not let this happen, but who are we trying to help here?

Mr. Corley said to him, that is a large piece of this in the back of his mind. But, we approved this project based on a conditional use permit that the applicant at the time accepted these conditions that we put on this project. Most of this site had a 100-foot undisturbed buffer, and if you recall that meeting that night, it went perfect. There were discussions with the applicant and some neighboring owners in the back of the room. I see some heads shaking. I mean, it happened exactly how it should happen.

Dr. Litaker said the way it was supposed to.

Mr. Corley said when we left that meeting, there was one concern that those people had, one concern out of this whole entire project and that was what it was going to look like. We hung our hat on a 100-foot undisturbed buffer. I do not want to speak for anybody, but I felt wonderful that we had negotiated that 100-foot undisturbed buffer. So, now the project is built, they built what they wanted and we do not have our undisturbed buffer.

Dr. Litaker said correct.

Mr. Corley said to me, this is about trying to figure out what our intent of that buffer was. You know, just because somebody's not mad or just because somebody got four million trees to settle their buffer. I mean, I will be honest, the Stewart property, we have kind of haven't spent much time on that, but with what they are planning there, does that meet? Why should anything different there not go; why shouldn't that same aggressive planting be required other places?

Dr. Litaker said I know and he agrees with that. I mean, where do we stand?



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Mr. Corley said right, and until we have a plan showing the entire site with a circle for every bush they are going to plant and where they are going to plant it, I do not think I can make a conscious decision without seeing that.

Dr. Litaker said he agrees. We are here to be good stewards, to help the other people in the county. I know nobody wants this to go to court and it is a lot of money, but, you know, if I lived in one of those Vanderburg Woods homes and I am paying taxes to the County, I would not be mad at the farm, I would be mad at us and the County, if something is not resolved or done. But then, have they been talked to, have they sold out, have they been paid off and happy?

I mean, that is why I am kind of concerned. I am fighting for them, but I am not getting any response either. I want to make sure they are happy, taken care of, supported, let them know that we are not hanging them out to dry. But, are we or are we not and he wants that 150-foot buffer back too; he agrees. He just wants to make sure they know we did not hang them out to dry, we did not leave them there, because I know everybody thinks, well, I get screwed, my tax dollars are going down the drain again and what are they doing, where does it go? Nobody knows, but, you know, they are not here either. So, I am kind of lost on that part. Why are they not here? I sure would be.

Mr. Koch said let me just say one other thing in regard to that. It is a public hearing and anybody who wants to come and speak on it can come and speak. But, remember this is a conditional use and it is a quasi-judicial matter and you are just to decide what to do with the matter based on the evidence that you have. If there is no evidence of what you are looking for, then there is no evidence of it. You cannot just go out and look for it and try to bring it in. You have to just take the case based on what was presented to you in the hearing, either for it or against it. I hear what you are saying.

Dr. Litaker said he agrees with Mr. Koch, 100 percent.

Mr. Koch said he agrees with the doctor too. He understands you are supposed to kind of try to look out for everyone who is involved. But, in the end, it is a quasi-judicial matter and it is to be decided based on what is presented to you, and you cannot really kind of speculate on what might not be there. You just have to base it on the evidence that comes to the hearing.

Dr. Litaker said correct.

The Chair said that is why we want a landscape plan that is reviewed by the County and then presented to us.

Mr. Jerry Wood, Jr. said Mr. Koch, based off what you just said and the late submittals, the timing in the things that have just shown up, and the lingering questions or misunderstandings between the applicant and staff, Mr. Chairman, I would propose that we table this until the next meeting to give the applicant and the staff time to understand the differences or the confusion or



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the questions that are lingering and for them to have the proper time to take a look at the plans that have just been submitted so that they can then give them to us with some summary and give us time to take a look at it as well.

Mr. Rockett said to that point, I would like to ask a question of staff. For a document to be reviewed fully by staff, in order to be able to come to this board in advance of a meeting, say if that happened to be on March 12th, what would be the expectation for receiving said document?

Ms. Morris said today is the deadline to submit for next month's meeting. We always get everything a month in advance and then we start working on it. But, there is no guarantee it goes to the next meeting.

To speak to Mr. Wood's point, this is your decision; this is not on staff. The Board issued a conditional use permit that had certain conditions associated with it. One of those was that a buffer be maintained, it has not been maintained, and you all are going to have to decide.

She thinks it was Mr. Rockett that said, what is the intent based on what they are showing? The landscape plan does have a lot to do with this particular project, but there are also other things, that you all have brought up. You had the minutes from December, there were also a lot of other issues in there besides the landscape plan that need to be handled. There are representatives here

this evening that she believes can answer any questions that you have about that site. You may want to consider taking advantage of them being here to answer your specific questions, based on what you saw on the site.

You all had questions about, a driveway permit, what is happening with that? You had questions about the wall, what does that look like? There were questions that came up in that ride that were not necessarily related to this landscape plan. Yes, the landscape plan is important because that will answer a lot of questions, but there were also other things that you all talked about. So, you may want to ask those questions of the applicant while they are here to try to get answers to some of those questions, which may then inform another landscape plan that they may have to go back and do.

Again, the people who are familiar with the site are here and available to answer questions that you may have. You talked about noise, has that been cleared? Are you good with the noise that you heard on site? That was part of your discussion. That was something that they tried to address. Has that been addressed sufficiently?

There is the outstanding issue of the building plans. Have they turned anything in? This is all a conversation that you can be having with the applicant while they are here, that does not necessarily, relate back to the landscape plan.



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If you want to table that is fine, but you do have the opportunity to ask questions that may eventually inform that landscape plan that you want. We definitely, as staff, we have not seen the one they got today at 5:00. We got the one yesterday, but we did not have a chance; that is less than 24 hours and we have an office that we have to maintain. But if you have those outstanding questions, go ahead and try to address some of that.

You also had, I believe, a rebuttal to the conditions that were approved for this project. I do not know if the applicant has anything further that they want to add to that. So, I think you could use some of the time to address some of that so you do not have to come back again to try to address all of those items as well.

Again, it is the Boards' pleasure how you handle this, but you do have people here that are available to answer questions and I believe would be able to answer any detailed questions you have about the site.

Dr. Litaker said does it take you 30 days to evaluate when you are handed a plan, to be able to rebuttal and get back to them? Is that a fair time?

Ms. Morris said what typically happens when a plan comes in, staff has ten days to review that plan and we also send it out to our outside agencies. So, for example, we have to send it to Mr. Webb because he is the Engineer and he had comments about that landscape plan and he had comments about the other plans. We allow ten days, we send it out and we establish a deadline and then hopefully they come back with their comments by those ten days. Sometimes that does

not happen; that is the reality of it. We cannot determine when DOT is going to respond to us or when the Fire Marshal's office is going to respond. We can put a deadline out there. If it comes back and then we have comments, it is this back and forth.

Some of the difficulty is coming in here, because the back and forth that typically happens between staff and the applicant, to where you get that plan, where we could say it is in compliance, it meets the ordinance, it is buttoned up, T's are crossed, I's are dotted, that did not happen before this plan was moved forward. So that may be some of the difficulty, because there are outstanding questions that need to be answered, that you all typically are not dealing with.

We are trying to do the best that we can to keep it moving forward, but I do think that it potentially is beneficial for you to have some of that back and forth that you need to have with the applicant to get your questions answered that were brought up at the December meeting. You had questions, you started asking those questions and you had questions of the experts that were here. Were your questions answered sufficiently or were they not, because if they were not, the applicant needs to know that because there is still going to be an outstanding item, whether you get the landscape plan or not.



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Mr. Paxton said the original presentation, however many months ago it was, you had a list of concerns. Have those concerns been addressed and is that part of some of the discussion we are talking about?

Ms. Morris said those concerns were presented to the Board as outstanding comments that needed to be addressed. I think they feel like they have addressed some of them. But, as a staff, again, we have not received revised plans or it is this back and forth where we issue comments and then they are explaining the comment.

If we say fix the plan, we are looking for the plan to be fixed. If we say provide a document, we are looking for that document to be provided. So, that is kind of why it has ended up with you all, because they feel like there are things that they have done and especially with this landscape plan, there is that interpretation that has to be made, but that cannot be made at the staff level, it has to be made at the board level. We can advise them as to what we think needs to happen, but ultimately, it is the Board's decision.

Mr. Paxton said can I ask the applicant why this untimely delay in getting this landscape plan.

Ms. Morris said you can ask the applicant anything that you want.

Mr. Paxton said I mean right now or do we need to wait.

The Chair said there is a motion.

Ms. Morris said there is a motion on the floor.

The Chair said Mr. Wood, would have to withdraw his motion for now, if he wants too.

Dr. Litaker asked Ms. Morris if it would be appropriate for her, when you get everything together and you are ready, to get with chair or vice chairs and table that part of it until you are ready and they agree that you have got it and then bring it back?

Ms. Morris said we cannot do that. Either the plan meets the ordinance or it does not. Either they provided the information or they have not. This is a conditional use, it is quasi-judicial. Anything that they want to be reviewed, you know, they did a submittal. Based on that submittal we gave you, outstanding comments that they had not addressed and we also gave you a list of conditions for them to potentially move forward, but have to meet those conditions. You know, as long as a conditional use, if they meet the conditions. You all know, when you see a plan, normally, it has those five conditions on it and we can certify to you that the landscape plan meets the ordinance, or if you ask us if it meets the setbacks, we can certify to you that it does because that plan clearly shows that.



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In this particular case, we cannot do that when it comes to this landscape plan, because it was a condition of the conditional use permit and they can no longer meet that condition, but the board has to go back to original intent in that original approval. So, they are going to say we screwed up, we know we screwed up, here is our plan, here is how we intend to fix it, is it good enough? I mean, you can boil it down to something that simple. Is it good enough? The problem is at this point, you do not have a new plan. The plans keep changing, nothing is static, and that is the same difficulty that staff is running into.

Mr. Wood said I thank you and the staff for time put into this. I think the whole board does and we appreciate the perspective that you are bringing to this and reminding us of our duties, roles and responsibilities. At the same time, the applicant's attorney has said there are some interpretation issues that are outstanding, that even though he did not go into any specifics or details with, could ultimately affect the plan that we have yet to even see that just got submitted.

Mr. Wood said his motion still stands.

The Chair said we have a motion.

Ms. Holly Grimsley Second the motion.

Mr. Benshoff said before you vote on the motion, I would respectfully, like to get this information into the record so the staff will look at it, because Mr. Koch and Ms. Morris told me the staff will not look at it until you accept it.

The Chair said you want to just give it to me? Do you want to bring it up here and give it to me?

Mr. Benshoff said he did.

The Chair said it is the binder?

Mr. Benshoff said I did, but I need to put it on the record. It will take me three minutes to tell you what you have.

Mr. Benshoff said Exhibit 9 is Revision Five to the Glare Study, and the only change to this glare study is the conclusion, I believe it is on page A36. Exhibit 9 in the binder is response to staff comments that was requested in the staff report that you got before the December meeting.



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He said Exhibit 10 is pictures of the noise wall to be built at the substation and Mr. Jansen provided those pictures. That is all I have to say about that.

I will say that in September, there was a community meeting, held at the request of the county staff, and all the neighbors, all the adjoining property owners to the project were invited to come to the community meeting held at the Masonic Lodge across 601 from the southern end of the solar farm.

The Chair said does this glare study address Mr. Wes Webb our Engineer's complaints?

Mr. Benshoff said well, that is up to Mr. Webb to decide, but I suggest that he review the conclusion; it is one page.

The Chair said okay, thank you.

Mr. Benshoff said thank you.

The Chair said we have a Motion, and a Second.

Mr. Jerry Wood, Jr., **MOTIONED, SECONDED** by Ms. Holly Grimsley to **TABLE** CUSE2018-00004, until the next meeting. The vote was 8 to 1 to **TABLE** with Mr. Jeff Corley voting against. **TABLED** until the next meeting.

### Directors Report

Ms. Susie Morris said she sent an email out to the Board about the NC73 Widening meeting. What has come out of the meeting for NC73 is NCDOT is proposing four different options. One is that it maintains the same alignment and provides an expanded causeway at the reservoir. The other one is that there would be a bridge to go over the reservoir and then two different ones actually, kind of swing down through neighborhoods.

More than likely, one or two, which are the two that maintain the current route near the reservoir, would probably be one of the ones that rises to the top. You have the opportunity to provide comments as individuals, as to what you think. You also have the opportunity to provide comments potentially, to the Board of Commissioners if you would like to.

She thought we would be going longer this evening with the other case and is not really prepared to discuss this. But, out of those options, if there is one as a group that you feel would be a better option we can provide comments to the Commissioners and then the Commissioners can then roll your comments into their comments because they will more than likely be weighing in on this issue.



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We are getting a lot of comments by email and phone calls from people that are being filtered down to the Planning Department, because we sit on the NC73 Council of Planning and we also are members on the Technical Coordinating Committee for the Metropolitan Planning Organization, which are all opportunities to comment and see the plans.

If the Board decided as group that you wanted to provide some comments, we can do that and then pass them on to the Commissioners. But, based on conversations with NCDOT, this project has been combined with a project in Mecklenburg County. So, they are looking for concurrence, the next step is for it to go to the environmental folks.

Based on number three and four alignment, there will probably be a much exaggerated cost and expense to the project because it will take a lot of houses. It is going to take some houses and businesses anyway, based on the wider footprint that it will have. One starts at Odell and swings south and the other one swings just around the fingers of the lake. There is no real benefit for either one of those so, more than likely, what they pick will be one of two maintaining the current alignment across the reservoir.

Mr. Litaker asked if it is a three lane road or a four lane.

Ms. Morris said it would be a four lane road. Highway 73 from the County line into Highway 29, is what this particular project is looking at. They will start right-of-way acquisition and construction in 2023.

The Board can take a look at the website and we can talk about this next month if you feel like you want to offer an opinion on it or not; it is totally up to you. As a Planning and Zoning Commission, you do have the opportunity to look at these bigger issues and weigh in on them if you would like.

Mr. Wood said he thinks Ms. Morris is right. He said based on some of the literature they provided during the meeting, when you look at their different impacts and the different alternatives, their construction cost for three and four, it does not look like they have gone to any settlement cost or purchase cost at all.

Ms. Morris said one through four, all of those, she does not think includes any of the right-of-way acquisition or anything like that. She thinks it was just kind of a number that they put out to the public but it would not include condemnation, right-of-way acquisition, any of that. It will be interesting to see at the staff level when they come back with those real numbers what it looks like. She has not heard a lot out of the public meeting as far as if there was one that kind of rose to the top or not.

The second piece of that, this year will be starting the update to the Comprehensive Transportation Plan (CTP), again. If the Board remembers, we talked about that index and the right-of-ways and all of that stuff and you kind of give it your blessing before we take it back.



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There are several changes proposed to the CTP and she has a list of those and will move that forward to the Board at some point when we have some time and can talk about that. Some of it is just dates shifting around and moving. Some of it is there are some projects based on going back and doing calculations again. There are some projects that have shuffled around. Just so the Board is aware of what is going on in case people ask you knowing you are on the Commission, so you will have a general idea of what that looks like.

There being no further discussion, Mr. James Litaker **MOTIONED, SECONDED** by Mr. Jerry Wood, Jr. to **ADJOURN**. The vote was unanimous. The meeting ended at 7:50 p.m.

**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

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

**Conditional Use Permit: CUSE2019-00002**

Applicant Information: Vulcan Construction Materials, LLC  
Mideast Division  
4401 North Patterson Avenue  
Winston Salem, NC 27105

Owner Information: PINs 6603-57-8665 & 6603-59-9632  
Vulcan Lands, Inc.  
1200 Urban Center Dr.  
FAS 1401-843  
Birmingham, AL 35242

PIN 6604-50-4443  
Carolina Stalite Company  
PO Box 1037  
Salisbury, NC 28145

PINs: 6603-57-8665, 6603-59-9632, 6604-50-4443

Area in Acres: ± 140.32 ac

Purpose of Request: The purpose of the request is to modify the landscape plan and berm requirement along the Eastern edge of the mining site. The applicant seeks to amend the original landscape/site plan to use 100 foot of existing natural vegetation, instead of a constructed berm, to meet the landscape buffering requirement.

A Conditional Use Permit (CUP) for the Extraction of Earth Products was granted in March of 2004. The CUP site plan included a 100 foot buffer and the construction of 10 foot tall earthen berms around parts of the perimeter of the site, specifically along the eastern and southern edge of the project.

Site Description: The subject parcels are currently vacant and wooded or used for agriculture. The subject parcels represent the next two phases of the quarry, as shown on the site plan that was submitted with the request. All three of these parcels will function as one quarry as the materials on site continue to be mined.



Vulcan materials operate immediately adjacent to Carolina Stalite Company, and is the sole provider of the raw material used to make the Stalite product. There is a stream that runs across and is immediately adjacent to the property which will be subject to the Waterbody Buffer zone requirements of Chapter 4 of the Cabarrus County Development Ordinance.

|                           |  |
|---------------------------|--|
| Current Land Uses:        | Agriculture/Vacant   |
| Adjacent Land Uses:       | North – Industrial/Agricultural / Residential (Rowan County)<br>East – Agricultural / Residential<br>South – Agricultural / Vacant<br>West – Quarry / Industrial |
| Existing Zoning:          | GI-SU (General Industrial – Special Use)   |
| Permitted Uses:           | Per Rezoning Case C2003-01(R), the only permitted use on the property is Extraction of Earth Materials.  |
| Surrounding Zoning:       | North: Industrial (Rowan County)<br>East: OI (Office/Institutional)<br>South: OI (Office/Institutional)<br>West: GI (General Industrial)                         |
| Signs Posted:             | February 25, 2019  |
| Newspaper Notification:   | February 27, 2019  |
| Newspaper Notification 2: | March 6, 2019  |
| Notification Letters:     | February 25, 2019  |

#### **Exhibits**

- A. Staff Report
- B. Conditional Use Permit Application Form
- C. Aerial, Zoning & Future Land Use Maps
- D. Property Survey & Site Plan
- E. Waterbody Buffer Calculations
- F. Operational and Reclamation Plans
- G. 2003 Rezoning Minutes
- H. 2003 Rezoning Plan
- I. 2004 CUP Minutes
- J. 2004 CUP Site Plan



- K. NCDENR Air Quality Permit
- L. NCDENR Mine Permit
- M. Notification letters
- N. Posted signs
- O. Photos/video of the vegetation along the Eastern property boundary

### Agency Review Comments

**Health Review: Approved**

*Cabarrus health alliance has no comment concerning the project. (per DAVID Troutman, CHA)*

**Stormwater Review: Approved**

*State Stormwater regulations covered in the existing mine permit (per James Moore, NCDENR)*

**Erosion Review: Approved**

*Soil and erosion regulations covered in the existing mine permit (per James Moore, NCDENR)*

**Sheriff Review: Approved**

*No Sherriff's Department related comments (per Ray Gilleland, Lieutenant Sherriff)*

**Soil-Water Conservation Review: Approved**

*The state soil map lists this area as very poor for a gravel source. I would hope that the Vulcan's geologists have already studied this to make sure that it is a good source for what they are planning to extract. In addition, we want to make sure that all stream buffers are maintained, as this is already an impaired/impacted stream.  
(per Tammi-Sue Remsburg, Resource Conservation Coordinator)*

**Fire Review: Approved**

*No Fire Code related concerns (per Matthew Hopkins, Assistant Fire Marshal)*

**NCDOT Review: Approved**

*No NCDOT related concerns (per Jeff Burleson, NCDOT)*

**EMS Review: Approved**

*No EMS related concerns (per Justin Brines, EMS Director)*

**Zoning Review: Conditional Approval**

*Applicant needs to provide bond information as laid out in Section 8-4, Sub-section 12 of the Development Ordinance. (per Josh Jurius, Cabarrus County Planning)*



### History / Other Information

1. The applicant has provided documentation compliant with Section 8-3 of the Cabarrus County Zoning Ordinance, petitioning for a Conditional Use Permit Amendment.
2. The applicant has submitted a complete application which includes the "Findings of Fact" sheet along with a site plan showing the location of development on the subject property.
3. The subject properties are approximately 140.32 acres total.
4. There is an intermittent stream located on the subject property and the applicant is proposing adequate buffering to meet the Water Body Buffer requirements of the Cabarrus County Development Ordinance.
5. The subject properties are located within the boundaries of the Eastern Area Plan and are designated as Future Employment.
6. The quarry immediately adjacent to the subject properties began its operations in 1953 as Young Stone Corporation. Vulcan Materials has been operating the mine since 1988.
7. The subject properties are adjacent to the existing Vulcan Quarry and owned by the applicant. They are also included in the State Mining Permit (Exhibit K).
8. On July 17, 2003, the subject properties were the subject of rezoning petition C2003-01(R), which changed the zoning on the subject properties from AO (Agriculture/Open Space) to GI - (SU) (General Industrial - Special Use) to provide the correct district for the use of 'Extraction of Earth Materials'. The rezoning had the following 2 conditions:
  - a. There shall be no storage of blasting agents on site.
  - b. The applicant shall construct earthen berms prior to rock excavation.
9. On March 18, 2004, the subject properties were the subject of Conditional Use Permit C-069, which granted the use of 'Extraction of Earth Materials' to be conducted on the subject properties by the current applicant, Vulcan Materials. No additional conditions were added to the Conditional Use Permit, but all the conditions from the rezoning carried over to the approved Conditional Use Permit Site Plan.
10. The approved Site Plan from Permit C-069 shows that there were 2 options for the buffers, a 100 foot natural buffer or a 50 foot buffer that would contain a planted 10 foot tall berm along the South and Eastern property lines of the subject properties. The plan also shows a 25 foot unexcavated berm that was a requirement of the State for the mining permit.



11. The applicant is requesting to amend the CUP Site Plan by proposing to substitute the earthen berm requirement for a natural, undisturbed buffer which better reflects today's buffering standards in the Cabarrus County Development Ordinance.
12. The applicant contends that leaving a natural, mature buffer consisting of trees and vegetation better meets the intent of the Ordinance than removing existing stands of trees to construct a man-made planted berm (Page 4 of 14 of Exhibit B).
13. Applicant has previously stated that when a mine of this type develops, the mine goes farther and farther below ground, not building on top of the ground. After the first level of topsoil/material has been removed, the operation will drop below grade level at the buffers, which leaves very little to be screened from view.
14. The Board of Adjustment must decide if the proposed landscape plan using the new buffering standard meets the intent of the original approval and is adequate to facilitate the creation of a visual screen between the proposed land use and the adjacent land use/districts and to help lessen the noise from the subject property. Items to consider:
  - a. Is the plan appropriate?
  - b. Does it provide screening and visual separation from the road and adjacent properties as required by the Ordinance?
  - c. Does the plan help lessen noise generated from the project?
  - d. Is the plan meeting the original intent of the approval?

#### **Conditions of Approval**

Should the Board of Adjustment grant approval of the Conditional Use Permit, Staff requests the following conditions become part of the approval and case record:

1. Site plan review and approval is required subsequent to Board of Adjustment approval in order to ensure compliance with all applicable development requirements and conditions. (Zoning)
2. A granting order, stating restrictions and applicable conditions of approval, shall be recorded with the deed of the property. (Zoning)
3. The applicant shall procure any and all applicable federal, state, and local permits prior to commencement of the project. (Zoning)
4. Expansion of this project, as well as modifications, or changes to the approved site plan must receive Board of Adjustment approval in the form of an amendment to the Conditional Use Permit. (Zoning)
5. No Blasting Agents will be stored on the subject parcels. (Zoning)



6. Must provide a copy of the bond on file with the state for the project file. (Zoning)
7. The Planning and Zoning Commission shall require a performance guarantee, in a form approved by the County Attorney, to insure that the provisions of the rehabilitation plan are met. The amount of such guarantee shall cover the cost of rehabilitation. The applicant's engineer shall certify to the County the costs of rehabilitation on a per acre basis. If the rehabilitation costs exceed the amounts required by the State, then the difference shall be made up in a bond payable to Cabarrus County, that must be posted before commencement of any earth product extraction operations.. (Zoning)



**VIA HAND DELIVERY**

March 28, 2019

Mr. Joshua Jurius  
Susie Morris  
Planning and Development Department  
Cabarrus County  
65 Church St. SE,  
Concord, NC 28025

Re: *Vulcan Construction Materials, LLC*  
*Revised Submission of Application to Amend Conditional Use Permit (C69)*

Dear Ms. Morris and Mr. Jurius:

On behalf of our client, Vulcan Construction Materials, LLC, we are pleased to submit the enclosed second set of revisions in response to Cabarrus County's requested changes in its Overall Comments for Revision 1, sealed on 2-26-2019.

We believe that we have submitted all information and supporting documents required for consideration of our Application. Should additional documentation be required, please let us know immediately so that we can supplement.

Thank you for your attention to this matter. Should you have any questions, please do not hesitate to contact me directly at (704) 998-2306.

Sincerely,

JOHNSTON, ALLISON & HORD, P.A.



R. Susanne Todd

RST/dlg  
Enclosures



# APPLICATION FOR AMENDMENT TO CONDITIONAL USE PERMIT 69(C)



## Instructions

1. Schedule a pre-application meeting with Staff to discuss the procedures and requirements for a Conditional Use Permit request.

Date of Pre-Application Meeting: **Thursday January 3, 2019.**

Staff Facilitator(s): **Susie Morris; Josh Jurius**

2. Submit a complete application 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.
  - ☐ 15 folded copies of the proposed site plan.
  - ☐ Any additional documents essential for the application to be considered complete.  
(Determined at pre-application meeting)
3. Submit cash, check, or money order made payable to Cabarrus County. Fees: Conditional Use Permit \$550.00 + \$5.00 per acre + 3% technology fee based on total application fee

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 Conditional Use Permit request and the Conditional Use Permit process.
2. Submit a complete application with the appropriate fees to the Cabarrus County Planning Division.

Staff and appropriate agents will review your complete application and site plan and comments will be forwarded to you. You will need to address the comments in writing, revise the site plan accordingly and resubmit a site plan showing that all comments are addressed and errors corrected.

3. Once advised that the site plan is correct and ready to be presented to the Board of Adjustment,



you will need to submit 18 folded copies of the plan.

4. When the copies of the plan are received, Staff will begin to 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 the Conditional Use Permit.

**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.

**Conditional Use Permit:** Conditional Use Permits are considered by the Board of Adjustment during a quasi-judicial hearing. This means that anyone wishing to speak regarding the application must be sworn in. The vote requirement for the Conditional Use Permit to pass is a simple majority. Additional conditions may be added as part of the Conditional Use Permit approval process.

**Questions:** Any questions related to the Conditional Use Permit process may be directed to the Planning Division at 704-920-2141, between 8 AM and 5 PM, Monday through Friday.

TO THE BOARD OF ADJUSTMENT:  
*I HEREBY PETITION THE BOARD OF ADJUSTMENT TO GRANT THE ZONING  
ADMINISTRATOR THE AUTHORITY TO ISSUE A CONDITIONAL USE PERMIT FOR THE USE  
OF THE PROPERTY AS DESCRIBED BELOW.*

Applicant's Name

Vulcan Construction Materials, LLC  
(successor in interest to Vulcan  
Materials Company, L.P.).  
("Vulcan" or "Applicant")

Applicant's Address

Vulcan Construction Materials, LLC  
Mideast Division  
c/o Denise Hallett  
4401 North Patterson Avenue  
Winston Salem, NC 27105  
[hallettd@vmcmail.com](mailto:hallettd@vmcmail.com)  
336-744-2919 Direct  
704-560-5304 Cell

Applicant's Representative

R. Susanne Todd  
Johnston Allison & Hord, PA  
1065 East Morehead Street  
Charlotte, NC 28204  
[stodd@jahlaw.com](mailto:stodd@jahlaw.com)  
(704) 998-2306

Property Owners' Names

Carolina Stalite Company ("Stalite")  
Vulcan Lands, Inc. ("Vulcan Lands")

Property Owners' Addresses

P.O. Box 1037  
Salisbury, NC 28145 1583 (Stalite)  
1200 Urban Center Drive  
FAS 1401-843  
Birmingham, AL 35242 (Vulcan Lands)



### **Parcel Information**

|                                      |   |
|--------------------------------------|---|
| Existing Use of Property             | Agriculture CUP for Quarry Use  |
| Proposed Use of Property             | Extraction of Earth Products (Quarry)   |
| Existing Zoning Property:            | General Industrial–CU with a Conditional Use Permit   |
| Property Location                    | 16745 Old Beatty Ford Road<br>Gold Hill, NC 28071   |
| Property Acreage                     | +/- 140.32 Acres located within Cabarrus County (“Site”)  |
| Parcel Numbers (PIN)*:<br>The “Site” | Portion of Tax Parcel No. 6604-50-4443<br>in Cabarrus County and consisting<br>of +/- 8.89 Acres. (Stalite)<br><br>Portion of Tax Parcel No. 6603-59-9632<br>in Cabarrus County and consisting<br>of +/- 63.43 Acres (Vulcan Lands)<br><br>6603-57-8665 (+/- 68 Acres) (Vulcan Lands) |

*\* The Site is adjacent to the Cabarrus/Rowan County line. Two of the parcels that comprise the Site are partially located in Rowan County. Upon information and belief, the precise location of the Cabarrus/Rowan County line is currently in dispute. This CUP application is intended to include and the requested entitlements intended to apply to the parcels or portions of parcels located within Cabarrus County. .*

### **Land Use of Adjacent Properties**

|       |                               |       |                     |
|-------|-------------------------------|-------|---------------------|
| NORTH | Quarry/Industrial/Residential | SOUTH | Vacant/Agricultural |
| EAST  | Farm/Residential              | WEST  | Quarry/Industrial   |

### **Applicant**

Vulcan Construction Materials, LLC (“Vulcan”) is an American company and the nation’s largest producer of construction aggregates (primarily crushed stone, sand and gravel) and a major producer of aggregates-based construction materials, including asphalt and ready-mixed concrete. Vulcan’s products are used in the construction of buildings and structures that positively impact our daily lives, including roads, bridges, sewer systems, schools, hospitals, airports, runways, commercial buildings, apartment buildings and homes.



Since first commencing operations in Cabarrus County over 30 years ago, Vulcan has demonstrated a history of compliance with local, state, and federal regulations, as well as a commitment to providing our neighbors with proper visual and sound protections. Invested in this community, Vulcan has a proven track record of meeting its obligations.

Applicant operates the Gold Hill mining facility (the “Gold Hill Quarry” or “Quarry”) located in Gold Hill, Cabarrus County, NC. The Gold Hill Quarry employs over 20 employees in the Cabarrus County community and contributes an average of \$17 Million in annual economic impact. For further information about Vulcan, a Facts Sheet is included as an exhibit to this Application,

The Gold Hill Quarry is unique due to an extraordinary deposit of Meta-Tuffs and Meta-Argillites (types of rocks created from volcanic ash or volcanic activity). The Meta-Argillite deposit is mined by Vulcan for use by local company Carolina Stalite to produce a one of a kind, high performance, light-weight construction material that is shipped worldwide. The Gold Hill Quarry also produces rock for use in asphalt and other construction to meet the needs of the Department of Transportation and other construction companies. A brief history of the Gold Hill Geology and its unique deposit is included as an exhibit to this Application.

#### **Applicant Prior Rezoning and Conditional Use Permit:**

The Gold Hill Quarry has been in operation since 1953, well before the enactment of County zoning regulations. In 2003, Vulcan sought to add reserve land to its existing facility and successfully rezoned three (3) adjacent properties (collectively, the “Property”) from AO (Agricultural Open Space) to GI-SU (General Industrial-Special Use). Applicant further secured the right to use the Property for “Extraction of Earth Products” (quarry) use via a Conditional Use Permit. (the Rezoning and Conditional Use Permit processes together, the “Entitlement Process”). A condition of the Entitlement Process and resulting Site Plan was the required construction of earthen berms along the Site’s eastern and northeastern boundary lines to buffer adjacent properties prior to rock excavation (the “Berm”). The earthen berms were to be 10 feet high with plantings on top. Other conditions gave Vulcan the option of providing either a 50 foot buffer with a 10 foot high berm, or a 100 foot buffer yard elsewhere on the Site. Site plans submitted during the Entitlement Process shows earthen berms along all non-quarry boundaries.

#### **Proposed Modification of Conditional Use Permit**

The intent of this Application and revisions to the existing Conditional Use Permit is to seek relief from the condition to construct the Berm along the Site’s eastern and northeastern boundary lines to buffer adjacent properties. Applicant proposes instead to provide minimum 100 foot vegetative buffer in its natural state and supplement as necessary to meet both current ordinance requirements and the existing CUP/rezoning standards. Since the existing CUP permit was approved 15 years ago, stands of trees and other natural vegetation along the Site’s boundary lines have flourished and grown to significant heights. Compliance with the 2004 CUP permit will require removal of wide swaths of mature trees and other natural vegetation along the boundaries between the Site and non-Quarry properties for both construction of the Berms and



the equipment necessary to perform the work. Approval of the requested amendment preserves these mature trees and vegetation, as well as the natural habitats located therein while still meeting both current and prior buffer requirements. Additionally, the proposed amendment brings Vulcan's existing permit current to today's standards and best practices. Although berms were an allowed screening option under the Ordinance in 2004; the construction of berms has fallen out of favor as a screening device in that they cause changes to topography that artificially alters the natural flow of storm water across property, leading to erosion, ponding, and related damages. The current Ordinance no longer allows the use of berms for screening.

Finally the proposed amendment provides for phasing of mining operations across the Site and requires buffer yards within a particular phase to be completed prior to commencement of mining operations within that phase.

### **Current Use:**

The Site remains largely undisturbed and continues to be used for agricultural purposes or simply remains vacant wooded land. In 2018, energy from routine blasting within the existing quarry impacted a portion of a quarry wall located on the Site's western-most boundary line. The Site was temporarily accessed to ensure the stability of the wall. Other than this one occurrence, no other mining operations have occurred on the Site. No further blasting has occurred in the vicinity of the wall.

Access to the Site is through an existing easement.

### **General Requirements**

The Zoning Ordinance imposes the following general requirements on the use requested by the applicant. Under each requirement, the applicant should explain, with reference to the attached plans (when applicable) how the proposed use satisfies these requirements.

- 1. The Board must find that the uses(s) as proposed "are not detrimental to the public health, safety or general welfare." (Zoning Ordinance Section 8-3: "Conditional uses must maintain or enhance the public health, safety and general welfare if located where proposed and developed and operated according to the plan as submitted.")**

#### **A. Public Health and Safety**

Through the 2003/2004 Entitlement Process, the Cabarrus County Planning and Zoning Commission sitting as the Board of Adjustment previously concluded that "Extraction of Earth Products" ("Quarry") use was not detrimental to, and maintained the public health, safety and general welfare as proposed and developed and operated according to the plan as submitted. The proposed amendment to Vulcan's site plan, i.e. the use of undisturbed landscape buffers instead of berms is not detrimental to the public health, and safety. In fact, the proposed



amendment enhances the public health and safety by providing a wider buffer than is currently required by the Ordinance. Further the proposed amendment preserves both the existing stands of trees, and other natural vegetation, as well as the natural topo and drainage flow across the Property.

**B. General Welfare**

The Applicant respectfully objects to being asked how the use will maintain or enhance the general welfare, which is a legislative determination not appropriately made by a Board of Adjustment under powers granted to such boards under N.C. Gen. Stat. § 153A-345 and § 160A-388. Notwithstanding this objection, Applicant responds that the Quarry use continues to be conducted in accordance with all safety, health and mining regulations established by local, State and Federal regulations. Access and from the Site will continue to be from a paved road to Old Beatty Ford Road. Finally Quarry use both maintains and enhances the public's quality of life in that the aggregate materials produced on Site are used in the construction of the roads we depend on, the offices we work in, the stores we frequent, and the homes we return to. Even local wildlife receives shelter, the Gold Hill Quarry is certified by the NC Wildlife Federation under its wildlife and Industry (WAIT) program. In addition, the Site is certified with the Wildlife Habitat Council for its conservation projects around native songbirds, osprey and wood ducks.

As a result of these facts, the use will maintain or enhance the general welfare.

2. **The Board must find that the use(s) as proposed "are appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, etc." (Zoning Ordinance Section 8-3: Conditional Uses must "assure the adequacy of sewage disposal facilities; solid waste and water facilities; police, fire and rescue squad protection; schools; transportation systems; and other facilities.")**

The use as developed in accordance with the proposed amendment, requires no new, nor imposes any additional burden on, public services or infrastructure, including transportation facilities, water supplies, fire, rescue and police protection, disposal facilities, schools, waste water or sewage disposal facilities. Applicant is unaware of any other public facilities that the proposed amendment would cause to become inadequate.

3. **The Board must find that the use(s) as proposed "will not violate neighborhood character nor adversely affect surrounding land uses." (Zoning Ordinance Section 8-3: Conditional Uses must "maintain or enhance the value of contiguous property unless the use is a public necessity, in which case the use need not do so")**

**A. The Use Will Not Violate the Neighborhood Character or Adversely Affect surrounding land uses.**

The Site was rezoned from Agriculture Open Space to General Industrial in 2003. The Site abuts other quarry use that has legally existed in this area for the past 60 years. Surrounding land uses include agricultural and residential use along with other industrial uses such as Frame Brick, Carolina Stalite and Carolina Perlite (to the North in Rowan County) which utilize Norfolk Southern Rail. The NS rail corridor runs along Glenmore Road and serves other industrial uses in the area.

Quarry use is an allowed use in General Industrial zoning districts, subject to a



Conditional Use Permit. The N.C. Supreme Court held in *Woodhouse v. Board of Commissioners*, 299 N.C. 211, 261 S.E.2d 882 (1980), that "The inclusion of the particular use in the ordinance as one which is permitted under certain conditions is equivalent to a legislative finding that the prescribed use is one which is in harmony with the other uses permitted in the district" See also, *Mann Media v. Randolph County*, 356 N.C. 1, 565 S.E.2d 9 (2002). *Blair Investments, LLC v. Roanoke Rapids City Council*, 752 S.E.2d 524, 529 (N.C. Ct. App. 2013).

**B. The Use Will Maintain or Enhance the Value of Contiguous Property.**

Quarry use has existed in this area for well over 60 years. The Site abuts a pre-existing quarry use and together the Quarry use supports other contiguous extractive uses in the area. Quarry use has also co-existed with residential and agricultural uses in the area for decades. As such, Quarry use on the Site will maintain or enhance value of contiguous properties by allowing continued extraction of aggregate materials. The proposed amendment in no way impedes this relationship.

**C. Public Necessity**

The term Public Necessity is a broad term subject to a variety of meanings. The Site includes one of only two known deposits of slate of sufficient quality that it can be used to produce ultra-light, but high performance construction materials in great demand all over the world. Furthermore, the Site also provides stone for the North Carolina Department of Transportation for use in the public highway system, including asphalt roads, and concrete culverts and bridges. As such, Quarry use can be considered "public necessity".

**4. The Board must find that the use(s) as proposed "will comply with the general plans for the physical development of the County or Town, as embodied in the Zoning Ordinance or in the area development plans that have been adopted." (Zoning Ordinance Section 8-3: Conditional Uses must "comply with the general plans for the physical development of the County as embodied in these regulations or in the Land Use Plan adopted by the Cabarrus County Board of Commissioners.")**

The Eastern Area Land Plan as adopted by Cabarrus County in 2009 in conjunction with the Town of Mount Pleasant recommends employment uses along the Highway 52 corridor. Other surrounding uses are zoned for and/or used for industrial purposes. The Eastern Area Future Use Plan shows the area within which the Site is located as reserved for "future employment". As such Quarry use, as amended, is consistent with the adopted Land Plan for the area in which the Site is located.

**Specific Requirements**

The Zoning Ordinance also imposes SPECIFIC REQUIREMENTS on the use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Board, the proposed use(s) will comply with specific requirements concerning the following:

Nature of use (type, number of units, and/or area): Extraction of Earth Products

Accessory uses (if any): N/A



Setback provisions:

Principal Use

Front: 75'                      Side yard Single: 30'                      Side yard Total:                      Rear: 30'

Accessory Use

Front: \_N/A\_                      Side yard Single: \_N/A\_                      Side yard Total: \_N/A\_                      Rear: \_N/A\_

Height provisions:                      Principal Use: Not To Exceed 60'                      Accessory Use: \_N/A\_

**Off street parking and loading provisions: (include calculations)**

Per Zoning

**Sign provisions: (include sketch drawing with dimensions)**

Per Zoning

**Provisions for screening landscaping and buffering: (show on site plan).**

As set forth in its proposed landscape Plan submitted with this Application, due to the location, topography and non-vertical development, Applicant proposes the following buffer yards:

Along Glenmore Road within the green hatched area shown on Applicant's landscape plan and identified as **Area "A"**, Applicant shall provide a 100 foot Street Yard Buffer as shown on the proposed Landscape Plan. In locations within Area A where existing vegetation does not meet the requirements of the proposed Street Yard Buffer, Applicant will supplement the existing vegetation as shown on the Landscape Plan. This proposed Street Yard Buffer exceeds the Street Yard Buffer requirements described in Chapter 9 of the Ordinance. The proposed 100 foot buffer width is larger than the minimum 10 foot yard with several additional tree plantings.

Along the Site's northeastern boundary within the green hatched area shown on Applicant's landscape plan and identified as **Area "B"**, Applicant shall provide a 100 foot Level One buffer yard. In locations within Area B where existing vegetation does not provide at least 100 feet of wooded screening, Applicant will supplement the existing vegetation as shown on the Landscape Plan to meet the equivalent of a Level One buffer yard.

Along the Site's northeastern boundary in the area shown in solid green on Applicant's landscape plan and identified as **Area "C"**, Applicant proposes providing a 100 foot wide undisturbed buffer yard as measured from the property line. The proposed buffer yard will be comprised of existing vegetation that includes substantial stands of mature trees that will meet or exceed the screening of a Level One buffer yard.

Along the Site's eastern boundary in the area shown in pink on Applicant's landscape plan and identified as **Area "D"**, Applicant proposes providing a 140 foot wide undisturbed buffer yard as



measured from the property line. The proposed buffer yard will include existing vegetation that includes substantial stands of mature trees to meet or exceed the screening of a Level One Buffer Yard. The existing buffer is a heavily wooded area with a mixture of large mature canopy trees and understory trees. The buffer includes a portion of long creek (approximately 10 feet), a waterbody buffer zone that varies in width between 65.5 feet and 107.9 feet, a 20 foot wide no build buffer setback that runs parallel to the waterbody buffer zone, and additional wooded area between the no build buffer setback and the edge of the 140 foot offset from the property line.

Along the Site's southeastern and southern boundaries in the area shown in solid green on the Applicant's landscape plan and identified as "Area "E", Applicant will provide a 100 foot wide undisturbed perimeter buffer yard as measured from the property line. The proposed buffer yard will be comprised of existing vegetation which includes substantial stands of mature trees to meet or exceed the screening of a Level One buffer yard.

Mining operations across the Site will be phased. Required buffer yards within a particular phased area will be completed prior to commencement of mining operations within that phase.

**Provisions for vehicular circulation and access to streets:**

No new street accesses to be provided. Existing paved access road to Old Beatty Ford Road in Rowan County will be utilized. No change in vehicular traffic will be generated by the proposed amendment hereto.

**Adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm waters, prevent erosion, subdue dust:**

Erosion/Sediment control for Mine Sites is exempted from the State sediment Control Act because it is addressed in the State Mine Permit which design standards exceed the requirements on construction sites. All control measures shall be constructed according to the approved state mining permit as it may be modified from time to time. No new pavement roads are to be constructed. Long term erosion and storm water control measures have been provided to protect all waterways and adjacent properties. Haul roads will be added and will have a compacted stone surface. A state air quality permit is in effect for the current operation and the same preventative measures provided in our state air permit for the control of fugitive emissions will be employed on the Site as developed.

**An adequate amount and safe location of play areas for children and other recreational uses according to the concentration of residential property:**

Not applicable.

**Compliance with applicable overlay zones: (see Chapter 4 of Zoning Ordinance)**

The Site Plan complies with the Waterbody Buffer Zone (WBZ) as shown on the Site Plan

**Compliance with the Flood Damage Prevention Ordinance: (see County Code Chapter 38)**

The FEMA FIRM map panel does not show any FEMA Flood Hazard areas on the Site.



No additional runoff is being generated to the receiving waters as a result of the proposed amendment. The pit acts as a large sediment control storm water detention basin with any water pumped from the pit controlled by our State NPDES Permit requirements.

**Other requirements may be requested by the applicant or specified by the Board for protection of the public health, safety, welfare, and convenience.**

No explosives or blasting agents will be stored on the Site.

#### **Predefined Standards**

**Each individual Conditional Use listed in the Zoning Ordinance may have specific standards imposed. Refer to Chapter 8, the Conditional Use section of the Zoning Ordinance for these requirements. Each standard should be addressed in the site plan submitted along with this application.**

*The Site Plan for this Conditional Use Amendment Application consists of the following documents that collective shall be referred to as the "Site Plan":*

- i. Site Plan (SHEETS 1-11)*
- ii. Rehabilitation/Reclamation Plan (SHEETS 7&8)*
- iii. Landscape Plan (SHEET 11 aka "L 1.1")*

Applicant complies with the Chapter 8 specific requirements and Performance Standards for Extraction of Earth Materials as shown on the Site Plan in the locations as follows:

- A. Extent of area to be excavated or mined.** *The pit limits are shown on the Site Plan and Rehabilitation (Reclamation) Plan. (See Sheets 4 through 8).*
- B. Locations, width and elevation of all easements and rights of-way within or adjacent to the extraction site.** *The location of a Duke Energy right of way for a power line and a NCDOT right of way for Glenmore Road are shown on the Site Plan. ( See page 4 of the Site Plan)*
- C. Location of all existing or proposed structures on Site.** *All existing structures are located on located on other Quarry parcels. There are no vertical structures proposed for the Site. (An aerial photo and aerial topographical map are included in the Site Plan).*
- D. Location of all areas on the Site subject to flood hazard or inundation as shown on flood maps or soils map.** *The Site does not have any areas within a mapped FEMA flood hazard area.*
- E. Location of all water courses on the Site, including direction of flow and normal fluctuation of flow.** *Long Creek is a perennial stream that flows generally in a southeasterly direction. The stream is typical of most streams located within the piedmont and has a defined channel and near vertical stream banks that meander and change over time due to erosion, tree debris, and sediment deposition. During large storms events, the stream may overflow the channel banks for a short time period, but the flow depth is normally shallow. The average depth will vary depending on the weather patterns and time of year. (The location of Long Creek is shown on the Sheets 4 through 7)*
- F. Existing topography at a contour interval of two (2) feet based on mean sea level datum.** *An aerial topography map with contours at a two foot interval is included with the Site Plan.*
- G. Proposed handling and storage areas for overburden, by-products and excavated materials.** *Permanent storage of processed materials or by-products of the crushing process is not currently proposed for this site but may be located within the ultimate pit limits. Storage of*



*spoil piles and other accumulations of by-products shall not be created to a height of more than forty (40) feet above the original contour and shall be so graded that the vertical slope shall not exceed the material's natural angle of repose.*

- H. Proposed fencing, screening and gates, parking, service and other areas.** *The location of proposed fencing screening, gates , parking, service and other related areas (if any) is shown on the Site Plan and Reclamation Plan. (See Sheets 4 through 8).*
- I. Any areas proposed for ponding.** *The plan for the reclamation of the pit is for the area to be turned into a lake. The area is shown on the reclamation plan. (See Sheets 7 and 8).*
- J. Access roads to the Site, as well as on-Site roads, with indication of surface treatment to limit dust. Sight distances on all roads used for access to the Site.**

*No new street accesses to be provided. Existing paved access road to Old Beatty Ford Road in Rowan County will be utilized. No change in vehicular traffic will be generated by the proposed amendment hereto. The Site will be accessed through internal mine haul roads. Access to the quarry is by a private easement from Old Beatty Ford Road in Rowan County. Water trucks will be utilized for dust control on all roads during the operation of the mine. Two stream crossings with a hardened surface are proposed for permanent use in the quarry. Temporary haul roads with an anticipated life of less than one year will be used until the pit excavation extends the road below the overburden level, where the road surface will be the underlying rock.*

*The current concept is to use two crossings for the quarry access to access Parcel 6603-59-9632. Due to changing regulations and requirements for mitigation, this concept may be revised once the Corp of Engineer permits for stream impacts are applied for. A construction plan with copies of the Corp of Engineer Permits and proposed surface will be provided to the Planning Department for zoning clearance permits prior to the construction of these crossings. The schedule for construction of the access roads across Long Creek to Parcel 6603-59-9632 has not been set. Expansion into this tract will occur after the pit expansion into Parcel 6603-57-8665 has occurred. Pit expansions and the rate at which expansion occurs are based on the market demand for the quarry products and the location of the minerals being mined.*

**K. An Operational Plan including the following information has been provided as a supplement to the CUP Amendment Application:**

- 1. The date operations begin and their expected duration**
- 2. Proposed hours and days of operations**
- 3. Estimated type and volume of extraction**
- 4. Description of method of operation, including the disposition of topsoil, overburden and by-products**
- 5. Description of equipment to be used in the extraction process**
- 6. Any phasing of the operation and the relationship among the various phases**

**L. A Rehabilitation Plan including the following information has been provided as a supplement to the CUP Amendment Application.**



- 1. Accomplishment and planned future use of the rehabilitated land**
- 2. A map showing the final topography, after rehabilitation, to the same scale as the site plan. It shall also depict any water areas and methods for preventing stagnation and pollution, landscaping and ground cover proposed to be installed and the amount and type of back fill, if any, to be employed**
- 3. A phasing and timing plan, related to the phasing and timing portion of the Operations Plan, showing the progression of the rehabilitation and the date to be completed**
- 4. The method of disposing of all equipment, structures, dikes and spoil piles associated with the operations**
- 5. The name, address and signature of land owners and applicants**
- 6. A written legal description of survey of the property, prepared by a North Carolina registered land surveyor or engineer.**

**The following performance standards related to operations associated with extraction are addressed in the *Development Notes included on Sheet 2 of the Site Plan.***

- a. Direct illumination resulting from the operation shall not fall upon any land not covered by the application.
- b. Equivalent sound levels at the boundaries of the extraction site shall not exceed the following standards:  
Between 7:00 am and 7:00 pm 60 DBA  
Between 7:00 pm and 7:00 am 55 DBA
- c. Vibration levels at the boundaries of the extraction site shall not exceed the following standards:  
Maximum Peak Particle Velocity:  
Steady state 1.0 inches/second  
Impact 2.0 inches/second
- d. The permanent roads, defined as those to be used in excess of one year, within the excavation site shall be surfaced with a dust free material such as soil cement, bituminous concrete or Portland cement concrete from the nearest public road to the yard area.
- e. Also, all permanent roads located within three hundred (300) feet of residentially zoned land shall be treated the same. Roads other than permanent roads shall be treated with dust inhibitors, as specified in the Operational Plan, to reduce and minimize dust generation from road surfaces from either wind or vehicular action. Properly operated water wagons shall be an acceptable method of dust inhibition.
- f. No extraction on the Site is proposed within three hundred (300) feet of a dwelling, school, church, hospital, commercial or industrial building, public building, or public land. In the event that Should extraction on the Site be expanded to within 300 feet of one or more of the



aforementioned uses, a security fence at least six (6) feet high shall be installed between the Site and the aforementioned use..

g. Spoil piles and other accumulations of by-products shall not be created to a height more than forty (40) feet above the original contour and shall be so graded that the vertical slope shall not exceed the material's natural angle of repose.

h. The operations plan and rehabilitation plan shall be coordinated so that the amount of disturbed land is kept to the absolute minimum consonant with good practices and so that rehabilitation proceeds simultaneous with extraction.

i. Based on adjacent uses to the Site, the facility is required to have a Level One buffer.

The Planning and Zoning Commission shall require a performance guarantee, in a form approved by the County Attorney, to insure that the provisions of the rehabilitation plan are met. The amount of such guarantee shall cover the cost of rehabilitation. Prior to the release of any zoning permit(s) for the Site, Applicant's engineer shall certify to the County the costs of rehabilitation on a per acre basis. If the rehabilitation costs exceed the amounts required by the State, then the difference shall be made up in a bond payable to Cabarrus County that must be posted before commencement of any earth product extraction operations.

**[SIGNATURE PAGES TO FOLLOW]**



**Certification**

I hereby confirm that the information contained herein and herewith is true and correct and that this application shall not be scheduled for official consideration until all of the required contents have been submitted to the Planning and Development Department.

Signature of Applicant Denise A. Hallett

Date 2.11.19

Signature of Owner (Vulcan) S. Martin Thomas

Date 2.11.19

Signature of Owner (Stalite) Judith H. Johnson

Date 2.11.19

AKS



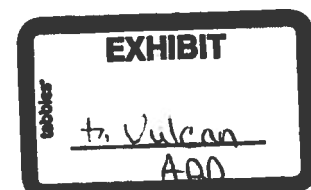
## Brief History of Gold Hill Quarry Geology

Vulcan owns and leases over 560 acres for current and future quarry operations. About 150 acres are under quarrying activity today but over time, the footprint will expand as the resources are uncovered to meet the market demand. The most common question we receive is if we find gold at our quarry. Gold WAS historically mined along the Gold Hill fault zone located just west of our quarry, but only trace amounts may exist in our rocks here at this quarry. However, that's not to say that the unique geology present at the Gold Hill Quarry is not as scarce or as prized as gold. To understand this, you have to first understand how the rocks were formed and that's where Stalite comes into play.

This area is geologically known as the Carolina Slate Belt and consists mostly of felsic and mafic volcanic rocks. Things like tuffs, argillites (or mudstones) and lava flows. They have been slightly metamorphosed through heat and pressure and make them what you see today, often referred to as meta-tuffs and meta-argillites. Only at certain limited locations has this pressure and temperature been sufficient to cause these meta-volcanics to become hard enough to produce a quality construction aggregate.

These meta tuffs and meta-argillites were deposited some 500 million years ago and over years, in layers, often interbedded with one another. Here at the GH Quarry is one of those unique situations- the meta tuff makes a great construction aggregate that is used in typical construction projects for homes, schools, roads, etc...much like that is produced in other quarries throughout the state. BUT the difference comes in the meta-argillite. In one of a very few locations on the east coast, that rock, when heated to over 2000 degrees basically 'pops' like popcorn creating a light weight aggregate.

The specific gravity of the rock at this quarry is around 2.65, but when it is put under the heat process (called expansion or bloating), it can be less than one (one being able to float in water!). Now we get to the prize of the Gold Hill Quarry deposit- this lightweight material produced by Stalite makes a valuable aggregate in high strength ready mix concrete. Because of its strength and low weight, high rise structures can be designed with less steel and bridges can be designed with longer spans to allow for better navigable waterways.







## Gold Hill Quarry FAST FACTS



**Location:** 16745 Old Beatty Ford Road, Gold Hill, North Carolina

**Operation Start Date:** 1953

**Acreage:** The overall tract includes approximately 560 acres

**Number of Employees:** 24

**Type of Stone Mined:** Meta-Argillite and Meta-Tuffs. These two rock types originated from volcanic activity. The quarry supplies a wide variety of crushed stone products for use in making concrete and asphalt, as well as for direct use in roads, bridges, and other public infrastructure projects not to mention commercial and residential construction.

**Community Involvement:** Through Vulcan Materials Foundation, financial assistance and support is provided to local charitable and community support agencies. Donations of stone are also made to assist local community organizations. Group tours of the quarry are available by calling in advance to schedule. The tour offers visitors a hands-on experience in natural resources, earth science, and ecology. Employees volunteer with many local organizations including the area Chambers of Commerce, United Way, and Historic Gold Hill Foundation.

**Adopt-A-School Partner:** Gray Stone Day School

**Environmental Stewardship:** Gold Hill Quarry is certified as a wildlife site by the Wildlife Habitat Council (first certified in 1992). The quarry is also certified as a North Carolina Wildlife Federation Wildlife and Industry Together (W.A.I.T.) site (certified in 2003).

**Awards:** NSSGA Showplace Award, NSSGA 2-Stars of Excellence, NSSGA Gold Excellence in Community Relations Award, NC Mining Stewardship Honorable Mention Award, Rowan County United Way Campaign Chairman's Award, Cabarrus Chamber's 2017 Environmental Excellence and Sustainability Award, Historic Gold Hill Mines Foundation Preservation Award, President's Award (Mideast Division award for overall operations excellence)

**Interesting Facts:** Gold Hill Quarry was featured on the History Channel's Modern Marvels: Rocks and a 2018 UNCTV film: Natural Foundations. Local Scout troops frequently use the Gold Hill Quarry for camping where they work on their orienteering, mining, and wildlife achievements. Our rock is used by our neighbor/customer – Carolina Stalite to make high quality lightweight aggregate. This material is shipped to construction projects around the world.



2/26/2019






**Vulcan Materials Company**, a member of the S&P 500 index, is the nation's foremost producer of construction aggregates, a major producer of asphalt mix and concrete. For additional information about Vulcan, go to [www.vulcanmaterials.com](http://www.vulcanmaterials.com).



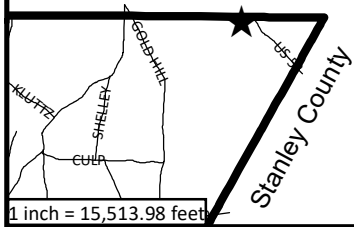
# Aerial Map



Applicant: Vulcan Materials  
 Owner: Vulcan Materials and Stalite  
 Case: CUSE2019-00002  
 Address: 16745 Old Beatty Ford Rd  
 Purpose: Modify Conditional Use Permit C-069, for Earth Extraction Activities to allow landscape buffer instead of constructing a berm  
 PINs: 6603-59-9632, 6603-57-8665  
 6604-50-4443

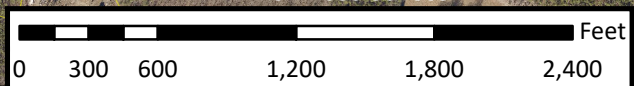
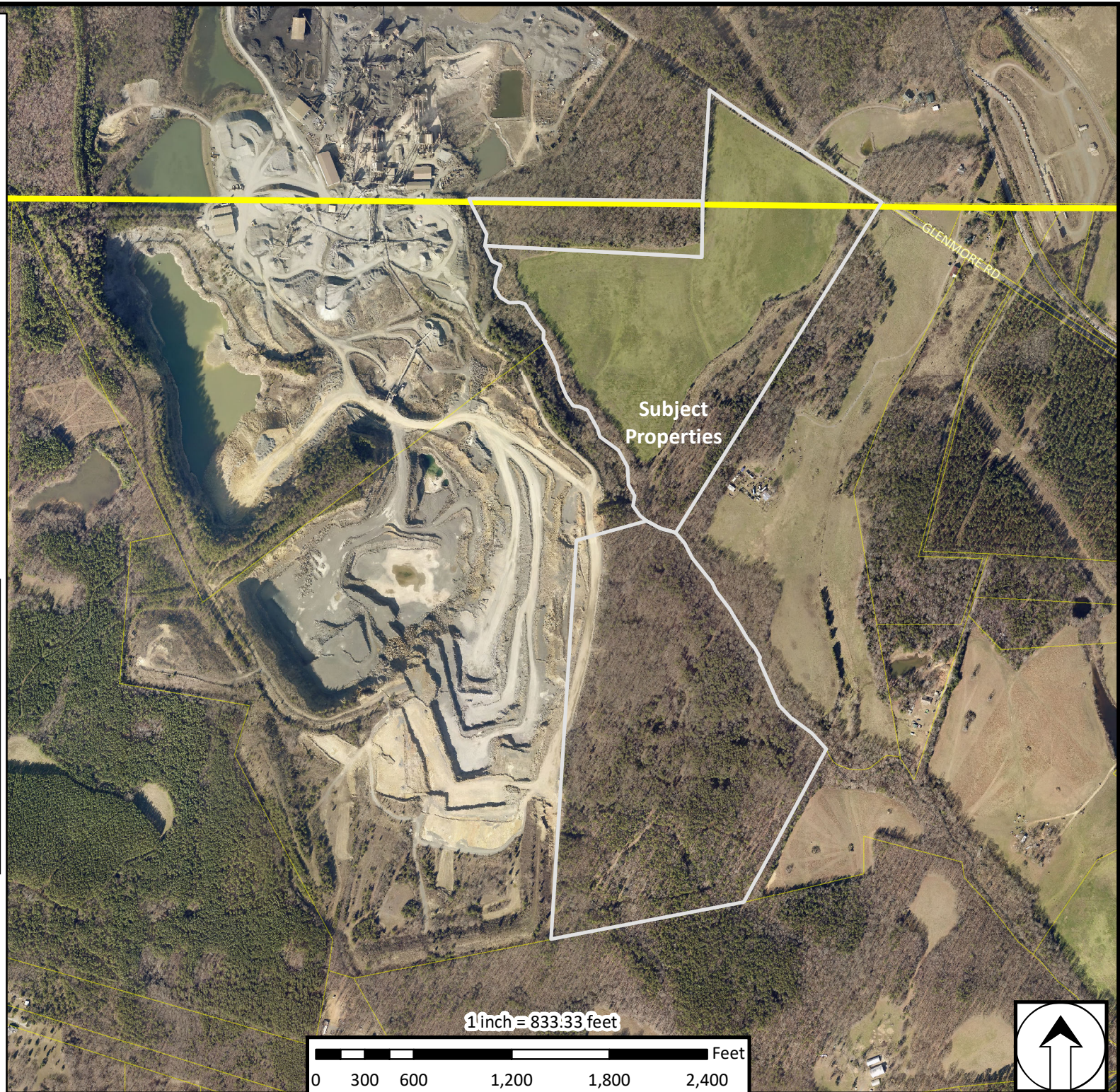
-  Cabarrus County
-  City Limits
-  Parcels

## Rowan County



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 2019



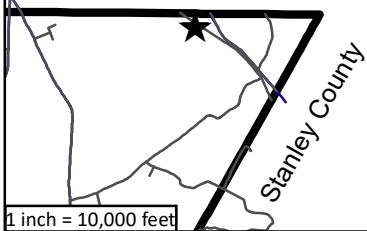


## Existing Zoning



Applicant: Vulcan Materials  
Owner: Vulcan Materials and Stalite  
Case: CUSE2019-00002  
Address: 16745 Old Beatty Ford Rd  
Purpose: Modify Conditional Use Permit C-069, for Earth Extraction Activities to allow landscape buffer instead of constructing a berm  
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6604-50-4443

Rowan County



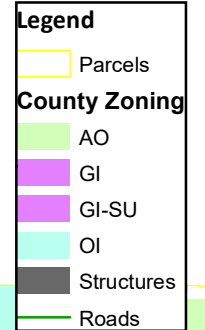
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Map Prepared by Cabarrus County Planning & Development - April 2019

Rowan County

Rowan County

Rowan County



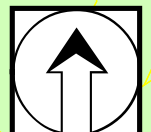
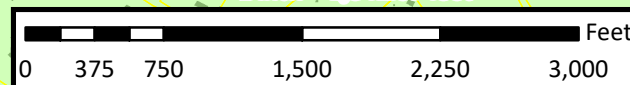
**Subject Properties**

**GI**

**GI-SU**

**OI**

1 inch = 1,041.67 feet

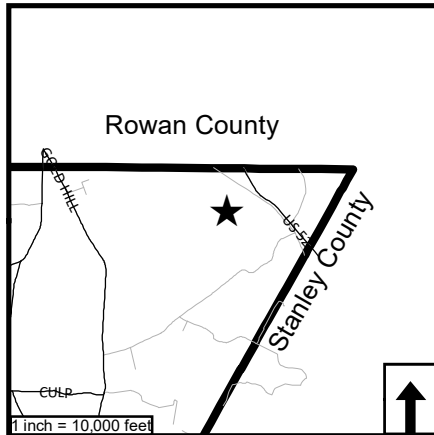




## Eastern Planning Area Future Land Use

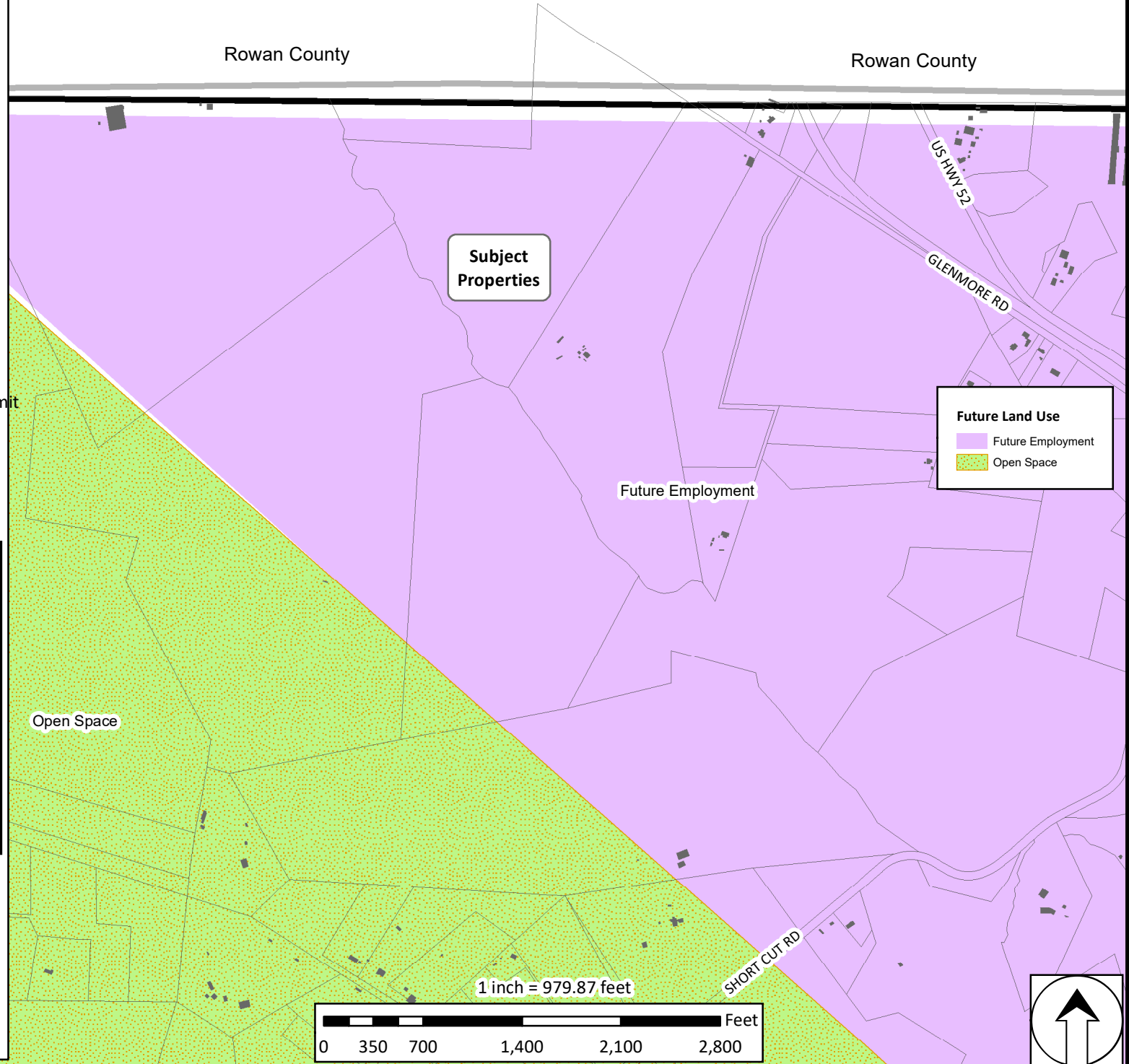


Applicant: Vulcan Materials  
Owner: Vulcan Materials and Stalite  
Case: CUSE2019-00002  
Address: 16745 Old Beatty Ford Rd  
Purpose: Modify Conditional Use Permit  
C-069, for Earth Extraction Activities  
to allow landscape buffer instead of  
constructing a berm  
PINs: 6603-59-9632, 6603-57-8665  
6604-50-4443

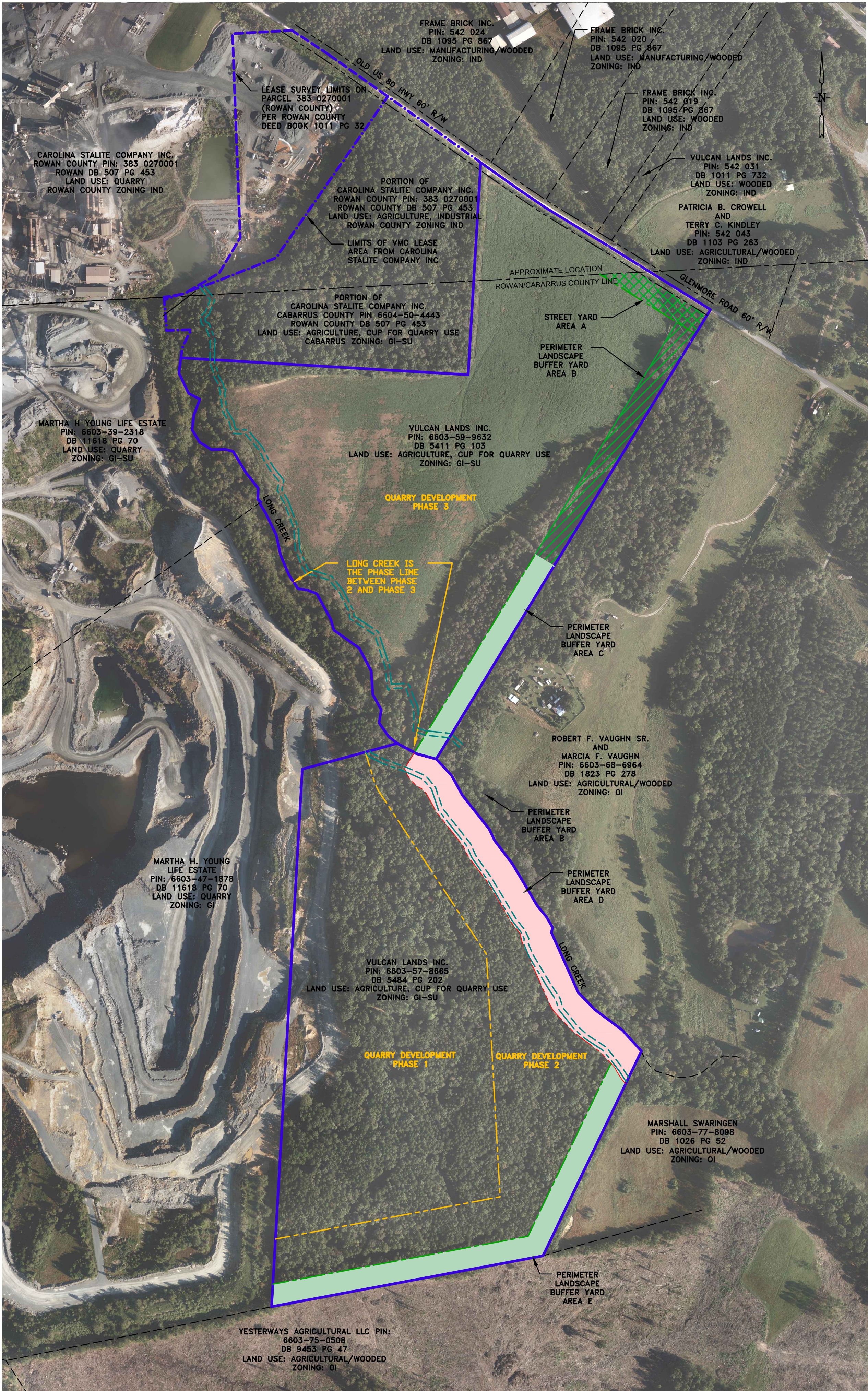


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Map Prepared by Cabarrus County Planning & Development - April 2019







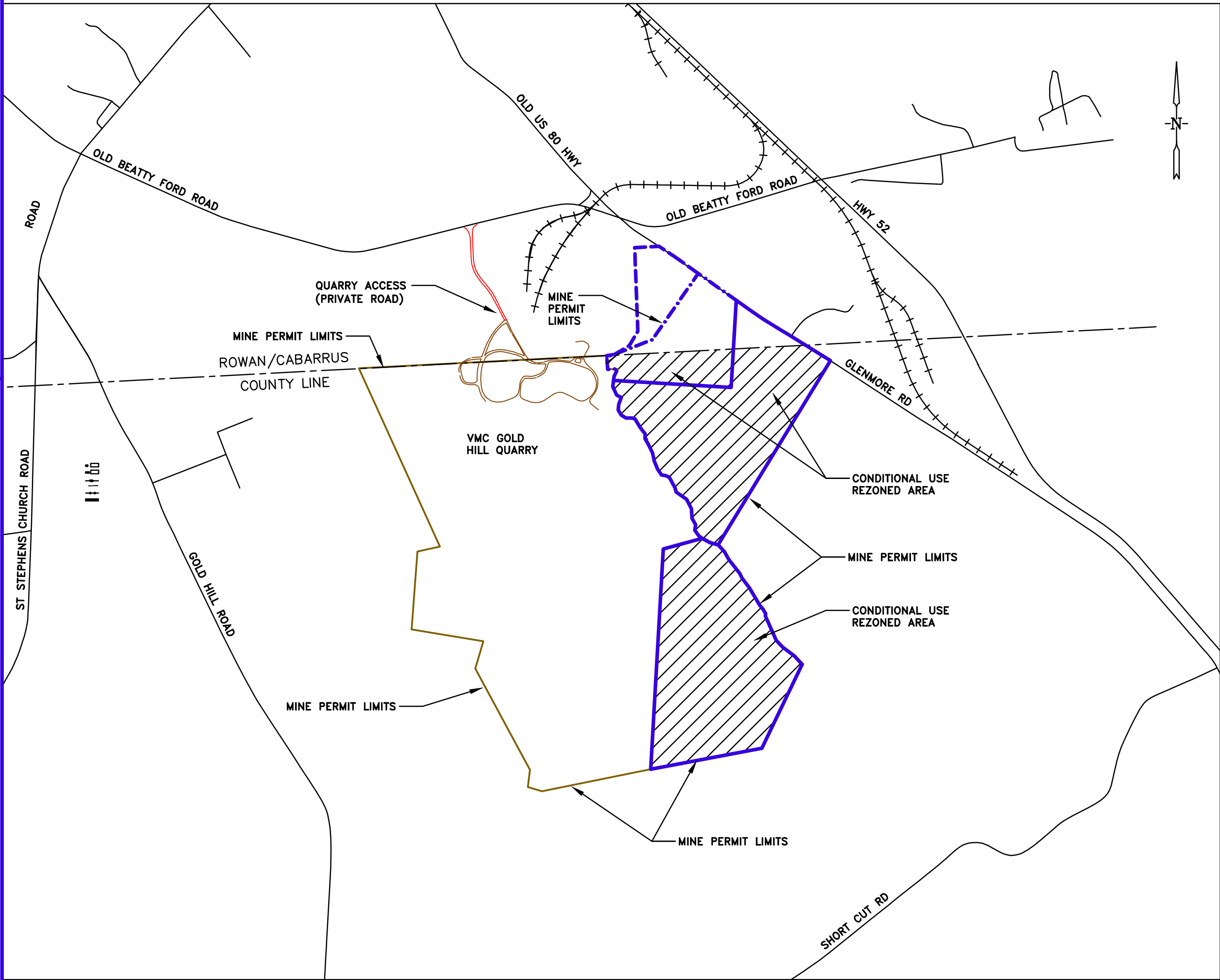
PHASE MAP  
SCALE : 1" = 300'

### MINE LEGEND

|   |  |
|---|--|
| VULCAN LANDS PROPERTY LINE                                  |  |
| VMC LEASE AREA  |  |
| LEASE SURVEY LIMITS   |  |
| ADJACENT PROPERTY LINE                                      |  |
| QUARRY EXPANSION PHASE LINES                                |  |
| ULTIMATE PIT LIMITS   |  |
| CABARRUS CO. UNDISTURBED WATERBODY BUFFER ZONE              |  |
| CABARRUS CO. (NO BUILD) BUFFER 20' MINIMUM BUILDING SETBACK |  |
| PROPOSED 140' UNDISTURBED PERIMETER LANDSCAPE BUFFER YARD   |  |
| PROPOSED 100' UNDISTURBED PERIMETER LANDSCAPE BUFFER YARD   |  |
| LANDSCAPED PERIMETER BUFFER YARD (LEVEL ONE)                |  |
| LANDSCAPED STREET YARD BUFFER                               |  |
| CABARRUS CO. ZONING BUILDING SETBACK                        |  |

### SHEET LEGEND

|                        |                       |
|------------------------|-----------------------|
| SITE MAP               | SHEET 1               |
| SITE DEVELOPMENT NOTES | SHEET 2               |
| PROPERTY SURVEYS       | SHEET 3               |
| SITE PLAN              | SHEET 4               |
| SITE PLAN              | SHEET 5               |
| SITE PLAN              | SHEET 6               |
| RECLAMATION PLAN       | SHEET 7               |
| RECLAMATION PLAN       | SHEET 8               |
| DETAILS                | SHEET 9               |
| DETAILS                | SHEET 10              |
| LANDSCAPING PLAN       | SHEET L1.1 (SHEET 11) |



LOCATION MAP  
SCALE : 1" = 1000'

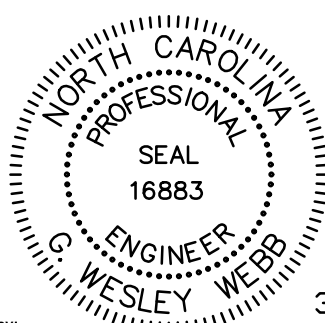
#### SITE DATA:

|                       |   |   |   |
|-----------------------|---|---|---|
| PROPERTY INFORMATION: | PIN: 6603-57-8665   | PIN: PIN: 6603-59-9632  | PIN: 6604-50-4443   |
| PROPERTY ADDRESS:     | 15580 GLENMORE RD   | 15520 GLENMORE RD   | 15640 GLENMORE RD   |
| DEED REFERENCE:       | DEED BOOK 5484 PAGE 202   | DEED BOOK 5411 PAGE 0103  | DEED BOOK 507 PAGE 453 (ROWAN COUNTY)   |
| TOTAL AREA:           | 67.292 ACRES (2,931,240 SF)   | 63.43 ACRES (2,763,011 SF)  | 100.44 ACRES TOTAL TRACT/35.195 ACRES (1,533.094 SF) WITHIN LEASE AREA.             |
| OWNER:                | VULCAN LANDS INC.<br>4401 NORTH PATTERSON AVENUE<br>WINSTON-SALEM, NC 27105<br>336-767-4600 | VULCAN LANDS INC.<br>4401 NORTH PATTERSON AVENUE<br>WINSTON-SALEM, NC 27105<br>336-767-4600 | CAROLINA STALITE COMPANY INC.<br>PO BOX 1037<br>SALISBURY, NC 28145<br>704-697-1515 |

CURRENT ZONING: CABARRUS COUNTY GI-SU (GENERAL INDUSTRIAL-SPECIAL USE)  
CURRENT LAND USE: AGRICULTURE, CUP FOR QUARRY USE  
PROPOSED LAND USE: EXTRACTION OF EARTH PRODUCTS (QUARRY)  
FRONT SETBACK: 75 FEET  
REAR/SIDE SETBACK: 30 FEET  
APPLICANT: VULCAN MATERIALS COMPANY, LLC  
11020 DAVID TAYLOR DRIVE, SUITE 105  
CHARLOTTE, NC 28262  
704-547-7076

#### CIVIL ENGINEER:

G. WESLEY WEBB, PE  
ALLEY, WILLIAMS, CARMEN & KING, INC.  
120 SOUTH MAIN STREET  
KANNAPOLIS, NC 28081  
704-938-1515



REVISION #1 2-26-19 REVISED SHEET LEGEND TEXT  
REVISION #2 3-28-19 ADDED YARD LABELS, REVISED AREA A HATCH



alley, williams, carmen, & king, inc.  
CONSULTING ENGINEERS  
FIRM LICENSE No. F-0203  
120 SOUTH MAIN STREET  
KANNAPOLIS, NC 28082  
P.O. BOX 1248  
704/938-1515

2019 CONDITIONAL USE AMENDMENT REQUEST  
GOLD HILL QUARRY  
VULCAN CONSTRUCTION MATERIALS LLC  
15580 GLENMORE RD, GOLD HILL, NC 28071

SITE MAP

|              |                 |
|--------------|-----------------|
| SCALE        | DATE: 2-11-19   |
| PLAN: VARIES | DRAWN BY: RCC   |
| PROFILE      | CHECKED BY: GWV |
| HORIZ.:      | DWG No.:        |
| VERT.:       | JOB NO. 11526   |
|              | SHEET NO. 1     |
|              | OF: 11          |



SITE DEVELOPMENT NOTES:

1. APPLICANT VULCAN CONSTRUCTION MATERIALS, LLC, AS SUCCESSOR IN INTEREST TO VULCAN MATERIALS COMPANY, LP ("VULCAN") REQUESTS APPROVAL OF THIS APPLICATION TO AMEND CONDITIONAL USE PERMIT. THE APPLICATION, SITE PLAN, LANDSCAPE PLAN AND OTHER MATERIALS SUBMITTED HEREWITH ARE COLLECTIVELY REFERRED TO AS THE "AMENDMENT". THE "SITE PLAN" CONSISTS OF SHEETS 1 THROUGH 11 AND INCLUDES THE LANDSCAPE PLAN (SHEET 11.).
2. THE PURPOSE OF THIS AMENDMENT IS TO MODIFY CONDITIONAL USE PERMIT 69(C) APPROVED ON MARCH 18, 2004 AS PART OF A REZONING AND CONDITIONAL USE PERMIT APPROVAL PROCESS TO ALLOW EXTRACTION OF EARTH PRODUCTS USE ("QUARRY") ON +/- 141 ACRES OF REAL PROPERTY LOCATED IN CABARRUS COUNTY, NORTH CAROLINA AND MORE SPECIFICALLY IDENTIFIED AS ALL OR PORTIONS OF CABARRUS COUNTY TAX PARCELS 6603-57-8665, 6603-59-9632 AND 6604-50-4443 (COLLECTIVELY, THE "SITE").
3. A CONDITION OF THE APPROVAL INCLUDED THE CONSTRUCTION OF SCREENING BERMS BETWEEN THE SITE ACTIVITIES AND ABUTTING NON-QUARRY PROPERTIES IDENTIFIED AS TAX PARCELS 6603-75-0508, 6603-77-8098, AND 6603-68-6964 ("ADJACENT PARCELS").
4. THE REQUESTED MODIFICATIONS ARE INTENDED TO UPDATE THE EXISTING PERMIT TO COMPLY WITH CURRENT PROVISIONS IN THE CABARRUS COUNTY DEVELOPMENT ORDINANCE ("ORDINANCE") BY ELIMINATING THE REQUIREMENT FOR CONSTRUCTION OF SCREENING BERMS AND TO PROVIDE FOR PHASING OF THE MINING OPERATIONS ACROSS THE SITE.
5. IN LIEU OF SCREENING BERMS, APPLICANT SHALL PROVIDE AND MAINTAIN BUFFER YARDS BETWEEN THE ADJACENT PARCELS AND THE RIGHT OF WAY FOR GLENMORE ROAD (OLD US 80 HWY 80 IN ROWAN COUNTY) AS DESCRIBED IN THESE NOTES AND AS GENERALLY DEPICTED ON THE SITE PLAN.

A. ALONG GLENMORE ROAD WITHIN THE HATCHED AREA LABELED AREA "A" AS GENERALLY DEPICTED ON THE SITE PLAN, APPLICANT SHALL PROVIDE AND MAINTAIN A 100 FOOT WIDE STREET YARD BUFFER. APPLICANT WILL SUPPLEMENT THE EXISTING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN TO MEET OR EXCEED THE STREET YARD BUFFER REQUIREMENTS.

B. ALONG THE SITE'S NORTHEASTERN BOUNDARY WITHIN THE HATCHED AREA LABELED AREA "B" AS GENERALLY DEPICTED ON THE SITE PLAN, APPLICANT SHALL PROVIDE AND MAINTAIN A 100 FOOT WIDE PERIMETER LANDSCAPE BUFFER YARD. IN LOCATIONS WHERE EXISTING VEGETATION DOES NOT MEET OR EXCEED THE REQUIREMENTS OF A LEVEL ONE BUFFER YARD, APPLICANT WILL SUPPLEMENT THE EXISTING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN (2 SHADE TREES OR 4 ORNAMENTALS AND 15 SHRUBS FOR EVERY 50 FEET OF BUFFER).

C. ALONG THE SITE'S NORTHEASTERN BOUNDARY IN THE SOLID GREEN AREA LABELED AREA "C" AS GENERALLY DEPICTED ON THE SITE PLAN, APPLICANT SHALL PROVIDE AND MAINTAIN A 100 FOOT WIDE UNDISTURBED PERIMETER BUFFER YARD AS MEASURED FROM THE PROPERTY LINE. THE BUFFER YARD WILL BE COMPRISED OF EXISTING VEGETATION SUBJECT TO 5(f) HEREIN. IN LOCATIONS WHERE EXISTING VEGETATION DOES NOT MEET OR EXCEED THE SCREENING OF A LEVEL ONE BUFFER YARD, APPLICANT WILL SUPPLEMENT THE EXISTING VEGETATION. THE EXISTING BUFFER IS A HEAVILY WOODED AREA WITH A MIXTURE OF LARGE MATURE CANOPY TREES AND UNDERSTORY TREES.

D. ALONG THE SITE'S EASTERN BOUNDARY IN THE PINK AREA LABELED AREA "D" AS GENERALLY DEPICTED ON THE SITE PLAN, APPLICANT WILL PROVIDE AND MAINTAIN A 140 FOOT WIDE UNDISTURBED PERIMETER BUFFER YARD AGAINST RESIDENTIAL USE AS MEASURED FROM THE PROPERTY LINE. THE BUFFER YARD WILL BE COMPRISED OF EXISTING VEGETATION SUBJECT TO 5(f) HEREIN. IN LOCATIONS WHERE EXISTING VEGETATION DOES NOT MEET OR EXCEED THE SCREENING OF A LEVEL ONE BUFFER YARD, APPLICANT WILL SUPPLEMENT THE EXISTING VEGETATION. THE EXISTING BUFFER IS A HEAVILY WOODED AREA WITH A MIXTURE OF LARGE MATURE CANOPY TREES AND UNDERSTORY TREES. THE BUFFER INCLUDES A PORTION OF LONG CREEK (APPROXIMATELY 10 FEET), A WATERBODY BUFFER ZONE THAT VARIES IN WIDTH BETWEEN 65.5 FEET AND 107.9 FEET, A 20 FOOT WIDE NO BUILD BUFFER SETBACK THAT RUNS PARALLEL TO THE WATERBODY BUFFER ZONE, AND ADDITIONAL WOODED AREA BETWEEN THE NO BUILD BUFFER SETBACK AND THE EDGE OF THE 140 FOOT OFFSET FROM THE PROPERTY LINE

E. ALONG THE SITE'S SOUTHEASTERN AND SOUTHERN BOUNDARIES IN THE SOLID GREEN AREA LABELED AREA "E" AS GENERALLY DEPICTED ON THE SITE PLAN, APPLICANT SHALL PROVIDE AND MAINTAIN A 100 FOOT WIDE UNDISTURBED PERIMETER BUFFER YARD AS MEASURED FROM THE PROPERTY LINE. THE PERIMETER LANDSCAPE BUFFER YARD WILL BE COMPRISED OF EXISTING VEGETATION SUBJECT TO 5(f) HEREIN. IN LOCATIONS WHERE EXISTING VEGETATION DOES NOT MEET OR EXCEED THE SCREENING OF A LEVEL ONE BUFFER YARD, APPLICANT WILL SUPPLEMENT THE EXISTING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN. THE EXISTING BUFFER IS A HEAVILY WOODED AREA WITH A MIXTURE OF LARGE MATURE CANOPY TREES AND UNDERSTORY TREES.

F. IN LOCATIONS WHERE THE EXISTING VEGETATION DIES, OR OTHERWISE NO LONGER PROVIDES 100 FEET OF WOODED SCREENING AGAINST ADJACENT NON-QUARRY USE PARCELS, APPLICANT SHALL SUPPLEMENT THE REMAINING VEGETATION TO MEET OR EXCEED ORDINANCE REQUIREMENT EQUIVALENTS.

G. MINING OPERATIONS ON THE SITE SHALL BE PHASED AS SHOWN ON THE SITE PLAN. PERIMETER/LANDSCAPE BUFFER YARDS WITHIN A PARTICULAR PHASE IDENTIFIED ON THE SITE PLAN WILL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY MINING USE WITHIN THE PHASED AREA.
6. PROPERTY LINES AND BEARINGS ARE BASED ON A SURVEY BY HELMS SURVEYING COMPANY.
7. EXISTING TOPOGRAPHY AND PLANIMETRICS ARE BASED ON AERIAL PHOTOGRAMMETRY PREPARED BY TUCK MAPPING SOLUTIONS INC.
8. ADJACENT PROPERTY LINES SHOWN ARE APPROXIMATE LOCATIONS FOR REFERENCE ONLY.
9. THIS PROPERTY IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IS LABELED AS FLOOD ZONE "X" ACCORDING TO FEMA FIRM MAP NUMBER 37106602001, PANEL 6602, DATED 11/05/2008.
10. THERE ARE CURRENTLY NO EXISTING STRUCTURES LOCATED ON THIS SITE.
11. PARCEL 6603-57-8665 DOES NOT HAVE A PHYSICAL CONNECTION TO A PUBLIC ROAD. SITE ACCESS IS OBTAINED USING INTERNAL HAUL ROADS ACROSS PARCELS 6603-47-1878 VIA A PRIVATE EASEMENT FROM THE QUARRY TO OLD BEATTY FORD ROAD IN ROWAN COUNTY.
12. PARCEL 6603-59-9632 AND PARCEL 6604-50-4443 CAN CURRENTLY BE ACCESSED FROM AN EXISTING DRIVEWAY IN ROWAN COUNTY. ACCESS TO PARCEL 6603-59-9632 AND PARCEL 6604-50-4443 FOR QUARRY ACTIVITIES WILL UTILIZE PROPOSED INTERNAL STREAM CROSSINGS.
13. PERMANENT STORAGE OF PROCESSED MATERIALS OR BY-PRODUCTS OF THE CRUSHING PROCESS IS NOT CURRENTLY PROPOSED FOR THIS SITE BUT MAY BE LOCATED WITHIN THE ULTIMATE PIT LIMITS. STORAGE OF SPOIL PILES AND OTHER ACCUMULATIONS OF BY-PRODUCTS SHALL NOT BE CREATED TO A HEIGHT OF MORE THAN FORTY (40) FEET ABOVE THE ORIGINAL CONTOUR AND SHALL BE SO GRADED THAT THE VERTICAL SLOPE SHALL NOT EXCEED THE MATERIAL'S NATURAL ANGLE OF REPOSE.
14. THERE IS NO EXISTING OR PROPOSED SEWAGE DISPOSAL, SOLID WASTE, OR POTABLE WATER FACILITIES ON THE SITE.
15. THE MINE PERMIT LIMITS SHOWN ARE BASED ON AN AGGREGATE OF PROPERTY DEEDS AND BOUNDARY SURVEYS. A BOUNDARY SURVEY OF THE OVERALL MINE PERMIT LIMITS WAS NOT PERFORMED BY ALLEY, WILLIAMS, CARMEN & KING, INC.
16. THIS SITE HAS A NCDEQ MINING PERMIT (PERMIT #13-04) AND IS EXEMPT FROM THE SEDIMENTATION POLLUTION CONTROL ACT OF 1973 AND ANY REQUIREMENTS FOR SEDIMENT AND EROSION CONTROL PLAN APPROVAL.
17. THE QUARRY HAS A NC DEQ NPDES INDUSTRIAL STORMWATER PERMIT (NCGO20000) FOR STORMWATER AND PIT DISCHARGES FROM THIS SITE. DEVELOPMENT OF THIS SITE IS NOT EXPECTED TO CREATE OR INCREASE ANY DRAINAGE OR FLOODING PROBLEMS. DUE TO THE PROPOSED RECLAMATION WITHOUT FUTURE IMPERVIOUS AREAS, DEVELOPMENT OF THIS SITE DOES NOT REQUIRE A PHASE II STORMWATER PERMIT.
18. APPLICANT PROPOSES THE USE OF EXISTING VEGETATION TO MEET THE LANDSCAPE AND PERIMETER BUFFER YARD REQUIREMENTS.
19. DIRECT ILLUMINATION RESULTING FROM THE OPERATION SHALL NOT FALL UPON ANY NON QUARRY LAND NOT COVERED BY THE APPLICATION.
20. EQUIVALENT SOUND LEVELS AT THE NON QUARRY USE BOUNDARIES OF THE EXTRACTION SITE SHALL NOT EXCEED THE FOLLOWING STANDARDS:

BETWEEN 7:00 AM AND 7:00 PM 60 DBA

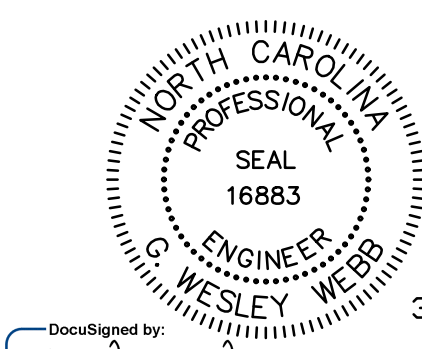
BETWEEN 7:00 PM AND 7:00 AM 55 DBA
21. VIBRATION LEVELS AT THE NON QUARRY USE BOUNDARIES OF THE EXTRACTION SITE SHALL NOT EXCEED THE FOLLOWING STANDARDS:

MAXIMUM PEAK PARTICLE VELOCITY:

STEADY STATE 1.0 INCHES/SECOND

IMPACT 2.0 INCHES/SECOND
22. THE PERMANENT ROADS, DEFINED AS THOSE TO BE USED IN EXCESS OF ONE YEAR, WITHIN THE EXCAVATION SITE SHALL BE SURFACED WITH A DUST FREE MATERIAL SUCH AS SOIL CEMENT, BITUMINOUS CONCRETE OR PORTLAND CEMENT CONCRETE FROM THE NEAREST PUBLIC ROAD TO THE YARD AREA. ALL PERMANENT ROADS LOCATED WITHIN THREE HUNDRED (300) FEET OF RESIDENTIALLY ZONED LAND SHALL BE TREATED THE SAME.
23. ROADS OTHER THAN PERMANENT ROADS SHALL BE TREATED WITH DUST INHIBITORS, AS SPECIFIED IN THE OPERATIONS PLAN, TO REDUCE AND MINIMIZE DUST GENERATION FROM ROAD SURFACES FROM EITHER WIND OR VEHICULAR ACTION. PROPERLY OPERATED WATER WAGONS AND SPRAYER IRRIGATION SHALL BE AN ACCEPTABLE METHOD OF DUST INHIBITION.
24. WHERE THE PROPOSED EXTRACTION SHALL TAKE PLACE WITHIN THREE HUNDRED (300) FEET OF A DWELLING, SCHOOL, CHURCH, HOSPITAL, COMMERCIAL OR INDUSTRIAL BUILDING, PUBLIC BUILDING, OR PUBLIC LAND (EXPRESSLY EXCLUDING PUBLIC RIGHTS OF WAY), A SECURITY FENCE AT LEAST SIX (6) FEET HIGH SHALL BE INSTALLED.
25. THE OPERATIONS PLAN AND REHABILITATION PLAN SHALL BE COORDINATED SO THAT THE AMOUNT OF DISTURBED LAND IS KEPT TO THE ABSOLUTE MINIMUM CONSONANT WITH GOOD PRACTICES AND SO THAT REHABILITATION PROCEEDS SIMULTANEOUS WITH EXTRACTION.

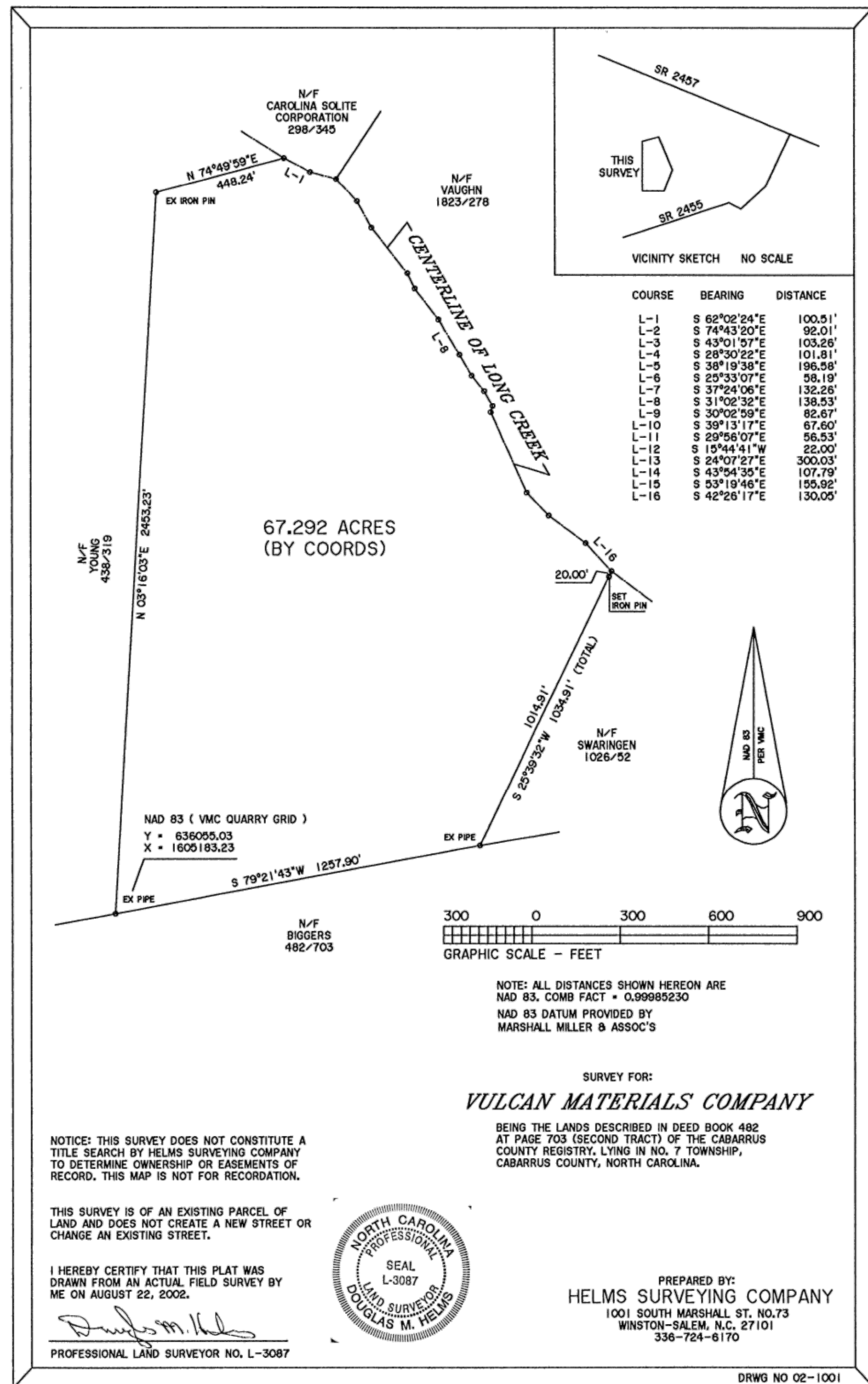
26. APPLICANT IS REQUIRED BY NCDEQ TO MAINTAIN A RECLAMATION BOND FOR THIS SITE AS A CONDITION OF ITS MINE PERMIT. PRIOR TO COMMENCEMENT OF ANY MINING OPERATIONS ON THE SITE AND THE RELEASE OF ANY ZONING PERMIT(S), APPLICANT'S ENGINEER SHALL CERTIFY TO THE COUNTY THE COSTS OF REHABILITATION ON A PER ACRE BASIS. IF THE REHABILITATION COSTS EXCEED THE AMOUNTS REQUIRED BY THE STATE, THEN APPLICANT SHALL POST A BOND PAYABLE TO CABARRUS COUNTY FOR THE DIFFERENCE.
27. PRIOR TO CONSTRUCTION OF THE PERMANENT STREAM CROSSING(S) AS GENERALLY DEPICTED ON THE SITE PLAN, APPLICANT SHALL PROVIDE COUNTY WITH COPY OF APPLICABLE CORP OF ENGINEER PERMIT(S) AND OBTAIN OTHER NECESSARY PERMIT APPROVALS.



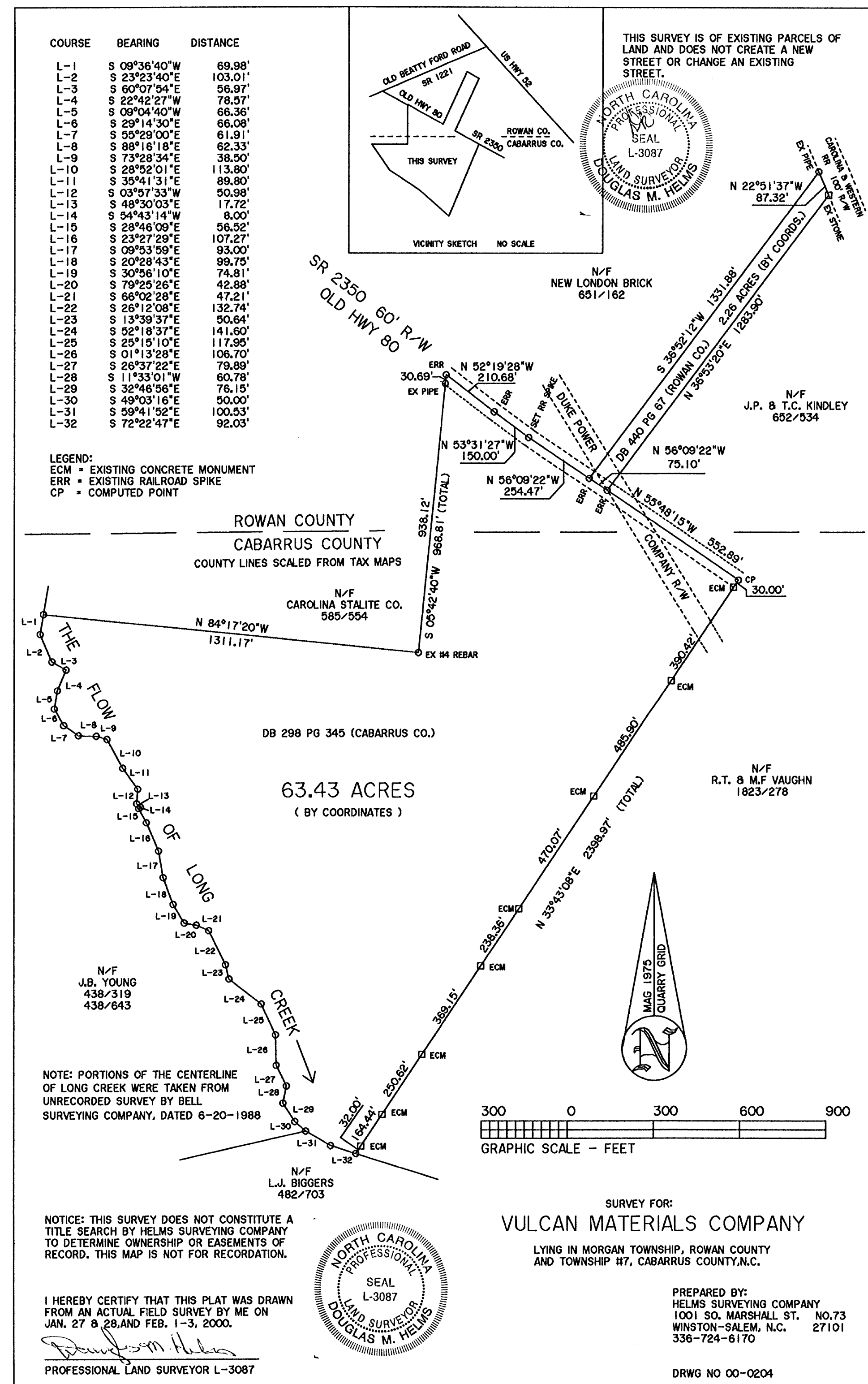
REVISION #1 2-26-19 REVISED NOTES  
REVISION #2 3-28-19 REVISED NOTES PER CABARRUS COUNTY REVIEW

|   |   |                        |              |                  |
|---|---|------------------------|--------------|------------------|
|   | alley, williams, carmen, & king, inc.<br>CONSULTING ENGINEERS |                        | SCALE        | DATE: 2-11-19    |
|   | FIRM LICENSE No. F-0203                                       |                        | PLAN: VARIES | DRAWN BY: RCC    |
|   | 120 SOUTH MAIN STREET<br>KANNAPOLIS, NC 28082                 |                        | PROFILE      | CHECKED BY: GWV  |
|   | P.O. BOX 1248<br>704/938-1515                                 |                        | HORIZ:       | DWG No.:         |
| 2019 CONDITIONAL USE AMENDMENT REQUEST<br>GOLD HILL QUARRY<br>VULCAN CONSTRUCTION MATERIALS LLC<br>15580 GLENMORE RD, GOLD HILL, NC 28071 |   | SITE DEVELOPMENT NOTES |              | JOB NO.<br>11526 |
|   |   |                        |              | SHEET NO.<br>2   |
|   |   |                        |              | OF: 11           |

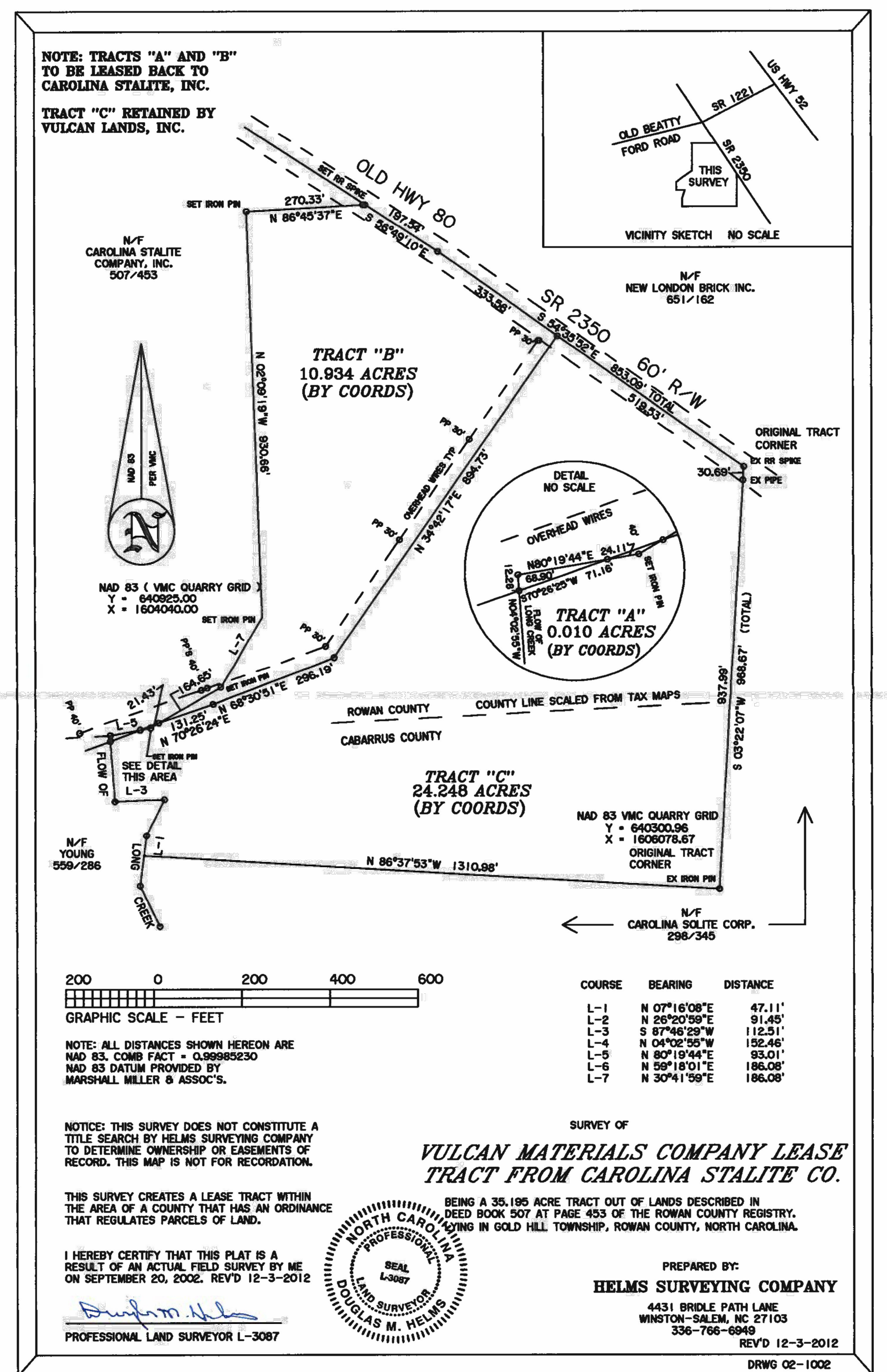




VULCAN LANDS INC.  
CABARRUS COUNTY PIN: 6603-57-8665  
CABARRUS COUNTY DB 5484 PG 202  
LAND USE: QUARRY  
CABARRUS COUNTY ZONING: GI-SU



VULCAN LANDS INC.  
CABARRUS COUNTY PIN: 6603-59-9632  
CABARRUS COUNTY DB 5411 PG 103  
LAND USE: QUARRY  
CABARRUS COUNTY ZONING: GI-SU  
ROWAN COUNTY PIN: NOT IDENTIFIED  
ROWAN COUNTY ZONING: IND



CAROLINA STALITE COMPANY INC.  
CABARRUS COUNTY PIN 6604504430000  
ROWAN COUNTY DB 507 PG 453  
LAND USE: QUARRY  
CABARRUS ZONING: GI-SU  
ROWAN COUNTY PIN: 383 0270001  
ROWAN COUNTY ZONING: IND

alley, williams, carmen, & king, inc.  
**CONSULTING ENGINEERS**  
FIRM LICENSE No. F-0203  
120 SOUTH MAIN STREET KANNAPOLIS, NC 28082  
P.O. BOX 1248 704/938-1515

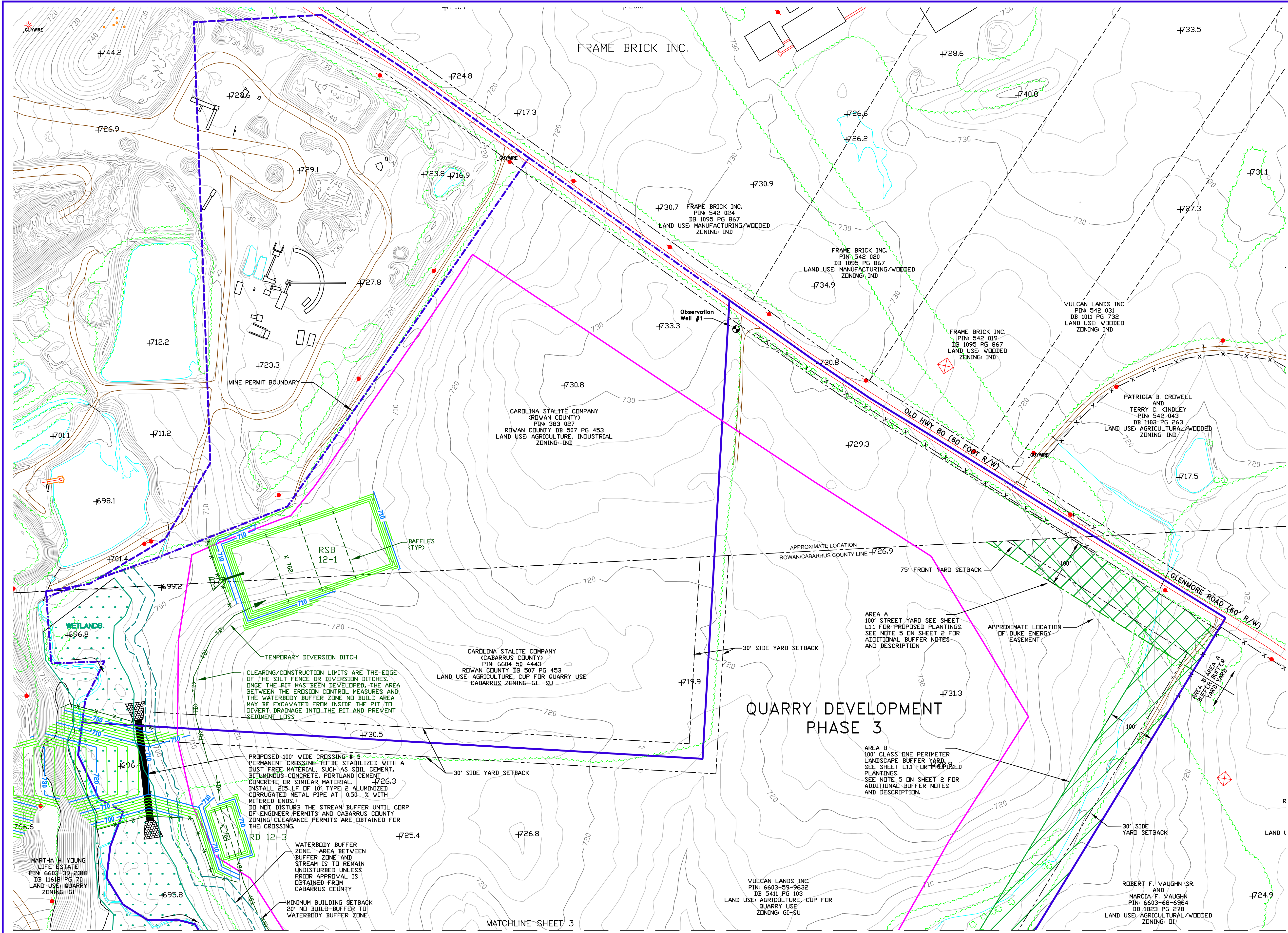
2019 CONDITIONAL USE AMENDMENT REQUEST  
GOLD HILL QUARRY  
VULCAN CONSTRUCTION MATERIALS LLC  
15580 GLENMORE RD, GOLD HILL, NC 28071

11526  
SHEET NO. 3  
OF 11

SCALE: Varies  
DATE: 2-11-19  
DRAWN BY: RCC  
CHECKED BY: GWV  
DWG No.: 11526

PROPERTY SURVEYS





PHASED CONSTRUCTION NOTES:

1. THE AREA SHOWN ON THIS SHEET IS LOCATED IN PHASE 3 OF THE QUARRY EXPANSION PLANS. BLASTING SHALL NOT OCCUR UNTIL THE PLANTED PERIMETER LANDSCAPE BUFFERS HAVE BEEN INSTALLED AND APPROVED BY CABARRUS COUNTY PLANNING DEPARTMENT.. SEE SHEET L1.1 FOR DETAILS CONCERNING THE LANDSCAPING PLAN.
2. THE DISTURBED AREAS WITHIN PHASES 1, 2 AND 3 SHALL BE GRADED TO DRAIN INTO THE PIT OR SEDIMENT BASINS AT ALL TIMES. DIVERSION CHANNELS SHALL BE CONSTRUCTED AS NEEDED TO DIVERT RUNOFF INTO THE PIT.

REVISION #1 2-26-19 REVISED BUFFER TEXT, CROSSING TEXT, ADDED BUFFER DIMENSIONS AND FLOW ARROWS  
REVISION #2 2-28-19 REVISED PIT LIMITS, REVISED AREA A HATCH

**SITE PLAN**  
SCALE : 1" = 100'

MATCHLINE SHEET 3  
MATCHLINE SHEET 4

**EROSION CONTROL STRUCTURE LEGEND**

|                           |  |
|---------------------------|--|
| SEDIMENT BASIN            |  |
| RISER SEDIMENT BASIN      |  |
| TEMPORARY DIVERSION DITCH |  |
| SILT FENCE                |  |

NOTE: OTHER SYMBOLS MAY BE USED TO DELINEATE EROSION CONTROL MEASURES. REFER TO SITE NOTES.

DWG NO.: 11526 GOLD HILL QUARRY CABAR REZONING AMENDMENT R2.DWG

**2019 CONDITIONAL USE AMENDMENT REQUEST**  
**GOLD HILL QUARRY**  
**VULCAN CONSTRUCTION MATERIALS LLC**  
**15580 GLENMORE RD, GOLD HILL, NC 28071**

alley, williams, carmen, & king, inc.  
**CONSULTING ENGINEERS**  
FIRM LICENSE No. F-0203  
120 SOUTH MAIN STREET KANNAPOLIS, NC 28082  
P.O. BOX 1248 704/938-1515

Professional Engineer Seal: NORTH CAROLINA, SEAL 16883, C. WESLEY WEBB, 3-28-19

COMPILED BY:

www.tuckmapping.com

DATE OF PHOTOGRAPHY : 10/3/18

THIS MAP MEETS OR EXCEEDS NATIONAL MAP ACCURACY STANDARDS FOR 1"=200', WITH A 5' CONTOUR INTERVAL, EXCLUDING AREAS MAPPED OUTSIDE OF EXISTING GROUND CONTROL OR IN DENSE TREE AREAS.

THE TOPOGRAPHIC MAP WAS ORIGINALLY ISSUED AND SEALED BY ROBERT H. TUCK, L-4122, ON 1-22-19.

PORTIONS OF THIS MAP HAVE BEEN COMPILED OUTSIDE THE LIMITS OF CONTROL AND THEREFORE DO NOT MEET THE NATIONAL MAP ACCURACY STANDARDS

HORIZONTAL DATUM: NORTH CAROLINA, NAD83, USFT  
VERTICAL DATUM: NAVD83, GEOID 1999

CONTOURS IN TREED AREAS ARE APPROXIMATE

COMBINED FACTOR:  
Grid to Ground = 0.9998459  
Ground to Grid = 1.0001541

**MINE LEGEND**

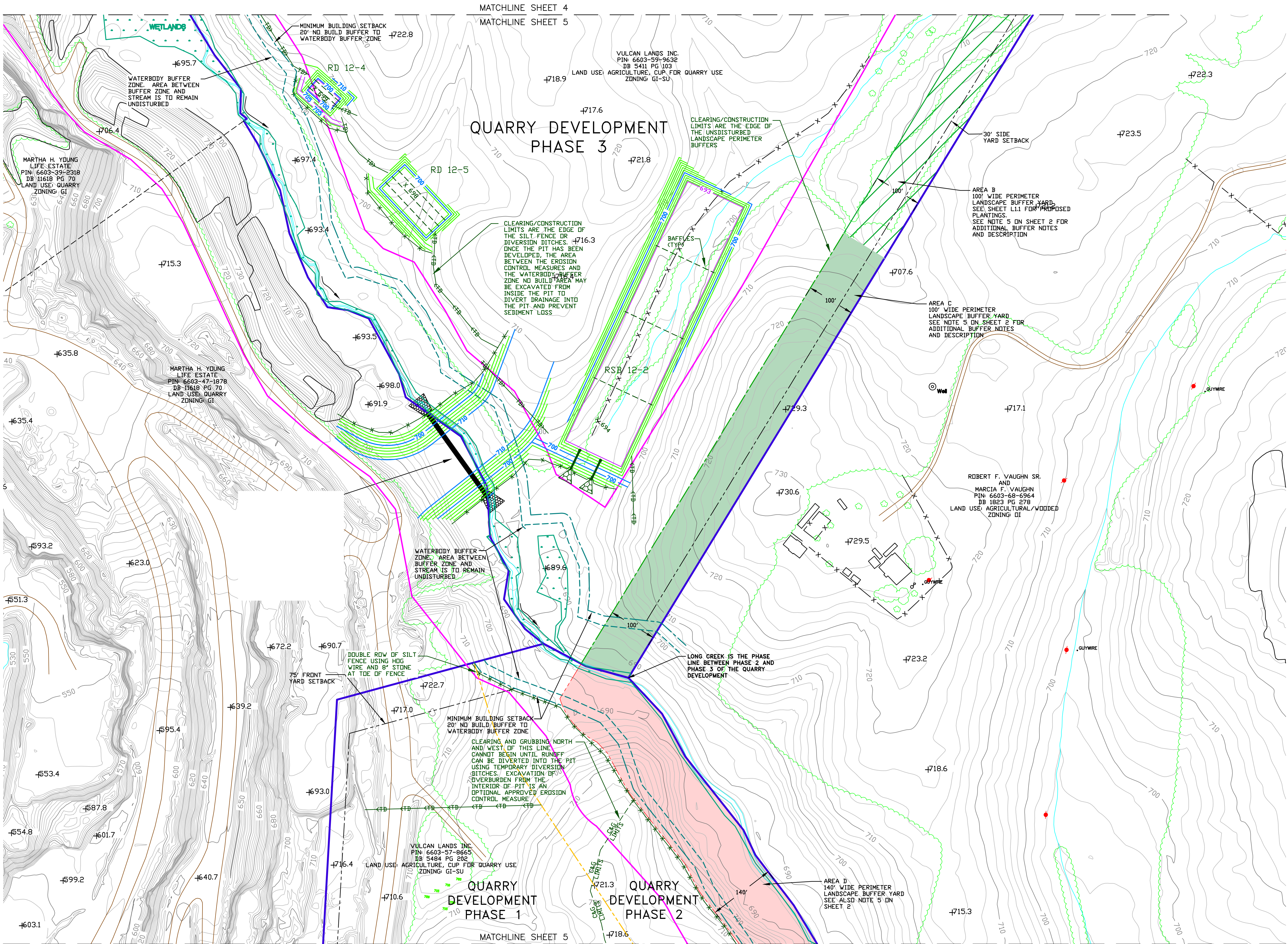
|   |  |
|---|--|
| VULCAN LANDS PROPERTY LINE                                  |  |
| VMC LEASE AREA  |  |
| LEASE SURVEY LIMITS   |  |
| ADJACENT PROPERTY LINE                                      |  |
| QUARRY EXPANSION PHASE LINES                                |  |
| ULTIMATE PIT LIMITS   |  |
| CABARRUS CO. UNDISTURBED WATERBODY BUFFER ZONE              |  |
| CABARRUS CO. (NO BUILD BUFFER) 20' MINIMUM BUILDING SETBACK |  |
| PROPOSED 140' UNDISTURBED PERIMETER LANDSCAPE BUFFER YARD   |  |
| PROPOSED 100' UNDISTURBED PERIMETER LANDSCAPE BUFFER YARD   |  |
| LANDSCAPED PERIMETER BUFFER YARD (LEVEL ONE)                |  |
| LANDSCAPED STREET YARD BUFFER                               |  |
| CABARRUS CO. ZONING BUILDING SETBACK                        |  |
| HORIZONTAL CONTROL POINT                                    |  |
| VERTICAL CONTROL POINT                                      |  |
| INDEX CONTOUR   |  |
| INTERMEDIATE CONTOUR  |  |
| SPOT ELEVATION  |  |
| WATER   |  |
| PAVED ROAD  |  |
| DIRT ROAD   |  |
| BUILDING  |  |
| LOCATED OBJECT  |  |
| FENCE   |  |
| TREES   |  |
| PIPE  |  |
| POLE  |  |
| TOWER   |  |

**SITE PLAN SHEET LEGEND**

|         |
|---------|
| SHEET 4 |
| SHEET 5 |
| SHEET 6 |

|                        |                |
|------------------------|----------------|
| SCALE: 1" = 100'       | DATE: 2-11-19  |
| PLANE: PROFILE         | DRAWN BY: RCC  |
| HORIZ: CHECKED BY: GWV | DWG No.: 11526 |
| VERT: JOB NO. 11526    | SHEET NO. 4    |
| OF: 11                 |                |





PHASED CONSTRUCTION NOTES:

- THE AREA SHOWN ON THIS SHEET IS LOCATED IN PHASE 2 AND PHASE 3 OF THE QUARRY EXPANSION PLANS. BLASTING SHALL NOT OCCUR IN A PHASE UNTIL THE PERIMETER LANDSCAPE BUFFERS HAVE BEEN INSTALLED FOR THAT PHASE AND APPROVED BY CABARRUS COUNTY PLANNING DEPARTMENT. SEE SHEET L1.1 FOR DETAILS CONCERNING THE PROPOSED PLANTINGS.
- THE DISTURBED AREAS WITHIN PHASES 1, 2 AND 3 SHALL BE GRADED TO DRAIN INTO THE PIT OR SEDIMENT BASINS AT ALL TIMES. DIVERSION CHANNELS SHALL BE CONSTRUCTED AS NEEDED TO DIVERT RUNOFF INTO THE PIT.

REVISION #1 2-26-19 REVISED BUFFER TEXT, CROSSING TEXT, ADDED BUFFER DIMENSIONS AND FLOW ARROWS  
REVISION #2 3-28-19 REVISED PIT LIMITS

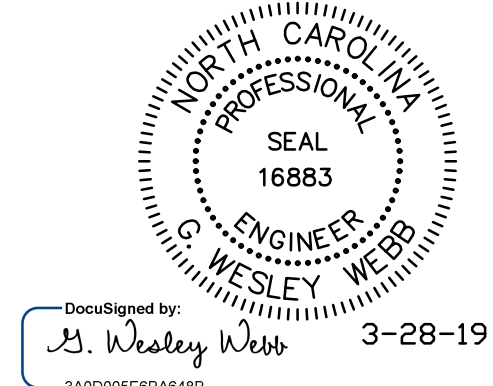
SITE PLAN  
SCALE : 1" = 100'

EROSION CONTROL STRUCTURE LEGEND

- SEDIMENT BASIN
- RISER SEDIMENT BASIN
- TEMPORARY DIVERSION DITCH
- SILT FENCE

NOTE: OTHER SYMBOLS MAY BE USED TO DELINEATE EROSION CONTROL MEASURES. REFER TO SITE NOTES.

DWG NO.: 11526 GOLD HILL QUARRY CABAR REZONING AMENDMENT R2.DWG



**alley, williams, carmen, & king, inc.**  
**CONSULTING ENGINEERS**  
FIRM LICENSE No. F-0203  
120 SOUTH MAIN STREET KANNAPOLIS, NC 28082  
P.O. BOX 1248 704/938-1515

2019 CONDITIONAL USE AMENDMENT REQUEST  
GOLD HILL QUARRY  
VULCAN CONSTRUCTION MATERIALS LLC  
15580 GLENMORE RD, GOLD HILL, NC 28071

COMPILED BY:



DATE OF PHOTOGRAPHY :  
10/3/18

THIS MAP MEETS OR EXCEEDS NATIONAL MAP ACCURACY STANDARDS FOR 1"=200', WITH A 5' CONTOUR INTERVAL, EXCLUDING AREAS MAPPED OUTSIDE OF EXISTING GROUND CONTROL OR IN DENSE TREE AREAS.

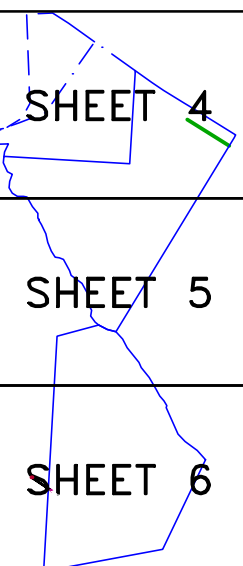
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PORTIONS OF THIS MAP HAVE BEEN COMPILED OUTSIDE THE LIMITS OF CONTROL AND THEREFORE DO NOT MEET THE NATIONAL MAP ACCURACY STANDARDS

HORIZONTAL DATUM: NORTH CAROLINA, NAD83, USFT  
VERTICAL DATUM: NAVD88, GEOID 1999  
CONTOURS IN TREED AREAS ARE APPROXIMATE  
COMBINED FACTOR:  
Grid to Ground = 0.9998459  
Ground to Grid = 1.0001541

MINE LEGEND

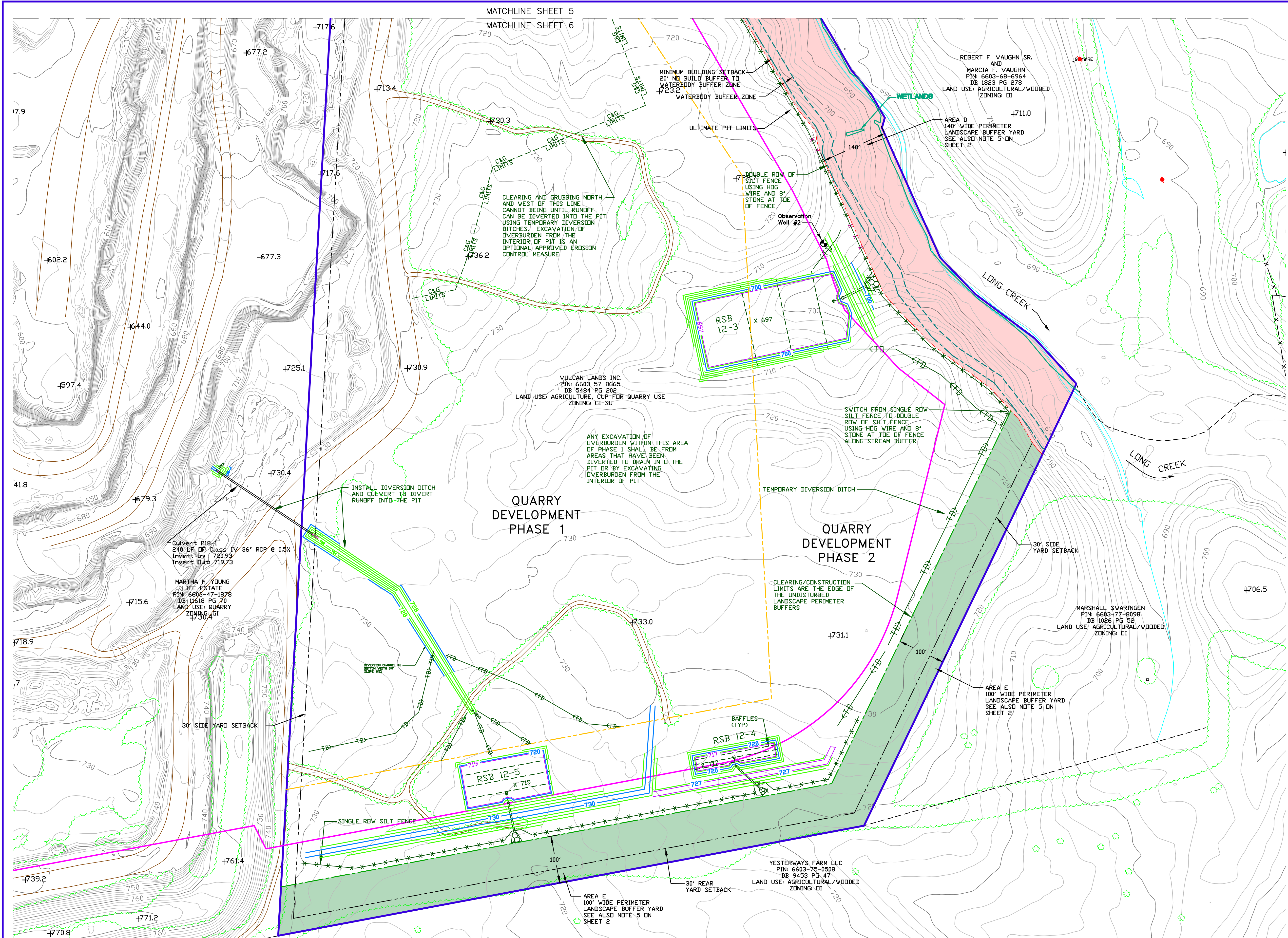
- VULCAN LANDS PROPERTY LINE
- VMC LEASE AREA
- LEASE SURVEY LIMITS
- ADJACENT PROPERTY LINE
- QUARRY EXPANSION PHASE LINES
- ULTIMATE PIT LIMITS
- CABARRUS CO. UNDISTURBED WATERBODY BUFFER ZONE
- CABARRUS CO. (NO BUILD BUFFER) 20' MINIMUM BUILDING SETBACK
- PROPOSED 140' UNDISTURBED PERIMETER LANDSCAPE BUFFER YARD
- PROPOSED 100' UNDISTURBED PERIMETER LANDSCAPE BUFFER YARD
- LANDSCAPED PERIMETER BUFFER YARD (LEVEL ONE)
- LANDSCAPED STREET YARD BUFFER
- CABARRUS CO. ZONING BUILDING SETBACK
- HORIZONTAL CONTROL POINT
- VERTICAL CONTROL POINT
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- WATER
- PAVED ROAD
- DIRT ROAD
- BUILDING
- LOCATED OBJECT
- FENCE
- TREES
- PIPE
- POLE
- TOWER

SITE PLAN  
SHEET LEGEND



|                 |               |
|-----------------|---------------|
| SCALE           | DATE          |
| 1" = 100'       | 2-11-19       |
| PROFILE         | DRAWN BY: RCC |
| CHECKED BY: GWV |               |
| DWG No.:        |               |
| JOB NO.         | 11526         |
| SHEET NO.       | 5             |
| OF:             | 11            |





PHASED CONSTRUCTION NOTES:

1. THE AREA SHOWN ON THIS SHEET ARE LOCATED IN PHASES 1 AND 2 OF THE QUARRY EXPANSION PLANS. BLASTING SHALL NOT OCCUR UNTIL THE PLANTED PERIMETER LANDSCAPE BUFFERS HAVE BEEN INSTALLED AND APPROVED BY CABARRUS COUNTY PLANNING DEPARTMENT. SEE SHEET L1.1 FOR DETAILS CONCERNING THE LANDSCAPING PLAN.
2. THE DISTURBED AREAS WITHIN PHASES 1, 2 AND 3 SHALL BE GRADED TO DRAIN INTO THE PIT OR SEDIMENT BASINS AT ALL TIMES. DIVERSION CHANNELS SHALL BE CONSTRUCTED AS NEEDED TO DIVERT RUNOFF INTO THE PIT.

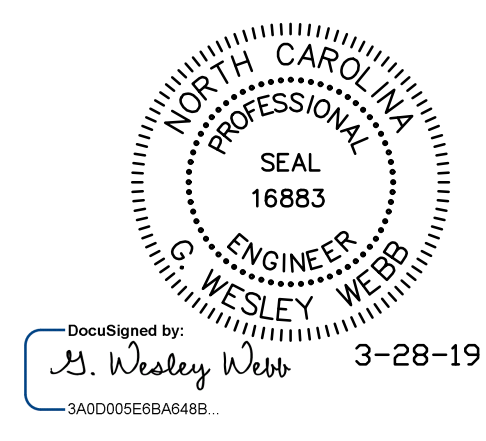
REVISION #1 2-26-19 REVISED BUFFER TEXT, CROSSING TEXT, AND ADDED BUFFER DIMENSIONS  
REVISION #2 3-28-19 REVISED PIT LIMITS

SITE PLAN  
SCALE : 1" = 100'

EROSION CONTROL STRUCTURE LEGEND

- SEDIMENT BASIN
- RISER SEDIMENT BASIN
- TEMPORARY DIVERSION DITCH
- SILT FENCE

NOTE: OTHER SYMBOLS MAY BE USED TO DELINEATE EROSION CONTROL MEASURES. REFER TO SITE NOTES.



**alley, williams, carmen, & king, inc.**  
**CONSULTING ENGINEERS**  
FIRM LICENSE No. F-0203  
120 SOUTH MAIN STREET KANNAPOLIS, NC 28082  
P.O. BOX 1248 704/938-1515

**2019 CONDITIONAL USE AMENDMENT REQUEST**  
**GOLD HILL QUARRY**  
**VULCAN CONSTRUCTION MATERIALS LLC**  
**15580 GLENMORE RD, GOLD HILL, NC 28071**

COMPILED BY:

**tuck** MAPPING SOLUTIONS, INC.  
www.tuckmapping.com

DATE OF PHOTOGRAPHY :  
10/3/18

THIS MAP MEETS OR EXCEEDS NATIONAL MAP ACCURACY STANDARDS FOR 1"=200', WITH A 5' CONTOUR INTERVAL, EXCLUDING AREAS MAPPED OUTSIDE OF EXISTING GROUND CONTROL OR IN DENSE TREE AREAS.

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HORIZONTAL DATUM: NORTH CAROLINA, NAD83, USFT  
VERTICAL DATUM: NAVD83, GEOID 1999  
CONTOURS IN TREED AREAS ARE APPROXIMATE

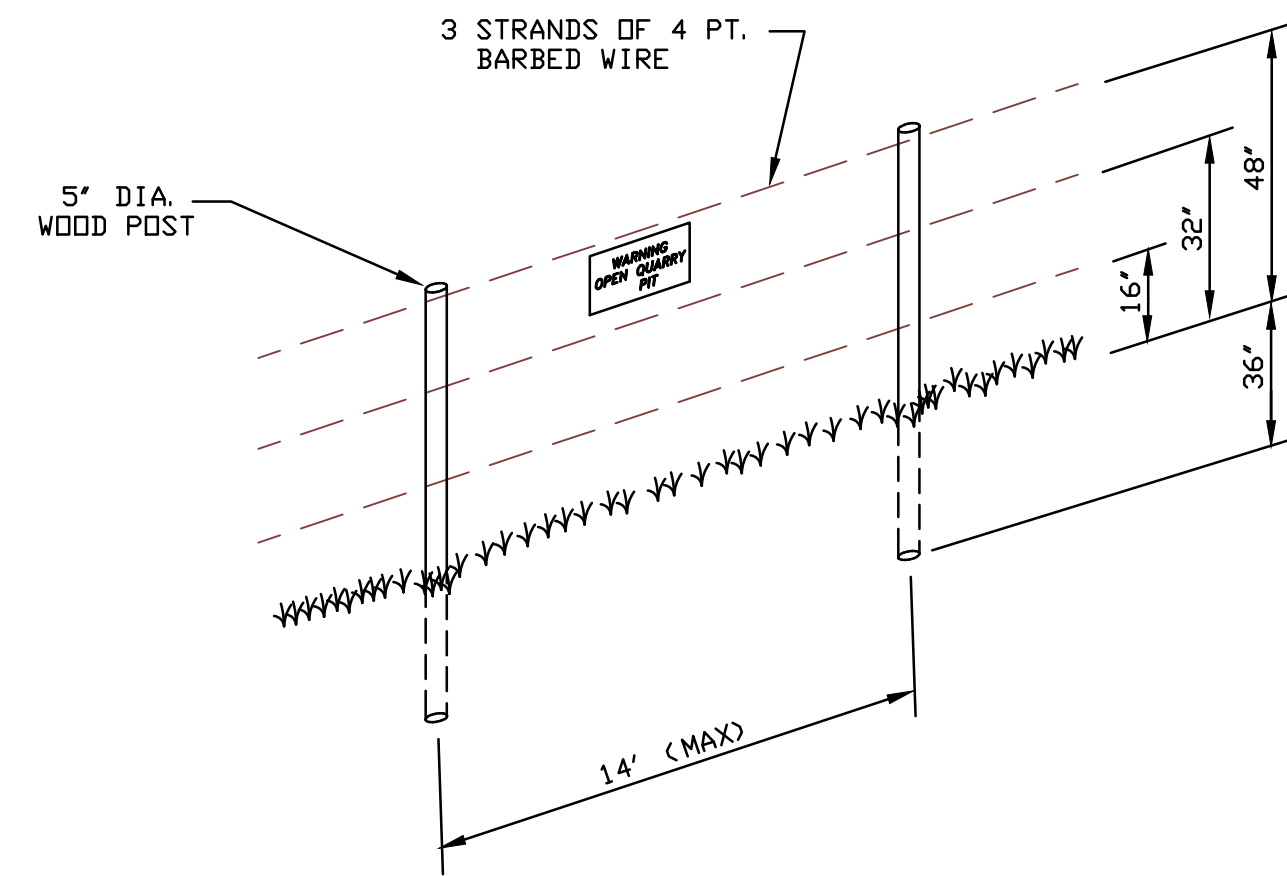
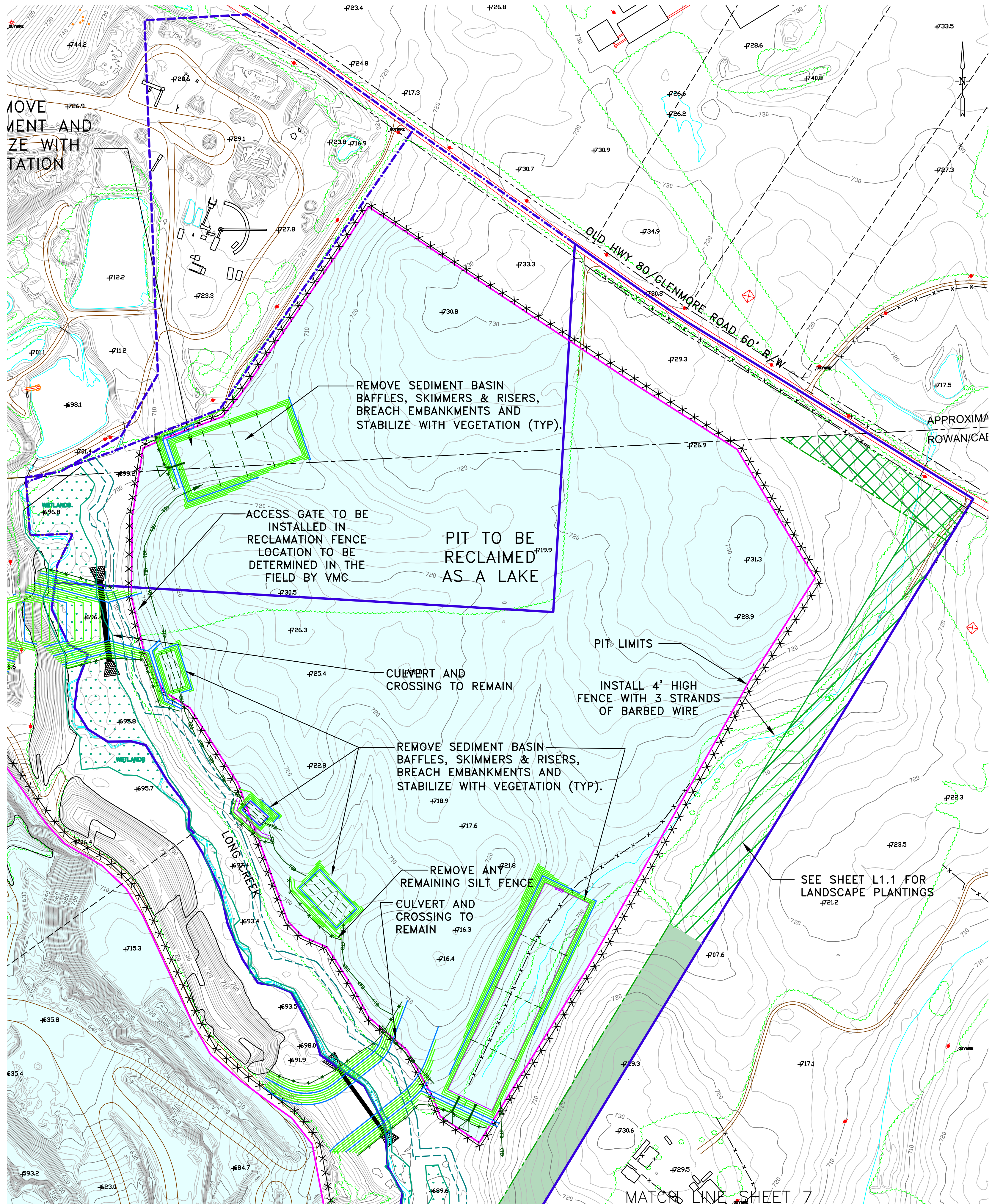
COMBINED FACTOR:  
Grid to Ground = 0.9998459  
Ground to Grid = 1.0001541

| MINE LEGEND   |       |
|---|-------|
| VULCAN LANDS PROPERTY LINE                                  |       |
| VMC LEASE AREA  |       |
| LEASE SURVEY LIMITS   |       |
| ADJACENT PROPERTY LINE                                      |       |
| QUARRY EXPANSION PHASE LINES                                |       |
| ULTIMATE PIT LIMITS   |       |
| CABARRUS CO. UNDISTURBED WATERBODY BUFFER ZONE              |       |
| CABARRUS CO. (NO BUILD BUFFER) 20' MINIMUM BUILDING SETBACK |       |
| PROPOSED 140' UNDISTURBED PERIMETER LANDSCAPE BUFFER YARD   |       |
| PROPOSED 100' UNDISTURBED PERIMETER LANDSCAPE BUFFER YARD   |       |
| LANDSCAPED PERIMETER BUFFER YARD (LEVEL ONE)                |       |
| LANDSCAPED STREET YARD BUFFER                               |       |
| CABARRUS CO. ZONING BUILDING SETBACK                        |       |
| HORIZONTAL CONTROL POINT                                    |       |
| VERTICAL CONTROL POINT                                      |       |
| INDEX CONTOUR   | 3500  |
| INTERMEDIATE CONTOUR  | 751.6 |
| SPOT ELEVATION  | 751.6 |
| WATER   |       |
| PAVED ROAD  |       |
| DIRT ROAD   |       |
| BUILDING  |       |
| LOCATED OBJECT  |       |
| FENCE   |       |
| TREES   |       |
| PIPE  |       |
| POLE  |       |
| TOWER   |       |

| SITE PLAN SHEET LEGEND |  |
|------------------------|--|
| SHEET 4                |  |
| SHEET 5                |  |
| SHEET 6                |  |

| SCALE            |  | DATE: 2-11-19   |  |
|------------------|--|-----------------|--|
| PLANE: 1" = 100' |  | DRAWN BY: RCC   |  |
| PROFILE:         |  | CHECKED BY: GWV |  |
| VERT.:           |  | DWG No.:        |  |
|                  |  | JOB NO. 11526   |  |
|                  |  | SHEET NO. 6     |  |
|                  |  | OF: 11          |  |





BARBED WIRE FENCE DETAIL

GOLD HILL QUARRY  
CABARRUS COUNTY  
REVEGETATION PLAN  
SPRING - FALL - WINTER SEED MIXES

SPRING RATE MARCH - JUNE

|                             |                       |
|-----------------------------|-----------------------|
| Rye Grain                   | 15 - 20 lbs. per acre |
| Tall Fescue                 | 40 - 80 lbs. per acre |
| Switchgrass                 | 8 lbs. per acre       |
| Va 70 Shrub Lespedeza       | 20 lbs. per acre      |
| Sericea Lespedeza           | 15 - 20 lbs. per acre |
| Dr Red Clover               | 8 - 14 lbs. per acre  |
| Hulled Common Bermuda Grass | 4 lbs. per acre       |
| Dr Weeping Love Grass       | 2 - 4 lbs. per acre   |

FALL RATE (MID) AUGUST - OCTOBER

|                                 |                  |
|---------------------------------|------------------|
| Rye Grain                       | 40 lbs. per acre |
| Tall Fescue                     | 80 lbs. per acre |
| Sericea Lespedeza (Unscarified) | 40 lbs. per acre |
| Orchard Grass                   | 30 lbs. per acre |
| White Clover                    | 5 lbs. per acre  |

WINTER RATE NOVEMBER - FEBRUARY

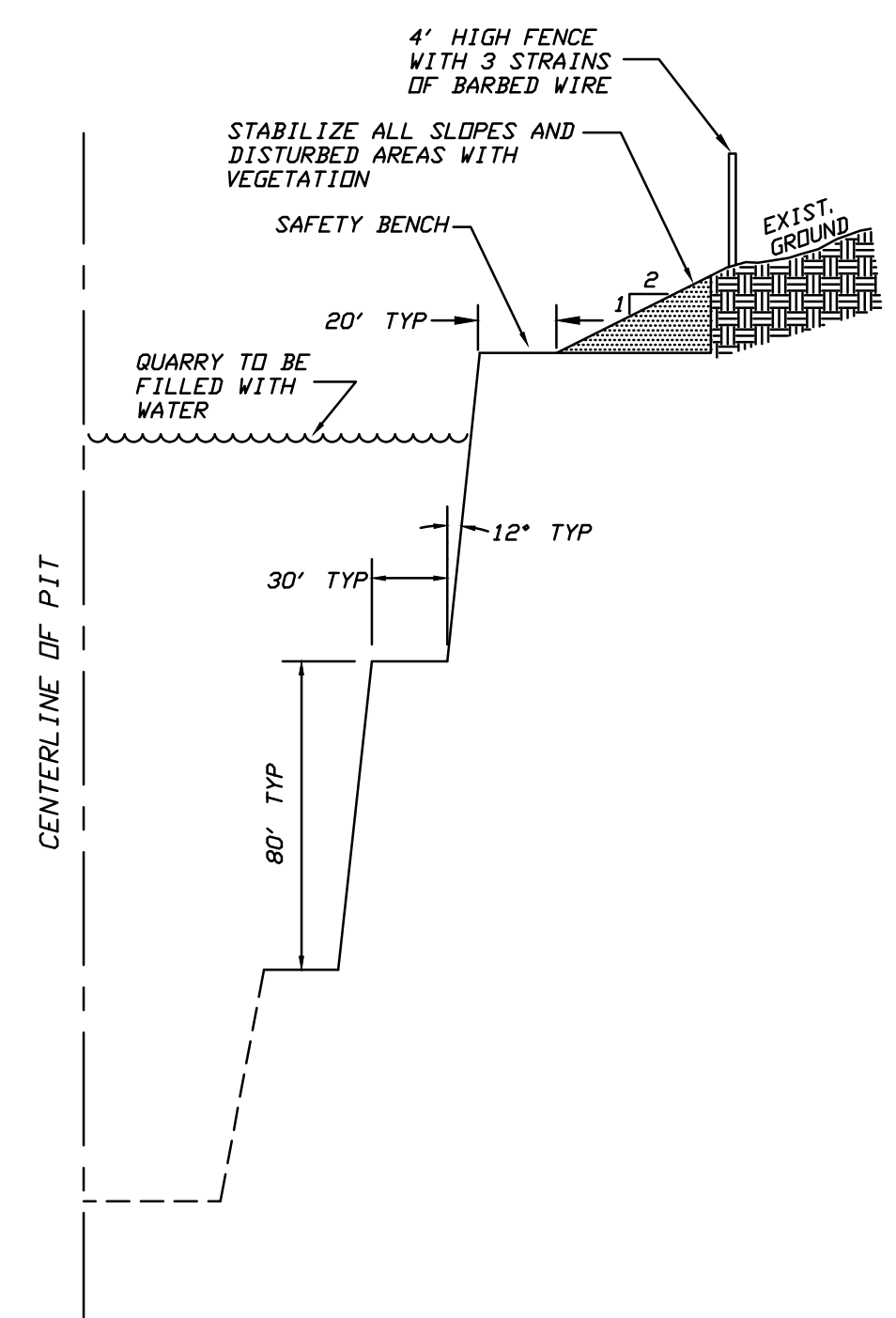
|                               |                  |
|-------------------------------|------------------|
| Rye Grain                     | 40 lbs. per acre |
| Unhulled Bermuda Grass        | 10 lbs. per acre |
| Unscarified Sericea Lespedeza | 30 lbs. per acre |
| Tall Fescue                   | 80 lbs. per acre |

FERTILIZER ALL SEASONS

|              |                    |
|--------------|--------------------|
| 10 - 20 - 20 | 1500 lbs. per acre |
| Lime         | 4000 lbs. per acre |
| Mulch        | 70 bales per acre  |

Mulch to be anchored by one of the following methods:

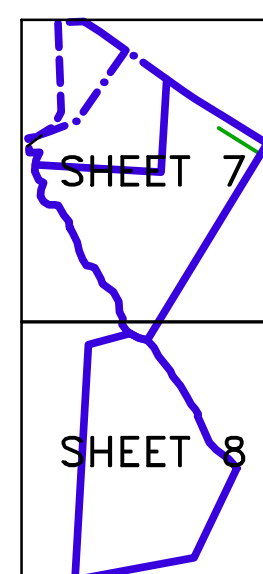
1. Crimping with mulch anchoring tool; or
2. Tack with asphalt emulsion - 400 gal. per acre or
3. 1500 pounds/acre fiber mulch



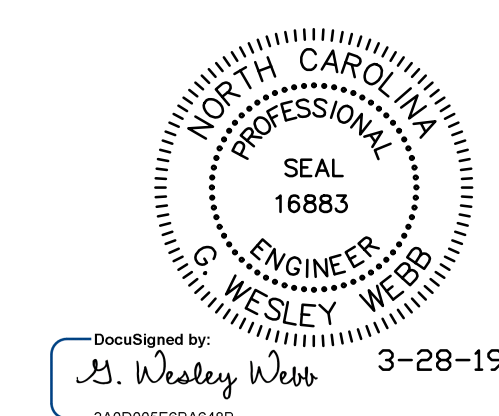
TYPICAL RECLAMATION  
PIT CROSS SECTION

MINE LEGEND

|   |  |
|---|--|
| VULCAN LANDS PROPERTY LINE                                  |  |
| VMC LEASE AREA  |  |
| LEASE SURVEY LIMITS   |  |
| ADJACENT PROPERTY LINE                                      |  |
| QUARRY EXPANSION PHASE LINES                                |  |
| ULTIMATE PIT LIMITS   |  |
| CABARRUS CO. UNDISTURBED WATERBODY BUFFER ZONE              |  |
| CABARRUS CO. (NO BUILD BUFFER) 20' MINIMUM BUILDING SETBACK |  |
| PROPOSED 140' UNDISTURBED PERIMETER LANDSCAPE BUFFER YARD   |  |
| PROPOSED 100' UNDISTURBED PERIMETER LANDSCAPE BUFFER YARD   |  |
| LANDSCAPED PERIMETER BUFFER YARD (LEVEL ONE)                |  |
| LANDSCAPED STREET YARD BUFFER                               |  |
| CABARRUS CO. ZONING BUILDING SETBACK                        |  |
| HORIZONTAL CONTROL POINT                                    |  |
| VERTICAL CONTROL POINT                                      |  |
| INDEX CONTOUR   |  |
| INTERMEDIATE CONTOUR  |  |
| SPOT ELEVATION  |  |
| WATER   |  |
| PAVED ROAD  |  |
| DIRT ROAD   |  |
| BUILDING  |  |
| LOCATED OBJECT  |  |
| FENCE   |  |
| TREES   |  |
| PIPE  |  |
| POLE  |  |
| TOWER   |  |



RECLAMATION  
PLAN  
SHEET LEGEND



REVISION #1 2-26-19 ADDED PLANTED LANDSCAPE BUFFER TEXT  
REVISION #2 3-28-19 REVISED PIT LIMITS

DWG NO.: 11526 GOLD HILL QUARRY CABAR REZONING AMENDMENT R2.DWG

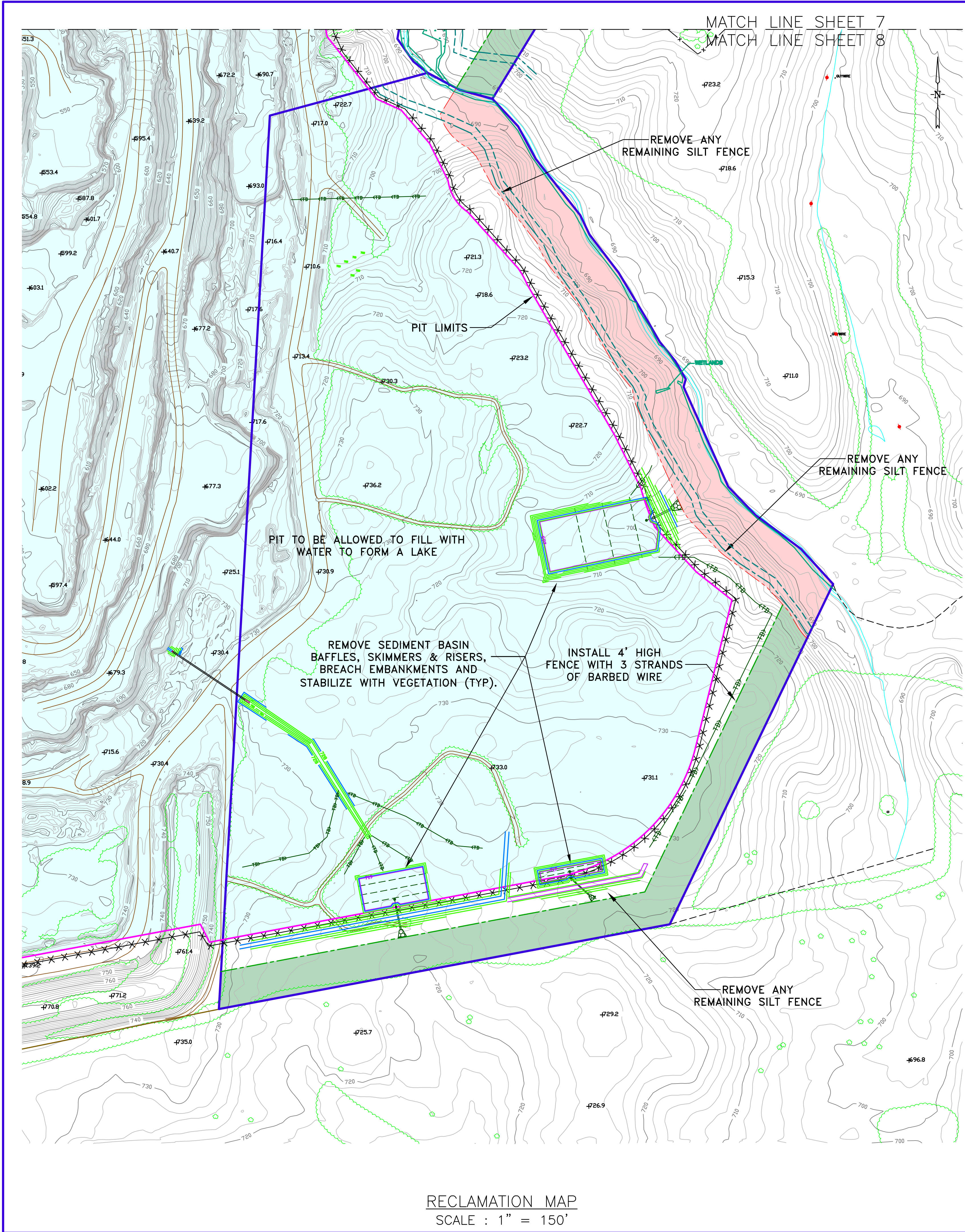
**awck** alley, williams, carmen, & king, inc.  
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2019 CONDITIONAL USE AMENDMENT REQUEST  
GOLD HILL QUARRY  
VULCAN CONSTRUCTION MATERIALS LLC  
15580 GLENMORE RD, GOLD HILL, NC 28071

RECLAMATION  
PLAN

|              |             |         |
|--------------|-------------|---------|
| SCALE        | DATE        | 2-11-19 |
| PLANE VARIES | DRAWN BY:   | RCC     |
| PROFILE      | CHECKED BY: | GWV     |
| HORIZ.       | DWG No.:    |         |
| VERT.        |             |         |
| JOB NO.      | 11526       |         |
| SHEET NO.    | 7           |         |
| OF           | 11          |         |





### MINE LEGEND

|   |  |
|---|--|
| VULCAN LANDS PROPERTY LINE                                  |  |
| VMC LEASE AREA  |  |
| LEASE SURVEY LIMITS   |  |
| ADJACENT PROPERTY LINE                                      |  |
| QUARRY EXPANSION PHASE LINES                                |  |
| ULTIMATE PIT LIMITS   |  |
| CABARRUS CO. UNDISTURBED WATERBODY BUFFER ZONE              |  |
| CABARRUS CO. (NO BUILD BUFFER) 20' MINIMUM BUILDING SETBACK |  |
| PROPOSED 140' UNDISTURBED PERIMETER LANDSCAPE BUFFER YARD   |  |
| PROPOSED 100' UNDISTURBED PERIMETER LANDSCAPE BUFFER YARD   |  |
| LANDSCAPED PERIMETER BUFFER YARD (LEVEL ONE)                |  |
| LANDSCAPED STREET YARD BUFFER                               |  |
| CABARRUS CO. ZONING BUILDING SETBACK                        |  |
| HORIZONTAL CONTROL POINT                                    |  |
| VERTICAL CONTROL POINT                                      |  |
| INDEX CONTOUR   |  |
| INTERMEDIATE CONTOUR  |  |
| SPOT ELEVATION  |  |
| WATER   |  |
| PAVED ROAD  |  |
| DIRT ROAD   |  |
| BUILDING  |  |
| LOCATED OBJECT  |  |
| FENCE   |  |
| TREES   |  |
| PIPE  |  |
| POLE  |  |
| TOWER   |  |

### RECLAMATION PLAN SHEET LEGEND

SHEET 7  
SHEET 8

REVISION #1 2-26-19 ADDED LANDSCAPE VERIFICATION TABLE  
REVISION #2 3-28-19 REMOVED LANDSCAPE VERIFICATION TABLE, REVISED PIT LIMITS

DWG NO.: 11526 GOLD HILL BIGGERS REZONING AMENDMENT R2.DWG

|  |   |                               |
|--|---|-------------------------------|
|  | alley, williams, carmen, & king, inc.<br>CONSULTING ENGINEERS<br>FIRM LICENSE No. F-0203<br>120 SOUTH MAIN STREET<br>KANNAPOLIS, NC 28082 | P.O. BOX 1248<br>704/938-1515 |
|  | 2019 CONDITIONAL USE AMENDMENT REQUEST<br>GOLD HILL QUARRY<br>VULCAN CONSTRUCTION MATERIALS LLC<br>15580 GLENMORE RD, GOLD HILL, NC 28071 |                               |
|  | RECLAMATION PLAN  |                               |
|  | JOB NO. 11526<br>SHEET NO. 8<br>OF 11   |                               |

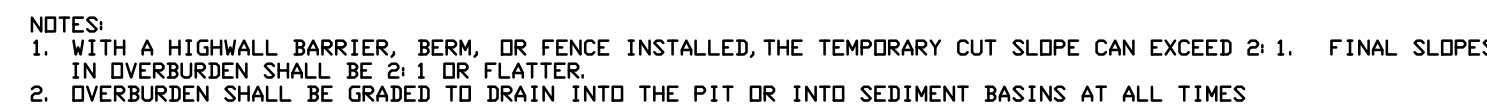
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DWG NO.: 11526 GOLD HILL QUARRY CABAR REZONING AMENDMENT.DWG





1. WOVEN WIRE FENCE SHALL BE A MINIMUM OF 36" HIGH AND SHALL HAVE A MINIMUM OF 5 HORIZONTAL WIRES, VERTICAL WIRES WITH 12" SPACING, MINIMUM 10 GAUGE TOP AND BOTTOM WIRES, MINIMUM 12 1/2 GAUGE ALL OTHER WIRES.
2. FILTER FABRIC SHALL BE MIRAFIL 100X FABRIC OR EQUIVALENT.
3. STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
4. WASHED STONE SHALL BE USED TO BURY SKIRT WHEN SILT FENCE IS USED ADJACENT TO CHANNEL, CREEK OR POND.
5. TURN SILT FENCE UP SLOPE AT ENDS.
6. REMOVE SEDIMENT WHEN 12 INCHES DEPTH OF SEDIMENT HAS ACCUMULATED.
7. PROVIDE 4' BETWEEN EACH RUN OF DOUBLE ROW SILT FENCE IN AREAS WHERE DOUBLE ROWS OF SILT FENCE WILL BE INSTALLED.



OVERBURDEN EXCAVATION AREA TYPICAL SECTION



1. L<sub>a</sub> IS THE LENGTH OF THE RIPRAP APRON.
2. T = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6'
3. IN A WELL DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6' ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.

SECTION A-A

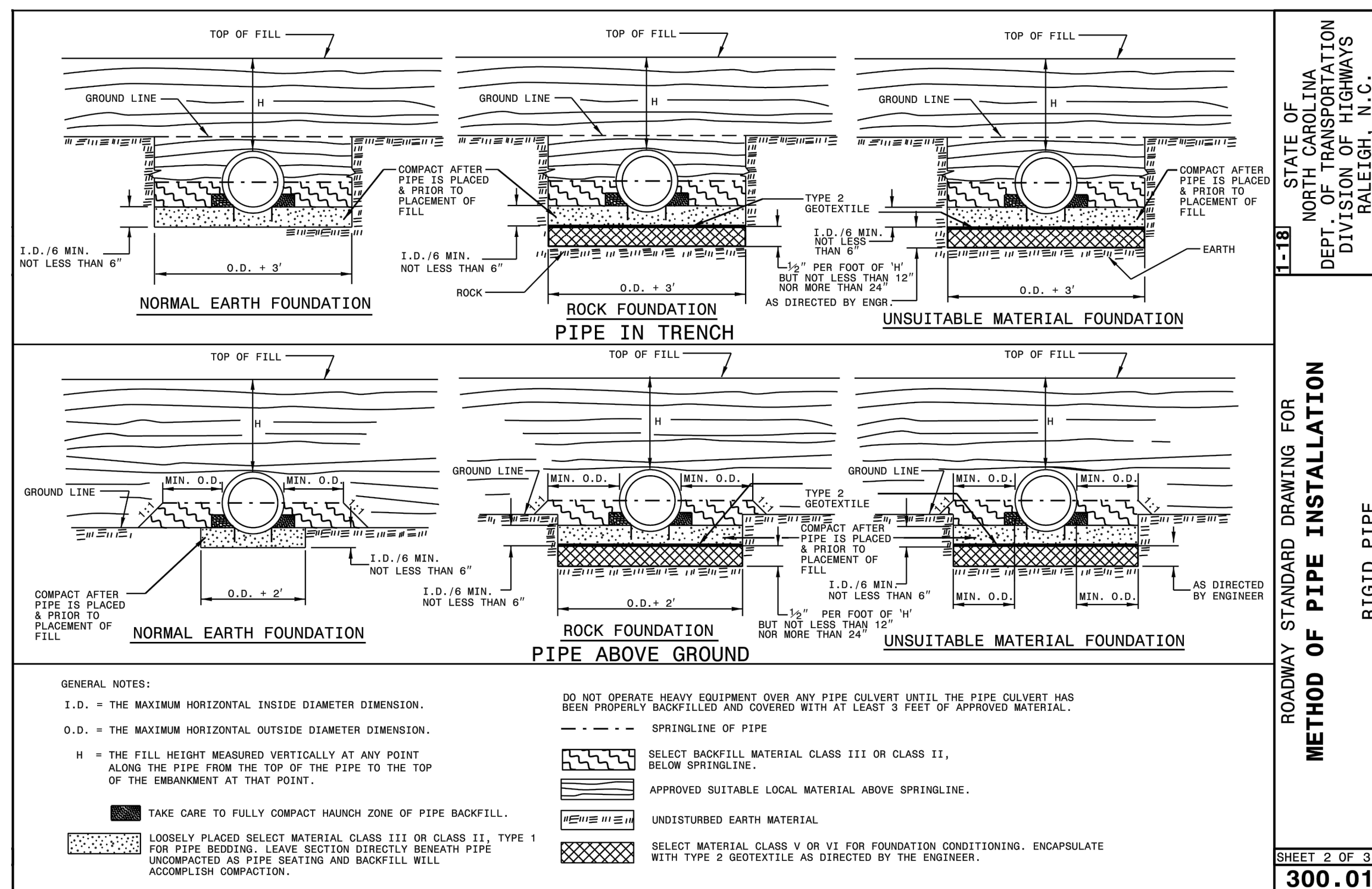
## OUTLET PROTECTION

## CONSTRUCTION SPECIFICATIONS

1. ENSURE THAT THE SUBGRADE FOR THE FILTER AND RIPRAP FOLLOWS THE REQUIRED LINES AND GRADES SHOWN IN THE PLAN. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO THE DENSITY OF THE SURROUNDING UNDISTURBED MATERIAL. LOW AREAS IN THE SUBGRADE ON UNDISTURBED SOIL MAY ALSO BE FILLED BY INCREASING THE RIPRAP THICKNESS.
2. THE RIPRAP AND LEVEL FILTER MUST CONFORM TO THE SPECIFIED GRADING LIMITS SHOWN ON THE PLANS.
3. FILTER FABRIC MUST MEET DESIGN REQUIREMENTS AND BE PROPERLY PROTECTED FROM PUNCHING OR TEARING DURING INSTALLATION. REPAIR ANY DAMAGE BY REMOVING THE RIPRAP AND PLACING NEW FILTER FABRIC. PIERCE THE FILTER OVER THE DAMAGED AREA. ALL CONNECTING JOINTS SHOULD OVERLAP A MINIMUM OF 1 FT. IF THE DAMAGE IS EXTENSIVE, REPLACE THE ENTIRE FILTER CLOTH.
4. RIPRAP MAY BE PLACED BY EQUIPMENT, BUT TAKE CARE TO AVOID DAMAGING THE FILTER.
5. THE MINIMUM THICKNESS OF THE RIPRAP SHOULD BE 1.5 TIMES THE MAXIMUM STONE DIAMETER.
6. RIPRAP MAY BE FIELD STONE OR ROUGH QUARRY STONE. IT SHOULD BE HARD, ANGULAR, HIGHLY WEATHER-RESISTANT AND WELL GRADED.
7. CONSTRUCT THE APRON AT ZERO GRADE WITH NO OVERFALL AT THE END. MAKE THE TOP OF THE RIPRAP AT THE DOWNSTREAM END LEVEL WITH THE RECEIVING AREA OR SLIGHTLY BELOW IT.
8. ENSURE THAT THE APRON IS PROPERLY ALIGNED WITH THE RECEIVING STREAM AND PREFERABLY STRAIGHT THROUGHOUT ITS LENGTH. IF A CURVE IS NEEDED TO FIT SITE CONDITIONS, PLACE THE RIPRAP IN A CURVE OF 100 FEET OR MORE.
9. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

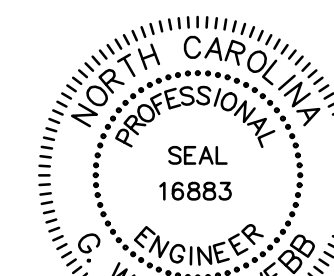
INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

| Location  | Pipe Size | Length | Width | Use                    |
|-----------|-----------|--------|-------|------------------------|
| RSB 12-03 | 48"       | 26'    | 30'   | 27' OF CLASS II RIPRAP |
| RSB 12-04 | 30"       | 14'    | 17'   | 18' OF CLASS I RIPRAP  |
| RSB 12-05 | 36"       | 20'    | 23'   | 18' OF CLASS I RIPRAP  |



SITE NOTES:

1. THE LOCATION OF STREAMS AND WETLANDS WERE BASED ON DRAWINGS PREPARED FOR THE PROJECT BY CONCORD ENGINEERING AND SURVEYING INC WITH A SEAL DATE OF 2-18-04.
2. THE DESIGN OF THE CULVERTS SIZE AND TYPE FOR THE PERMANENT STREAM CROSSINGS WERE DESIGNED BY CONCORD ENGINEERING AND SURVEYING INC. AND SHOWN ON THE ORIGINAL CONDITIONAL USE SITE PLAN DATED 2-18-04.
3. PERMITS WITHIN THE PROJECT AREA WILL BE OBTAINED BY THE CONTRACTOR. THE LOCATION OF STREAMS AND WETLANDS BASED ON THE CORP OF ENGINEER DEFINITIONS THAT ARE EFFECTIVE AT THE TIME THE EVALUATION OCCURS. PERMITS WILL BE OBTAINED FOR ANY IMPACTS WITHIN THE PROJECT AREA PRIOR TO SITE DISTURBANCE NEAR A STREAM OR WETLAND.
4. THE CONTRACTOR AGREES THAT THE UTILITIES WILL BE LOCATED BY THE CONTRACTOR, BY THE USE OF METHODS SUCH AS GROUND PENETRATING RADAR, ETC., AND THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, PIPES, VALVES, ETC. AS SHOWN ARE IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, LINES, PIPES, ETC., BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES, LINES, PIPES, VALVES, ETC. THAT MAY BE CAUSED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, PIPES AND VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING OR PROPOSED FACILITIES TO DETERMINE IF AN ITEM WILL NEED TO BE RELOCATED.
5. THE CONTRACTOR AGREES THAT IF ANY DETERMINED HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER OR ON THE SUBJECT PROPERTY OR ITS WATERS, OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER, NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER, AND ACCORDINGLY, NO OPINION IS RENDERED AS TO VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS.
6. THE CONTRACTOR AGREES THAT IF ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS IS FOUND BY THE CONTRACTOR OR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD SUCH EXIST.
7. TO ENSURE PROPER LOCATION OF EXISTING UTILITIES, THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 (1-800-632-4499) PRIOR TO ANY EXCAVATION.
8. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE OWNER'S REPRESENTATIVE AND THE ENGINEER, EXCEPT FOR NEGLIGENCE, ALIABLE AND/OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCLUDING FROM LIABILITY ARISING FROM THE SOLE NEGLIGENCE ON THE OWNER'S REPRESENTATIVE OR THE ENGINEER.
9. THE CONTRACTOR AGREES THAT IF ANY SIGNIFICANT VARIATIONS IN ELEVATIONS, CONDITIONS AND SOIL CONDITIONS PRIOR TO CONSTRUCTION ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.



DocuSigned by:  
M. Wesley Webb  
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2-11-19

DWG NO.: 11526 GOLD HILL QUARRY REZONING AMENDMENT DETAILS.DWG

alley, williams, carmen, & king, inc.  
CONSULTING ENGINEERS  
FIRM LICENSE # F-0203  
120 SOUTH MAIN STREET  
KANNAPOLIS, NC 28082  
P.O. BOX 1248  
704/938-1515

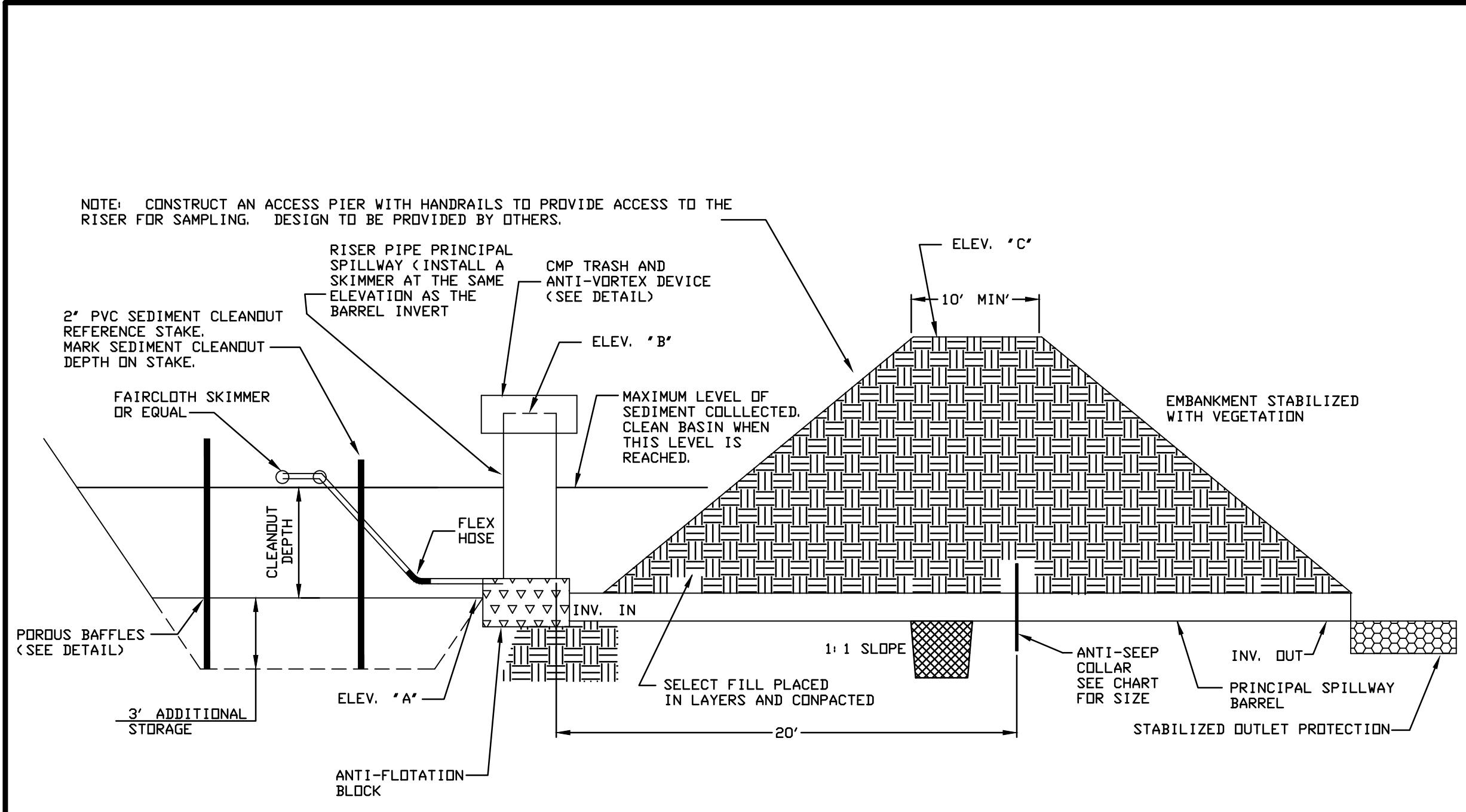
2019 CONDITIONAL USE AMENDMENT REQUEST  
GOLD HILL QUARRY  
VULCAN CONSTRUCTION MATERIALS LLC  
15580 GLENMORE RD, GOLD HILL, NC 28071

|              |             |      |         |         |                 |
|--------------|-------------|------|---------|---------|-----------------|
| REVISION No. | DESCRIPTION | DATE | INITIAL | SCALE   | DATE: 2-11-18   |
|              |             |      | GWW     | PUNK    | DRAWN BY: RCC   |
|              |             |      |         | PROFILE | CHECKED BY: GWW |
|              |             |      |         | HORIZ.: | DWG No.:        |
|              |             |      |         | VERT.:  |                 |

## CONSTRUCTION DETAILS

JOB NO. 11526  
SHEET NO. 9  
OF: 11





THE BASIN MAY ALSO BE DEWATERED BY PERFORATING THE RISER WITH 1/2-INCH HOLES WITH A SPACING OF APPROXIMATELY 3 INCHES IN EACH OUTSIDE VALLEY.

TRASH GUARD - INSTALL A TRASH GUARD ON THE TOP OF THE RISER TO PREVENT TRASH AND OTHER DEBRIS FROM CLOGGING THE CONDUIT.

#### CONSTRUCTION SPECIFICATIONS

- SITE PREPARATIONS - CLEAR, GRUB, AND STRIP TOPSOIL FROM AREAS UNDER THE EMBANKMENT TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL TO FACILITATE SEDIMENT CLEANOUT AND RESTORATION. CLEAR THE POOL AREA OF ALL BRUSH, TREES, AND OTHER OBJECTIONABLE MATERIALS. STOCKPILE ALL TOPSOIL OR SOIL CONTAINING ORGANIC MATTER FOR USE ON THE OUTER SHELL OF THE EMBANKMENT TO FACILITATE VEGETATIVE ESTABLISHMENT.
- CUT-OFF TRENCH - EXCAVATE A CUT-OFF TRENCH ALONG THE CENTERLINE OF THE EARTH FILL EMBANKMENT. CUT THE TRENCH TO STABLE SOIL MATERIAL, BUT IN NO CASE MAKE IT LESS THAN 2 FT DEEP. THE CUT-OFF TRENCH MUST EXTEND INTO BOTH ABUTMENTS TO AT LEAST THE ELEVATION OF THE RISER CREST. MAKE THE MINIMUM BOTTOM WIDTH WIDE ENOUGH TO PERMIT OPERATION OF EXCAVATION AND COMPACTION EQUIPMENT BUT IN NO CASE LESS THAN 2 FT. MAKE SIDE SLOPES OF THE TRENCH NO STEEPER THAN 1:1. COMPACTION REQUIREMENTS ARE THE SAME AS THOSE FOR THE EMBANKMENT. KEEP THE TRENCH DRY DURING BACKFILLING AND COMPACTION OPERATIONS.
- EMBANKMENT - THE EMBANKMENT SHOULD BE CLEAN MINERAL SOIL, FREE OF ROOTS, WOODY VEGETATION, ROCKS, AND OTHER OBJECTIONABLE MATERIAL. SCARIFY AREAS ON WHICH FILL IS TO BE PLACED BEFORE PLACING FILL. THE FILL MATERIAL MUST CONTAIN SUFFICIENT MOISTURE SO IT CAN BE FORMED BY HAND INTO A BALL WITHOUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT OF THE BALL, IT IS TOO WET FOR PROPER COMPACTION. PLACE FILL MATERIAL IN 6 TO 8-INCH CONTINUOUS LAYERS OVER THE ENTIRE LENGTH OF THE FILL AREA AND THEN COMPACT IT. COMPACTION MAY BE OBTAINED BY ROUTING THE CONSTRUCTION HAULING EQUIPMENT OVER THE FILL SO THAT THE ENTIRE SURFACE OF EACH LAYER IS TRAVERSED BY AT LEAST ONE WHEEL OR TREAD TRACK OF THE HEAVY EQUIPMENT, OR A COMPACTOR MAY BE USED. CONSTRUCT THE EMBANKMENT TO AN ELEVATION 10% HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLING.
- CONDUIT SPILLWAYS - SECURELY ATTACH THE RISER TO THE BARREL OR BARREL STUB TO MAKE A WATERTIGHT STRUCTURAL CONNECTION. SECURE ALL CONNECTIONS BETWEEN BARREL SECTIONS BY APPROVED WATERTIGHT ASSEMBLIES. PLACE THE BARREL AND RISER ON A FIRM, SMOOTH FOUNDATION OF IMPERVIOUS SOIL. DO NOT USE PERVIOUS MATERIAL SUCH AS SAND, GRAVEL, OR CRUSHED STONE AS BACKFILL AROUND THE PIPE OR ANTI-SEEP COLLARS. PLACE THE FILL MATERIAL AROUND THE PIPE SPILLWAY IN 4-INCH LAYERS AND COMPACT IT UNDER AND AROUND THE PIPE TO AT LEAST THE SAME DENSITY AS THE ADJACENT EMBANKMENT. CARE MUST BE TAKEN NOT TO RAISE THE PIPE FROM FIRM CONTACT WITH ITS FOUNDATION WHEN COMPACTING UNDER THE PIPE HAUNCHES. PLACE A MINIMUM DEPTH OF 2 FT OF HAND-COMPACTED BACKFILL OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT. ANCHOR THE RISER IN PLACE BY CONCRETE OR OTHER SATISFACTORY MEANS TO PREVENT FLUTATION. IN NO CASE SHOULD THE PIPE CONDUIT BE INSTALLED BY CUTTING A TRENCH THROUGH THE DAM AFTER THE EMBANKMENT IS COMPLETE.
- SKIMMER - SHAPE THE BASIN TO THE SPECIFIED DIMENSIONS. PREVENT THE SKIMMING DEVICE FROM SETTLING INTO THE MUD BY EXCAVATING A SHALLOW PIT UNDER THE SKIMMER OR PROVIDING A LOW SUPPORT UNDER THE SKIMMER OF STONE OR TIMBER. SKIMMER HORIZONTAL MOVEMENT IS TO BE LIMITED BY METAL STAKES OR 2x4's. INSTALL SKIMMER PER MANUFACTURER'S RECOMMENDATIONS. ASSEMBLE THE SKIMMER FOLLOWING THE MANUFACTURER'S INSTRUCTIONS, OR AS DESIGNED. 6. LAY THE ASSEMBLED SKIMMER ON THE BOTTOM OF THE BASIN WITH THE FLEXIBLE JOINT AT THE INLET OF THE BARREL PIPE. ATTACH THE FLEXIBLE JOINT TO THE BARREL PIPE AND POSITION THE SKIMMER OVER THE EXCAVATED PIT OR SUPPORT. BE SURE TO ATTACH A ROPE TO THE SKIMMER AND ANCHOR IT TO THE SIDE OF THE BASIN. THIS WILL BE USED TO PULL THE SKIMMER TO THE SIDE FOR MAINTENANCE.

#### MAINTENANCE

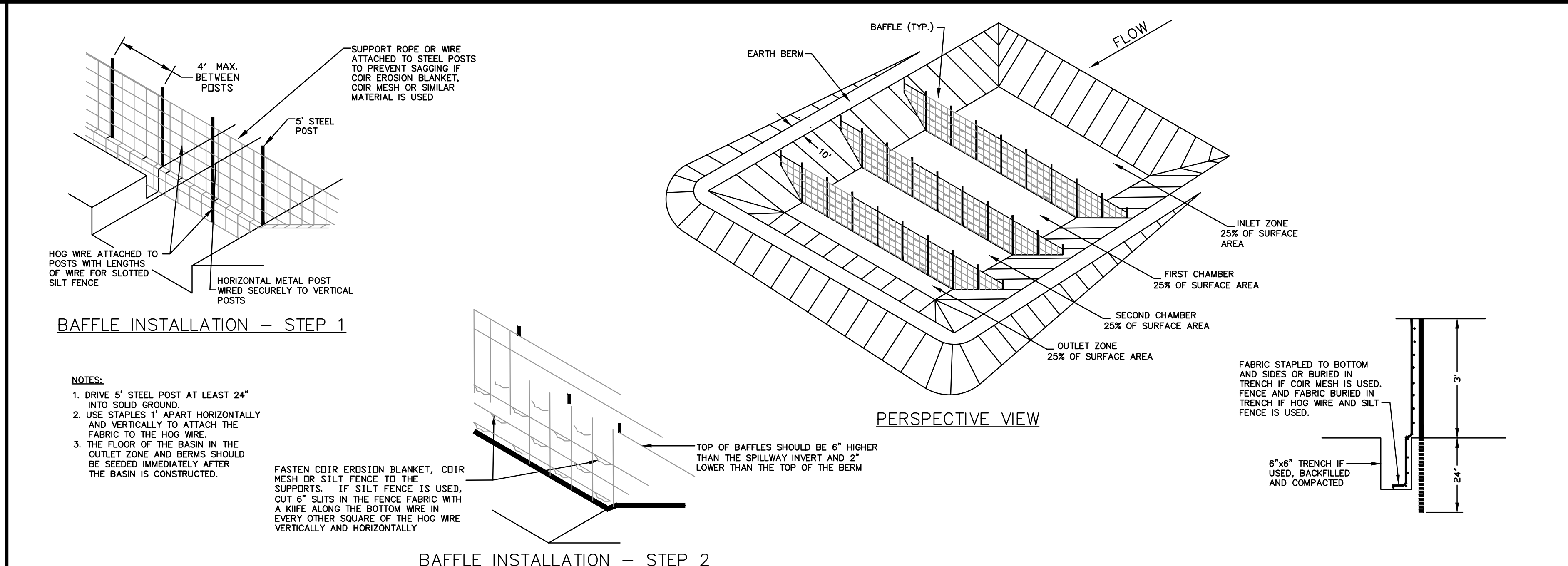
INSPECT SKIMMER SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY.

REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FIRST BAFFLE. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.

CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE RISER AND POOL AREA.

IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY JERKING ON THE ROPE WILL MAKE THE SKIMMER GO UP AND DOWN AND DISLodge THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER TO SEE IF IT IS CLOGGED; IF SO REMOVE THE DEBRIS. IF THE SKIMMER ARM IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

FREEZING WEATHER CAN RESULT IN ICE FORMING IN THE BASIN. SOME SPECIAL PRECAUTIONS SHOULD BE TAKEN IN THE WINTER TO PREVENT THE SKIMMER FROM PLUGGING WITH ICE.



#### BAFFLE INSTALLATION - STEP 1

- NOTES:
- DRIVE 5" STEEL POST AT LEAST 24" INTO SOLID GROUND.
  - USE STAPLES 1" APART HORIZONTALLY AND VERTICALLY TO ATTACH THE FABRIC TO THE HOG WIRE.
  - THE FLOOR OF THE BASIN IN THE OUTLET ZONE AND BERMS SHOULD BE SEEDS IMMEDIATELY AFTER THE BASIN IS CONSTRUCTED.

FASTEN COIR EROSION BLANKET, COIR MESH OR SILT FENCE TO THE SUPPORTS. IF SILT FENCE IS USED, CUT 8" SLOTS IN THE FENCE FABRIC WITH A KNIFE ALONG THE BOTTOM WIRE IN EVERY OTHER SQUARE OF THE HOG WIRE VERTICALLY AND HORIZONTALLY.

#### BAFFLE INSTALLATION - STEP 2

### POROUS BAFFLES

| BASIN NO. | FAIRCLOTH SKIMMER |                   |              |
|-----------|-------------------|-------------------|--------------|
|           | SIZE (IN)         | ORIFICE DIA. (IN) | ARM SIZE     |
| RSB 12-3  | 6.0               | 6.0               | 8" x 5" dia. |
| RSB 12-4  | 4.0               | 3.0               | 8" x 3" dia. |
| RSB 12-5  | 5.0               | 4.5               | 8" x 4" dia. |

|          | STORAGE AREA |       |     |       |       |      |       |       |     | CLEANOUT DEPTH | SEDIMENT STORAGE (FT <sup>3</sup> ) | SURFACE AREA SQ. FT. |
|----------|--------------|-------|-----|-------|-------|------|-------|-------|-----|----------------|-------------------------------------|----------------------|
|          | W1           | L1    | D1  | W2    | L2    | D2   | W3    | L3    | D3  |                |                                     |                      |
| RSB 12-3 | 150.0        | 306.0 | 3.0 | 162.0 | 319.0 | 6.0  | 174.0 | 330.0 | 1.8 | 146,124.0      | 51,516.0                            |                      |
| RSB 12-4 | 40.0         | 180.0 | 4.0 | 56.0  | 196.0 | 10.0 | 80.0  | 220.0 | 2.4 | 36,352.0       | 10,976.0                            |                      |
| RSB 12-5 | 100.0        | 188.0 | 4.0 | 116.0 | 204.0 | 8.0  | 132.0 | 220.0 | 2.4 | 84,928.0       | 23,664.0                            |                      |

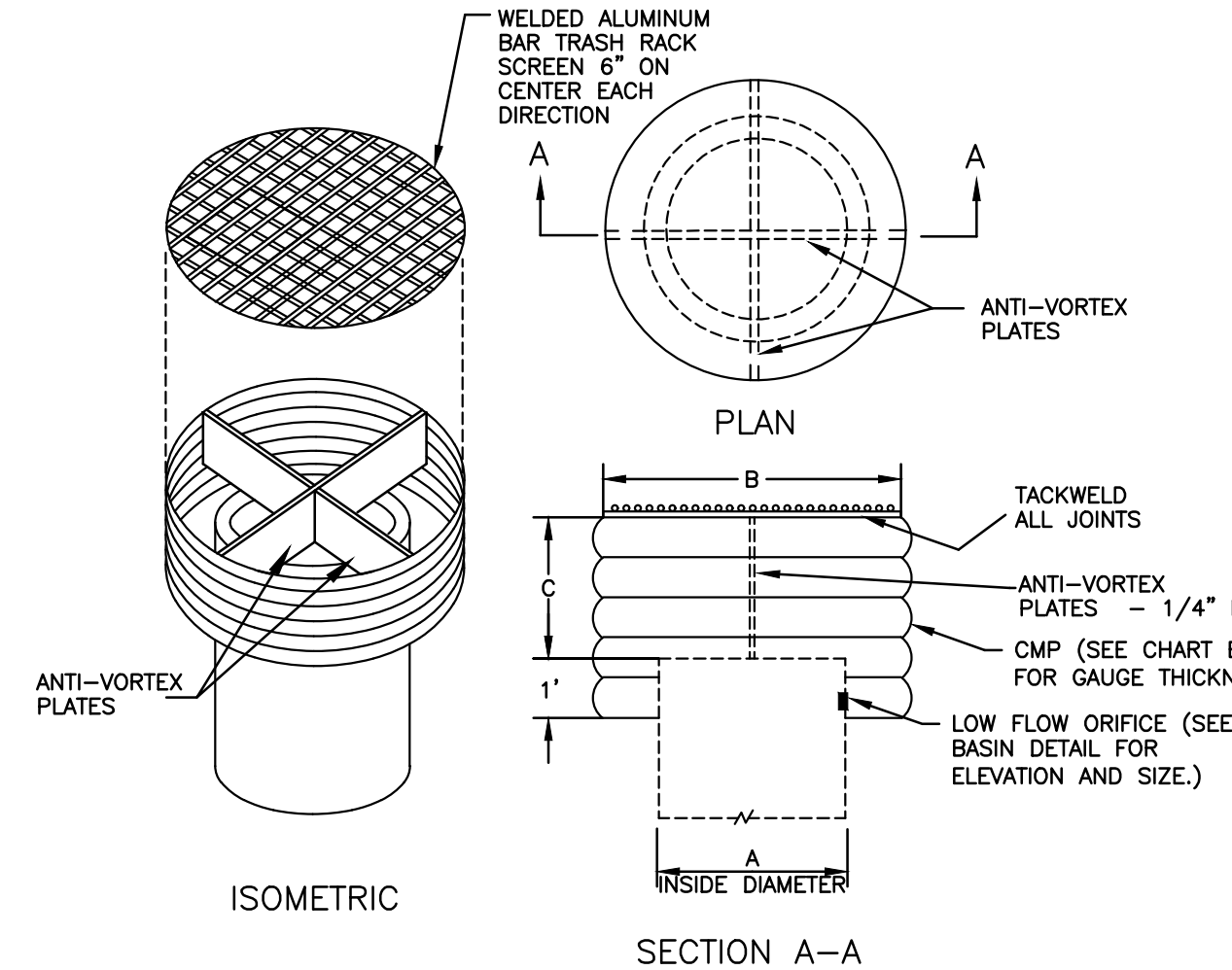
| BASIN NO. | RISER DIA. (in) | BARREL DIA. (in) | BARREL LENGTH (ft) | BARREL INV. IN | BARREL INV. OUT | ANTI-FLUTATION BLOCK WIDTH (ft) | ANTI-FLUTATION BLOCK LENGTH (ft) | DEPTH (ft) | ELEV. "A" | ELEV. "B" | ELEV. "C" |
|-----------|-----------------|------------------|--------------------|----------------|-----------------|---------------------------------|----------------------------------|------------|-----------|-----------|-----------|
| RSB 12-3  | 72 (CMP)        | 48 (CMP)         | 75                 | 697.0          | 692.4           | 8.0                             | 11.0                             | 3.00       | 700.0     | 703.0     | 706.0     |
| RSB 12-4  | 42 (CMP)        | 30 (CMP)         | 70                 | 720.0          | 719.5           | 6.0                             | 10.0                             | 2.00       | 720.0     | 724.0     | 727.0     |
| RSB 12-5  | 48 (CMP)        | 36 (CMP)         | 65                 | 722.0          | 720.0           | 6.0                             | 8.0                              | 2.25       | 722.0     | 726.0     | 730.0     |

L1 = BASIN LENGTH AT THE BOTTOM OF THE BASIN  
W1 = BASIN WIDTH AT THE BOTTOM OF THE BASIN  
L2 = BASIN LENGTH AT THE TOP OF THE SEDIMENT STORAGE  
W2 = BASIN WIDTH AT TOP OF THE SEDIMENT STORAGE  
L3 = BASIN LENGTH AT THE TOP OF THE EMBANKMENT  
W3 = BASIN WIDTH AT THE TOP OF THE EMBANKMENT  
D1 = THE DEPTH OF SEDIMENT STORAGE  
D2 = THE OVERALL DEPTH OF THE SEDIMENT BASIN  
D3 = THE CLEANOUT DEPTH OF THE SEDIMENT BASIN  
A2 = SURFACE AREA AT THE TOP OF THE SEDIMENT STORAGE

#### DESIGN NOTES:

- SEDIMENT STORAGE = 1800 CUBIC FEET PER DISTURBED ACRE
- REQUIRED SURFACE AREA = 0.01\*Q10^4/3560
- CLEANOUT DEPTH = 60% OF THE DESIGN STORAGE
- SEDIMENT VOLUME CALCULATIONS ASSUME 2.5:1 SLOPES IN THE BASIN
- DESIGN STORM IS 50 YEAR TO PASS THROUGH RISER/BARREL (NO EMERGENCY SPILLWAY)

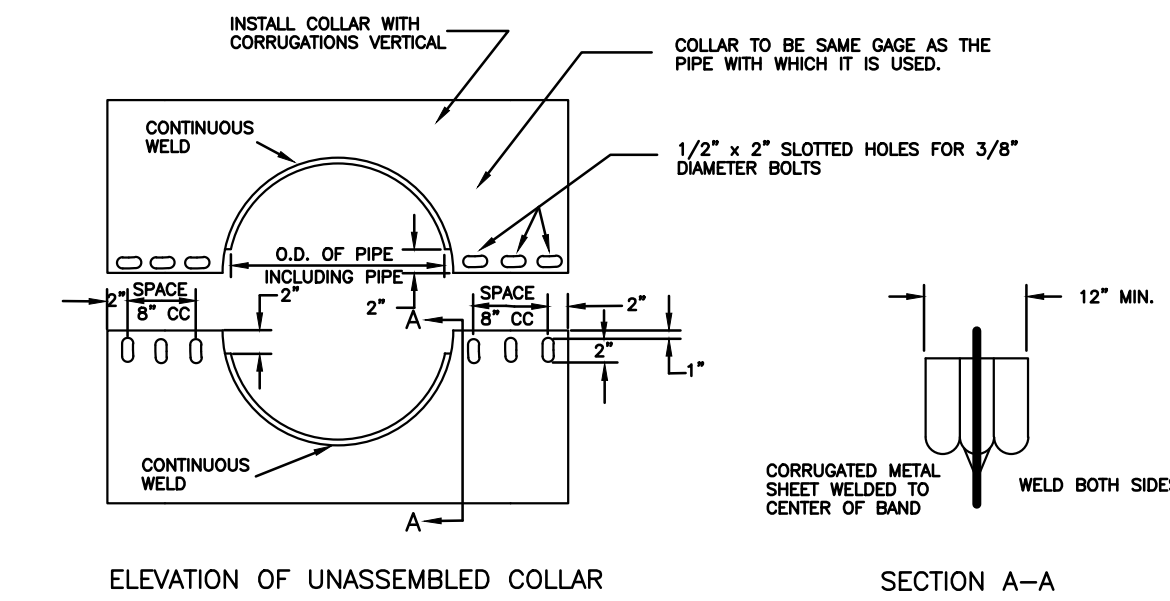
### RISER PIPE SEDIMENT BASIN



| A   | B    | C   | GAUGE | MIN. SIZE SUPPORT BAR      |
|-----|------|-----|-------|----------------------------|
| 72" | 102" | 36" | 14    | 2" x 2" x 3/8" ANGLE       |
| 48" | 72"  | 21" | 21    | 1.25" x 1.25" x .25" ANGLE |
| 42" | 60"  | 19" | 19    | 1.25" x 1.25" x .25" ANGLE |

- NOTES:
- COORDINATE THE SIZE OF THE SAMPLING GATE WITH THE OWNER.
  - PROVIDE AN ACCESS WALKWAY WITH HANDRAILS FROM THE TOP OF DAM TO THE TOP OF THE TRASH RACK
  - MANUFACTURER TO DESIGN AND SUBMIT SHOP DRAWINGS FOR ALL COMPONENTS OF THE ANTI-VORTEX DEVICE.

### ANTI - VORTEX DEVICE

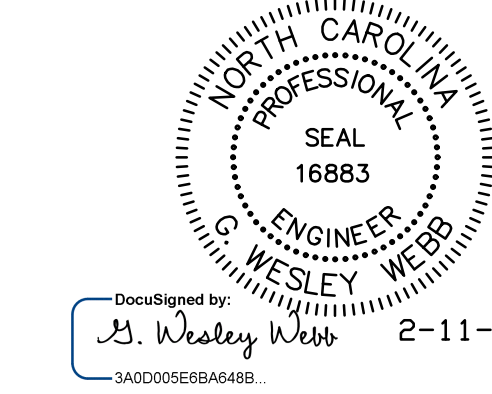


| BASIN NO. | LENGTH   | WIDTH    |
|-----------|----------|----------|
| RSB 12-3  | 9.5 FEET | 9.5 FEET |
| RSB 12-4  | 6.0 FEET | 6.0 FEET |
| RSB 12-5  | 6.0 FEET | 6.0 FEET |

#### NOTES FOR COLLARS:

- ALL MATERIAL TO BE IN ACCORDANCE WITH CONSTRUCTION AND CONSTRUCTION MATERIAL SPECIFICATIONS.
- WHEN SPECIFIED ON THE PLANS, COATING OF COLLARS SHALL BE IN ACCORDANCE WITH CONSTRUCTION AND CONSTRUCTION MATERIAL SPECIFICATIONS.
- UNASSEMBLED COLLARS SHALL BE MARKED BY PAINTING OR TAGGING TO IDENTIFY MATCHED PAIRS.
- THE LAP BETWEEN THE TWO HALF SECTIONS AND BETWEEN THE PIPE AND THE CONNECTING BAND SHALL BE CAULKED WITH ASPHALT MASTIC AT TIME OF INSTALLATION.
- EACH COLLAR SHALL BE FURNISHED WITH TWO 1/2" DIAMETER RODS WITH STANDARD TANK LUGS FOR CONNECTING COLLARS TO PIPE.

### DETAILS OF CORRUGATED METAL ANTI-SEEP COLLARS



Designed by: J. Wesley Webb 2-11-19  
3400000608040488

DWG NO.: 11526 GOLD HILL QUARRY REZONING AMENDMENT DETAILS.DWG



alley, williams, carmen, & king, inc.  
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704/938-1515

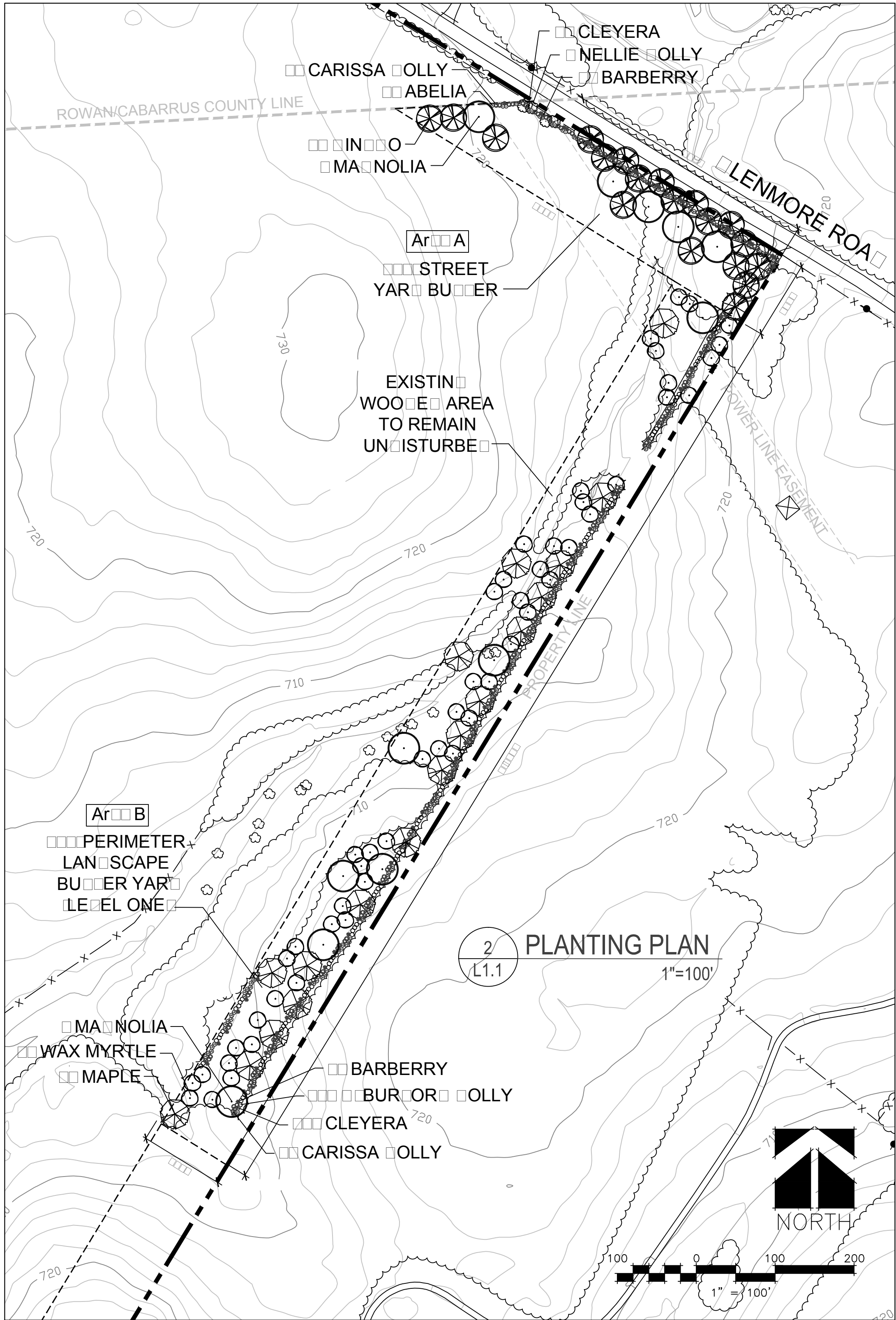
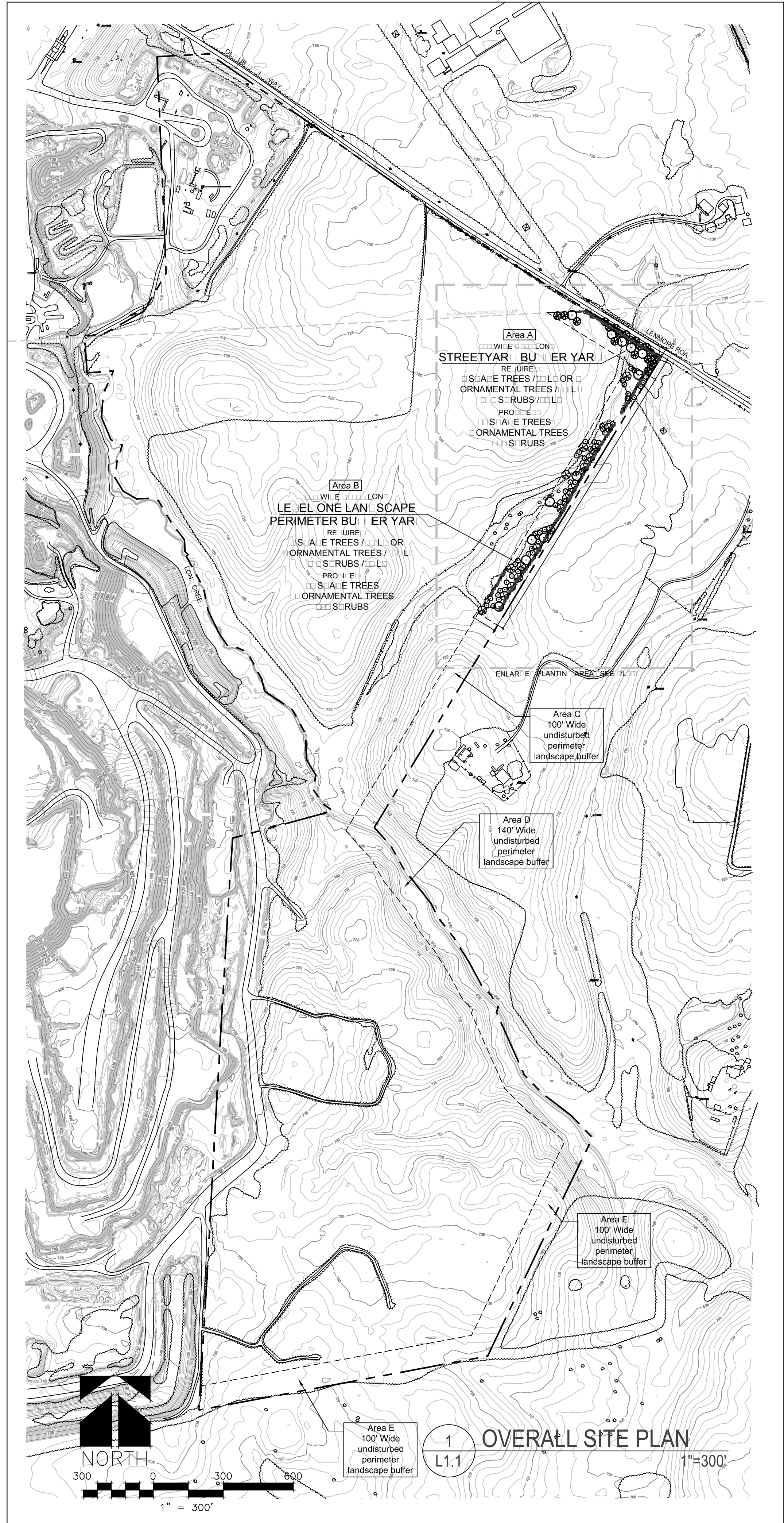
2019 CONDITIONAL USE AMENDMENT REQUEST  
GOLD HILL QUARRY  
VULCAN CONSTRUCTION MATERIALS LLC  
15580 GLENMORE RD, GOLD HILL, NC 28071

| REVISION No. | DESCRIPTION | DATE | INITIAL | SCALE   | DATE    |
|--------------|-------------|------|---------|---------|---------|
|              |             |      | GWV     | PLAN    | 2-11-19 |
|              |             |      |         | PROFILE |         |
|              |             |      |         | HORIZ.  |         |
|              |             |      |         | VERT.   |         |

### CONSTRUCTION DETAILS

JOB NO. 11526  
SHEET NO. 10  
OF: 11





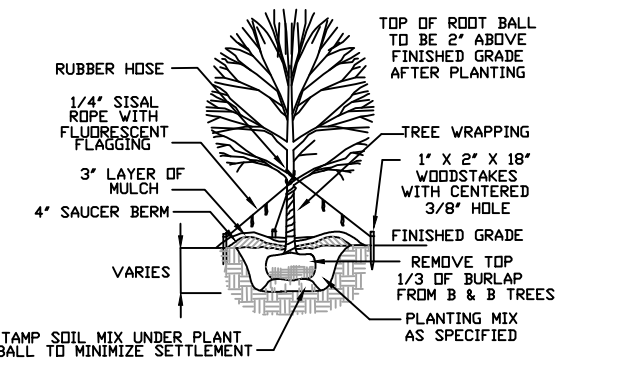
| type      | no  | size         | common name          | botanical name           | size                    | remarks              |
|-----------|-----|--------------|----------------------|--------------------------|-------------------------|----------------------|
| TREES     |     |              |                      |                          |                         |                      |
| Deciduous | 19  | Canopy       | GINKGO               | GINKGO BIOLBA            | 2.5" CAL, 10'-12" TALL  |                      |
| Evergreen | 6   | Understory   | NELLIE STEVENS HOLLY | ILEX A. "NELLIE STEVENS" | 1.5"-2" CAL, 6'-8" TALL |                      |
| Deciduous | 17  | Canopy       | RED MAPLE            | ACER RUBRUM              | 2.5" CAL, 10'-12" TALL  |                      |
| Evergreen | 13  | Canopy       | SOUTHERN MAGNOLIA    | MAGNOLIA GRANDIFLORA     | 2.5" CAL, 10'-12" TALL  |                      |
| Evergreen | 50  | Understory   | WAX MYRTLE           | MYRTUS CERIFERA          | 1.5"-2" CAL, 6'-8" TALL |                      |
| SHRUBS    |     |              |                      |                          |                         |                      |
| Evergreen | 26  | Medium Shrub | ABELIA               | ABELIA GRANDAFLORA       | 24" SPREAD OR HT        |                      |
| Evergreen | 122 | Large Shrub  | BURFORD HOLLY        | ILEX C. "BURFORDI"       | 30" SPREAD OR HT        |                      |
| Evergreen | 147 | Small Shrub  | CARISSA HOLLY        | ILEX C. "CARISSA"        | 24" SPREAD OR HT        |                      |
| Evergreen | 172 | Large Shrub  | CLEVERA              | CLEVERA JAPONICA         | 30" SPREAD OR HT        |                      |
| Deciduous | 76  | Large Shrub  | JAPANESE BARBERRY    | BERBERIS THUNBERGII      | 24" SPREAD OR HT        |                      |
| GRASS     |     |              |                      |                          |                         |                      |
|           |     | Groundcover  | TALL FESCUE          | FESTUCA SP               | 7 LBS/1,000 S.F.        | TALL FESCUE SEED MIX |

7 L1.1

PLANT LIST

N.T.S.

- GRASS: MONTGOMERY 31 FESCUE SCHEDULE: MARCH 1-NOVEMBER 1 (FESCUE/RYE MIX, NOVEMBER 1-MARCH 1) RATIO: 250 LBS PER ACRE LINE: GROUND LINESIDE RATIO: 250 LBS PER ACRE FERTILIZER: 10-20-20 RATIO: 100 LBS PER ACRE
- GRASS AREA PREPARATION: AREA SHALL BE AMENDED AND POWER TILLED TO 6" MINIMUM DEPTH. CULTIPACK OR ROLL SEED AREA. STRAW: 1 1/2 TONS PER ACRE TACK: 225 GAL PER ACRE
- MULCH: PINE BARK, FINE SHREDED CONSISTENCY, 3" DEPTH IN ALL PLANT BEDS.
- SOIL REQUIREMENTS: MIX TOP SOIL, AMENDMENTS AND FERTILIZER WITH EXISTING SOIL IN A CLEAN LEVEL AREA ON SITE. PREPARE A LARGE ENOUGH QUANTITY OF PREPARED BACKFILL MATERIAL TO BACKFILL ALL TREE, SHRUB & GROUNDCOVER PLANTING AREAS AND PITS AS SHOWN ON THE PLANTING DETAILS.
- PLANTING MIX: SHALL CONSIST OF 1 PART EXISTING SOIL, 1 PART IMPORTED TOP SOIL AND 1 PART PINE BARK SOIL. CONDITIONER THOROUGHLY AND UNIFORM MIXED TOGETHER BLEND IN 2 POUNDS OF 10-10-10 COMMERCIAL FERTILIZER PER CUBIC YARD.
- RED AREAS: SHALL BE RAISED 6" ABOVE GRADE WHEN COMPLETE.
- NOTCH EDGES: ALL RED AREAS SHALL HAVE A 4" NOTCH EDGE WHEN ADJACENT TO GRASSED AREAS.
- CONTINUOUS BEDS: ALL PLANTING BEDS SHALL BE CONTINUOUS UNDER SHRUBBERY.
- TREE BEDS: ALL TREES SHALL HAVE A 6'-0" MIN. DIAMETER MULCH BED AT THEIR BASE.
- WEED KILLER: APPLY PRE-EMERGENCE HERBICIDE TO ALL PLANTING BEDS, PER MANUFACTURER'S SPECIFICATIONS, PRIOR TO APPLICATION OF REQUIRED MULCH.



3 L1.1

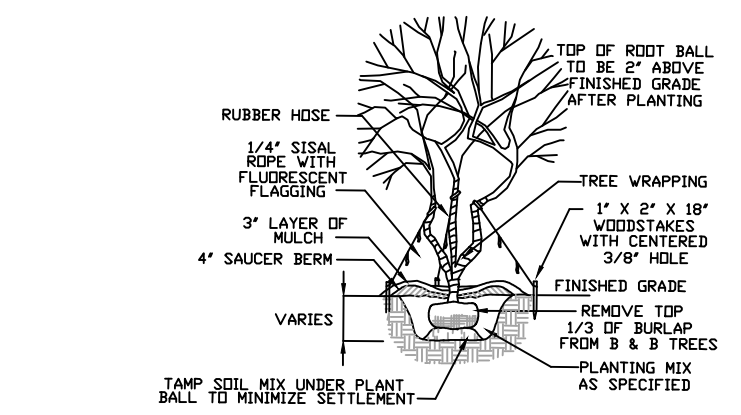
PLANTING REQUIREMENTS

N.T.S.

4 L1.1

CANOPY TREE PLANTING DETAIL

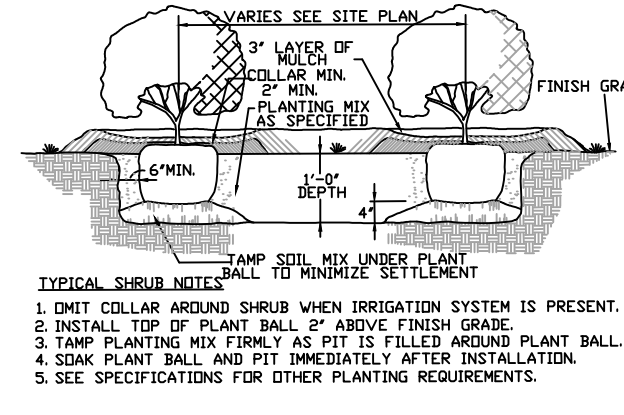
N.T.S.



5 L1.1

UNDERSTORY TREE PLANTING DETAIL

N.T.S.



6 L1.1

SHRUB PLANTING DETAIL

N.T.S.

| Area A - Street Yard (Glenmore Road) |                                |        |                         |          |
|--------------------------------------|--------------------------------|--------|-------------------------|----------|
|                                      | Required Plantings per 30 feet | Length | Required # of Plantings | Provided |
| Canopy Trees                         | 2                              | 378    | 26                      | 24*      |
| Shrubs                               | 10                             | 378    | 126                     | 126      |

\* Optional Ornamental Tree Substitution Proposed: 2 Ornamentals Trees to be provided in place of one required Canopy Tree

# of Shade Tree Substitutions: 2  
# of Ornamental Trees Required: 4  
# of Ornamental Trees Provided: 6

| Area B - Level 1 Buffer Yard (Greater than 10 Acres) |                                |        |                         |          |
|--|--------------------------------|--------|-------------------------|----------|
|  | Required Plantings per 50 feet | Length | Required # of Plantings | Provided |
| Shade Trees  | 2                              | 1250   | 50                      | 25*      |
| Shrubs   | 15                             | 1250   | 375                     | 417      |

\* Optional Ornamental Tree Substitution Proposed: 2 Ornamentals Trees to be provided in place of one required Shade Tree

# of Shade Tree Substitutions: 25  
# of Ornamental Trees Required: 50  
# of Ornamental Trees Provided: 50

|   |       |                      |  |  |
|---|-------|----------------------|--|--|
| Percentage of Large Maturing Trees      |       |                      |  |  |
| Number of Trees Required                | 50    |                      |  |  |
| Number of Large Maturing Trees Required | 20    |                      |  |  |
| Number of Large Maturing Trees Provided | 25    |                      |  |  |
| % of Large Maturing Trees Provided      | 50.0% | Minimum 40% Required |  |  |

|                                    |     |                      |  |  |
|------------------------------------|-----|----------------------|--|--|
| Percentage of Evergreen Trees      |     |                      |  |  |
| Number of Trees Provided           | 75  |                      |  |  |
| Number of Trees Evergreen Required | 19  |                      |  |  |
| Number of Evergreen Trees Provided | 58  |                      |  |  |
| % of Large Maturing Trees Provided | 77% | Minimum 25% Required |  |  |

|                                     |        |                      |  |  |
|-------------------------------------|--------|----------------------|--|--|
| Percentage of Evergreen Shrubs      |        |                      |  |  |
| Number of Shrubs Required           | 375    |                      |  |  |
| Number of Evergreen Shrubs Required | 282    |                      |  |  |
| Number of Evergreen Shrubs Provided | 417    |                      |  |  |
| % of Evergreen Shrubs Provided      | 147.9% | Minimum 75% Required |  |  |

|                                    |   |                               |  |  |
|------------------------------------|---|-------------------------------|--|--|
| Disease and Blight Provision       |   |                               |  |  |
| Number of tree varieties provided  | 3 | Minimum of 2 species required |  |  |
| Number of shrub varieties provided | 4 | Minimum of 2 species required |  |  |

7 L1.1

PLANT CALCULATIONS

N.T.S.

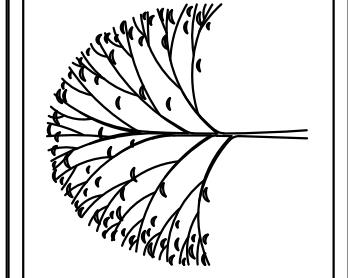


3361 312-9399

**SITE PLANS**

PLANNING LANDSCAPE ARCHITECTURE

4005 BLENVENUE DRIVE, GREENSBORO, NC 27409



ROBERT A. GARRY

LANDSCAPE ARCHITECT

ROBERT A. GARRY

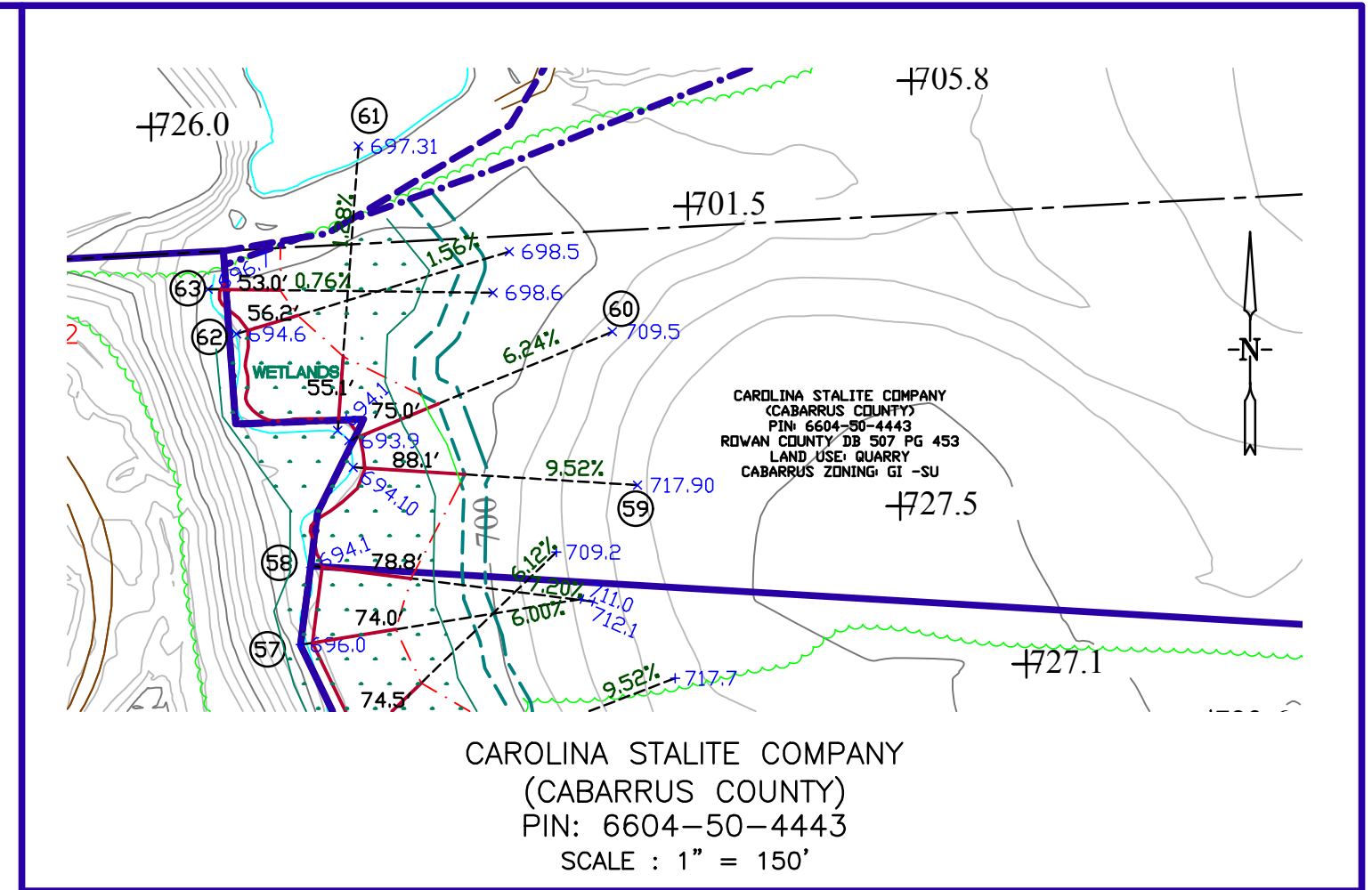
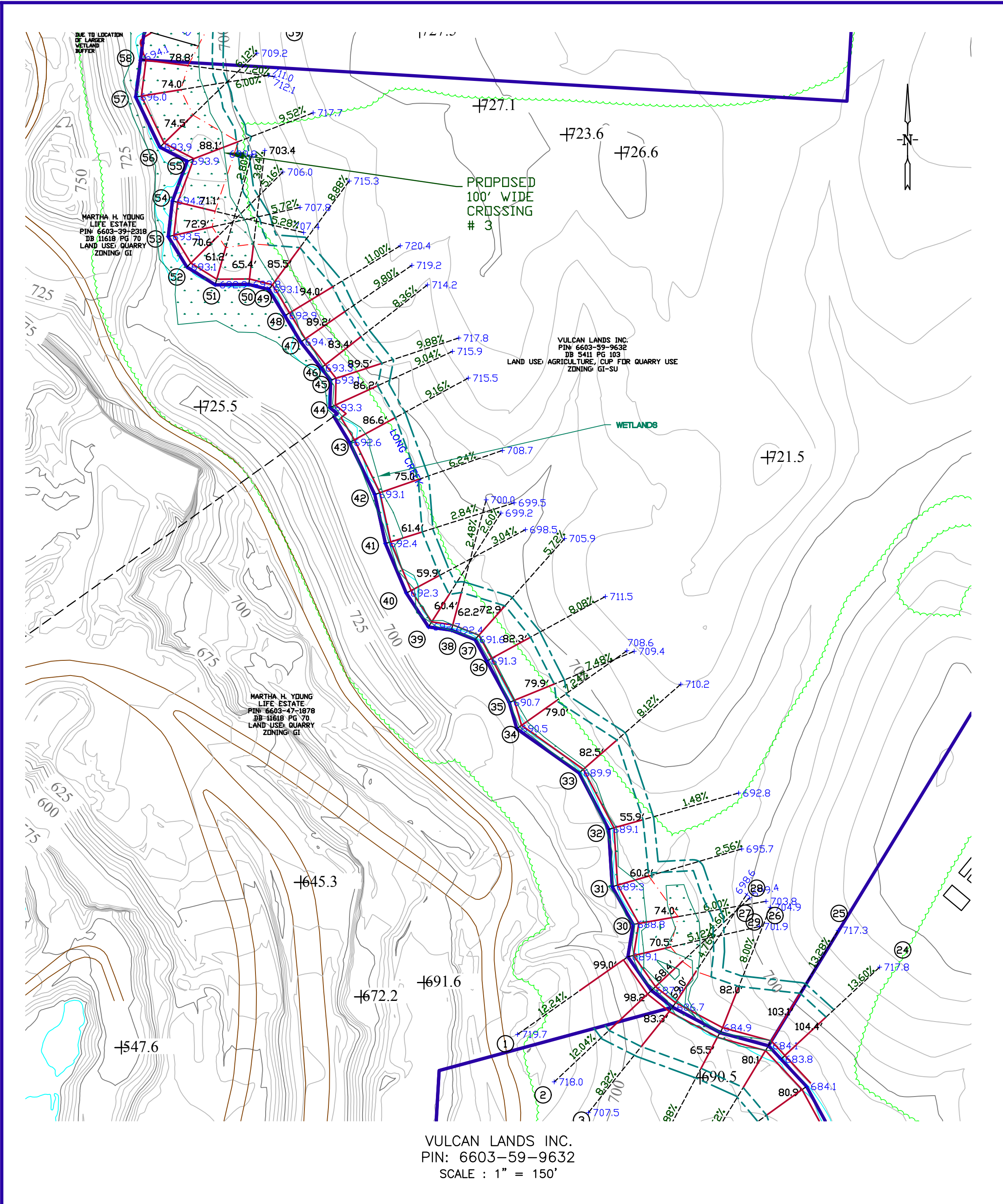
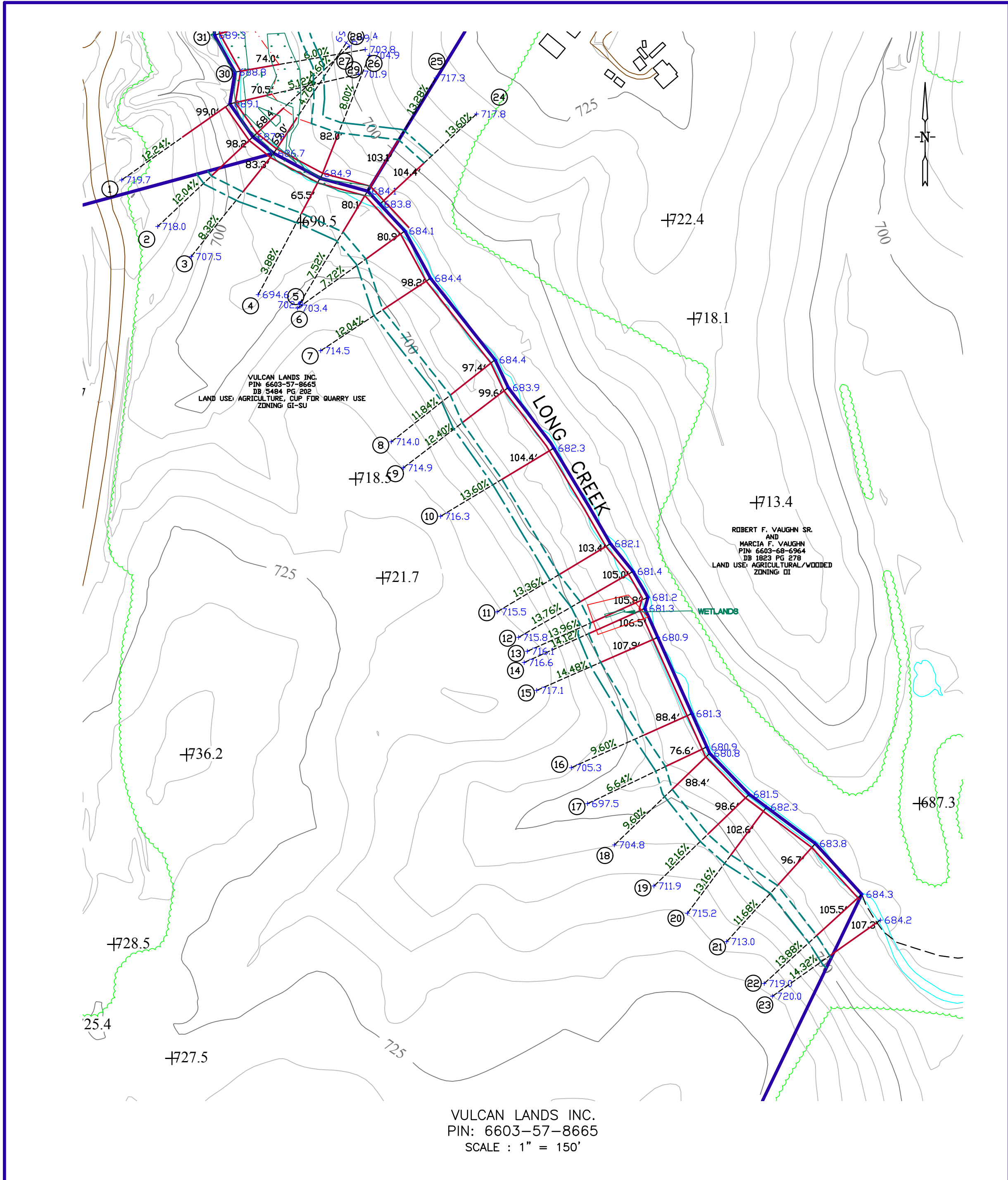
LANDSCAPE ARCHITECT

7 L1.1

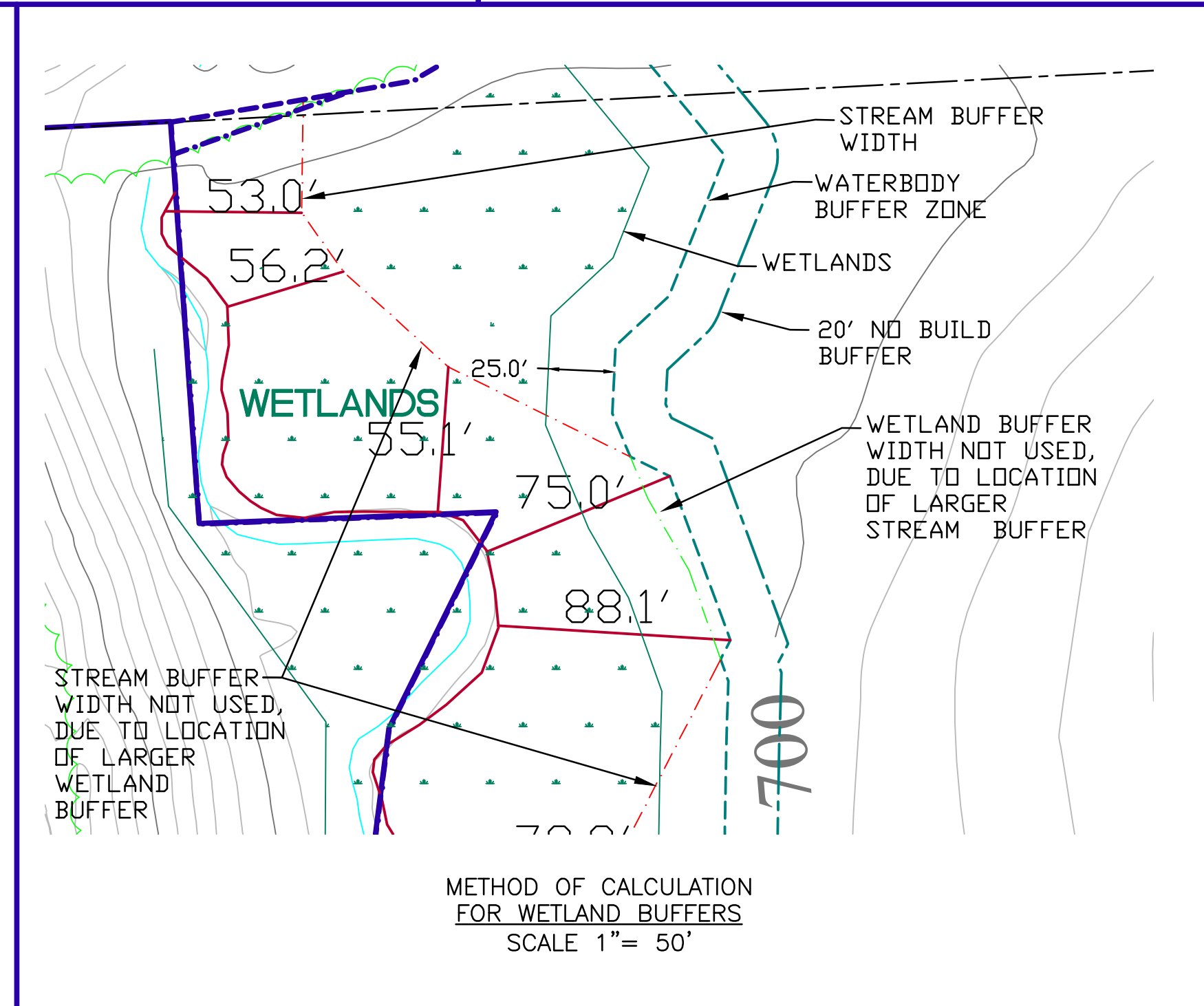
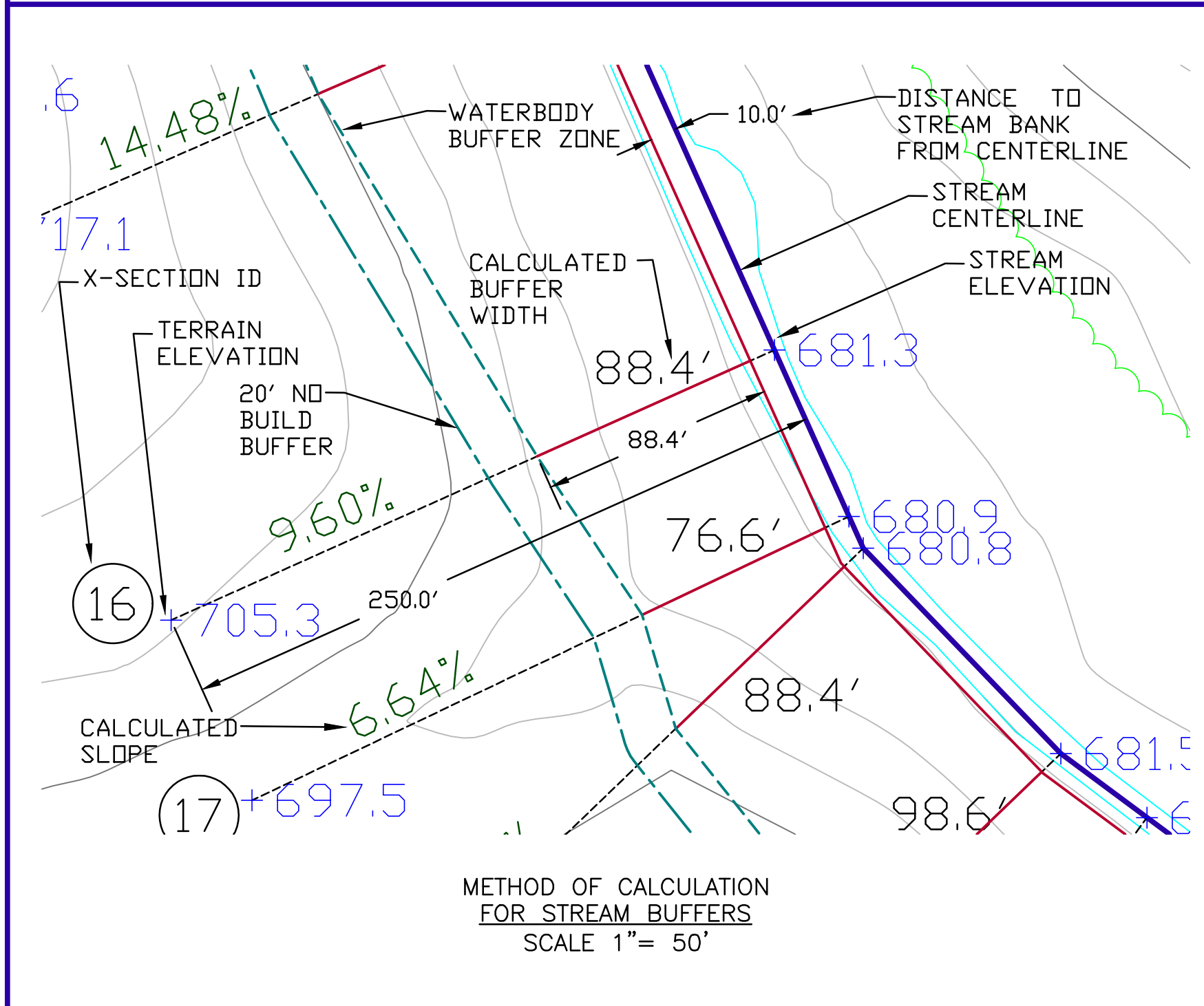
PLANT CALCULATIONS

N.T.S.





| X-SECTION ID | TERRAIN SLOPE | CHANNEL SLOPE | AVERAGE SLOPE | FOUR X AVG. SLOPE | WBZ WIDTH |
|--------------|---------------|---------------|---------------|-------------------|-----------|
| 1            | 719.7         | 689.1         | 12.24%        | 49.0              | 98.0      |
| 2            | 718.0         | 687.9         | 12.04%        | 48.2              | 98.2      |
| 3            | 707.5         | 686.7         | 8.32%         | 33.3              | 83.3      |
| 4            | 694.6         | 684.9         | 3.88%         | 15.5              | 65.5      |
| 5            | 702.9         | 684.1         | 7.52%         | 30.1              | 80.1      |
| 6            | 703.4         | 684.1         | 7.72%         | 30.9              | 80.9      |
| 7            | 714.5         | 684.4         | 12.04%        | 48.2              | 98.2      |
| 8            | 714.0         | 684.4         | 11.84%        | 47.4              | 97.4      |
| 9            | 714.9         | 683.9         | 12.40%        | 49.6              | 99.6      |
| 10           | 716.3         | 682.3         | 13.60%        | 54.4              | 104.4     |
| 11           | 715.5         | 682.1         | 13.36%        | 53.4              | 103.4     |
| 12           | 715.8         | 681.4         | 13.78%        | 55.0              | 105.0     |
| 13           | 716.1         | 681.2         | 13.96%        | 55.8              | 105.8     |
| 14           | 716.6         | 681.3         | 14.12%        | 56.5              | 106.5     |
| 15           | 717.1         | 680.9         | 14.48%        | 57.9              | 107.9     |
| 16           | 705.3         | 681.3         | 9.60%         | 38.4              | 88.4      |
| 17           | 697.5         | 680.9         | 6.64%         | 26.6              | 76.6      |
| 18           | 704.8         | 680.8         | 9.60%         | 38.4              | 88.4      |
| 19           | 711.9         | 681.5         | 12.16%        | 48.6              | 98.6      |
| 20           | 715.2         | 682.3         | 13.16%        | 52.6              | 102.6     |
| 21           | 713.0         | 683.8         | 11.68%        | 46.7              | 96.7      |
| 22           | 719.0         | 684.3         | 13.88%        | 55.5              | 105.5     |
| 23           | 720.0         | 684.2         | 14.32%        | 57.3              | 107.3     |
| 24           | 717.8         | 683.8         | 13.60%        | 54.4              | 104.4     |
| 25           | 717.3         | 684.1         | 13.28%        | 53.1              | 103.1     |
| 26           | 704.9         | 684.9         | 8.00%         | 32.0              | 82.0      |
| 27           | 698.6         | 686.7         | 4.76%         | 19.0              | 69.0      |
| 28           | 699.4         | 687.9         | 4.60%         | 18.4              | 68.4      |
| 29           | 701.9         | 689.1         | 5.12%         | 20.5              | 70.5      |
| 30           | 699.8         | 690.8         | 6.00%         | 24.0              | 74.0      |
| 31           | 696.7         | 689.3         | 2.56%         | 10.2              | 60.2      |
| 32           | 692.8         | 689.1         | 1.48%         | 5.9               | 55.9      |
| 33           | 710.2         | 689.9         | 8.12%         | 32.5              | 82.5      |
| 34           | 708.6         | 690.5         | 7.24%         | 29.0              | 79.0      |
| 35           | 709.4         | 690.7         | 7.48%         | 29.9              | 79.9      |
| 36           | 711.5         | 691.3         | 8.08%         | 32.3              | 82.3      |
| 37           | 708.9         | 691.6         | 7.72%         | 22.9              | 72.9      |
| 38           | 700.0         | 692.4         | 3.04%         | 12.2              | 62.2      |
| 39           | 699.2         | 692.7         | 2.60%         | 10.4              | 60.4      |
| 40           | 698.5         | 692.3         | 2.48%         | 9.9               | 59.9      |
| 41           | 699.5         | 692.4         | 2.84%         | 11.4              | 61.4      |
| 42           | 708.7         | 693.1         | 6.24%         | 25.0              | 75.0      |
| 43           | 715.5         | 692.6         | 9.16%         | 36.6              | 86.6      |
| 44           | 715.9         | 693.3         | 9.04%         | 36.2              | 86.2      |
| 45           | 717.8         | 693.1         | 9.88%         | 39.5              | 89.5      |
| 46           | 714.2         | 693.3         | 8.36%         | 33.4              | 83.4      |
| 47           | 719.2         | 694.7         | 9.80%         | 39.2              | 89.2      |
| 48           | 720.4         | 692.9         | 11.00%        | 44.0              | 94.0      |
| 49           | 715.3         | 693.1         | 8.80%         | 35.5              | 85.5      |
| 50           | 703.4         | 693.8         | 3.84%         | 15.4              | 65.4      |
| 51           | 699.9         | 692.9         | 2.80%         | 11.2              | 61.2      |
| 52           | 706.0         | 693.1         | 5.16%         | 20.6              | 70.6      |
| 53           | 707.8         | 693.5         | 5.72%         | 22.9              | 72.9      |
| 54           | 707.4         | 694.2         | 5.28%         | 21.1              | 71.1      |
| 55           | 717.7         | 693.9         | 9.52%         | 38.1              | 88.1      |
| 56           | 709.2         | 693.9         | 6.12%         | 24.5              | 74.5      |
| 57           | 711.0         | 696.0         | 6.00%         | 24.0              | 74.0      |
| 58           | 712.1         | 694.1         | 7.20%         | 28.8              | 78.8      |
| 59           | 717.9         | 694.1         | 9.52%         | 38.1              | 88.1      |
| 60           | 709.5         | 693.9         | 6.24%         | 25.0              | 75.0      |
| 61           | 697.3         | 694.1         | 1.28%         | 5.1               | 55.1      |
| 62           | 698.5         | 696.6         | 1.56%         | 6.2               | 56.2      |
| 63           | 698.6         | 696.7         | 0.76%         | 3.0               | 53.0      |



**MINE LEGEND**

VULCAN LANDS PROPERTY LINE  
VMC LEASE AREA  
LEASE SURVEY LIMITS  
ADJACENT PROPERTY LINE  
ULTIMATE PIT LIMITS  
CABARRUS CO. UNDISTURBED WATERBODY BUFFER ZONE  
CABARRUS CO. (NO BUILD BUFFER) 20' MINIMUM BUILDING SETBACK  
INDEX CONTOUR  
INTERMEDIATE CONTOUR  
SPOT ELEVATION

3500  
+ 751.6

**WATERBODY BUFFER ZONE CALCULATION NOTES:**

1. THE WIDTH OF THE WATERBODY BUFFER ZONE ADJACENT TO A STREAM IS 50 FEET PLUS FOUR TIMES THE AVERAGE TERRAIN SLOPE, MEASURED BETWEEN THE STREAM CHANNEL AND A POINT 250 FEET PERPENDICULAR FROM THE STREAM. THE BUFFER WIDTH IS MEASURED FROM THE CHANNEL BANK. THE MAXIMUM WIDTH IS 120 FEET.
2. THE WIDTH OF THE WATERBODY BUFFER ZONE ADJACENT TO A WETLAND IS 25 FEET.
3. THE MINIMUM BUILDING SETBACK, ALSO KNOWN AS THE NO BUILD BUFFER AREA SHALL BE AT LEAST 20 FEET FROM THE ESTABLISHED WATERBODY BUFFER.
4. AN AVERAGE STREAM WIDTH OF 20 FEET WAS USED FOR THE WATERBODY BUFFER ZONE CALCULATIONS
5. LONG CREEK IS THE PROPERTY LINE FOR THE TRACTS OWNED BY VULCAN LANDS, INC.
6. THE LOCATION OF STREAMS AND WETLANDS WERE BASED ON DRAINAGE PREPARED FOR THE PROJECT BY CONCORD ENGINEERING AND SURVEYING INC WITH A SEAL DATE OF 2-18-04.
7. THE ELEVATION VALUES USED FOR THE SLOPE CALCULATIONS WERE BASED ON AN AERIAL TOPOGRAPHIC MAP PREPARED BY TUCK MAPPING SOLUTIONS, INC. DATED 2-21-18.

**2019 CONDITIONAL USE AMENDMENT REQUEST**  
**GOLD HILL QUARRY**  
**VULCAN CONSTRUCTION MATERIALS LLC**  
**15580 GLENMORE RD, GOLD HILL, NC 28071**

**WATERBODY BUFFER ZONE EXHIBIT**

alley, williams, carmen, & king, inc.  
**CONSULTING ENGINEERS**  
FIRM LICENSE No. F-0203  
120 SOUTH MAIN STREET  
KANNAHPOLE, NC 28082  
P.O. BOX 1248  
704/938-1515

SCALE: VARIES  
PROFILE  
DATE: 2-11-19  
DRAWN BY: RCC  
CHECKED BY: GWV  
DWG No.:  
JOB NO.: 11526  
SHEET NO.: WBZ-1  
OF: 1



APPLICATION FOR AMENDMENT TO CONDITIONAL USE PERMIT  
EXTRACTION OF EARTH PRODUCTS

*Vulcan Construction Materials, LLC, successor in interest to Vulcan Construction Materials, L.P. ("Vulcan") addresses the specific requirements set forth in Chapter 8, Section 8-4 (12) for Extraction of Earth Products of the Cabarrus County Zoning Ordinances as follow. This document, including the Operational Plan and the Rehabilitation Plan are incorporated into Vulcan's Application to Amend Conditional Use Permit.*

Section 8-4 (12)(a)through(j) *These items are fully addressed on the Site Plan and/or Rehabilitation plan attached to the application.*

OPERATIONAL PLAN

I Date Operations Begin and their Expected Duration:

*Mining on the Site that is subject to this Application will be phased as shown on the Site Plan. Prior to beginning any mining activities in a particular phase, Applicant will install the required buffers for that phased area. Excavation does not take place all over the Site simultaneously but rather in a systematic migration around the Site. Vulcan anticipates initial operations will begin on the southeast portion of the property (parcel number 6603-57-8665) and move to other parcels over time based upon the market demands for construction aggregate products in the region.*

II. Proposed hours and days of operations.

*The existing extractive use operation contiguous to the Site may operate 24 hours 7 days a week without restriction as can the adjoining Carolina Stalite lightweight aggregate plant. Carolina Stalite uses high temperature kilns in the production of their finished product and with the exception of breakdowns or scheduled maintenance, those kilns operate 24 hours 7 days a week and rely solely on Vulcan for supply of feedstock to run their facility.*

*Vulcan proposes to limit extractive operations on the subject property between the hours of 6:00 a.m. to 8:00 p.m. Monday through Saturday and 7:00 a.m. to 6:00 p.m. on Sunday with the exception if we are required to supply materials needed for NCDOT construction or maintenance work that specifies alternative delivery times because of traffic control or other factors.*

*During its hours of operation, equivalent sound levels at the boundaries of the Site adjacent to non-quarry use shall not exceed the following standards:*

*Between 7 AM and 7 PM 60 DBA*

*Between 7 PM and 7 AM 55 DBA*

III. Estimated type and volume of extraction.



*Material being quarried is a construction aggregate. Volume depends on market demands driven by the consumer which is not controlled by Vulcan; however, we expect to produce in excess of 500,000 tons of material from the combined operations of which a portion or all will come from the Site during the estimated 50-year plus life of the combined facility.*

IV. Description of method of operation, including the disposition of topsoil, overburden and any by-products.

*By its very nature, mining (extraction) takes place in a natural progression with the initial installation of erosion/sediment control structures as specified in our state mining permit followed by the removal and stockpiling of the soil and soft rock (collectively known as "overburden") overlying the fresh, hard rock deposit. Once exposed, the rock is excavated in a series of lifts or benches. In broad terms, the depth of the excavation is limited by the aerial extent of the property contained in the mining permit boundary.*

V. Description of equipment to be used in the extraction process.

*Basic earth moving equipment consisting of off road haul trucks, hydraulic excavators and rock breakers, bulldozers, and pans will be used to remove and stockpile the topsoil/overburden and haul the rock to the processing plant located on the adjoining property located north and west of the Site.*

VI. Any phasing of the operations and the relationship among the various phases.

*Mining on the Site that is subject to this Application will be phased as shown on the Site Plan. Prior to beginning any mining activities in a particular phase, Applicant will install the required buffers for that phased area. Excavation does not take place all over the Site simultaneously but rather in a systematic migration around the Site. Vulcan anticipates initial operations will begin on the southeast portion of the property (parcel number 6603-57-8665) and move to other parcels over time based upon the market demands for construction aggregate products in the region.*



APPLICATION FOR AMENDMENT TO CONDITIONAL USE PERMIT  
EXTRACTION OF EARTH PRODUCTS

*Vulcan Construction Materials, LLC, successor in interest to Vulcan Construction Materials, L.P. ("Vulcan") addresses the specific requirements set forth in Chapter 8, Section 8-4 (12) for Extraction of Earth Products of the Cabarrus County Zoning Ordinances as follow. This document, including the Operational Plan and the Rehabilitation Plan are incorporated into Vulcan's Application to Amend Conditional Use Permit.*

*REHABILITATION (RECLAMATION) PLAN*

Statement of planned rehabilitation of the excavated land including detailed methods of accomplishment and planned future use of the rehabilitated land.

*See Reclamation Plan (sheets 7 and 8 of Site Plan) for details. Pit areas will become lakes and all remaining surface areas will be graded, seeded and a ground cover sufficient to prevent erosion will be established. The lake could be used for recreation or water supply for a variety of potential surrounding land uses ranging from residential to commercial.*

A map showing the final topography, after rehabilitation, to the same scale as the site plan. It shall also depict any water areas and methods of preventing stagnation and pollution, landscaping and ground cover proposed to be installed and the amount and type of any backfill, if any, to be employed.

*See Site Plan.*

A phasing and timing plan, related to the phasing and timing portion of the Operations Plan, showing the progression of the rehabilitation and the date to be completed.

*The Site should provide reserves for the operation of the Gold Hill Quarry in excess of 50 years. As specified in our State Mining Permit, reclamation will be conducted contemporaneously with mining to the extent feasible and will be completed within two years of completion of all mining related activities on each phase of the Site.*

The method of disposing of all equipment, structures, dikes and spoil piles associated with the operations.

*As per our State Mining Permit requirements, all equipment and structures will be removed from the Site and all spoil piles will be covered with topsoil, seeded, and a permanent ground cover established. Proposed reclamation plan once excavation and operations are terminated is to restore the pit area(s) to a lake.*

A written legal description or survey of the Site, prepared by a North Carolina registered land surveyor or engineer is included with the Site Plan.

[SIGNATURE PAGES TO FOLLOW]



**APPLICANT:**

VULCAN CONSTRUCTION MATERIALS LP  
4401 North Patterson Avenue  
Winston Salem NC 27105

BY: Denise A. Hallatt  
ITS: Community & Government Relations Manager

**PROPERTY OWNER:**

VULCAN LANDS, INC.  
1200 Urban Center Drive  
FAS 1401-843  
Birmingham, AL 35242

BY: A. Martin Thayer  
ITS: VICE PRESIDENT

**PROPERTY OWNER:**

CAROLINA STALITE COMPANY  
P.O. Box 1037  
Salisbury NC 28145

BY: Justin H. Johnson  
ITS: Managing Partner



The Vice Chair introduced the second item on the Agenda, Zoning Atlas Amendment, Petition C03-01(R) (SU):

**2. Applicant Vulcan Materials Company, LP**  
**Request: Zoning Atlas Amendment**

This was a request to the Cabarrus County Planning and Zoning Commission from Vulcan Materials Company, LP to have their property located adjacent to Glenmore Road at Rowan County line rezoned from AO – Agricultural and Open Space to GI(SU) – General Industrial (Special Use), to change the existing zoning to allow for the construction of a Quarry Operation.

The Vice Chair swore in Mr. Alex Rankin, Mr. Eddie Hatley, Mr. Tom Carroll, Ms. Jane Biggers, Mr. Marshall Ichard, Ms. Marsha Bonds, Mr. Robert Vaughn and Mr. Rodger Lentz.

Mr. Rodger Lentz, Planning Manager, addressed the Board presenting Petition C03-01(R) and staff report stating Vulcan Lands, Inc. facility is classified as an Extraction of Earth Products operation. Such facilities are only permitted in the General Industrial zoning district as a conditional use. At the request of Vulcan Lands, Inc., a two step process will be followed. First is the action before you in this application, a request for rezoning from AO to GI (SU). The purpose of this request is to permit the use 'Extraction of Earth Products'. The applicant has agreed to offer the following conditions as part of their request: (1) No storage of blasting agents on these properties; and (2) Construct earthen berms around the eastern and northeastern boundaries prior to rock excavation. During this first step, the Board is asked to consider if the proposed use is acceptable in the requested location given surrounding land use, existing conditions, and potential future conditions. At a later date, Vulcan Lands, Inc. will bring site plans, studies, etc. as required by Chapter 8 for the use Extraction of Earth Products, thereby finalizing the requirements for their conditional use permit. During this hearing the Board will examine submitted materials for their compliance with the requirements as stated in the zoning ordinance. Mr. Lentz said in conclusion, staff feels this request is consistent with their present quarry operation.



It is also consistent with the industrial zone areas to the north in Rowan County, with the adopted Eastern Area Plan and that the proposed buffer/berm provides mitigation for potential negative impacts to surrounding residential uses.

Planning staff recommends that Petition C03-01(R) be approved with the following condition: That prior to any development activity, Vulcan Lands, Inc., submit and obtain approval for their operation by finalizing their Conditional Use Permit as required under Chapter 8 of the Cabarrus County Zoning Ordinance.

Mr. Alex Rankin with Concord Engineering and Surveying, addressed the Board stating that they have been retained by Vulcan along with Mr. Jerry Newton of Cornerstone to help guide them through this rezoning process. When the property is rezoned they will be doing the technical design. He said the reason it is a two step process is because the quarry not only has to meet the guidelines of the county under the extraction of earth products; they also have to meet more stringent guidelines under the State mining laws. Mr. Rankin said when the property is rezoned they will prepare a plan for the State Mining Commission, get that approved and then come back to the County staff for them to review that and add any other conditions that they may want to add on top of that. He then introduced to the Board Mr. Tom Carroll who is the Manager of Business Development for Vulcan, who is here to speak about the company, the history of the Gold Hill Quarry and the specifics of the rezoning.

Mr. Tom Carroll addressed the Board stating he is the Manager of Business Development and he work out of their division headquarters in Winston-Salem, North Carolina. He then presented a presentation to the Board of some background on the company as well as some nature of their operations in a variety of locations and specifically here in Gold Hill. After conclusion of his presentation he said he would be happy to answer any questions that the Board may have. He said if he cannot he have a variety of his staff and other professionals and outside experts that are here tonight that can answer the Board's questions.



Mr. Moore asked Mr. Carroll on what basis does he state no impact to surrounding properties.

Mr. Carroll said they had a MAI appraisal done by an outside source.

The Vice Chair asked if they would be hiring new people.

Mr. Carroll said no, they do not see this as an increase in this particular business. He said they see this as an opportunity to continue their business into the future. This is more of an employment retention issue here in keeping an existing business that has a fairly stable work force that has been there for a long while. Mr. Carroll said staff has a letter from Phieffer College and some other folks that have expressed some support for this rezoning. He said there are also some folks here tonight to express some support.

The Vice Chair opened the Public Hearing on Petition C03-01(R).

Mr. Eddie Hatley, Gold Hill Fire Department, addressed the Board stating he is in favor of this rezoning petition.

Ms. Jane Biggers, Property Owner, addressed the Board stating she is in favor of this rezoning petition.

Mr. Marshall Ikener, Property Owner, addressed the Board stating he cannot see how this rezoning is not going to affect his property value. He said he cannot say that he is just diabolically opposed to this rezoning because he does not have enough information about it. He said no one tried to contact him or his neighbors. Mr. Ikener said he would like to ask the Board for some more time so he can set up an appointment to talk to somebody to see exactly what he is looking at. Then he can make a better-informed decision whether he is for it or against it.

Mr. Griffin asked Mr. Lentz, for a point of clarification, have they met all of their notification requirements.



Mr. Lentz said yes. He said they did not send that particular property owner notice because they were not an adjacent property owner.

Ms. Marsha Bonds, Property Owner, addressed the Board in opposition stating Vulcan has been very nice to them, but they cannot say that their blasting does not interfere with their homes. She said as long as Vulcan is operating their materials, they are still going to have the traffic, blasting and the extra noise.

Mr. Robert Vaughn, Property Owner, addressed the Board in opposition of this rezoning petition stating that the blasting is interfering with his home.

The Vice Chair asked Mr. Carroll have the Mining Commission ever cited Vulcan for any of these infractions?

Mr. Carroll said no, not that he is aware of.

The Vice Chair asked would there be a possibility during blasting that you would throw debris two miles.

Mr. Carroll said no because they video tape each one of their blasting operations. He said their seismograph records are kept on file for an indefinite period of time. If anyone makes a complaint it will be investigated. If they complain to the State, they will not only ask for the blast of the event that was monitored, but for records many times prior and many times after. Mr. Carroll said the records will show that each time that they have investigated those, they found Vulcan to be fully in compliance with their permit.

Mr. Starnes asked Mr. Carroll if he has ever had anyone in the neighborhood to approach him about damage to his or her homes due to the blasting.

Mr. Carroll said they have had some complaints in the past and they have been investigated by the State agency. He said the event that Mr. Vaughn is referencing the records will show that the State did not find any merit to that claim.



Mr. Starnes asked Mr. Carroll if Vulcan has reimbursed for any damages to his knowledge.

Mr. Carroll said no, not that he is aware of.

The Vice Chair asked if those claims are investigated by the State.

Mr. Carroll said they are either investigated by Vulcan and they have also employed and brought in outside structural engineers to investigate those. He said that is based on sound science. Mr. Carroll said the State Blasting Regulations are based on 30 years worth of US Bureau Mines Research.

Mr. Moore asked what about the allegation of unprotected deep pits.

Mr. Carroll said he checked with their operations manager for this area and it was confirmed that Vulcan does have barricades on all of their operations.

The Vice Chair closed the Public Hearing on Petition C03-01(R).

There being no further comments Mr. Starnes MOTIONED to approve Petition C03-01(R), seconded by Mr. Moose. The vote was unanimous.

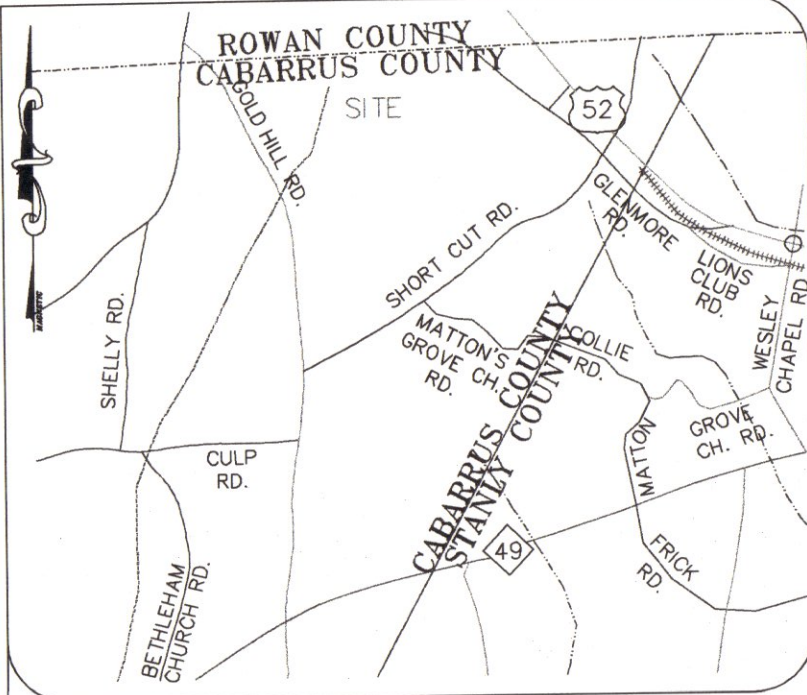
Petition C03-01(R) Approved

The Vice Chair introduced the third item on the Agenda, Zoning Atlas Amendment, Petition C03-02(R):

**3. Applicant: Bill J. Swan**  
**Request: Zoning Atlas Amendment**

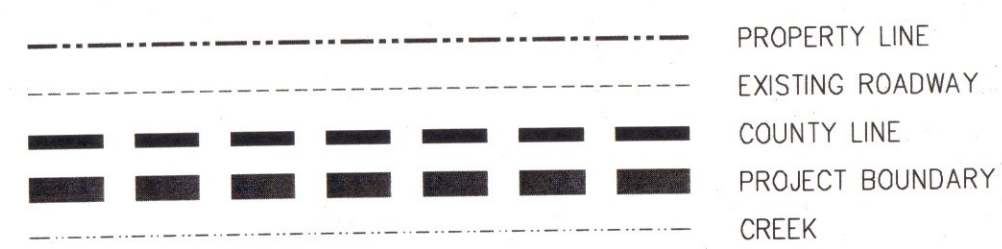
This was a request to the Cabarrus County Planning and Zoning Commission from Bill J. Swan to have his property located adjacent to Jim Johnson Road rezoned from LDR – Low Density Residential to MDR – Medium Density Residential to develop a subdivision.



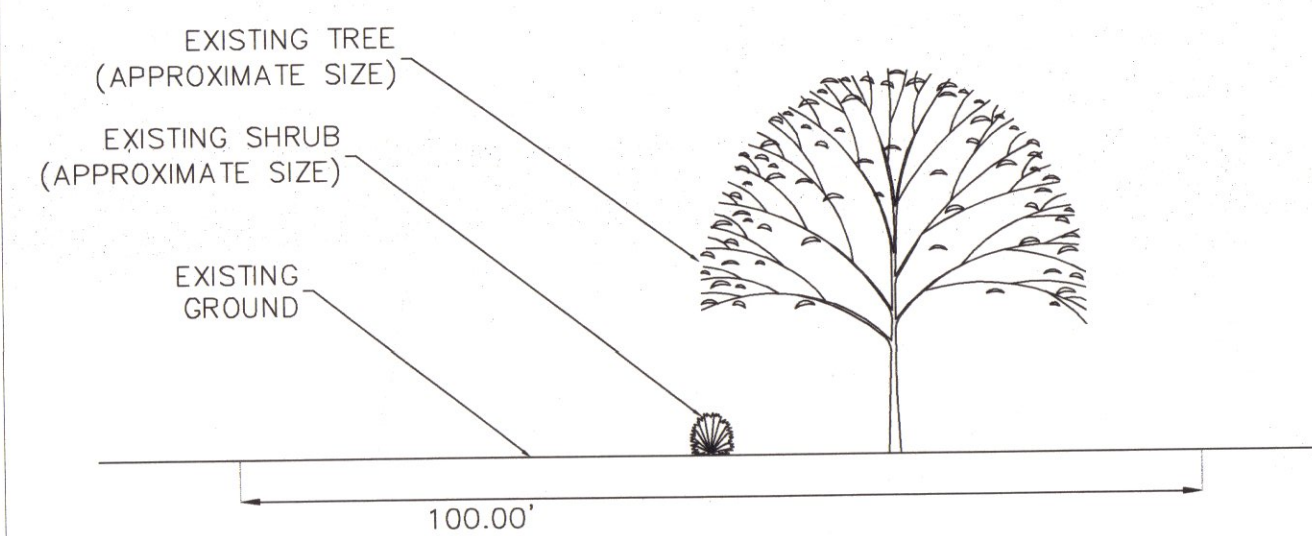


VICINITY MAP  
NOT TO SCALE

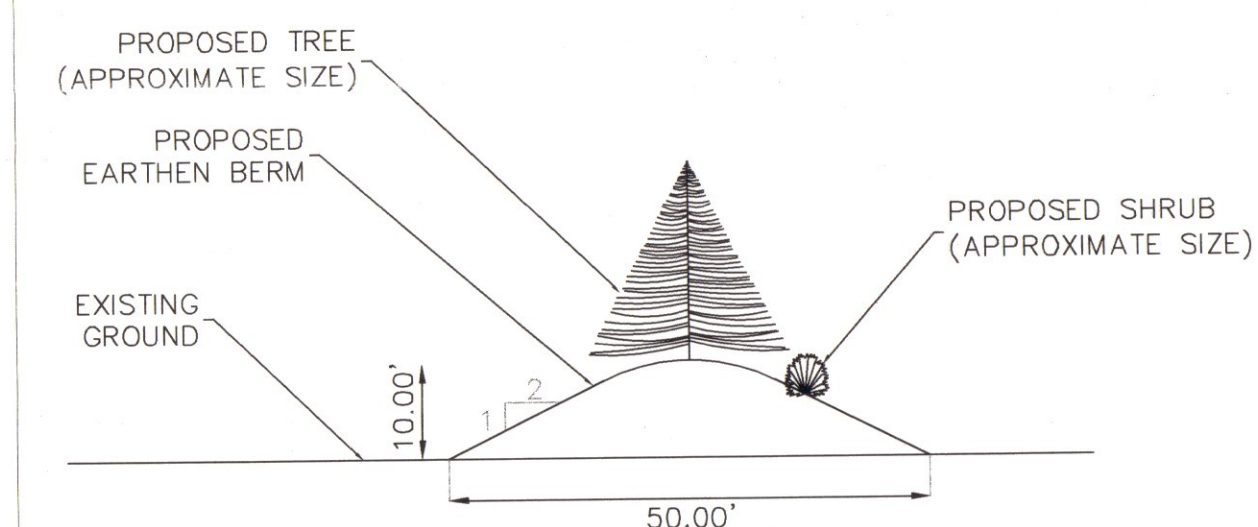
### LEGEND



PROPERTY LINE  
EXISTING ROADWAY  
COUNTY LINE  
PROJECT BOUNDARY  
CREEK



LEVEL #1 BUFFERYARD - 100' IN WIDTH (UNDISTURBED)  
EXISTING VEGETATION MAY BE USED TO MEET REQUIREMENTS OF  
11 TREES AND 60 SHRUBS PER 100 LINEAR FEET. ADDITIONAL  
PLANTING MAY BE REQUIRED IF EXISTING PLANTING IS NOT SUFFICIENT,  
AS PER CHAPTER 9 OF CABARRUS COUNTY ZONING ORDINANCE.



LEVEL #1 BUFFERYARD - 50' IN WIDTH WITH 10' HIGH BERM (ALTERNATE)  
REQUIRED PLANTINGS SHALL BE REDUCED BY 1/2 AND THE WIDTH  
BY 1/2 WITH THE ADDITION OF AN EARTHEN BERM (6" MINIMUM),  
AS PER CHAPTER 9 OF CABARRUS COUNTY ZONING ORDINANCE.

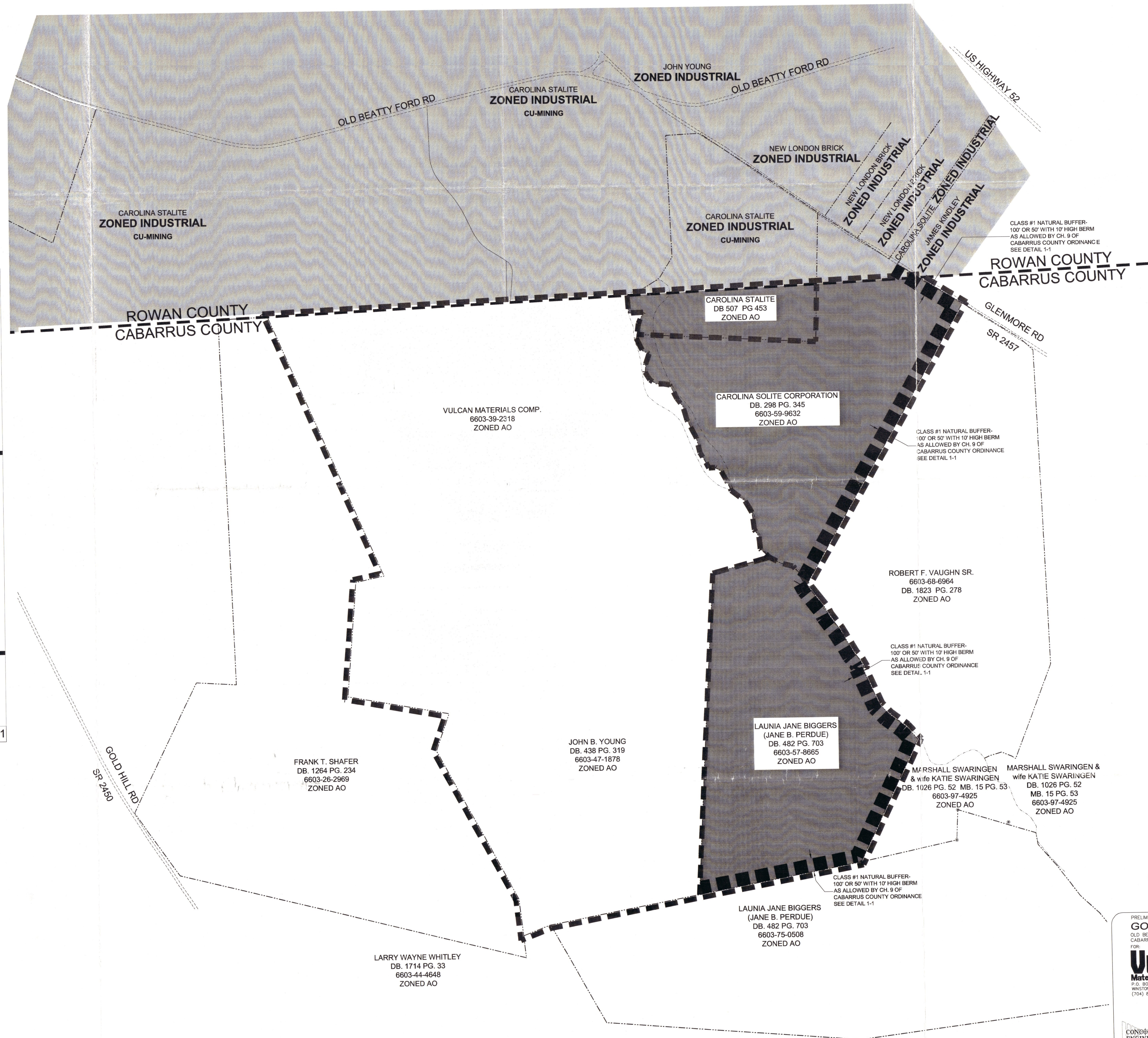
NOTE: THE PROPOSED BERMS AND REQUIRED PLANTING  
WILL BE COMPLETED PRIOR TO THE PROPERTY BEING  
ENTERED FOR MINING. UNTIL MINING BEGINS THE  
PROPERTIES WILL REMAIN UNDISTURBED AND ACT AS  
BUFFERS.

### BUFFERYARD DETAIL

DETAIL 1-1

### GENERAL NOTES

1. BOUNDARY TOPOGRAPHIC AND LOCATION OF UTILITIES, TREES, ETC... WERE TAKEN FROM SURVEYS PROVIDED BY VULCAN MATERIALS COMPANY, GoldHill\_zone2002.dwg.
2. PER FLOOD INSURANCE RATE MAP, PANEL 70 OF 180, MAP #37025C0060 D EFFECTIVE DATE: NOVEMBER 2, 1994, PROPERTY IS LOCATED IN ZONE X.
3. CURRENT ZONING IS AO.
4. SUBJECT PROPERTY IS CLASSIFIED AS ROLLING TERRAIN AS PER N.C.D.O.T. SUBDIVISION ROADS MANUAL.
5. EXISTING NATURAL VEGETATION WITHIN UNDISTURBED BUFFER, BUT NOT LIMITED TO, IS TO BE PRESERVED.



CLASS #1 NATURAL BUFFER-  
100' OR 50' WITH 10' HIGH BERM  
AS ALLOWED BY CH. 9 OF  
CABARRUS COUNTY ORDINANCE  
SEE DETAIL 1-1

ROWAN COUNTY  
CABARRUS COUNTY

GLENMORE RD  
SR 2457

ROBERT F. VAUGHN SR.  
6603-68-6964  
DB. 1823 PG. 278  
ZONED AO

CLASS #1 NATURAL BUFFER-  
100' OR 50' WITH 10' HIGH BERM  
AS ALLOWED BY CH. 9 OF  
CABARRUS COUNTY ORDINANCE  
SEE DETAIL 1-1

LAUNIA JANE BIGGERS  
(JANE B. PERDUE)  
DB. 482 PG. 703  
6603-57-8665  
ZONED AO

MARSHALL SWARINGEN  
& wife KATIE SWARINGEN  
DB. 1026 PG. 52 MB. 15 PG. 53  
6603-97-4925  
ZONED AO

MARSHALL SWARINGEN &  
wife KATIE SWARINGEN  
DB. 1026 PG. 52  
MB. 15 PG. 53  
6603-97-4925  
ZONED AO

CLASS #1 NATURAL BUFFER-  
100' OR 50' WITH 10' HIGH BERM  
AS ALLOWED BY CH. 9 OF  
CABARRUS COUNTY ORDINANCE  
SEE DETAIL 1-1

LAUNIA JANE BIGGERS  
(JANE B. PERDUE)  
DB. 482 PG. 703  
6603-75-0508  
ZONED AO

JOHN B. YOUNG  
DB. 438 PG. 319  
6603-47-1878  
ZONED AO

FRANK T. SHAFER  
DB. 1264 PG. 234  
6603-26-2969  
ZONED AO

LARRY WAYNE WHITLEY  
DB. 1714 PG. 33  
6603-44-4648  
ZONED AO

PRELIMINARY PLAT  
NOT FOR RECORDATION,  
CONVEYANCES OR SALES.

PRELIMINARY SITE PLAN SHEET 1 OF 1  
**GOLD HILL QUARRY**  
OLD BEATTY FORD ROAD NO. 7 TOWNSHIP,  
CABARRUS COUNTY, NORTH CAROLINA  
FOR:  
**Vulcan**  
Materials Company  
P.O. BOX 4239  
WINSTON-SALEM, NC 27115  
(704) 862-3322

DATE: 07-30-02  
SCALE: 1" = 300'  
JOB NO.: 011107.001  
COMPUTED BY: JED  
DRAWN BY: JED  
CHECKED BY: FAR II

SCALE IN FEET  
0 300 600 900

CONCORD  
ENGINEERING &  
SURVEYING, INC.  
ENGINEERS - SURVEYORS - PLANNERS  
45 SPRING STREET SW CONCORD (704) 786-5424  
CONCORD, NC 28025 CHARLOTTE (704) 332-9934  
FAX (704) 786-7454  
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Mr. Moore asked if the Board needs a motion to not excuse the absence or can the Board simply make the statement by the Board ending the motion.

Mr. Koch said no. He said you actually need a motion and a majority vote up or down on that issue.

Mr. Lancaster said he would like to second the not excused motion.

The vote was unanimous not to excuse Mr. Starnes.

The Chair introduced the second item on the Agenda Conditional Use Application 69 C:

**2. Applicant: Vulcan Construction Materials, LP**  
**Request: Conditional Use Application 69 C**

This was a request to the Cabarrus County Planning and Zoning Commission from Vulcan Construction Materials, LP. The applicant is requesting a conditional use application to expand their existing mining operation.

The Chair swore in Mr. Tom Carroll, Mr. Joseph Bridger, Mr. Alex Rankin, Mr. Roger Reeder, Mr. Denise Hallett, Mr. Rodney Hobbs, Mr. Guy Medlin, Mr. David Ford, Mr. Jay Lowe and Mr. Rodger Lentz.

Mr. Jay Lowe, Senior Zoning Inspector, addressed the Board presenting Conditional Use Application 69 C and staff report stating the applicant is asking permission to expand their existing mining operation. The applicant has explained that there is nothing new being added to the facility in the way of buildings, employees, trucks, etc. The company is simply "adding reserves" to the existing facility by adding more land.

Recently, Vulcan had the land in question rezoned to GI-CU. This is an appropriate zoning for the extraction of earth products. The previous rezoning required that a 25-foot unexcavated buffer be



provided on the exterior property lines that do not abut the adjacent Vulcan properties. Also, a 10-foot high berm with plantings must be installed to buffer the neighboring properties.

Finally, since the rezoning petition was approved, Vulcan's Gold Hill quarry site has been certified by the N.C. wildlife Federation under their Wildlife and Industry Together Program (W.A.I.T.).

As of March 10, 2004, Vulcan was in the final stages of modifying their current State Mining Permit. This could be completed by the time of the meeting.

Mr. Lowe said there are a few minor hold ups and the applicants can explain to the Board what they are. He said he received a letter from the East Gold Hill Fire Department commenting on how good of a neighbor Vulcan has been to them. He said he was also made aware of a report that says Vulcan was on Fortune Magazine most admired list, it talks about their accomplishments and it also speaks of them being in that wildlife conservation program.

Mr. Lowe said the applicant tonight also handed him another packet that talks about the geology of the site and how they go about the blasting of materials and what type of equipment they would have on site and so forth and it also speaks of property value in that area how it is not devaluating any of the property.

Mr. Tom Carroll of Vulcan Materials addressed the Board stating the material that Mr. Alex Rankin passed out to them is a summary of the information that was presented to the Board during the rezoning request. He said they appreciated the support that they received from the Board at that time. Mr. Carroll said since the time of that rezoning they have developed their specific site plans and that information was submitted to the State of North Carolina. He said there has been no request for a public hearing for the State Mine permit application. They essentially completed their review a few days ago. Mr. Carroll said in the information some things have changed since the last time he was before this body. He said as they indicated at the last meeting, this is a very unique geology, this is not very typical of most aggregate facilities in the United



States. It is probably less than 20 of those that had this particular product line that can be produced. Mr. Carroll said one thing they are particular proud of is the Cabarrus County quarry program. He said there are some conclusions in the summary that are consistent with the rezoning. The application is consistent with the eastern area land use plan. The property is suitable for industrial use as examined by this body previously. It is consistent with the conditional use rezoning, which was unanimously approved by this board. It is stated in the application there is no egress and ingress for the site they will be using the existing access road. There is no impact on property values. The project will maintain and enhance the public health and safety and present new demands on local public services fire, water etc. It complies with the general plans for the physical development of the county as embodied by the ordinances. Mr. Carroll said as Mr. Lowe indicated he is here to answer any questions the Board may have about the application.

Mr. Lancaster said one thing he likes about his proposal is that means Vulcan is going to be with Cabarrus County for an extended stay. He asked how long is the new facility going to allow them to operate.

Mr. Carroll said he hopes in excess of 50 years. He said they have been here about 50 and they are hoping that the operation be here an additional 50 years.

There being no further comments Mr. Moore MOTIONED to approve Conditional Use Application 69 C, seconded by Mr. Smith. The vote was unanimous.

Conditional Use Application 69 C Approved

The Chair introduced the third item on the Agenda, Conditional Use Application 70 C:

3. **Applicant: Rimer Volunteer Fire Department**  
**Request: Conditional Use Application 70 C**

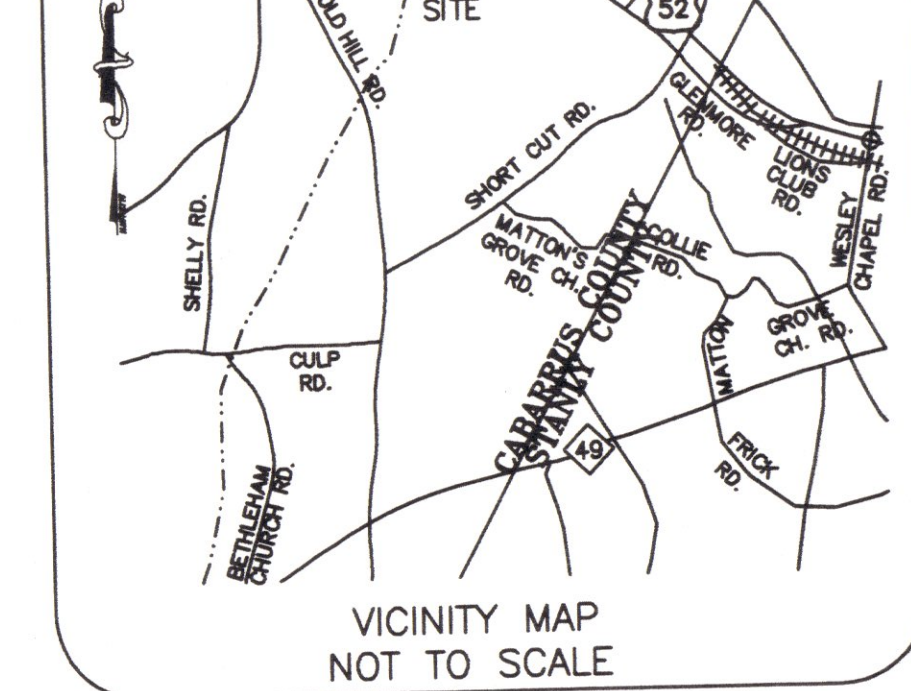








ALL DISTURBED AREAS WILL  
BE REGRADED TO A STABLE  
CONDITION AND  
REVEGETATED PER  
APPROVED SITE MIX  
CONTAINED IN MINE PERMIT  
NUMBER 13-04



**CONCRETE ENGINEERING & SURVEYING, INC.**  
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NSPE REG. ASHM NSPS WCSS ASCE ASCE  
45 SPRING ST. SW P.O. BOX 268  
CONCORD, NC 28025-0268  
CONCORD, NC 28025-0268  
FAX (704) 786-7424  
FAX (704) 786-7424  
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**FINANCIAL ENGINEERING**  
DO NOT SCALE 279-04

THIS DOCUMENT ORIGINALLY ISSUED AND  
SEALED BY VANDIA G. FULLER, NCEP#15280  
ON FEBRUARY 17, 2004. THIS MEDIUM SHALL  
NOT BE CONSIDERED A CERTIFIED  
DOCUMENT

**PROJECT NAME:** CONDITIONAL USE - RECLAMATION PLAN  
**GOLD HILL QUARRY**  
OLD BEATTY FORD ROAD,  
CABARRUS COUNTY, NORTH CAROLINA

**Sheet Title:** RECLAMATION PLAN

**Prepared For:** **Vulcan Materials Company**  
Winston-Salem, NC 27115  
(704) 892-3322

NOTE: PROPERTY LINES ARE APPROXIMATE

COORDINATES ARE NORTH CAROLINA STATE PLANE  
NAD 83 (1986) VERTICAL DATUM IS NORTH  
AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

**LEGEND:**

APPROXIMATE LOCATION OF  
PROPOSED OBSERVATION WELL

PROPOSED SPOT ELEV. 769  
STORM DRAIN PIPE X 762.30

RIP RAP 6.41 / C-3.5

SILT DITCH-1 6.30 / C3.5

DENUDED/CONSTRUCTION LIMITS 6.83 / C3.5

ROCK CHECK DAM 6.62 / C3.5

SILT FENCE 6.62 / C3.5

3' HIGH ROCK DAM NCERN 6.63

**GENERAL NOTES**

1. BOUNDARY TOPOGRAPHIC AND LOCATION OF UTILITIES, TREES, ETC... WERE TAKEN FROM SURVEYS PROVIDED BY VULCAN MATERIALS COMPANY, 02/19/2004.

2. THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS, OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY MANNER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND NO OPINION IS EXPRESSED OR IMPLIED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF AN ENVIRONMENTAL LAW OR REGULATIONS, EITHER FEDERAL, STATE, OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.

3. PER FLOOD INSURANCE RATE MAP, PANEL 70 OF 150, MAP #17025C0080 D EFFECTIVE DATE: NOVEMBER 2, 1994, PROPERTY IS LOCATED IN ZONE X.

4. CURRENT ZONING IS A-1.

5. SUBJECT PROPERTY IS CLASSIFIED AS ROLLING TERRAIN AS PER N.C.D.O.T. SUBDIVISION ROADS MANUAL.

6. NATURAL VEGETATION WITHIN UNDISTURBED BUFFER, BUT NOT LIMITED TO, IS TO BE PRESERVED AS MUCH AS POSSIBLE.

**APPLICANT**  
VULCAN CONSTRUCTION MATERIALS, LP  
P. O. BOX 4239  
WINSTON-SALEM, NORTH CAROLINA 27115  
(704)-892-3322

**SCALE :**  
HORIZONTAL : 1"=200'  
VERTICAL : N/A

**DRAWN BY :** WGF

**COMPUTATIONS BY :** WGF

**DESIGNED BY:** CESI

**PROJECT MANAGER:** WGF

**DRAWING FILE NAME:**  
011107\_010CONDITIONAL  
USE 021704.DWG

**DATE:** FEBRUARY 17, 2004

**JOB #** 011107.010

**Sheet Title:**  
CONDITIONAL  
USE-  
RECLAMATION  
PLAN

**SHEET** 2 OF 2



ROY COOPER  
*Governor*

MICHAEL S. REGAN  
*Secretary*

MICHAEL A. ABRACZINSKAS  
*Director*



NORTH CAROLINA  
*Environmental Quality*

October 18, 2018

Mr. Richard Roper  
VP Finance  
Vulcan Construction Materials, LLC - Gold Hill Quarry  
4401 N. Patterson Ave.  
Winston-Salem, NC 27105

Subject: Air Permit No. 10592R00  
Vulcan Construction Materials, LLC - Gold Hill Quarry  
Gold Hill, Cabarrus County, North Carolina  
Permit Class: Small  
Facility ID# 1300067

Dear Mr. Roper:

In accordance with your completed application received September 25, 2018, we are forwarding herewith Permit No. 10592R00 to Vulcan Construction Materials, LLC - Gold Hill Quarry, Gold Hill, Cabarrus County, North Carolina for the construction and operation of air emissions sources or air cleaning devices and appurtenances. Additionally, any emissions activities determined from your air permit application as meeting the exemption requirements contained in 15A NCAC 2Q .0102 have been listed for information purposes as an "ATTACHMENT" to the enclosed air permit. Please note the records retention requirements are contained in General Condition 2 of the General Conditions and Limitations.

If any parts, requirements, or limitations contained in this permit are unacceptable to you, you have the right to request a formal adjudicatory hearing within 30 days following receipt of this permit, identifying the specific issues to be contested. Such a request will stay the effectiveness of the entire permit. This hearing request must be in the form of a written petition, conforming to G.S. 150B-23 of the North Carolina General Statutes, and filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714. The form for requesting a formal adjudicatory hearing may be obtained upon request from the Office of Administrative Hearings. Unless a request for a hearing is made pursuant to G.S. 150B-23, this air permit shall be final and binding.

You may request modification of your air permit through informal means pursuant to G.S. 150B-22. This request must be submitted in writing to the Director and must identify the specific provisions or issues for which the modification is sought. Please note that the permit will become final and binding regardless of a request for informal modification unless a request for a hearing is also made under G.S. 150B-23.



North Carolina Department of Environmental Quality | Division of Air Quality

Mooreville Regional Office | 610 East Center Avenue, Suite 301 | Mooreville, NC 28115

704 663 1699 T | 704 663 7579 F



**Unless exempted by a condition of this permit or the regulations, construction of new air pollution sources or air cleaning devices, or modifications to the sources or air cleaning devices described in this permit must be covered under a permit issued by the Division of Air Quality prior to construction. Failure to do so is a violation of G.S. 143-215.108 and may subject the Permittee to civil or criminal penalties as described in G.S. 143-215.114A and 143-215.114B.**

This permit shall be effective from October 18, 2018 until September 30, 2026, is nontransferable to future owners and operators, and shall be subject to the conditions and limitations as specified therein.

**Changes have been made to the permit stipulations. The Permittee is responsible for carefully reading the entire permit and evaluating the requirements of each permit stipulation. The Permittee shall comply with all terms, conditions, requirements, limitations and restrictions set forth in this permit. Noncompliance with any permit condition is grounds for enforcement action, for permit termination, revocation and reissuance, or modification, or for denial of a permit renewal application. Should you have any questions concerning this matter, please contact Carlotta Adams at 704-235-2228.**

Sincerely,



Bruce J. Ingle, Regional Supervisor  
Division of Air Quality, NC DEQ

CA  
Enclosures

c: Mooresville Regional Office

[https://ncconnect.sharepoint.com/sites/deq/daq\\_mro/Counties/CABARRUS/00067/R00\\_PERMIT.docx](https://ncconnect.sharepoint.com/sites/deq/daq_mro/Counties/CABARRUS/00067/R00_PERMIT.docx)



**A3-1 Equipment List for Vulcan Construction Materials-Gold Hill Quarry**

| Equip.                          | Equipment  | MFG      | NSPS                         |               |                |   |
|---------------------------------|--|----------|------------------------------|---------------|----------------|---|
| ID No.                          | Description  | Date     | Status<br>(Yes, No, Yes/LFL) | Testing Date  | Test Submitted | Comments  |
| <b>CRUSHERS</b>                 |  |          |                              |               |                |   |
| CR1                             | C125B Jaw (700 tph)  | 1996     | Yes/LFL                      | NA            | NA             | This is the only primary crusher at Gold Hill.<br>A crusher reconstructed in 2017 |
| CR2                             | 5 1/2' Std (750 tph)   | 2017     | Yes/LFL                      | N/A -LFL      | NA - LFL       |   |
| CR3                             | HP 400 (640 tph)   | 1997     | Yes                          | Apr-98        | May-98         | ---   |
| <b>SCREENS</b>                  |  |          |                              |               |                |   |
| F1                              | 60" X 24' Grizzly  | 1971     | No                           | NA            |                | ---   |
| S1                              | 6' x 16'-3 Deck  | 1994     | Yes                          | Aug-95        | Oct-95         | ---   |
| S2                              | 8' x 20'-3 Deck  | 1988     | Yes/LFL                      | NA            |                | ---   |
| S4                              | 8' x 20'-3 Deck  | 2007     | Yes/LFL                      | NA - Wet      | NA - Wet       | Wet Process   |
| S5                              | 6' x 16'-3 Deck  | 2007     | Yes/LFL                      | NA - Wet      | NA - Wet       | Wet Process   |
| <b>SAND SCREW</b>               |  |          |                              |               |                |   |
| SS-1                            | 44"X33' Double Sand Screw  | 1993     | No                           | NA - Wet      | NA - Wet       | Wet proces  |
| <b>CONVEYORS</b>                |  |          |                              |               |                |   |
| C-1                             | 48" Belt Width   | 1994     | Yes                          | Aug-95        | Oct-95         | ---   |
| C-2                             | 48" Belt Width   | 1994     | Yes                          | Aug-95        | Oct-95         | ---   |
| C-3                             | 42" Belt Width   | 1994     | Yes                          | Aug-95        | Oct-95         | ---   |
| C-4                             | 36" Belt Width   | 1994     | Yes                          | Aug-95        | Oct-95         | ---   |
| C-5                             | 36" Belt Width   | 2002     | LFL                          | NA            |                | ---   |
| C-6                             | 42" Belt Width   | 1995     | Yes                          | Aug-95        | Oct-95         | ---   |
| C-7                             | 36" Belt Width   | 1995     | Yes                          | Aug-95        | Oct-95         | ---   |
| C-8                             | 36" Belt Width   | 1995     | Yes                          | Aug-95        | Oct-95         | ---   |
| C-9                             | 30" Belt Width   | 1994     | Yes                          | Aug-95        | Oct-95         | ---   |
| C-10                            | 30" Belt Width   | 1994     | Yes                          | Aug-95        | Oct-95         | ---   |
| C-11                            | 36" Belt Width   | 1995     | Yes                          | Aug-95        | Oct-95         | ---   |
| C-12                            | 36" Belt Width   | 1995     | Yes                          | Aug-95        | Oct-95         | ---   |
| C-16                            | 36" Belt Width   | 1994     | Yes                          | Aug-95        | Oct-95         | Capacity increase to 700 TPH  |
| C-17                            | 36" Belt Width   | 1995     | Yes                          | Aug-95        | Oct-95         | ---   |
| C-18                            | 30" Belt Width   | 1994     | Yes                          | NA - Wet      | NA - Wet       | Wet Process   |
| C-19                            | 30" Belt Width   | Pre-2001 | Yes                          | NA - Wet      | NA - Wet       | Wet Process. Manufacture date between 1994-2001.                                  |
| C-20                            | 30" Belt Width   | 1994     | Yes                          | NA            |                | Wet Process   |
| C-21                            | 30" Belt Width   | 1995     | Yes                          | Aug-95        | Oct-95         | ---   |
| C-22                            | 30" Belt Width   | 1995     | Yes                          | Aug-95        | Oct-95         | Minor extension, capacity increase to 500 tph                                     |
| C-23                            | 36" Belt Width   | 1997     | Yes                          | Sep-98        | Sep-98         | ---   |
| SC-1                            | 30" Belt Width   | 1995     | Yes                          | Aug-95        | Oct-95         | Realign then remove when new Stalite bins are build                               |
| SC-2                            | 36" Belt Width   | 2001     | Yes                          | Apr-05        | Apr-05         |   |
| SC-3                            | 30" Belt Width   | Pre-2008 | Yes                          | 7/13/2016     | 7/19/2016      |   |
| SC-8                            | 42" Belt Width   | 1989     | Yes                          | Pending       | Pending        |   |
| <b>BINS</b>                     |  |          |                              |               |                |   |
| SB-1                            | 75 Tn  | 1994     | Yes                          | Aug-95        | Oct-95         | ---   |
| SB-2                            | 75 Tn  | 1994     | Yes                          | Aug-95        | Oct-95         | ---   |
| <b>PORTABLE EQUIPMENT</b>       |  |          |                              |               |                |   |
| <b>Portable Crushing Unit 1</b> |  |          |                              |               |                |   |
| PT-CR1                          | Powerscreen Premiertrak 600 Jaw<br>Crusher<br>(660 tph rated capacity) | 2017     | Yes                          | Nov-17        | Nov-17         |   |
| PT-C1                           | 47" Belt Width   | 2017     | Yes                          | Nov-17        | Nov-17         |   |
| PT-C2                           | 30" Belt Width   | 2017     | Yes                          | N/A Stockpile | N/A Stockpile  |   |



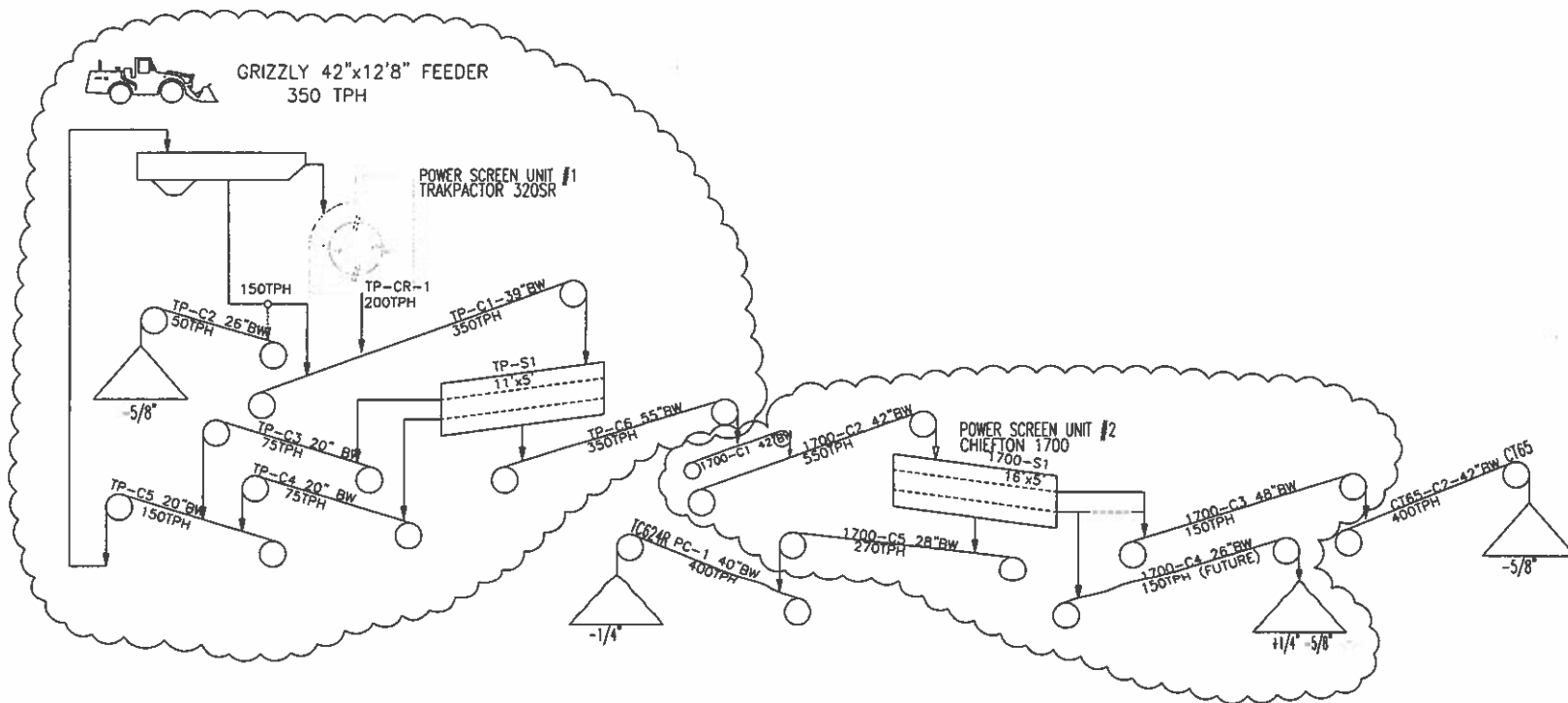
|                                   |   |      |         |                 |                 |  |
|-----------------------------------|---|------|---------|-----------------|-----------------|--|
| CR1                               | C125B Jaw (700 tph)                                       | 1996 | Yes/LFL | NA              | NA              | This is the only primary crusher at Gold Hill. |
| <b>Portable Crushing Unit 2</b>   |   |      |         |                 |                 |  |
| MT-CR1                            | Powerscreen 1300 Max Track<br>(385 tph rated capacity)    | 2017 | Yes     | Nov-17          | Nov-17          |  |
| MT-C1                             | 51" Belt Width  | 2017 | Yes     | Nov-17          | Nov-17          |  |
| MT-C2                             | 39" Belt Width  | 2017 | Yes     | Nov-17          | Nov-17          |  |
| <b>Portable Crushing Unit 3</b>   |   |      |         |                 |                 |  |
| TP-CR-1                           | Power Screen Trakpactor 320SR<br>(350 tph rated capacity) | 2017 | Yes     | Feb-18          | Feb-18          |  |
| TP-S1                             | 5' x 11'- 2 Deck  | 2017 | Yes     | Feb-18          | Feb-18          |  |
| TP-C1                             | 39" Belt Width  | 2017 | Yes     | Feb-18          | Feb-18          |  |
| TP-C2                             | 26" Belt Width  | 2017 | Yes     | N/A - Stockpile | N/A - Stockpile |  |
| TP-C3                             | 20" Belt Width  | 2017 | Yes     | Feb-18          | Feb-18          |  |
| TP-C4                             | 20" Belt Width  | 2017 | Yes     | Feb-18          | Feb-18          |  |
| TP-C5                             | 20" Belt Width  | 2017 | Yes     | Feb-18          | Feb-18          |  |
| TP-C6                             | 55" Belt Width  | 2017 | Yes     | Feb-18          | Feb-18          |  |
| <b>Portable Crushing Unit 4</b>   |   |      |         |                 |                 |  |
| PT300-CR1                         | Powerscreen Premiertrak 300<br>(308 tph rated capacity)   | 2015 | Yes     | Pending         | Pending         |  |
| PT300-C1                          | 35" Belt Width  | 2015 | Yes     | Pending         | Pending         |  |
| PT300-C2                          | 26" Belt Width  | 2015 | Yes     | Pending         | Pending         |  |
| <b>Portable Screening Unit 1</b>  |   |      |         |                 |                 |  |
| 2100-S1                           | Powerscreen Warrior 2100<br>5' x 16'-2 Deck               | 2017 | Yes     | Nov-17          | Nov-17          |  |
| 2100-C1                           | 51" Belt Width  | 2017 | Yes     | Nov-17          | Nov-17          |  |
| 2100-C2                           | 55" Belt Width  | 2017 | Yes     | Nov-17          | Nov-17          |  |
| 2100-C3                           | 51" Belt Width  | 2017 | Yes     | Nov-17          | Nov-17          |  |
| 2100-C4                           | 35" Belt Width  | 2017 | Yes     | Nov-17          | Nov-17          |  |
| <b>Portable Screening Unit 1A</b> |   |      |         |                 |                 |  |
| 2100-S1A                          | Powerscreen Warrior 2100<br>5' x 16'-2-Deck               | 2017 | Yes     | Aug-17          | Aug-17          |  |
| 2100-C1A                          | 51" Belt Width  | 2017 | Yes     | Aug-17          | Aug-17          |  |
| 2100-C2A                          | 51" Belt Width  | 2017 | Yes     | Aug-17          | Aug-17          |  |
| 2100-C3A                          | 35" Belt Width  | 2017 | Yes     | Nov-17          | Nov-17          |  |
| 2100-C4A                          | 35" Belt Width  | 2017 | Yes     | N/A Stockpile   | N/A Stockpile   |  |
| 2100-C5A                          | 55" Belt Width  | 2017 | Yes     | N/A Stockpile   | N/A Stockpile   |  |
| <b>Portable Screening Unit 2</b>  |   |      |         |                 |                 |  |
| 1700-S1                           | Powerscreen Chiefton 1700<br>5' x 16'- 2 Deck             | 2017 | Yes     | Feb-18          | Feb-18          |  |
| 1700-C1                           | 42" Belt Width  | 2017 | Yes     | Feb-18          | Feb-18          |  |
| 1700-C2                           | 42" Belt Width  | 2017 | Yes     | Feb-18          | Feb-18          |  |
| 1700-C3                           | 48" Belt Width  | 2017 | Yes     | Feb-18          | Feb-18          |  |
| 1700-C4                           | 26" Belt Width  | 2017 | Yes     | N/A - Stockpile | N/A - Stockpile |  |
| 1700-C5                           | 28" Belt Width  | 2017 | Yes     | Feb-18          | Feb-18          |  |
| <b>Portable Conveyors</b>         |   |      |         |                 |                 |  |
| CT65-C1                           | 42" Belt Width  | 2017 | Yes     | Nov-17          | Nov-17          |  |
| CT65-C2                           | 42" Belt Width  | 2017 | Yes     | Jan-18          | Jan-18          |  |
| HF521-C1A                         | 48" Belt Width  | 2017 | Yes     | Nov-17          | Nov-17          |  |
| HF521-C1B                         | 42" Belt Width  | 2017 | Yes     | Nov-17          | Nov-17          |  |
| TC424-C1A                         | 40" Belt Width  | 2017 | Yes     | Nov-17          | Nov-17          |  |
| TC624-C1                          | 40" Belt Width  | 2017 | Yes     | N/A Stockpile   | N/A Stockpile   |  |

Notes: 1. Shaded area indicates update.







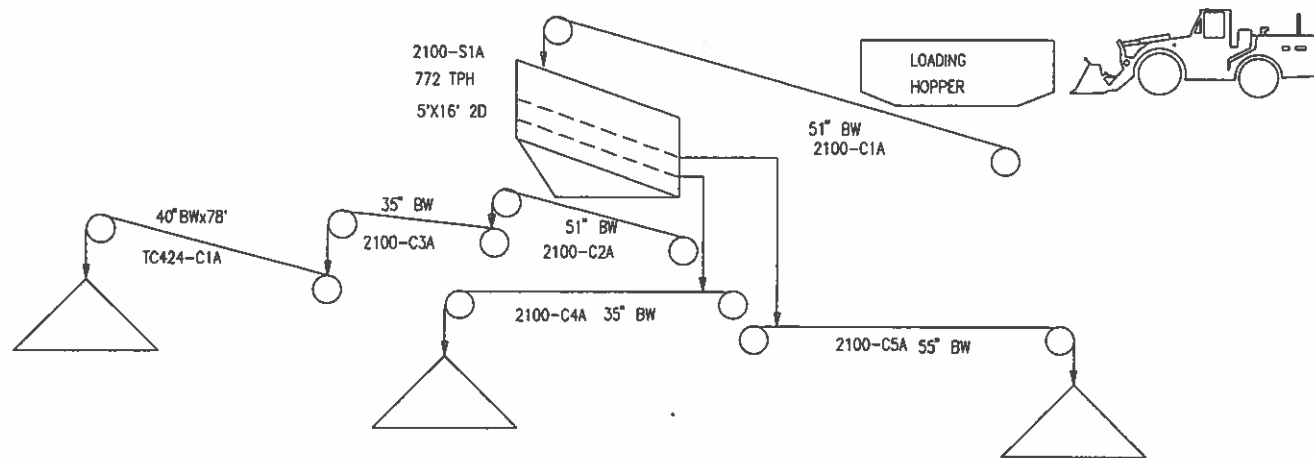


| D |  | TOLERANCES UNLESS NOTED |  | Vulcan            |  | FLOW CHART FOR PORTABLE IMPACTOR PLANT |  | NORTH CAROLINA |  | PORTABLE |  |
|---|--|-------------------------|--|-------------------|--|--|--|----------------|--|----------|--|
| A |  | REVISION                |  | Materials Company |  | 2                                      |  | J              |  | S        |  |
| B |  | DATE                    |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| C |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| D |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| E |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| F |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| G |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| H |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| I |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| J |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| K |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| L |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| M |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| N |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| O |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| P |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| Q |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| R |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| S |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| T |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| U |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| V |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| W |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| X |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| Y |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |
| Z |  | REVISION                |  | BY                |  | S-4-2004                               |  | S-4-2004       |  | S-4-2004 |  |





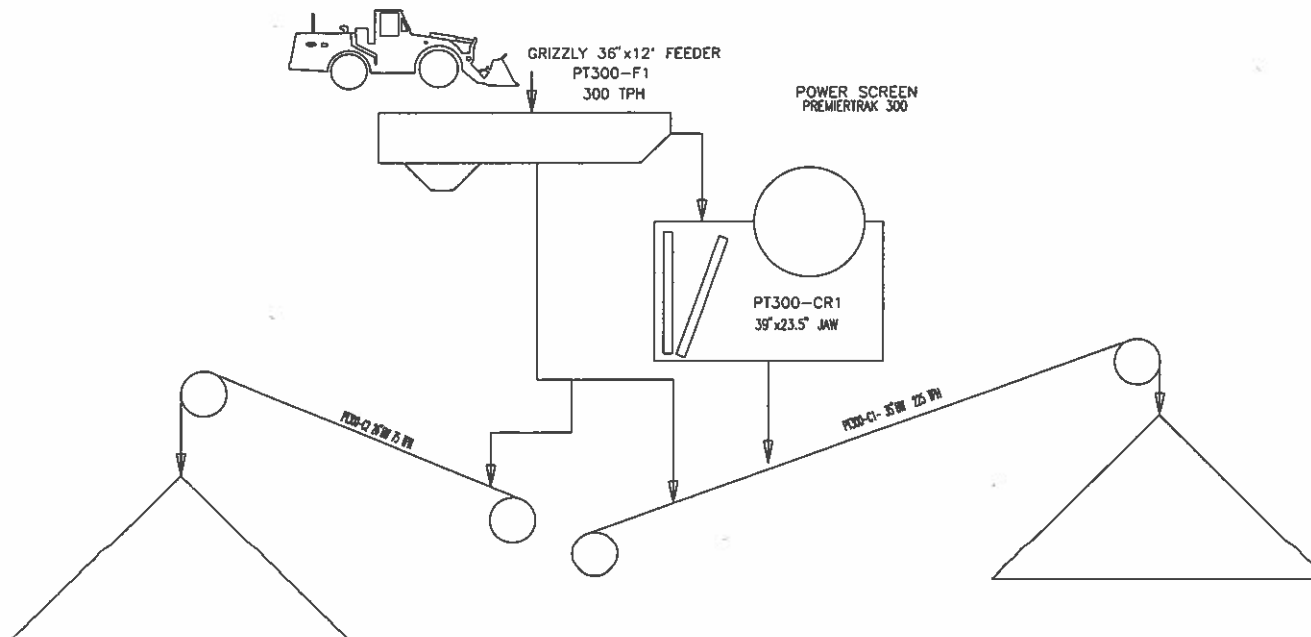




**POWERSCREEN WARRIOR 2100  
PORTABLE SCREENING PLANT**

|  |          |   |  |   |  |   |  |   |  |   |  |      |          |   |
|--|----------|---|--|---|--|---|--|---|--|---|--|------|----------|---|
| <table border="1"> <tr><td>Q</td><td></td></tr> <tr><td>C</td><td></td></tr> <tr><td>E</td><td></td></tr> <tr><td>A</td><td></td></tr> <tr><td>-</td><td></td></tr> <tr><td>DATE</td><td>REVISION</td></tr> </table> |          | Q |  | C |  | E |  | A |  | - |  | DATE | REVISION | <b>TOLERANCES-UNLESS NOTED:</b><br>FINISHES: A 1/2"<br>B 1/4"<br>C 1/8"<br>D 1/16"<br>E 1/32"<br>F 1/64"<br>G 1/128"<br>H 1/256"<br>I 1/512"<br>J 1/1024"<br>K 1/2048"<br>L 1/4096"<br>M 1/8192"<br>N 1/16384"<br>O 1/32768"<br>P 1/65536"<br>Q 1/131072"<br>R 1/262144"<br>S 1/524288"<br>T 1/1048576"<br>U 1/2097152"<br>V 1/4194304"<br>W 1/8388608"<br>X 1/16777216"<br>Y 1/33554432"<br>Z 1/67108864"<br>AA 1/134217728"<br>AB 1/268435456"<br>AC 1/536870912"<br>AD 1/1073741824"<br>AE 1/2147483648"<br>AF 1/4294967296"<br>AG 1/8589934592"<br>AH 1/17179869184"<br>AI 1/34359738368"<br>AJ 1/68719476736"<br>AK 1/137438953472"<br>AL 1/274877906944"<br>AM 1/549755813888"<br>AN 1/1099511627776"<br>AO 1/2199023255552"<br>AP 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| Q  |          |   |  |   |  |   |  |   |  |   |  |      |          |   |
| C  |          |   |  |   |  |   |  |   |  |   |  |      |          |   |
| E  |          |   |  |   |  |   |  |   |  |   |  |      |          |   |
| A  |          |   |  |   |  |   |  |   |  |   |  |      |          |   |
| -  |          |   |  |   |  |   |  |   |  |   |  |      |          |   |
| DATE   | REVISION |   |  |   |  |   |  |   |  |   |  |      |          |   |





|       |  |                         |  |   |                             |      |                |      |          |      |  |
|-------|--|-------------------------|--|---|-----------------------------|------|----------------|------|----------|------|--|
| D     |  | TOLERANCES—UNLESS NOTED |  |  | PORTABLE JAW CRUSHING PLANT |      | NORTH CAROLINA |      | PORTABLE |      |  |
| C     |  | FRACTIONS: 1/8" & 1/4"  |  |   | 2 1/2-2000                  |      | 1/2"           |      | 1/2"     |      |  |
| B     |  | FRACTIONS: 1/2" & 3/4"  |  |   | 1/2"                        |      | 1/2"           |      | 1/2"     |      |  |
| A     |  | FRACTIONS: 1" & 1 1/2"  |  |   | 1/2"                        |      | 1/2"           |      | 1/2"     |      |  |
| DATE  |  | BY                      |  |   | 1/2"                        |      | 1/2"           |      | 1/2"     |      |  |
| DRAWN |  | REVISION                |  | BY  |                             | DATE |                | DATE |          | DATE |  |

NCPP-000-FLWAGG-0005



NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION

DEPARTMENT OF ENVIRONMENTAL QUALITY

DIVISION OF AIR QUALITY

**AIR PERMIT NO. 10592R00**

Issue Date: October 18, 2018

Effective Date: October 18, 2018

Expiration Date: September 30, 2026

Replaces Permit: (new)

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To construct and operate air emission source(s) and/or air cleaning device(s), and for the discharge of the associated air contaminants into the atmosphere in accordance with the provisions of Article 21B of Chapter 143, General Statutes of North Carolina (NCGS) as amended, and other applicable Laws, Rules and Regulations,

Vulcan Construction Materials, LLC - Gold Hill Quarry  
16745 Old Beatty Ford Road  
Gold Hill, Cabarrus County, North Carolina  
Permit Class: Small  
Facility ID# 1300067

(the Permittee) is hereby authorized to construct and operate the air emissions sources and/or air cleaning devices and appurtenances described below:

| Emission Source ID   | Emission Source Description | Control System ID | Control System Description |
|--|-----------------------------|-------------------|----------------------------|
| <b>Non-metallic mineral processing plant utilizing water suppression with no other control devices, including:</b> |                             |                   |                            |
| ES-Convey (NSPS)   | conveying operations        | N/A               | N/A                        |
| ES-Crush (NSPS)  | crushing operations         | N/A               | N/A                        |
| ES-Screen (NSPS)   | screening operations        | N/A               | N/A                        |

in accordance with the completed application 1300067.18C received September 25, 2018 including any plans, specifications, previous applications, and other supporting data, all of which are filed with the Department of Environmental Quality, Division of Air Quality (DAQ) and are incorporated as part of this permit.

This permit is subject to the following specified conditions and limitations including any **TESTING, REPORTING, OR MONITORING REQUIREMENTS:**

**A. SPECIFIC CONDITIONS AND LIMITATIONS**

1. Any air emission sources or control devices authorized to construct and operate above must be operated and maintained in accordance with the provisions contained herein. The Permittee shall comply with applicable Environmental Management Commission



Regulations, including Title 15A North Carolina Administrative Code (NCAC), Subchapter 2D .0202, 2D .0510, 2D .0521, 2D .0524 (40 CFR 60, Subpart OOO), 2D .0535, 2D .0540, 2D .0605 and 2D .1806.

2. PERMIT RENEWAL AND EMISSION INVENTORY REQUIREMENT - The Permittee, at least 90 days prior to the expiration date of this permit, shall request permit renewal by letter in accordance with 15A NCAC 2Q .0304(d) and (f). Pursuant to 15A NCAC 2Q .0203(i), no permit application fee is required for renewal of an existing air permit (without a modification request). The renewal request (with AA application form) should be submitted to the Regional Supervisor, DAQ. Also, at least 90 days prior to the expiration date of this permit, the Permittee shall submit the air pollution emission inventory report (with Certification Sheet) in accordance with 15A NCAC 2D .0202, pursuant to N.C. General Statute 143 215.65. The report shall be submitted to the Regional Supervisor, DAQ and shall document air pollutants emitted for the 2025 calendar year.
3. PARTICULATE CONTROL REQUIREMENT - As required by 15A NCAC 2D .0510 "Particulates from Sand, Gravel, or Crushed Stone Operations," the following requirements apply:
  - a. The Permittee of a sand, gravel, recycled asphalt pavement (RAP), or crushed stone operation shall not cause, allow, or permit any material to be produced, handled, transported, or stockpiled without taking measures to reduce to a minimum any particulate matter from becoming airborne to prevent exceeding the ambient air quality standards beyond the property line for particulate matter, both PM<sub>10</sub> and total suspended particulates.
  - b. Fugitive dust emissions from sand, gravel, RAP, or crushed stone operations shall be controlled by 15A NCAC 2D .0540 "Particulates from Fugitive Dust Emission Sources."
  - c. The Permittee of any sand, gravel, RAP, or crushed stone operation shall control process-generated emissions:
    - i. From crushers with wet suppression (excluding RAP crushers); and
    - ii. From conveyors, screens, and transfer pointssuch that the applicable opacity standards in 15A NCAC 2D .0521 "Control of Visible Emissions," or 15A NCAC 2D .0524 "New Source Performance standards" are not exceeded.
4. VISIBLE EMISSIONS CONTROL REQUIREMENT - As required by 15A NCAC 2D .0521 "Control of Visible Emissions," visible emissions from the emission sources, manufactured after July 1, 1971, shall not be more than 20 percent opacity when averaged over a six-minute period, except that six-minute periods averaging not more than 87 percent opacity may occur not more than once in any hour nor more than four times in any 24-hour period. However, sources which must comply with a visible emissions standard in 15A NCAC 2D .0524 "New Source Performance Standards" or .1110 "National Emission Standards for Hazardous Air Pollutants" shall meet that standard instead of the 2D .0521 visible emissions standard.



5. **VISIBLE EMISSIONS CONTROL REQUIREMENT** - As required by 15A NCAC 2D .0521 "Control of Visible Emissions," visible emissions from the emission sources, manufactured as of July 1, 1971, shall not be more than 40 percent opacity when averaged over a six-minute period, except that six-minute periods averaging not more than 90 percent opacity may occur not more than once in any hour nor more than four times in any 24-hour period. However, sources which must comply with a visible emissions standard in 15A NCAC 2D .0524 "New Source Performance Standards" or .1110 "National Emission Standards for Hazardous Air Pollutants" shall meet that standard instead of the 2D .0521 visible emissions standard.
6. **15A NCAC 2D .0524 "NEW SOURCE PERFORMANCE STANDARDS"** - For the nonmetallic mineral processing equipment (wet material processing operations, as defined in 60.671, are not subject to this Subpart) including the emission sources, the Permittee shall comply with all applicable provisions, including the notification, testing, reporting, recordkeeping, and monitoring requirements contained in Environmental Management Commission Standard 15A NCAC 2D .0524 "New Source Performance Standards" (NSPS) as promulgated in 40 CFR 60, Subpart OOO, including Subpart A "General Provisions."
- a. **NSPS Reporting Requirements** - In addition to any other notification requirements to the Environmental Protection Agency (EPA), the Permittee is required to **NOTIFY** the Regional Supervisor, DAQ, in **WRITING**, of the following:
- i. The actual date of initial start-up of an affected facility, postmarked within 15 days after such date;
- b. **NSPS Emissions Limitations** - As required by 15A NCAC 2D .0524 [40 CFR 60.672], the following permit limits shall not be exceeded:
- i. For affected facilities that commenced construction, modification, or reconstruction after August 31, 1983 but before April 22, 2008 (wet material processing operations, as defined in 60.671, and Like-For-Like-Replacement, as allowed in 60.670(d), are not subject to this Subpart):

| Affected Facility   | Pollutant         | Emission Limit |
|---|-------------------|----------------|
| Crushers  | Visible Emissions | 15% opacity    |
| Fugitive emissions from conveyor belts, screening operations, and other affected facilities | Visible Emissions | 10% opacity    |

- ii. For affected facilities that commenced construction, modification, or reconstruction on or after April 22, 2008 (wet material processing operations, as defined in 60.671, and Like-For-Like-Replacement, as allowed in 60.670(d), are not subject to this Subpart):



| Affected Facility   | Pollutant         | Emission Limit |
|---|-------------------|----------------|
| Crushers  | Visible Emissions | 12% opacity    |
| Fugitive emissions from conveyor belts, screening operations, and other affected facilities | Visible Emissions | 7% opacity     |

- c. NSPS Monitoring Requirements - As required by 15A NCAC 2D .0524 [40 CFR 60.674], the following monitoring shall be conducted:
- i. For any affected facility that commenced construction, modification, or reconstruction on or after April 22, 2008 that uses wet suppression to control emissions (Like-For-Like-Replacement, as allowed in 60.670(d), is not subject to this Subpart), the Permittee shall:
    - A. Perform monthly periodic inspections to check that water is flowing to discharge spray nozzles in the wet suppression systems.
    - B. Initiate corrective action within 24 hours and complete corrective action as expeditiously as practical if the Permittee finds that water is not flowing properly during an inspection of the water spray nozzles.
- d. NSPS Recordkeeping Requirements - As required by 15A NCAC 2D .0524 [40 CFR 60.675], the following recordkeeping requirements shall be conducted:
- i. Each inspection of the water spray nozzles, including the date of each inspection and any corrective actions taken, shall be recorded in a logbook (in written or electronic form).
  - ii. Each quarterly Method 22, including the date, results of the observation, and any corrective actions taken, shall be recorded in a logbook (in written or electronic form).
  - iii. The logbooks (in written or electronic form) shall be maintained on-site and made available to DAQ personnel upon request.
- e. NSPS Performance Testing - As required by 15A NCAC 2D .0524, the following performance tests shall be conducted:



| Affected Facility   | Pollutant         | Test Method |
|---|-------------------|-------------|
| Crushers  | Visible Emissions | Method 9    |
| Fugitive emissions from conveyor belts, screening operations, and other affected facilities | Visible Emissions | Method 9    |

- i. All performance tests shall be conducted in accordance with EPA Reference Methods, contained in 40 CFR 60, Appendix A;
- ii. The EPA Administrator retains the exclusive right to approve equivalent and alternative test methods, continuous monitoring procedures, and reporting requirements;
- iii. Within 60 days after achieving the maximum production rate at which the affected facility(s) will be operated, but not later than 180 days after the initial start-up of the affected facility(s), the Permittee shall conduct the required performance test(s) and submit two copies of a written report of the test(s) to the Regional Supervisor, DAQ;
- iv. The Permittee shall be responsible for ensuring, within the limits of practicality, that the equipment or process being tested is operated at or near its maximum normal production rate or at a lesser rate if specified by the Director or his delegate;
- v. All associated testing costs are the responsibility of the Permittee;
- vi. The Permittee shall arrange for air emission testing protocols to be provided to the DAQ prior to testing. Testing protocols are not required to be pre-approved by the DAQ prior to testing. The DAQ shall review testing protocols for pre-approval prior to testing if requested by the Permittee at least 45 days before conducting the test; and
- vii. To afford the Regional Supervisor, DAQ, the opportunity to have an observer present, the Permittee shall PROVIDE the Regional Office, in WRITING, at least 7 days notice of any required performance test(s) that involve only Method 9. All other tests require a 30 day notice.
- viii. When determining compliance with the visible emissions limit from fugitive emissions from crushers, conveyor belts, screening operations, and other affected facilities (as described in 60.672(b) or 60.672(e)(1)), the duration of the Method 9 test must be 30 minutes (five 6-minute averages). Compliance with the fugitive visible emissions limits must be based on the average of the five 6-minute averages.
- ix. For any affected facility that commenced construction, modification, or reconstruction on or after April 22, 2008 that does not use wet suppression to



control emissions, the Permittee shall repeat the performance tests within five (5) years of the previous test.

A. If an affected facility relies on water carryover from upstream wet suppression to control fugitive emissions, then that affected facility is exempt from the 5-year repeat testing requirement provided that the Permittee conducts periodic inspections of the upstream wet suppression that is responsible for controlling fugitive emissions from the affected facility and designates which upstream wet suppression systems will be periodically inspected at the time of the initial performance test.

f. Like-For-Like-Replacement - As provided in 40 CFR 60.670(d), when an existing facility is replaced by a piece of equipment of equal or smaller size, as defined in 40 CFR 60.671, having the same function as the existing facility, and there is no increase in the amount of emissions, the new facility is exempt from the provisions of 40 CFR 60.672, 60.674, and 60.675 except as provided for in 60.670(d)(3). The Permittee shall comply with the reporting requirements of 40 CFR 60.676(a). Equipment covered under 40 CFR 60.670 shall comply the requirements of 15A NCAC 2D .0521.

7. NOTIFICATION REQUIREMENT - As required by 15A NCAC 2D .0535, the Permittee of a source of excess emissions that last for more than four hours and that results from a malfunction, a breakdown of process or control equipment or any other abnormal conditions, shall:

- a. Notify the Director or his designee of any such occurrence by 9:00 a.m. Eastern time of the Division's next business day of becoming aware of the occurrence and describe:
  - i. the name and location of the facility,
  - ii. the nature and cause of the malfunction or breakdown,
  - iii. the time when the malfunction or breakdown is first observed,
  - iv. the expected duration, and
  - v. an estimated rate of emissions.
- b. Notify the Director or his designee immediately when the corrective measures have been accomplished.

This reporting requirement does not allow the operation of the facility in excess of Environmental Management Commission Regulations.

8. FUGITIVE DUST CONTROL REQUIREMENT - As required by 15A NCAC 2D .0540 "Particulates from Fugitive Dust Emission Sources," the Permittee shall not cause or allow fugitive dust emissions to cause or contribute to substantive complaints or excess visible emissions beyond the property boundary. If substantive complaints are received or excessive



fugitive dust emissions from the facility are observed beyond the property boundaries for six minutes in any one hour (using Reference Method 22 in 40 CFR, Appendix A), the owner or operator may be required to submit a fugitive dust plan as described in 2D .0540(f).

"Fugitive dust emissions" means particulate matter that does not pass through a process stack or vent and that is generated within plant property boundaries from activities such as: unloading and loading areas, process areas stockpiles, stock pile working, plant parking lots, and plant roads (including access roads and haul roads).

9. QUARRY EQUIPMENT REPORTING - As required by 15A NCAC 2D .0605, the Permittee shall maintain on-site an equipment list and a plant (or flow) diagram of all equipment covered under this permit.

- a. The equipment list shall include the following information for each piece of equipment:
  - i. A description of equipment including applicability of New Source Performance Standards, and:
    - A. Width of belt conveyors,
    - B. Dimensions and configuration (e.g., triple deck ) of screens, and
    - C. Rated capacity (tons or tons/hr) of all nonmetallic mineral processing equipment.
  - ii. A unique ID number.
  - iii. The date the equipment was manufactured.
  - iv. The dates any required performance testing was conducted and submitted to the Regional Supervisor, DAQ.
- b. The equipment list and plant (or flow) diagram shall bear the date when the current list and diagrams were revised.
- c. The Permittee shall provide documentation to the Regional Supervisor, DAQ, for any required performance testing within seven days of a written request.
- d. Notwithstanding General Conditions and Limitations titled "Equipment Relocation" and "Reporting Requirement," the Permittee may install new and relocate existing nonmetallic mineral processing equipment. The Permittee shall provide written notification to the Regional Supervisor, DAQ, including a revised equipment list and plant (or flow) diagram, each time nonmetallic mineral processing equipment is installed or relocated at a facility. This notification shall be submitted at least 15 days before the equipment is installed or relocated at the facility unless otherwise approved by the Director. Nonmetallic mineral processing equipment includes all crushers, screens, conveyors and loadout bins.

10. CONTROL AND PROHIBITION OF ODOROUS EMISSIONS - As required by 15A NCAC 2D .1806 "Control and Prohibition of Odorous Emissions" the Permittee shall not



operate the facility without implementing management practices or installing and operating odor control equipment sufficient to prevent odorous emissions from the facility from causing or contributing to objectionable odors beyond the facility's boundary.

## **B. GENERAL CONDITIONS AND LIMITATIONS**

1. In accordance with G.S. 143-215.108(c)(1), TWO COPIES OF ALL DOCUMENTS, REPORTS, TEST DATA, MONITORING DATA, NOTIFICATIONS, REQUESTS FOR RENEWAL, AND ANY OTHER INFORMATION REQUIRED BY THIS PERMIT shall be submitted to the:

Regional Supervisor  
North Carolina Division of Air Quality  
Mooresville Regional Office  
610 East Center Avenue, Suite 301  
Mooresville, NC 28115  
704-663-1699

For identification purposes, each submittal should include the facility name as listed on the permit, the facility identification number, and the permit number.

2. RECORDS RETENTION REQUIREMENT - In accordance with 15A NCAC 2D .0605, any records required by the conditions of this permit shall be kept on site and made available to DAQ personnel for inspection upon request. These records shall be maintained in a form suitable and readily available for expeditious inspection and review. These records must be kept on site for a minimum of 2 years, unless another time period is otherwise specified.
3. ANNUAL FEE PAYMENT - Pursuant to 15A NCAC 2Q .0203(a), the Permittee shall pay the annual permit fee within 30 days of being billed by the DAQ. Failure to pay the fee in a timely manner will cause the DAQ to initiate action to revoke the permit.
4. EQUIPMENT RELOCATION - In accordance with 15A NCAC 2Q .0301, a new air permit shall be obtained by the Permittee prior to establishing, building, erecting, using, or operating the emission sources or air cleaning equipment at a site or location not specified in this permit.
5. REPORTING REQUIREMENT - In accordance with 15A NCAC 2Q .0309, any of the following that would result in previously unpermitted, new, or increased emissions must be reported to the Regional Supervisor, DAQ:
  - a. changes in the information submitted in the application regarding facility emissions;
  - b. changes that modify equipment or processes of existing permitted facilities; or
  - c. changes in the quantity or quality of materials processed.

If appropriate, modifications to the permit may then be made by the DAQ to reflect any necessary changes in the permit conditions. In no case are any new or increased emissions allowed that will cause a violation of the emission limitations specified herein.



6. In accordance with 15A NCAC 2Q .0309, this permit is subject to revocation or modification by the DAQ upon a determination that information contained in the application or presented in the support thereof is incorrect, conditions under which this permit was granted have changed, or violations of conditions contained in this permit have occurred. In accordance with G.S. 143-215.108(c)(1), the facility shall be properly operated and maintained at all times in a manner that will effect an overall reduction in air pollution. Unless otherwise specified by this permit, no emission source may be operated without the concurrent operation of its associated air cleaning device(s) and appurtenances.
7. In accordance with G.S. 143-215.108(c)(1), this permit is nontransferable by the Permittee. Future owners and operators must obtain a new air permit from the DAQ.
8. In accordance with G.S. 143-215.108(c)(1), this issuance of this permit in no way absolves the Permittee of liability for any potential civil penalties which may be assessed for violations of State law which have occurred prior to the effective date of this permit.
9. In accordance with G.S. 143-215.108(c)(1), this permit does not relieve the Permittee of the responsibility of complying with all applicable requirements of any Federal, State, or Local water quality or land quality control authority.
10. In accordance with 15A NCAC 2D .0605, reports on the operation and maintenance of the facility shall be submitted by the Permittee to the Regional Supervisor, DAQ at such intervals and in such form and detail as may be required by the DAQ. Information required in such reports may include, but is not limited to, process weight rates, firing rates, hours of operation, and preventive maintenance schedules.
11. A violation of any term or condition of this permit shall subject the Permittee to enforcement pursuant to G.S. 143-215.114A, 143-215.114B, and 143-215.114C, including assessment of civil and/or criminal penalties.
12. Pursuant to North Carolina General Statute 143-215.3(a)(2), no person shall refuse entry or access to any authorized representative of the DAQ who requests entry or access for purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper, or interfere with any such representative while in the process of carrying out his official duties. Refusal of entry or access may constitute grounds for permit revocation and assessment of civil penalties.
13. In accordance with G.S. 143-215.108(c)(1), this permit does not relieve the Permittee of the responsibility of complying with any applicable Federal, State, or Local requirements governing the handling, disposal, or incineration of hazardous, solid, or medical wastes, including the Resource Conservation and Recovery Act (RCRA) administered by the Division of Waste Management.
14. PERMIT RETENTION REQUIREMENT - In accordance with 15A NCAC 2Q .0110, the Permittee shall retain a current copy of the air permit at the site. The Permittee must make available to personnel of the DAQ, upon request, the current copy of the air permit for the site.
15. CLEAN AIR ACT SECTION 112(r) REQUIREMENTS - Pursuant to 15A NCAC 2D .2100 "Risk Management Program," if the Permittee is required to develop and register a risk



management plan pursuant to Section 112(r) of the Federal Clean Air Act, then the Permittee is required to register this plan with the USEPA in accordance with 40 CFR Part 68.

16. PREVENTION OF ACCIDENTAL RELEASES - GENERAL DUTY - Pursuant to Title I Part A Section 112(r)(1) of the Clean Air Act "Hazardous Air Pollutants - Prevention of Accidental Releases - Purpose and General Duty," although a risk management plan may not be required, if the Permittee produces, processes, handles, or stores any amount of a listed hazardous substance, the Permittee has a general duty to take such steps as are necessary to prevent the accidental release of such substance and to minimize the consequences of any release. **This condition is federally-enforceable only.**
17. GENERAL EMISSIONS TESTING AND REPORTING REQUIREMENTS - If emissions testing is required by this permit, or the DAQ, or if the Permittee submits emissions testing to the DAQ in support of a permit application or to demonstrate compliance, the Permittee shall perform such testing in accordance with 15A NCAC 2D .2600 and follow all DAQ procedures including protocol approval, regional notification, report submittal, and test results approval. Additionally, in accordance with 15A NCAC 2D .0605, the permittee shall follow the procedures for obtaining any required audit sample and reporting those results.

Permit issued this the 18<sup>th</sup> of October, 2018.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION



Bruce J. Ingle

Regional Supervisor

By Authority of the Environmental Management Commission



**Insignificant / Exempt Activities**

| <b>Source</b>  | <b>Exemption Regulation</b> | <b>Source of TAPs?</b> | <b>Source of Title V Pollutants?</b> |
|--|-----------------------------|------------------------|--------------------------------------|
| IES-2 - propane-fired pressure washer (0.33 million BTU per hour maximum heat input) | 2Q .0102(h)(1)(B)           | No                     | Yes                                  |
| IES-3 - diesel fuel storage tank (20,000 gallons capacity)                           | 2Q .0102 (g)(4)             | Yes                    | Yes                                  |
| IES-4 - antifreeze storage tank (500 gallons capacity)                               | 2Q .0102 (g)(4)             | No                     | Yes                                  |
| IES-5 - waste oil storage tank (1000 gallons capacity)                               | 2Q .0102 (g)(4)             | Yes                    | Yes                                  |
| IES-6 - propane storage tank (250 gallons capacity)                                  | 2Q .0102 (g)(4)             | No                     | Yes                                  |
| IES-7 - parts washer   | 2Q .0102 (h)(3)             | No                     | Yes                                  |

- 
1. Because an activity is exempted from being required to have a permit or permit modification does not mean that the activity is exempted from an applicable requirement or that the owner or operator of the source is exempted from demonstrating compliance with any applicable requirement.
  2. When applicable, emissions from stationary source activities identified above shall be included in determining compliance with the permit requirements for toxic air pollutants under 15A NCAC 2D .1100 "Control of Toxic Air Pollutants" or 2Q .0711 "Emission Rates Requiring a Permit."
  3. Sample permit conditions showing the regulatory requirements for exempt sources subject to NESHAP, NSPS, and NCAC rules may be found here:  
<https://deq.nc.gov/about/divisions/air-quality/air-quality-permits/specific-permit-conditions-regulatory-guide>





North Carolina Department of Environment and Natural Resources  
**Division of Energy, Mineral, and Land Resources**  
Land Quality Section

Tracy E. Davis, PE, CPM  
Director

Beverly Eaves Perdue, Governor  
Dee Freeman, Secretary

August 21, 2012

Mr. Tony Johnson  
Vulcan Construction Materials, LP  
4401 N. Patterson Avenue  
Winston-Salem, North Carolina 27105

RE: Permit No. 13-04  
Gold Hill Quarry  
Cabarrus County  
Yadkin River Basin

Dear Mr. Johnson:

Your application for renewal and modification of the above referenced mining permit has been approved. The modification is to reduce the affected acreage at this site to 391.3 acres as indicated on the 2012 Renewal Mine Map last revised July 18, 2012. This modification includes the relocation of a stream crossing, relocation of a screening berm, removal of a major diversion channel, addition of new sediment control basins and redesign of erosion control measures to the updated standards. In addition, the affected acreage has been reduced based on updated surveys and aerial mapping. A copy of the renewed and modified permit is enclosed. The new expiration date is August 21, 2022.

The conditions in the renewed and modified permit were based primarily upon the initial application. Modifications were made as indicated by the renewal and modification requests and as required to insure compliance with The Mining Act of 1971. I would like to draw your particular attention to the following conditions where minor additions or changes were made: Operating Condition Nos. 3C, 3D, 4B, 5A and 10B and Reclamation Condition No. 3.

G.S. 74-65 states that the issuance of a mining permit does not supersede or otherwise affect or prevent the enforcement of any zoning regulation or ordinance duly adopted by an incorporated city or county or by any agency or department of the State of North Carolina.

As a reminder, your permitted acreage at this site is 425.9 acres and the amount of land you are allowed to disturb is 391.3 acres.



Mr. Johnson  
Page Two

Please review the renewed and modified permit and contact Judy Wehner, Assistant State Mining Specialist, at (919) 707-9220 should you have any questions concerning this matter.

Sincerely,



Janet S. Boyer, PE  
State Mining Specialist  
Land Quality Section

JSB/jw

Enclosures

cc: Mr. Zahid Khan  
Ms. Shannon Deaton-WRC, w/enclosures  
Mr. William Gerringer-DOL, Mine and Quarry Bureau, w/o enclosures



**DEPARTMENT OF ENVIRONMENT  
AND NATURAL RESOURCES**

**DIVISION OF LAND RESOURCES**

**LAND QUALITY SECTION**

**P E R M I T**

for the operation of a mining activity

In accordance with the provisions of G.S. 74-46 through 68, "The Mining Act of 1971," Mining Permit Rule 15A NCAC 5 B, and other applicable laws, rules and regulations

Permission is hereby granted to:

Vulcan Construction Materials LP

Gold Hill Quarry

Cabarrus County - Permit No. 13-04

for the operation of a

Crushed Stone Quarry

which shall provide that the usefulness, productivity and scenic values of all lands and waters affected by this mining operation will receive the greatest practical degree of protection and restoration.

MINING PERMIT EXPIRATION DATE: August 21, 2022



In accordance with the application for this mining permit, which is hereby approved by the Department of Environment and Natural Resources hereinafter referred to as the Department, and in conformity with the approved Reclamation Plan attached to and incorporated as part of this permit, provisions must be made for the protection of the surrounding environment and for reclamation of the land and water affected by the permitted mining operation. This permit is expressly conditioned upon compliance with all the requirements of the approved Reclamation Plan. However, completed performance of the approved Reclamation Plan is a separable obligation, secured by the bond or other security on file with the Department, and may survive the expiration, revocation or suspension of this permit.

This permit is not transferable by the permittee with the following exception: If another operator succeeds to the interest of the permittee in the permitted mining operation, by virtue of a sale, lease, assignment or otherwise, the Department may release the permittee from the duties imposed upon him by the conditions of his permit and by the Mining Act with reference to the permitted operation, and transfer the permit to the successor operator, provided that both operators have complied with the requirements of the Mining Act and that the successor operator agrees to assume the duties of the permittee with reference to reclamation of the affected land and posts a suitable bond or other security.

In the event that the Department determines that the permittee or permittee's successor is not complying with the Reclamation Plan or other terms and conditions of this permit, or is failing to achieve the purposes and requirements of the Mining Act, the Department may give the operator written notice of its intent to modify, revoke or suspend the permit, or its intent to modify the Reclamation Plan as incorporated in the permit. The operator shall have right to a hearing at a designated time and place on any proposed modification, revocation or suspension by the Department. Alternatively and in addition to the above, the Department may institute other enforcement procedures authorized by law.

### Definitions

Wherever used or referred to in this permit, unless the context clearly indicates otherwise, terms shall have the same meaning as supplied by the Mining Act, N.C.G.S. 74-49.

### Modifications

January 31, 1989: This permit has been modified to allow the relocation of the existing stream south of the existing quarry excavation as per the revised Erosion Sediment Control and Drainage Plan dated January 10, 1989 provided that this plan complies with the rules and regulations promulgated by the US Army Corps of Engineers.

August 4, 1993: This permit has been modified to allow land application of contaminated soils as indicated on the Mine Map dated May 18, 1992 and revised May 26, 1993 and on the Erosion Control Detail Sheet dated May 18, 1992 and revised May 26, 1993. This activity shall be in accordance with all applicable rules and regulations administered by the Environmental Management Commission.



July 2, 1998: This permit has been modified to allow the construction of a 3 acre overburden disposal area, an additional stream crossing, and the addition of associated sediment and erosion control measures as per the modification application dated March 1998 and the revised Site Plan dated May 1998.

January 1, 2000: This permit has been modified to change the corporate name from Vulcan Materials Company to Vulcan Construction Materials, LP.

December 20, 2001: This permit has been modified to allow the southeast pit expansion, removal of the existing overburden disposal berm, and realignment of the perimeter road as indicated on the Mine Map dated August 29, 2001 and last revised October 31, 2001.

April 15, 2004: This permit has been modified to increase the permitted acreage to 425.92 acres and the affected acreage at this site to 400 acres as indicated on the mine maps last revised February 13, 2004. The modification includes the expansion to the south and for other purposes including future reserves to the east, drainage channel relocation to the southern extent of the site, two creek crossing installations and maintenance of the associated sediment and erosion control measures.

August 21, 2012: This permit has been modified to reduce the affected acreage at this site to 391.3 acres as indicated on the 2012 Renewal Mine Map last revised July 18, 2012. This modification includes the relocation of a stream crossing, relocation of a screening berm, removal of a major diversion channel, addition of new sediment control basins and redesign of erosion control measures to the updated standards. In addition, the affected acreage has been reduced based on updated surveys and aerial mapping.

#### Expiration Date

This permit shall be effective from the date of its issuance until August 21, 2022.

#### Conditions

This Permit shall be subject to the provisions of the Mining Act, N.C.G.S. 74-46, et. seq., and to the following conditions and limitations:

#### OPERATING CONDITIONS:

##### 1. Wastewater and Quarry Dewatering

- A. Any wastewater processing or mine dewatering shall be in accordance with the permitting requirements and rules promulgated by the N.C. Environmental Management Commission.



- B. Any storm water runoff from the affected areas at the site shall be in accordance with any applicable permit requirements and regulations promulgated by the Environmental Protection Agency and enforced by the N.C. Environmental Management Commission. It shall be the permittee's responsibility to contact the Division of Water Quality to secure any necessary storm water permits or other approval documents.

2. Air Quality and Dust Control

- A. Any mining related process producing air contaminant emissions including fugitive dust shall be subject to the requirements and rules promulgated by the N.C. Environmental Management Commission and enforced by the Division of Air Quality.
- B. The permanent access (plant entrance) road shall be paved a minimum of 200 linear feet. During processing operation, water trucks or other means that may be necessary shall be utilized to prevent dust from leaving the permitted area.

3. Buffer Zones

- A. Any mining activity affecting waters of the State, waters of the U. S., or wetlands shall be in accordance with the requirements and regulations promulgated and enforced by the N. C. Environmental Management Commission.
- B. Sufficient buffer shall be maintained between any affected land and any adjoining waterway or wetland to prevent sedimentation of that waterway or wetland from erosion of the affected land and to preserve the integrity of the natural watercourse or wetland.
- C. All buffer zones shown on the 2012 Renewal Mine Map last revised July 18, 2012 shall be maintained to protect adjoining property. These buffer zones, with the exception of the installation of required sediment control measures and approved earthen berms, shall remain undisturbed.
- D. The 100 foot wide stream crossing shall not be installed until the proper approvals/permits have been obtained from the Division of Water Quality and any other applicable agencies.

4. Erosion and Sediment Control

- A. Adequate mechanical barriers including, but not limited to diversions, earthen dikes, check dams, sediment retarding structures, rip rap pits, or ditches shall be provided in the initial stages of any land disturbance and maintained to prevent sediment from discharging onto adjacent surface areas or into any lake, wetland or natural watercourse in proximity to the affected land.



- B. All mining activities, including the installation and maintenance of all erosion and sedimentation control measures, shall be conducted as indicated on the 2012 Renewal Mine Map last revised July 18, 2012 and the supplemental information received by the Land Quality Section on April 17, 2012 and July 20, 2012 with the stipulation that the 100 foot wide stream crossing shall not be installed until the proper approvals/permit have been obtained from the Division of Water Quality and any other applicable agencies.
- C. An erosion and sediment control plan(s) shall be submitted to the Department for approval prior to any land disturbing activities not indicated on the revised erosion control plan or mine maps submitted with the approved application for a mining permit and any approved revisions to it. Such areas include, but are not limited to, expansion outside of the approved pit area, creek crossings, or expansion of overburden or waste disposal areas.

5. Groundwater Protection

- A. The observation wells denoted on the 2012 Renewal Mine Map last revised July 18, 2012 shall be monitored at least 30 days prior to initiating any excavations of consolidated material (rock) in the initial pit area to allow for the determination of pre-existing (static) groundwater levels.
- B. The observation wells shall be drilled wells cased into consolidated rock and grouted to the surface. The wells (boreholes) shall be extended at least 50 feet below static water level, or at least 50 feet into unweathered rock, whichever is deeper. The wells shall be secured against unauthorized entry with a lockable cap. The necessary permits or approvals to construct these wells shall be obtained from the N.C. Division of Water Quality.
- C. The observation wells shall be monitored quarterly at the same day and approximate time of day. The static water levels shall be measured with an accuracy of plus or minus 0.1 foot and shall be referenced to a datum point and a record of the water levels maintained. The quarterly precipitation and the volume of pit water discharge shall also be recorded. Copies of these records shall be provided to the Department on or about the end of each quarter. Static water level monitoring frequency may be increased or decreased as deemed appropriate by the Department.

6. Graded Slopes and Fills

- A. The angle for graded slopes and fills shall be no greater than the angle which can be retained by vegetative cover or other adequate erosion control measure, structure, or device. In any event, exposed slopes or any excavated channels, the erosion of which may cause off-site damage because of siltation, shall be planted or otherwise provided with groundcover, devices or structures sufficient to restrain such erosion.



- B. Overburden cut slopes along the quarry opening shall be graded to a minimum 2 horizontal to 1 vertical or flatter and shall be stabilized within 60 days of completion. Furthermore, a minimum ten (10) foot wide horizontal safety bench shall be provided at the top of the rock and at the toe of any overburden slope.

## 7. Surface Drainage

The affected land shall be graded so as to prevent collection of pools of water that are, or likely to become, noxious or foul. Necessary structures such as drainage ditches or conduits shall be constructed or installed when required to prevent such conditions.

## 8. Blasting

**The operator shall monitor each blast with a seismograph located at a distance no farther than the closest off site regularly occupied structure not owned or leased by the operator.** A seismographic record including peak particle velocity, air overpressure, and vibration frequency levels shall be kept for each blast (except as provided under Operating Condition Nos. 8B and 8D of this permit). The following blasting conditions shall be observed by the mine operator to prevent hazard to persons and adjacent property from surface blasting:

### A. Ground Vibration With Monitoring:

In all blasting operations, the maximum peak particle velocity of any component of ground motion shall not exceed Figure 1 (below) at the immediate location of any regularly occupied building outside of the permitted area such as a dwelling house, church, school, or public, commercial or institutional building.

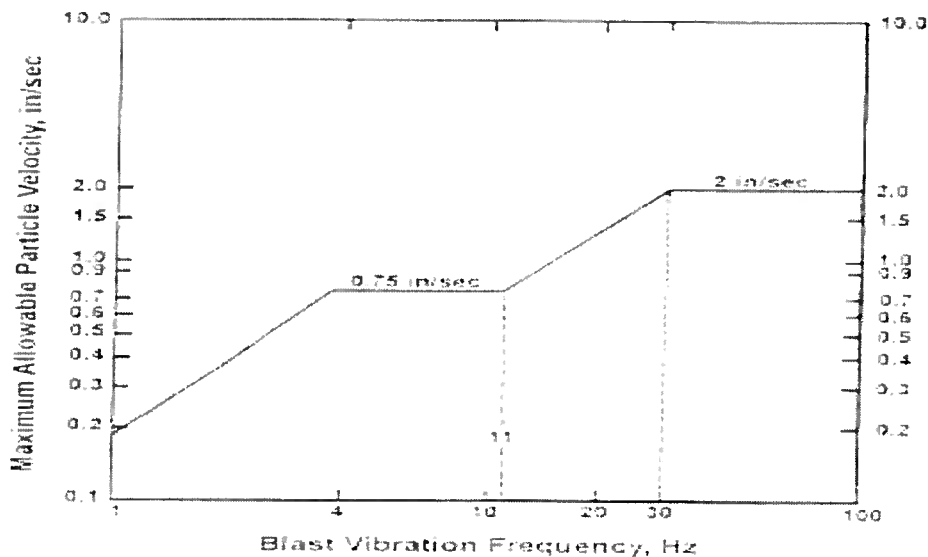


Figure 1. Alternative blasting level criteria  
(Source modified from figure B-1, Bureau of Mines R18507)



B. Ground Vibration Without Monitoring:

In the event of seismograph malfunction or other condition which prevents monitoring, blasting shall be conducted in accordance with the following formulas:

$$W = (D/D_s)^2 \quad D_s = \frac{D}{W^{1/2}}$$

$$V = 160(D_s)^{-1.6}$$

W = Maximum charge weight of explosives per delay period of 8.0 milliseconds or more (pounds).

D = Distance from the blast site to the nearest inhabited building not owned or leased by the mine operator (feet).

D<sub>s</sub> = Scaled distance factor.

V = Peak Particle Velocity (inches per second).

The peak particle velocity of any component shall not exceed 1.0 inch per second, for the purposes of this Section.

C. Air blast With Monitoring:

Air blast overpressure resulting from surface blasting shall not exceed 129 decibels linear (dBL) as measured at the immediate location of any regularly occupied building not owned or leased by the operator outside of the permitted area such as a dwelling house, church, school, or public, commercial or institutional building, unless an alternate level based on the sensitivity of the seismograph microphone as specified below is being used:

| Lower Frequency Limit of<br>Measuring System, in Hz | Max Level,<br>in dBL |
|---|----------------------|
| 0.1 Hz or lower-flat response                       | 134 peak             |
| 2.0 Hz or lower-flat response                       | 133 peak             |
| 6.0 Hz or lower-flat response                       | 129 peak             |

D. Air blast Without Monitoring:

In the event of seismograph malfunction or other condition which prevents monitoring, blasting shall be conducted in accordance with the following formulas:

$$U = 82 (D/W^{0.33})^{-1.2}$$

To convert U (psi) to P (dBL):



$$P = 20 \times \log (U/2.9 \times 10^{-9})$$

Confined Air blast/Overpressure (dBL)  
for quarry situation:

$$A = P - 35$$

- U = Unconfined air overpressure (pounds per square inch).
- W = Maximum charge weight of explosives per delay period of 8.0 milliseconds or more (pounds).
- D = Distance from the blast site to the nearest inhabited building not owned or leased by the mine operator (feet).
- P = Unconfined air overpressure (decibels).
- A = Air blast or air overpressure for typical quarry situations (decibels).

The air blast/overpressure shall not exceed 129 decibels, for the purposes of this Section.

E. Record Keeping:

The operator shall maintain records on each individual blast describing: the total number of holes; pattern of holes and delay of intervals; depth and size of holes; type and total pounds of explosives; maximum pounds per delay interval; amount of stemming and burden for each hole; blast location; distance from blast to closest offsite regularly occupied structure; and weather conditions at the time of the blast. Records shall be maintained at the permittee's mine office and copies shall be provided to the Department upon request.

F. Excessive Ground Vibration/Air blast Reporting:

If ground vibration or Air blast limits are exceeded, the operator will immediately report the event with causes and corrective actions to the Department. Use of explosives at the blast site that produced the excessive reading shall cease until corrective actions approved by the Department are taken. However, blasting may occur in other approved areas within the permitted boundary. Authorization to blast at the blast site may be granted at the time of the verbal reporting of the high ground vibration or high air blast reading if the circumstances justify verbal approval. Failure to report will constitute a permit violation.

G. Flyrock Prevention:

The operator shall take all reasonable precautions to ensure that flyrock is not thrown beyond areas where the access is temporarily or permanently guarded by the operator. Failure to take corrective measures to prevent flyrock and repeated instances of flyrock shall be considered a violation of the Mining Permit.



H. Flyrock Reporting:

Should flyrock occur beyond the permitted and guarded areas, the operator shall immediately report the incident to the Department. Further use of explosives on the mine site shall be suspended until the following actions have been taken:

1. A thorough investigation as to the cause(s) of the incident shall be conducted.
2. A report detailing the investigation shall be provided to the Department within 10 days of the incident. The report shall, at a minimum, document the cause(s) of the incident along with technical and management actions that will be taken to prevent further incidents. The report shall meet with the approval of the Department before blasting may resume at the mine site.

I. Studies:

The operator shall provide to the Department a copy of the findings of any seismic studies conducted at the mine site in response to an exceedence of a level allowed by these blasting conditions. The operator shall make every reasonable effort to incorporate the studies' recommendations into the production blasting program.

J. Notice:

The operator shall, when requested by the Department, give 24-hour advance notice to the Land Quality Section Regional Office prior to any blast during a period for which notice is requested.

9. High Wall Barrier

A physical barrier consisting of large boulders placed end-to-end or fencing shall be maintained at all times along the perimeter of any highwall to prevent inadvertent public access. In addition, a minimum 10 foot wide horizontal safety bench shall be provided at the junction between the top of rock and the toe of any overburden cut slope.

10. Visual Screening

- A. Existing vegetation shall be maintained between the mine and public thoroughfares to screen the operation from the public. Additional screening methods, such as constructing earthen berms, shall be employed as deemed appropriate by the Department.



- B. Vegetated earthen berms shall be located and constructed as shown on the 2012 Renewal Mine Map last revised July 18, 2012. In addition to grasses, long leaf and/or Virginia pines or other acceptable evergreen species shall be planted as deemed appropriate by the Department to improve visual and noise buffering.

11. Plan Modification

The operator shall notify the Department in writing of the desire to delete, modify or otherwise change any part of the mining, reclamation, or erosion/sediment control plan contained in the approved application for a mining permit and any approved revisions to it. Approval to implement such changes must be obtained from the Department prior to on-site implementation of the revisions.

12. Refuse Disposal

- A. No on-site disposal of refuse or other solid waste that is generated outside of the mining permit area shall be allowed within the boundaries of the mining permit area unless authorization to conduct said disposal has first been obtained from both the Division of Waste Management and the Land Quality Section, Department of Environment and Natural Resources. The method of disposal shall be consistent with the approved reclamation plan.
- B. Mining refuse as defined by G.S. 74-49 (14) of The Mining Act of 1971 generated on-site and directly associated with the mining activity may be disposed of in a designated refuse area. All other waste products must be disposed of in a disposal facility approved by the Division of Waste Management. No petroleum products, acids, solvents or their storage containers or any other material that may be considered hazardous shall be disposed of within the permitted area.
- C. For the purposes of this permit, the Division of Land Resources considers the following materials to be "mining refuse" (in addition to those specifically listed under G.S. 74-49 (14) of the N.C. Mining Act of 1971):
  - 1. on-site generated land clearing debris
  - 2. conveyor belts
  - 3. wire cables
  - 4. v-belts
  - 5. steel reinforced air hoses
  - 6. drill steel
- D. If mining refuse is to be permanently disposed within the mining permit boundary, the following information must be provided to and approved by the Division of Land Resources prior to commencement of such disposal:
  - 1. the approximate boundaries and size of the refuse disposal area;
  - 2. a list of refuse items to be disposed;



3. verification that a minimum of 4 feet of cover will be provided over the refuse;
4. verification that the refuse will be disposed at least 4 feet above the seasonally high water table; and
5. verification that a permanent vegetative groundcover will be established

13. Annual Reclamation Report

An Annual Reclamation Report shall be submitted on a form supplied by the Department by February 1 of each year until reclamation is completed and approved.

14. Bonding

The security, which was posted pursuant to N.C.G.S. 74-54 in the form of a \$500,000.00 blanket bond, is sufficient to cover the operation as indicated in the approved application. This security must remain in force for this permit to be valid. The total affected land shall not exceed the bonded acreage.

15. Archaeological Resources

Authorized representatives of the Division of Archives and History shall be granted access to the site to determine the presence of significant archaeological resources.



## APPROVED RECLAMATION PLAN

The Mining Permit incorporates this Reclamation Plan, the performance of which is a condition on the continuing validity of that Mining Permit. Additionally, the Reclamation Plan is a separable obligation of the permittee, which continues beyond the terms of the Mining Permit.

The approved plan provides:

### Minimum Standards As Provided By G.S. 74-53

1. The final slopes in all excavations in soil, sand, gravel and other unconsolidated materials shall be at such an angle as to minimize the possibility of slides and be consistent with the future use of the land.
2. Provisions for safety to persons and to adjoining property must be provided in all excavations in rock.
3. All overburden and spoil shall be left in a configuration which is in accordance with accepted conservation practices and which is suitable for the proposed subsequent use of the land.
4. No small pools of water shall be allowed to collect or remain on the mined area that are, or are likely to become noxious, odious or foul.
5. The revegetation plan shall conform to accepted and recommended agronomic and reforestation practices as established by the North Carolina Agricultural Experiment Station and the North Carolina Forest Service.
6. Permittee shall conduct reclamation activities pursuant to the Reclamation Plan herein incorporated. These activities shall be conducted according to the time schedule included in the plan, which shall to the extent feasible provide reclamation simultaneous with mining operations and in any event, provide reclamation at the earliest practicable time after completion or termination of mining on any segment of the permit area and shall be completed within two years after completion or termination of mining.

### RECLAMATION CONDITIONS:

1. Provided further, and subject to the Reclamation Schedule, the planned reclamation shall be to allow the quarry excavation to fill with water, provide a permanent barricade (fence) along the top of any high wall, and grade and revegetate any areas in unconsolidated material.
2. The specifications for surface gradient restoration to a surface suitable for the planned future use are as follows:



- A. All areas of unconsolidated material such as overburden or waste piles shall be graded to a 2 horizontal to 1 vertical or flatter slope and terraced as necessary to insure slope stability.
- B. Any settling ponds and sediment control basins shall be backfilled, graded, and stabilized or cleaned out and made into acceptable lake areas.
- C. The processing, stockpile, and other disturbed areas neighboring the mine excavation shall be leveled and smoothed.
- D. Compacted surfaces shall be disced, subsoiled or otherwise prepared before revegetation.
- E. No contaminants shall be permanently disposed of at the mine site. On-site disposal of waste shall be in accordance with Operating Conditions Nos. 12.A. through D.
- F. The affected land shall be graded to prevent the collection of noxious or foul water.

3. Revegetation Plan:

Disturbed areas shall be permanently revegetated according to the Revegetation Plan prepared by Mr. Robert J. Grill, Landscape Architect, on March 4, 2002 or the following:

Permanent Seeding Specifications

| <u>Dates</u>            | <u>Species</u>          | <u>Rate, Lbs/Acre</u> |
|-------------------------|-------------------------|-----------------------|
| February 15- April 1    | Korean Lespedeza        | 10                    |
|                         | Fescue                  | 40                    |
|                         | Redtop                  | 1                     |
|                         | Winter rye (grain)      | 15                    |
| April 1- July 31        | Common Bermuda          | 50                    |
| August 1- October 25    | Lespedeza (unscarified) | 30                    |
|                         | German millet           | 40                    |
| October 25- February 15 | Rye (grain- temporary)  | 120                   |

Soil Amendments

Lime: 2000 lbs/acre or follow recommendations from a soil test.



Fertilizer: 1000 lbs/acre 8-8-8 or 10-10-10, or follow recommendations from a soil test.

Mulch: All seeded areas shall be mulched using small grain straw at a rate of 2000 lbs/acre and anchored appropriately.

Whenever possible, disturbed areas should be vegetated with native warm season grasses such as switch grass, Indian grass, bluestem and gamma grass.

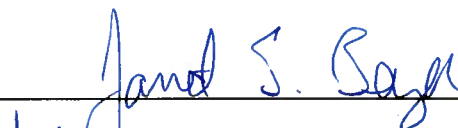
In addition, the permittee shall consult with a professional wildlife biologist with the N.C. Wildlife Resources Commission to enhance post-project wildlife habitat at the site.

4. Reclamation Plan:

Reclamation shall be conducted simultaneously with mining to the extent feasible. In any event, reclamation shall be initiated as soon as feasible after completion or termination of mining of any mine segment under permit. Final reclamation, including revegetation, shall be completed within two years of completion or termination of mining.

This permit, issued August 31, 1972 to Young Stone Company, Inc., renewed September 1, 1982, transferred September 1, 1966 to Vulcan Construction Company, Modified January 31, 1989, renewed October 30, 1992, modified August 4, 1993, July 2, 1998, January 1, 2999, December 20, 2001, renewed May 1, 2001 and modified April 18, 2004, is hereby simultaneously renewed and modified this 21st day of August, 2012 pursuant to G.S. 74-52.

By: \_\_\_\_\_



for Tracy E. Davis, Director  
Division of Energy, Mineral, and Land Resources  
By Authority of the Secretary  
Of the Department of Environment and Natural Resources





**Cabarrus County Government – Planning and Development Department**

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February 18, 2019

Dear Property Owner:

A Conditional Use Permit Application has been filed in our office for your property. The specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Tuesday, March 12, 2018 at 7:00 PM in the 2<sup>nd</sup> floor Commissioner's Chambers 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 this request, I encourage you to attend this meeting.

- **Petitioner:** Vulcan Construction Materials, LLC
- **Petition Number:** CUSE2019-00002
- **Property Location:** 16745 Old Beatty Ford Road Gold Hill, NC 28071
- **Parcel ID Number:** 6603-59-9632 & 6603-57-8665
- **Existing Zoning:** General Industrial (GI)
- **Request:** Conditional Use Permit Amendment to modify the berm required around phase 3 of the project.

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,

Josh Jurius, CFM  
Planner  
Cabarrus County Planning and Development  
704.920.2181





## **Cabarrus County Government – Planning and Development Department**

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February 22, 2019

Dear Property Owner:

A Conditional Use Permit Application has been filed in our office for property **adjacent** to yours. The specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Tuesday, March 12, 2019 at 7:00 PM in the 2<sup>nd</sup> floor Commissioner's Chambers 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 this request, I encourage you to attend this meeting.

- **Petitioner:** Vulcan Construction Materials, LLC
- **Petition Number:** CUSE2019-00002
- **Property Location:** 16745 Old Beatty Ford Road Gold Hill, NC 28071
- **Parcel ID Number:** 6603-59-9632 & 6603-57-8665
- **Existing Zoning:** General Industrial (GI)
- **Request:** Conditional Use Permit Amendment to modify the berm required around phase 3 of the project.

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,

Josh Jurius, CFM  
Planner  
Cabarrus County Planning and Development  
704.920.2181



Feb 25, 2019 2:31:33 PM  
16375 State Road 1221  
Gold Hill  
Rowan County  
North Carolina





Feb 25, 2019 2:24:17 PM  
2474 Old US Highway 80  
Gold Hill  
Rowan County  
North Carolina

