



Cabarrus County Government

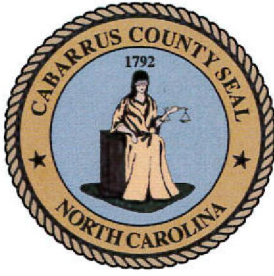
Cabarrus County Planning and Zoning Commission Meeting
February 9, 2016
7:00 P.M.
Board of Commissioners Meeting Room
Cabarrus County Governmental Center

Agenda

1. Roll Call
2. Approval of October 5, 2015 Joint Planning and Zoning/Board of Commissioners Meeting Minutes and the November 2015 Planning and Zoning Commission Meeting Minutes
3. **New Business – Planning Board Function:**

RZON2016-00001 – Request to rezone +/- 28 acres from AO to OI. Applicant is Cabarrus County Schools. Property address is 3939 Abilene Road, Concord NC. PIN#5549-80-7442.

4. Directors Report
5. Legal Update



Cabarrus County Government - Planning and Development

Planning and Zoning Commission Minutes
February 9, 2016

Ms. Shannon Frye, Chair, called the meeting to order at 7:05 p.m. Members present other than the Chair were Ms. Mary Blakeney, Mr. Adam Dagenhart, Mr. Jeff Griffin, Mr. Dane Laney, Mr. James Litaker, Mr. Chris Pinto, Mr. Richard Price, Mr. Aaron Ritchie and Mr. Steve Wise. Attending from the Planning and Zoning Division were, Ms. Susie Morris, Planning and Zoning Manager, Mr. Jason Earliwine, Sr. Planner, Ms. Arlena Roberts, Clerk to the Board and Mr. Richard Koch, County Attorney.

Roll Call

Approval of October 5, 2015, Board of Commissioners and Planning and Zoning Commission joint meeting minutes and the November 2015, Planning and Zoning Commission minutes.

The Chair noted that the October 5, 2015, meeting minutes were not proofed before they were sent out with the Board Packet. There will be some corrections needed and the motion should reflect that when the corrections are made, these minutes will be final.

Mr. Aaron Ritchie, **MOTIONED, SECONDED** by Ms. Mary Blakeney to **APPROVE** the October 5, 2015 and the November 10, 2015 meeting minutes subject to final staff and legal edits and proofing. The Vote was unanimous.

New Business – Board of Adjustment Function:

The Chair introduced Petition RZON2016-00001, Request to rezone +/- 28 acres from Agriculture Open (AO) to Office Institutional (OI). The Applicant is Cabarrus County Schools. The property address is 3939 Abilene Road, Concord NC. PIN#5549-80-7442.

Mr. Jason Earliwine, Senior Planner, addressed the board presenting Petition RZON2016-00001. This is a request to rezone from Agriculture Open to Office Institutional. Currently the property is developed for the A.T. Allen Elementary School.

Agriculture Open Space is agricultural land and according to our Zoning Ordinance the land should remain farm land and undeveloped forest land. The school district is asking for Office Institutional zoning. This district is intended to accommodate relatively low intensity office and institutional uses with intensities complimentary to residential land use.

We sent the application and the information out to several departments and received no comments back from the Fire Marshal or from NCDOT.

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The proposed rezoning is not consistent with the intent of the Central Area Plan, however, the subject property currently supports an operational elementary school. Elementary schools are conditional uses in OI and in AO. Keep in mind that rezoning to OI would allow any type of uses on the property that are permitted in OI, for the future, if the school were to abandon its use.

There are representatives from the school district here to present information and to answer any questions the Board may have.

Mr. James Litaker asked what other uses could be used by changing it to OI.

Mr. Earliwine said OI is Office Institutional and some of the uses allowed in this district are: schools, civic organizations, funeral homes, farmers markets, cultural facilities, public use facilities, group home, hospitals, things like that. The zoning is intended for public use basically.

Mr. Litaker is sure it would be in conjunction with residential and everybody else out there.

Mr. Earliwine said they want it to be sort of a light transition between office and institutional and residential. It will have buffering and certain set back needs, but it is intended to be somewhat compatible with residential areas.

The Chair asked the applicant to come forward.

Mr. Jason Irvin, Facilities Project Manager for Cabarrus County Schools, 2575 Jim Johnson Road, Concord, North Carolina addressed the Board. He handed out a packet to the Board. He said the package has the Google Map of A.T. Allen School, 1132 Miami Church Road and Abilene Court intersection, which is the location of the current sign. They are proposing to put in a new electronic programmable sign (see the proposed blue print of the new electronic programmable sign for A.T. Allen).

The PTO has already raised money for this sign and they are excited about it, along with the community. It will show all of the school events, planning and student information to the community.

With the new sign, we will have to rezone to OI instead of AO because of the size of the sign. We are not allowed to have a 32 square foot sign in the agricultural zoning. He would be happy to answer any questions.

Mr. Dagenhart said since the packet was not submitted as a part of the Board packet, he has a question for staff. He asked if NCDOT knew about this sign.

Ms. Morris said the information submitted to NCDOT was strictly based on a rezoning of the property classification. They have not seen or reviewed any type of sign to this point. That would be the next step if the rezoning is approved.

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Mr. Price asked if the brightness of the sign is adjustable or is it just one brightness.

Mr. Kevin Crutchfield, Casco Signs, 9817 Mt. Pleasant Road, Midland, North Carolina addressed the Board. He said the particular software for these school signs are all programmable in the software. You can tell it to turn down to a certain brightness at a certain time, you can tell it to turn off. Anybody who has been by Winecoff Elementary and the other schools, if you notice, if you go past there after 11:00 p.m. the signs are off. It is actually in the software to turn them off at night so that the light does not go into the residential areas and disturb people. In the software itself, you can turn it down and you can program it to turn off and turn on at a certain time of the day.

The Chair is trying to understand; she said based on this drawing, we are being asked to rezone the property in its entirety, to this zoning district, for the dimensional access that is proposed in this sign. She is trying to understand from where it is designed structurally. She asked if they have vetted out that it does require the rezoning. Is there something to the design of it that would not necessitate this rezoning classification?

Mr. Crutchfield said the AO requirements for a sign are that they cannot be more than four feet tall and not more than 28 square feet. So, to accommodate two things; one is you do not want to put a LED Board on the ground, because when people run lawn mowers and stuff out there they will ruin it. The other thing is, we put the same identical sign design up at most of the schools. Because, the school system came up with that plan, that when they do these in the future, they would like them all to look the same and be consistent across the system.

The school system called us and said they would like to put up this sign. We went out there and met with them and gave them all of the ideas. What we did not know at the moment, was that they were not properly zoned for it. We just kind of assumed, unfortunately, that that school is just like any other school in the county and they should be able to have the same sign. So, we started down this path, thinking they could have it and then found out when we had to pull permits that they were not allowed to have it.

In communicating with Planning and Zoning, he thinks what they came up with is the best result and the quickest result and the least expensive result, is to rezone the property to OI.

Ms. Morris said the current AO zoning allows them to have the six feet tall and only 16 feet for the signage. How that is determined is, we draw a block around wherever that signage is. They turned in an initial sketch plan and were told they could not do that. So we started looking at options for them, as far as what they could do, sign wise.

In the OI, if they are successful with the rezoning, they will be allowed to have a max of six feet tall and then the 32 square feet for the actual sign itself.

Mr. Crutchfield said the 32 square feet is for the advertising space, so the columns and stuff on the end do not really count against the sign square footage. It is just decorative and consistent with the designs at Winecoff and the other schools across the county.

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He said the existing sign out there is a brick sign and is about eight feet long and about 42 inches tall and it will be removed if this is approved and replaced with the this new designed sign.

The Chair opened the Public Hearing. There being no further comments the Chair closed the Public Hearing.

There being no further discussion Mr. Aaron Ritchie **MOTIONED, SECONDED** by Ms. Mary Blakeney to **APPROVE**, RZON2016-00001, Request to rezone +/- 28 acres from Agriculture Open (AO) to Office Institutional (OI). The vote was unanimous.

CONSISTENCY STATEMENT:

Based on the staff report and staff presentation, and the presentation from the Applicant, although this rezoning is not consistent with the provisions of the Central Area Land Use Plan, it is nonetheless reasonable and in the public interest.

Ms. Mary Blakeney **MOTIONED, SECONDED** by Mr. Aaron Ritchie to **APPROVE** the Consistency Statement. The vote was unanimous.

Directors Report

Ms. Susie Morris, Planning Manager, addressed the Board stating that we are currently in the process of working on our budget. We will put some money in there for travel and training like we did last year. It is her understanding that the School of Government is going to try to do a couple of road shows again this year. They currently have something going on where you bring your ideas together with a team to talk about urban issues. It did not really fit our model since we are Unincorporated County. It would be more appropriate for the cities to attend that because it was asking that you bring your City Manager and some of your Planning and Zoning people and some staff people and let's figure out how to do infield development.

We will see what else comes down the line. She thinks the folks that went last year enjoyed it and also learned a couple of things. We are looking for more opportunities for this year and will go ahead and budget for that.

We have not been successful in finding anyone to fill the Central Area spot yet. She said if the Board knows of anyone who lives in that area that would be interested in serving on the Board, we will be more than happy to ask them to join us.

Mr. Ritchie asked what area?

Ms. Morris said the Central Area; kind of the edge of Concord down Flow Store Road towards Midland, and then up to Lane Street on the County side, not the Kannapolis side. She said the east side of Interstate 85.

We are going to be working on some Text Amendments. Those of you who are on the Text

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Amendment Committee can look for that this week or next week. We have some clarifications that we need to make and we are also going to start working on the sign ordinance, in light of the Supreme Court decision that came down. Luckily, our Ordinance does not regulate a lot based on content or anything like that, but we are going to look at that anyway. This is a good time to try to take care of both of those issues.

She said the Landscape and the Administrative Chapters are the chapters that we still need to take the first initial look at, like we have done with all of the other chapters, get to working on those and hopefully, simplifying it and making it a little bit easier for people to understand what they need to do.

We are still trying to work on getting together with Midland for the Land Use Plan. To try to co-adopt that plan, so that you are not looking at multiple plans when you are considering rezoning. She said Mt. Pleasant did an update with their plans and we are trying to work with their contracted planning staff to also get something together with them. Also, looking at another small area plan with Harrisburg next year for the area over near the Speedway.

The Board may be asked to attend some additional meetings. We will try to give you plenty of notice ahead of time. She said two of those will probably not start until after July 1st. The Harrisburg Plan is going to Council in February. They may be trying to get a head start on that before the budget year. We will try to let you know ahead of time, as far in advance as we can, if there are any additional meetings that Board will need to attend.

Legal Update

Mr. Koch will bring the Board up to date on legal matters that are still pending.

He said if the Board remembers, the Lodge at Concord, the wedding facility that was in the back of that neighborhood. They had actually asked for an interpretation of the Ordinance and that was affirmed that they could not conduct a wedding facility at that location and they were contending that it was a home occupation; there were several issues in that. They had appealed that, if you recall, it was a Board of Adjustment matter, so it went directly to Superior Court and it is scheduled for hearing on April 11, 2016.

The Carter Towing case was late last year. We have not had a meeting since then, and he thinks that order will be signed here tonight. We will send a copy to them and they will have an appeal period and if they appeal it, we will deal with that one again in Superior Court. If they do not, then we will be checking on that and doing enforcement if they still are in fact operating out there.

The Decomo case did not come before the Board. He said that is a zoning enforcement situation where some people are living in an RV on a piece of property. They claim to be building a house out there as well. There is a foundation that has been there for a long time, but there is no active construction on it. They are actually defending that case, so we are in the pretrial stage.

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Mr. Koch said that is also where we still are with the Little case. If the Board remembers, the big trailer out there across from the Speedway, that has the advertisement for the Mobile Home Park, that one is in the same posture.

The Parra case is another zoning enforcement matter. We obtained an order, requiring him to remove a building that was in the setback on his property. His time to comply expired at the end of last week. He actually showed up in Mr. Koch's office last Friday unannounced and was pleading hardship. Ms. Morris and I talked about it and decided to give him another sixty days. That was the amount of time that he said he needed to be able to comply. So, we took his time period and hopefully, he will do so.

The Shelley matter is still on going. Actually, not much has happened in it since last November. We have been waiting on the Judge to do a scheduling order in that case. He sent us an email and has scheduled a hearing for March 15th on that case; it will not decide it. They are trying to prevent the County from coming on the property to inspect that retaining wall or pool enclosure, or however you characterize it under the building code. It is a very slow moving matter, but at least, it now has a court date to get something else done in it.

Mr. Koch said that is about all we have presently. There are a few other things that might be coming down the pipeline, but these are certainly the main ones.

Ms. Morris notified the Board that Mr. Aaron Hicks, Enforcement Officer is now working at Mecklenburg County. She said if any of the Board members knows anyone who is in the field of zoning, we currently have a Senior Enforcement Officer position open and it is advertised.

There being no further discussion, Mr. Aaron Ritchie, **MOTIONED, SECONDED** by Ms. Mary Blakeney to **ADJOURN** the meeting. The vote was unanimous. The meeting ended at 7:33 p.m.

APPROVED BY:



Ms. Shannon Frye, Chair

SUBMITTED BY:



Arlena B. Roberts

ATTEST BY:



Susie Morris, Planning and Zoning Manager

CABARRUS COUNTY REZONING APPLICATION



RZON2016-00001

JRE
01/25/2016
\$710.70

Instructions

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

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

Process Summary:

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

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

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

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

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

Subject Property Information

Street Address 3939 Abilene Rd, Concord NC 28025
PIN(s) (10 digit #) 55-49-807; 44-20-000
Deed Reference Book 8757 Page 0312
Township # _____

Description of Subject Property

Size (square feet or acres) 28 acres
Street Frontage (feet) Approx 1,700 (1750)
Current Land Use of Property Elementary School - A.T. Allen
Surrounding Land Use AO North Agricultural/residential
-rural South Agricultural/residential
East Agricultural/residential
West Agricultural/residential

Request

Change Zoning From AO To OI

Purpose for Request Request to change zoning from AO to OI for the purpose of enlarging school signage.


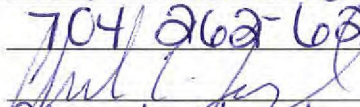
Utility Service

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

Property Owner/Agent/Applicant Information

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

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

Property Owner	Cabarrus County
Address	P.O. Box 707, Concord, NC 28026
Phone	_____
Fax	_____
Signature	 COUNTY MANAGER
E-mail Address	mkpowns@cabarruscounty.us
Agent (if any)	Charles Taylor
Address	4425 Old Airport Rd, Concord NC 28025
Phone	704 788-5703 / 704 262-6193
Fax	704 262-6211
Signature	
E-mail Address	Charles.taylor3@cabarrus.kia.nc.us
Applicant (if any)	_____
Address	_____
Phone	_____
Fax	_____
Signature	_____
E-mail Address	_____

PLANNING STAFF REPORT
CABARRUS COUNTY PLANNING AND ZONING COMMISSION
01/25/2016

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

EXHIBIT B

Petition: RZON2016-00001 Rezoning

Applicant Information: Cabarrus County School System as agent for
Cabarrus County
PO Box 707
Concord, NC 28026

Owner Information: Cabarrus County
P O BOX 707
Concord, NC 28026

Existing Zoning: AO (Agriculture Open)

Proposed Zoning: OI (Office Institutional)

Permitted Uses: All uses in the AO zoning district are currently permitted on the site. Elementary schools are considered a conditional use and require approval from the Board of Adjustment. A Conditional Use Permit was filed in 2008 to construct an elementary school on the site.

PIN#: 5549-80-7442

Area in Acres: 28

Site Description: The site is currently developed and used as the AT Allen elementary school.

Adjacent Land Use: North: Vacant, Residential, Heavily Wooded
West: Vacant, Agricultural, Residential, Heavily Wooded
South: Vacant, Residential, Agricultural
East: Vacant, Residential, Heavily Wooded

Surrounding Zoning: North: AO (Agriculture Open)
East: AO (Agriculture Open)
South: AO (Agriculture Open)
West: AO (Agriculture Open)

Utility Service Provider: City of Concord

Exhibits

Exhibit A: Application
Exhibit B: Staff Report
Exhibit C: Land Use Map
Exhibit D: Aerial Map
Exhibit E: Zoning Map
Exhibit F: Letter to Adjacent Property Owners
Exhibit G: Adjacent Parcel List

Intent of Zoning Districts

AGRICULTURAL/OPEN SPACE (AO):

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

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

OFFICE/INSTITUTIONAL:

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

Proposed District Rationale: This district is used to provide for low intensity office and institutional uses that can be complementary to adjacent residential land use. This district features employment options and essential services which require a moderate number of average

daily trips. These uses will have a minimum impact on the surrounding area because these trips will generally occur during regular business hours, thus, not competing with residential traffic at peak hours or on weekends. This district should be located adjacent to residential districts or in areas where its use would serve as a transition between residential land uses and higher intensity non-residential land uses. Higher intensity non-residential land uses may include commercial districts, light industrial or mixed use districts. When bordering residential districts or residential developments, care should be taken to assure natural or manmade buffering and architectural compatibility so that the nonresidential activities are not a nuisance to residential use.

Agency Review Comments

Fire Review: No Comments Received

NCDOT Review: No Comments Received

Land Use Plan Analysis

The Central Area Plan designates this parcel as Rural Residential. This area is comprised mostly of lands determined to remain agrarian in the future. Residential uses may be allowed but only to support agrarian purposes and are not the predominant use. Therefore, residential uses are provided only at the very lowest densities.

The predominant uses in the Rural Residential district are agricultural and single-family residential, with densities up to 1 unit per 3 acres, or up to 1 unit per 2 acres provided additional development standards are met.

Characteristics of the Rural Residential District include the following:

- Open space consisting of large stands of trees, other naturally vegetated areas and fields and pastures preserved
- Scenic views maintained
- National Heritage Inventory (NHI) sites are protected
- Agricultural uses are present
- Natural features are avoided by development
- Clustering is a common approach to development design
- Architecture is not a dominant feature of the landscape, but large and sometimes unique structures are used for orientation
- Historic structures and properties are identified and preserved
- Typically, two-lane roads with shoulder and ditch (no curb and gutter)

Conclusions

The proposed rezoning is not consistent with the intent of the Central Area Plan. However, the subject property currently supports an operational elementary school.

A Conditional Use Permit was issued for the construction of an elementary school in 2008.

The current zoning designation is a residential zoning designation.

The Cabarrus County Zoning Ordinance classifies an elementary school as an Institutional, Civic and Public Use. This type of use is permitted in the AO, CR, LDR, MDR, HDR and OI zoning districts as a Conditional Use.

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

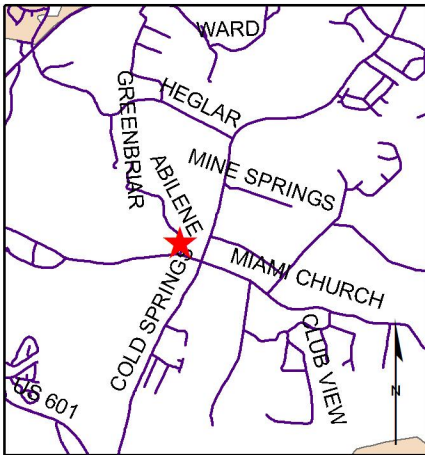
Future Land Use Map

Exhibit C



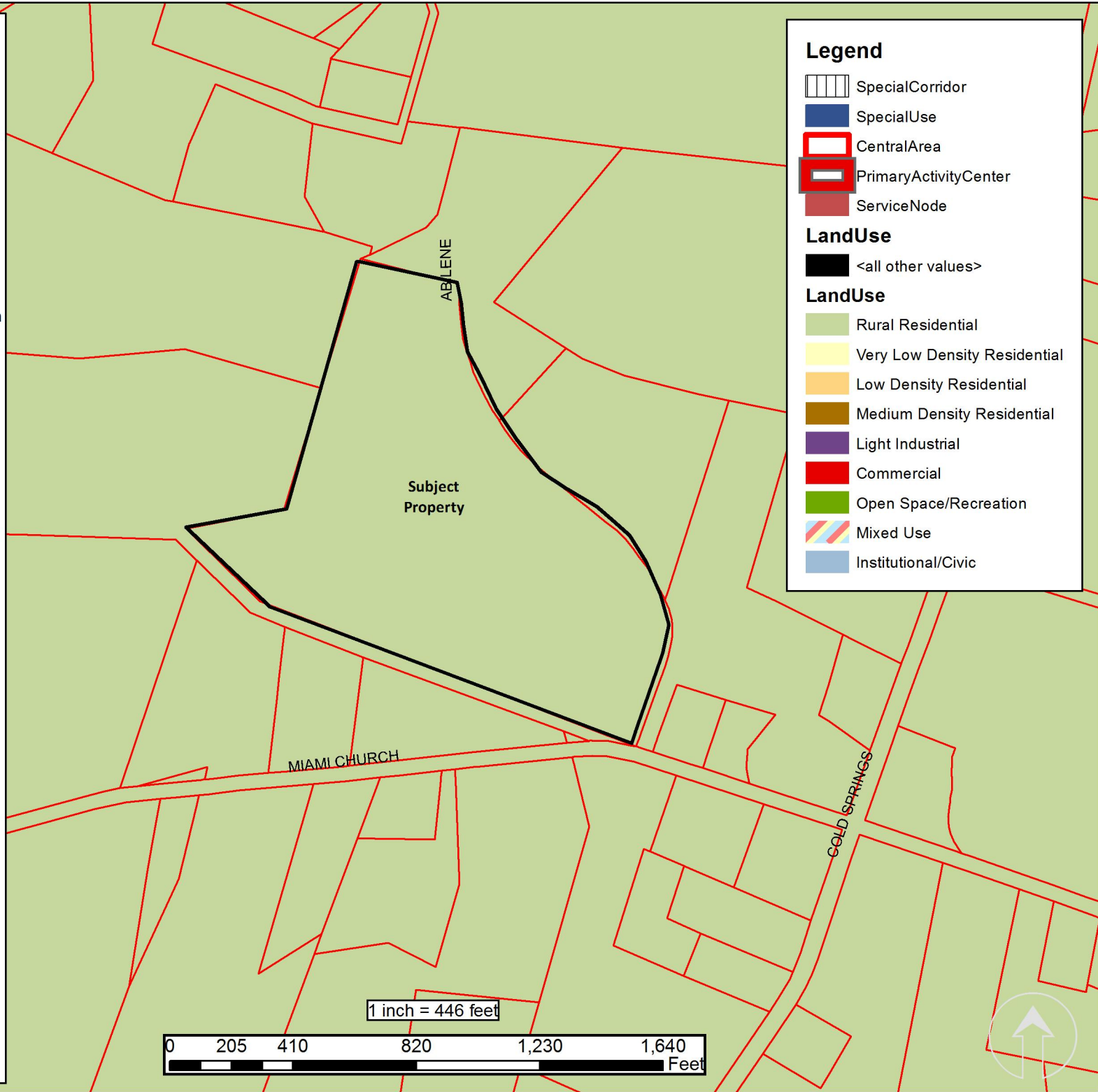
Applicant: Cabarrus County School System
 Owner: Cabarrus County
 Case: RZON2016-00001
 Address: 3939 Abilene Rd.
 Purpose: Rezoning from AO to OI
 PIN: 5549807442

PARCEL LINES



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
 January 25, 2016



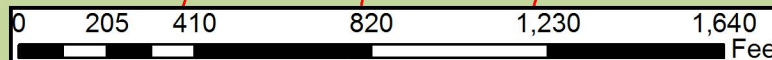
Legend

- SpecialCorridor
- SpecialUse
- CentralArea
- PrimaryActivityCenter
- ServiceNode

LandUse

- <all other values>
- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Light Industrial
- Commercial
- Open Space/Recreation
- Mixed Use
- Institutional/Civic

1 inch = 446 feet





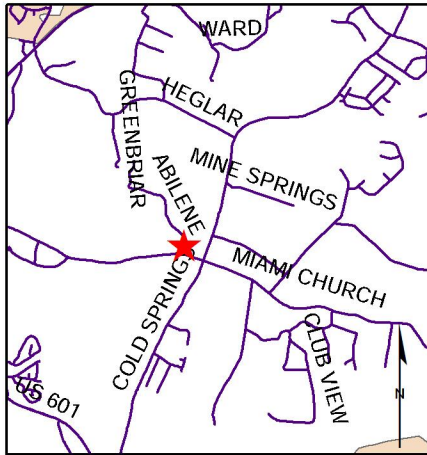
Aerial Map

Exhibit D



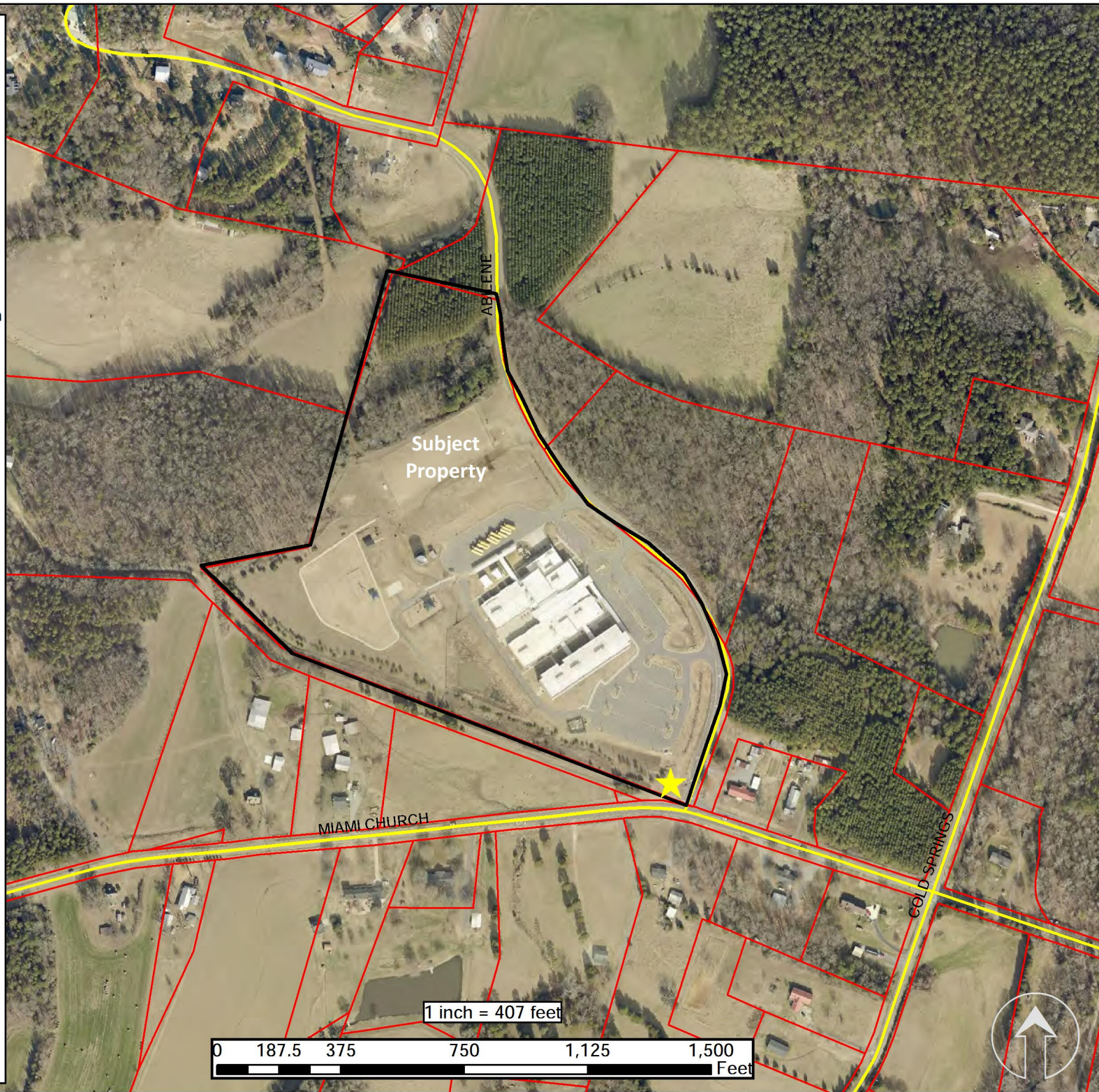
Applicant: Cabarrus County School System
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PIN: 5549807442

-  PARCEL LINES
-  STREETS CENTERLINE

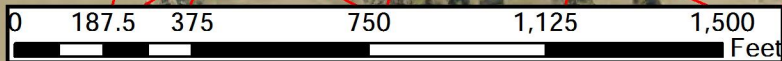


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Map Prepared by Cabarrus County Planning & Development
January 25, 2016



1 inch = 407 feet

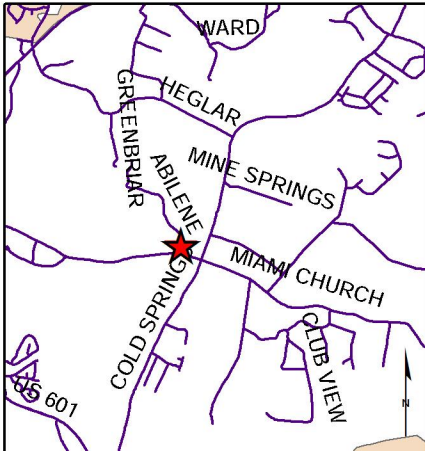


Zoning Map

Exhibit E



Applicant: Cabarrus County School System
Owner: Cabarrus County
Case: RZON2016-00001
Address: 3939 Abilene Rd
Purpose: Rezoning from AO to OI
PIN: 5549807442



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Map Prepared by Cabarrus County Planning & Development
January 25, 2016





Dear Cabarrus County Property Owner:

The Cabarrus County Planning and Development Department has received a request for a **Rezoning** for property located **adjacent** to your property. The specifics of the request are listed below.

The Cabarrus County Planning and Zoning Commission will consider the **Rezoning** request on Tuesday, February 09, 2016 at 7:00 PM. This meeting will be held in the Commissioners Meeting Room located on the second floor of the Governmental Center at 65 Church Street SE, Concord, NC 28025. A Public Hearing will be conducted as part of the consideration of the request and public input will be received during that time. If you have any comments or questions related to the request, you should plan to attend the meeting.

Applicant:	Cabarrus County
Case Number:	RZON2016-00001
Property Address:	3939 ABILENE RD, CONCORD, NC 28025
Parcel Number:	55498074420000
Existing Zoning:	AO (Agriculture Open)
Proposed Zoning:	OI (Office Institutional)
Description:	Rezoning of the subject property from AO to OI in order to increase the size of the property sign to 32 sqft.

If you have any questions regarding this request or the public hearing process please feel free to contact me at **(704) 920-2141**.

Sincerely,

Jason Earliwine

*If reasonable accommodations are needed
please contact the ADA Coordinator at **(704) 920-2100** at least 48 hours prior to the public hearing.*

ADJACENT PARCEL OWNER LIST							
PIN#	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	ST	Zip
55488967730000	MILLS PEGGY C (LF EST)		3650 MIAMI CHURCH RD		CONCORD	NC	28025
55488964480000	GREENE MICHAEL O & JUDY C		3716 MIAMI CHURCH RD		CONCORD	NC	28025
55498145810000	BASS WILLIAM CALE		3890 ABILENE ROAD		CONCORD	NC	28025
55498193060000	CARTER CRAIG A & WIFE	CARTER SHANNON BARRINGER	8271 QUAIL HOLLOW DRIVE		HARRISBURG	NC	28075
55497142960000	AVETT TIMOTHY SETH		3879 ABILENE RD		CONCORD	NC	28025
55499062770000	BARRINGER CHAD C	BARRINGER LYNN B/WIFE	3933 MIAMI CHURCH RD		CONCORD	NC	28025
55488937170000	MILLS BRYAN D		3663 MIAMI CHURCH RD		CONCORD	NC	28025
55489947710000	BARRINGER NORRIS FRANKLIN	BARRINGER KAY A WF	3919 MIAMI CHURCH RD		CONCORD	NC	28025
55497075780000	FOX CREEK II LLC		3879 ABILENE RD		CONCORD	NC	28025
55487938910000	GOLDEN MEAN PROPERTIES LLC		C/O SCOTT Y AVETT	3879 ABILENE RD	CONCORD	NC	28025
55489838660000	BEAVER BESS CLINE	BEAVER BESS ESTATE OF	P O BOX 981		CONCORD	NC	28026

CABARRUS COUNTY
ZONING



NOTICE
Pet # RZON2016-00001
FOR DETAILS CALL
704 - 920 - 2141

01/26/2016