



## Cabarrus County Government

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Cabarrus County Planning and Zoning Commission  
Tuesday, October 10<sup>th</sup>, 2023 @ 6:30 p.m.  
Board of Commissioners Meeting Room  
Cabarrus County Governmental Center

### Agenda

1. Oath of Office to Re-Appointed Members
2. Roll Call
3. Approval of July 11<sup>th</sup>, 2023, PZ Meeting Minutes
4. New Business Planning Board Function:
  - RZON2023-00004 – Request to rezone 0.493 AC property from LC to LDR. Lisa Simon and Donald Fisher are the owners of the subject property and applicant of this request. The address associated with the property is 721 NC Highway 49 South. (PIN: 5528-59-9926).
5. Legal Update
6. Director's Report
7. Leadership Elections
8. Adjourn



Cabarrus County Government - Planning and Development

Planning and Zoning Commission Minutes  
October 10th, 2023

Mr. Adam Dagenhart, Chair, called the meeting to order at 6:30 p.m. Members present, in addition to the Chair, were Mr. Jeff Corley, Ms. Holly Grimsley, Ms. Ingrid Nurse, Mr. Charles Paxton, Mr. Chris Pinto, Mr. Brent Rockett, Mr. Mohammad Idlibi and Mr. Stephen Wise. Attending from the Planning Department were, Mr. Phillip Collins, Sr. Planner, Ms. Sandy Howell, Planner, Ms. Kendall Bolton, Clerk to the Board, and Mr. Rich Koch, County Attorney.

**Roll Call**

**Oath of Office** was given to re-appointed members, Mr. Chris Pinto, Mr. Brent Rockett and Ms. Ingrid Nurse.

**Approval of Minutes**

Approval of July 11<sup>th</sup>, 2023, Planning and Zoning Commission Meeting Minutes.

There being no corrections or additions to the minutes, Mr. Brent Rockett **MOTIONED, SECONDED** by Mr. Stephen Wise to **APPROVE** the July 11<sup>th</sup>, 2023, meeting minutes. The vote was unanimous.

The Chair stated, if anyone wishes to speak before the board tonight, please fill out a blue card.

Mr. Brent Rockett **MOTIONED, SECONDED** by Mr. Stephen Wise to **ADOPT** the Rules of Procedures. The vote was unanimous.

**New Business Planning Board Function:**

RZON2023-00004 – Request to rezone 0.493 AC property from LC to LDR. Lisa Sigmon and Donald Fisher are the owners of the subject property and applicants for this request. The address associated with the property is 721 NC Highway 49 South. (PIN: 5528-59-9926).

The Chair asked if 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.

Mr. Brent Rockett said, as stated the last time the applicant was here, the applicant and I go to church together. I have no interest in this property, nor do I have interest in the outcome of tonight's vote. I plan to stay seated.

Mr. Stephen Wise said, I am the same way, I attend church with Jim and Lisa. I will repeat what Mr. Rockett said, I have no interest in this property therefore I will stay seated.

Mr. Rich Koch said, there is no conflict.

The Chair called on Ms. Sandy Howell to present the staff report.

Ms. Sandy Howell said, we are looking at a request to rezone. The property is almost .5 acres and is currently vacant. The property is surrounded by other residential properties (showing on map). There is Concord zoning on this side and the other side is County zoning. This is their other piece here. They are surrounded by residential on both sides.

The applicants actually filed for rezoning in 2020 for the piece that is to the East. It was successful, they rezoned from LC to LDR as well. This parcel also (showing on map) was a part of the 49-widening project, it was affected by that. The property is less than the conventional size in that area. Because of that, should they build a single-family dwelling, they would go through our medium density residential setbacks. If they could not meet that, which they can if they did a small enough home, they may need a variance if they chose to do something bigger. Historically this has been LC since 1993. We do not know why, probably because it is an area of transition.

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

The owners are here if you all have any questions.

The Chair asked if anyone had any questions for staff, there were no questions. The Chair then called on the applicant to present.

Ms. Lisa Sigmon, 501 Horseshoe drive Mt. Holly, NC 28120. Years ago, my dad owned this property, he owned J&F Disposal Company, it was a commercial property when he purchased it way back when. When the state widened 49 and moved the road over, it cut right through my dad's property. I guess my Dad didn't want to mess with it all these years, even though he had been paying commercial taxes all that time. It's just sitting there empty as Ms. Howell said. We would like to get it rezoned until we are able to do something with it.

The Chair asked if anyone had any questions for the applicant. There being none, the Chair opened the public hearing. There being no one to speak, the Chair closed the public hearing.

The Chair said, at this time we need to discuss the proposed request and come up with our motions to approve or deny. The Chair opened the floor for discussion.

Mr. Jeff Corley said, the Central Area Land Use Plan recommends low density residential in this area, so I believe a request for residential zoning is likely more appropriate for this property. The

land is vacant, I do not believe there would be any change of character to the area. The surrounding uses appear to be LDR already, it would be a better fit than commercial zoning.

Mr. Brent Rockett said, I would like to add, there were three properties that have already been rezoned, this would be contiguous and would be beneficial that it be rezoned as well.

The Chair said, the property is compatible with the surrounding area. It should have no impact to the area.

The Chair asked if there were any other questions. There being none, the Chair said the Board needs to discuss the proposed request and come up with a motion to approve or deny. We also need to establish findings in support of our decision either for or against.

Mr. Jeff Corley said, move for approval for zonings request based on the staff's report, the applicant's information they provided, as well as the discussion of the board.

Mr. Jeff Corley **MOTIONED, SECONDED** by Mr. Brent Rockett to **APPROVE** the rezoning request from LC to LDR. Vote was unanimous.

### **Consistency Statement**

Mr. Jeff Corley stated, I will make a motion to approve the following consistency statement. This rezoning is reasonable and in the public interest based on the staff report, applicant's testimony, as well as the conversation of the Board. With certain points being the Central Area Plan recommends LDR, the residential rezoning being requested obviously is more suitable in compliance with the land use plan. The property is currently vacant, surrounded by other LDR uses which does make it more compatible. Contiguous to the previous properties that were also rezoned.

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

### **Legal Update**

Mr. Rich Koch said, today I received in the mail a motion from the Shellies to assert their attorney's fees against the county in that long law suit they had. It came out of the blue, we haven't heard anything in months. We have to deal with it, it is just one more thing we have to do.



He said, Evan Lee has been handling the situation with the sawmill. It is still in court, but I think that is pretty much resolved. The guy just keeps stringing it out, the judge I believe put him under contempt although, I have not seen the paperwork on that. It is moving along. Aside from that I do not think there is anything else at this time.

### **Directors Report**

The Chair said, in the absence of Susie and Evan for the directors' report, Susie has stated there has been several last-minute proposed bill changes submitted that has impacted Planning, Zoning, and Permitting. She will be reaching out to the text amendment committee as needed.

### **Leadership Elections**

Mr. Rich Koch said, the floor is open for nominations for Chair of this next year.

Mr. Jeff Corley said, I would like to nominate Ms. Holly Grimsley for Chair

Mr. Rich asked if there were any other nominations. There were no further nominations.

Ms. Holly Grimsley Accepted the position as Chair to the Board.

Mr. Jeff Corley **MOTIONED, SECONDED** by Mr. Brent Rockett to nominate Ms. Holly Grimsley as Chair. Vote was unanimous.

Mr. Jeff Corley thanked Holly for taking on the position as Chair.

Ms. Holly Grimsley said, it is my pleasure.

Mr. Rich Koch said to Ms. Holly Grimsley, you are now Chair, your first job is to open the floor for nominations for a Vice Chair.

Ms. Holly Grimsley (now acting as Chair) said, I will open the floor for nominations for Vice Chair.

Mr. Jeff Corley asked Charles Paxton if he would be willing to continue on as Vice Chair.

Mr. Charles Paxton said, yes, I will continue.

Mr. Jeff Corley **MOTIONED, SECONDED** by Mr. Stephen Wise to nominate Mr. Charles Paxton as Vice Chair. Vote was unanimous.

The Chair opened the floor for nominations for Second Vice Chair.

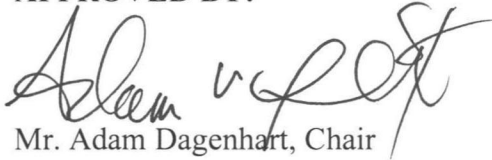
Ms. Ingrid Nurse said I would like to nominate myself for Second Vice.

Ms. Ingrid Nurse **MOTIONED, SECONDED** by Mr. Stephen Wise to nominate Ms. Ingrid Nurse as Second Vice Chair. Vote was unanimous.

The Chair asked if there were any further discussion, there being none she asked if there was a motion to adjourn.

Mr. Brent Rockett **MOTIONED, SECONDED** by Mr. Jeff Corley to adjourn the meeting. There being no further discussion, the meeting was adjourned at 6:50 p.m. The vote was unanimous.

**APPROVED BY:**



Mr. Adam Dagenhart, Chair

**SUBMITTED BY:**



Kendall Bolton, Clerk to the Board

**ATTEST BY:**



Susie Morris, Planning and Development Director

**Petition: RZON2023-00004 Rezoning**

Applicant Information: Lisa Sigmon Donald Fisher  
701 NC Highway 49 S 627 Central Cabarrus Drive  
Concord, NC 28025 Concord, NC 28025

Owner Information: Lisa Sigmon & Bengy Sigmon  
721 NC Highway 49 S  
Concord, NC 28025

Existing Zoning: Limited Commercial (LC)

Proposed Zoning: Low Density Residential (LDR)

Permitted Uses: If approved, all uses permitted in the LDR zoning district would be allowed on the subject property.

Parcel ID Numbers: 5528-59-9926

Property Addresses: 721 NC Highway 49 S

Area in Acres: .493

Site Description: The subject property is an existing lot of record and is vacant. The subject property is not located in a watershed area and has no regulated floodplain.

Adjacent Land Use: North: Residential, Commercial (convenience store across Highway 49), and Vacant  
East: Residential  
South: Residential  
West: Residential and Vacant

Surrounding Zoning: North: Concord RV and Concord RC  
West: Concord C-2 and Concord RM-1  
South: Low Density Residential (LDR)  
East: Low Density Residential (LDR)

Utility Service Provider: The property is currently vacant. It could be served by public water (Concord) and private septic.

## Exhibits

- EXHIBIT A – Staff Report
- EXHIBIT B – Application
- EXHIBIT C – Property Maps
- EXHIBIT D – Zoning Use Comparison Table
- EXHIBIT E – Adjacent Property Owner & Property Owner Letters

## Intent of Zoning Districts

### **PROPOSED DISTRICT: LOW DENSITY RESIDENTIAL (LDR)**

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

### **RATIONALE**

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

### **EXISTING DISTRICT: LIMITED COMMERCIAL (LC)**

This district is intended to accommodate relatively small scale commercial and office development at intensities complementary to residential land uses.

### **RATIONALE**

This district is used to provide both the convenience of neighborhood-oriented goods and services and the permanent protection of adjacent or intermixed residential areas by permitting only a limited range of commercial activities. The district should be located near municipal boundary lines or areas of commercial growth and may border general commercial districts, light industrial or high density residential/mixed use districts. When bordering residential districts or residential developments, care should be taken to assure natural or manmade buffering and architectural compatibility, so the nonresidential activities are not a nuisance to residential uses.

## Agency Review Comments

### **Planning Review:**

*Staff Report, Sandy Howell, Planner, Cabarrus County*

### **NCDOT Review:**

*Access will be very limited to this site. At best an access to Central Heights with a right in and right out at the far end of the parcel from NC 49. No access to NC 49 will be given due to the proximity to the light.  
Jason Faulkner, Assistant District Engineer, NCDOT Division 10/ District 1*

### **Fire Marshal Review:**

*No comments, Jacob Thompson, County Fire Marshal*

### **EMS Review:**

*No comments. Justin Brines, Cabarrus County EMS Director*

### **Cabarrus Health Alliance Review:**

*No comments. Crystal Swinger, Environmental Health Program Director*

## Land Use Plan Analysis

The subject property is in the Central Planning Area. The Central Area Land Use Plan (CALUP) recommends the subject property be developed as low-density residential. The predominant use for this district is single-family residential. Densities up to 2 units per acre, or up to 3 units per acre are permitted if additional development standards are met. A potential neighborhood service node is located northwest of the subject property.

## Conclusions

- The site is currently vacant and surrounded by residential uses. It has a Limited Commercial (LC) zoning designation.
  - The applicants filed a rezoning request in 2020 for properties located on the east side of Central Height Drive. The addresses for those properties were 701 NC Highway 49 S and 627 Central Cabarrus Drive. That request was also for a zoning change from LC to LDR. The request to rezone those properties from LC to LDR was successful.
  
- The parcel is an existing lot of record that was impacted by the NCDOT Highway 49 widening project. The size of the parcel is less than the minimum lot size required for the LDR district.
  - If the zoning is changed to LDR, the parcel would be considered non-conforming for the LDR district. LDR adjusted permitting standards would be used for development of the site.
    - *Existing lots of record located in the AO, CR or LDR zoning districts that do not meet the dimensional standards for required lot area or required average lot width as established in Chapter 5, District Development Standards, Section 5-5, Conventional Subdivision Standards, B. Dimensional Standards or C. Minor Subdivisions, may develop using the standards established for the MDR Open Space District related to setbacks and lot coverage. This adjustment shall be noted on any plot plan submitted for permitting and any zoning permits issued for the subject property.*
      - If the LDR adjusted development standards cannot be met, variances may be needed to develop the site.
  
- According to the historic zoning maps, the subject property has been zoned LC since 1993.
  - The LC zoning district does not permit single-family residential uses.

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





## CABARRUS COUNTY REZONING APPLICATION

STAFF USE ONLY:

Application/Accela#: RZON2023-0004

Reviewed by: \_\_\_\_\_

Date: 8/30/2023Amount Paid: \$400.00 check

### INSTRUCTIONS/PROCEDURES:

1. Schedule a pre-application meeting with Staff to discuss the procedures and requirements for a zoning map amendment request.
2. Submit a complete application for an amendment to the official zoning map to the Planning Division. All applications must include the following:
  - Cabarrus County Land Records printout of all adjacent property owners. This includes properties located across the right-of-way and all on-site easement holders. The list must include owner name, address, and Parcel Identification Number.
  - A recent survey or legal description of the property or area of the property to be considered for rezoning.
  - Neighborhood meeting documentation (minutes and list of attendees).
  - Any additional documents essential for the application to be considered complete. (Determined as part of the pre-application meeting)
3. Submit cash, check, or money order made payable to Cabarrus County.
  - Fees: Residential rezoning request 1 acre or less = \$400.00
  - Residential rezoning request greater than 1 acre = \$400.00 plus \$15 per acre
  - Non-residential rezoning request = \$650.00 plus \$15 acre
  - (Plus, cost of advertising and engineering fees if applicable)
  - (if a 3<sup>rd</sup> submittal is required, an additional review fee will be assessed)

The deadline for submittal is always the same day as the Planning and Zoning Commission Meeting which is the second Tuesday of the month. Applications must be submitted before 2:00 PM that day for consideration on the next available agenda.

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

### PROCESS SUMMARY:

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

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

**Meeting Information:** Meetings are held the second Tuesday of each month at 6:30 PM in the Cabarrus County Governmental Center located in downtown Concord at 65 Church Street, SE.

**Expedited Vote:** A vote of  $\frac{3}{4}$  or more of the members of the Planning and Zoning Commission is considered an Expedited Vote and will constitute a final decision. If approval or denial of a rezoning request is by a vote of less than  $\frac{3}{4}$  of the members, or if an appeal of the decision is filed within 15 days

of the date of the decision, the application will automatically be forwarded to the Board of Commissioners for final consideration at a *de novo* hearing.

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

**SUBJECT PROPERTY INFORMATION:** (721 NC Hy 49 S- For App purposes only)  
Street Address no address - corner of Central Heights Dr. + Hwy 49 Concord NC  
PIN(s) (10 digit #) 5528 -- 59 -- 9926;      --      --  
Deed Reference    Book 15524      Page 192  
Township #      11

**DESCRIPTION OF SUBJECT PROPERTY:**

Size (square feet or acres)      .49 acres  
Street Frontage (feet)      ≈ 352 ft.  
Current Land Use of Property      Residential  
Surrounding Land Use  
North      commercial + residential  
South      residential  
East      residential  
West      Residential

**REQUEST:**  
Change Zoning      From LC Limited To <sup>LDR</sup> Residential  
Purpose for Request:      Commercial

Corrective action -  
This property has not been used since the state came through in 1995 and brought the new road through. We had the other 3 properties rezoned in 2021 and accidentally left this one off. It is only land - no buildings/structures.

**LAND USE PLAN CONSISTENCY STATEMENT**

Describe how the proposed rezoning meets the land use plan(s) for the subject parcel(s):

The land is currently residentially utilized. There are no structures - only land and only .49 acres.

**UTILITY SERVICE:**

Water Supply  Well or  Service Provider City of Concord  
Wastewater Treatment  Septic Tank(s) or  Service Provider \_\_\_\_\_

Is Applicant the designated Point Of Contact for comments and for billing? Yes  No

If no, provide POC name, email, phone and address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROPERTY OWNER/AGENT/APPLICANT INFORMATION:**

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

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

PROPERTY OWNERS + Agent/ <sup>Trustees</sup> ~~APPLICANTS~~ ~~AGENT/APPLICANT~~

Lisa Sigmon / Bengy Sigmon / Donald Fisher  
NAME NAME

501 Horseshoe Dr. 627 Central Cabarrus  
ADDRESS ADDRESS

MT Holly NC 28120 Concord NC 28025  
CITY, STATE, ZIP CODE CITY, STATE, ZIP CODE

704-213-9587 704-213-9587  
PHONE NUMBER PHONE NUMBER

FAX NUMBER FAX NUMBER

Sigmonb@windstream.net  
E-MAIL ADDRESS E-MAIL ADDRESS

Signature of Property Owner: <sup>Bengy Sigmon</sup> Lisa Sigmon / Donald Fisher Date: 8-24-23

Signature of Property Agent/Applicant: Lisa Sigmon / Donald Fisher Date: 8-24-23

September 5, 2023

To neighboring property owners:

This letter is being sent to inform you that we are requesting our property-Parcel number 5528-59-9926 (corner of Central Heights and Hwy 49) to be rezoned from LC to LDR. Please contact me if you have any questions or concerns regarding this request.

Sincerely,  
Lisa and Bengy Sigmon and Donnie Fisher  
704-213-9587

As of September 22, 2023

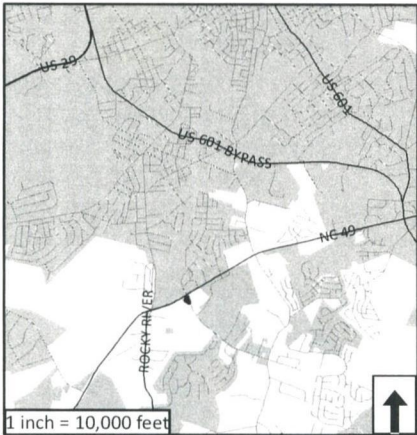
No adjoining neighbor has contacted the owner nor the Planning Department



Central Planning Area  
Existing Zoning

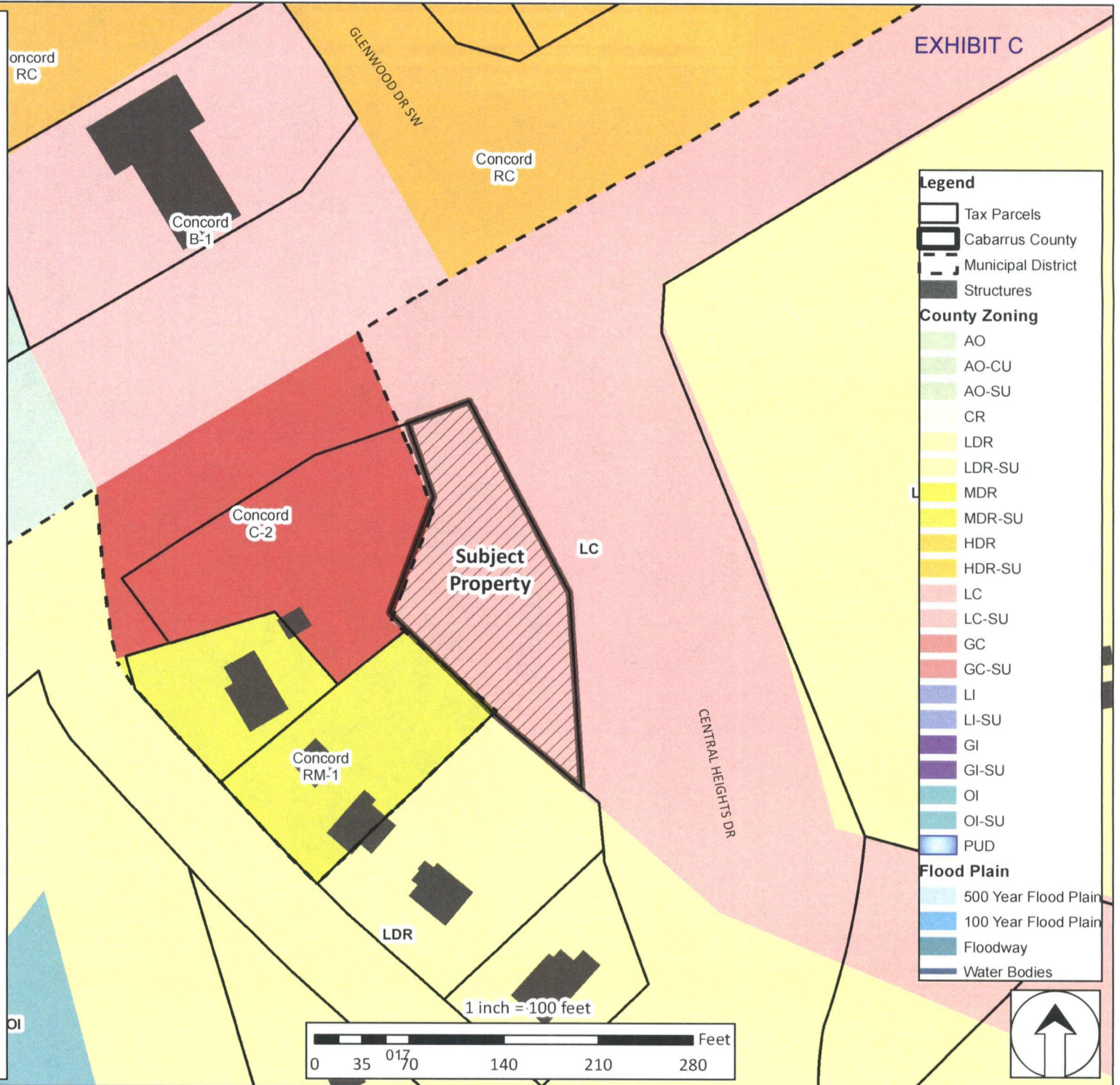


Applicant: Lisa Sigmon & Donald Fisher  
 Owner: Lisa Sigmon & Donald Fisher  
 Case: RZON2023-00004  
 Address: 721 NC Highway 49 S  
 Purpose: Rezone from LC to LDR  
 PINs: 5528-59-9926



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 - October 2023



**Legend**

- Tax Parcels
- Cabarrus County
- Municipal District
- Structures

**County Zoning**

- AO
- AO-CU
- AO-SU
- CR
- LDR
- LDR-SU
- MDR
- MDR-SU
- HDR
- HDR-SU
- LC
- LC-SU
- GC
- GC-SU
- LI
- LI-SU
- GI
- GI-SU
- OI
- OI-SU
- PUD

**Flood Plain**

- 500 Year Flood Plain
- 100 Year Flood Plain
- Floodway
- Water Bodies

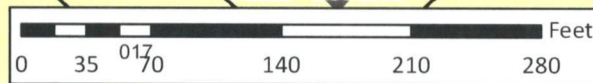


EXHIBIT C

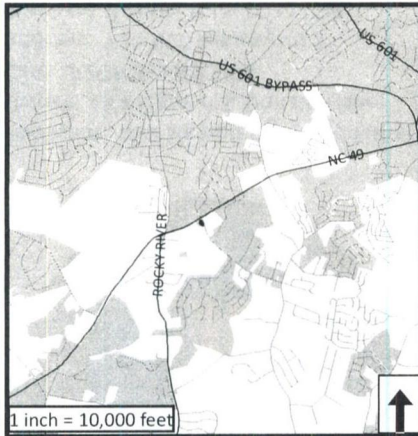


Central Planning Area  
Aerial Map



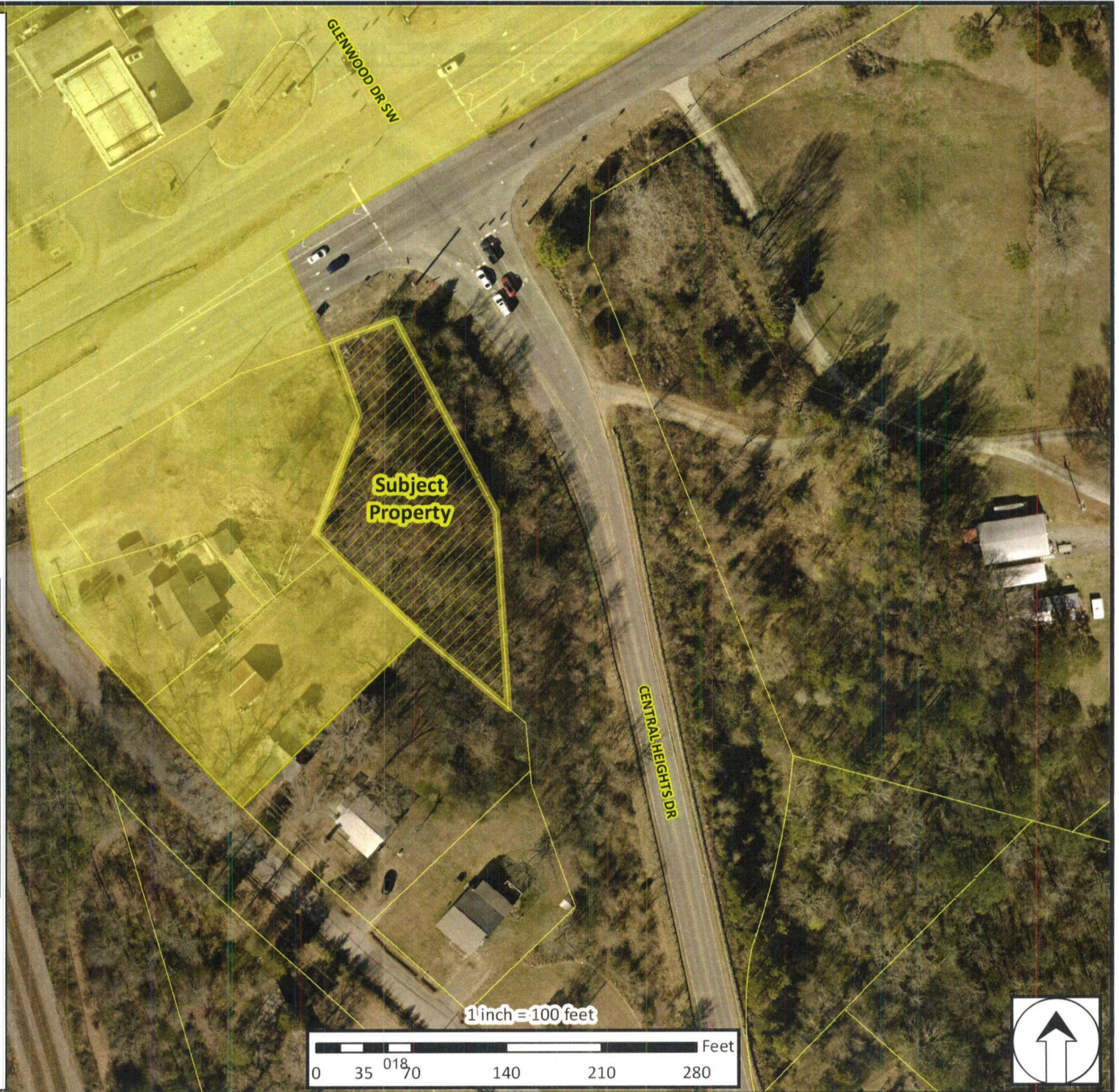
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- Cabarrus County
- Municipal District
- Tax Parcels



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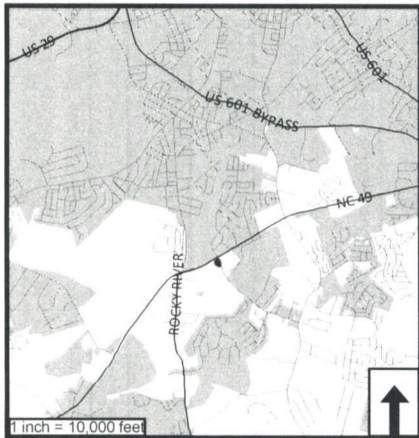




Central Planning Area  
Future Land Use

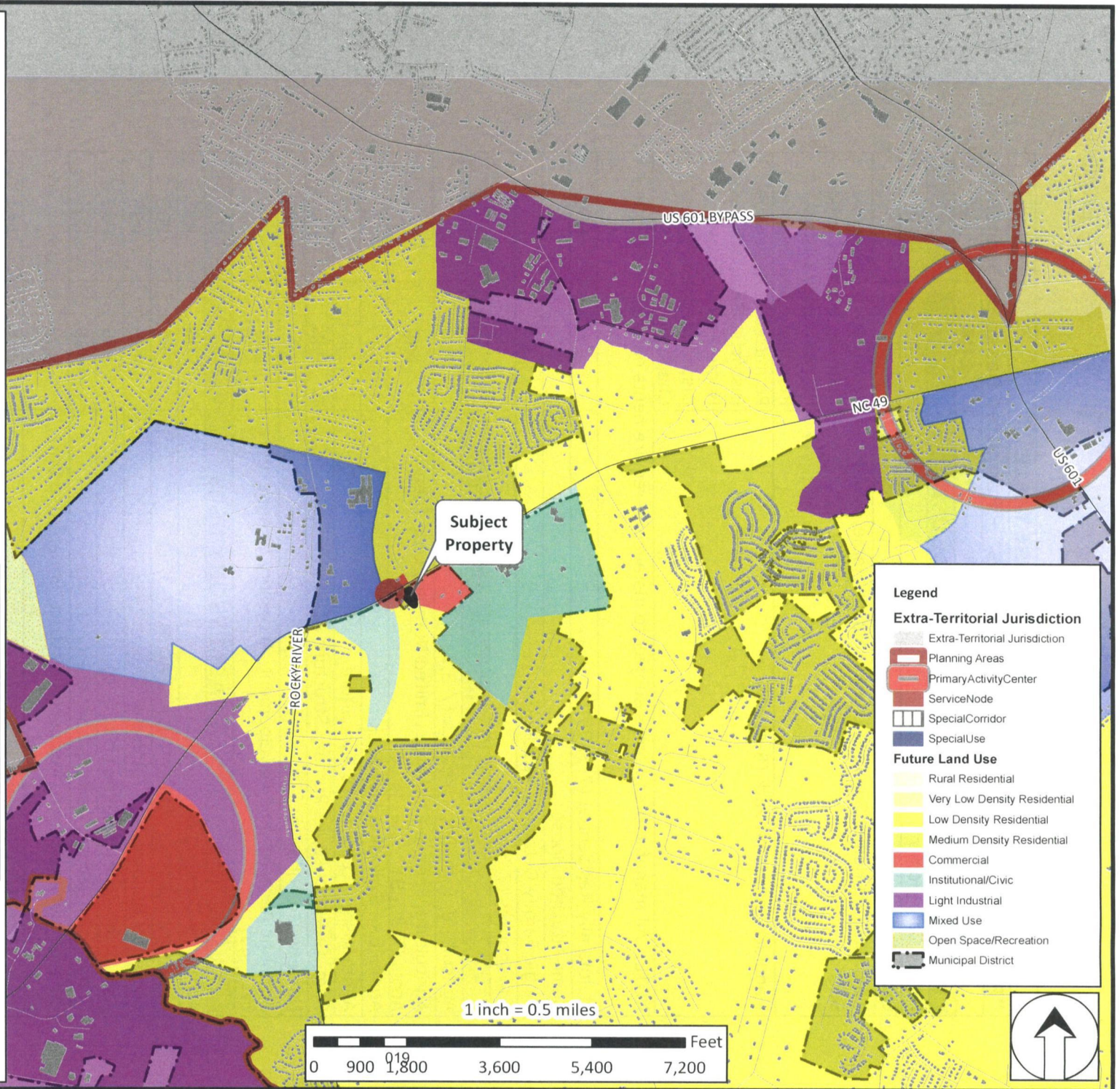


Applicant: Lisa Sigmon & Donald Fisher  
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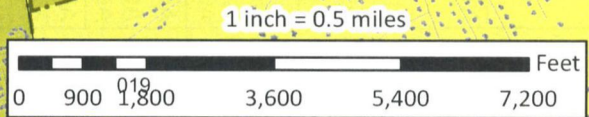
**Legend**

**Extra-Territorial Jurisdiction**

- Extra-Territorial Jurisdiction
- Planning Areas
- PrimaryActivityCenter
- ServiceNode
- SpecialCorridor
- SpecialUse

**Future Land Use**

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Commercial
- Institutional/Civic
- Light Industrial
- Mixed Use
- Open Space/Recreation
- Municipal District





<b>PERMITTED USE TABLE</b>		
<b>"P" - Permitted, "C" - Conditional, "PBS" - Permitted Based on Standards</b>		
	<b>LDR</b>	<b>LC</b>
<b>RESIDENTIAL USES</b>		
Family Care Home	P	P
Group Care Facility	P	P
Manufactured Home, Single Section or Mobile Home, Multi-Section	Permitted in Residential Districts, Manufactured Home Overlay District Required – see Chapter 4	
Manufactured Home Park (8-4, 14)	Permitted in Residential Districts, Manufactured Home Park Overlay District Required – see Chapter 4	
NOTE: All manufactured homes subject to installation requirements outlined in Chapter 4		
Multifamily Residential (7-3, 33)		PBS
Semi-Attached House	P	
Single Family Detached Residential	P	
Townhouses (7-3, 62)		PBS
<b>AGRICULTURAL USES</b>		
Agriculture, Including Livestock (7-3,2A)	PBS	
Agriculture, Female Chickens, Limited Number, Less Than 5 Acres (7-3, 2B)	PBS	
Agriculture Excluding Livestock	P	
Agritourism, Accessory to Agriculture	P	
Barn, Greenhouse, as Primary Structure (7-3, 7)	PBS	
Nursery, Greenhouse	P	P
Scientific Research and Development, Accessory to Agriculture (7-3, 52)	PBS	
<b>ACCESSORY USES</b>		
Accessory Dwelling Unit (7-3,1)	PBS	PBS
Accessory Building, Lot Less Than 2 Acres (7-3, 1)	PBS	PBS
Accessory Building, Lot 2 Acres or Greater (7-3, 1)	PBS	PBS
Automated Teller Machine (7-3, 6, b)	PBS	PBS
Community Garden, as Accessory Use (7-3, 13)	PBS	PBS
Ethanol Fuel Production, Residential District, Private Use Only (7-3, 20)	PBS	
Home Occupation, General (7-3, 27)	PBS	PBS
Home Occupation, Rural (7-3, 28)	PBS	
Ice Production, Dispensing, Accessory to Convenience Store (7-3, 30)	PBS	PBS
Ice Production, Dispensing, Accessory to Gas Station (7-3, 29)	PBS	
Moving Van, Truck or Trailer Rental, Accessory to Self Storage (7-3, 34, 53)		PBS
Swimming Pool, Accessory to Single Family Residential (7-3,1)	PBS	
Trail Head, Accessory (7-3, 63)	PBS	PBS

<b>PERMITTED USE TABLE</b>		
<b>"P" - Permitted, "C" - Conditional, "PBS" - Permitted Based on Standards</b>		
	<b>LDR</b>	<b>LC</b>
Wind Energy Facility, Accessory Use, On Site Use Only (7-3, 66)	PBS	
<b>COMMERCIAL, RETAIL AND OFFICE USES</b>		
Animal Hospital (8-4, 39)		C
Arcade, Game Room		P
Automobile Parts, Tires, Accessories		P
Automobile Rental (7-3, 4)		PBS
Automobile Sales, New and Used (7-3, 5)		PBS
Bank, Financial Institution, Automated Teller Machine (7-3, 6)	PBS	PBS
Banquet Hall		P
Barber, Beauty, Tanning, Nail or Skin Care Salon		P
Bed and Breakfast (7-3, 8)	PBS	PBS
Car Wash, Detail Service		P
Catering Service (7-3, 9)		P
Contractor or Trade Shops (7-3, 17)		PBS
Convenience Store with Petroleum Sales (7-3, 14)	PBS	P
Convenience Store without Petroleum Sales (7-3, 15)	PBS	P
Country Club with Golf Course (7-3, 16)	PBS	PBS
Day Camp, Summer Camp, Civic Group Camp Facility (7-3, 18)		PBS
Drug Store		P
Dry Cleaning Pick Up Station		P
Duplex, Commercial Use, Individual Lots (7-3, 19)		PBS
Equipment Sales and Service		P
Farmer's Market		P
Farm Supply Sales		P
Flea Market, Indoor Vendors Only		P
Funeral Home		P
Gas Station (7-3,23)	PBS	
Golf Course, Public or Private (7-3, 24)	PBS	PBS
Gunsmith		P
Health Club or Fitness Center		P
Hotels, Motels and Inns		P
Kennel, Commercial (8-4, 37)		C
Laundromat		P
Locksmith		P
Manufactured Home Retail Sales		P
Motorcycle Sales, New and Used (7-3, 5)		PBS
Movie Theater		P
Moving Van, Truck or Trailer Rental (7-3, 34)		PBS
Nursery, Daycare Center (7-3, 35)	PBS	PBS
Office professional, 30,000 Square Feet or Less		P
Parking Lot, Parking Garage, Commercial or Private		P



<b>PERMITTED USE TABLE</b>		
<b>"P" - Permitted, "C" - Conditional, "PBS" - Permitted Based on Standards</b>		
	<b>LDR</b>	<b>LC</b>
Pawn Shop (NCGS Chapter 91A)		P
Pet Shop, Grooming, Enclosed Facility		P
Photographic Studio		P
Printing and Reprographic Facility		P
Recreational Facility, Indoor (7-3, 39)		PBS
Recreational Facility, Outdoor (8-4, 22)	C	C
Recyclable Materials Drop Off (7-3, 41)		PBS
Repair Garage, Automobile (7-3, 43)		PBS
Repair Shop, Small Engine (7-3, 45)		PBS
Restaurant, Excluding Drive-thru (7-3, 47)	PBS	P
Restaurant with Drive-Thru Facility (7-3, 48)		PBS
Retail Sales, Shopping Centers, 10,000 Square Feet and Less		P
Retail Sales, Shopping Centers, 10,000 - 50,000 Square Feet		P
Scientific Research and Development (7-3, 53)		PBS
Self-Service Storage Facilities (7-3, 54)		PBS
Shooting Range, Indoor (7-3, 55)		PBS
Sports and Recreation Instruction or Camp (7-3, 56)		PBS
Stables, Commercial (7-3, 58)	PBS	
Storage Building Sales, with Display Area (7-3, 57)		PBS
Swim Club, Tennis Club, Country Club (7-3, 59)	PBS	PBS
Tattoo Studio		P
Taxidermy Studio, No Outdoor Processing		P
Towing Service, No Towed Vehicle Storage Lot, Office Only, Storage of Tow Trucks, Car Haulers Permitted On Site		P
Veterinarian (8-4, 37)		C
Wireless Telecommunications Services (8-4, 36)	C	C
Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less (8-4, 36)	P	P
Wireless Telecommunications Services - Co-location (7-3, 67)	PBS	PBS
<b>INSTITUTIONAL, CIVIC AND PUBLIC USES</b>		
Animal Shelter (8-4, 37)		C
Cemetery (7-3, 10)	PBS	
Civic Organization Facility (7-3,11)	PBS	P
College, University (8-4, 6)	C	
College, University		P
Communications Tower, 911 Communications Tower (7-3, 12)		PBS
Communications Tower, 911 Communications Tower (8-4, 7)	C	
Elementary, Middle and High Schools (8-4,11)	C	

<b>PERMITTED USE TABLE</b>		
<b>"P" - Permitted, "C" - Conditional, "PBS" - Permitted Based on Standards</b>		
	<b>LDR</b>	<b>LC</b>
Government, Excluding Correctional Facilities	See Public Service Facility, Public Use Facility or Public Cultural Facility	
Government Buildings, Storage Only (7-3, 25)		PBS
Hospital, Ambulatory Surgical Care Facility		P
Public Cultural Facility (7-3, 38)	PBS	P
Public Service Facility (8-4, 17)	C	C
Public Use Facility (8-4, 18)	C	
Public Use Facility		P
Recreational Trail, Greenway or Blueway, Connector (7-3, 40)	PBS	PBS
Recreational Trail, Greenway or Blueway as Part of Public Use Facility	See Public Use Facility and Appendix C	
Religious Institution with Total Seating Capacity 351 or More (8-4, 24)	C	
Religious Institution with Total Seating Capacity 351 or More		P
Religious Institution with Total Seating Capacity 350 or Less (7-3, 42)	PBS	
Religious Institution with Total Seating Capacity 350 or Less		P
Religious Institution with School (8-4, 25)	C	
Rest Home, Convalescent Home with 10 Beds or Less (7-3, 46)	PBS	
Rest Home, Convalescent Home with More Than 10 Beds (8-4, 26)	C	
Trade and Vocational Schools (8-4, 33)		C
Trail Head, Primary Use Site (7-3, 64)	PBS	PBS
<b>INDUSTRIAL</b>		
Landfill, Demolition, Less Than One Acre (7-3, 32)	PBS	PBS
Public Utilities	See Public Service Facility, (8-4, 17)	
<b>TEMPORARY USES</b>		
See Chapter 7 Section 7-3, #68 for Specific Standards Related to Temporary Uses and Zoning Districts Where Permitted		
Auction, Estate or Asset Liquidation	PBS	PBS
Auction, Livestock	PBS	
Contractor Office, Construction Equipment Storage	PBS Accessory to Active Construction Project, Refer to Text	
Dumpsters, Commercial Waste Containers	PBS	PBS
FEMA Trailers, Natural Disaster or Significant Weather Event	PBS	PBS
Itinerant Merchants at Existing Business	PBS	PBS
Mobile Personal Storage Unit, Vacate or Occupy Premise	PBS	PBS

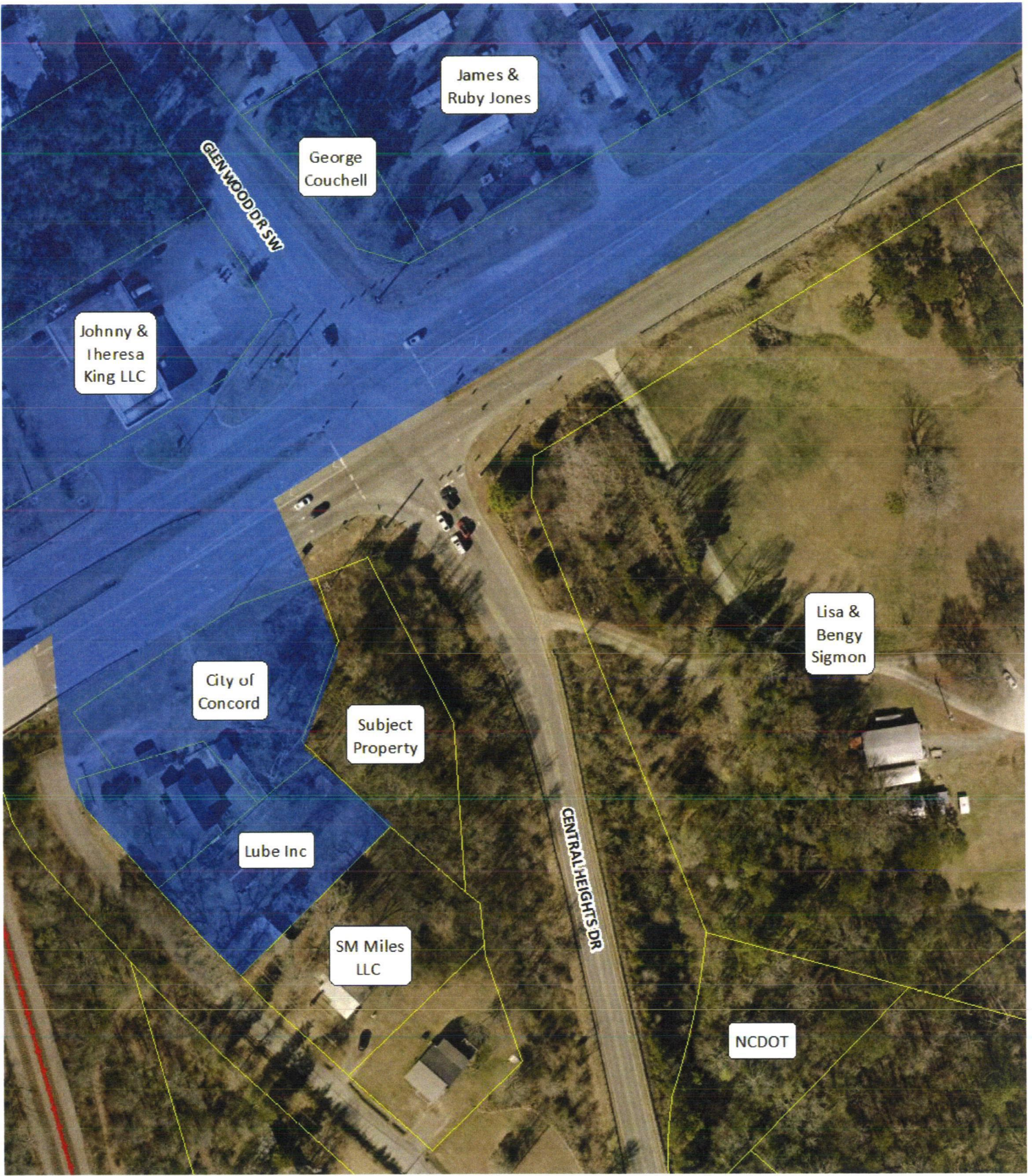


<b>PERMITTED USE TABLE</b>		
<b>"P" - Permitted, "C" - Conditional, "PBS" - Permitted Based on Standards</b>		
	<b>LDR</b>	<b>LC</b>
Mobile Personal Storage Unit, Renovation	PBS	PBS
Promotional Activities Involving the Display of Goods or Merchandise	PBS, Existing Business, Refer to Text	
Real Estate Office in a Construction Trailer or Temporary Modular Unit, Commercial/Mixed Use Projects	PBS, Active Mixed Use/Commercial Use Project Sites, Refer to Text	
Real Estate Office in a Construction Trailer or Temporary Modular Unit, Residential Projects	PBS, Active Residential Projects, Refer to Text	
Real Estate Office in Model Home	PBS, Accessory to Construction of New Residential Project, Refer to Text	
Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins		PBS
Similar and Compatible Uses Not Specified	PBS, As Determined by Administrator	
Temporary Dwelling for Large Construction Projects	PBS, Active Construction Sites, Refer to Text	
Temporary Residence in Mobile Home During Construction of New Home, Same Site	PBS	
Temporary Tent or Temporary Structure, Including Cell on Wheels		PBS

EXHIBIT E

<p>Lisa &amp; Bengy Sigmon Trustee 501 Horseshoe Drive Mt Holly, NC 28120</p>	<p>Johnny &amp; Theresa King LLC 168 Northchase Drive Concord, NC 28027</p>	<p>George Couchell 1317 Alfred Street Charlotte, NC 28211</p>
<p>James &amp; Ruby Jones 817 Rubens Road Concord, NC 28025</p>	<p>NC Department of Transportation 206 Charter Street Albemarle, NC 28001</p>	<p>SM Miles LLC 16339 Wavenly House Drive Charlotte, NC 28273</p>
<p>Lube Inc 60 Central Heights Drive SW Concord, NC 28025</p>	<p>City of Concord PO Box 308 Concord, NC 28026</p>	









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

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September 18, 2023

Dear Property Owner:

A Zoning Map Amendment Petition has been filed in our office for your property. The specifics of the request are listed below. The Cabarrus County Planning and Zoning Board will consider this petition on Tuesday, October 10, 2023 at 6:30 PM in the 2<sup>nd</sup> floor Commissioner’s Chambers of the Cabarrus County Governmental Center, located at 65 Church Street S Concord, NC 28025. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about the rezoning, I encourage you to attend this meeting.

<b>Petitioner</b>	<b>Lisa Sigmon &amp; Donald Fisher</b>
<b>Petition Number</b>	<b>RZON2023-00004</b>
<b>Property Location</b>	<b>721 NC Highway 49 S</b>
<b>Parcel ID Number</b>	<b>5528-59-9926</b>
<b>Existing Zoning</b>	<b>Limited Commercial (LC)</b>
<b>Proposed Zoning Map Change</b>	<b>Low Density Residential (LDR)</b>

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2149.

Sincerely,

A handwritten signature in blue ink that reads "Sandy Howell".

Sandy Howell, CZO  
Planner  
Cabarrus County Planning and Development  
704.920.2149



Cabarrus County Government – Planning and Development Department

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September 18, 2023

Dear Property Owner:

A Zoning Map Amendment Petition has been filed in our office for property **adjacent** to yours. The specifics of the request are listed below. The Cabarrus County Planning and Zoning Board will consider this petition on Tuesday, October 10, 2023 at 6:30 PM in the 2<sup>nd</sup> floor Commissioner’s Chambers of the Cabarrus County Governmental Center, located at 65 Church Street S Concord, NC 28025. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about the rezoning, I encourage you to attend this meeting.

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