



Cabarrus County Government

Cabarrus County Planning and Zoning Commission Meeting
March 10, 2020 @ 6:30 P.M.
Board of Commissioners Meeting Room
Cabarrus County Governmental Center

Agenda

1. Roll Call
2. Approval of January 14, 2020, Planning and Zoning Commission Meeting Minutes
3. New Business – Planning Board acting as Design Review Committee:
 - A. Revised ARCH2018-00001 Architectural Design Review for Funeral Home - Cabarrus Memorial Gardens, 3892 NC Highway 73E (PIN#5640-98-4952).
4. Legal Update

Planning and Zoning Commission Minutes
January 14, 2020

Mr. Jeffrey Corley, Chair, called the meeting to order at 6:32 p.m. Members present, in addition to the Chair, were Mr. Adam Dagenhart, Mr. David Hudspeth, Mr. Andrew Nance, Ms. Ingrid Nurse, Mr. Chris Pinto, Mr. Charles Paxton, Mr. Brent Rockett and Mr. Jerry Wood, Jr. Attending from the Planning and Zoning Division were, Ms. Susie Morris, Planning and Zoning Manager, Ms. Arlena Roberts, Clerk to the Board and Mr. Richard Koch, County Attorney.

Roll Call

Approval of December 10, 2019 Meeting Minutes

Mr. Andrew Nance **MOTIONED, SECONDED** by Mr. Jerry Wood, Jr, to **APPROVE** the December 10, 2019, meeting minutes. The vote was unanimous.

Planning Board Function:

Harrisburg Area Land Use Plan Update 2020 – considering adjusting residential densities.

Ms. Susie Morris, Planning and Zoning Manager addressed the Board presenting the Harrisburg Area Land Use Plan Update 2020.

This item is to amend the Harrisburg Land Use Plan. This is the 2018 plan, the latest plan that we did. The town has had somewhat of a change of heart and actually lowered the densities in the plan. They have asked that we consider co-adopting lowering those densities as well. It went to their Council in November and went to Planning and Zoning in October and their Council approved the changes.

She walked the Board through the plan.

The one page that says future land use, the two pages that have the descriptions, would be the only two pages in the plan that change and what would change is the descriptions of the densities.

For very low density residential, which is the green section that would be changed to gross densities less than one unit per acre. For us, that is our CR zoning district, which is a two acre lot. If they did a conservation subdivision, they are still going to have that one acre lot threshold. That is consist with the County's current zoning designations, so there are no conflicts there.

With the lower density residential, that currently allows up to three dwelling units per acre and the Town is proposing one to two dwelling units per acre. This lowers that density as well and that area is essentially this swath and then this bit of property here, (showed on map) heading out towards the Speedway.

She said with the medium density residential, that would go from three to four dwelling units per acre down to two to three. That is the medium density residential area, so that is everything that is closer in to town. A lot of that is already developed, but there are some parcels that would be available for redevelopment. They are either underutilized or the density could be higher or could be a different product type.

They are still not really having discussions about apartments, so when I say different product type, it is more town house, condo type development or much smaller houses on much smaller lots. They are still not really having discussions about allowing additional density for apartments.

The last residential district that would be impacted would be the high density residential district. That is the more brown color that you see on the map and that would go from four to fifteen units per acre to three to ten. Overall, the districts would be adjusted by anywhere from one to five units per acre; everything less.

The next map in the packet shows what the impact would be for the County. When you are in closer to the Town limits, we really do not have a lot of properties left. But, up until last year, and until the Publix development, that property was actually just ETJ property. It was not in the Town limits.

There are still some gaps, where it is surrounded by county, donut holes, if you want to think of it in terms of that way. We do have some residential left on the eastern side. She said this area here, (showed on the map) is over near the park. It is over near the area where we had that proposal for mining; over towards Pharr Mill park.

The density which we allow would be a 2 acre lot or up to 1.5 units per acre if they did an open space subdivision with us, so that is consistent. The light green area would remain up to one unit per acre for up to two with conservation subdivision design. That is consistent because our lot size in that area is a two acre lot or up to one unit per acre if they use the conservation design subdivision.

The trend that we are seeing in this area is people do not want to develop with the County, they want to develop with the Town, so that they can have utilities. If it is a developer, they definitely want the utilities to get the densities that they need to make the projects work.

It still does keep the focus that was established back in 2008, with the initial update to the plan in 2010, trying to push the density back towards the town limits and back toward to where that investment already is instead of encroaching into the more open space areas at this point. By

changing these densities, that is another tool that will redirect the development, hopefully, back to where the infrastructure is located.

Just for informational purposes, she included the power point presentation that Harrisburg used for the planning meeting and also for their Town Council meeting. If the Board remembers, one of the suggestions or recommended actions that came out of the 2018 iteration was that Harrisburg go in and consider revamping their Unified Development Ordinance. If you remember, there were a lot of developers that complained during the meetings about the process, that it takes too long and they make you do this and they make you do that and why are they doing this.

Harrisburg moved to conditional district zoning probably three or four years ago. They do not do conditional use zoning anymore. They moved strictly to conditional district zoning, so they pretty much negotiate every development out with the developer as it moves through the process. That was another reason why it was suggested that they come up with those uniform standards in the UDO of what the Town wants to see, put it in the Ordinance so that is codified and then moving forward everybody knows what the rules are for the game.

You will see that they are proposing to, when they do this rewrite project, to also have consistency with the zoning districts and those densities in the zoning districts. The descriptions in the Unified Development Ordinance, would also be amended to the same densities and is what they are currently proposing.

Could the consultant come back and say something different? Yes, but at this point we would anticipate that since the Town has already amended the land use plan, the consultant would ensure that the UDO was consistent with those proposed densities.

She said this does not create any inherent conflicts for the County. It is actually more consistent with what our current zoning designations are on the ground in the Harrisburg area.

Mr. Charles Paxton said to confirm, this would just be in that service area that Harrisburg operates not any other location?

Ms. Morris said this particular land use plan only applies to this area, up to the Speedway and the corner across from the Speedway next to Phillip Little's gas station, that is Harrisburg, so that is the tip, down to where the 485 exit is where the Harris Teeter and the Brookdale Shopping Center is, over to Pharr Mill Road. Lower Rocky River Road is actually that boundary and then up to Shamrock where the industrial park is and then back over to the other side back up to Roberta Road. That is the area that our Harrisburg Area Plan covers for the County as well.

The Board will be making a recommendation to the Board of Commissioners and they will make the final decision on whether or not to adopt the amendment.

The Chair said the Board needs to discuss this and make some findings. Their Board has already

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approved this and if we agree, he thinks it is important that we go on record and put our seal on this as well. He thinks it is great that there is a consistency with the existing County zoning as well that provides some predictability for existing neighbors and nearby subdivisions on what may come next to them.

Mr. Adam Dagenhart said the changes are in the best interest of everybody, less density is always better. They seem to struggle with being really dense and over populated. He agrees with the proposed changes and he thinks it make sense.

The Chair thinks it does focus development around infrastructure that is already in place and less density means less traffic, less students, less everything else, so it seems to accomplish a lot of task with the challenges that we are already facing as a community.

He said the motion would be to recommend our approval to the Board of Commissioners.

Ms. Morris said yes, if the vote is in the affirmative, to recommend that they consider approving the proposed amendments to the Land Use Plan.

There being no further discussion, Mr. Charles Paxton, **MOTIONED, SECONDED**, by Mr. Jerry Wood, Jr. to recommend **APPROVAL** of the proposed amendment to HALUP to the Board of Commissioners. The vote was unanimous.

Directors Report:

Ms. Susie Morris, Planning and Zoning Manager, said on January 30, 2020, staff will be attending the School of Government travelling road show on Chapter 160D of the North Carolina General Statutes, to find out exactly what needs to be changed in the Ordinance and the game plan for making the changes. There may potentially be some text amendments in between that and then following that. Mr. Chris Pinto has agreed to serve on the Text Amendment Committee.

As far as the Census, the Board should have received an email from her, for those of you that are involved with different groups. The link did actually show what the survey is going to be. If you have a sitting area in your place of business or at your church or something like that where people sit and would look at it, if you are so inclined, print a copy and set it there. We put some copies in the County Manager's office so that people could look at it and at our desk in permitting.

We will be presenting an update to the Board of Commissioners at the January regular meeting and we anticipate that the next meeting of the Complete Count Committee will be sometime hopefully in early February. We received some promotional items from the Census and we will have a meeting to distribute communication plans and also to distribute those materials.

If any of the Board members have any groups that you are involved with that have newsletters or

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a website where things can be posted, Facebook page, Instagram or any of that. If you think that group, whoever maintains that social media or takes care of that, if they would be willing to post or retweet things, please send her their information and she will get that information to our PIO for the list of people who need to be notified, that will help us continue to spread the word.

April 1, 2020, is officially Census Day and they hope to be wrapped up by September, which is their target date. On April 1, 2020, our libraries are planning on having a little celebration to bring attention to the Census. As other items become available, she will forward them to the Board when she sends them to the group as well.

Legal Update

Mr. Koch said remember the Topaz case which involved the Rowan and Cabarrus County line, the Commissioners decided to let Topaz go to Rowan County and we settled the case. The whole county line up there has not been resolved yet, but as far as that particular area involving those three parcels, we let Mr. Rizzo go to Rowan County, so that has been resolved.

In the Shelly case, we actually had a conference call with the Judge today. That thing had been sitting around for about six months. But, Judge Bragg, who had handled it up to the point where he retired last summer is now back on the case as an emergency Judge and he will see it through to its conclusion. That was good news for us because he ruled with us almost every time. We still have a little ways to go with it but at least he is back in it and that was good news for the County.

The Board may have seen in the newspaper where the State arrested Phillip Little for not paying sales tax at his gas station. Remember, we had that case with him where we ended up having to collect money from him. He is glad that we got ours ahead of the State because he owes them quite a bit.

Mr. Jerry Wood, Jr. asked if there were any updates on the solar farm.

Mr. Koch said we have not been reporting on it because it is still kind of in a state of flux, as to what is going on with the landscaping out there. He thinks they have put most of it in now, but some of what they put in was not according to their specs. There was a report that came out last week or the week before from Kimley-Horn about that. We are still trying to get that worked out and figure out what actually is out there and what is not and why they made some substitutions.

It is not really settled down to the point where we can bring it before the Board to have you deal with it. Once we really know what is going on with it, we will. It may be some time in the next month. An email came today that he and Ms. Morris were talking about. This has been going on kind of on a weekly basis, trying to deal with it to be able to give you an accurate report on what is really out there. We are both trying to deal with it.

The Chair asked if the gentleman that came in last month had submitted what we previously

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discussed with them; are they moving forward.

Ms. Morris said shortly after the meeting they came and asked staff whether or not they could proceed with the one building that was shown on the plan without doing the rezoning. So, we had to consult with legal to find out what they needed to do. Since that was in the purview of the original permit, we told them that they could proceed with that building because it would not really cloud the matter that was before the Board, but they have not delivered plans or turned anything in for that building or for the actual rezoning case. She thinks they are still potentially working with their consultants.

There being no further discussion, Mr. Jerry Wood, Jr., **MOTIONED, SECONDED** by Mr. Brent Rockett to **ADJOURN**. The vote was unanimous. The meeting ended at 6:57 p.m.

APPROVED BY:

Mr. Jeffrey Corley, Chair

SUBMITTED BY:

Arlena B. Roberts

ATTEST BY:

Susie Morris, Planning and Zoning Manager

Memo

From: Phillip Collins, AICP
Senior Planner

To: Cabarrus County Planning and Zoning Commission acting as Design Review Committee

Date: February 25, 2020

Re: Cabarrus Memorial Gardens – ARCH2018-00001

On February 13, 2018 the Cabarrus County Planning and Zoning Commission (acting as the Design Review Committee) approved the façade and site layout of the Cabarrus Memorial Gardens funeral home located at 205 Cold Springs Road. Since that time, the building and site have been under construction.

On January 3, 2020, a complaint was filed with the zoning office about the site development and that it was not being developed in accordance with the approved plans.

Following up on the complaint, Senior Zoning Enforcement Officer James Lowe visited the site on January 3, 2020, and also talked with the property owner. It was determined that the development indeed was not consistent with the approved plans.

Planning and Zoning Staff has been working with Mr. Dan Sullivan, the property owner and applicant, since that time to gain compliance since there were deviations from the original approved plans. As part of that process, the Design Review Committee will need to consider changes to the plans that were approved in February of 2018.

Attached you will find the following:

- A narrative provided by the applicant, Mr. Dan Sullivan, that explains the changes to the building along with pictures as currently constructed and a presentation that outlines the reasons for the changes.
- An updated staff report. Changes to the staff report are noted in red text.
- The original approved building plans.
- Photos from SZEOW Lowe's site visit.

The Planning and Zoning Commission, acting as Design Review Committee, will need to consider the proposed changes and vote to approve or deny the request.

Applicant's Narrative Adherence to Appendix B

Site Plan

- **Amenity Area**
The site is comprised of a stand-alone funeral home, not multiple buildings. Amenity areas are only required when the proposed development includes more than one building.
- **Connectivity and Sidewalks**
The connectivity and sidewalks standards are typically intended for proposed developments that include more than one building. This site is a stand-alone funeral home. Sidewalks have been provided along the parking areas that lead to the building.
- **Parking Requirements**
There are 24 parking spaces (including 2 handicap spaces). Five of the parking spaces were existing prior to the recent development of this property and two of the five are the handicap spaces. The majority of the parking is located to the rear of the structure; however the five pre-existing spaces are located in front of the principal structure.
- **Parking Lot Design**
There are five pre-existing spaces to the front of the principal structure and directly adjacent to the paved driveway. These spaces are connected to the principal structure with a sidewalk. There is a parking area to the rear of the principal structure and a driveway extending from the main paved driveway. This portion of the parking area is also connected to the proposed facility with a sidewalk.
- **Landscaping**
A landscape plan that meets the requirements of Chapter 9 of the Ordinance was approved.
- **Lighting**
There is an existing lamp post on site, downward angled flood lights are placed over the emergency exits on the sides and rear of the principal structure and two scones by the main entrance of the principal structure (for aesthetics).
- **Loading and Unloading Areas**
There is a space for loading and unloading on the west side of the principal structure. A loading garage door is on the rear of the right side of the structure and the 12' x 40' loading/unloading area is directly adjacent to it. The buffer and extra landscaping will be used as a screen to the loading door from the rear of the residential properties adjacent to the structure.
- **Loading Docks**
There are no loading docks.
- **Solid Waste Storage Areas**

All solid waste will be contained in roll out containers and the container will be screened from public view.

- **Mechanical Appurtenances**

All mechanical appurtenances are located on the ground level and screened from public view with the installation of required landscaping.

Architectural Design Standards

- **Height**

The structure does not exceed forty feet in height (the height restriction of the LC zoning district).

- **Roofline**

The roof form responds to both the residential and commercial context in the area. The Applicant further states that the cross-gable with canopies diversifies the heights of the roofs. The pitch of the roof is consistent with commercial structures in the area (1:2).

A small portion of the roof covering the western side of the principal structure has been modified. It was elevated to the same height at the principal structure to accommodate the incinerator requirements. See "Site Plan Modification – Crematory Roof Line Modification" in the separate PowerPoint presentation.

- **Fenestration**

All windows and entrances facing rights-of-ways are transparent. There are four entrances and nine exits (two emergency exits in each visitation room and one in the banquet hall). All windows are transparent with the exception of the emergency exit door windows and the preparation room clerestory located on the western side of the structure and shown on sheet A-5 of the site plan (bottom elevation).

One non-essential door on the south side (non-street facing) of the building in the kitchen area has been deleted because of a potential safety hazard as it opened directly into an area that houses the transformer and all of the exterior panels. The main entry back door is located approximately 15' away with clear passage. See "Site Plan Modification – Exterior Door Modification" in the separate PowerPoint presentation.

- **Access**

The property is accessed by a paved driveway that extends to NC Highway 73 East to the north and Cold Springs Road to the west. The main portion of this driveway accessing the property from NC Highway 73 consists of two lanes separated by a grassed median. Both lanes are approximately 18 feet in width. The new driveway extending from the older portion of the driveway is 24 feet in width. The other portions of the older driveway are approximately 18 feet in width.

- **Articulation**

The exterior facade of the building consists of two materials, a stone base and cement board siding. There are windows along the front façade and canopies on all four sides of the structure. The canopies are constructed of material designed to complement the streetscape and have a

minimum overhead clearance of eight feet. The Applicant is proposing that the canopies be constructed of exposed wooden trusses, with wooden decking attached atop with the rest of the roofing membrane. The lowest clearance of the proposed canopies is 8.5 feet.

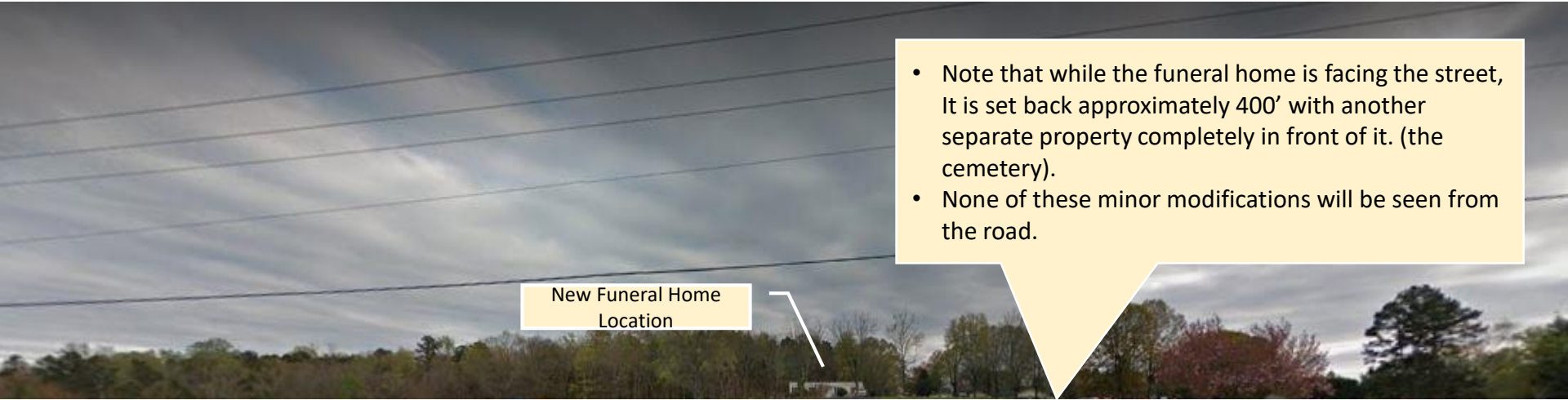
The canopies have been modified from open faced timber to using the same cement based material that has been used on the rest of the building. The change was made because of the concern for the elderly and frail funeral attendees that will often be under these canopies. With the open faced design birds and bees would likely nest in the open faced timbers and the concern was that there would likely be bird problems including droppings, nests, and dive bombing birds as well as wasp and beetles. See "Site Plan Modification – Gables Modifications" Page 1 & 2 in the separate PowerPoint presentation.

- **Materials**

The exterior materials are a stone base and cement board siding.

The stone color is similar to the stone on the existing gate on the property near the NC Highway 73 entrance, however the design incorporates a stacked stone which is more fitting with the surrounding area. See "Site Plan Modification – Stone Façade Modification" in the separate PowerPoint presentation.

Cabarrus Funeral & Cremation – Site Plan Modifications



- Note that while the funeral home is facing the street, It is set back approximately 400' with another separate property completely in front of it. (the cemetery).
- None of these minor modifications will be seen from the road.

New Funeral Home Location

This frontal area is not owned by the funeral home



Route 73

Review Summary:

- Gable Modification
- Crematory Roofline Modifications
- Exterior Door
- Stone Façade

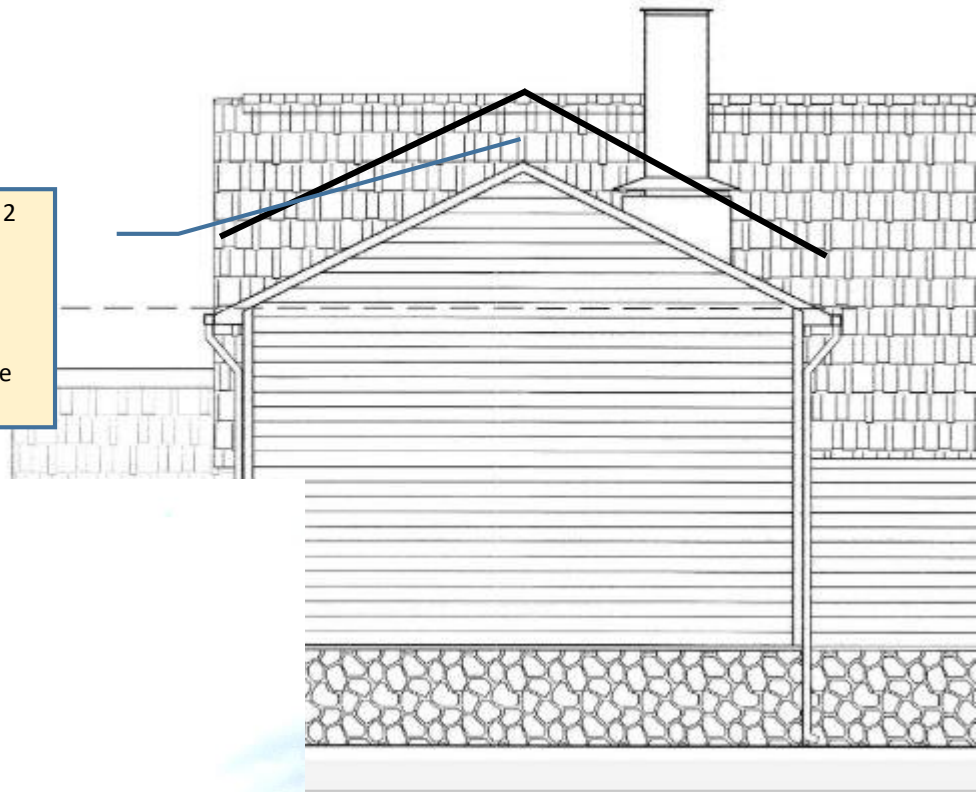


Crematory Roofline Modification

Note This roof change was already approved. It is included here for completeness

- Current plan raised the crematory roof line approximately 2 feet to the same peak height as the rest of the building.
- This change cannot be seen from the main road route 73
- This change was previously approved.

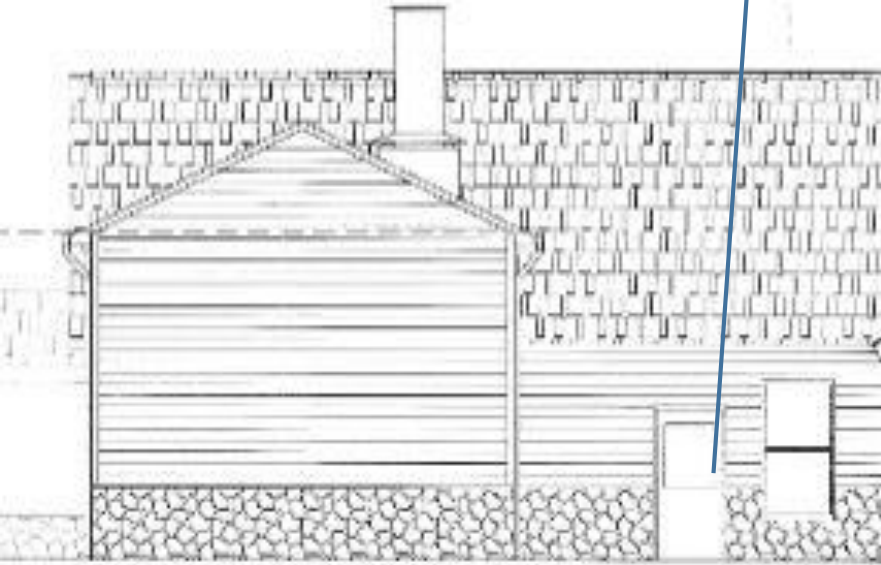
Reason for change: Crematory specs required higher clearance to eliminate unsightly guidelines on the chimney stack.



Exterior Door Modification

- Door Eliminated

Non emergency exit with no purpose. Would have opened directly into the electrical area where we do not want people wandering. Main back door is approximately 15' away with clear interior passage.



Gable Modifications – Page 1

- Original Plan had open timbers.
- Currently built with the same cement board material as the rest of the building.

Reason for change: birds, bird nests, bird droppings, wasp and beetles. Bad combination for funeral clients.



Gable Modifications – Page 2



Stone Façade Modification

- As required, the stone is similar to the stone on the existing gate currently on the property.

Original



New





SITE:

3892 Hwy 73 East, Concord, NC, 28025

CLIENT:

Cabarrus Memorial Gardens

BUILDING SQUARE FOOTAGE:

5,273 sq ft.

Cabarrus Memorial Gardens
Funeral Home Design

Scope

- _Create a multi-functional space that provides a way to customize a space based on the human occupation.
- _Support a datum that separates the served spaces (left side of the structure) from the servant spaces (right side of the structure).
- _Follow a symmetry that defines path within the funeral home, allowing for a smoother and direct transition from one space to the next.
- _Incorporate existing materials on the site (ex. front gate of Cabarrus Memorial Gardens, implimented into exterior facades of the funeral home).
- _Use natural materials to tie in concepts and tendencies of rural North Carolinan towns.
- _Maintain “home-like feelings” by accomodating occupants with a kitchen and dining area.
- _Accomplish an informal style to revive the traditional funeral home concept.
- _Alignments become vital to one’s progression through each space, making it also important to align points of entry.
- _Create a communal atmosphere with partition wall technologies that can retract and create larger spaces.



Programmatic Identification



Embalming / Cooling / Cremating

_44' x 16' room to accommodate a crematory furnace.
Garage door for equipment and body arrival.

Banquet Hall

_Multipurpose space with kitchen, pantry, and ice closet. Open concept into rear porch area, space customizable by glass nana-wall into visitation areas.

Casket Show Room

_Presentation of different caskets (styles, sizes, etc.).

Offices

_Administrative wing placed on the service half of the building.

Reception

_Location of reception placed between both entrances of the funeral home.

Visitation

_Simple and elegant space dividable by folding partition wall. Right visitation space with nana wall on far right wall to open up into banquet hall.

Restrooms

_Placed on the left side of the building to complete the unity of a served space.

Rendered Elevations



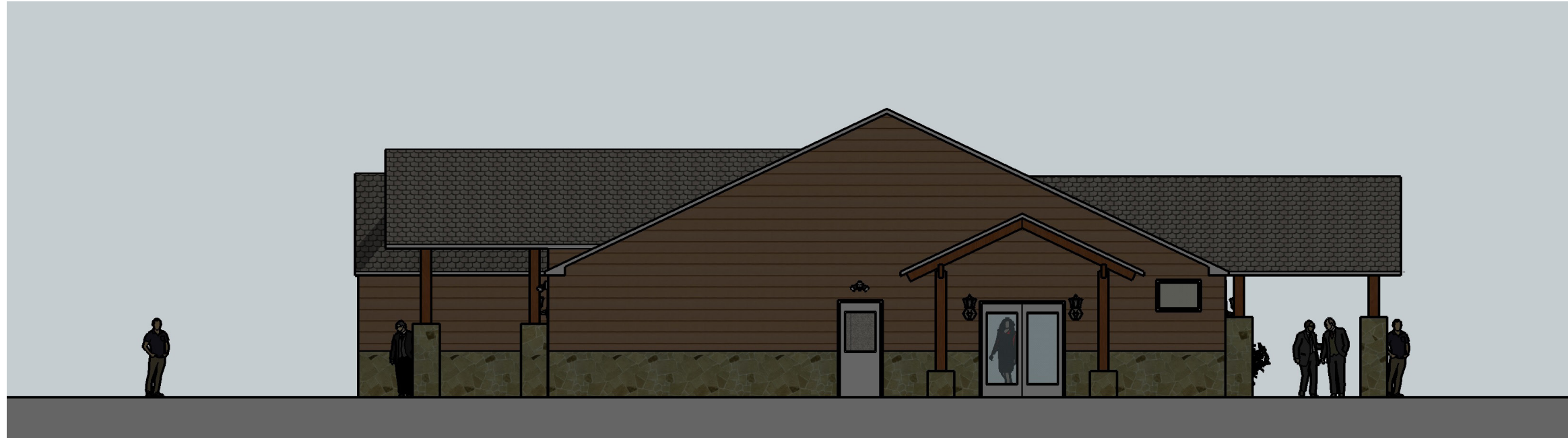
_South Elevation



_North Elevation

Cabarrus Memorial Gardens
Funeral Home Design

Rendered Elevations



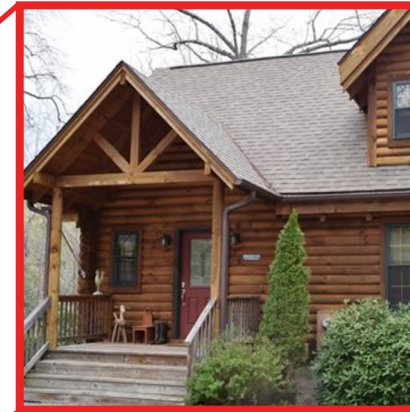
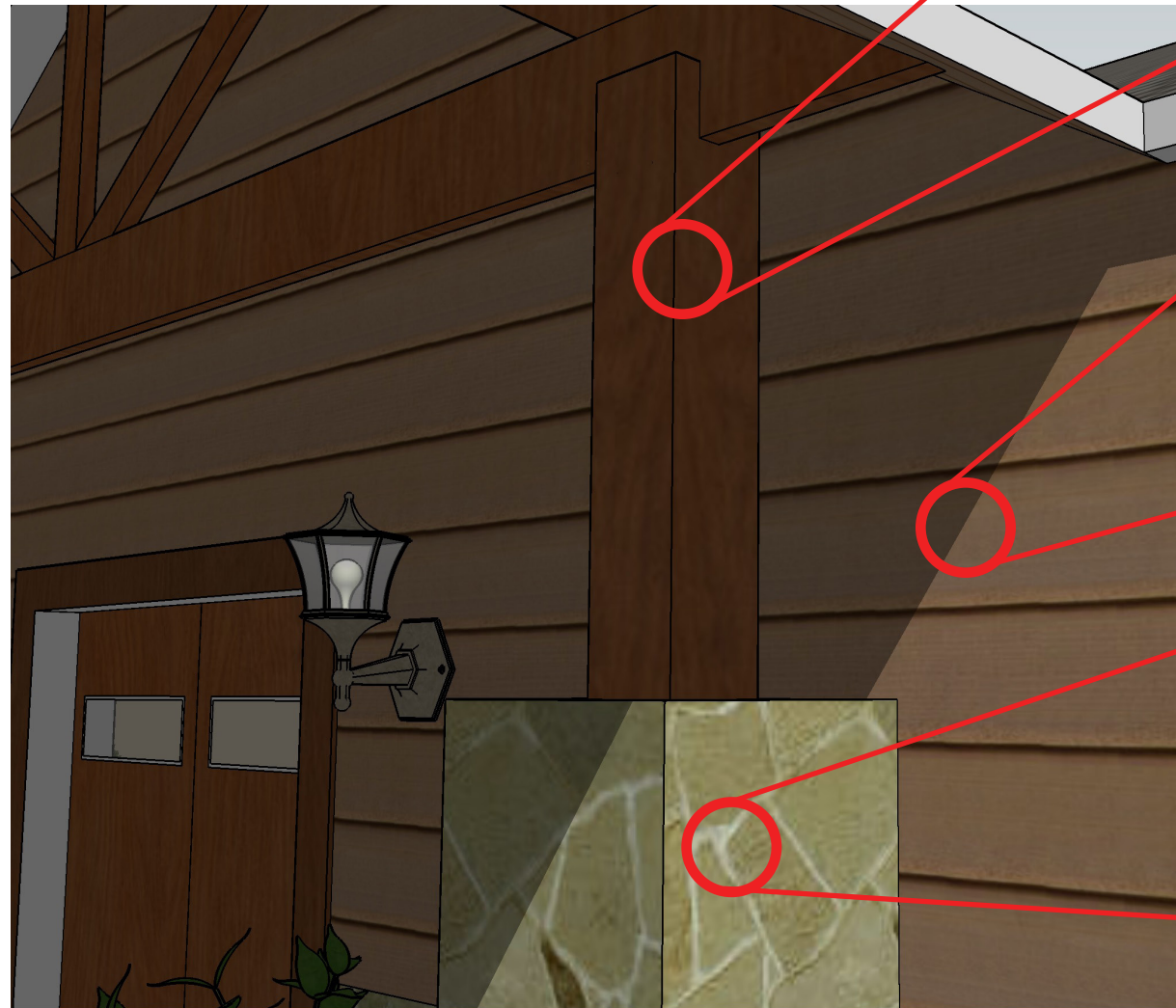
_East Elevation



_West Elevation

Cabarrus Memorial Gardens
Funeral Home Design

Material Taxonomy



_Adopting the styles of NC cabins with the use of timber trusses, which also emphasizes the entrance into the funeral home.



_Hardie board captures the aesthetic of rural architecture in the south, while also responding to the facade conditions of past structures.



_The only existing material on the site is the front gate made of stone, where it would be mimicked on the facade of the building.

Ordinance Regulations

Section 5-8 (LC)

- _Front yard Principal : 30 ft. (from Property Line)
- _Side yard Principal : 101 ft. total (from Property Line)
- _Rear yard Principal : 92 ft. (from Property Line)

Appendix B : Amenity Area

- _A butterfly garden will be placed in the front yard of the structure.

Appendix B : Lighting

- _2-head flood lights angled downward above emergency exits on the side and rear of the building (out of site from road).
- _2 sconces will be installed by each entrance into the structure for aesthetic.

Appendix B : Loading/Parking

- _Loading garage door placed in the rear of the right side of the structure.
- _Shrubbery and/or trees will be used as a screen to the loading door from the rear of the residential properties adjacent to the structure.
- _A 12 ft. paved driveway will be attached to the rear parking lot (Section 10-13)
- _Parking located behind the structure, out of sight from the road.

Appendix B : Heights

- _Principal building height does not exceed 40 ft. (21' 3").
- _Canopy height does not exceed 20 ft. (18' 3").

Appendix B : Roofline

- _Roof form responds to both residential and commercial context.
- _Cross-gable, with canopies that diversify the heights of the roofs.
- _Pitch of roof stays consistent with commercial structures in the area (1:2)

Appendix B : Fenestration

- _All windows and entrances facing right of ways are transparent.
- _4 Entrances, 9 exits (2 emergency exits in each visitation room, 1 in banquet hall)
- _Windows are all transparent with the exception of emergency exit door windows and preparation room clerestory.

Appendix B : Articulation

- _Exterior facade of the building consists of 2 materials
- _Canopies constructed of exposed wooden trusses, with wooden decking attached atop with the rest of the roofing membrane.
- _Windows placed on the front facade.
- _Front canopy clearance : 9' 5"
- _Left and right canopy clearance : 8' 5"
- _Rear canopy clearance : 11' 5"

Appendix B : Materials

- _Exterior materials consist of stone and hardie board siding.
- _Stone correlating to existing gate on the property.
- _Hardie board siding used to connect the structure to the character of past rural North Carolinian commercial buildings
- _Canopies constructed of wooden trusses to adopt styles from western North Carolinian architecture (ex. mountain cabins)
- _Asphalt shingles used for roofing membrane.

Ordinance Regulations

Updates in Red

Section 5-8 (LC)

- _Front yard Principal : 30 ft.
- _Side yard Principal : 101 ft. total
- _Rear yard Principal : 92 ft.

Loading/Parking

- _Loading garage door placed in the rear of the right side of the structure.
- _Shrubbery and/or trees will be used as a screen to the loading door from the rear of the residential properties adjacent to the structure.
- _A 12 ft. wide gravel path will be laid leading to the loading door (Section 10-13), detached from parking circulation.
- _Parking located behind the structure, out of site from the road.

Appendix B : Heights

- _Principal building height does not exceed 40 ft. (21' 3").
- _Canopy height does not exceed 20 ft. (18' 3").

Appendix B: Roofline

- _ Roof form responds to both residential and commercial context.
- _ **Gables with canopies that diversify the heights of the roofs**
- _ Pitch of roof stays consistent with commercial structures in the area (1:2)
- _ **Small 20 x 30 sf portion of roofline over crematory is the same height as the rest of the structure to accommodate incinerator**

Appendix B: Fenestration

- _ All windows and entrances facing right of ways are transparent
- _ **4 Entrances, 4 emergency exits in 2 visitation rooms, 1 emergency exit in crematory room**
- _ Windows are all transparent with the exception of emergency exit door windows and preparation room clerestory
- _ **One non-essential door on the south side (non-street facing) in the kitchen area has been removed for safety reasons**

Appendix B: Articulation

- _ Exterior facade of the building consists of 2 materials.
- _ **Canopies constructed of the same stone based material that will be used on the rest of the building.**
- _ Windows placed on the front façade.
- _ Front canopy clearance: 9' 5"
- _ Left and right canopy clearance: 8' 5"
- _ Rear canopy clearance: 11' 5"

Appendix B: Materials

- _ Exterior materials consist of stone and hardie board siding.
- _ Stone correlating to existing gate on the property.
- _ **Canopies constructed of the same cement siding as the rest of the building.**
- _ Asphalt shingles used for roofing membrane.

**Proposed Changes to Approved Building Plans for ARCH2018-00001
 Design Review Standards Staff Report**

Applicant Information: Dan Sullivan
 Cabarrus Memorial Gardens, LLC
 3892 HWY 73 E
 Concord, NC 28025

Zoning: Limited Commercial

Site Description: The proposed funeral home site considered by the Design Review Committee as part of ARCH2018-00001 is currently under construction.

PIN#: 5640-98-8658

Owner: Cabarrus Memorial Gardens, LLC
 3892 HWY 73 E
 Concord, NC 28025

Acreage: ± 1 ac

Purpose: The purpose of the request in 2018 was to construct a new funeral home on the subject property. The sales office (currently located there) will be removed. The surrounding property to the north, east and south is occupied by an existing cemetery.

Updated Staff Report by: Phillip Collins

A review of the plans, as submitted, finds the following:

Site Design Standards

Setback Information

Front Corner Lot:	--	Side Yard:	5-20'
Front Minor Collector:	30'	Side Yard Accessory:	5-20'
Front Local Road:	30'	Rear Yard:	20'
		Rear Yard Accessory:	5'

The proposed plan meets the setback requirements.

Amenity Area No changes proposed

The proposed development is for a stand-alone funeral home, not multiple buildings. Amenity areas are only required when the proposed development includes more than one building.

Connectivity and Sidewalks No changes proposed

The connectivity and sidewalks standards are typically intended for proposed developments that include more than one building. This request is for a stand-alone funeral home, not multiple buildings. The Applicant has provided sidewalks along the parking areas that lead to the building.

Parking Requirements No changes proposed

The Applicant is proposing 24 parking spaces (including 2 handicap spaces) which meets the parking requirements of Chapter 10 of the Cabarrus County Development Ordinance (Ordinance). Five of the parking spaces are existing and two of the five are the handicap space. The parking requirements of Appendix B encourage parking to be located to the side and the rear of the proposed structure. The majority of the proposed parking is located to the rear of the structure; however the five existing spaces will be located in front of the proposed structure. The current property line bisects the five existing spaces. The Applicant is willing to shift the property line to align with the existing driveway and this is reflected in the site plan that was submitted for review. The property line will need to be shifted for the site plan to comply with the Ordinance.

Parking Lot Design No changes proposed

This provision is typically intended for commercial developments that require much larger parking areas and greater numbers of spaces. The plan submitted shows existing spaces to the front of the proposed facility and directly adjacent to the existing paved driveway. These spaces are connected to the proposed facility with a sidewalk. The plans submitted also show a parking area to the rear of the proposed structure and a driveway extending from the existing paved driveway. This portion of the parking area is connected to the proposed facility with a sidewalk.

In reference to the existing spaces in the front of the proposed structure, the applicant states that the preference is to keep them where they are as this is the current location of the handicap spaces and access for handicap individuals should be near the front of the building as all of the offices are located at the front of the building where most activity will take place. The applicant also plans to conserve energy by not heating/cooling the back half of the building when not in use and the existing spaces would be closer to the offices where most activity will take place. The applicant also states that families are accustomed to using those spaces when visiting deceased individuals and refreshing flowers, those spaces allow for parking without blocking some of the narrower drives. The applicants also states that it is planned. The funeral home site is located internally to the existing cemetery and is not very close to a main road.

The Ordinance states that parking lots shall be designed to allow pedestrians to safely move from their vehicles to the buildings and that a paving material different in color and/or texture from that of vehicular areas shall delineate these pedestrian travel ways and shall be clearly marked. Small posts or bollards incorporating lights may also serve the same purpose. Parking lots shall be adequately screened from public view and shall include landscaping and buffering per Chapter 9 of the Ordinance.

Landscaping No changes proposed

The Applicant has submitted a landscape plan that meets the requirements of Chapter 9 of the Ordinance.

Lighting No changes proposed

The Ordinance states that all non-residential uses shall provide proper lighting for security purposes while not diminishing the quality of any surrounding residential uses. There is an existing lamp post shown on the site plan. The applicant states that there will be downward angled flood lights will be placed over the

emergency exits on the sides and rear of the property and two scones will be placed by the main entrance of the structure (for aesthetics).

Loading and Unloading Areas No changes proposed

The Applicant is providing a space for loading and unloading on the west side of the proposed structure. A loading garage door is proposed on the rear of the right side of the structure and the 12' x 40' loading/unloading is directly adjacent to it. Therefore, the size of the provided space meets the requirements of Chapter 10 of the Ordinance. The Applicant further states that the proposed buffer and extra landscaping will be used as a screen to the loading door from the rear of the residential properties adjacent to the structure.

Loading Docks No changes proposed

There are no proposed loading docks.

Solid Waste Storage Areas No changes proposed

The Ordinance requires solid waste storage areas to be located to the rear or side of the structure, not be located in any applicable planting yard and be screened from any street and/or any residentially developed or residentially zoned property.

The Applicant states that all solid waste will be contained in roll out containers and the container will be screened from public view.

Mechanical Appurtenances No changes proposed

The Ordinance requires all rooftop mechanical and electrical equipment to be screened from view from all public streets (existing and proposed) and adjacent properties. The Ordinance further requires the incorporation of design elements and landscape materials to provide additional screening and/or softening of equipment areas located on the ground.

The Applicant states that all mechanical appurtenances will be located on the ground level and will be screened from public view with the installation of landscaping.

Architectural Design Standards

Height No changes proposed

The proposed structure will not exceed the required height restriction of Chapter 5 of the Cabarrus County Development Ordinance.

Roofline Changes proposed

The Applicant states that the proposed roof form responds to both the residential and commercial context in the area. The Applicant further states that the cross-gable with canopies diversifies the heights of the roofs, and that the pitch of the roof stays consistent with commercial structures in the area (1:2).

- During construction, the height of a portion of the roof on the back side of the structure on the western side was modified. The height of this section was increased to accommodate the installation of an incinerator. A chimney for the incinerator extends from this same roof section around two and a half feet higher than the main portion of the roof.
- The proposed changes are in compliance with the roofline section of the Architectural Design Standards and are in keeping with the original design proposal.

Fenestration Changes proposed

The Applicant states that all windows and entrances facing rights-of-ways will be transparent. There will be four entrances and four emergency exits in two visitation rooms and one emergency exit in the crematory room. The Applicant further states that all windows will be transparent with the exception of the emergency exit door windows and the preparation room clerestory located on the western elevation of the proposed structure and shown on sheet A-5 of the site plan (bottom elevation).

- During construction, the applicant deleted one non-essential door on the south side of the building. The application materials state that it was viewed as a potential safety hazard for the kitchen area since it would open directly into the area that houses the transformer and the exterior panels. The primary entry for the back of the building is located approximately 15' away with clear passage.
- The proposed structural change related to the door complies with the fenestration requirements of the Architectural Design Standards.

Access No changes proposed

The property is accessed by an existing paved driveway that extends to NC Highway 73 East to the north and Cold Springs Road to the west. The main portion of the existing driveway accessing the property from NC Highway 73 consists of two lanes separated by a grassed median. Both lanes are approximately 18 feet in width. The proposed driveway extending from the existing portion of the driveway is 24 feet in width. The other portions of the existing paved driveway are approximately 18 feet in width.

Articulation Changes proposed

With respect to the articulation of proposed structures, the Ordinance requires that all walls of the proposed structure facing proposed or existing streets include at least two of the following features:

- change in plane
- change in materials
- change in texture or masonry pattern, or
- windows

The Applicant states that the proposed exterior facade of the building consists of two materials (a stone base and hardie board siding), windows along the front façade and canopies on all four sides of the structure. The Ordinance requires that canopies be constructed of material designed to complement the streetscape and have a minimum overhead clearance of eight feet. The Applicant is proposing that the canopies be constructed of exposed wooden trusses, with wooden decking attached atop with the rest of the roofing membrane. The lowest clearance of the proposed canopies is 8.5 feet.

- During construction, the canopies at all entrance doors were modified from open faced timber to the same cement based material used on the rest of the building. With this modification the canopies are now enclosed. The application materials state the change was made because of the concern for elderly and frail funeral attendees that will be under the canopies and walking through the canopies. It further states that with the design of the original plan, birds and bees would likely nest in the open faced timbers. The design created concerns that there would likely be bird problems including droppings, nests, and aggressive behavior to protect the nests as well as wasp and beetles.
- The altered canopies are in compliance with the articulation requirements of the Architectural Design Standards and are consistent with the building materials used on other parts of the building.

Materials Changes proposed

The Ordinance states that all buildings are to be constructed of quality materials (including stone and horizontal siding) and where any sloped roofs are utilized, the Ordinance requires that they be covered with high profile asphalt shingles, natural clay tiles, slate, concrete tiles (with natural texture and color), ribbed metal, wood shakes or shingles. The Applicant states that exterior materials will consist of a stone base and hardie board siding. The stone will be similar to the stone on the existing gate on the property and the siding will also be used to connect the structure to the character of past rural North Carolina commercial buildings (ex. country store).

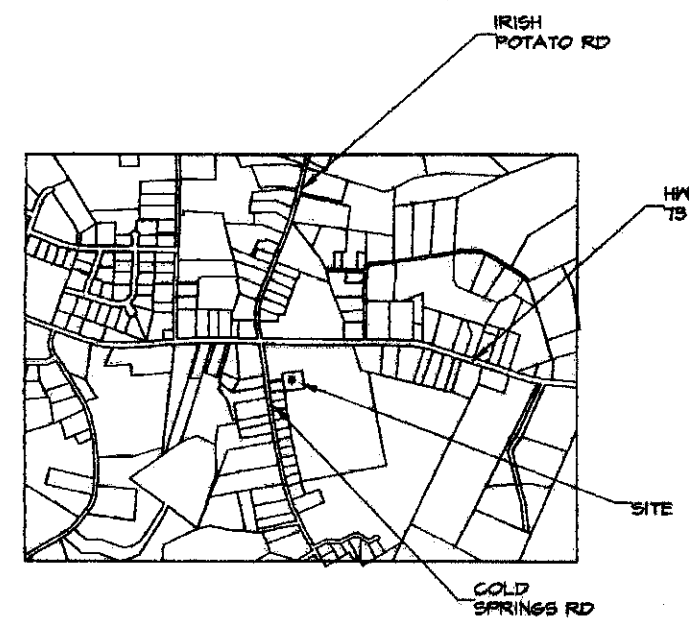
The Ordinance states that forms and finish materials of buildings shall be compatible with the architectural character of the adjacent area. The Applicant states that canopies will be constructed of wooden trusses to adopt styles from western NC architecture and asphalt shingle will be used for roofing membrane.

- The application materials state that the stone color along the bottom section of all facades is similar to the stone on the existing gate near the NC Highway 73 cemetery entrance. The design incorporates stacked stone which the application states is more fitting with the surrounding area.
- The continued use of stone as a building material complies with the materials section of the Architectural Design Standards.

Original Conditions of Approval

1. Site plan review and approval is required subsequent to Board of Adjustment approval in order to ensure compliance with all applicable development requirements and conditions. (Zoning)
2. The front property line shall be shifted to align with the southern side of the existing driveway. (Zoning)
3. The Applicant shall procure any and all applicable federal, state, and local permits prior to commencement of the project. (Zoning)

FUNERAL HOME FOR CABARRUS MEMORIAL GARDENS 3892 HWY 73 E, CONCORD NC



VICINITY MAP
SCALE 1" = 2000'



INDEX OF DRAWINGS

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- G-2 ACCESSIBILITY DETAILS & NOTES

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- SP-2 LANDSCAPE PLAN
- SP-3 UTILITY PLAN
- SP-4 GRADING PLAN

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- S-2 ROOF FRAMING PLAN
- S-3 WALL SECTIONS & DETAILS
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- A-2 SCHEDULES
- A-3 REFLECTED CEILING PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 BUILDING & WALL SECTIONS
- A-7 WALL SECTIONS & DETAILS
- A-8 INTERIOR ELEVATIONS

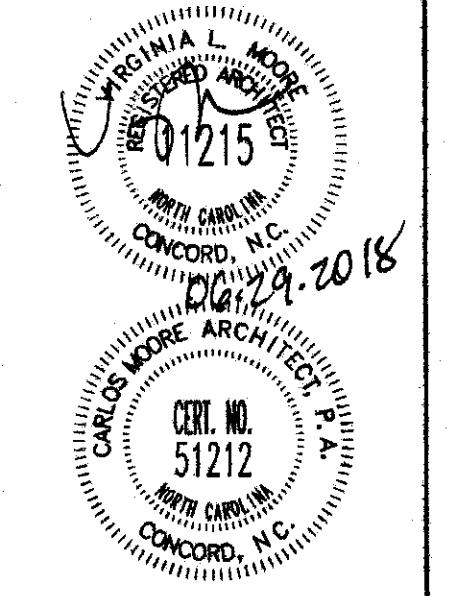
PLUMBING, MECHANICAL & ELECTRICAL

- P-01 SUPPLY PLUMBING PLAN
- P-02 WASTE PLUMBING PLAN
- P-03 PLUMBING NOTES & DETAILS
- M-01 MECHANICAL PLAN
- M-02 MECHANICAL NOTES & DETAILS
- M-03 MECHANICAL NOTES & DETAILS
- E-01 ELECTRICAL LIGHTING PLAN
- E-02 ELECTRICAL POWER PLAN
- E-03 ELECTRICAL NOTES & DETAILS

FINAL APPROVAL
DATE 6/28/18

RECEIVED
JUL 6
CABARRUS COUNTY

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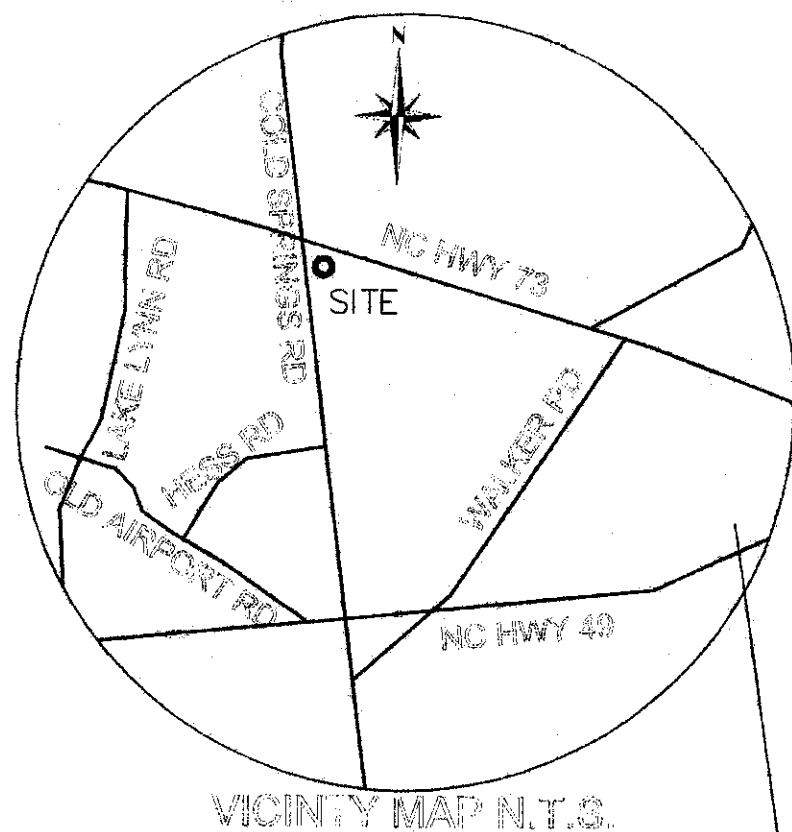
PROJECT TITLE:
FUNERAL HOME FOR
CABARRUS MEM. GARDENS
3892 HWY 73 E, CONCORD, NC
SHEET TITLE:
COVER SHEET

TODAY'S DATE: 06.21.2018
SCHEMATIC DESIGN APPR.
ORIGINAL SEAL DATE:

REVISIONS:

DRAWING NUMBER: 170706 CVR
DRAWN BY: VLM
PROJECT MGR: VLM
CHECKED BY: V. MOORE

SHEET
CVR
TOTAL # OF SHEETS: 24
OF 1



VICINITY MAP N.T.S.
SEE 1"=2000' VICINITY MAP
ON COVER SHEET

LEGEND

- EXISTING SIGN
- EXISTING IRON PIN
- EXISTING LIGHT POLE
- RIGHT-OF-WAY
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING UTILITY POLE
- EXISTING RIP RAP
- EXISTING PAVING TO BE REMOVED
- SAWCUT LINE
- EXISTING CURB AND GUTTER
- EXISTING FENCE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING CROSS WALK POLE
- EXISTING SIGNAL POLE
- EXISTING CLEANOUT
- EXISTING TELEPHONE PED.

SITE DATA:
PIN: 5640-98-4952
ACREAGE: 1 AC
ZONED LC

SETBACKS: FRONT 30'
SIDE SINGLE 5'
SIDE TOTAL 20'
REAR 20'

IMPERVIOUS SURFACE TOTAL 75%
IMPERVIOUS SURFACE STRUCTURAL 50%

IMPERVIOUS PROPOSED PARKING & WALKS = 12,789.5 SF = 24%
IMPERVIOUS SURFACE PROPOSED BUILDING = 5,966 SF = 14%
IMPERVIOUS SURFACE EXISTING BEING REMOVED = (5,402 SF)
REMAINDERS: 12,789.5-4,731 = 8,058.5 ADDED
5,966-671 = 5,295 ADDED

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PROJECT TITLE:
NEW FUNERAL HOME
CABARRUS MEM GARDENS
3892 NC HIGHWAY 73 E., CONCORD, NC

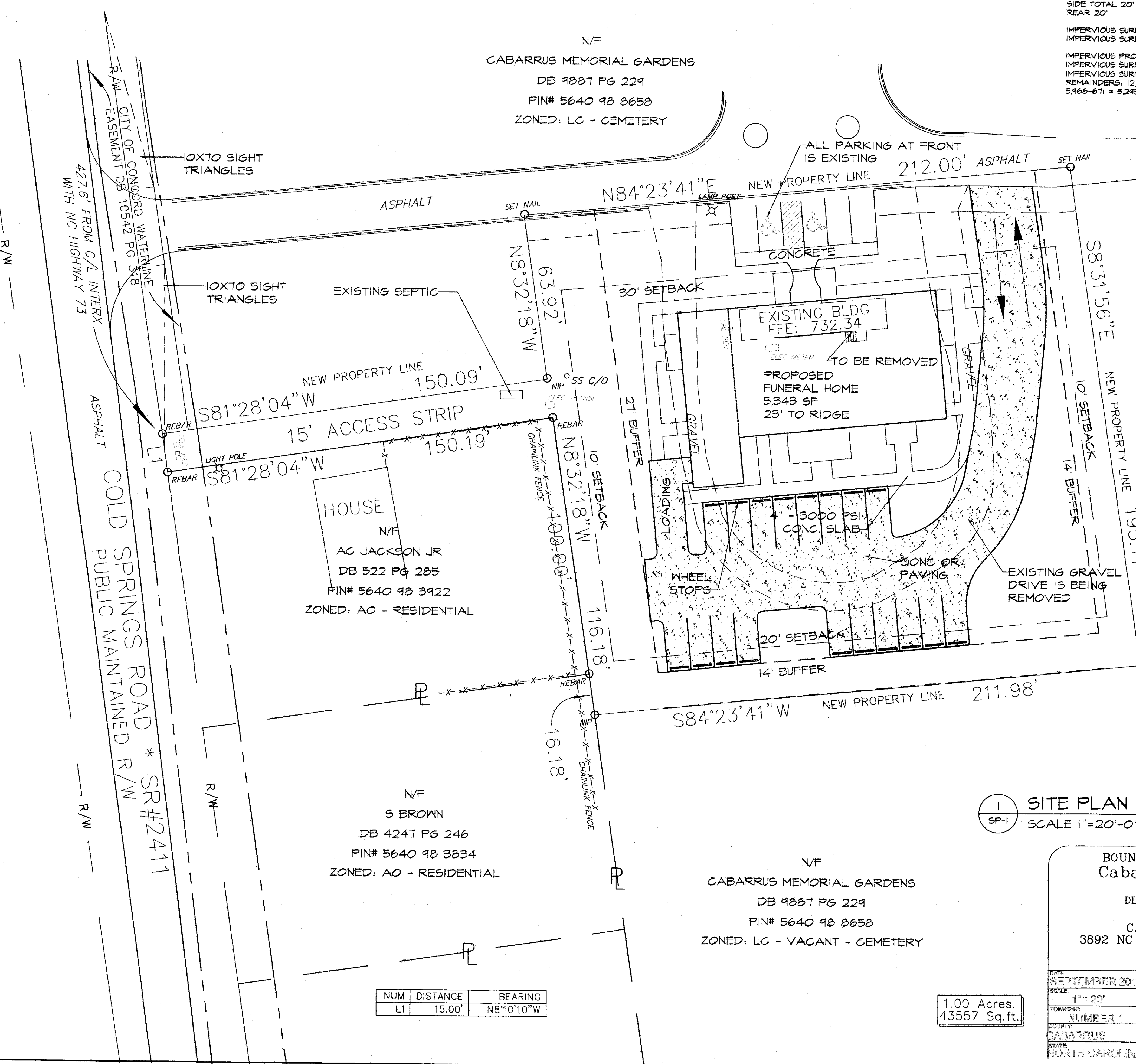
SHEET TITLE:
SITE PLAN

TODAY'S DATE: 06.29.2018
SCHEMATIC DESIGN APPR.: XXXX
ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING NUMBER: 170706 SP 1
DRAWN BY: XXX
PROJECT MOR: XXX
CHECKED BY: C. MOORE

SHEET: SP-1
TOTAL # OF SHEETS: X



PARKING:
HANDICAP IS EXISTING (UPDATE SIGNAGE)
1/300 SF + 1 PER EMPLOYEE PER SHIFT
5267 SF / 300 = 18 REG.
4 EMPLOYEES
19 NEW 9X20 SPACES SHOWN
2 HANDICAP AND 3 REGULAR ARE EXISTING
LOADING AREA IS SCREENED BY PERIMETER BUFFER & ADDITIONAL BUFFER IN FRONT OF IT.

1 SITE PLAN
SP-1 SCALE 1"=20'-0"

NUM	DISTANCE	BEARING
L1	15.00'	N8°10'10"W

1.00 Acres.
43557 Sq. ft.

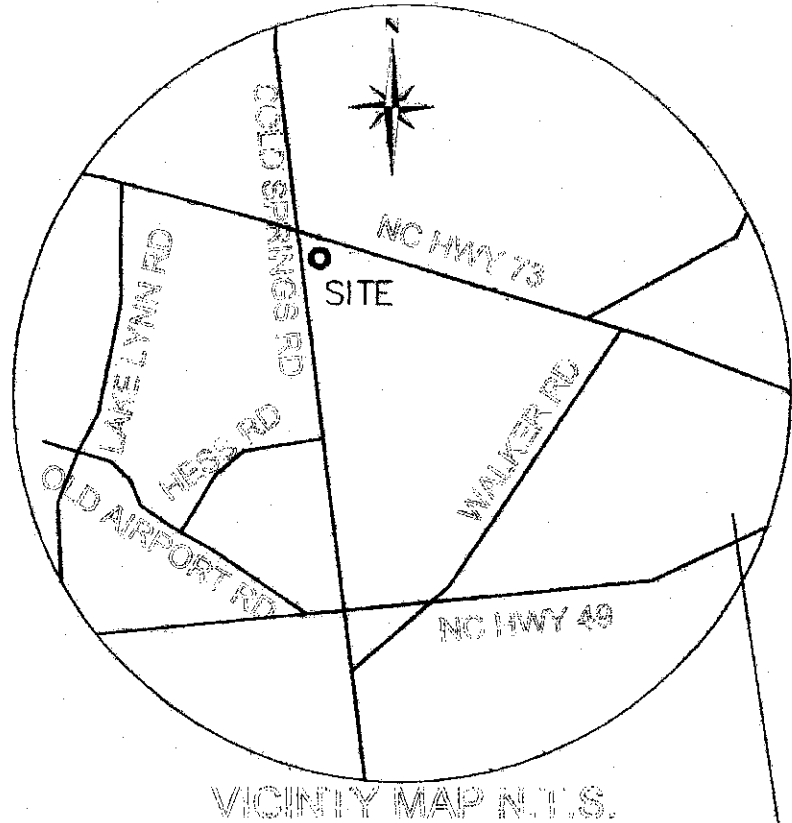
BOUNDARY & TOPOGRAPHIC SURVEY OF Cabarrus Memorial Gardens
BEING A 1.00 AC PORTION OF DB 9887 PG 229 & DB 11782 PG 249 PIN# 5640 98 8658

CABARRUS MEMORIAL GARDENS 3892 NC HIGHWAY 73 E, CONCORD NC 28025

DATE: SEPTEMBER 2017
SCALE: 1"=20'
TOWNSHIP: NUMBER 1
COUNTY: CABARRUS
STATE: NORTH CAROLINA

HARRISBURG SURVEYING
DEUT. V: 27-17/PROV. V: 22-28
116 Plaza Dr Harrisburg, N.C.
(704) 465-9553 PHONE
http://www.harrisburgsurveying.com

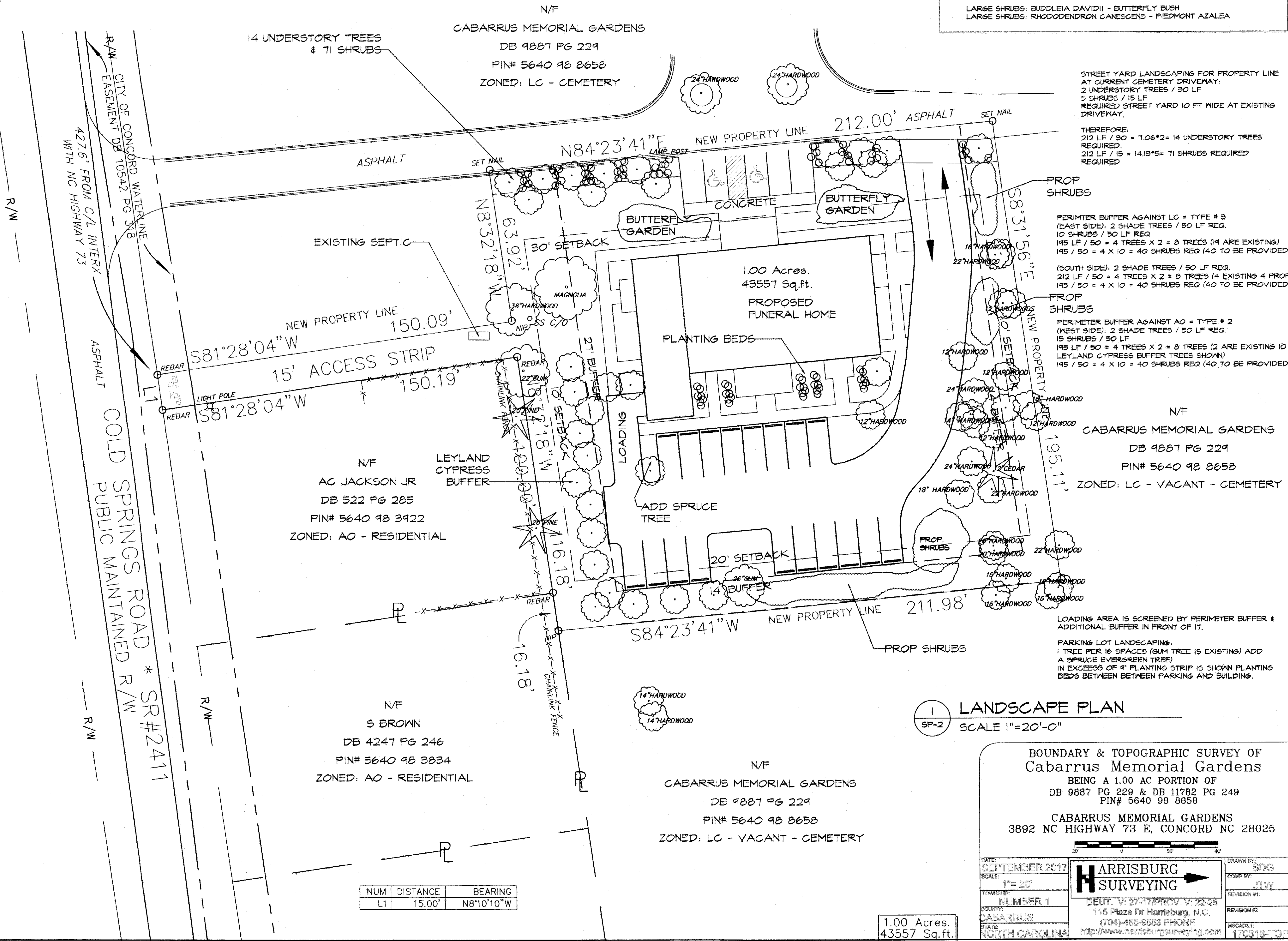
DRAWN BY: SDG
CHECKED BY: ITW
REVISION #2
DATE: 170816-TOPO



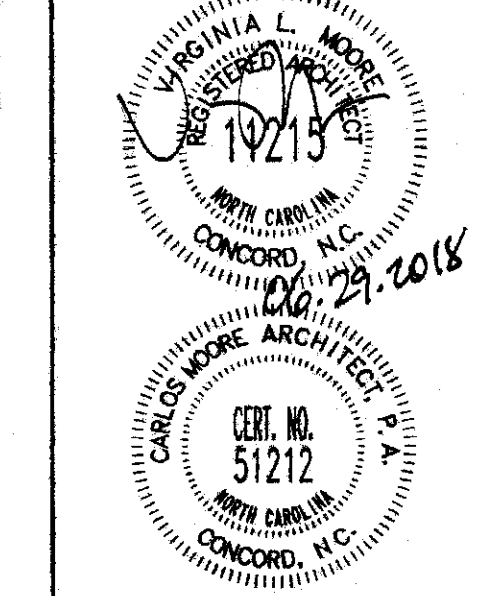
SEE COVER SHEET FOR 1"=2000' VICINITY MAP

PLANTING SCHEDULE:
 SHADE TREES: ACER RUBRUM - RED MAPLE TREE
 SHADE TREES: BETULA NIGRA - RIVER BIRCH
 UNDERSTORY / ORNAMENTAL TREES: CUPRESSOCYPARIS LEYLANDII - LEYLAND CYPRESS
 UNDERSTORY / ORNAMENTAL TREES: PRUNUS SUBHIRTELLA PENDULA - WEEPING CHERRY
 LARGE SHRUBS: BUDDLEIA DAVIDII - BUTTERFLY BUSH
 LARGE SHRUBS: RHODODENDRON CANESCENS - PIEDMONT AZALEA

- LEGEND**
- EXISTING SIGN
 - EP EXISTING IRON PIN
 - LP EXISTING LIGHT POLE
 - R/W RIGHT-OF-WAY
 - EXISTING TREE
 - ⊗ EXISTING TREE TO BE REMOVED
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING WATER VALVE
 - ⊕ EXISTING WATER METER
 - ⊕ EXISTING GAS VALVE
 - ⊕ EXISTING GAS METER
 - ⊕ EXISTING SEWER MANHOLE
 - ⊕ EXISTING STORM MANHOLE
 - ⊕ EXISTING UTILITY POLE
 - ⊕ EXISTING RIP RAP
 - EXISTING PAVING TO BE REMOVED
 - - - - - SAWCUT LINE
 - EXISTING CURB AND GUTTER
 - - - - - EXISTING FENCE
 - - - - - EXISTING UNDERGROUND ELECTRIC LINE
 - - - - - EXISTING OVERHEAD POWER LINE
 - - - - - EXISTING UNDERGROUND TELEPHONE LINE
 - - - - - EXISTING SANITARY SEWER LINE
 - - - - - EXISTING WATER LINE
 - - - - - EXISTING GAS LINE
 - - - - - EXISTING CONTOUR LINE
 - +99.2 EXISTING SPOT ELEVATION
 - EXISTING CROSS WALK POLE
 - ⊕ EXISTING SIGNAL POLE
 - EXISTING CLEANOUT
 - TELE EXISTING TELEPHONE PED.



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PROJECT TITLE: NEW FUNERAL HOME CABARRUS MEM GARDENS 3892 NC HIGHWAY 73 E., CONCORD, NC
 SHEET TITLE: LANDSCAPE PLAN

TODAY'S DATE: 06.21.2018
 SCHEMATIC DESIGN APPR. XXXX
 ORIGINAL SEAL DATE: XXXX

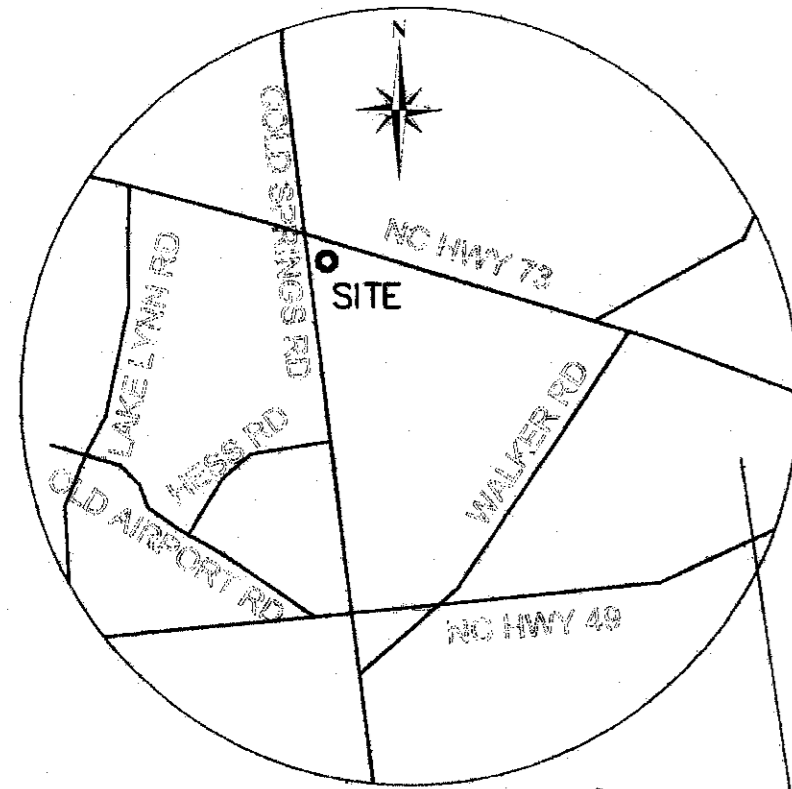
REVISIONS:

DRAWING NUMBER: XXXXXXXXXX
 DRAWN BY: XXXX
 PROJECT MGR: XXXX
 CHECKED BY: C. MOORE

SHEET: SP-2
 TOTAL # OF SHEETS: X

NUM	DISTANCE	BEARING
L1	15.00'	N8°10'10"W

1.00 Acres.
43557 Sq.ft.



VICINITY MAP N.T.S.
SEE VICINITY MAP ON
COVER SHEET FOR
1"=2000'

LEGEND

- T — EXISTING SIGN
- IP — EXISTING IRON PIN
- LP — EXISTING LIGHT POLE
- R/W — RIGHT-OF-WAY
- T — EXISTING TREE
- X — EXISTING TREE TO BE REMOVED
- H — EXISTING FIRE HYDRANT
- W — EXISTING WATER VALVE
- M — EXISTING WATER METER
- G — EXISTING GAS VALVE
- M — EXISTING GAS METER
- S — EXISTING SEWER MANHOLE
- S — EXISTING STORM MANHOLE
- U — EXISTING UTILITY POLE
- R — EXISTING RIP RAP
- P — EXISTING PAVING TO BE REMOVED
- S — SAWCUT LINE
- C — EXISTING CURB AND GUTTER
- F — EXISTING FENCE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- OP — EXISTING OVERHEAD POWER LINE
- UT — EXISTING UNDERGROUND TELEPHONE LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- C — EXISTING CONTOUR LINE
- +995.2 — EXISTING SPOT ELEVATION
- CW — EXISTING CROSS WALK POLE
- S — EXISTING SIGNAL POLE
- C/O — EXISTING CLEANOUT
- TELE — EXISTING TELEPHONE PED.

SITE DATA:
PIN: 5640-98-4952
ACREAGE: 1 AC
ZONED LC

SETBACKS: FRONT 30'
SIDE SINGLE 5'
SIDE TOTAL 20'
REAR 20'

IMPERVIOUS SURFACE TOTAL 75%
IMPERVIOUS SURFACE STRUCTURAL 50%

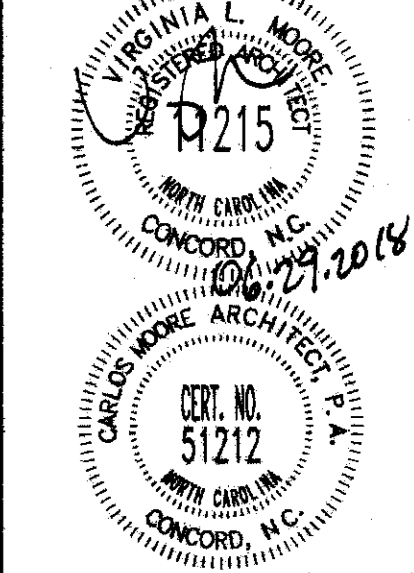
IMPERVIOUS PROPOSED PARKING & WALKS = 12,704.5 SF = 24%
IMPERVIOUS SURFACE PROPOSED BUILDING = 5,966 SF = 14%
IMPERVIOUS SURFACE EXISTING BEING REMOVED = (5,402 SF)
REMAINDERS: 12,784.5-4,751 = 8,033.5 ADDED
5,966-671 = 5,295 ADDED

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3892 NC HIGHWAY 73 E, CONCORD, NC

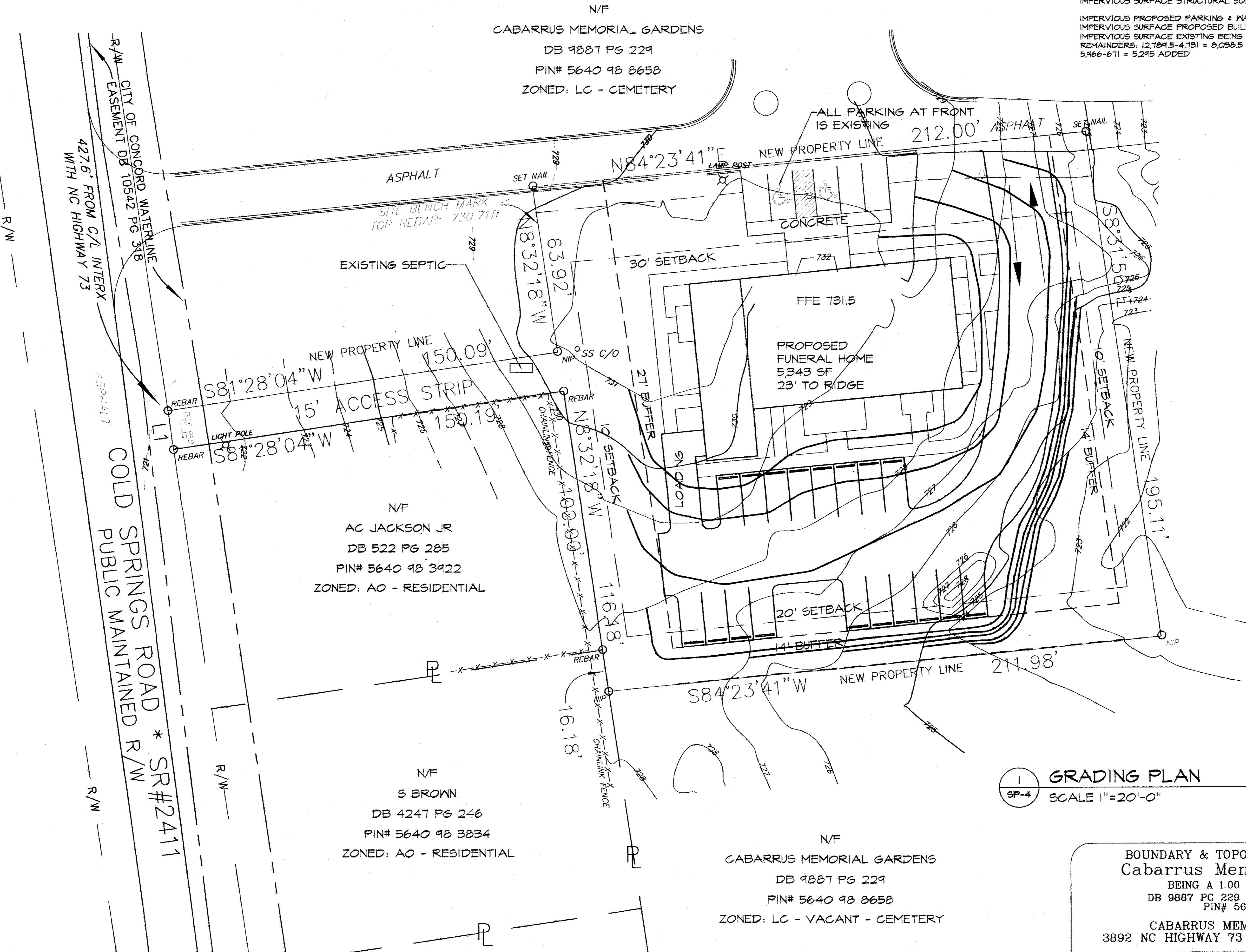
SHEET TITLE
GRADING PLAN

TODAY'S DATE: 06.21.2018
SCHEMATIC DESIGN APPR. XXXX
ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING NUMBER: 170706 SP 1
DRAWN BY: XXXX
PROJECT MGR: XXXX
CHECKED BY: C. MOORE

SHEET
SP-4
TOTAL # OF SHEETS: X
OF X



NUM	DISTANCE	BEARING
L1	15.00'	N8°10'10"W

1.00 Acres.
43557 Sq.ft.

GRADING PLAN
SCALE 1"=20'-0"

BOUNDARY & TOPOGRAPHIC SURVEY OF
Cabarrus Memorial Gardens
BEING A 1.00 AC PORTION OF
DB 9887 PG 229 & DB 11782 PG 249
PIN# 5640 98 8658

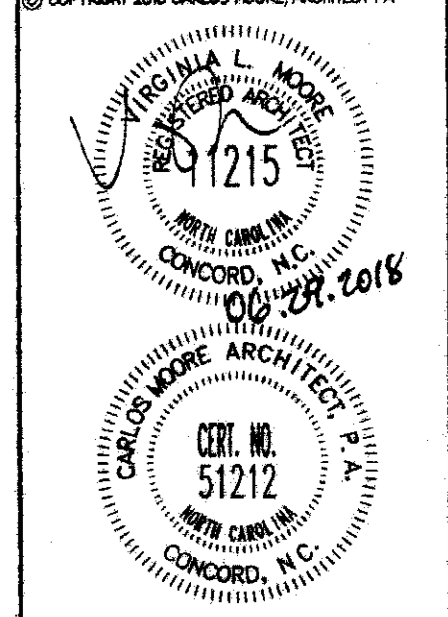
CABARRUS MEMORIAL GARDENS
3892 NC HIGHWAY 73 E, CONCORD NC 28025

DATE: SEPTEMBER 2017
SCALE: 1"=20'
TOWNSHIP: NUMBER 1
COUNTY: CABARRUS
STATE: NORTH CAROLINA

HARRISBURG SURVEYING
DEUT. V: 27-17/PROV. V: 22-28
115 Plaza Dr Harrisburg, N.C.
(704)-456-9553 PHONE
http://www.harrisburgsurveying.com

DRAWN BY: SDG
COMP BY: JTW
REVISION #1:
REVISION #2:
MISC. DATE: 170818-TOPO

NOTES:
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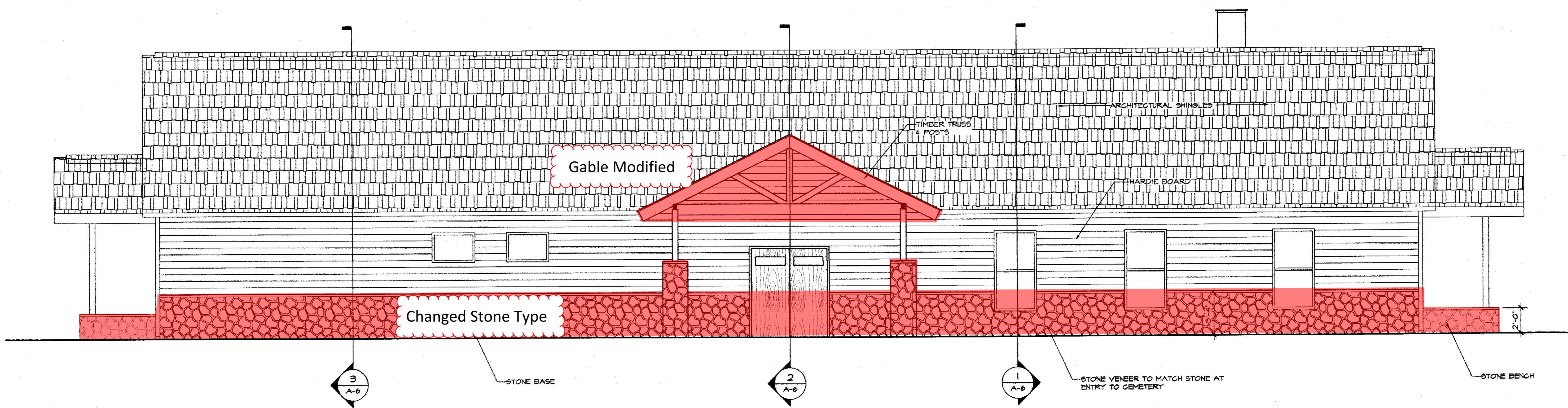
PROJECT TITLE: NEW FUNERAL HOME FOR CABARRUS MEM. GARDENS
 3842 NC HIGHWAY 73 E., CONCORD, NC
 SHEET TITLE: ELEVATIONS

TODAY'S DATE: 06.29.2018
 SCHEMATIC DESIGN APPR. XXX
 ORIGINAL SEAL DATE: XXXXXXXX

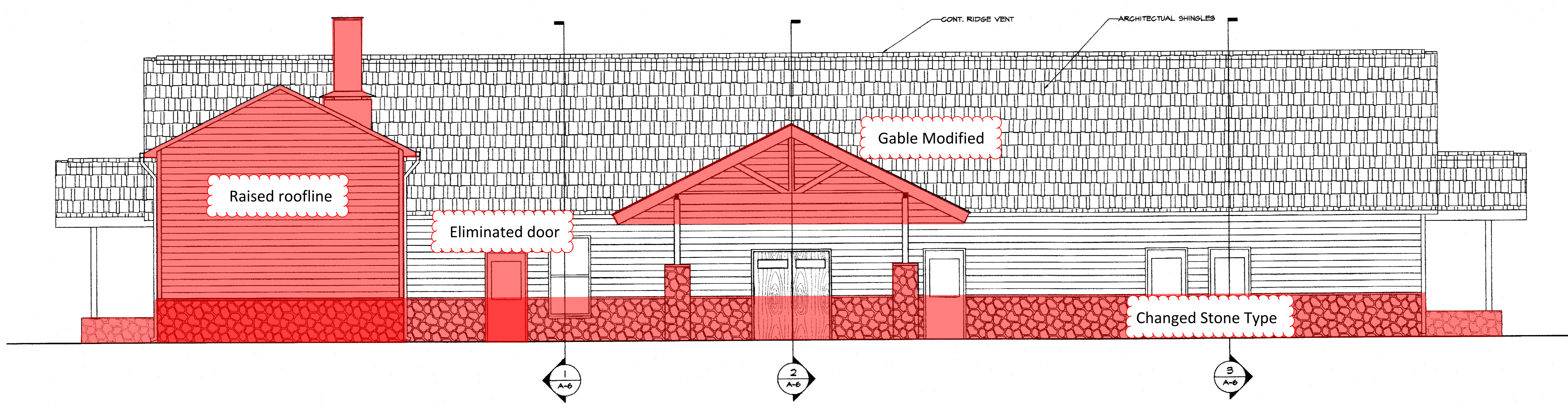
REVISIONS:

DRAWING #: 170706 EL
 DRAWN BY: VLM
 PROJECT MGR: VLM
 CHECKED BY: V. MOORE

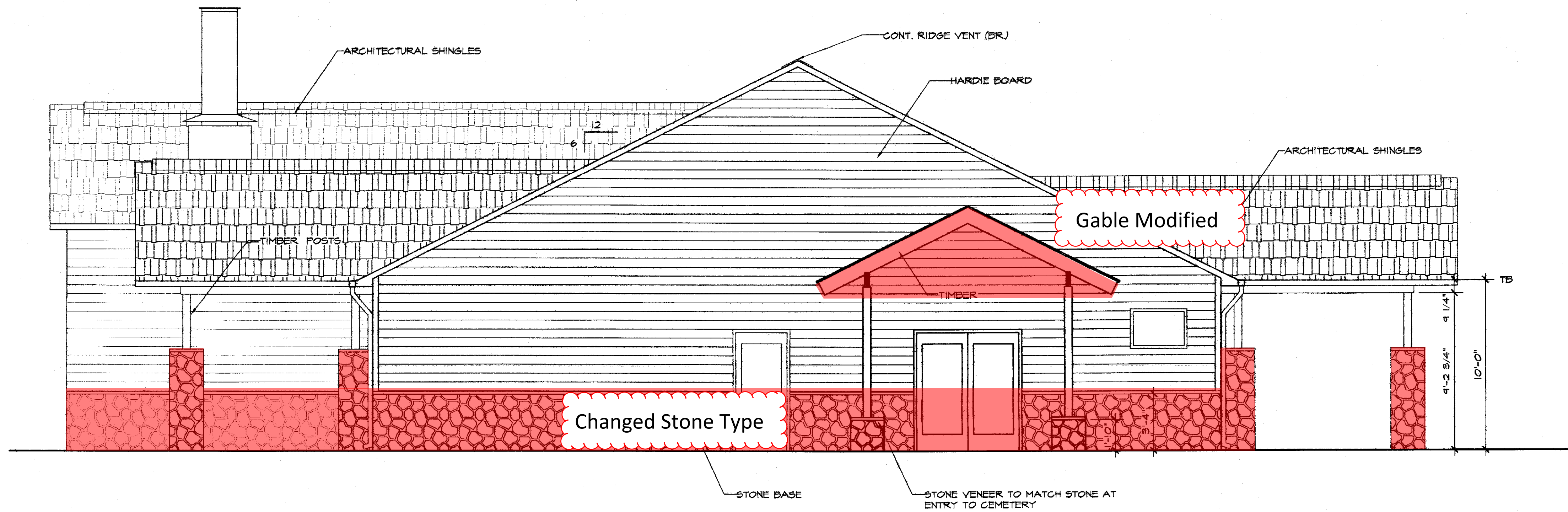
SHEET: A-4
 TOTAL # OF SHEETS: 4



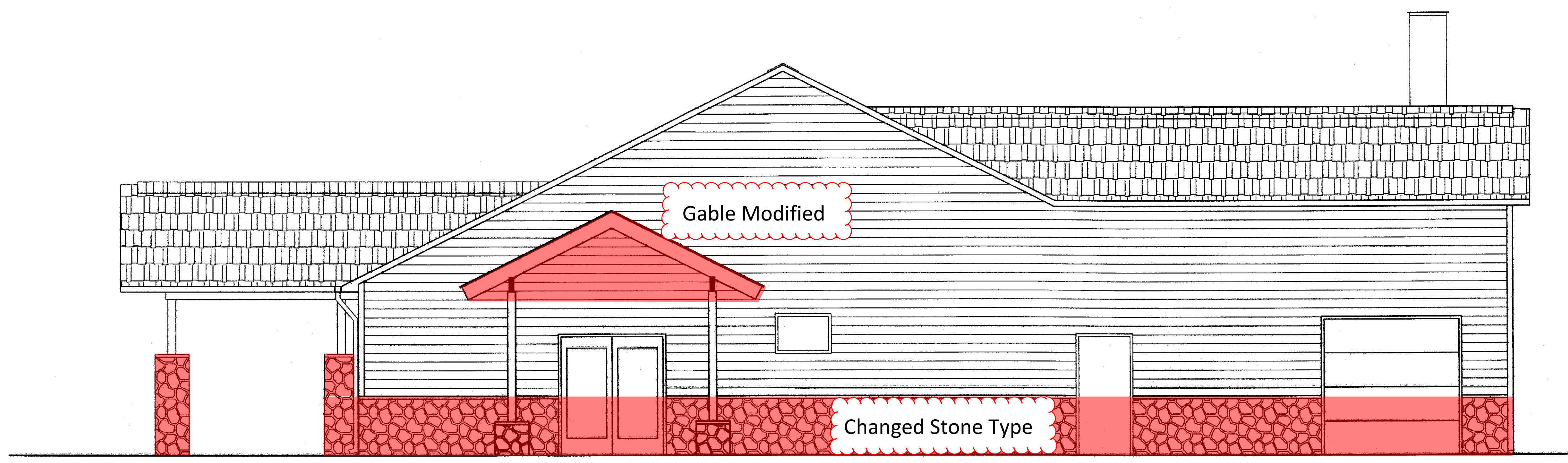
1 FRONT ELEVATION
 SCALE 1/4"=1'-0"



2 REAR ELEVATION
 SCALE 1/4"=1'-0"

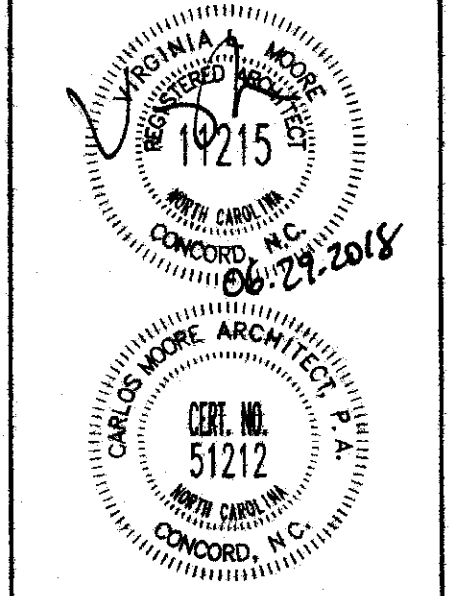


1 SIDE ELEVATION
A-B SCALE 1/4"=1'-0"



2 SIDE ELEVATION
A-B SCALE 1/4"=1'-0"

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PROJECT TITLE:
NEW FUNERAL HOME FOR
CABARRUS MEM. GARDENS
3892 NC HIGHWAY 73 E., CONCORD NC

SHEET TITLE:
ELEVATIONS

TODAY'S DATE: 06.29.2018
SCHEMATIC DESIGN APPR. XXX
ORIGINAL SEAL DATE: XXXXXXXX

REVISIONS:

DRAWING #: 170706 EL2
DRAWN BY: VLM
PROJECT MGR: VLM
CHECKED BY: V. MOORE

SHEET
A-5
TOTAL # OF SHEETS











CABARRUS MEMORIAL

CABARRUS