



**Planning and Development  
Department**

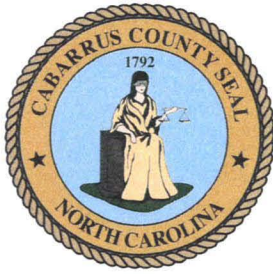
## **Cabarrus County Government**

---

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



## Cabarrus County Government – Planning and Development

---

### Planning and Zoning Commission Minutes March 10, 2020

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, Mr. David Hudspeth, Ms. Ingrid Nurse, Mr. Chris Pinto, Mr. Charles Paxton, Mr. Chris Pinto, Mr. Brent Rockett and Mr. Stephen Wise. Attending from the Planning and Zoning Division were, Ms. Susie Morris, Planning and Zoning Manager, Mr. Phillip Collins, Senior Planner, Ms. Arlena Roberts, Clerk to the Board and Mr. Richard Koch, County Attorney.

#### Roll Call

#### Approval of January 14, 2020 Meeting Minutes

Mr. James Litaker **MOTIONED, SECONDED** by Mr. Adam Dagenhart, to **APPROVE** the January 14, 2020, meeting minutes. The vote was unanimous.

#### **New Business – Planning Board acting as Design Review Committee - Revised ARCH2018-00001 Architectural Design Review for Funeral Home – Cabarrus Memorial Gardens, 3892 NC Highway 73E (PIN#5640-98-4952).**

The Chair asked if any Board members had any conflict of interest or information related to the case that need to be disclosed. There being none, the Chair called on Mr. Phillips Collins to present the staff report.

Mr. Phillip Collins, Senior Planner, address the Board presenting the staff report for Revised ARCH2018-00001 - Architectural Design Review for Funeral Home – Cabarrus Memorial Gardens.

The Design Review Committee reviewed this in February 2018 and approved the façade and the site layout for the funeral home located at 205 Cold Springs Road. Since that time the building and site have been under construction.

In January 2020, a complaint was filed with the Zoning office about the site development, that it was not being developed in accordance with the approved plans.

Following up on the complaint, Senior Zoning Enforcement Officer (SZEO), Mr. James Lowe, visited the site on January 3, 2020 and 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.

Mr. Collins said included in the Board Packet were:

- 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 Mr. 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.

Mr. Collins will go through each one of the proposed changes.

**Roofline** Changes proposed (showed diagram)

- 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 (showed diagram)

- 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.

**Articulation** Changes proposed (showed diagram)

- 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.

He said there is canopy on each façade north, south, east and west.

**Materials** Changes proposed (showed diagram)

- The application materials state that the stone color along the bottom section of all façades 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.

He said that refers to sections along the bottom of the building on all sides.

Mr. Stephen Wise asked if the door that was removed was okay for egress and if the Fire Marshal and the County had approved it. He asked if it was a means of egress out the building.

Mr. Dan Sullivan, Property Owner, 1800 S. Lentz Harness Shop Road, Mt. Pleasant, address the Board and said it was not essential. He said a lot of these changes were made because of poor architectural design in the beginning and frankly, some just needed to be modified.

For instance, the gables which is what started all this questioning; allowing birds and droppings on folks just would not go over very well. Inappropriately, he thought he had verbal approval to do some of these changes, but as he is finding out, that was not the case and he is asking for the Board's permission to go forward with it.

Mr. Chris Pinto asked if the incinerator was part of the original plan.

Mr. Sullivan said the incinerator and the chimney was always a part of it. The only change on that roof was lifting it up two and a half feet to accommodate the inside requirements.

Mr. David Hudspeth said was it to accommodate the inside ceiling?

Mr. Sullivan said yes, to accommodate the inside ceiling so it would not burn. It is still an

Planning and Zoning Commission  
Minutes  
March 10, 2020

elevation differential, which is one of the requirements from Planning and Zoning; it would just change by a couple of feet.

Mr. Wise asked if the front porch and the canopy all have a ceiling in them now, not open at all; they have a hard ceiling?

Mr. Sullivan said they do; it is a solid ceiling. They look pretty nice from what people have said.

He said this building is nearly 400 feet off the main road with another property in front of it. It is not highlighted on the main drag and is not a huge visibility to the road if at all. The chimney for instance cannot be seen at all from the road.

Mr. Charles Paxton asked if Mr. Sullivan was also the owner of the property in front of it or is that a different individual.

Mr. Sullivan said yes, he owns the cemetery with the funeral home.

Mr. Hudspeth asked if it had a kitchen.

Mr. Sullivan said it has a stove and sink, no dishwasher.

Mr. Pinto asked if that was the original chimney height.

Mr. Sullivan said yes.

Mr. Adam Dagenhart assumes what happened is, you came before us back in February 2018, to get your architectural's. He assumes that Mr. Sullivan had to have the building plans approved by the State.

Mr. Sullivan said the plans were approved; these are changes that just develop as you are building. One of them was required and that is the incinerator.

Mr. Dagenhart said the specs on the incinerator required the roof to be higher?

Mr. Sullivan said it was not known at the time how high it had to be.

Mr. Wise said are we allowed to ask who filed the complaint, is it a neighbor or someone riding by?

Ms. Susie Morris, Planning and Zoning Manager said we take anonymous complaints.

Mr. Sullivan said that is a question that has been on his mind. It is a little bit odd that someone

would pick up on something like this. He has tried to figure out who it was because he wanted to be their friend. It is not public knowledge and he thinks it is just a little bit odd.

There being no further questions for staff or Mr. Sullivan, the Chair stated he would go through item by item with the certain categories where the changes have occurred to facilitate some discussion for the record.

**Roofline:**

We know the roofline was changed to facilitate some inside height requirements above the incinerator. The Chair asked how the Board felt about that specific issue.

Mr. David Hudspeth thinks it is important for safety.

The Chair asked if it makes a major change to the design of the building.

Mr. Adam Dagenhart said we still have the separation between the two roof lines as required.

It was the consensus of the Board, that the proposed changes to the roofline do not make a major change to the design of the building.

**Fenestration:**

This is involving the door that was removed with the location to the electrical service and some other utility items on the back. Does the removal of this door impact the overall design?

It was the consensus of the Board that the removal of the door did not impact the overall design.

With this door being removed, does the building still meet the intent of the Ordinance?

Mr. Hudspeth asked how many doors were designed for the building to begin with and is this the only one being omitted?

Mr. Sullivan said this is the only one being omitted, but there is a main door, a back door which is a double door, two side doors and there are five emergency doors and a garage door. There are a lot of other doors.

It was consensus of the Board that with the removal of the door, the building still meets the intent of the Ordinance.

**Articulation:**

This is mainly the canopies that were changed from the open timber type canopies to the

enclosed canopies. You have heard the reasoning for those changes. Does it impact the overall design of the building?

Mr. Hudspeth thinks it improves the design of the building, so that the droppings do not cause a problem.

The Chair said does the Board feel that the changes, specifically in the front, facing the street, the change of those canopies do not negatively impact the design of the building. Is that correct?

It was consensus of the Board that with the change to the canopies, it does not negatively impact the design of the building and still meets the intent of the Ordinance.

**Materials:**

The materials, specifically, the stone at the bottom was originally proposed to better match the gate out front and it has been changed to a more stacked stone. Does it detract from the overall building design?

Mr. Stephen Wise said the sign is older, so it would be hard to match a building built here. The sign is probably 20 years old.

Mr. Hudspeth said you would not notice it anyway.

Mr. Dagenhart said the material being used is more current with what you see in the building industry as opposed to the flat face rock.

The Chair said the change still meets the intent of the Ordinance with the overall building design?

It was consensus of the Board that with the changes to the rock, it does not negatively impact the design of the building and still meets the intent of the Ordinance.

The Chair said there were three conditions that were part of the original approval that he thinks needs to be adopted as part of this as well.

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.
2. The front property line shall be shifted to align with the southern side of the existing driveway.
3. The Applicant shall procure any and all applicable federal, state, and local permits prior to commencement of the project.

The Chair said we are going to tag these on as part of the approval as well, since they were part of the original conditions.

Ms. Susie Morris, Planning and Zoning Manager stated that we just noticed that there is a typo in the original conditions. Instead of saying Board of Adjustment approval, because the funeral home itself was permitted by right in that district, it should say Design Review Committee approval. She will double check in the Ordinance to make sure that it is permitted by right.

The Chair said those conditions (original) will stand, with the exception of the rewording of Board of Adjustment to Design Review Committee in condition number one.

Mr. Sullivan asked if someone could explain what the other three conditions were.

The Chair said those were conditions, he believes were in the original approval and you have pretty much passed the phase of most of those. It is sealing up some of those things that may be lingering. He does not think there is anything new.

Mr. Collins explained to Mr. Sullivan away from the podium the previous conditions (inaudible).

Mr. Sullivan said okay, he did not know if it was something he did not understand.

There being no further discussion, Mr. James Litaker, **MOTIONED, SECONDED**, by Mr. Brent Rockett to **APPROVE** the Revised ARCH2018-00001, Architectural Design Review for Funeral Home – Cabarrus Memorial Gardens with the proposed changes to the building design along with the three conditions and all the original conditions of approval. The vote was unanimous.

### **Directors Report:**

Ms. Susie Morris, Planning and Zoning Manager addressed the Board stating that we are still working on the Census. The postcards should be hitting mailboxes somewhere around March 12, 2020.

She said if you go online to complete the Census, it looks like it is a lot easier to complete and easier to understand than the form they will send. Encourage other people if you have the opportunity, to go online to complete the census, that way it is done.

There is also a mapping program that is out there that our Partnership Specialist will be using to see areas of the County where maybe the responses are not coming in. She believes, they will be accepting responses until July 31<sup>st</sup>, in hopes of having everything wrapped up late in August.

Planning and Zoning Commission  
Minutes  
March 10, 2020

We only have one Partnership Specialist in Cabarrus County right now. But, if you belong to any groups and would like to have someone come speak to that group about the census and how important it is, he can try to make your meeting.

She can send the Board a link to a website where there is a lot of information; if you want to post something at your place of business or place of worship. The County is posting some information on Facebook that you can share as well.

Ms. Morris said her local cable station is running ads about the census and they are actually pretty good; it is talking about why you need to complete the census.

We had a class on flood training the last week of February and about 35 people from all over the State attended. We were going to try to follow up on that with another training, where our engineer would come in and do the training. The class would be much smaller and there would be an opportunity for question and answer. If any of you are interested in that, let her know and she will put you on the list for whenever we decide what that date is going to be.

Along with that, she has offered up to the Swamp School to host a session. It is for people to be able to determine, when they walk a site, whether it is a perennial stream, an intermittent stream or wetlands.

There are a lot of changes coming down the pike as far as the U.S. Waters rules. These folks are very respected. They have an office in Raleigh, and they do a lot of stuff in Georgia. The training they were offering this Thursday was going to be in Hampton, Georgia and it was free, if you let them know in advance that you were coming.

She responded to the email and told them that we could not be in Georgia in three days, but we would love to host a session if they would like to have it here. Since, they have an office in Raleigh, it would get them to somewhere other than Raleigh. That will also be coming down the pike if you are interested.

Ms. Morris and Mr. Koch have been working on Statute 160D. We are working on Chapter 1 and we are going to have to take it chapter by chapter. There are some things that we can do now, some things if we want to do them, will have to wait until after January 1, 2021, to implement. Most of those things we probably will not do because they are geared more toward higher density type of jurisdictions.

Having said that, she does not think there is any reason the Board would have to sit through training on 160D. The Text Amendment Committee, as we work through those will provide the supporting documentation as to why those changes are being made. We will probably start with Chapter 3, because that is our permitted use table; looking at that again.

Then looking at Chapter 3, 7 and 8, because we will no longer be allowed to call our Conditional Use Permits, Conditional Use Permits. They will have to be called "Special Use Permits".

Planning and Zoning Commission  
Minutes  
March 10, 2020

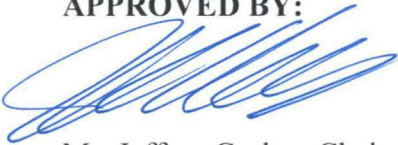
There are some definitions that need to be updated, but for the most part, since we have been keeping up with court cases that have happened, and we also track the legislation and what is happening, we know when things happen in the legislature that require ordinance changes. So, we are not going to have to do a complete overhaul of our Ordinance, it will just be tweaking it to be sure that we are in compliance with those new statutes.

**Legal Update**

Mr. Koch said he gave a pretty comprehensive report in January and really nothing has changed, unless someone has a question about something.

There being no further discussion, Mr. James Litaker, **MOTIONED, SECONDED** by Mr. Adam Dagenhart to **ADJOURN**. The vote was unanimous. The meeting ended at 7:57 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.

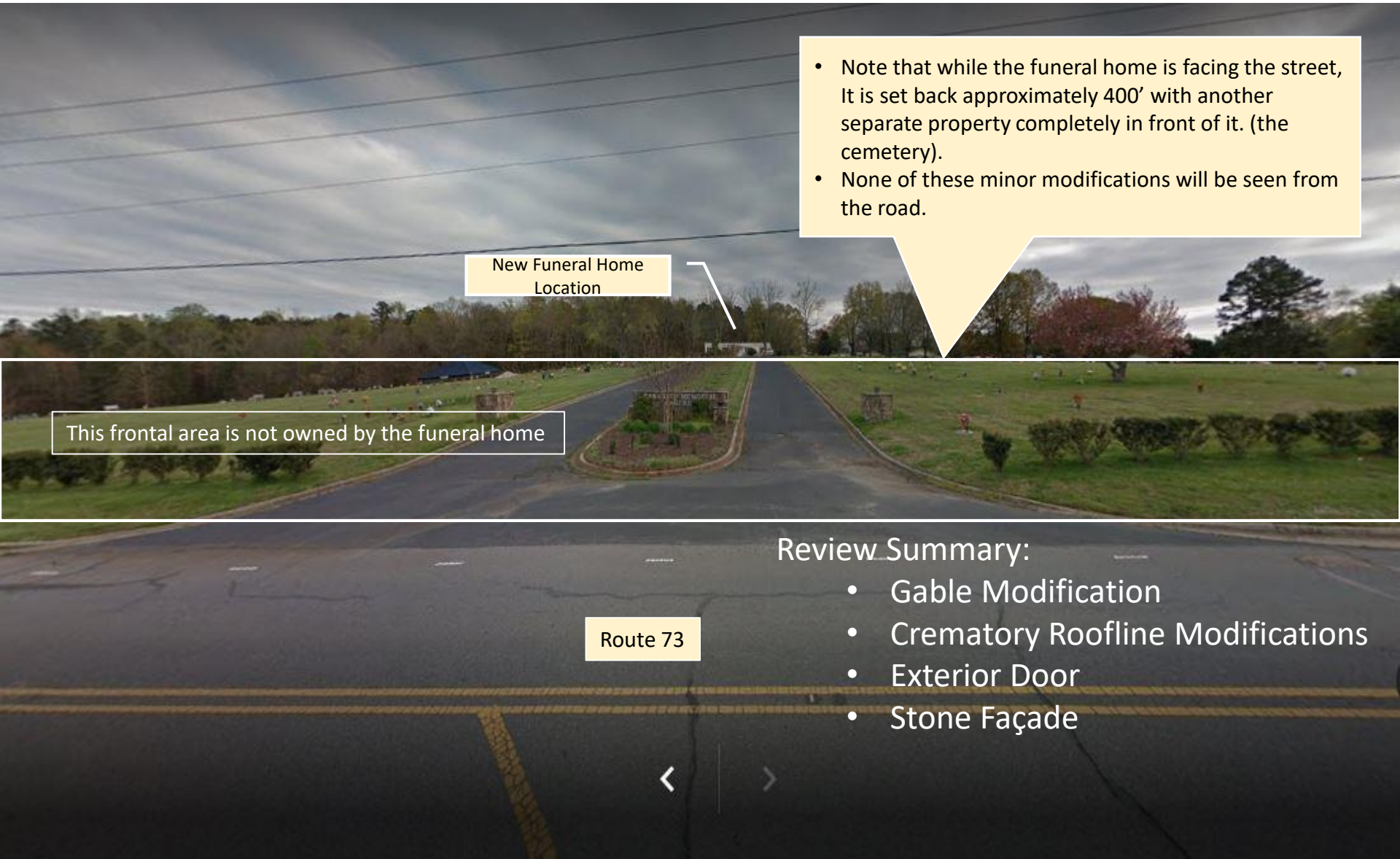
The canopies have been modified from open faced timber to using the same cement based material that has been used on the rest of the building. The change was made because of the concern for the elderly and frail funeral attendees that will often be under these canopies. With the open faced design birds 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



New Funeral Home  
Location

This frontal area is not owned by the funeral home

- 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.

Route 73

## Review Summary:

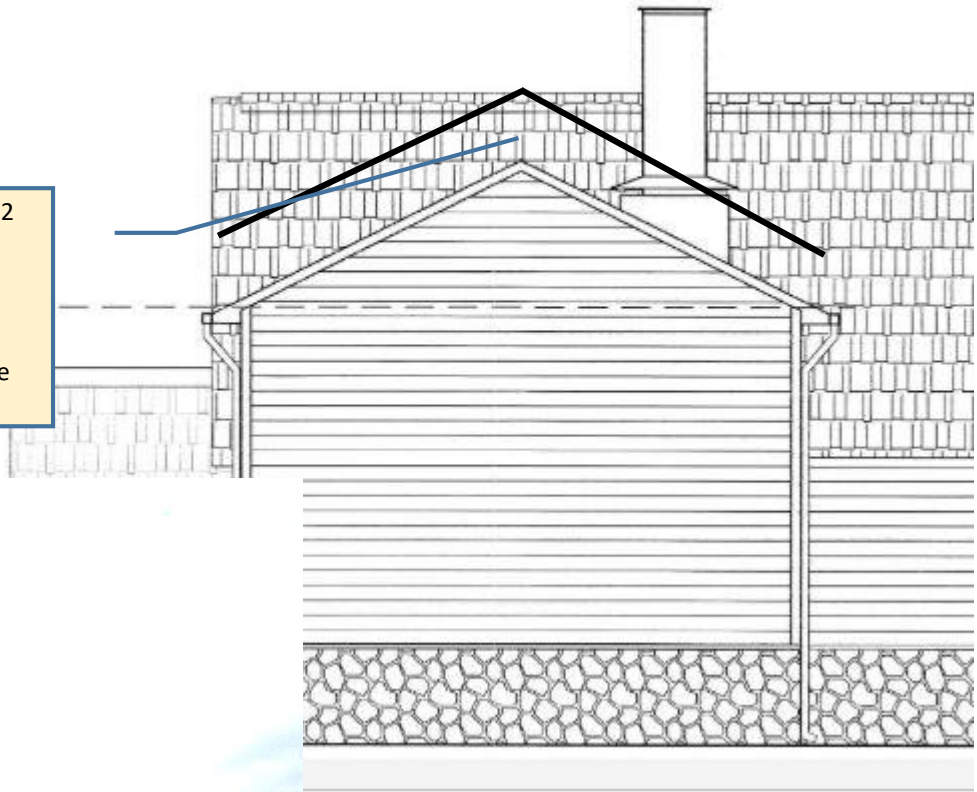
- Gable Modification
- Crematory Roofline Modifications
- Exterior Door
- Stone Façade

# 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.

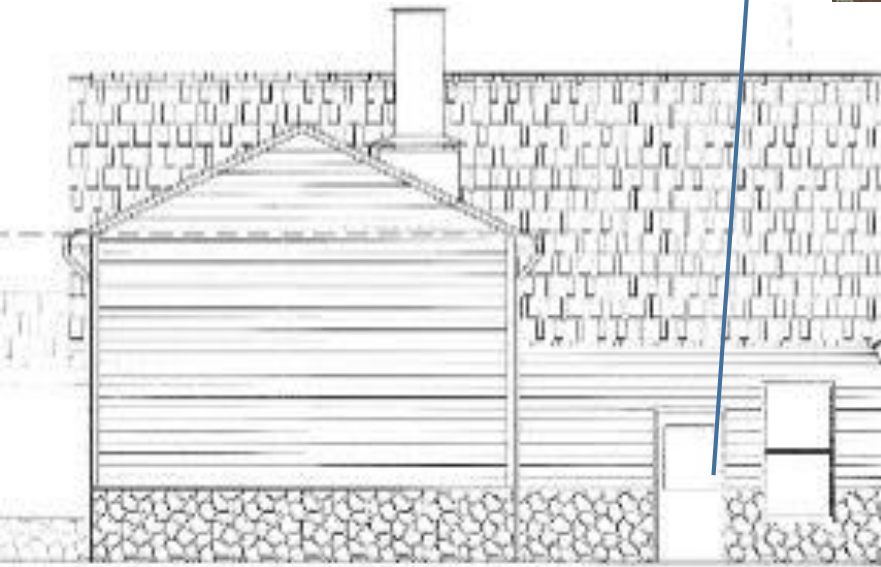
Reason for change: Crematory specs required higher clearance to eliminate unsightly guidelines on the chimney stack.



# 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



Front of Building – Can Be Seen from the street



Back of Building – Can NOT Be Seen from the street



Left Side of Building – Can NOT Be Seen from the street



Right Side of Building – Can NOT Be Seen from the street

# Stone Façade Modification

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

New

Original





**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

*Carlos J. Moore*  
ARCHITECT, P.A.  
222 Church St. North  
Concord, NC, 28025

# 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 accomodate 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

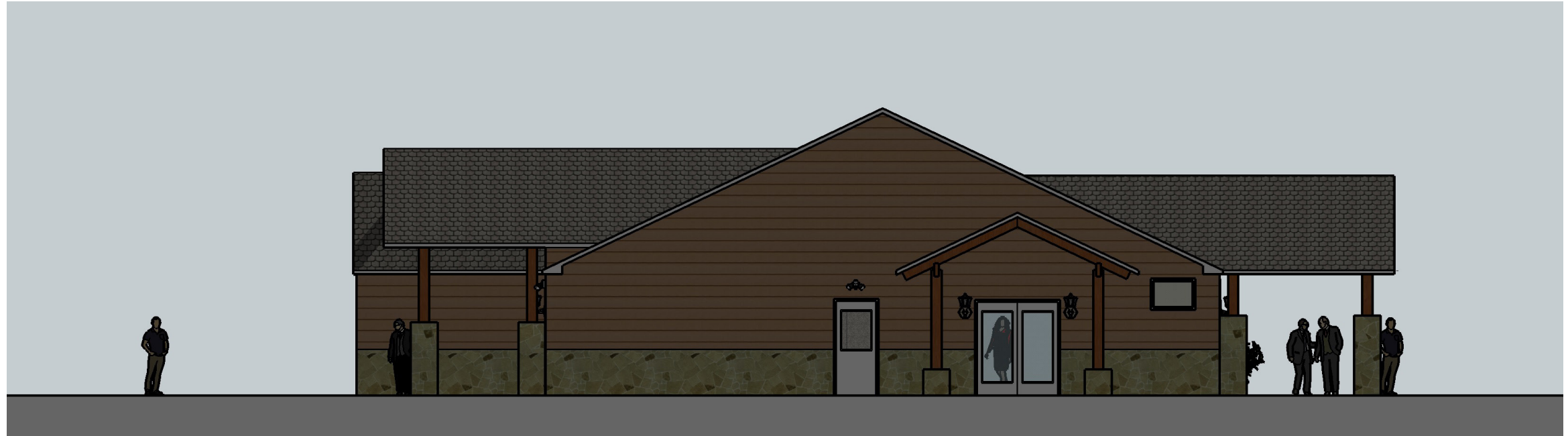


\_North Elevation

Cabarrus Memorial Gardens  
Funeral Home Design

*Carlos J. Moore*  
ARCHITECT, P.A.

# Rendered Elevations



\_East Elevation

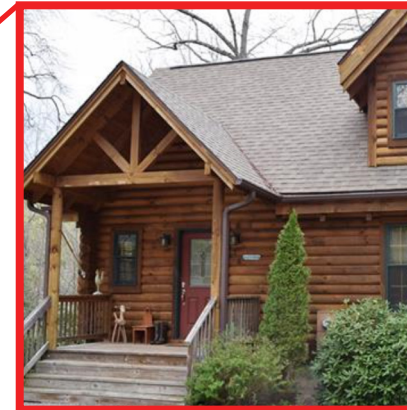
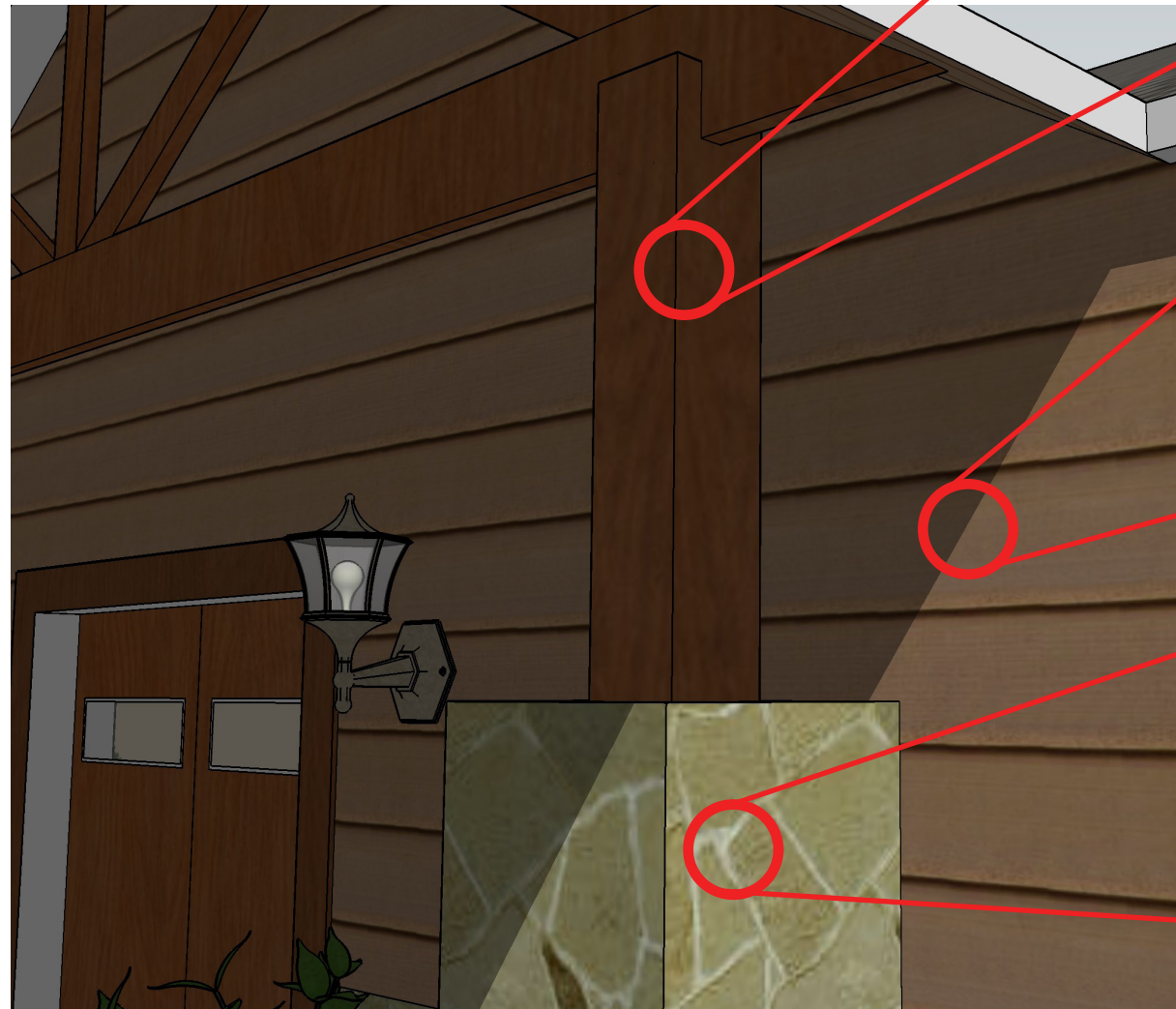


\_West Elevation

Cabarrus Memorial Gardens  
Funeral Home Design

*Carlos J. Moore*  
ARCHITECT, P.A.

# 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 consistant 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.

Cabarrus Memorial Gardens  
Funeral Home Design



# 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.

PLANNING STAFF REPORT (UPDATED 3/3/2020)  
CABARRUS COUNTY PLANNING AND ZONING COMMISSION

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

**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 swill be used for roofing membrane.

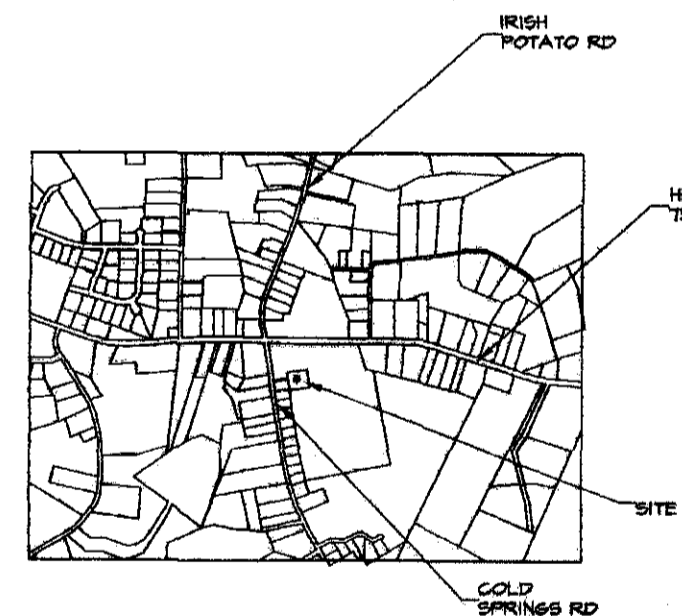
- The application materials state that the stone color along the bottom section of all facades is similar to the stone on the existing gate near the NC Highway 73 cemetery entrance. The design incorporates stacked stone which the application states is more fitting with the surrounding area.
- The continued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

CVR	COVER SHEET
CR	CODE REVIEW
G-1	GENERAL NOTES
G-2	ACCESSIBILITY DETAILS & NOTES

SP-1	SITE PLAN
SP-2	LANDSCAPE PLAN
SP-3	UTILITY PLAN
SP-4	GRADING PLAN

## STRUCTURAL

S-1	FOUNDATION PLAN
S-2	ROOF FRAMING PLAN
S-3	WALL SECTIONS & DETAILS
S-4	WALL SECTIONS & DETAILS

## ARCHITECTURAL

A-1	FLOOR PLAN
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

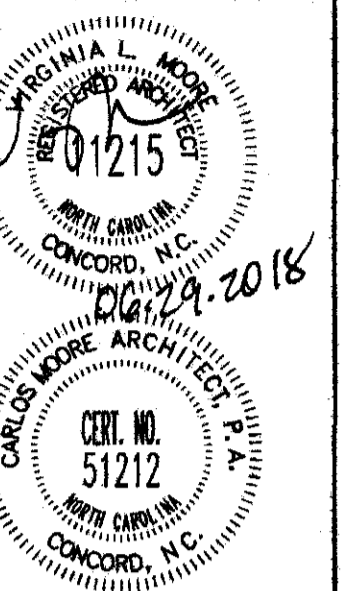
## PLUMBING, MECHANICAL & ELECTRICAL

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

NOTICE:  
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES  
AND REGULATIONS SHALL BE CONSIDERED AS A  
PART OF PLANS AND SPECIFICATIONS FOR THE  
BUILDING AND SHALL TAKE PRECEDENCE OVER  
ANYTHING SHOWN HEREON.  
THESE DRAWINGS ARE PRELIMINARY. NOT INTENDED  
TO BE USED BY ANY OTHER PARTY WITHOUT THE  
WRITTEN CONSENT OF CARLOS J. MOORE ARCHITECT PA.  
ANY REVISIONS, ALTERATIONS, OR USE FOR  
OTHER THAN THE INTENDED PROJECT, WITHOUT  
THE WRITTEN CONSENT OF CARLOS J. MOORE ARCHITECT  
PA, IS STRICTLY FORBIDDEN.  
© COPYRIGHT 2018 CARLOS J. MOORE ARCHITECT PA



EST. 1987  
ARCHITECT PA  
222 CHURCH ST. N. CONCORD, NC 28025  
T-704.782.8383 F-704.782.0497  
WWW.CJMOOREARCH.COM

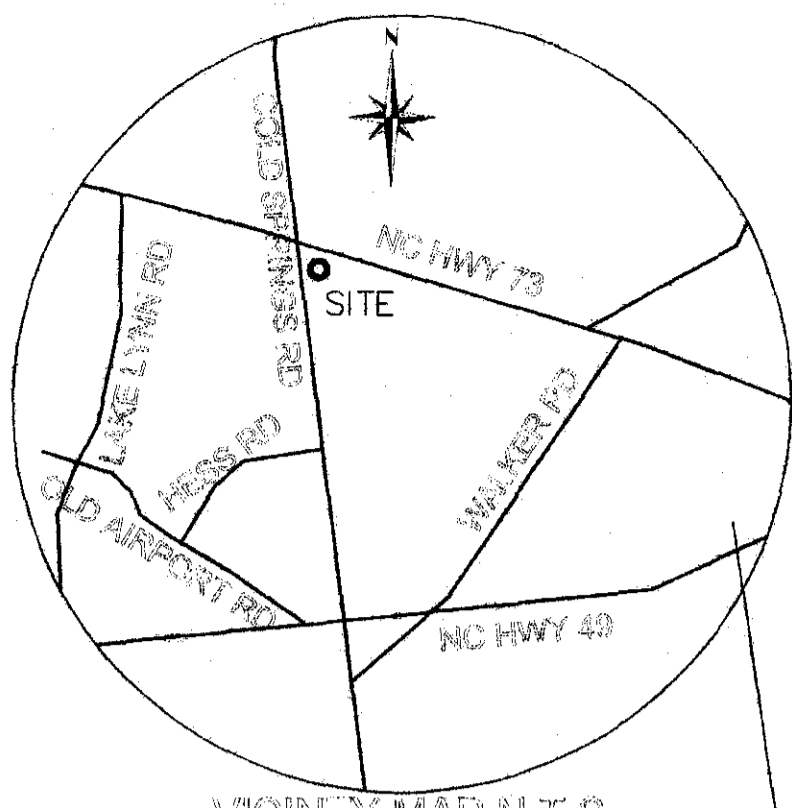
PROJECT TITLE:  
FUNERAL HOME FOR  
CABARRUS MEM. GARDENS  
3892 HWY 73 E, CONCORD, NC  
SHEET TITLE:  
COVER SHEET

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

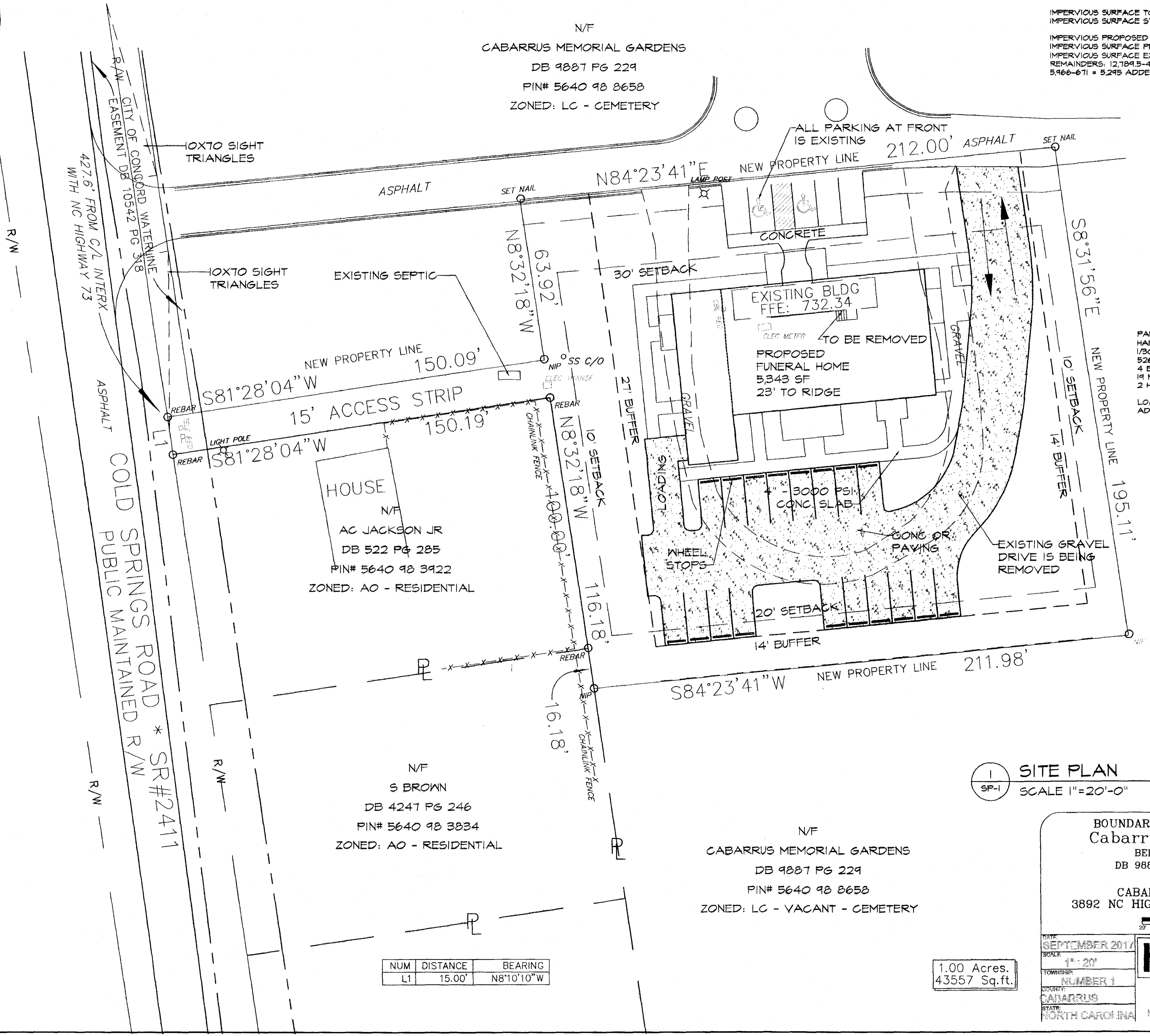
SHEET  
CVR  
TOTAL # OF  
SHEETS: 29  
OF 1



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 = 29%  
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

PARKING:  
HANDICAP IS EXISTING (UPDATE SIGNAGE)  
1/300 SF + 1 PER EMPLOYEE PER SHIFT  
5267 SF / 300 = 18 REQ.  
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.

SITE 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**  
DEPT. V: 27-177/PROV. V: 22-28  
115 Plaza Dr Harrisburg, N.C.  
(704) 455-9553 PHONE  
http://www.harrisburgsurveying.com

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

TOTAL # OF SHEETS: X

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

1.00 Acres.  
43557 Sq.ft.

NOTES:  
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE COMPLIED WITH AS PART OF THIS PROJECT. ANY VIOLATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE DIAGNOSTIC, NOT INDICATING ANY CONDITIONS OR DETAILS, AND ARE INTENDED TO BE USED BY THE CONTRACTOR TO OBTAIN NECESSARY PERMITS AND TO BE USED BY THE CONTRACTOR TO OBTAIN NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS.

THIS DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF CARLOS J. MOORE, ARCHITECT. ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF CARLOS J. MOORE, IS STRICTLY FORBIDDEN.  
© COPYRIGHT 2012 CARLOS J. MOORE, ARCHITECT P.A.

**Carlos J. Moore**  
EST. 1987  
ARCHITECT P.A.  
222 CHURCH ST. N. CONCORD, NC 28025  
T-704.788.8593 F-704.788.0487  
WWW.CJMOOREARCH.COM

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:

1	170706 SP 1
---	-------------

DRAWN BY: XXXX  
PROJECT MGR: XXXX  
CHECKED BY: C. MOORE

SHEET: SP-1

TOTAL # OF SHEETS: X



STREET YARD LANDSCAPING FOR PROPERTY LINE  
AT CURRENT CEMETERY DRIVEWAY:  
2 UNDERSTORY TREES / 30 LF  
5 SHRUBS / 15 LF  
REQUIRED STREET YARD 10 FT WIDE AT EXISTING  
DRIVEWAY.

THEREFORE:  
 $212 \text{ LF} / 30 = 7.06 * 2 = 14$  UNDERSTORY TREES  
 REQUIRED.  
 $212 \text{ LF} / 15 = 14.13 * 5 = 71$  SHRUBS REQUIRED  
 REQUIRED

PROP  
SHRUBS

PERIMTER BUFFER AGAINST LC = TYPE #3  
(EAST SIDE): 2 SHADE TREES / 50 LF REQ.  
10 SHRUBS / 50 LF REQ  
195 LF / 50 = 4 TREES X 2 = 8 TREES (14 ARE EXISTING)  
195 / 50 = 4 X 10 = 40 SHRUBS REQ (40 TO BE PROVIDED)

(SOUTH SIDE): 2 SHADE TREES / 50 LF REQ.  
212 LF / 50 = 4 TREES X 2 = 8 TREES (4 EXISTING 4 PROP  
195 / 50 = 4 X 10 = 40 SHRUBS REQ (40 TO BE PROVIDED)

—PROP  
SHRUBS

PERIMETER BUFFER AGAINST AO = TYPE # 2  
(WEST SIDE): 2 SHADE TREES / 50 LF REQ.  
15 SHRUBS / 50 LF  
 $195 \text{ LF} / 50 = 4 \text{ TREES} \times 2 = 8 \text{ TREES (2 ARE EXISTING 10}$   
LEYLAND CYPRESS BUFFER TREES SHOWN)  
 $195 / 50 = 4 \times 10 = 40 \text{ SHRUBS REQ (40 TO BE PROVIDED)}$

LOADING AREA IS SCREENED BY PERIMETER BUFFER & ADDITIONAL BUFFER IN FRONT OF IT.


PARKING LOT LANDSCAPING:  
1 TREE PER 16 SPACES (GUM TREE IS EXISTING) ADD A SPRUCE EVERGREEN TREE  
IN EXCESS OF 9' PLANTING STRIP IS SHOWN PLANTING BEDS BETWEEN PARKING AND BUILDING.


LANDSCAPE 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**   
DEPT. V: 27-177/PROV. V: 22-3  
115 Plaza Dr Harrisburg, N.C.  
(704)-455-8553 PHONE  
<http://www.harrisburgsurveying.com>

	DRAWN BY:	SDG
	COMP BY:	JTW
	REVISION #1:	
	REVISION #2:	
	MISCAD3.1:	170812-TOPC

NOTICE:  
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND  
REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS  
AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE  
PRECEDENCE OVER ANY CONFLICTING REQUIREMENTS OR  
IMPLIED THESE VARIANCES QUOTE

THESE DRAWINGS ARE DIAGNOSTIC, NOT INDICATING ALL  
CONDITIONS AND DETAILS, AND ARE INTENDED TO BE USED  
BY EXPERIENCED PROFESSIONALS. EACH DRAWING IS  
COMPLEMENTARY TO THE OTHERS. ALL CONDITIONS AND  
DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS  
PRIOR TO CONSTRUCTION. THE CONTRACTORS SHALL  
COMPLY WITH THE INTENT OF THESE DOCUMENTS AND  
THE RESPONSIBILITY OF THE PERSONS PERFORMING THE  
WORK. THE LACK OF A WARNING SIGN DOES NOT  
IMPLY THE ABSENCE OF THE INFORMATION HEREIN. IT IS  
THE PROPERTY OF CARLOS MOORE ARCHITECT. ANY  
REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN  
THE INTENDED PURPOSE, WITHOUT THE WRITTEN CONSENT  
OF CARLOS MOORE ARCHITECT, IS PROHIBITED.

© COPYRIGHT 2022 CARLOS MOORE ARCHITECT P.A.

VIRGINIA L. MOORE  
NOTARY PUBLIC  
NORTH CAROLINA  
CONCORD, N.C.  
19215

CERT. NO.  
51212  
NORTH CAROLINA  
CONCORD, N.C.  
CARLOS MOORE ARCHITECT P.A.

**Carlos J. Moore**  
EST. 1987  
ARCHITECT PA  
222 CHURCH ST. N. CONCORD, NC 28025  
T-704.782.9393 F-704.782.0487  
WWW.MOOREARCH.COM

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

LANDSCAPE PLAN

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

**REVISIONS:**

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

SHEET

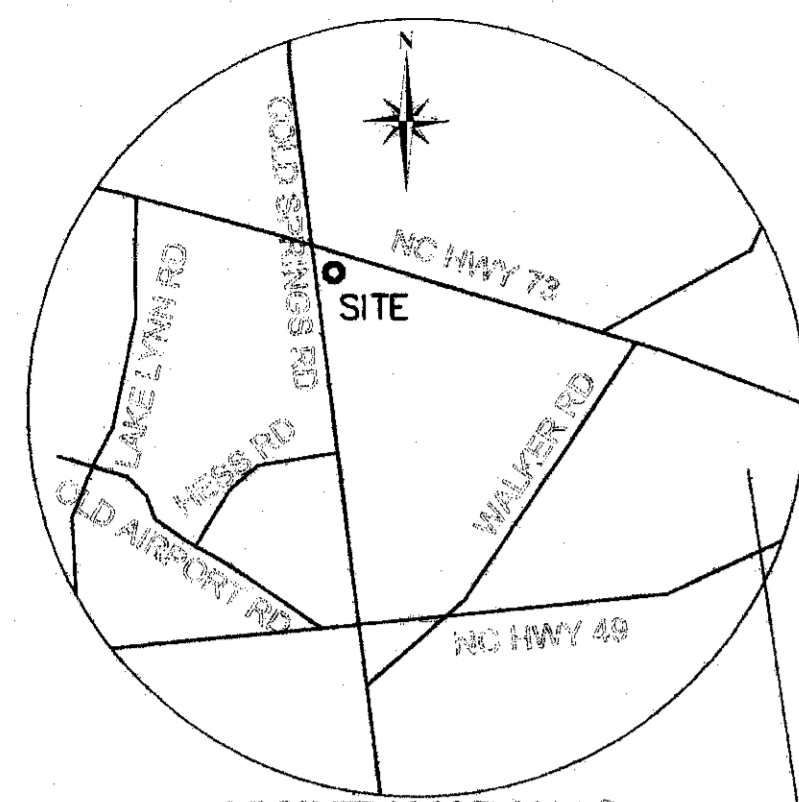
SP=2

OF X

TOTAL # OF SHEETS, X

1.00 Acres.  
43557 Sq.ft.

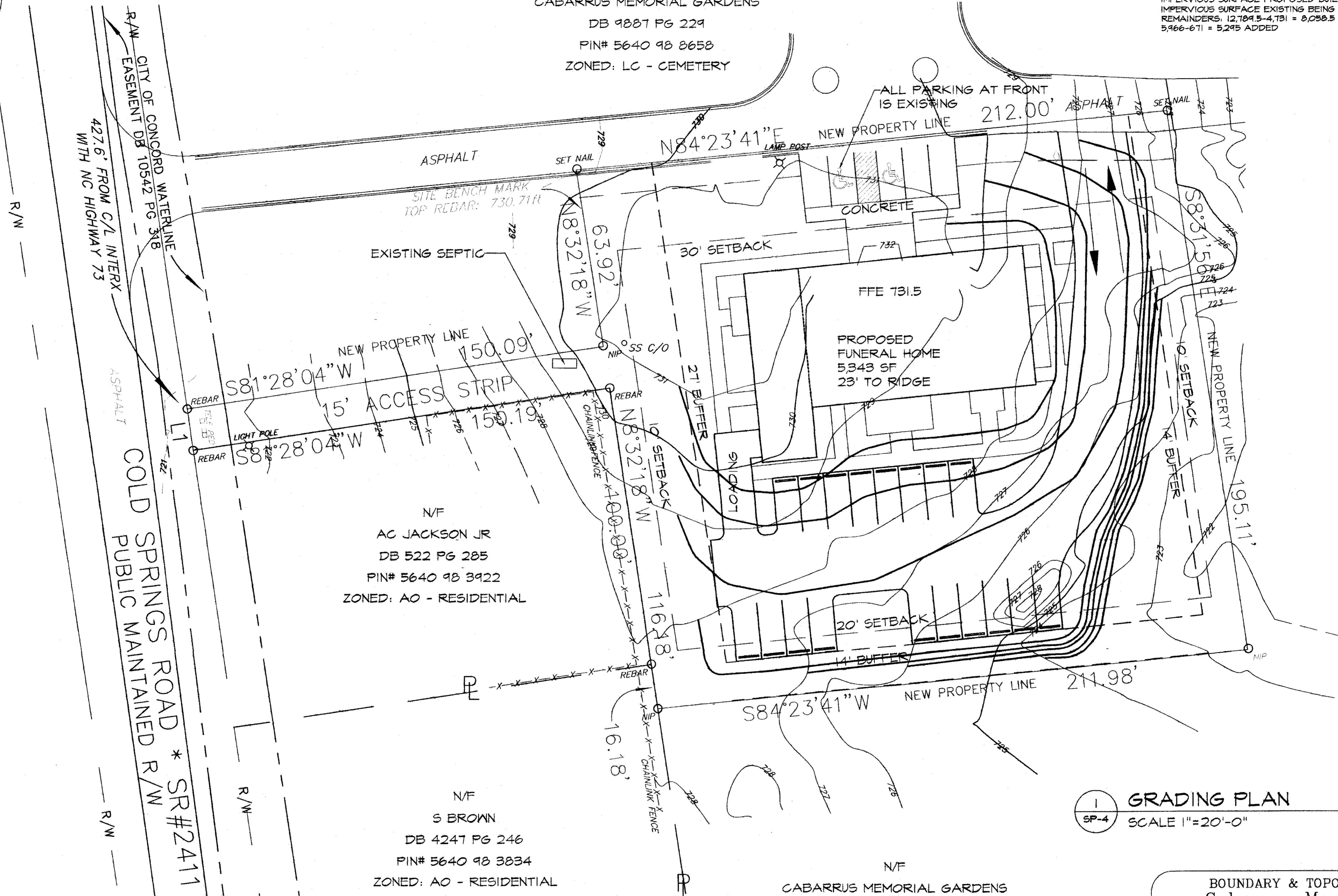




VICINITY MAP N.T.S.  
SEE VICINITY MAP ON  
COVER SHEET FOR  
1"=2000'

#### 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
- SAWTOOTH 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.



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

1.00 Acres.  
43557 Sq.ft.

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 = 29%  
IMPERVIOUS SURFACE PROPOSED BUILDING = 5,343 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

#### 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

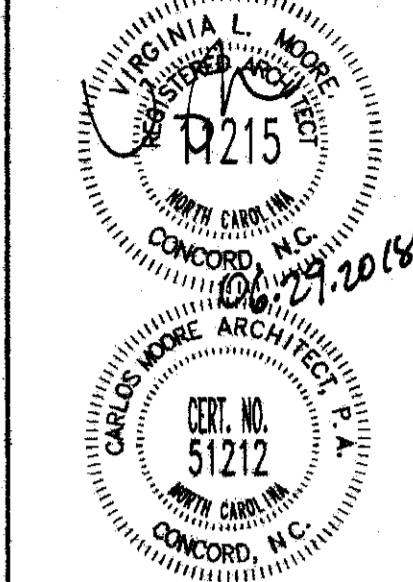
CABARRUS MEMORIAL GARDENS  
3892 NC HIGHWAY 73 E, CONCORD NC 28025

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

HARRISBURG SURVEYING  
DEUT. V: 27-17/PROV. V: 22-28  
115 Plaza Dr Harrisburg, N.C.  
(704)-455-9553 PHONE  
http://www.harrisburgsurveying.com

DRAWN BY: SDG  
COMPILED BY: JTW  
REVISION #1:  
REVISION #2:  
REVISION #3:  
REVISION #4:  
REVISION #5:  
REVISION #6:  
REVISION #7:  
REVISION #8:  
REVISION #9:  
REVISION #10:

NOTICE:  
ALL FEDERAL, STATE, LOCAL ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF THIS PLAN AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING CONTRADICTORY OR IMPLIED HEREIN. VARIANCES OCCUR.  
THESE DRAWINGS ARE PRELIMINARY. THEY INDICATE ALL CONDITIONS AND DETAILS AND ARE INTENDED TO BE USED BY EXPERIENCED MECHANICS. EACH DRAWING IS CONSIDERED TO BE A PART OF THE CONTRACT. ANY CHANGES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. WORK PERFORMED NOT IN COMPLIANCE WITH THE INTENT OF THESE DOCUMENTS AND THE RESPONSIBILITY OF THE PERSON PERFORMING THE WORK. LIMIT OF LIABILITY IS THE AMOUNT OF FEE CHARGED.  
THIS DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF CARLOS MOORE ARCHITECT. ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF CARLOS MOORE, IS STRICTLY FORBIDDEN.  
©2017 CARLOS MOORE ARCHITECT PA



EST. 1987  
ARCHITECT PA  
222 CHURCH ST. N. CONCORD, NC 28025  
T-704.798.8933 F-704.782.0487  
WWW.CMOOREARCH.COM

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

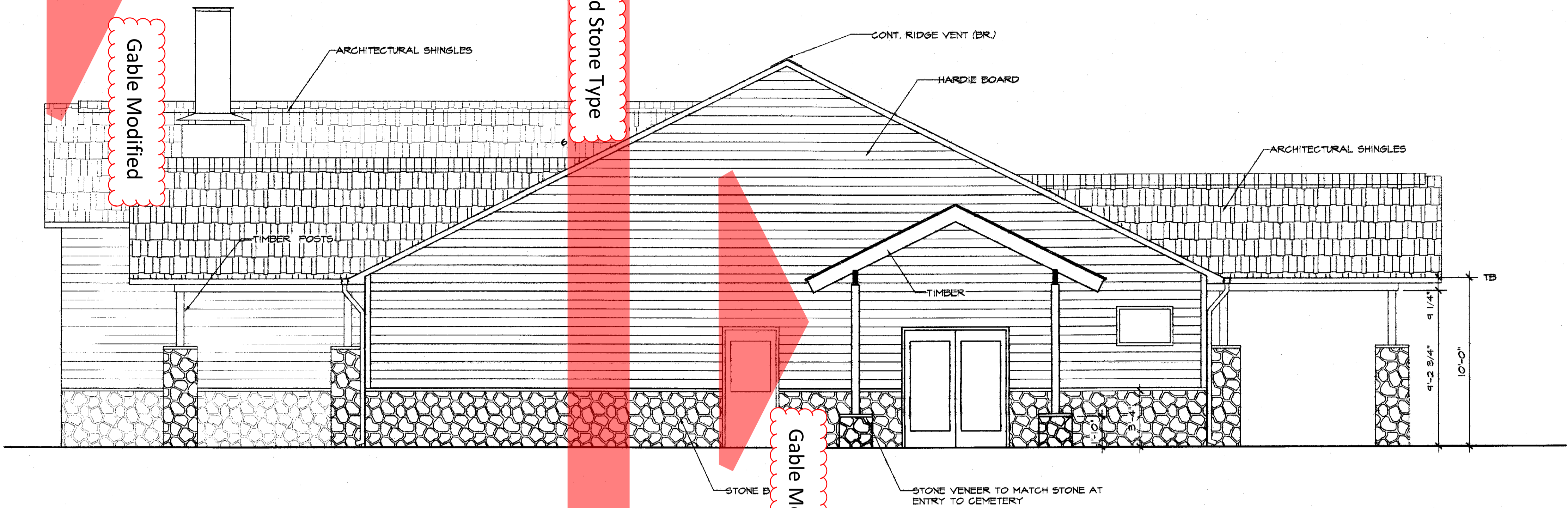
TODAY'S DATE: 06.21.2018  
SCHEMATIC DESIGN APPR: XXXX  
ORIGINAL SEAL DATE: XXXX

REVISIONS:  
DRAWING NUMBER: 170106 SP 1  
DRAWN BY: XXXX  
PROJECT MGR: XXXX  
CHECKED BY: C. MOORE

SHEET  
SP-4  
TOTAL # OF SHEETS: X



Changed Stone Type

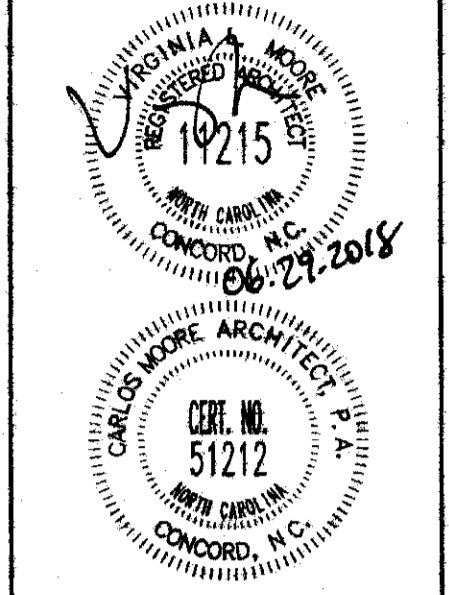


1 SIDE ELEVATION  
SCALE 1/4"=1'-0"



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

NOTICE:  
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED HEREIN.  
THESE DRAWINGS ARE DIAGNOSTIC, NOT INDICATING ALL CONDITIONS AND DETAILS AND ARE INTENDED TO BE USED BY EXPERIENCED MECHANICS. EACH DRAWING IS CONSIDERED TO BE THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF CARLOS MOORE ARCHITECT, P.A.  
THIS DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF CARLOS MOORE ARCHITECT, P.A. ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF CARLOS MOORE ARCHITECT, P.A. IS STRICTLY FORBIDDEN.  
© COPYRIGHT 2018 CARLOS MOORE ARCHITECT, P.A.



**Carlos Moore**  
EST. 1987  
ARCHITECT P.A.  
222 CHURCH ST. N. CONCORD, NC 28025  
T-704.788.8333 F-704.782.0487  
WWW.CMOOREARCH.COM

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: 5









CABARRUS MEMORIAL

CLUBHOUSE

