



## **Cabarrus County Government**

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Cabarrus County Planning and Zoning Commission Meeting  
December 10, 2019 @ 6:30 P.M.  
Board of Commissioners Meeting Room  
Cabarrus County Governmental Center

### Agenda

1. Roll Call
2. Approval of November 12, 2019, Planning and Zoning Commission Meeting Minutes
3. Approval of Granting Order and Findings of Fact for CUSE2019-00004, Conditional Use Permit for a Wireless Telecommunications Tower
4. Approval of Granting Order and Findings of Fact for RZON2019-00002, Request for rezoning from Agriculture Open (AO) to Limited Industrial Conditional Use (LI-CU)
5. **New Business – Planning Board Function:**
  - A. RZON2019-00003 – Request for rezoning from Limited Industrial/Special Use (LI-SU) and Agricultural Open Space (AO) to Limited Industrial (LI). Owner/Applicant: Henry Furr and TKP Properties LLC. Located at 5995 NC HWY 200 and 7201 and 7075 Henry Furr Drive. PIN#:5567-03-3984, 5567-03-4644, 5557-94-9069 and 5567-04-2460
6. Directors Report
7. Legal Update



## Cabarrus County Government – Planning and Development

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### Planning and Zoning Commission Minutes December 10, 2019

Mr. Jeffrey Corley, Chair, called the meeting to order at 6:30 p.m. Members present, in addition to the Chair, were Mr. Adam Dagenhart, Ms. Holly Grimsley, Mr. David Hudspeth, Mr. James Litaker, Mr. Andrew Nance, Ms. Ingrid Nurse, Mr. Chris Pinto, Mr. Charles Paxton, Mr. Brent Rockett and Mr. Steve Wise. Attending from the Planning and Zoning Division were, Ms. Susie Morris, Planning and Zoning Manager, Mr. Phillip Collins, Senior Planner, Mr. Brett Hicks, Zoning Enforcement Officer, Ms. Arlena Roberts, Clerk to the Board, and Mr. Richard Koch, County Attorney.

#### Roll Call

#### Approval of November 12, 2019 Meeting Minutes

Mr. James Litaker, **MOTIONED, SECONDED** by Mr. Andrew Nance, to **APPROVE** the November 12, 2019, meeting minutes. The vote was unanimous.

Mr. James Litaker, **MOTIONED, SECONDED** by Ms. Holly Grimsley, to **APPROVE** the Findings of Fact and the Granting Order for CUSE2019-00004, Conditional Use Permit for a Wireless Telecommunications Tower. The vote was unanimous.

Mr. James Litaker, **MOTIONED, SECONDED** by Mr. Brent Rockett, to **APPROVE** the Findings of Fact and the Granting Order for RZON2019-00002, Request for rezoning from Agriculture Open (AO) to Limited Industrial Conditional Use (LI-CU). The vote was unanimous.

#### Planning Board Function:

The Chair introduced RZON2019-00003 – Request for rezoning from Limited Industrial/Special Use (LI-SU) and Agricultural Open Space (AO) to Limited Industrial (LI). Owner/Applicant is Henry Furr and TKP Properties LLC. Located at 5995 NC Hwy 200 and 7201 and 7075 Henry Furr Drive. PIN#: 5567-03-3984, 5567-03-4644, 5557-94-9069 and 5567-04-2460.

Mr. Phillip Collins, Senior Planner addressed the Board presenting the staff report for RZON2019-00003.

The subject property is partially occupied by two businesses and partially vacant. He showed on the map where the two businesses and the two vacant parcels are located. There is a small portion of floodplain that extends across Mt. Pleasant Road and onto the subject property (he

showed on the map). He said it is a very small area of floodplain.

The subject property is not located in a watershed and there are no regulated streams on the property, per GIS. Part of the property does show an identified Natural Heritage Area with the potential for Georgeville Sunflowers to be present (he showed the Natural Heritage area on the map).

The adjacent land uses consistent of rural residential, commercial and industrial uses and there is also vacant property surrounding the subject property.

The surrounding zoning consist of AO, CR and Mount Pleasant RE Districts.

He said with regard to the intent of the zoning districts, the Ordinance states that the limited industrial district provides for both large and small scale industrial and office development. The primary distinguishing feature of this district is that it is geared to indoor industrial activities, which do not generate high levels of noise, soot, odors or other potential nuisances/pollutants for impacting adjoining properties. It is typically, located in areas of the county with infrastructure available, including higher volume roadways, water and sewer. Light industrial districts may border the higher density residential districts only when an effective buffer exists. For example, a natural structural feature such as a sharp break in topography, strips of vegetation or traffic arteries. In no case, would a limited industrial district be located where the result is industrial or commercial traffic penetrating a residential neighborhood.

The Ordinance also states that the rationale for the LI district is to provide a location for light industrial uses such as assembly operations, storage and warehousing facilities, offices and other light manufacturing operations.

Obviously, the two are the same except for the uses that were allowed in LI-SU. Basically, they eliminated some of the uses that would be allowed under LI back in 2004 when they originally rezoned it.

The Ordinance states that Agriculture Open Space district is comprised mostly of land 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 farm land and undeveloped forested land of the county. Public utilities will not be planned for in 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.

The Ordinance further states that the rationale for the AO District is that 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 use 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.

He said you can see in the agency review comments that NCDOT and the Soil and Water Conservation District has some comments but those will be addressed at the time of development; when plans are submitted for development later on down the road.

The subject property is located in the Eastern Planning Area (Plan). The Plan designates the subject property, and other properties along the Mt. Pleasant Road South and NC Highway 200 corridors, as Low Density Residential. Low density developments or cluster type neighborhoods will help to preserve open space in these areas. Recommended densities are two units per acre or less.

The proposed rezoning to the LI district is not consistent with the intent of the Eastern Area Land Use Plan (EAP). However, there are two existing businesses that would be permitted in the LI district on the subject property and portion of the subject property was part of a rezoning to LI-SU in 2004.

The developed portions of the site are currently used for businesses permitted within the LI district. The remaining portions of the subject property are vacant. A rezoning to LI would bring the existing businesses into compliance with the Zoning Ordinance and permit more development opportunities to the site overall. Also, the LI-SU portion of the subject property would no longer be tied to the original site plan if a rezoning to conventional LI was approved.

A portion of the subject property was part of a larger rezoning in 2004 to LI-SU. According to the original staff report, the purpose of the request was to rezone to LI-SU in order to construct an additional Multi-Tenant Commercial Building and to allow additional uses to occur on the property. This request restricted the permitted uses of the 2004 LI-SU district to the uses listed in the staff report.

A site plan was presented and adopted as part of the LI-SU Zoning District rezoning. The adopted site plan is connected to the zoning district and runs with the property. No deviations from the adopted site plan are permitted without Board of Adjustment approval. The proposed rezoning would eliminate the need for Board of Adjustment approval when there are proposed changes to the site or building occupancy for the part of the property zoned LI-SU. Reviews for changes to the site, if the property is rezoned, would be administrative since the property would be zoned LI, which is a general zoning district.

The original site plan approved with the rezoning in 2004, included the property to the south and



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west of subject property (at the intersection of Mt Pleasant Road S. and NC Highway 200). At the time of the 2004 rezoning, the subject property to be rezoned was one parcel. Since that time, the property has been subdivided separating that portion fronting on Mt Pleasant Road S. and NC Highway 200. That portion is not included in the current request, that portion on this section of the property was rezoned in 2004. Also, there was a shifting of the property line to include a portion of the AO property to the north to accommodate an addition to the existing building.

The original request included three buildings; an existing 2,400 square-foot building which is located within this request, a new metal 24,000 square-foot building which is not included with this request, is down on the other section of the property that was included in 2004. A proposed 24,000 square-foot building which appears to be on both properties and now the new property line goes right on through there (showed on the map). It appears that that building would have straddled the line as it is today; but that building obviously, was never constructed.

The existing business in the AO zoned area would be considered a non-conforming use under the current zoning. The property was originally permitted in 2001 as a race shop complex (as indicated by the tax records) which is permitted within the AO district with the issuance of a conditional use permit. However, the use of the site has changed since that time and it is now used for a contractor's storage yard. Contractor's storage yards are not permitted within the AO zoning district but are permitted within the LI. The proposed rezoning would bring the current use of the subject property into better compliance.

The AO property was not intended to be included with the original LI-SU request in 2004. The building was existing at the time and in compliance with the Zoning Ordinance at that time.

This is a conventional rezoning request, therefore all uses permitted in the LI zoning district would be allowed on the subject property if the proposed rezoning is 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.

The Chair said the Mt. Pleasant residential estate (RE) zoning to the north, would that be similar to our countryside residential?

Mr. Collins thinks RE minimum lot size is one acre, so it is probably like LDR or CR.

The Chair asked if the applicant had a presentation to give.

Mr. Collins said they do not unless the Board has questions.

The Chair asked if there were any questions for the applicant before he opened the public hearing.

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Mr. Adam Dagenhart asked if there was any intended use for the new building that the applicant is proposing.

Mr. Tim Furr, Applicant, 5615 Shore View Drive Concord, NC, addressed the Board. He said they want to build a building for equipment storage, things like that, to be able to service their equipment.

Mr. Paxton asked what type of business it was.

Mr. Furr said landscaping and grading.

The Chair opened the public hearing. There being no one to speak in favor of or against the public hearing the Chair closed the public hearing.

Mr. Dagenhart said going with a straight rezoning and all of those uses, he has great heartburn over. It seems like the applicant has an intended use, seems like maybe they should narrow their focus. He does not feel comfortable doing the whole 18 acres for all those proposed uses. A conditional use for what they want may seem like a better option, as opposed to a straight rezoning.

The Chair said just to be clear, the concern is not necessarily the use as presented, but just the straight rezoning to allow the entire use table.

Mr. Dagenhart does not have a problem with what his current business is, but to have 18 acres and then that two or three pages of potential uses that are permitted by right use; they would not have to come back before the Board. He said with all of that residential zoned around it, he has concerns there. Especially, with the way the parcels are laying now or will lay after this is done.

Mr. David Hudspeth said is there something that needs to come into compliance; what use is that?

Mr. Collins said the contractor's storage yard. He showed it on the map; it is operating right now as a nonconforming use; right now.

Mr. Hudspeth said it is not in the district that has already been applied.

Mr. Collins said no, the green area is all AO.

Mr. Hudspeth said would it be in compliance if that current use that they have on the smaller part is extended to the whole thing?

Mr. Collins thinks so.

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Mr. Dagenhart said but would they meet the requirements for setbacks and landscaping, because it meets up with residential. He said the aerial may show some, but he does not know what.

Mr. Collins thinks there is existing, but they may have to do some. But, right now, they do have enough buffer.

Mr. Dagenhart said is that where the race shop was previously?

Mr. Collins said yes.

The Chair said there was a small area plan for that area?

Mr. Collins said it is an older plan and it is very general.

Mr. Collins said he misspoke, actually the contractor storage yard is not allowed in the 2004 LI-SU, so it is also like a nonconforming use right now. The rezoning to LI would make both of them come into compliance.

The Chair said to Mr. Dagenhart's point, we have the ability with the straight rezoning to fix that. The down side of that would be opening up all of those uses in LI, even though that is a contractor storage yard today, as the applicant stated. We lose all control of what that might become in the future.

He asked Mr. Dagenhart if that is what he understands his general concern would be.

Mr. Dagenhart said that is correct.

Mr. Brent Rockett is inclined to agree with Mr. Dagenhart's comments, that in some ways this seems to him to be a better option, to not be a straight rezoning and be a conditional use that would allow us to control that. Given the size and the proximity to the residential and other factors included in the staff report, he is inclined to agree with Mr. Dagenhart.

The Chair asked if the applicant would be interested in pursuing this as a conditional use. Once the Board votes yay or nay, we are committed to that decision. There is a process to make this become a conditional use.

Mr. Furr said he guesses what the Board is asking is if they would want to go to LI-SU like our existing property is that is already zoned LI-SU or would we just have the site plan and specific uses?

The Chair said it would be a site plan and specific uses; that is correct. We would narrow that use table down to a much smaller, more manageable, more acceptable list for what the Board feels they would approve.

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Mr. Furr said if we do that, then anytime that we do anything we would have to come before the Board?

The Chair said if it is in that conditional use list you would not. If was not on that list you would indeed have to come back.

Mr. Furr said okay

Ms. Morris said there are two things:

1. It would have to be on the list that you present to the Board; one of those uses.
2. Whatever is on the plan, it would have to match what is on the plan.

She said those are the two conditions for you to not have to come back to the Board.

The Chair said the Board understands what you are trying to accomplish, and he thinks we can still get there with something that they are little more comfortable with.

Mr. Furr said Mr. VonCannon is a landowner as well so we will make sure.

Mr. Chad VonCannon, 203 Vanderbolt Avenue, Locust, NC, addressed the Board stating his use is the storage building next to the race shop, which is currently his contractor storage. He is just going to build one building. What they do down the road is up to them. He has seven acres of the total 17 acres.

Mr. Furr said if the straight rezoning is not what the Board wants to do, then they will do what they have to do to make it work.

The Chair said the proper thing to do would be to table. The Board would vote to table and then it would come back to us.

Ms. Morris said if the applicant agrees to table the case, then we do not have to re-advertise, because it is actually going to be more restrictive than what was initially proposed. The Board may want to ask for some general time frame; whether that is 60 days or 90 days or however long they think it will take them to come back. Typically, an applicant can table twice and then they would have to start over again with the fees and we would re-advertise at that point.

She is not sure where they are in the process, or if they have any kind of a timeline in mind as to when they might be able to come back with the site plan and with that different list of uses.

Mr. VonCannon currently has no plans to build a building, it is vacant property right now. He does not know that he is going to have a plan in the next 30 to 60 days. But all he is going to do is build one building adjacent to that race shop for storage that is all it is. Currently, his property

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is zoned agricultural. He said for him to go to light industrial, it gets him back into compliance with how the building is currently being used.

Mr. Dagenhart suggest that on the conditional use list, they make it really, really narrow since they do not have a plan. So, whatever you are wanting to build, find that use on that table and maybe one or two that are pretty close and that should narrow it down.

Ms. Morris said what you bring to the Board has to show the proposed buildings or you are going to be back in front of them and paying again.

Mr. Furr said they understand that.

Mr. Dagenhart said when you say that Ms. Morris, you do not mean i.e.; like the current plan that they have in here with the sketch drawing.

Ms. Morris said no. It is a full blown site plan showing your landscape, parking and your building locations and if stormwater comes into play, then you will also have to get your stormwater permit from the state. There are a lot of things that comes along with that particular process, because essentially, once it is approved you are vested under that plan.

The Chair said just to be clear, they do not anticipate building anytime soon, so they would have to come back with a conditional use permit and have a site plan, correct?

Ms. Morris said that is correct and at this point if our legal says it is okay, it sounds like the best thing to do is maybe to table it indefinitely. Apparently, they are working with an engineer at this point and they can keep us apprised of when they are ready to come back and then we can work with them to get everything together and come back to the Board.

Mr. Richard Koch, County Attorney, thinks that is fine. We need to have them come back up and state that they are in agreement.

Mr. Dagenhart asked if there are any violations on the property as they are working on it. He does not want to create a situation.

Mr. Morris said we have not issued any violations because they were going through the process of trying to rectify those through the rezoning. We could stay those violations pending them working on this and moving it forward to try to come into compliance.

Mr. Dagenhart said within a reasonable timeframe.

Ms. Morris said correct. If the Board would like to stipulate what that timeframe is or set some markers, you are more than welcome to do so.

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The Chair said taking Legal's guidance, I guess what we are asking then, is if the action would be that we would table this indefinitely, which would still allow you some efficiencies when you are ready to come back and come back in with the plan. He asked the Mr. Furr if that was acceptable.

Mr. Furr and Mr. VonCannon both said that is acceptable.

Mr. Rockett asked staff to ask the applicant what they believe would be an acceptable timeframe so that we could make note of that in this tabling.

Mr. Furr said he has a site plan that they have been working with already, and an engineer that they have been working with, so he does not think it will take too long to get everything the way the Board could see it. We have our driveway permit, erosion control permit, all that stuff has already been approved by the state. All we need is this Board's approval, so we are going to get what we need and should be good to go.

The Chair said they will have to have those material to staff 30 days in advance? So, if we did 90 days it would have to be submitted within 60 days, is that correct?

Mr. Morris said that is correct. Yes, if you expect to see it back in 90 days they would have to have everything completed including the permits from the state, including Mr. VonCannon's additions to the plan, where his building will be located if that is not part of it now. The unknown is whether or not that changes any of their permitting with the state because we have not seen those plans or what they have submitted or what they are working on.

She thinks there are some details that need to be worked out. But, she would think that 90 to 120 days maybe reasonable and if nothing else, we can put it back on the agenda at that time and provide the Board with an update on the case status.

Mr. Dagenhart asked the applicant if they could have something to staff within 90 days.

Mr. Furr said thinks they could have something to staff within 90 days.

Mr. Dagenhart said you would have to have it to them in 90 days in order to have it to the Board in 120 days.

Mr. Furr said 90 to 120 days would be fine.

Ms. Morris said that would be the April 2020 meeting.

Mr. Furr said if this is on the LI-SU would they have to go before the Board of Commissioners as well? If I went straight LI, I would have to go before the Board of commissioners, correct?

The Chair does not think either one.

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Ms. Morris said the only way that it would go to the Board of Commissioners is if you did not receive expedited voting and if it was a split vote, which is why those plans will need to show everything and the list of uses will need to be shorter. Because, that only allows you two votes, to get the expedited vote and if it is a split vote or if you do not receive the expedited vote, then it goes to the Board of Commissioners.

As long as this Board is comfortable with your plans and what you are presenting, then hopefully, it will stay at this level.

Mr. Furr said okay.

The Chair said so, the discussion there was for 120 days, which would put it back on the April 2020 agenda, which gives them 90 days to submit that package.

There being no further discussion, Mr. James Litaker **MOTIONED, SECONDED** by Ms. Holly Grimsley to **TABLE** RZON2019-00003, request for rezoning from LI-SU and AO to LI until the April 2020. The vote was unanimous.

**Directors Report:**

Ms. Susie Morris addressed the Board giving updates concerning the Census. She said they have some positions available, if the Board knows of anyone who is looking for a position, they are hiring now in this area and are having a lot of trouble getting people. They are going to be having some hiring blitzes where people are going out in the neighborhoods actually putting up door hangers.

It is her understanding that it pays between \$16 and \$18 dollars per hour. It is not all enumerators that go and canvas, there is administrative work in offices too. If the Board knows of anyone that may be interested let them know, she thinks it is at [Censusjobs.gov](http://Censusjobs.gov).

The Complete Count Committee, received boxes and boxes of stuff at our PIO's office. At that meeting, we talked about having kind of a stop in and pickup materials and take it back to your organization day. She thinks we will probably be able to that sometime in February or maybe sooner.

For the board members that took part in those meetings, or that would like to take anything back to you civic, social or church groups, we should have that information. Maybe we can bring some of it down here.

Ms. Morris did not have any volunteers for the Text Amendments Committee. Since everyone is here this evening, would anyone like to volunteer?

Ms. Grimsley asked what that entails.

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Ms. Morris said the Text Amendment Committee is automatically made up of the three leadership positions and a volunteer.

Ms. Grimsley thinks the three leadership positions are enough.

Ms. Morris said if we want that to be our group, that is fine, but we normally have a fourth person as well. We can roll with three if we need too, if anyone is interested since we had some people absent last month, let her know. We do need to start working on the 160D changes.

We did not have anyone turn in any active cases for January, but she may try to have some of the text amendments ready.

She said Mr. David Troutman with the Health Alliance is retiring at the end of the month. Chrystal Swinger has been appointed as the new Environmental Health Director.

**No Legal Update**

There being no further discussion, Ms. Holly Grimsley **MOTIONED, SECONDED** by Mr. Andrew Nance to **ADJOURN**. The vote was unanimous. The meeting ended at 7:05 p.m.

**APPROVED BY:**



Mr. Jeffrey Corley, Chair

**SUBMITTED BY:**



Arlena B. Roberts

**ATTEST BY:**



Susie Morris, Planning and Zoning Manager



PLANNING STAFF REPORT  
CABARRUS COUNTY PLANNING AND ZONING COMMISSION  
12/10/2019

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

**Petition: RZON2019-00003 Rezoning**

Applicant Information:	Henry and Annette Furr 5615 Shoreview Drive Concord, NC 28025 & TKP Properties, LLC Chad VonCannon 203 Vanderbilt Avenue Locust, NC 28097
Owner Information:	Henry and Annette Furr 5615 Shoreview Drive Concord, NC 28025 & TKP Properties, LLC Chad VonCannon, Manager 203 Vanderbilt Avenue Locust, NC 28097
Existing Zoning:	LI-SU (Limited Industrial Special Use) & AO (Agricultural / Open Space)
Proposed Zoning:	LI (Limited Industrial)
Permitted Uses:	All uses permitted in the LI zoning district would be permitted on the subject property.
Parcel ID Numbers:	5567-04-4246, 5557-94-9069, 5567-03-3984 & 5567-03-4644
Property Address:	7201 & 7075 Henry Furr Drive & 5995 NC Highway 200
Area in Acres:	± 18.02
Site Description:	The subject property is partially occupied by two businesses (contractor's storage yards at 7075 & 7201 Henry Furr Drive) and partially vacant. There is a small portion of floodplain that extends across Mt. Pleasant Road and onto the subject property (covering a small portion of the driveway). The subject property is not located in a watershed and there are no regulated streams on the property, per GIS. Part of the property does show an identified Natural Heritage Area with the potential for Georgeville Sunflowers to be present.

Adjacent Land Use:	<p>North: Rural Residential &amp; Vacant</p> <p>East: Commercial (auction house) &amp; Residential</p> <p>South: Industrial (multi-tenant building) &amp; Vacant</p> <p>West: Rural Residential (including an old auto repair shop currently used by the owner for personal interest) and Vacant</p>
Surrounding Zoning:	<p>North: AO (Agriculture/Open Space) &amp; Mt Pleasant RE (Residential Estate)</p> <p>East: AO (Agriculture/Open Space)</p> <p>South: AO (Agriculture/Open Space) &amp; LI-SU (Limited Industrial Special Use)</p> <p>West: AO (Agriculture/Open Space), Countryside Residential (CR), Mt Pleasant RE (Residential Estate) &amp; LI-SU (Limited Industrial Special Use)</p>
Utility Service Provider:	The existing structures are currently served with well and septic. If the vacant portions of the subject property were to develop, well and septic would also be used.

### 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  
 EXHIBIT F – Zoning Signs  
 EXHIBIT G – Original Site Plan (LI-SU)  
 EXHIBIT H – Soil and Water Conservation District Comments (Natural Heritage Area Identified)

### Intent of Zoning Districts

#### EXISTING DISTRICTS:

#### LIMITED INDUSTRIAL – SPECIAL USE (LI-SU)

This district provides for both large and small scale industrial and office development. The primary distinguishing feature of this district is that it is geared to indoor industrial activities which do not generate high levels of noise, soot, odors and other potential nuisances/pollutants for impacting adjoining properties. It is typically located in areas of the county with infrastructure, i.e., higher volume roadways, water and sewer. Light industrial zones may border higher density residential zones only when an effective buffer exists, for example, a natural structural feature such as a sharp break in topography, strips of vegetation or traffic arteries. In no case, would a limited industrial zone be located so as to result in industrial/commercial traffic penetrating a residential neighborhood.

**RATIONALE**

This district provides a location for light industrial land uses such as assembly operations, storage and warehousing facilities, offices and other light manufacturing operations.

The portion of the property that has an LI-SU zoning designation is currently restricted to the following uses:

Automobile Supplies	
Car Wash	Repair shop, Automobile
Farm Machinery Repair	Repair Shop, Small Engine
Machine Welding Shop	Repair Shop, Farm Equipment
Manufacturing and Processing	Warehouse, Enclosed
Multimedia Production	Communication Tower
Office / Professional	Mobile Office, Temporary
Parking Lot Commercial or Private	Self-Storage Facilities
Printing & Reprographic Facilities	Truck & Heavy Equip. Sales / Service
Race Shop / Complex	

**AGRICULTURAL/OPEN (AO)**

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

**RATIONALE**

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

## **PROPOSED DISTRICT: LIMITED INDUSTRIAL (LI)**

This district provides for both large and small scale industrial and office development. The primary distinguishing feature of this district is that it is geared to indoor industrial activities which do not generate high levels of noise, soot, odors or other potential nuisances/pollutants for impacting adjoining properties. It is typically located in areas of the county with infrastructure available, including higher volume roadways, water and sewer. Light industrial districts may border the higher density residential districts only when an effective buffer exists. For example, a natural structural feature such as a sharp break in topography, strips of vegetation or traffic arteries. In no case, would a limited industrial district be located where the result is industrial or commercial traffic penetrating a residential neighborhood.

### **RATIONALE**

This district provides a location for light industrial land uses such as assembly operations, storage and warehousing facilities, offices and other light manufacturing operations.

### **Agency Review Comments**

#### **Planning Review:**

*Staff Report, Phillip Collins, Senior Planner Cabarrus County*

#### **NCDOT Review:**

*We don't have any issues with proposed except the following:*

- If and when these properties would redevelop we would like to look at the proposed development for updated driveway permit. Any new development could possibly increase traffic to the point roadway infrastructure improvements might be required.*
- If there is any objection to this from land owners then we would recommend that they go ahead and build turn lanes (right and possibly left) to accommodate future development.*

*Marc Morgan, NCDOT*

#### **Fire Marshal Review:**

*No comments, Matthew Hopkins, County Fire Marshal*

#### **EMS Review:**

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

#### **Sheriff's Office Review:**

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

#### **Soil and Water Review:**

*The soils on this property are rated at very limited due to the depth to soft bedrock and shrink-swell tendencies.*

*“Soil surveys can be used for general farm, local, and wider area planning. Onsite investigation is needed in some cases, such as soil quality assessments and certain conservation and engineering applications.”  
-Web Soil Survey operated by the USDA Natural Resource Conservation Service.*

*Also, note that there is a Natural Heritage Site on the road frontage of Mt. Pleasant Road S of this property. This needs to be considered when planning construction.*

*Tammi Remsburg, Cabarrus County Resource Conservation Manager*

### **Land Use Plan Analysis**

The subject property is located in the Eastern Planning Area (Plan). The Plan designates the subject property, and other properties along the Mt Pleasant Road South and NC Highway 200 corridors, as Low Density Residential. Low density developments or cluster type neighborhoods will help to preserve open space in these areas. Recommended densities are two units per acre or less.

The proposed rezoning to the LI district is not consistent with the intent of the Eastern Area Land Use Plan (EAP). However, there are two existing businesses that would be permitted in the LI district on the subject property and portion of the subject property was part of a rezoning to LI-SU in 2004.

### **Conclusions**

- The developed portions of the site are currently used for businesses permitted within the LI district (contractor’s storage yards). The remaining portions of the subject property are vacant. A rezoning to LI would bring the existing businesses into compliance with the Zoning Ordinance and permit more development opportunities to the site overall. Also, the LI-SU portion of the subject property would no longer be tied to the original site plan if a rezoning to conventional LI was approved.
- A portion of the subject property was part of a larger rezoning in 2004 to LI-SU. According to the original staff report, the purpose of the request was to rezone to LI-SU in order to construct an additional Multi-Tenant Commercial Building and to allow additional uses to occur on the property. This request restricted the permitted uses of the 2004 LI-SU district to the following:

Automobile Supplies	Office / Professional	Repair Shop, Farm
Car Wash	Parking Lot Commercial	Equipment
Farm Machinery Repair	or Private	Warehouse, Enclosed
Machine Welding Shop	Printing & Reprographic	Communication Tower
Manufacturing and	Facilities	Mobile Office,
Processing	Race Shop / Complex	Temporary
Multimedia Production	Repair shop,	Self-Storage Facilities
	Automobile	Truck & Heavy Equip.
	Repair Shop, Small	Sales / Service
	Engine	

- A site plan was presented and adopted as part of the LI-SU Zoning District rezoning. The adopted site plan is connected to the zoning district and runs with the property. No deviations from the adopted site plan are permitted without Board of Adjustment approval. The proposed rezoning would eliminate the need for Board of Adjustment approval when there are proposed changes to the site or building occupancy for the part of the property zoned LI-SU. Reviews for changes to the site, if the property is rezoned, would be administrative since the property would be zoned LI, which is a general zoning district.
  - The original site plan approved with the rezoning in 2004, included the property to the south and west of subject property (at the intersection of Mt Pleasant Road S and NC Highway 200). At the time of the 2004 rezoning, the subject property to be rezoned was one parcel. Since that time, the property has been subdivided separating that portion fronting on Mt Pleasant Road S and NC Highway 200. That portion is not included in the current request. Also, there was a shifting of the property line to include a portion of the AO property to the north to accommodate an addition to the existing building. The original request included three buildings:
    - an existing 2400 square-foot building which is located within this request (which has been expanded),
    - a new metal 24,000 square-foot building which is not included with this request, and
    - a proposed 24,000 square-foot building which appears to be on both properties as they are currently aligned. This building was never constructed.
- The existing business (contractor's storage yard) in the area zoned AO would be considered a non-conforming use under the current zoning. The property was originally permitted in 2001 as a race shop complex (as indicated by the tax records) which is permitted within the AO district with the issuance of a conditional use permit. However, the use of the site has changed since that time and it is now used for a contractor's storage yard. Contractor's storage yards are not permitted within the AO zoning district but are permitted within the LI. The proposed rezoning would bring the current use of the subject property into better compliance.
- The AO property was not intended to be included with the original LI-SU request in 2004. The building was existing at the time and in compliance with the Zoning Ordinance at that time.

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



## CABARRUS COUNTY REZONING APPLICATION

STAFF USE ONLY:

Application/Accela#: \_\_\_\_\_

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

Date: \_\_\_\_\_

Amount Paid: \_\_\_\_\_

### 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.
  - 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 *plus* \$5 per acre over 5 acres
  - Non-residential rezoning request = \$550 *plus* \$5/acre
  - plus* 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 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:**

Street Address 5955 Highway 200 / 7075 Henry Furr Dr.  
PIN(s) (10 digit #) 5567--03--3984 ; 5567--03--4644 5557-94-9069 > Furr  
Deed Reference Book 1157 Page 0257 > Furr  
4283 0109  
Township # No. 9  
Book 10290 Page 0235 — TKP Properties, LLC

**DESCRIPTION OF SUBJECT PROPERTY:**

Size (square feet or acres) 18.02 Acres  
Street Frontage (feet) 530'  
Current Land Use of Property Storage/Store, Race Shop / Equipment Parking / Race Shop  
Surrounding Land Use North AO  
South L1-SU  
East AO  
West AO

**REQUEST:**

Change Zoning From AO/L1-SU To L1

Purpose for Request:

Construction of New Commercial buildings +  
Clean up Zoning Map.

**LAND USE PLAN CONSISTENCY STATEMENT**

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

Current Uses are not conforming to Current Zoning map. Updating zoning will Clean up Zoning map, allow current uses and allow the construction of New buildings. The Subject Parcels are surrounded by Commercial uses, ( Multi-Tenant Commercial building) ( Auto Repair Shop) ( Auction House),

**UTILITY SERVICE:**

Water Supply ☒ Well or ☐ Service Provider

Wastewater Treatment ☒ Septic Tank(s) or ☐ Service Provider

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

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

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

**PROPERTY OWNER**

**AGENT/APPLICANT**

Henry Timothy Forr  
NAME

\_\_\_\_\_  
NAME

5615 Shoreview Dr.  
ADDRESS

\_\_\_\_\_  
ADDRESS

Concord, NC 28025  
CITY, STATE, ZIP CODE

\_\_\_\_\_  
CITY, STATE, ZIP CODE

704-791-2849  
PHONE NUMBER

\_\_\_\_\_  
PHONE NUMBER

\_\_\_\_\_  
FAX NUMBER

\_\_\_\_\_  
FAX NUMBER

rossforr@yahoo.com  
E-MAIL ADDRESS

\_\_\_\_\_  
E-MAIL ADDRESS

Signature of Property Owner: Henry Timothy Forr Date: 11-15-19

Signature of Property Agent/Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



**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**

**AGENT/APPLICANT**

Henry Timothy Furr  
NAME

NAME

5615 Shoreview Dr.  
ADDRESS

ADDRESS

Concord, NC 28025  
CITY, STATE, ZIP CODE

CITY, STATE, ZIP CODE

704-791-2849  
PHONE NUMBER

PHONE NUMBER

                      
FAX NUMBER

FAX NUMBER

rossfurr@yahoo.com  
E-MAIL ADDRESS

E-MAIL ADDRESS

Signature of Property Owner:

Henry Timothy Furr

Date:

11-15-19

Signature of ~~Property Owner~~ Agent/Applicant:

Amitha J

Date:

11-15-19



**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**

**AGENT/APPLICANT**

TKP Properties LLC. Charles VonCannon  
NAME

NAME

203 Vandergilt Ave  
ADDRESS

ADDRESS

Locust NC 28097  
CITY, STATE, ZIP CODE

CITY, STATE, ZIP CODE

704-264-4835  
PHONE NUMBER

PHONE NUMBER

FAX NUMBER

FAX NUMBER

VonCannon@Fairborneequipment.com  
E-MAIL ADDRESS

E-MAIL ADDRESS

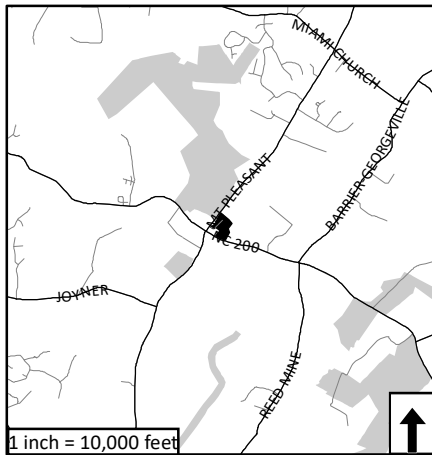
Signature of Property Owner: Charles VonCannon Date: 11/15/2019

Signature of Property Agent/Applicant: Charles VonCannon Date: 11/15/2019

# Eastern Planning Area Existing Zoning

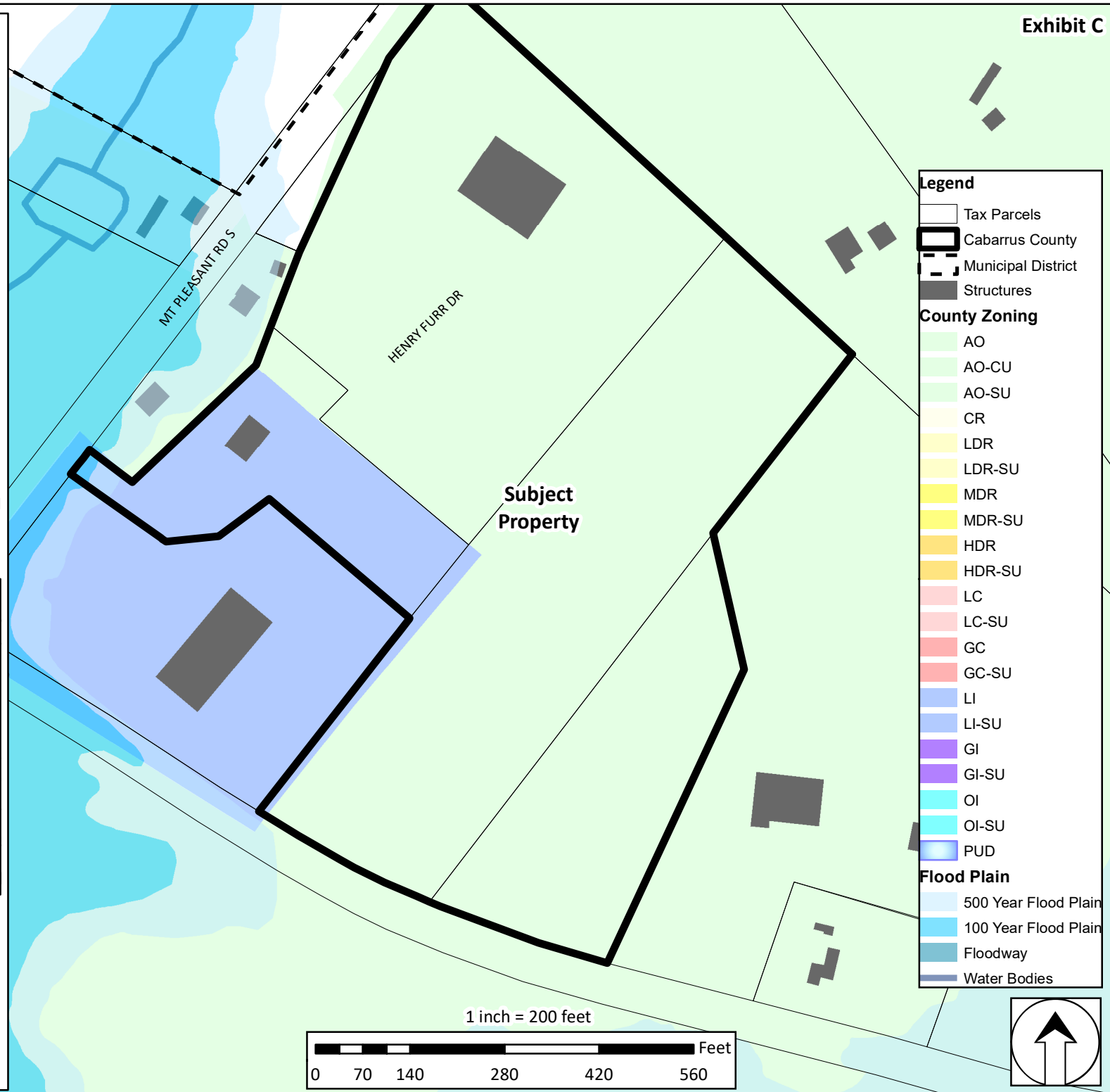


Applicant: Henry Timothy Furr &  
Chad VonCannon  
Owner: Henry Timothy Furr & Chad  
VonCannon  
Case: RZON2019-00003  
Address: 5995 NC Hwy 200 & 7201  
Henry Furr Drive  
Purpose: Rezone from LI-SU & AO to LI  
PINs: 5567-03-3984, 5567-03-4644,  
5557-94-9069 & 5567-04-2460



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 - December 2019





# Eastern Planning Area Aerial Map



Applicant: Henry Timothy Furr &  
Chad VonCannon

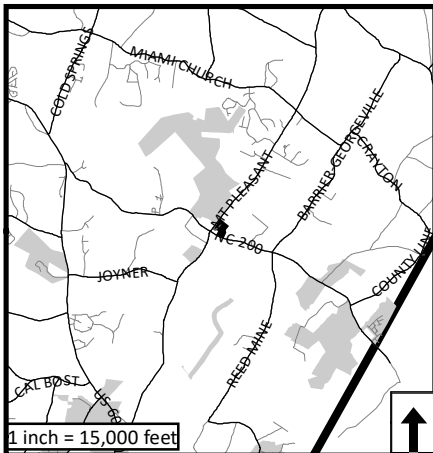
Owner: Henry Timothy Furr & Chad  
VonCannon

Case: RZON2019-00003

Address: 5995 NC Hwy 200 & 7201  
Henry Furr Drive

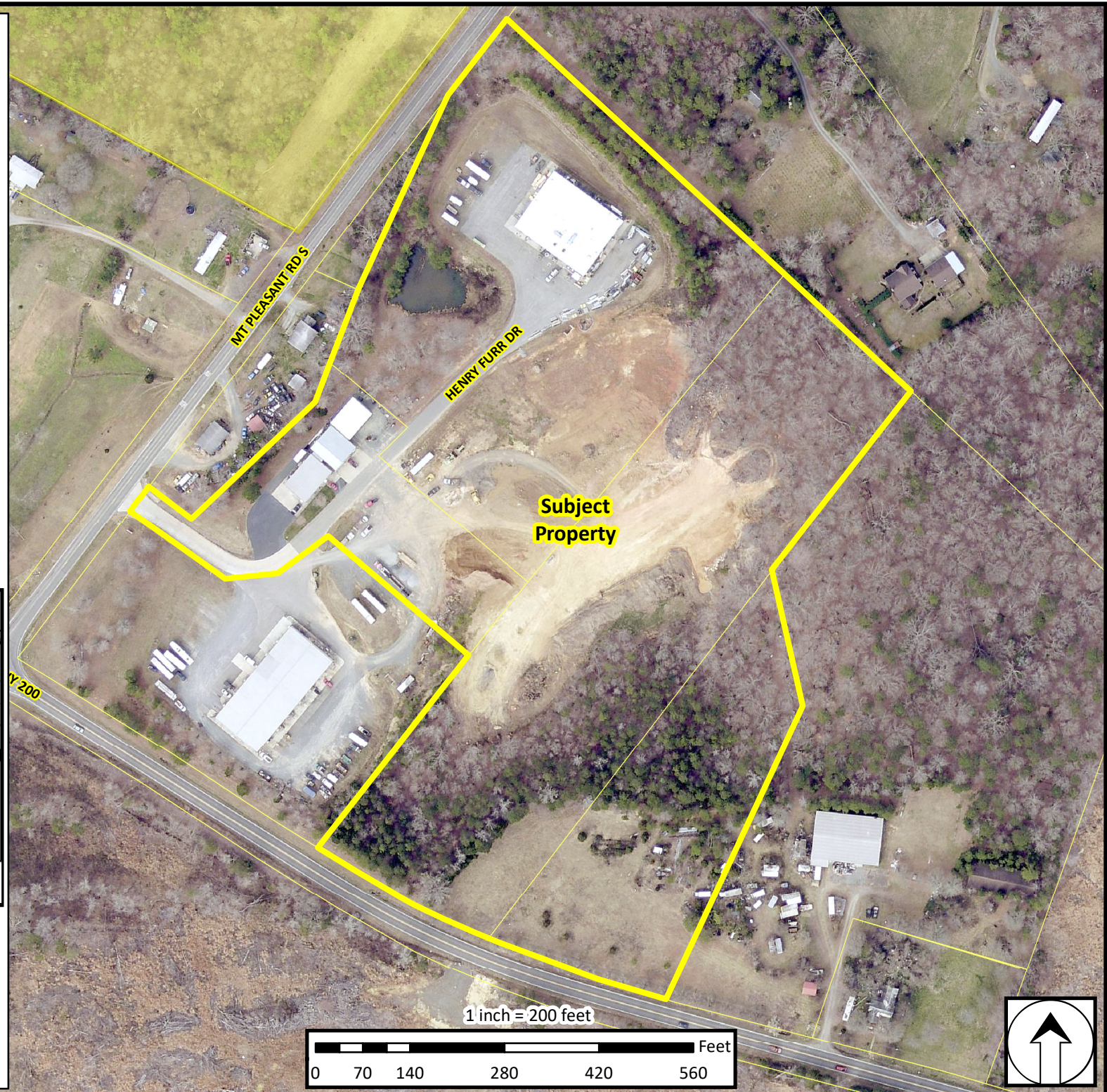
Purpose: Rezone from LI-SU & AO to LI  
PINs: 5567-03-3984, 5567-03-4644,  
5557-94-9069 & 5567-04-2460

- Cabarrus County
- Municipal District
- Tax Parcels



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Map Prepared by Cabarrus County Planning &  
Development - December 2019

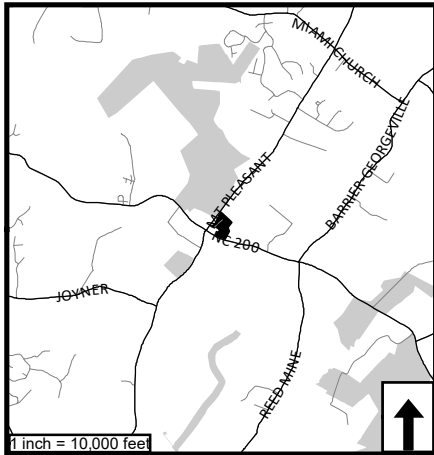




# Eastern Planning Area Future Land Use

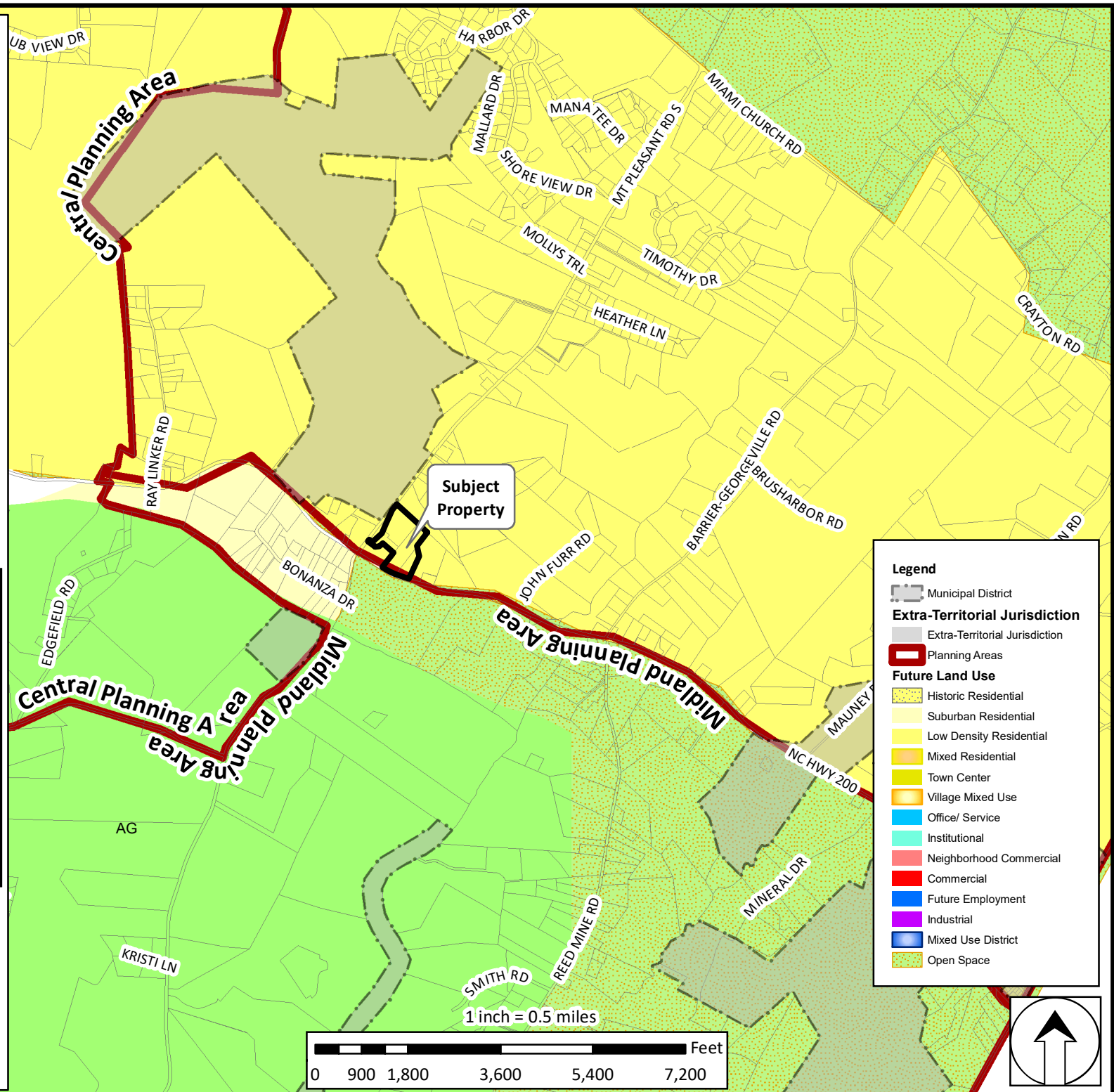


Applicant: Henry Timothy Furr &  
Chad VonCannon  
Owner: Henry Timothy Furr & Chad  
VonCannon  
Case: RZON2019-00003  
Address: 5995 NC Hwy 200 & 7201  
Henry Furr Drive  
Purpose: Rezone from LI-SU & AO to LI  
PINs: 5567-03-3984, 5567-03-4644,  
5557-94-9069 & 5567-04-2460



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Map Prepared by Cabarrus County Planning & Development - December 2019





LI-SU --> LI (7201 Henry Furr Dr)			
LI-SU (2004 PERMITTED USE TABLE)		LI (CURRENT PERMITTED USE TABLE)	
RESIDENTIAL USES			
		C	Manufactured Home, Single Section (8-4, 29)
		C	Single Family Detached Residential (8-4, 29)
AGRICULTURAL USES			
		P	Bulk Grain Storage
		P	Dairy Processing
		P	Hatchery
		P	Nursery, Greenhouse
ACCESSORY USES			
		PBS	Accessory Dwelling Unit (7-3,1)
		C	Airstrip (8-4, 3)
		PBS	Ice Production, Dispensing, Accessory to Convenience Store (7-3, 30)
		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	Towing Service, Accessory to Automobile Repair (7-3, 60, a-c)
		PBS	Trail Head, Accessory (7-3, 63)
COMMERCIAL, RETAIL AND OFFICE USES			
		C	Animal Hospital (8-4, 39)
Automobile supplies	P	P	Automobile Parts, Tires, Accessories
		P	Automobile Rental (7-3, 4)
		P	Boat Works and Sales, with Sales Lot
		P	Building and Contractor Supply
		P	Building and Contractor Supply with Outdoor Storage
Car wash	P		
		P	Catering Service (7-3, 9)
		P	Contractor's Storage Yard
		P	Convenience Store with Petroleum Sales (7-3, 14)
		P	Convenience Store without Petroleum Sales (7-3, 15)
		P	Dry Cleaning, Laundry Plant
		P	Equipment Sales and Service
		P	Equipment Sales with Outdoor Storage Area
		P	Farm Supply Sales with Outdoor Storage Area
		P	Gas Station (7-3,23)
		C	Kennel, Commercial (8-4, 37)
		PBS	Moving Van, Truck or Trailer Rental (7-3, 34)
		C	Nursery, Daycare Center (8-4, 16)
Office/professional less than 30,000 square feet	P	P	Office professional, 30,000 Square Feet or Less
Office/professional 30,000 square feet or more	P	P	Office professional, 30,000 Square Feet or More
Parking lot/commercial or private	P	P	Parking Lot, Parking Garage, Commercial or Private
Printing and reprographic facility	P	P	Printing and Reprographic Facility
Race shop/complex	P	P	Race Shop, Race Team Complex
		P	Radio and Television Studio
		P	Recreational Facility, Indoor (7-3, 39)
		C	Recreational Facility, Outdoor (8-4, 22)
		P	Recreational Vehicle Sales, With Outdoor Storage or Sales Lot
		PBS	Recyclable Materials Drop Off (7-3, 41)
Repair garage/automobile	P	P	Repair Garage, Automobile (7-3, 43)
Repair shop/farm machinery	P	P	Repair Shop, Farm Machinery (7-3, 44)
Repair shop/small engine	P	P	Repair Shop, Small Engine (7-3, 45)
		P	Restaurant, Excluding Drive-thru (7-3, 47)
		PBS	Restaurant with Drive-Thru Facility (7-3, 48)
		P	Sawmill (7-3, 51)
		PBS	Scientific Research and Development (7-3, 53)
Self-service storage facilities	PBS	PBS	Self-Service Storage Facilities (7-3, 54)

LI-SU (2004 PERMITTED USE TABLE)		LI (CURRENT PERMITTED USE TABLE)	
		PBS	Shooting Range, Indoor (7-3, 55)
		C	Shooting Range, with Outdoor Target Practice (8-4, 30)
		PBS	Sports and Recreation Instruction or Camp (7-3, 56)
		PBS	Storage Building Sales, with Display Area (7-3, 57)
		P	Taxidermy Studio, No Outdoor Processing
		P	Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales (7-3, 61)
		P	Towing Service, No Towed Vehicle Storage Lot, Office Only, Storage of Tow Trucks, Car Haulers Permitted On Site
		C	Veterinarian (8-4, 37)
		C	Wireless Telecommunications Services (8-4, 36)
		P	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less (8-4, 36)
		PBS	Wireless Telecommunications Services – Co-location (7-3, 67)
INSTITUTIONAL, CIVIC AND PUBLIC USES			
		C	Animal Shelter (8-4, 37)
		C	Coliseum, Stadium (8-4, 5)
Communications tower	PBS	PBS	Communications Tower, 911 Communications Tower
		C	Correctional Facility (8-4, 9)
		PBS	Government Buildings, Storage Only (7-3, 25)
		PBS	Government Buildings, Storage Only with Outdoor Storage Area (7-3, 26)
		C	Public Service Facility (8-4, 17)
		P	Public Use Facility
		PBS	Recreational Trail, Greenway or Blueway, Connector (7-3, 40)
		C	Trade and Vocational Schools (8-4, 33)
		PBS	Trail Head, Primary Use Site (7-3, 64)
INDUSTRIAL			
		P	Bottling Works
		P	Cast Concrete Production, Distribution, Storage
		P	Freezer, Ice Plant
		PBS	Landfill, Demolition, Less Than One Acre (7-3, 32)
		C	Landfill, Demolition, One Acre or More (8-4, 13)
		C	Landfill, Sanitary (8-4, 13)
Machine welding shop	P	P	Machine Shop
Manufacturing/processing	P	P	Manufacturing
		P	Metal Works, Metal Processing, Fabrication
Multimedia production and distribution complex	P	P	Multimedia Production and Distribution Complex
		C	Race Track, Animal, Automobile or Other (8-4, 20)
		P	Slaughter House, Meat Packing
		P	Tire Recapping
Trucking and heavy equipment, sales and service	C	P	Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot
Warehouse/ enclosed storage	P	P	Warehouse, Enclosed Storage
		PBS	Warehouse with Outside Storage (7-3, 65)
Machine welding shop	P	P	Welding Shop
TEMPORARY USES			
		PBS	Auction, Estate or Asset Liquidation
		PBS	Dumpsters, Commercial Waste Containers
		PBS	FEMA Trailers, Natural Disaster or Significant Weather Event
		PBS	Mobile Personal Storage Unit, Vacate or Occupy Premise
		PBS	Mobile Personal Storage Unit, Renovation
		PBS	Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins
		PBS	Temporary Tent or Temporary Structure, Including Cell on Wheels
Mobile office, temporary	PBS		

LI-SU (2004 PERMITTED USE TABLE)		LI (CURRENT PERMITTED USE TABLE)	
TRANSPORTATION RELATED			
	C	Airport, Commercial (8-4, 2)	
	P	Tour Bus Company, Travel Agency with On Site Bus Storage	
	P	Rail Storage Yard	
	P	Taxi Service, Dispatch and Storage	
	P	Tour Bus Company, Travel Agency with On Site Bus Storage	
	C	Trucking Company, Heavy Equipment Company, Dispatch Facility With Storage (8-4, 36)	
	C	Truck Stop, Truck Terminal (8-4, 37)	

AO --> LI (7075 Henry Furr Dr & 5995 NC Hwy 200)			
AO		LI	
RESIDENTIAL USES			
Family Care Home	P		
Group Care Facility	P		
Manufactured Home, Single Section or Mobile Home, Multi-Section	P		
Manufactured Home Park (8-4, 14)	P		
Single Family Detached Residential	P		
		C	Single Family Detached Residential (8-4, 29)
		C	Manufactured Home, Single Section (8-4, 29)

AGRICULTURAL USES			
Agriculture, Including Livestock (7-3,2A)	P		
Agriculture Excluding Livestock	P		
Agritourism, Accessory to Agriculture	P		
Barn, Greenhouse, as Primary Structure (7-3, 7)	PBS		
Bulk Grain Storage	P	P	Bulk Grain Storage
Dairy Processing	P	P	Dairy Processing
Hatchery	P	P	Hatchery
Livestock Sales	P		
Nursery, Greenhouse	P	P	Nursery, Greenhouse
Scientific Research and Development, Accessory to Agriculture (7-3, 52)	PBS		

ACCESSORY USES			
Accessory Dwelling Unit (7-3,1)	PBS	PBS	Accessory Dwelling Unit (7-3,1)
Accessory Building, Lot Less Than 2 Acres (7-3, 1)	PBS	PBS	Accessory Building, Lot Less Than 2 Acres (7-3, 1)
Accessory Building, Lot 2 Acres or Greater (7-3, 1)	PBS	PBS	Accessory Building, Lot 2 Acres or Greater (7-3, 1)
Airstrip (8-4, 3)	C	C	Airstrip (8-4, 3)
Community Garden, as Accessory Use (7-3, 13)	PBS		
Ethanol Fuel Production, Residential District, Private Use Only (7-3, 20)	PBS		
Home Occupation, General (7-3, 27)	PBS		
Home Occupation, Rural (7-3, 28)	PBS		
Ice Production, Dispensing, Accessory to Convenience Store (7-3, 30)	PBS	PBS	Ice Production, Dispensing, Accessory to Convenience Store (7-3, 30)
Ice Production, Dispensing, Accessory to Gas Station (7-3, 29)	PBS	PBS	Ice Production, Dispensing, Accessory to Gas Station (7-3, 29)
Kennel, Private (7-3, 31)	PBS		
		PBS	Moving Van, Truck or Trailer Rental, Accessory to Self Storage (7-3, 34, 53)
Swimming Pool, Accessory to Single Family Residential (7-3,1)	PBS		
Towing Service, Accessory to Automobile Repair (7-3, 60, a-c)	PBS	PBS	Towing Service, Accessory to Automobile Repair (7-3, 60, a-c)
Trail Head, Accessory (7-3, 63)	PBS	PBS	Trail Head, Accessory (7-3, 63)
Wind Energy Facility, Accessory Use, On Site Use Only (7-3, 66)	PBS		

COMMERCIAL, RETAIL AND OFFICE USES			
Animal Hospital (8-4, 39)	C	C	Animal Hospital (8-4, 39)
Auction House (7-3, 3)	PBS		
		P	Automobile Parts, Tires, Accessories
		P	Automobile Rental (7-3, 4)
Bed and Breakfast (7-3, 8)	PBS		
		P	Boat Works and Sales, with Sales Lot
		P	Building and Contractor Supply
		P	Building and Contractor Supply with Outdoor Storage
		P	Catering Service (7-3, 9)
Contractor or Trade Shops (7-3, 17)	PBS		
		P	Contractor's Storage Yard
Convenience Store with Petroleum Sales (7-3, 14)	PBS	P	Convenience Store with Petroleum Sales (7-3, 14)
Convenience Store without Petroleum Sales (7-3, 15)	PBS	P	Convenience Store without Petroleum Sales (7-3, 15)
Country Club with Golf Course (7-3, 16)	PBS		
Day Camp, Summer Camp, Civic Group Camp Facility (8-4, 10)	C		
		P	Dry Cleaning, Laundry Plant
		P	Equipment Sales and Service
		P	Equipment Sales with Outdoor Storage Area
		P	Farm Supply Sales with Outdoor Storage Area
Gas Station (7-3,23)	PBS	P	Gas Station (7-3,23)
Golf Course, Public or Private (7-3, 24)	PBS		
Kennel, Commercial (8-4, 37)	C	C	Kennel, Commercial (8-4, 37)
		PBS	Moving Van, Truck or Trailer Rental (7-3, 34)
Nursery, Daycare Center (7-3, 35)	PBS		

AO		LI	
		C	Nursery, Daycare Center (8-4, 16)
		P	Office professional, 30,000 Square Feet or Less
		P	Office professional, 30,000 Square Feet or More
		P	Parking Lot, Parking Garage, Commercial or Private
		P	Printing and Reprographic Facility
Race Shop, Race Team Complex (8-4, 19)	C		
		P	Race Shop, Race Team Complex
		P	Radio and Television Studio
Reception Facilities (8-4, 21)	C		
		P	Recreational Facility, Indoor (7-3, 39)
Recreational Facility, Outdoor (8-4, 22)	C	C	Recreational Facility, Outdoor (8-4, 22)
Recreational Therapy Facility, Rural Setting (8-4, 23)	C		
		P	Recreational Vehicle Sales, With Outdoor Storage or Sales Lot
Recyclable Materials Drop Off (7-3, 41)	PBS	PBS	Recyclable Materials Drop Off (7-3, 41)
Repair Garage, Automobile (7-3, 43)	PBS	P	Repair Garage, Automobile (7-3, 43)
Repair Shop, Farm Machinery (7-3, 44)	PBS	P	Repair Shop, Farm Machinery (7-3, 44)
Repair Shop, Small Engine (7-3, 45)	PBS	P	Repair Shop, Small Engine (7-3, 45)
Restaurant, Excluding Drive-thru (7-3, 47)	PBS	P	Restaurant, Excluding Drive-thru (7-3, 47)
		PBS	Restaurant with Drive-Thru Facility (7-3, 48)
Retail Sales, Neighborhood Market 1,000 Square Feet or Less (7-3, 49)	PBS		
Sawmill (7-3, 51)	PBS	P	Sawmill (7-3, 51)
		PBS	Scientific Research and Development (7-3, 53)
		PBS	Self-Service Storage Facilities (7-3, 54)
		PBS	Shooting Range, Indoor (7-3, 55)
Shooting Range, with Outdoor Target Practice (8-4, 30)	C	C	Shooting Range, with Outdoor Target Practice (8-4, 30)
Sports and Recreation Instruction or Camp (8-4, 31)	C		
		PBS	Sports and Recreation Instruction or Camp (7-3, 56)
Stables, Commercial (7-3, 58)	P		
		PBS	Storage Building Sales, with Display Area (7-3, 57)
Swim Club, Tennis Club, Country Club (7-3, 59)	PBS		
		P	Taxidermy Studio, No Outdoor Processing
Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales (7-3, 61)	PBS	P	Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales (7-3, 61)
		P	Towing Service, No Towed Vehicle Storage Lot, Office Only, Storage of Tow Trucks, Car Haulers Permitted On Site
Veterinarian (8-4, 37)	C	C	Veterinarian (8-4, 37)
Wireless Telecommunications Services (8-4, 36)	C	C	Wireless Telecommunications Services (8-4, 36)
Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less (8-4, 36)	P	P	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less (8-4, 36)
Wireless Telecommunications Services – Co-location (7-3, 67)	PBS	PBS	Wireless Telecommunications Services – Co-location (7-3, 67)

INSTITUTIONAL, CIVIC AND PUBLIC USES			
Animal Shelter (8-4, 37)	C	C	Animal Shelter (8-4, 37)
Cemetery (7-3, 10)	PBS		
Civic Organization Facility (7-3,11)	PBS		
		C	Coliseum, Stadium (8-4, 5)
College, University (8-4, 6)	C		
Communications Tower, 911 Communications Tower (7-3, 12)	PBS	PBS	Communications Tower, 911 Communications Tower (7-3, 12)
Correctional Facility (8-4, 9)	C	C	Correctional Facility (8-4, 9)
Elementary, Middle and High Schools (8-4,11)	C		
		PBS	Government Buildings, Storage Only (7-3, 25)
		PBS	Government Buildings, Storage Only with Outdoor Storage Area (7-3, 26)
Public Cultural Facility (7-3, 38)	PBS		
Public Service Facility (8-4, 17)	C	C	Public Service Facility (8-4, 17)
Public Use Facility (8-4, 18)	C		
		P	Public Use Facility
Recreational Trail, Greenway or Blueway, Connector (7-3, 40)	PBS	PBS	Recreational Trail, Greenway or Blueway, Connector (7-3, 40)
Religious Institution with Total Seating Capacity 351 or More (8-4, 24)	C		
Religious Institution with Total Seating Capacity 350 or Less (7-3, 42)	PBS		
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	C	Trade and Vocational Schools (8-4, 33)
Trail Head, Primary Use Site (7-3, 64)	PBS	PBS	Trail Head, Primary Use Site (7-3, 64)

INDUSTRIAL		
	P	Bottling Works

AO		LI	
		P	Cast Concrete Production, Distribution, Storage
		P	Freezer, Ice Plant
Landfill, Demolition, Less Than One Acre (7-3, 32)	PBS	PBS	Landfill, Demolition, Less Than One Acre (7-3, 32)
Landfill, Demolition, One Acre or More (8-4, 13)	C	C	Landfill, Demolition, One Acre or More (8-4, 13)
Landfill, Sanitary (8-4, 13)	C	C	Landfill, Sanitary (8-4, 13)
		P	Machine Shop
		P	Manufacturing
		P	Metal Works, Metal Processing, Fabrication
Multimedia Production and Distribution Complex (8-4, 15)	C		
		P	Multimedia Production and Distribution Complex
		C	Race Track, Animal, Automobile or Other (8-4, 20)
Slaughter House, Meat Packing (8-4, 32)	C		
		P	Slaughter House, Meat Packing
		P	Tire Recapping
		P	Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot
		P	Warehouse, Enclosed Storage
		PBS	Warehouse with Outside Storage (7-3, 65)
		P	Welding Shop

TEMPORARY USES			
Auction, Estate or Asset Liquidation	PBS	PBS	Auction, Estate or Asset Liquidation
Auction, Livestock	PBS		
Dumpsters, Commercial Waste Containers	PBS	PBS	Dumpsters, Commercial Waste Containers
FEMA Trailers, Natural Disaster or Significant Weather Event	PBS	PBS	FEMA Trailers, Natural Disaster or Significant Weather Event
Mobile Personal Storage Unit, Vacate or Occupy Premise	PBS	PBS	Mobile Personal Storage Unit, Vacate or Occupy Premise
Mobile Personal Storage Unit, Renovation	PBS	PBS	Mobile Personal Storage Unit, Renovation
Real Estate Office in a Construction Trailer or Temporary Modular Unit, Commercial/Mixed Use Projects	PBS	PBS	Real Estate Office in a Construction Trailer or Temporary Modular Unit, Commercial/Mixed Use Projects
Real Estate Office in a Construction Trailer or Temporary Modular Unit, Residential Projects	PBS	PBS	Real Estate Office in a Construction Trailer or Temporary Modular Unit, Residential Projects
Real Estate Office in Model Home	PBS	PBS	Real Estate Office in Model Home
		PBS	Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins
Temporary Dwelling for Large Construction Projects	PBS	PBS	Temporary Dwelling for Large Construction Projects
Temporary Residence in Mobile Home During Construction of New Home, Same Site	PBS		
		PBS	Temporary Tent or Temporary Structure, Including Cell on Wheels

TRANSPORTATION RELATED		
	C	Airport, Commercial (8-4, 2)
	P	Tour Bus Company, Travel Agency with On Site Bus Storage
	P	Rail Storage Yard
	P	Taxi Service, Dispatch and Storage
	P	Tour Bus Company, Travel Agency with On Site Bus Storage
	C	Trucking Company, Heavy Equipment Company, Dispatch Facility With Storage (8-4, 36)
	C	Truck Stop, Truck Terminal (8-4, 37)



## Cabarrus County Government – Planning and Development Department

November 19, 2019

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, December 10, 2019 at 6:30 PM in the 2<sup>nd</sup> floor Multi-Purpose Room of the Cabarrus County Governmental Center, located at 65 Church Street SE, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about the rezoning request, I encourage you to attend this meeting.

<b>Petitioner</b>	<b>Henry Timothy Furr and TKP Properties LLC</b>
<b>Petition Number</b>	<b>RZON2019-00003</b>
<b>Property Location</b>	<b>5995 NC Hwy 200, 7201 &amp; 7075 Henry Furr Dr</b>
<b>Parcel ID Number</b>	<b>5567-03-3984, 5567-03-4644, 5557-94-9069 &amp; 5567-04-2460</b>
<b>Existing Zoning</b>	<b>Limited Industrial – Special Use (LI-SU) &amp; Agricultural / Open Space (AO)</b>
<b>Proposed Zoning Map Change</b>	<b>Limited Industrial</b>

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

Sincerely,

A handwritten signature in black ink that reads "Phillip Collins".

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



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

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November 19, 2019

Dear Property Owner:

A Zoning Map Amendment Petition has been filed in our office for property **adjacent** to yours. The properties and specifics of the rezoning are listed below. The Cabarrus County Planning and Zoning Board will consider this petition on Tuesday, December 10, 2019 at 6:30 PM in the 2<sup>nd</sup> floor Multi-Purpose Room of the Cabarrus County Governmental Center, located at 65 Church Street SE, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about the rezoning, I encourage you to attend this meeting.

<b>Petitioner</b>	<b>Henry Timothy Furr and TKP Properties LLC</b>
<b>Petition Number</b>	<b>RZON2019-00003</b>
<b>Property Location</b>	<b>5995 NC Hwy 200, 7201 &amp; 7075 Henry Furr Dr</b>
<b>Parcel ID Number</b>	<b>5567-03-3984, 5567-03-4644, 5557-94-9069 &amp; 5567-04-2460</b>
<b>Existing Zoning</b>	<b>Limited Industrial – Special Use (LI-SU) &amp; Agricultural / Open Space (AO)</b>
<b>Proposed Zoning Map Change</b>	<b>Limited Industrial</b>

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

Sincerely,

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

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



PIN14	Name	Address	City
5557-94-9069, 5567-03-4644 & 5567-03-3984	Henry & Annette Furr	5615 Shoreview Dr	Concord, NC 28025
5567-04-2460	TKP Properties LLC	203 Vanderbilt Blvd	Locust, NC 28097

5567-04-7525	Leroy Cook	7025 Mount Pleasant Rd S	Concord, NC 28025
5557-94-8247	Susan Tallent	7133 Mount Pleasant Rd S	Concord, NC 28025
5557-93-8826	Tony Furr SR	5841 Shoreview Dr	Concord, NC 28025
5557-94-4272	Robert Wensil	7152 Mount Pleasant Rd S	Concord, NC 28025
5567-02-1721	John & Lorene Tucker, C/O John Tucker Jr	573 Seven Lakes Dr N	West End, NC 27376
5567-03-8717	Roy & Jodie Haigler	6125 NC Highway 200	Concord, NC 28025
5557-94-9580 & 5557-99-0994	Mount Pleasant Highway 200 LLC, c/o SSP SE Land Management	2820 Selwyn Av Suite 500	Charlotte, NC 28209

Nov 22, 2019 4:05:58 PM  
5791 North Carolina 200  
Concord  
Cabarrus County  
North Carolina

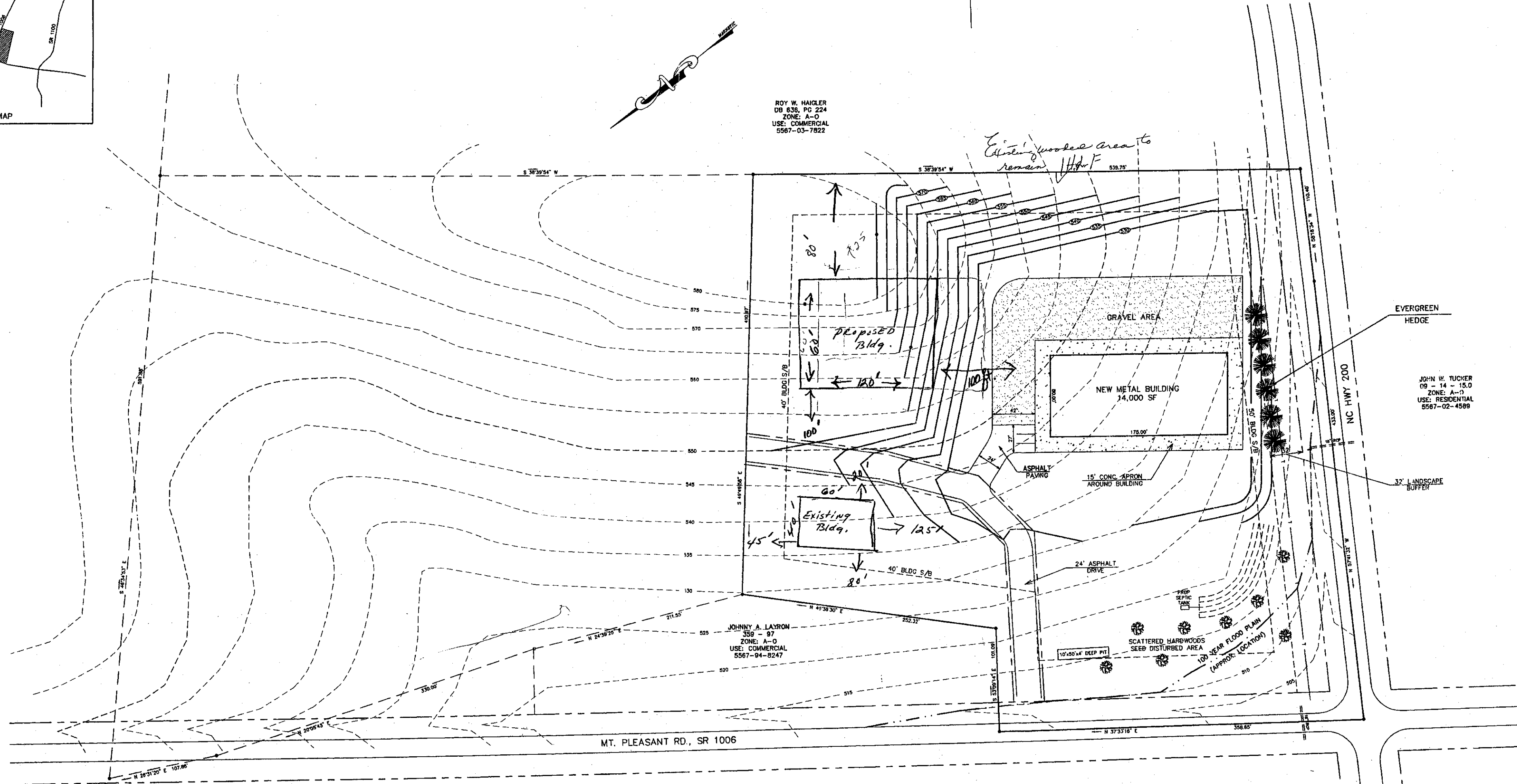




Nov 22, 2019 3:04:44 PM  
6048 North Carolina 200  
Concord  
Cabarrus County  
North Carolina

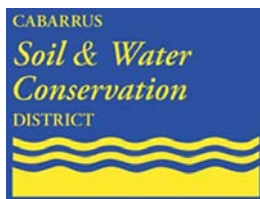






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DATE: AUG. 22, 2000  
DRAWING NO. 20038  
SHEET NUMBER  
1 OF 1



Cabarrus Soil and Water Conservation District  
715 Cabarrus Avenue, West  
Concord, N. C. 28027-6214  
(704) 920-3300

TO: Phillip Collins

FROM: Tammi Remsburg

NAME/NUMBER OF PLAN: 43-2020 (RZON2019-00003) PLAN TYPE: Commercial JURISDICTION: County

LOCATION: 5955 Hwy 200

ZONING: AO/LI--SU to LI

OWNER: Henry and Annette Furr

DATE SUBMITTED to CSWCD: 11/12/19 DATE REVIEWED: 11/12/19

PARCEL #: 5567033984; 5567034644; 5557949069 ACRES:

RECEIVING WATERS: Rocky River

PERENNIAL OR INTERMITTENT STREAMS PRESENT: ☐ Yes ☒ No

SOIL TYPE(S):

BaD Badin channery silt loam; GoF Goldston very channery silt loam; MsA Misenheimer channery silt loam; TaB Tarrus silt lo

PERCENTAGE OF SOIL LIMITED:

NOT LIMITED:	0
SOMEWHAT LIMITED:	14.4%
VERY LIMITED:	85.6%

HYDRIC SOILS: ☐ Yes ☒ No

PLAN COMMENTS:

The soils on this property are rated at very limited due to the depth to soft bedrock and shrink-swell tendencies. This may need to be considered when planning on future development.

“Soil surveys can be used for general farm, local, and wider area planning. Onsite investigation is needed in some cases, such as soil quality assessments and certain conservation and engineering applications.”-Web Soil Survey operated by the USDA Natural Resource Conservation Service.





**Tables — Small Commercial Buildings — Summary By Map Unit**

**Summary by Map Unit — Cabarrus County, North Carolina (NC025)**

Summary by Map Unit — Cabarrus County, North Carolina (NC025)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BaD	Badin channery silt loam, 8 to 15 percent slopes	Very limited	Badin (85%)	Slope (1.00)	4.3	37.4%
				Shrink-swell (0.50)		
GoF	Goldston very channery silt loam, 15 to 45 percent slopes	Very limited	Goldston (85%)	Slope (1.00)	1.4	12.1%
				Depth to soft bedrock (1.00)		
				Depth to hard bedrock (0.06)		
MsA	Misenheimer channery silt loam, 0 to 4 percent slopes	Very limited	Misenheimer (80%)	Depth to saturated zone (1.00)	4.2	36.1%
				Depth to soft bedrock (1.00)		
				Depth to hard bedrock (0.84)		
TaB	Tarrus silt loam, 2 to 8 percent slopes	Somewhat limited	Tarrus (75%)	Slope (0.14)	1.7	14.4%
<b>Totals for Area of Interest</b>					<b>11.5</b>	<b>100.0%</b>

**Table — Small Commercial Buildings — Summary by Rating Value**

**Summary by Rating Value**

Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Very limited	9.9	85.6%
Somewhat limited	1.7	14.4%
<b>Totals for Area of Interest</b>	<b>11.5</b>	<b>100.0%</b>

#### Description — Small Commercial Buildings

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

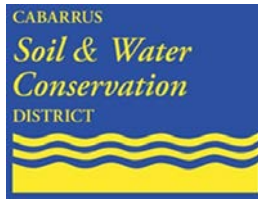
#### Rating Options — Small Commercial Buildings

**Aggregation Method:** Dominant Condition

**Component Percent Cutoff:** *None Specified*

**Tie-break Rule:** Higher





Cabarrus Soil and Water Conservation District  
715 Cabarrus Avenue, West  
Concord, N. C. 28027-6214  
(704) 920-3300

TO: Philip Collins

FROM: Tammi Remsburg

NAME/NUMBER OF PLAN: 42-2020 (RZON2019-000004) PLAN TYPE: Commercial JURISDICTION: County

LOCATION: 7201 Mt. Pleasant Road S and 5995 NC Highway 200

ZONING: AO to LI

OWNER: Chad VonCannon

DATE SUBMITTED to CSWCD: 11/12/19 DATE REVIEWED: 11/12/19

PARCEL #: 5567042460 ACRES:

RECEIVING WATERS: Rocky River

PERENNIAL OR INTERMITTENT STREAMS PRESENT: ☐ Yes ☒ No

SOIL TYPE(S):  
BaD Badin channery silt loam; GoF Goldston very channery silt loam; TaB Tarrus silt loam

PERCENTAGE OF SOIL LIMITED:

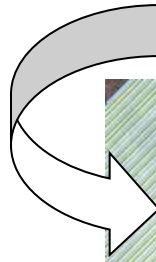
NOT LIMITED: 0  
SOMEWHAT LIMITED: 3%  
VERY LIMITED: 97%

HYDRIC SOILS: ☐ Yes ☒ No

PLAN COMMENTS:

The soils on this property are rated at very limited due to the depth to soft bedrock and shrink-swell tendencies.  
“Soil surveys can be used for general farm, local, and wider area planning. Onsite investigation is needed in some cases, such as soil quality assessments and certain conservation and engineering applications.”-Web Soil Survey operated by the USDA Natural Resource Conservation Service.

Also, note that there is a Natural Heritage Site on the road frontage of Mt. Pleasant Road S of this property. This needs to be considered when planning construction. See below.



Natural Heritage Area (Endangered plant species site)







Tables — Small Commercial Buildings — Summary By Map Unit

Summary by Map Unit — Cabarrus County, North Carolina (NC025)

Summary by Map Unit — Cabarrus County, North Carolina (NC025)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BaD	Badin channery silt loam, 8 to 15 percent slopes	Very limited	Badin (85%)	Slope (1.00)	1.0	14.9%
				Shrink-swell (0.50)		
GoF	Goldston very channery silt loam, 15 to 45 percent slopes	Very limited	Goldston (85%)	Slope (1.00)	5.6	82.1%
				Depth to soft bedrock (1.00)		
				Depth to hard bedrock (0.06)		
TaB	Tarrus silt loam, 2 to 8 percent slopes	Somewhat limited	Tarrus (75%)	Slope (0.14)	0.2	3.0%
<b>Totals for Area of Interest</b>					<b>6.8</b>	<b>100.0%</b>

Table — Small Commercial Buildings — Summary by Rating Value

Summary by Rating Value

Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Very limited	6.6	97.0%
Somewhat limited	0.2	3.0%
<b>Totals for Area of Interest</b>	<b>6.8</b>	<b>100.0%</b>

Description — Small Commercial Buildings

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

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Rating Options — Small Commercial Buildings

**Aggregation Method:** Dominant Condition

**Component Percent Cutoff:** None Specified

**Tie-break Rule:** Higher