

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

**January 19, 2021  
6:30 PM**

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### MISSION STATEMENT

THROUGH VISIONARY LEADERSHIP AND GOOD STEWARDSHIP, WE WILL ADMINISTER STATE REQUIREMENTS, ENSURE PUBLIC SAFETY, DETERMINE COUNTY NEEDS, AND PROVIDE SERVICES THAT CONTINUALLY ENHANCE QUALITY OF LIFE

### CALL TO ORDER BY THE CHAIRMAN

### PRESENTATION OF COLORS

### INVOCATION

#### **A. APPROVAL OR CORRECTIONS OF MINUTES**

1. Approval or Correction of Meeting Minutes Pg. 4

#### **B. APPROVAL OF THE AGENDA**

1. BOC - Changes to the Agenda Pg. 59

#### **C. RECOGNITIONS AND PRESENTATIONS**

1. BOC - Recognition of Former Commissioner Elizabeth "Liz" Poole Pg. 61
2. Human Resources - Recognition of Cheryl Harris on Her Retirement from the Cabarrus County Department of Human Services Pg. 62
3. Human Resources - Recognition of Emergency Management Director Robert "Bobby" Smith's Retirement Pg. 63
4. Proclamation - Black History Month Pg. 64

#### **D. INFORMAL PUBLIC COMMENTS**

#### **E. OLD BUSINESS**

#### **F. CONSENT AGENDA**

*(Items listed under consent are generally of a routine nature. The Board may take action to approve/disapprove all items in a single vote. Any item may be withheld from a general action, to be discussed and voted upon separately at the discretion of the Board.)*

1. Active Living and Parks - Soccer Complex Recognition Recommendation Pg. 66
2. Appointments - Active Living and Parks Commission Pg. 68
3. Appointments - Cabarrus County Youth Commission Pg. 73
4. County Manager - Ad Hoc Amendment to the Central Area Plan Interlocal Agreement Pg. 79
5. County Manager - Tree and Brush Removal at Stonewall Jackson Property Pg. 84
6. County Manager - Request for Easements from the Water & Sewer Authority of Cabarrus County (WSACC) Pg. 89
7. Planning and Development - Proposed Amendment to Construction Standards Fee Schedule Pg. 102
8. Salisbury-Rowan Community Action Agency, Inc. Presentation of FY 2021-22 Application for Funding Pg. 106
9. Tax Administration - Refund and Release Reports – December 2020 Pg. 131

**G. NEW BUSINESS**

1. Finance - Presentation of the Fiscal Year 2020 Comprehensive Annual Financial Report Pg. 142
2. Planning and Development Department - TEXT2020-00001- Proposed Amendments to the Cabarrus County Zoning Ordinance - Public Hearing 6:30 p.m. Pg. 156
3. Kannapolis City Schools - 2020-21 North Carolina Department of Public Instruction Facility Needs Survey Pg. 442

**H. REPORTS**

1. BOC - Receive Updates From Commission Members who Serve as Liaisons to Municipalities or on Various Boards/Committees Pg. 448
2. BOC - Request for Applications for County Boards/Committees Pg. 449
3. County Manager - Monthly Building Activity Reports Pg. 463
4. County Manager - Monthly New Development Report Pg. 470
5. EDC - December 2020 Monthly Summary Report Pg. 478
6. Finance - Monthly Financial Update Pg. 480

**I. GENERAL COMMENTS BY BOARD MEMBERS**

**J. WATER AND SEWER DISTRICT OF CABARRUS COUNTY**

**K. CLOSED SESSION**

**L. ADJOURN**

**Scheduled Meetings**

January 20	Cabarrus Summit	6:00 p.m.	Cancelled
February 1	Work Session	4:00 p.m.	Multipurpose Room
February 15	Regular Meeting	6:30 p.m.	BOC Meeting Room
February 26	Board Retreat	4:00 p.m.	Multipurpose Room

<b>February 27</b>	<b>Board Retreat</b>	<b>8:00 a.m.</b>	<b>Multipurpose Room</b>
<b>March 1</b>	<b>Work Session</b>	<b>4:00 p.m.</b>	<b>Multipurpose Room</b>
<b>March 15</b>	<b>Regular Meeting</b>	<b>6:30 p.m.</b>	<b>BOC Meeting Room</b>

**Mission:** Through visionary leadership and good stewardship, we will administer state requirements, ensure public safety, determine county needs, and provide services that continually enhance quality of life.

**Vision:** Our vision for Cabarrus is a county where our children learn, our citizens participate, our dreams matter, our families and neighbors thrive, and our community prospers.

**Cabarrus County Television Broadcast Schedule  
Cabarrus County Board of Commissioners' Meetings**

The most recent Commissioners' meeting is broadcast at the following days and times. Agenda work sessions begin airing after the 1st Monday of the month and are broadcast for two weeks up until the regular meeting. Then the regular meeting begins airing live the 3rd Monday of each month and is broadcast up until the next agenda work session.

<b>Sunday - Saturday</b>	<b>1:00 P.M.</b>
<b>Sunday - Tuesday</b>	<b>6:30 P.M.</b>
<b>Thursday &amp; Friday</b>	<b>6:30 P.M.</b>

In accordance with ADA regulations, anyone who needs an accommodation to participate in the meeting should notify the ADA Coordinator at 704-920-2100 at least forty-eight (48) hours prior to the meeting.

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

Approval or Correction of Minutes

**SUBJECT:**

Approval or Correction of Meeting Minutes

**BRIEF SUMMARY:**

The following meeting minutes are provided for correction or approval:

December 7, 2020 (Organizational Meeting)

December 7, 2020 (Work Session)

December 21, 2020 (Regular Meeting)

**REQUESTED ACTION:**

Motion to approve the aforementioned meeting minutes as presented.

**EXPECTED LENGTH OF PRESENTATION:**

1 Minute

**SUBMITTED BY:**

Lauren Linker, Clerk to the Board

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda.

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**ATTACHMENTS:**

- ▢ December 7, 2020 Organizational Meeting
- ▢ December 7, 2020 Work Session
- ▢ December 21, 2020 Regular Meeting

The Board of Commissioners for the County of Cabarrus conducted a remote virtual meeting, as allowed by the Board's Remote Participation Policy during the Covid-19 state of emergency, for the Board's Organizational Meeting for Cabarrus County in Concord, North Carolina at 4:00 p.m. on Monday, December 7, 2020.

Present - Chairman:	Stephen M. Morris
Vice Chairman:	Diane R. Honeycutt
Commissioners:	F. Blake Kiger
	Lynn W. Shue
	Barbara C. Strang

Also present were Mike Downs, County Manager; Richard M. Koch, County Attorney; Jonathan Marshall, Deputy County Manager; Rodney Harris, Deputy County Manager; Kyle Bilafer, Area Manager of Operations; and Lauren Linker, Clerk to the Board.

**Oaths of Office for Elected Officials**

Prior to the organizational meeting, oaths of office were administered to newly elected commissioners Stephen M. Morris and Barbara C. Strang.

**Administration of Oath to Office: Cabarrus County Board of Commissioners**

The Honorable Nathaniel Knust, District Court Judge, administered the following oath of office to Commissioner Morris:

CABARRUS COUNTY  
BOARD OF COMMISSIONERS  
OATH OF OFFICE

I, Stephen M. Morris, do solemnly swear that I will support the Constitution of the United States, so help me, God.

I, Stephen M. Morris, do solemnly and sincerely swear that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; and that I will endeavor to support, maintain, and defend the Constitution of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; so help me, God.

I, Stephen M. Morris, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Cabarrus County Commissioner; so help me, God.

/s/ Stephen M. Morris  
Stephen M. Morris

Subscribed and sworn to before me, this the 7<sup>th</sup> day of December, 2020.

/s/ Judge Nathaniel Knust  
Honorable Nathaniel Knust  
District Court Judge

The Honorable Nathaniel Knust, District Court Judge, administered the following oath of office to Commissioner Strang:

CABARRUS COUNTY  
BOARD OF COMMISSIONERS  
OATH OF OFFICE

I, Barbara C. Strang, do solemnly swear that I will support the Constitution of the United States, so help me, God.

I, Barbara C. Strang, do solemnly and sincerely swear that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; and that I will endeavor to support, maintain, and defend the Constitution of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; so help me, God.

I, Barbara C. Strang, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully

discharge the duties of my office as Cabarrus County Commissioner; so help me, God.

Effective December 7, 2020.

/s/ Barbara C. Strang  
Barbara C. Strang

Subscribed and sworn to before me, this the 2<sup>nd</sup> day of December, 2020.

/s/ Judge Nathaniel Knust  
Honorable Nathaniel Knust  
District Court Judge

**Organizational Meeting - Call to Order**

Chairman Morris called the organizational meeting to order at 4:00 p.m.

Commissioners Morris and Strang expressed appreciation to the voters for being chosen to serve the citizens of Cabarrus County.

**Board Organization**

Chairman Morris turned the meeting over to Mike Downs, County Manager, who presided over the organization of the Board.

**Election of Chairman**

Mike Downs, County Manager, called for nominations for the position of Chairman.

Commissioner Shue nominated Commissioner Morris as Chairman of the Cabarrus County Board of Commissioners. Commissioner Honeycutt seconded the nomination.

Mr. Downs called for further nominations. There were none.

**UPON MOTION** of Commissioner Kiger and unanimously carried, the Board voted to close the floor for nominations and re-elected Commissioner Morris as Chairman of the Cabarrus County Board of Commissioners by acclamation.

**Election of Vice Chairman**

The County Manager turned the meeting over to Chairman Morris.

Chairman Morris called for nominations for the position of Vice Chairman.

Commissioner Kiger nominated Commissioner Honeycutt as Vice Chairman of the Cabarrus County Board of Commissioners.

Chairman Morris called for further nominations. There were none.

**UPON MOTION** of Commissioner Shue, seconded by Commissioner Kiger and unanimously carried, the Board voted to close nominations and elected Commissioner Honeycutt as Vice Chairman of the Cabarrus County Board of Commissioners by acclamation.

**Approval of Public Officials Bond for the Register of Deeds**

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the Public Official Bond in the amount of \$50,000.00 for Wayne Nixon, Register of Deeds, in accordance with N.C.G.S. 161-4, by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**Adjourn**

**UPON MOTION** of Commissioner Strang, seconded by Commissioner Kiger and unanimously carried, the meeting adjourned at 4:11 p.m. by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

\_\_\_\_\_  
Lauren Linker, Clerk to the Board

The Board of Commissioners for the County of Cabarrus conducted a remote virtual meeting, as allowed by the Board's Remote Participation Policy during the Covid-19 state of emergency, for an Agenda Work Session for Cabarrus County in Concord, North Carolina at 4:15 p.m. on Monday, December 7, 2020.

Public access to the meeting could be obtained through the following means:

live broadcast at 4:15 p.m. on Channel 22  
<https://www.youtube.com/cabarruscounty>  
<https://www.cabarruscounty.us/cabcotv>  
 (704) 920-2023, Pin 1234

Present - Chairman:	Stephen M. Morris
Vice Chairman:	Diane R. Honeycutt
Commissioners:	F. Blake Kiger
	Lynn W. Shue
	Barbara C. Strang

Also present were Mike Downs, County Manager; Richard M. Koch, County Attorney; Jonathan Marshall, Deputy County Manager; Rodney Harris, Deputy County Manager; Kyle Bilafer, Area Manager of Operations; Debbie Brannan, Area Manager of Innovation and Technology; and Lauren Linker, Clerk to the Board.

### **1. Call to Order**

Chairman Morris called the meeting to order at 4:15 p.m.

### **2. Approval of Agenda**

Chairman Morris presented the agenda.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the agenda as presented by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

### **3. Discussion Items - No Action**

#### **3.1 Infrastructure and Asset Management - Frank Liske Park Barn Rebuild Project Update**

Kyle Bilafer, Area Manager of Operations, provided an update on the Frank Liske Park Barn Rebuild project. Proposed schematic designs of the new barn as well as a review of public interaction meeting comments were provided. Mr. Bilafer advised a large percentage of comments put high importance on including a silo in the rebuild. Site location options, and location and access of restrooms for the barn were also addressed.

A lengthy discussion ensued. During discussion, Mr. Bilafer, Londa Strong, Active Living and Parks Director, and Rodney Harris, Deputy County Manager, responded to questions from the Board. Issues addressed included: the cost of the silo; an elevator shaft in the silo; restrooms; open space area in the proposed barn; outdoor activity space; an estimated timeline for completion; funding; building code compliance; etc.

#### **3.2 Innovation and Technology - Innovation Report**

Debbie Brannan, Area Manager of Innovation and Technology, presented the Innovation Report for December 2020. Topics presented were as follows:

- This month's employee book club is listening to NPR Holiday Favorites, which provides some uplifting and some though provoking information
- County Strategic Plan - Five Strategic Initiatives
  - Transparent and Accountable Government
  - Healthy and Safe Community
  - Thriving Economy
  - Sustainable Growth and Development
  - Culture and Recreation
- Continued Support in New Technologies and Equipment
  - January - GIS Mapping Application
  - February - Smart Communities
  - March - Real Estate Sales Analysis
  - April - First Virtual Board Meeting
  - May - Technology for Continuing Operations



- o June - Veterans Application Integration with VA
- o July - Beanstack Application for Summer Reading
- o August - Vendor processing for PaymentWorks
- o September - myCabCo.CabarrusCounty.US for Tax Payments
- o October - Cyber security awareness month
- o November - Super CabCo Peer Recognition
- o December - More Innovation with Beanstack

Emery Ortiz, Library Director, shared a new program for the libraries titled "1,000 Books before Kindergarten Succeeding Through Reading." The program focuses on early literacy and early childhood education and is offered locally through Beanstack. Ms. Ortiz reviewed how the program works, the impact on children and program goals.

A discussion ensued.

#### **4. Discussion Items for Action**

##### **4.1 Active Living and Parks - 2021 Fees and Charges Policy**

Londa Strong, Active Living and Parks Director, presented proposed changes to the Fees and Charges Policy. She advised these items are addressed during this time of year so that they can be in place in January for the entire calendar year. She noted disclaimers due to COVID and the barn reconstruction.

Byron Haigler, Active Living and Parks Assistant Director, reviewed a summary of the proposed fees and charges.

There was discussion during the presentation. During discussion, Mr. Haigler responded to questions from the Board.

##### **4.2 Appointments - Cabarrus-Rowan Metropolitan Planning Organization Technical Coordinating Committee (TCC) and Transportation Advisory Committee (TAC)**

Susie Morris, Planning and Zoning Manager, reported appointments are needed for the Cabarrus-Rowan Metropolitan Planning Organization Technical Coordinating Committee (TCC) and Transportation Advisory Committee (TAC). She advised these are the two committees that function out of the MPO (Cabarrus Rowan Metropolitan Planning Organization). The TCC is the staff level committee and the TAC is the elected official committee. She further advised these appointments are typically made each December for one year. Ms. Morris stated staff recommends that she serve as the primary representative and Phil Collins as the alternate on the TCC committee. Additionally, it is recommended Commissioner Kiger move into the primary representative position on the TAC committee. An alternate representative from the Board will need to be chosen.

A brief discussion ensued. During discussion, Ms. Morris responded to questions from the Board. Commissioner Strang indicated interest in serving as the alternate.

##### **4.3 BOC - Appointments to Boards and Committees**

Chairman Morris reported information regarding appointments to the Human Services Advisory Board has been provided. He advised this item will be included in the Consent section of the December 21, 2020 regular meeting agenda.

Chairman Morris announced there are always openings on boards and committees and encouraged the public to look at those on the website and submit an application.

##### **4.4 BOC - Commissioner Appointments for 2021**

Chairman Morris reported a list regarding commissioner appointments for members or liaisons to various boards and committees was provided for the coming 2021 year. He reviewed a number of changes made through the year and requests for several of the committees. Chairman Morris recommended the Board allow him and the Clerk to make adjustments to the list and send to them for input prior to the regular meeting. He also requested Board members provide the Clerk with which committees they prefer to serve on.

##### **4.5 BOC - Designation of Voting Delegate for NCACC Legislative Goals Conference**

Chairman Morris announced a voting delegate is needed for the NCACC (North Carolina Association of County Commissioners) Legislative Goals Conference. He stated the conference will be held by virtual platform on Thursday and Friday,

January 14-15, 2021. Chairman Morris then provided a brief summary of the process.

A brief discussion ensued. Commissioner Shue volunteered to serve as the voting delegate. It was the consensus of the Board for Commissioner Shue to serve as the voting delegate at the NCACC Legislative Goals Conference.

#### **4.6 BOC - Resolution Establishing the Board of Commissioners' 2021 Meeting Schedule**

Chairman Morris announced a resolution is required to establish the Board of Commissioners' meeting schedule each year. He advised there was a request to move the first budget workshop back one week.

A discussion ensued. During discussion, Rodney Harris, Deputy County Manger, Mike Downs, County Manager, and Lauren Linker, Clerk to the Board, responded to questions from the Board.

#### **4.7 County Manager - Lease/Purchase Agreement with The Conservation Fund**

Jonathan Marshall, Deputy County Manager, presented background information regarding a lease/purchase agreement with the Conservation Fund for the purchase of 615 acres of property off St. Stephen's Church Road in the northeast part of the county. He advised this property has been identified in our Capital Improvement Program for future park space in that area. Mr. Marshall stated the Board had created a fund at the recommendation of the Soil and Water Conservation Board that set aside money for purchases such as this. He recommended the Board approve this lease purchase agreement with the Conservation Fund, who will actually be buying the property, and then the County would over a four-year period, based on this agreement, be paying them back through payments from that present use value fund as well as grant monies that we would seek. He stated the reason for this method of purchase is that the Conservation Fund can purchase the land faster and at a lower price.

Mr. Marshall reported one of the Boards' policies on the present use value fund is that we have a committee review those requests. The committee consisted of two members of the Agricultural Advisory Board, two members of the Soil and Water Conservation Board, and two members of the Active Living and Parks Commission. He further reported those six individuals met virtually last week to discuss this and are recommending the Board of Commissioners move forward with this purchase, including that first payment of \$1 million from that present use value fund.

Additionally, Mr. Marshall reported some of the land is under cultivation. He stated the County and Conservation Fund would both want that to continue so we would be looking at a farmer to lease that portion of the property. Additionally, the hardwood forests would remain as they are on the property. He further stated there are some pine forests that have been planted and have a forestry plan that would need to be monitored and ultimately harvested. The group that met last week recommends that any revenues received from leasing that agricultural land and any revenues received from harvesting the pine timber on the property go back into the present use value fund.

Mr. Marshall requested the Board suspend the Rules of Procedure and consider this item tonight.

A discussion ensued. During discussion, Mr. Marshall responded to questions.

**UPON MOTION** of Commissioner Strang, seconded by Commissioner Shue and unanimously carried, the Board suspended the Rules of Procedure to take action on this item due to time constraints by the following vote: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**UPON MOTION** of Commissioner Shue, seconded by Vice Chairman Honeycutt and unanimously carried, the Board approved the Contract for the Sale of Real Estate between The Conservation Fund and Cabarrus County and authorized the County Manager to execute the agreement on behalf of Cabarrus County, subject to review or revisions by the County Attorney; and authorized the Finance Director to complete all necessary budget amendments and project ordinances, by the following vote: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

Date:  Amount:   
 Dept. Head:  Department:   
 Internal Transfer Within Department     Transfer Between Departments/Funds     Supplemental Request

This budget amendment records the Deferred Tax funding of the initial \$1,000,000 payment for the Northeast Area Park Project.

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
460	6	0000-6023	Deferred Tax Collection	2,535,528.00		1,000,000.00	1,535,528.00
460	9	0000-9830	Other Improvements	1,341,521.44		1,000,000.00	341,521.44
				-			0.00
460	6	4230-6023	Deferred Tax Collection	-	1,000,000.00		1,000,000.00
460	9	4230-9801	Land Acquisition	-	1,000,000.00		1,000,000.00

Ordinance No. 2020-41

CABARRUS COUNTY SMALL PROJECTS  
 CAPITAL PROJECT ORDINANCE

BE IT ORDAINED, by the Board of County Commissioners of the County of Cabarrus, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section I.

- A. The project authorized is for the purpose of accumulating and appropriating general fund revenues and federal and state grants funds received specifically for use by the appropriate Cabarrus County Department who has received the funds.
- B. The officers of this unit are hereby directed to proceed with this capital project within the terms of the guidelines as set forth by the federal and state government, Generally Accepted Accounting Principles (GAAP) and the budget contained herein.
- C. It is estimated that the following revenues will be available to complete capital projects as listed:

Board of Elections Department		
Interest on Investments	\$34,130	
Contribution from General Fund	61,484	
Contribution from Capital Reserve	150,000	
	\$245,614	
Register of Deeds Department:		
Register of Deeds Fees	\$1,837,634	
Interest on Investments	64,250	
Contribution from General Fund	77,505	
	\$1,979,389	
Community Development		
Contribution from General Fund	\$54,901	
Duke Power Rebate	629	
	\$55,530	
Environmental Protection:		
Deferred Tax Collection	\$1,000,000	
Soil and Water Department:		
Deferred Tax Collections	\$187,558	
Interest on Investments	1,693	
Contributions and Private Donations	2,898	
Contribution from General fund	86,146	
EEP Contract	16,900	
ADFP Grant	54,000	
Drill Program Fees	15,577	
Suther Farm Project	780,000	
Hill Farm Project	99,000	
Stewardship Fund	52,250	
	\$1,296,022	
Educational Farming		
Educational Farming (Lomax)	\$187,000	

Local Agricultural Preservation Projects:

Contribution from General Fund	\$13,801
Deferred Farm Tax Collections	2,578,637
Deferred Farm Tax Interest	437,564
Interest on Investments	121,519
	\$3,151,521
TOTAL REVENUES	\$7,915,076

D. The following appropriations are made as listed:

Board of Elections Department:	
Board of Elections Equipment and Furniture	\$245,614
Register of Deeds Department:	
Register of Deeds Automation & Preservation	\$1,979,389
Community Development	\$55,530
Environmental Protection:	
Northeast Area Park Project	\$1,000,000
Soil and Water Department:	
Other Improvement Projects	\$278,295
EEP Contract	16,900
ADFP Conservation Easement	54,000
Drill Repair & Maintenance	15,577
Suther Farm Project	780,000
Hill Farm Project	99,000
Stewardship	52,250
	\$1,296,022
Educational Farming	
Educational Farming (Lomax)	\$187,000
Local Agricultural Preservation Projects:	
Other Improvement Projects	\$3,151,521
TOTAL EXPENDITURES	\$7,915,076
GRAND TOTAL - REVENUES	\$7,915,076
GRAND TOTAL - EXPENDITURES	\$7,915,076

Section II.

- A. Special appropriations to non-profit organizations shall be distributed after the execution of an agreement which ensures that all County funds are used for statutorily permissible public purposes.
- B. The County Manager or designee is hereby authorized to transfer appropriations within or between funds, or modify revenue and expenditure projections as contained herein under the following conditions:
  - 1. The County Manager may transfer amounts between objects of expenditures and revenues within a function without limitation.
  - 2. The County Manager may transfer amounts up to \$100,000 between functions of the same fund.
  - 3. The County Manager may transfer amounts between contingency funds which are set aside for a specific project for budgetary shortfalls or upon the appropriate approval of a change order.
  - 4. The County Manager is authorized to transfer funds from the General Fund or Capital Reserve Fund to the appropriate fund for projects approved within the Capital Improvement Plan for the current fiscal year.
  - 5. Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the Manager or designee may adjust budgets to match, including grants that require a County match for which funds are available.

- 6. The County Manager or designee may adjust debt financing from estimated projections to actual funds received.
- 7. The County Manager may enter into and execute change orders or amendments to County construction contracts in amounts less than \$90,000 when the appropriate annual budget or capital project ordinance contains sufficient appropriated but unencumbered funds.
- 8. The County Manager may award and execute contracts which are not required to be bid or which G.S. 143-131 allows to be let on informal bids so long as the annual budget or appropriate capital project ordinance contains sufficient appropriated but unencumbered funds for such purposes.
- 9. The County Manager may execute contracts with outside agencies to properly document budgeted appropriation to such agencies where G.S. 153 A-248(b), 259. 449 and any similar statutes require such contracts.
- 10. The County Manager may reject formal bids when deemed appropriate and in the best interest of Cabarrus County pursuant to G.S. 143-129 (a).
- 11. The County Manager may reduce revenue projections consistent with prevailing economic conditions, and also reduce expenditures correspondingly.

Section III.

This ordinance and the budget documents shall be the basis of the financial plan for the County of Cabarrus.

- a. The Finance Director is hereby directed to maintain within the Capital Projects Fund sufficient detailed accounting records to satisfy the requirements of the law.
- b. The Finance Officer is directed to report, at the request of the Board, on the financial status of each project element in Section I and on the total revenues received or claimed.
- c. Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Finance Director for direction in carrying out this project.
- d. At the completion of a construction project, all unrestricted excess funds are transferred to the General Fund and the portion of the Capital Project Ordinance associated with the project is closed.

Adopted this 7<sup>th</sup> day of December, 2020.

CABARRUS COUNTY BOARD OF COMMISSIONERS

BY: /s/ Stephen M. Morris  
Stephen M. Morris, Chairman

ATTEST:

/s/ Lauren Linker  
Clerk to the Board

**4.8 Emergency Management - Adoption of Ordinance Amending Chapter 34, Fire Prevention and Protection of the Cabarrus County Code of Ordinances - Public Hearing 6:30 p.m.**

Mike Downs, County Manager, announced Bobby Smith has retired from his position with the County as Emergency Management Director and Steve Langer has been promoted to fill that position.

Steve Langer, Emergency Management Director, presented proposed revisions to Chapter 34, Fire Prevention and Protection, Section 34-30 (2) of the Cabarrus County Code of Ordinances, to clarify the intent of the section on voting eligibility concerning fire district matters. The Cabarrus County Emergency Management/Fire Marshal's Office recommends the revisions. Mr. Langer advised a public hearing is required.

**4.9 EMS - Ambulance Fee Increase**

Jimmy Lentz, Emergency Medical Services (EMS) Director, requested an increase in ambulance fees. He stated the last increase was in July 2015. A list of changes was provided to the Board.

#### **4.10 Finance - Accounting Update of Capital Project Funds**

Susan Fearrington, Finance Director, reported the Capital Project Funds need to be updated as major projects are completed. This update includes the Limited Obligation Bonds (LOBS) for 2016, 2017, and 2018 and the School Capital Projects Funds through a budget amendment and project ordinance. Ms. Fearrington provided a summary of the projects funded by those LOBS.

The budget amendment would closeout LOBS 2016, a portion of LOBS 2017 and LOBS 2018. This amendment would allow the remaining \$138,896.99 budget for Kannapolis Middle School to be tracked in the new School Capital Projects Fund. The amendment also transfers \$425,483.61 from the LOBS 2017 Fund to the Community Investment Fund to assist with the payment of debt service and future capital projects.

Ms. Fearrington advised the Capital Project Ordinance update to LOBS 2016, LOBS 2017, LOBS 2018 and School Capital Projects Fund budget amendment and Section III. d. of the project ordinance would allow the excess funding to be returned to the General Fund, the Community Investment Fund or another Capital Project Fund based on the needs of the County. Ms. Fearrington also responded to questions and comments from the Board.

#### **4.11 Finance - Cabarrus County Reimbursement Resolution for New EMS Headquarters**

Susan Fearrington, Finance Director, presented a resolution, which would allow the County to advance its own funds to pay certain original expenditures associated with the establishment of a new EMS Headquarters. The County would then reimburse itself with funding from the Limited Obligation Bond debt to be incurred in the spring of 2022. Ms. Fearrington advised the resolution was prepared by the County's bond attorney.

A discussion ensued. During discussion, Ms. Fearrington responded to questions from the Board.

#### **4.12 Finance - Transfer of Funds for 15 Percent Fund Balance Policy and Closure of Capital Reserve Fund**

Susan Fearrington, Finance Director, presented a request for the transfer of funds for the 15 percent policy and closure of the Capital Reserve Fund. Ms. Fearrington advised the CAFR (Comprehensive Annual Financial Report) is scheduled to be presented to the Board in January. She also explained the process for submitting the CAFR to the State.

Ms. Fearrington then reported per the FY 2021 Budget Ordinance, the sum of General Operating Fund balance in excess of 15 percent is available for transfer and appropriation to the Community Investment Fund. A summary of the 15 percent Fund Balance calculation was provided in the agenda and reviewed. Three projects have been identified to fund and the remaining portion can be set aside in the Community Investment Fund for future project allocations.

The Community Investment Fund was established with the FY2021 budget year. With the establishment of this fund, there is no longer a need to maintain a separate Capital Reserve Fund. Ms. Fearrington advised a \$2,400,530.25 budget amendment is required to liquidate the Capital Reserve Fund. This will transfer the tracking of Occupancy Tax reserved for Facility/Field Expansion to the County Capital Projects Fund and the remaining unallocated funds to the Community Investment Fund.

#### **4.13 Finance - Update of Courthouse Funding**

Susan Fearrington, Finance Director, reported in order to align funding with the approved budget, an amendment and project ordinance are included for review. This update will make our budget match all our known costs for the new courthouse and the renovation of the existing courthouse. We will only draw funds as they are needed, however a budget in place is needed for all contracts to be approved and signed. Ms. Fearrington stated after the budget amendment is approved, the total estimated cost for all phases of the courthouse project is \$134,859,000. Ms. Fearrington further stated the total cost does account for the GMP #3 for the old Courthouse renovation, which originally was estimated at \$14,090,357. However, the actual cost will now be \$16,738,515.

A discussion ensued. During discussion, Kyle Bilafer, Area Manager of Operations, and Ms. Fearrington responded to questions from the Board. Mr. Bilafer pointed out the while the GMP #3 cost rose, the actual cost for GMP #2 was lower than expected. Therefore, the total cost of the project did not have an increase.

#### **4.14 Finance - Update of Investment Officers**

Susan Fearrington, Finance Director, presented a list of investment officers by positions for approval. She stated this is a change from the previous list of investment officers by name. Ms. Fearrington advised if approved, the positions of Finance Director, Deputy Finance Director and one of our accounting supervisors will be authorized to make investments for the County referencing the investment policy that is also included for reference, along with our institutions that have been vetted and approved for investments. She further advised an investment cannot be made without a second person approving the transaction.

The current Investment Policy and list of the approved institutions was also provided for information as a reference. Additionally, no changes have been made to the policy (which was last updated and approved by the Board on November 18, 2019) nor were there any changes to the approved institution list (which was last updated and approved by the Board on June 15, 2020).

A discussion ensued. During discussion, Ms. Fearrington responded to questions from then Board.

#### **4.15 Infrastructure and Asset Management - Cabarrus County Courthouse Expansion Construction Manager at Risk Contract Extension (GMP 2)**

Kyle Bilafer, Area Manager of Operations, reported Cabarrus County has a GMP (Guaranteed Maximum Price) based contract with Messer Construction for Courthouse expansion Construction Manager at Risk services. On December 13, 2019, Messer Construction bid out the scope of work for the site enabling portion of the project. That is referred to as GMP #1 and is considered an extension to their original contract which was for preconstruction services. GMP #1.5 was executed in August 2020 and included the bid packages for the rammed aggregate piers, below grade concrete, and tower crane. Messer has now received an official GMP #2 bid which represents the remainder of the bid packages for the new Courthouse building. This will create the need for a change order and the amount involved in the change order will be \$81,670,317.

A brief discussion ensued. During discussion, Mr. Bilafer responded to questions from the Board.

#### **4.16 Infrastructure and Asset Management - Transfer of Radar Trailer Asset to the Town of Harrisburg**

Michael Miller, Infrastructure and Asset Director, presented a request from the Town of Harrisburg for a surplus radar trailer (asset 8207) from the Sheriff's Department. Mr. Miller stated the actual radar equipment on the trailer is in disrepair and uses an outdated type of radar. The town plans to upfit the trailer with modern radar equipment and use it for localized law enforcement services within the Town by the Harrisburg Division of the Cabarrus County Sheriff's Department.

#### **4.17 Infrastructure and Asset Management - Transfer of Surplus Vehicle to Allen Volunteer Fire Department**

Michael Miller, Infrastructure and Asset Director, presented a request from the Allen Volunteer Fire Department for one surplus vehicle from the Cabarrus County Sheriff's Office fleet. County staff has identified asset 8347 (VIN-1FAHP2MK6EG131671), a 2014 Police Interceptor with 146,286 miles, as a match for the request. He stated the vehicle will be used primarily for the Chiefs to run errands, attend required meetings and trainings, community outreach, and public relations.

#### **4.18 ITS - Contract for Telecommunications**

Todd Shanley, Information Technology Services (ITS) Director, requested approval to enter into a 36-month agreement with Windstream for telecommunication services. ITS will facilitate conversion from PRI (Primary Rate Interface) to SIP (Session Initiation Protocol) connections for telephony services. The contract will also standardize pricing for B-1 phone lines. Mr. Shanley advised this would reduce annual pricing.

A brief discussion ensued. During discussion, Mr. Shanley responded to questions from the Board.

#### **4.19 Register of Deeds - Refund of Excise Tax**

Richard Koch, County Attorney, presented a request from Hartsell and Williams law firm in which a Deed was recorded in both Stanly and Cabarrus Counties as required for a tract of real property overlapping both counties. By statute, all the excise tax should have been paid to Stanly County, as most of the real property is in that county.

Instead, the excise tax was prorated and \$234.00 was mistakenly paid to the Cabarrus County Register of Deeds Office by Hartsell and Williams. Hartsell and Williams has since paid the appropriate full amount of excise tax to Stanly County and requests a refund from Cabarrus County for the monies paid to them in error.

#### **4.20 Sheriff's Office - (BWC) Body-Worn Camera Funding Update**

Chief Deputy James Bailey, Cabarrus County Sheriff's Office, reported Cabarrus County was not awarded the grant from the Bureau of Justice Administration for the Body-Worn Camera program. The Board had previously approved the program and program funding based on the grant being awarded in the amount of \$240,000.

Rodney Harris, Deputy County Manager, advised should the Board wish to continue with the program, an additional \$233,000 would be needed to cover costs through the end of the current fiscal budget year (FY2021). Additionally, funds would need to be included in future budget years to continue the program.

A discussion ensued. During discussion, Chief Deputy Bailey responded to questions from the Board.

#### **4.21 Sheriff's Office - Motorola Radio Contract Change Order**

Chief Deputy James Bailey, Cabarrus County Sheriff's Office, requested approval of a change order to change the payment date of the Motorola radio contract from January to August. The change would bring the fee schedule in line with the Fiscal Year.

A brief discussion ensued. During discussion, Chief Bailey responded to questions from the Board.

Vice Chairman Honeycutt **MOVED** to suspend the Rules of Procedure to take action on this item due to time constraints. Commissioner Kiger seconded the motion.

Following a brief discussion, the **MOTION** unanimously carried by the following vote: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**UPON MOTION** of Commissioner Strang, seconded by Commissioner Kiger and unanimously carried, the Board approved the revised contract between Cabarrus County and Motorola; and authorized the County Manager to execute the contract on behalf of Cabarrus County, subject to review or revisions by the County Attorney by the following vote: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

### **5. Approval of Regular Meeting Agenda**

The Board discussed the placement of the items on the agenda.

**UPON MOTION** of Commissioner Shue, seconded by Vice Chairman Honeycutt and unanimously carried, the Board approved the agenda as follows and scheduled the required public hearing for the December 21, 2020 Regular Meeting, by the following vote: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

Approval or Correction of Minutes

- Approval or Correction of Minutes

Recognitions and Presentations

- Human Resources - Recognition of Emergency Management Director Robert "Bobby" Smith's Retirement



- Proclamation - Reverend Dr. Martin Luther King, Jr. Day

#### Consent

- Active Living and Parks - 2021 Fees and Charges Policy
- Appointments and Removals - Human Services Advisory Board
- Appointments - Cabarrus-Rowan Metropolitan Planning Organization Technical Coordinating Committee (TCC) and Transportation Advisory Committee (TAC)
- BOC - Commissioner Appointments for 2021
- BOC - Designation of Voting Delegate for NCACC Legislative Goals Conference
- BOC - Resolution Establishing the Board of Commissioners' 2021 Meeting Schedule
- EMS - Ambulance Fee Increase
- Finance - Accounting Update of Capital Project Funds
- Finance - Cabarrus County Reimbursement Resolution for New EMS Headquarters
- Finance - Transfer of Funds for 15% Fund Balance Policy and Closure of Capital Reserve Fund
- Finance - Update of Courthouse Funding
- Finance - Update of Investment Officers
- Infrastructure and Asset Management - Cabarrus County Courthouse Expansion Construction Manager at Risk Contract Extension (GMP 2)
- Infrastructure and Asset Management - Transfer of Radar Trailer Asset to the Town of Harrisburg
- Infrastructure and Asset Management - Transfer of Surplus Vehicle to Allen Volunteer Fire Department
- ITS - Contract for Telecommunications
- Register of Deeds - Refund of Excise Tax
- Sheriff's Office - (BWC) Body-Worn Camera Funding Update
- Tax Administration - Refund and Release Reports - November 2020

#### New Business

- Emergency Management - Adoption of Ordinance Amending Chapter 34, Fire Prevention and Protection of the Cabarrus County Code of Ordinances - Public Hearing 6:30 p.m.

#### Reports

- BOC - Receive Updates From Commission Members who Serve as Liaisons to Municipalities or on Various Boards/Committees
- BOC - Request for Applications for County Boards/Committees
- County Manager - Monthly Building Activity Reports
- County Manager - Monthly New Development Report
- EDC - November 2020 Monthly Summary Report
- Finance - Monthly Financial Update

Chairman Morris provided a Covid-19 update. He encouraged everyone to continue to wear masks, washing hands, and waiting six feet apart. He also encouraged everyone to try to choose a time of day to shop when stores are less busy and you are less likely to come in close contact with people. Additionally, he suggested the public go to the Cabarrus Health Alliance website for updated information.

## **6. Closed Session**

### **6.1 Closed Session - Pending Litigation and Economic Development**

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board moved to go into closed session to discuss matters related to pending litigation and economic development as authorized by NCGS 143-318.11(a)(3) and (4) by the following vote: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Strang and unanimously carried, the Board moved to come out of closed session by the following vote: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

## **7. Adjourn**

**UPON MOTION** of Commissioner Kiger, seconded by Commissioner Shue and unanimously carried, the meeting adjourned at 7:36 p.m. by the following vote: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

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Lauren Linker, Clerk to the Board

DRAFT

The Board of Commissioners for the County of Cabarrus met in regular session through a remote virtual meeting as allowed by the Board's Remote Participation Policy, during the Covid-19 state of emergency in Concord, North Carolina at 6:30 p.m. on Monday, December 21, 2020.

Public access to the meeting could be obtained through the following means:

In presence in the Board of Commissioners Chambers  
Live broadcast at 6:30 p.m. on Channel 22  
<https://www.youtube.com/cabarruscounty>  
<https://www.cabarruscounty.us/cabcotv>  
(704) 920-2023, Pin 1234  
E-mail: [publiccomment@cabarruscounty.us](mailto:publiccomment@cabarruscounty.us)

Present - Chairman: Stephen M. Morris  
Vice Chairman: Diane R. Honeycutt  
Commissioners: F. Blake Kiger  
Lynn W. Shue  
Barbara C. Strang

Also present were Mike Downs, County Manager; Richard M. Koch, County Attorney; Jonathan Marshall, Deputy County Manager; Rodney Harris, Deputy County Manager; and Lauren Linker, Clerk to the Board.

Chairman Morris called the meeting to order at 6:30 p.m.

Chairman Morris provided information on the meeting format and the process for the public to participate in informal public comments and the public hearing.

**(A) APPROVAL OR CORRECTION OF MINUTES**

**UPON MOTION** of Commissioner Kiger, seconded by Vice Chairman Honeycutt and unanimously carried, the Board approved the minutes of October 21, 2020 (Cabarrus Summit), November 2, 2020 (Work Session), and November 16, 2020 (Regular Meeting) as presented by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(B) APPROVAL OF THE AGENDA**

Chairman Morris reviewed the following changes to the agenda.

Additions:

Recognitions and Presentations

C-2 Human Resources - Recognition of Susan Fearrington on Her Retirement from Cabarrus County Finance Department

New Business

G-2 Appointment and Removal - Juvenile Crime Prevention Council

G-3 Human Resources - Update on Families First Coronavirus Response Act (FFCRA)

G-4 Finance - Approval of New Signature Cards and Deposit Account Resolutions

Removals:

Recognitions and Presentations

Human Resources - Recognition of Emergency Management Director Robert "Bobby" Smith's Retirement

Moved from Consent Agenda to New Business

F-5 BOC - Designation of Voting Delegate for NCACC Legislative Goals Conference

**UPON MOTION** of Commissioner Shue, seconded by Commissioner Strang and unanimously carried, the Board approved the agenda as amended by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(C) RECOGNITIONS AND PRESENTATIONS**

**(C-1) BOC - Officer Jason Shuping**

Chairman Morris expressed condolences to the family and law enforcement officers in connection with the death of Officer Jason Shuping of the Concord Police Department.

A moment of silence was observed in honor and memory of Officer Shuping.

Chairman Morris additionally announced the Chamber of Commerce has been working with the City of Concord, Lowe's Home Improvement and GE (General Electric) to give away 600 blue light bulbs on December 28, 2020. Residents may burn the blue light outdoors through January 23, 2021 in memory of Officer Shuping. Residents may keep the light bulbs to use again to honor officers during Police Week, May 9 through May 15, 2021. Locations to pick up the light bulbs were provided.

**(C-2) Human Resources - Recognition of Susan Fearrington on Her Retirement from Cabarrus County Finance Department**

Mike Downs, County Manager, recognized Susan Fearrington on her retirement from Cabarrus County. Mr. Downs highlighted a number of Ms. Fearrington's accomplishments during her 25-year tenure with the County.

Susan Fearrington, Finance Director, graciously expressed appreciation.

Chairman Morris, Vice Chairman Honeycutt, and Commissioners Shue, Kiger and Strang provided additional comments.

**(C-3) Proclamation - Reverend Dr. Martin Luther King, Jr. Day**

Chairman Morris read the proclamation aloud.

UPON MOTION of Commissioner Kiger, seconded by Commissioner Shue and unanimously carried, the Board adopted the proclamation by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

Proclamation No. 2020-18

PROCLAMATION

WHEREAS, Reverend Dr. Martin Luther King, Jr., was born on January 15, 1929 in Atlanta, Georgia, and devoted his life to fighting poverty, injustice and racism in America; and

WHEREAS, Reverend Dr. King, through his practice of non-violent protest, promoted the importance of love, peace and freedom for humankind and challenged America to honor its promise of liberty and justice for all citizens; and

WHEREAS, during his lifetime, Reverend Dr. King sought to forge the common ground on which individuals of all ages, races and backgrounds could join together to address important community issues and provide service to their community; and

WHEREAS, the third Monday in January has been established as a national holiday to observe the anniversary of Reverend Dr. King's birth and commemorated as a national day of service; and

NOW THEREFORE, the Cabarrus County Board of Commissioners hereby proclaims Monday, January 18, 2021 as Reverend Dr. Martin Luther King, Jr. Day in Cabarrus County and encourages all citizens to join in the special programs and ceremonies to be held throughout the county honoring the life and work of Reverend Doctor King and his legacy of peace and equality for all citizens.

Adopted this 21<sup>st</sup> day of December, 2020.

/s/ Stephen M. Morris  
Stephen M. Morris, Chairman  
Board of Commissioners

Attest:

/s/ Lauren Linker  
Lauren Linker, Clerk to the Board

**(D) INFORMAL COMMENTS**

Chairman Morris provided information on the meeting format and the process for the public to participate in informal public comments.

Chairman Morris opened the meeting for Informal Public Comments at 6:57 p.m. He asked Lauren Linker, Clerk to the Board, if any written comments had been submitted, if anyone was waiting on the phone or present in the Board of Commissioners Chambers to present a comment.

Ms. Linker stated no written comments were submitted and there was no one on the phone or present in the Board of Commissioners Chambers.

There were no comments, nor anyone present via telephone or in person to address the Board; therefore, Chairman Morris closed that portion of the meeting.

**(E) OLD BUSINESS**

None.

**(F) CONSENT**

**(F-1) Active Living and Parks - 2021 Fees and Charges Policy**

Each year, the Active Living and Parks Department reviews the Fees and Charges Policy, presents it to the Active Living and Parks Commission and Senior Centers Advisory Council, and recommends changes to the Board of Commissioners.

The documents provided in the agenda reflect the proposed changes to the Fees and Charges Policy and a summary of the requested changes. These items are addressed during this time of year so that they can be in place in January and for the entire calendar year. A fiscal year approval would split some of the sports and activity sessions.

Both the Senior Center Advisory Council and the Parks Commission unanimously approved this recommendation.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the Active Living and Parks 2021 Fees and Charges by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(F-2) Appointments and Removals - Human Services Advisory Board**

The term of service for Human Services Advisory Board member Anne Laukaitis ends December 31st. She is eligible and is recommended to be reappointed to serve another term.

Bobby Conner has resigned from his position on this Board due to family illness. It is requested to remove his name from the roster.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board reappointed Anne Laukaitis to the Human Services Advisory Board for a three-year term ending December 31, 2023 by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board removed Bobby Connor from the Human Services Advisory Board roster and thanked him for his service by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(F-3) Appointments - Cabarrus-Rowan Metropolitan Planning Organization Technical Coordinating Committee (TCC) and Transportation Advisory Committee (TAC)**

Each year, the Board of Commissioners must appoint or reappoint representatives to the Cabarrus-Rowan Metropolitan Planning Organization Technical Coordinating Committee (TCC) and Transportation Advisory Committee (TAC).

Staff respectfully requested that Susie Morris, Planning and Zoning Manager, be appointed as the Cabarrus County TCC representative and that Phil Collins, Senior Planner, be appointed as the alternate representative.

The Board of Commissioners will also need to appoint a commission member to serve on the TAC as the regular member, along with an alternate member. Commissioner Poole currently serves as the representative for Cabarrus County and Commissioner Kiger serves as the alternate.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board reappointed Susie Morris, Planning and Zoning Manager, as the Cabarrus County TCC representative and Phil Collins, Senior Planner, as the alternate representative for one-year terms ending December 31, 2021 by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board appointed Commissioner Kiger as the regular member and Commissioner Strang as the alternate member to the TAC for one-year terms ending December 31, 2021 by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(F-4) BOC - Commissioner Appointments for 2021**

The following chart outlines commissioner appointments to various boards and committees and appointments as liaisons to the surrounding municipalities for 2021.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the commissioner appointments for 2021 as set forth in the agenda by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

NAME OF BOARD	2021 APPOINTMENTS
ACT Work Ready Community Committee	Strang
Active Living and Parks Commission	Kiger
Cabarrus County Animal Protection Advisory Board	Strang
Cabarrus County Board of Education - Business Mtg.	Kiger/Honeycutt
Cabarrus County Board of Education - Work Session	Honeycutt/Kiger
Cabarrus County Partnership for Children (Smart Start)	Morris
Cabarrus Planning and Zoning Commission	Kiger/Shue
Cabarrus-Rowan Urban Area MPO Transportation Adv. Comm.	Kiger/Strang
Cardinal Innovations Commissioner Advisory Board	Strang
Centralina Council of Government Executive Board	Shue
Centralina Council of Government Board of Directors	Shue
Centralina Workforce Development Consortium	Strang
City of Concord	Kiger
City of Kannapolis	Morris
City of Locust	Morris
Cooperative Extension Service	Honeycutt
Early Childhood Task Force Advisory Board	Kiger/Harris
Fire Departments & First Responder Advisory Committee	Strang/Shue
Home and Community Care Block Grant Advisory Committee	Honeycutt
Human Services Advisory Board	Honeycutt
Juvenile Crime Prevention Council	Morris
Kannapolis Board of Education	Shue/Kiger
Library Board of Trustees	Morris
Local Emergency Planning Committee	Honeycutt
Mental Health Advisory Board	Strang
Public Health Authority of Cabarrus County	Morris
Region F Aging Advisory Committee	Shue
Rowan-Cabarrus Community College Board of Trustees	Morris
Senior Centers Advisory Council	Honeycutt
Soil & Water Conservation District	Shue
Tourism Authority	Honeycutt
Town of Harrisburg	Kiger
Town of Midland	Strang
Town of Mt. Pleasant	Shue
Transportation Advisory Board	Morris
Water and Sewer Authority	Shue/Marshall
Youth Council	Strang

**(F-5) BOC - Designation of Voting Delegate for NCACC Legislative Goals Conference**

Note: This item was moved to New Business as Item G-5.

**(F-6) BOC - Resolution Establishing the Board of Commissioners' 2021 Meeting Schedule**

The following resolution establishes the Boards' meeting schedule for 2021.

Regular meetings that will fall on Tuesday due to holidays are:

- January 19, 2021 (Martin Luther King, Jr.)

Work sessions that will fall on Tuesday due to holidays are:

- April 6, 2021 (Easter)
- July 6, 2021 (Independence Day)
- September 7, 2021 (Labor Day)

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board adopted the Resolution Establishing the Regular meeting Schedule for Calendar Year 2021 by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

Resolution No. 2020-29

RESOLUTION  
ESTABLISHING THE REGULAR MEETING SCHEDULE  
FOR CALENDAR YEAR 2021

WHEREAS, the regular agenda work sessions of the Cabarrus County Board of Commissioners are currently held on the first Monday of each month at 4:00 p.m. in the Multipurpose Room at the Governmental Center; and

WHEREAS, the regular meetings of the Board of Commissioners are held on the third Monday of each month at 6:30 p.m. in the Commissioners' Meeting Room at the Governmental Center; and

WHEREAS, the Cabarrus County Board of Commissioners' 2021 meetings may be conducted remotely in a virtual setting, as allowed by the Board's Remote Participation Policy; and

WHEREAS, the Martin Luther King, Jr. holiday requires a change in the regular meeting date in January 2021; and

WHEREAS, the Easter, Independence Day, and Labor Day holidays require a change in the agenda work session meeting dates in April, July, and September 2021; and

NOW, THEREFORE, BE IT RESOLVED, the Cabarrus County Board of Commissioners, pursuant to North Carolina General Statute 153A-40(a), does hereby:

- (1) Establish the Board's regular agenda work session schedule to meet at 4:00 p.m. in the Multipurpose Room at the Governmental Center on the following dates:

January 4, 2021	July 6, 2021 (Tuesday)
February 1, 2021	August 2, 2021
March 1, 2021	September 7, 2021 (Tuesday)
April 6, 2021 (Tuesday)	October 4, 2021
May 3, 2021	November 1, 2021
June 7, 2021	December 6, 2021

- (2) Establish the Board's regular meeting schedule to meet at 6:30 p.m. in the Commissioner's Meeting Room at the Governmental Center on the following dates:

January 19, 2021 (Tuesday)	July 19, 2021
February 15, 2021	August 16, 2021
March 15, 2021	September 20, 2021
April 19, 2021	October 18, 2021
May 17, 2021	November 15, 2021
June 21, 2021	December 20, 2021

- (3) Sets quarterly summits for scheduled at the Cabarrus Arena and Events Center on January 20, 2021, April 21, 2021, July 21, 2021 and October 20, 2021 at 6:00 p.m.
- (4) The Board will hold a Budget Public Hearing meeting June 7, 2021 at 6:30 p.m. in the Commissioners; Meeting Room at the Governmental Center; and
- (5) Sets the NCACC Legislative Goals Conference in Raleigh, North Carolina on January 14 - 15, 2021; and
- (6) Sets a Board retreat, at the Multipurpose Room at the Governmental Center on February 26 at 4:00 p.m. and February 27 at 8:00 a.m.; and
- (7) Sets the NACo Legislative Conference in Washington, DC, on February 20-24, 2021; and
- (8) Sets the NCACC County Assembly Day and Legislative Reception in Raleigh TBD; and
- (9) Sets budget workshop meetings on April 15 and June 10, 2021 from 4:00 - 8:00 p.m. in the Multipurpose Room in the Governmental Center; and
- (10) Sets the NACo Annual Conference in Travis County, Austin, Texas on July 16 - 19, 2021; and
- (11) Sets the NCACC Annual Conference in Wilmington, NC on August 12 - 14, 2021; and

BE IT FURTHER RESOLVED that any recessed, special or emergency meeting will be held as needed with proper notice as required by North Carolina General Statute 153A-40.

Adopted this the 21<sup>st</sup> day of December, 2020.

/s/ Stephen M. Morris  
 Stephen M. Morris, Chairman  
 Board of Commissioners

Attest:

/s/ Lauren Linker  
 Lauren Linker, Clerk to the Board

**(F-7) EMS - Ambulance Fee Increase**

This request is to adjust ambulance fees to align with the NC BCBS fee schedule to be consistent with common EMS industry practice. The attachment provides additional detail. The recommendation for the fee increase has been reviewed with the EMS Third Party Billing Vendor (EMS MC).

Level Of Service	2020 Medicare (Urban)	Cabarrus County Current Rates	NC BCBS fee schedule	Proposed Fee Changes.	Change
ALS NE A0426	\$270.03	\$400.00	\$436.29	\$436.29	\$36.29
ALS E A0427	\$427.55	\$612.71	\$690.78	\$690.78	\$78.07
BLS NE A0428	\$225.03	\$350.00	\$363.57	\$363.57	\$13.57
BLS E A0429	\$360.04	\$515.97	\$581.71	\$581.71	\$65.74
ALS 2 A0433	\$618.82	\$886.82	\$999.82	\$999.82	\$113.00
Specialty Care Transports A0434	\$731.33	\$1,048.05	\$1,181.60	\$1,181.60	\$133.55
Treatment No Transport Fee		\$200.00	\$143.18	\$200.00	No Change
Mileage A0425	\$7.62	\$10.91	\$12.30	\$12.30	\$1.39
DOA Transport	\$360.04	\$200.00		\$360.04	\$160.04

Level of Service	Med Center Air Rates
ALS NE A0426	270.03
ALS E A0427	427.55
BLS NE A0428	225.03
BLS E A0429	360.04
ALS 2 A0433	618.82
Rural Mileage A0425	7.62

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the ambulance fee increase to be effective on January 1, 2021 by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.



**(F-8) Finance - Accounting Update of Capital Project Funds**

As major projects are completed the Capital Project Funds need to be updated. Limited Obligation Bonds (LOBS) 2016, 2017, and 2018 and the School Capital Projects Funds are being updated through the enclosed budget amendment and project ordinance updates.

For account tracking purposes, the attached budget amendment closes out LOBS 2016, a portion of LOBS 2017 and LOBS 2018. This amendment will allow the remaining \$138,896.99 budget for Kannapolis Middle School to be tracked in the new School Capital Projects Fund. The amendment also transfers \$425,483.61 in available budget from the LOBS 2017 Fund to the Community Investment Fund to assist with the payment of debt service and future capital projects.

This agenda item includes Capital Project Ordinance updates to LOBS 2016, LOBS 2017, LOBS 2018 and School Capital Projects Fund based on the budget amendment. Also updated in each project ordinance is Section III. d. where additional direction is provided for excess funding to be returned to the General Fund, the Community Investment Fund or another Capital Project Fund based on the needs of the County.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved budget updates to the Limited Obligation Bonds series 2016, 2017, 2018 and the School Capital Projects Fund and the associated project ordinances by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

Date:	12/21/2020	Amount:	564,380.60
Dept. Head:	Susan Fearrington	Department:	Finance
<input type="checkbox"/> Internal Transfer Within Department		<input type="checkbox"/> Transfer Between Departments/Funds	
<input checked="" type="checkbox"/> Supplemental Request			

**This budget amendment closes out Fund 368 LOBS 2016 a portion of Fund 370 LOBS 2018 and a portion of Fund 369 LOBS 2017 and for tracking purposes transfers the remaining \$138,896.99 budget for the Kannapolis Middle School to the School Capital Projects Fund. This budget amendment also transfers \$425,483.61 in available budget from the Fund 369 LOBS 2017 to the Community Investment Fund to assist with future debt service payments or free up County funding for capital projects.**

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
368	6	0000-6701	Interest on Investment	502,598.67	0.36		502,599.03
368	9	7404-9820	Construction - KMS (County Funded Portion)	36,976,535.93		41,685.96	36,934,849.97
368	9	7404-9825	Contra Sales Tax - KMS (County Funds)	(492,844.31)		17,425.87	(510,270.18)
368	9	7404-97404	Contribution to Capital Projects Fund (Fd 390)	-	59,112.19		59,112.19
370	9	0000-9704	Contribution to General Fund	943.60	2,507.33		3,450.93
370	6	0000-6701	Interest on Investment	221,795.00	14,364.51		236,159.51
370	9	7345-9825	Contra Sales Tax - HRES	(455,724.85)		49,399.06	(505,123.91)
370	9	0000-9708	Contribution to Capital Projects Fund (Fd 390)	528,958.19	61,256.24		590,214.43
			Interest to be drawn down within project fund 370 to cover items previously funded by County (originally non debt) freeing up County funds to be used on other projects				
369	9	0000-9704	Contribution to General Fund	3,363.72	3,071.81		6,435.53
369	6	6701-6701	Interest on Investment	1,083,333.98	447,083.98		1,530,417.96
369	9	0000-970118	Contribution to the Community Investment Fd	-	425,483.61		425,483.61
369	9	0000-97404	Contribution to Capital Projects Fund (Fd 390)	-	18,528.56		18,528.56
			Interest to be drawn down within project fund 368 to cover items previously funded by County (originally non debt) freeing up County funds to be used on other projects				
100	6	9120-6910-2017	Contribution from Capital Proj Fd - LOBS 2017	-	425,483.61		425,483.61
100	9	0000-9830-AVAIL	Other Improvements	5,401,695.00	425,483.61		5,827,178.61
				-			
390	6	7404-6910-KMS	Contribution from Capital Proj Fd - (LOBS 2016)	-	59,112.19		59,112.19
390	6	7404-6910-KMS	Contribution from Capital Proj Fd - (LOBS 2017)	59,112.19	18,528.56		77,640.75
390	6	7404-6910-KMS	Contribution from Capital Proj Fd - (LOBS 2018)	77,638.75	61,256.24		138,894.99
390	9	7404-9820-KMS	Construction - KMS	-	138,896.99		138,896.99

Ordinance No. 2020-42

CABARRUS COUNTY SCHOOL CONSTRUCTION DEBT FUND  
BUDGET ORDINANCE

BE IT ORDAINED by the Board of Commissioners of Cabarrus County, North

Carolina that, Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section I.

- A. The project authorized is for the construction and renovations of Public Schools. Details of the projects are listed in section D. of this Project Ordinance.
- B. The officers of this unit are hereby directed to proceed with this capital project within the terms of the Generally Accepted Accounting Principles (GAAP) and the budget contained herein.
- C. It is estimated that the following revenues will be available to complete capital projects as listed.

Capital Reserve Contribution	\$13,121,802
General Fund Contribution	1,336,500
Limited Obligation Bonds	84,944,452
Public School Building - Lottery funds	1,600,000
Interest Income	502,599
 TOTAL REVENUES	 \$101,505,353

- D. The following appropriations are made as listed.

Royal Oaks Elementary School	\$23,835,178
Mt. Pleasant Middle School	33,374,308
Kannapolis Middle School	41,568,518
Legal Fees/Closing Costs	740,370
Contribution to Capital Reserve Fund	1,750,700
Contribution to Capital Projects Fund	233,193
Contribution to General Fund	3,086
 TOTAL EXPENDITURES	 \$101,505,353
 GRAND TOTAL - REVENUES	 \$101,505,353
GRAND TOTAL - EXPENDITURES	\$101,505,353

Section II.

- A. Special appropriations to non-profit organizations shall be distributed after the execution of an agreement which ensures that all County funds are used for statutorily permissible public purposes.
- B. The County Manager or designee is hereby authorized to transfer appropriations within or between funds, or modify revenue and expenditure projections as contained herein under the following conditions:
  - 1. The Manager may transfer amounts between objects of expenditure and revenues within a function without limitation.
  - 2. The County Manager may transfer amounts up to \$500,000 between functions of the same fund.
  - 3. The County Manager may transfer amounts between contingency funds which are set aside for a specific project for budgetary shortfalls or upon the appropriate approval of a change order.
  - 4. The County Manager is authorized to transfer funds from the General Fund or Capital Reserve Fund to the appropriate fund for projects approved within the Capital Improvement Plan for the current fiscal year.
  - 5. Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the Manager or designee may adjust budgets to match, including grants that require a County match for which funds are available.
  - 6. The Manager or designee may adjust debt financing from estimated projections to actual funds received.
  - 7. The County Manager may enter into and execute change orders or amendments to construction contracts in amounts less than \$90,000 when the appropriate annual budget or capital project ordinance

contains sufficient appropriated but unencumbered funds.

- 8. The County Manager may award and execute contracts which are not required to be bid or which G.S. 143-131 allows to be let on informal bids so long as the annual budget or appropriate capital project ordinance contains sufficient appropriated but unencumbered funds for such purposes.
- 9. The County Manager may execute contracts with outside agencies to properly document budgeted appropriations to such agencies where G.S. 153 A-248(b), 259, 449 and any similar statutes require such contracts.
- 10. The County Manager may reject formal bids when deemed appropriate and in the best interest of Cabarrus County pursuant to G.S. 143-129(a).
- 11. The County Manager may reduce revenue projections consistent with prevailing economic conditions, and also reduce expenditures correspondingly.

Section III.

This ordinance and the budget documents shall be the basis of the financial plan for the County of Cabarrus.

- a. The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient detailed accounting records to satisfy the requirements of the law.
- b. The Finance Director is directed to report, at the request of the Board, on the financial status of each project element in Section I and on the total revenues received or claimed.
- c. Copies of this capital project ordinance shall be furnished to the Clerk to the governing Board, and to the Finance Director for direction in carrying out this project.
- d. At the completion of a construction project, all unrestricted excess funds are transferred to the General Fund, Community Investment Fund or other Capital Projects Fund and the portion of the Capital Project associated with the project is closed.

Adopted this 21<sup>st</sup> day of December, 2020.

CABARRUS COUNTY BOARD OF COMMISSIONERS

BY: /s/ Stephen M. Morris  
Stephen M. Morris, Chairman

ATTEST:

/s/ Lauren Linker  
Clerk to the Board

Ordinance No. 2020-43

CABARRUS COUNTY  
LIMITED OBLIGATION BONDS 2017 PROJECT  
BUDGET ORDINANCE

BE IT ORDAINED by the Board of Commissioners of Cabarrus County, North Carolina that, Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section I.

- A. The project authorized is for the construction of a Parking Deck. Details of the project are listed in section C. of this Project Ordinance.
- B. The officers of this unit are hereby directed to proceed with this capital project within the terms of the Generally Accepted Accounting Principles (GAAP) and the budget contained herein.

It is estimated that the following revenues will be available to

complete capital projects as listed.

Debt Proceeds	\$79,194,879
General Fund Contribution	2,650,083
Capital Projects Fund	7,679,803
Capital Reserve Contribution	9,291,915
Interest Income	1,530,418
<b>TOTAL REVENUES</b>	<b>\$100,347,098</b>

C. The following appropriations are made as listed.

Financing Costs	\$741,338
General Government	1,653,083
Parking Deck Downtown Concord	13,044,004
Performance Learning Center	3,811,311
West Cabarrus High School	76,291,995
Contribution to General Fund	6,436
Contribution to Capital Reserve Fund	331,709
Contribution to Capital Projects Fund	4,041,738
Contribution to Community Investment Fund	425,484
<b>TOTAL EXPENDITURES</b>	<b>\$100,347,098</b>
<b>GRAND TOTAL - REVENUES</b>	<b>\$100,347,098</b>
<b>GRAND TOTAL - EXPENDITURES</b>	<b>\$100,347,098</b>

## Section II.

- A. Special appropriations to non-profit organizations shall be distributed after the execution of an agreement which ensures that all County funds are used for statutorily permissible public purposes.
- B. The County Manager or designee is hereby authorized to transfer appropriations within or between funds, or modify revenue and expenditure projections as contained herein under the following conditions:
1. The Manager may transfer amounts between objects of expenditure and revenues within a function without limitation.
  2. The County Manager may transfer amounts up to \$500,000 between functions of the same fund.
  3. The County Manager may transfer amounts between contingency funds which are set aside for a specific project for budgetary shortfalls or upon the appropriate approval of a change order
  4. The County Manager is authorized to transfer funds from the General Fund or Capital Reserve Fund to the appropriate fund for projects approved within the Capital Improvement Plan for the current fiscal year.
  5. Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the Manager or designee may adjust budgets to match, including grants that require a County match for which funds are available.
  6. The Manager or designee may adjust debt financing from estimated projections to actual funds received.
  7. The County Manager may enter into and execute change orders or amendments to construction contracts in amounts less than \$90,000 when the appropriate annual budget or capital project ordinance contains sufficient appropriated but unencumbered funds.
  8. The County Manager may award and execute contracts which are not required to be bid or which G.S. 143-131 allows to be let on informal bids so long as the annual budget or appropriate capital project ordinance contains sufficient appropriated but unencumbered funds for such purposes.
  9. The County Manager may execute contracts with outside agencies to properly document budgeted appropriations to such agencies where G.S. 153 A-248(b), 259, 449 and any similar statutes require such contracts.

- 10. The County Manager may reject formal bids when deemed appropriate and in the best interest of Cabarrus County pursuant to G.S. 143-129(a).
- 11. The County Manager may reduce revenue projections consistent with prevailing economic conditions, and also reduce expenditures correspondingly.
- 12. The Manager, Finance Director, or designee may create debt financing amendments from estimated projections upon approval by the Board of Commissioners of the debt financing and adjust as needed upon closing.

Section III.

This ordinance and the budget documents shall be the basis of the financial plan for the County of Cabarrus.

- a. The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient detailed accounting records to satisfy the requirements of the law.
- b. The Finance Director is directed to report, at the request of the Board, on the financial status of each project element in Section I and on the total revenues received or claimed.
- c. Copies of this capital project ordinance shall be furnished to the Clerk to the governing Board, and to the Finance Director for direction in carrying out this project.
- d. At the completion of a construction project, all unrestricted excess funds are transferred to the General Fund, Community Investment Fund or other Capital projects Fund and the portion of the Capital Project associated with the project is closed.

Adopted this 21<sup>st</sup> day of December, 2020.

CABARRUS COUNTY BOARD OF COMMISSIONERS

BY: /s/ Stephen M. Morris  
Stephen M. Morris, Chairman

ATTEST:

/s/ Lauren Linker  
Clerk to the Board

Ordinance No. 2020-44

CABARRUS COUNTY  
LIMITED OBLIGATION BONDS 2018 PROJECT  
BUDGET ORDINANCE

BE IT ORDAINED by the Board of Commissioners of Cabarrus County, North Carolina that, Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section I.

- A. The project authorized is for the construction and renovations of Public Schools. Details of the project are listed in section C. of this Project Ordinance.
- B. The officers of this unit are hereby directed to proceed with this capital project within the terms of the Generally Accepted Accounting Principles (GAAP) and the budget contained herein.

It is estimated that the following revenues will be available to complete capital projects as listed.

General Fund Contribution	\$ 901,000
Interest Income	236,160
Capital Project Fund Contribution	668,032
Debt Proceeds	54,680,000
Capital Reserve Contribution	7,942,288

TOTAL REVENUES	\$64,427,480
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C. The following appropriations are made as listed.

Legal Fees	\$ 416,293
HVAC Replacement - Mt. Pleasant High-CCS	3,691,183
Mobile Units - CCS	2,095,676
HVAC Replacement - JN Fries Middle-CCS	3,597,029
Hickory Ridge Elementary-CCS	35,295,150
RCCC - Advanced Technology Center	17,017,484
Land - RCCC	1,721,000
Contribution to General Fund	3,451
Contribution to Capital Projects Fund	590,214
 TOTAL EXPENDITURES	 \$64,427,480
 GRAND TOTAL - REVENUES	 \$64,427,480
GRAND TOTAL - EXPENDITURES	\$64,427,480

## Section II.

- A. Special appropriations to non-profit organizations shall be distributed after the execution of an agreement which ensures that all County funds are used for statutorily permissible public purposes.
- B. The County Manager or designee is hereby authorized to transfer appropriations within or between funds, or modify revenue and expenditure projections as contained herein under the following conditions:
1. The Manager may transfer amounts between objects of expenditure and revenues within a function without limitation.
  2. The County Manager may transfer amounts up to \$500,000 between functions of the same fund.
  3. The County Manager may transfer amounts between contingency funds which are set aside for a specific project for budgetary shortfalls or upon the appropriate approval of a change order.
  4. The County Manager is authorized to transfer funds from the General Fund or Capital Reserve Fund to the appropriate fund for projects approved within the Capital Improvement Plan for the current fiscal year.
  5. Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the Manager or designee may adjust budgets to match, including grants that require a County match for which funds are available.
  6. The Manager or designee may adjust debt financing from estimated projections to actual funds received.
  7. The County Manager may enter into and execute change orders or amendments to construction contracts in amounts less than \$90,000 when the appropriate annual budget or capital project ordinance contains sufficient appropriated but unencumbered funds.
  8. The County Manager may award and execute contracts which are not required to be bid or which G.S. 143-131 allows to be let on informal bids so long as the annual budget or appropriate capital project ordinance contains sufficient appropriated but unencumbered funds for such purposes.
  9. The County Manager may execute contracts with outside agencies to properly document budgeted appropriations to such agencies where G.S. 153 A-248(b), 259, 449 and any similar statutes require such contracts.
  10. The County Manager may reject formal bids when deemed appropriate and in the best interest of Cabarrus County pursuant to G.S. 143-129(a).
  11. The County Manager may reduce revenue projections consistent with prevailing economic conditions, and also reduce expenditures

correspondingly.

Section III.

This ordinance and the budget documents shall be the basis of the financial plan for the County of Cabarrus.

- a. The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient detailed accounting records to satisfy the requirements of the law.
- b. The Finance Director is directed to report, at the request of the Board, on the financial status of each project element in Section I and on the total revenues received or claimed.
- c. Copies of this capital project ordinance shall be furnished to the Clerk to the governing Board, and to the Finance Director for direction in carrying out this project.
- d. At the completion of a construction project, all unrestricted excess funds are transferred to the General Fund, Community Investment Fund or other Capital Projects Fund and the portion of the Capital Project associated with the project is closed.

Adopted this 21<sup>st</sup> day of December, 2020.

CABARRUS COUNTY BOARD OF COMMISSIONERS

BY: /s/ Stephen M. Morris  
Stephen M. Morris, Chairman

ATTEST:

/s/ Lauren Linker  
Clerk to the Board

Ordinance No. 2020-45

CABARRUS COUNTY  
SCHOOL CAPITAL PROJECTS  
BUDGET ORDINANCE

BE IT ORDAINED by the Board of Commissioners of Cabarrus County, North Carolina that, Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section I.

- A. The project authorized is for the construction and renovations of School Facilities. Details of the project are listed in section C. of this Project Ordinance.
- B. The officers of this unit are hereby directed to proceed with this capital project within the terms of the Generally Accepted Accounting Principles (GAAP) and the budget contained herein.

It is estimated that the following revenues will be available to complete capital projects as listed.

Contribution from General Fund	\$ 670,509
Contribution from Capital Projects Fund	9,522,511
Debt Proceeds 2020 Draw Note	49,635,043
Debt Proceeds 2022 Draw Note	6,496,609
Contribution from Capital Reserve Fund	1,662,314
<b>TOTAL REVENUES</b>	<b>\$67,986,986</b>

- C. The following appropriations are made as listed.

CCS Mobile Unit Renovation	\$ 500,000
Concord High Fire Alarm Replacement	89,314
Northwest High Fire Alarm Replacement	89,314
JM Robinson Renovation	81,195
R. Brown McAllister Replacement	450,000
CCS New Middle School	55,299,331

CCS New High School Land	5,214,821
Kannapolis Middle School	138,897
AL Brown Football Stadium ADA/Drainage	228,000
AL Brown Roof Replacement	190,000
RCCC Building 1000 Boiler	105,000
RCCC Building 2000 Roof Replacement	335,000
RCCC CBTC HVAC	265,000
Contribution to Capital Reserve	5,001,114
TOTAL EXPENDITURES	\$67,986,986
GRAND TOTAL - REVENUES	\$67,986,986
GRAND TOTAL - EXPENDITURES	\$67,986,986

## Section II.

- A. Special appropriations to non-profit organizations shall be distributed after the execution of an agreement which ensures that all County funds are used for statutorily permissible public purposes.
- B. The County Manager or designee is hereby authorized to transfer appropriations within or between funds, or modify revenue and expenditure projections as contained herein under the following conditions:
1. The Manager may transfer amounts between objects of expenditure and revenues within a function without limitation.
  2. The County Manager may transfer amounts up to \$500,000 between functions of the same fund.
  3. The County Manager may transfer amounts between contingency funds which are set aside for a specific project for budgetary shortfalls or upon the appropriate approval of a change order.
  4. The County Manager is authorized to transfer funds from the General Fund or Capital Reserve Fund to the appropriate fund for projects approved within the Capital Improvement Plan for the current fiscal year.
  5. Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the Manager or designee may adjust budgets to match, including grants that require a County match for which funds are available.
  6. The Manager or designee may adjust debt financing from estimated projections to actual funds received.
  7. The County Manager may enter into and execute change orders or amendments to construction contracts in amounts less than \$90,000 when the appropriate annual budget or capital project ordinance contains sufficient appropriated but unencumbered funds.
  8. The County Manager may award and execute contracts which are not required to be bid or which G.S. 143-131 allows to be let on informal bids so long as the annual budget or appropriate capital project ordinance contains sufficient appropriated but unencumbered funds for such purposes.
  9. The County Manager may execute contracts with outside agencies to properly document budgeted appropriations to such agencies where G.S. 153 A-248(b), 259, 449 and any similar statutes require such contracts.
  10. The County Manager may reject formal bids when deemed appropriate and in the best interest of Cabarrus County pursuant to G.S. 143-129(a).
  11. The County Manager may reduce revenue projections consistent with prevailing economic conditions, and also reduce expenditures correspondingly.

## Section III.

This ordinance and the budget documents shall be the basis of the financial plan for the County of Cabarrus.



- a. The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient detailed accounting records to satisfy the requirements of the law.
- b. The Finance Director is directed to report, at the request of the Board, on the financial status of each project element in Section I and on the total revenues received or claimed.
- c. Copies of this capital project ordinance shall be furnished to the Clerk to the governing Board, and to the Finance Director for direction in carrying out this project.
- d. At the completion of a construction project, all unrestricted excess funds are transferred to the General Fund, Community Investment Fund or other Capital Project Fund and the portion of the Capital Project associated with the project is closed.

Adopted this 21<sup>st</sup> day of December, 2020.

CABARRUS COUNTY BOARD OF COMMISSIONERS

BY: /s/ Stephen M. Morris  
Stephen M. Morris, Chairman

ATTEST:

/s/ Lauren Linker  
Clerk to the Board

**(F-9) Finance - Cabarrus County Reimbursement Resolution for New EMS Headquarters**

It is requested that the County advance its own funds to pay certain original expenditures associated with the establishment of a new EMS Headquarters. Approval of the attached resolution will allow for the County to pay original expenditures then reimburse itself with proceeds from the Limited Obligation Bond debt to be incurred by the County in the spring of 2022.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board adopted the reimbursement resolution for the establishment of a new EMS Headquarters by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

Resolution No. 2020-30

RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE  
EXPENDITURES WITH PROCEEDS OF DEBT PURSUANT TO UNITED STATES  
DEPARTMENT OF TREASURY REGULATIONS

BE IT RESOLVED by the Board of Commissioners of Cabarrus County:

- 1. The Board hereby finds, determines and declares as follows:
  - (a) Treasury Regulations Section 1.150-2 (the "Regulations"), promulgated by the United States Department of Treasury on June 17, 1993, prescribes certain specific procedures applicable to certain obligations issued by the County after June 30, 1993, including, without limitation, a requirement that the County timely declare its official intent to reimburse certain expenditures with the proceeds of debt to be issued thereafter by the County.
  - (b) The County has advanced and/or will advance its own funds to pay certain capital costs (the "Original Expenditures") associated with financing, in whole or in part, (i) the design, acquisition, construction, installation and equipping of one or more new buildings to be used as new EMS headquarter facilities for the County, including the acquisition of any necessary land, easements and rights-of-way, (ii) site development, (iii) any and all related utilities relocation and (iv) various real and/or personal property improvements related to any of the foregoing (collectively, the "EMS Project").
  - (c) The funds heretofore advanced or to be advanced by the County to pay the Original Expenditures are or will be available only on a temporary basis, and do not consist of funds that were otherwise earmarked or intended to be used by the County to permanently finance the Original Expenditures.

(d) As of the date hereof, the County reasonably expects that it will reimburse itself for such Original Expenditures with the proceeds of debt to be incurred by the County, and the maximum principal amount of debt to be incurred with respect to the EMS Project is expected to be \$[16,000,000].

(e) All Original Expenditures to be reimbursed by the County were paid no more than 60 days prior to, or will be paid on or after the date of, this declaration of official intent. The County understands that such reimbursement must occur not later than 18 months after the later of (i) the date the Original Expenditure was paid; or (ii) the date the EMS Project is placed in service or abandoned, but in no event more than 3 years after the Original Expenditure was paid.

2. This resolution shall take effect immediately.

Vice Chairman Diane R. Honeycutt moved to approve the passage of the foregoing resolution and Commissioner Lynn W. Shue seconded the motion, and the resolution was passed by the following vote:

Ayes: Chairman Stephen M. Morris, Vice Chairman Diane R. Honeycutt and Commissioners F. Blake Kiger, Lynn W. Shue, and Barbara C. Strang.

Nays: [None.]

Not Voting: [None.]

**(F-10) Finance - Transfer of Funds for 15 Percent Fund Balance Policy and Closure of Capital Reserve Fund**

Per the FY 2021 Budget Ordinance, the sum of General Operating Fund, fund balance in excess of 15 percent is available for transfer and appropriation to the Community Investment Fund. A summary of the 15 Percent Fund Balance calculation was included for review. Three projects have been identified to fund and the remaining portion can be set aside in the Community Investment Fund for future project allocation.

The Community Investment Fund was established with the FY 2021 Budget year. With the establishment of this fund, there is no longer a need to maintain a separate Capital Reserve Fund. A \$2,400,530.25 budget amendment is required to liquidate the Capital Reserve Fund. This will transfer the tracking of Occupancy Tax reserved for Facility/Field Expansion to the County Capital Projects Fund and the remaining unallocated funds to the Community Investment Fund.

<b>Cabarrus County</b>			
<b>Fund Balance Calculation of excess of 15% Policy</b>			
<b>June 30, 2020</b>			
<b>As of 9-25-2020</b>			
Fund Balance 6/30/19		\$	87,885,641
Revenues over (under) Expenditures FY 20			<b>8,408,639</b>
Legally budgeted sinking fund principal payment			<b>1,330,000</b>
Ending Fund Balance 6/30/20			<b>97,624,280</b>
<b>Nonspendable</b>			
Inventories	\$	280,927	
Prepaid Items		73,658	
<b>Restricted</b>			
Reserve by State Statute ( Primarily Accounts Receivable & PO/Contract carry forward)		18,060,428	
Re-appropriations		278,222	
Debt Payments		7,442,697	
White Goods - Fund Balance		335,724	<<< Includes COPS 2011A Sinking fund
<b>Committed</b>			
Unpaid Tax Incentives	\$	3,688,651	
Pension Trust (balance from 6-30-15)		1,576,476	
Re-appropriations		679,845	
<b>Total unavailable for appropriation</b>	\$	<b>32,416,628</b>	net \$ <b>65,207,652</b>
Less			
Assigned		\$	6,652,997
"Reserved" by 15% Fund Balance Policy		\$	42,291,870
Balance to transfer to Capital Reserve Fund/CIF per policy - Preliminary		\$	<b>16,262,785</b>
			FY 21 Budget 9-14-20 281,945,802
			Unassigned Fund Balance 6-30-20 \$ 58,554,655
			agrees to Exhibit 3 in 6-30-20 CAFR
<b>Recap:</b>			
FY 20 Revenues over (under) Expenditures	\$	8,408,639	
Legally budgeted sinking fund principal payment		1,330,000	
Change in Nonspendable/Restricted/Committed since FY19		(3,418,811)	

Released Assignments - since 6-30-20	(646,191)	
Change in 15% set aside	70,832	
Excess transfer from FY 19, budgeted but not used	<u>10,518,316</u>	
	<b>\$ 16,262,785</b>	
<b>New Fund Balance Assignments/Commitments in new Year</b>		
FY21 Capital Projects	<b>\$ 3,036,022</b>	7-21-20 BOC
	<b>\$ 13,226,763</b>	
<b>Excess for future projects</b>		
<b>Other needs</b>		
EMS Headquarters	\$ 3,500,000	Transfer to County Capital Projects Fd
Frank Liske Park Barn	3,500,000	Transfer to County Capital Projects Fd
Cabarrus County Mobile Unit - Schools	<u>400,000</u>	Transfer to School Capital Projects Fd
	<b>\$ 5,826,763</b>	
<b>Balance to transfer to Community Investment Fund</b>		

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the transfer of funds to the School Capital Projects Fund, the County Capital Projects Fund and the Community Investment Fund based on the 15 percent Fund Balance Policy and the closure of the Capital Reserve Fund by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the associated budget amendments, and project ordinances by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

Date:  Amount:   
 Dept. Head:  Department:   
 Internal Transfer Within Department     Transfer Between Departments/Funds     Supplemental Request

Based on the 15% Fund Balance policy, \$13,226,763 of funds are being transferred from the General Fund to identified Board approved projects and the Community Investment Fund.

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
001	9	1960-9708	Contribution to Capital Projects Fund	7,764,572.00	7,400,000.00		15,164,572.00
001	9	1960-970118	Contribution to Community investment Fund	40,220,000.00	5,826,763.00		46,046,763.00
001	6	1960-6901	Fund Balance Appropriated	3,036,022.00	13,226,763.00		16,262,785.00
				-			0.00
380	6	2730-6902-EMSHQ	Contribution from General Fund	2,500,000.00	3,500,000.00		6,000,000.00
380	9	2730-9820-EMSHQ	Construction	2,670,000.00	3,500,000.00		6,170,000.00
				-			0.00
380	6	8140-6902-BARN	Contribution from General Fund	-	3,500,000.00		3,500,000.00
380	9	8140-9820-BARN	Construction	634,424.00	3,500,000.00		4,134,424.00
				-			0.00
390	6	7210-6902-MOBIL	Contribution from General Fund	500,000.00	400,000.00		900,000.00
390	9	7210-9830-MOBIL	Other Improvements	500,000.00	400,000.00		900,000.00
				-			0.00
100	6	0000-6902-AVAIL	Contribution from General Fund-Available	-	5,826,763.00		5,826,763.00
100	9	0000-9830-AVAIL	Other Improvements-Available	5,401,695.00	5,826,763.00		11,228,458.00
				-			0.00

Date:  Amount:   
 Dept. Head:  Department:   
 Internal Transfer Within Department     Transfer Between Departments/Funds     Supplemental Request

This budget amendment moves the account tracking of the Occupancy Tax reserved for Facility/Field Expansion currently in the Capital Reserve Fund to the County Capital Projects Fund and the remaining unallocated Capital Reserve funds to the Community Investment Fund.

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
450	6	8140-6923	Contribution from Convention & Visitors	1,932,937.00	14,327.02		1,947,264.02
450	9	8140-9708-PARKS	Contribution to Capital Projects Fund (Fd 380)	1,932,937.00	14,327.02		1,947,264.02
380	6	8140-6921-PARKS	Contribution from Capital Reserve Fund	-	14,327.02		14,327.02
380	9	8140-9830-UNAL	Other Improvements - Unallocated	-	14,327.02		14,327.02
			Recognized unbudgeted revenue and transfer to County Capital Projects Fund				
450	6	7220-6701	Interest on Investment	938,341.00	30,900.98		969,241.98
450	9	7220-9821	Building and Renovations	2,369,629.27		2,369,629.27	0.00

450	9	7220-970118	Contribution to Community Investment Fund	-	2,400,530.25		2,400,530.25
							0.00
100	6	0000-6921	Contribution from Capital Reserve Fund	-	2,400,530.25		2,400,530.25
100	9	0000-9830-AVAIL	Other Improvements	5,401,695.00	2,400,530.25		7,802,225.25
							0.00
			Recognized unbudgeted revenue and transfer to Community Investment Fund				0.00

Ordinance No. 2020-46

CABARRUS COUNTY  
COUNTY CAPITAL PROJECTS  
BUDGET ORDINANCE

BE IT ORDAINED by the Board of Commissioners of Cabarrus County, North Carolina that, Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section I.

- A. The project authorized is for the construction and renovations of County Facilities. Details of the project are listed in section C. of this Project Ordinance.
- B. The officers of this unit are hereby directed to proceed with this capital project within the terms of the Generally Accepted Accounting Principles (GAAP) and the budget contained herein.

It is estimated that the following revenues will be available to complete capital projects as listed.

Debt Proceeds 2020 Draw Note	\$ 77,592,977
Debt Proceeds 2022 Draw Note	49,126,301
Contributions from Capital Projects Fund	25,017,039
Contribution from General Fund	14,358,029
Contribution from Capital Reserve Fund	3,657,664
Contribution from Internal Service Fund	1,065,425
<b>TOTAL REVENUES</b>	<b>\$170,817,435</b>

- C. The following appropriations are made as listed.

Courthouse Site Enabling Construction & Renovation	\$ 134,859,518
Governmental Center Skylight & Roof Replacement	2,577,722
Contribution to Capital Reserve (Reimb for Skylight Project)	2,085,000
Artificial Turf Fields	4,401,748
Frank Liske Barn Replacement	4,565,425
Legal / Closing Expenses	952,508
Governmental Center Parking Deck Sealing	350,000
Operations Center Renovations	4,918,787
Fiber Infrastructure Improvement	420,000
Jail Annex HVAC Replacement	240,000
Sheriff Training & Firing Range Renovations	1,900,000
Human Services HVAC	180,000
Facility/Field Expansion	14,327
Frank Liske Park ADA Renovations	1,100,000
Frank Liske Park Water Line	780,000
Frank Liske Park Playground Replacement	120,000
Camp Spencer Vending & Archery Building	625,000
West Cabarrus Library & Senior Center	2,400,000
Deferred Maintenance Projects	2,157,400
EMS Headquarters	6,170,000
<b>TOTAL EXPENDITURES</b>	<b>\$170,817,435</b>
GRAND TOTAL - REVENUES	\$170,817,435
GRAND TOTAL - EXPENDITURES	\$170,817,435

Section II.

- A. Special appropriations to non-profit organizations shall be distributed after the execution of an agreement which ensures that all County funds are used for statutorily permissible public purposes.
- B. The County Manager or designee is hereby authorized to transfer

appropriations within or between funds, or modify revenue and expenditure projections as contained herein under the following conditions:

1. The Manager may transfer amounts between objects of expenditure and revenues within a function without limitation.
2. The County Manager may transfer amounts up to \$500,000 between functions of the same fund.
2. The County Manager may transfer amounts between contingency funds which are set aside for a specific project for budgetary shortfalls or upon the appropriate approval of a change order.
3. The County Manager is authorized to transfer funds from the General Fund or Capital Reserve Fund to the appropriate fund for projects approved within the Capital Improvement Plan for the current fiscal year.
4. Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the Manager or designee may adjust budgets to match, including grants that require a County match for which funds are available.
5. The Manager or designee may adjust debt financing from estimated projections to actual funds received.
6. The County Manager may enter into and execute change orders or amendments to construction contracts in amounts less than \$90,000 when the appropriate annual budget or capital project ordinance contains sufficient appropriated but unencumbered funds.
7. The County Manager may award and execute contracts which are not required to be bid or which G.S. 143-131 allows to be let on informal bids so long as the annual budget or appropriate capital project ordinance contains sufficient appropriated but unencumbered funds for such purposes.
8. The County Manager may execute contracts with outside agencies to properly document budgeted appropriations to such agencies where G.S. 153 A-248(b), 259, 449 and any similar statutes require such contracts.
9. The County Manager may reject formal bids when deemed appropriate and in the best interest of Cabarrus County pursuant to G.S. 143-129(a).
10. The County Manager may reduce revenue projections consistent with prevailing economic conditions, and also reduce expenditures correspondingly.

### Section III.

This ordinance and the budget documents shall be the basis of the financial plan for the County of Cabarrus.

- a. The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient detailed accounting records to satisfy the requirements of the law.
- b. The Finance Director is directed to report, at the request of the Board, on the financial status of each project element in Section I and on the total revenues received or claimed.
- c. Copies of this capital project ordinance shall be furnished to the Clerk to the governing Board, and to the Finance Director for direction in carrying out this project.
- d. At the completion of a construction project, all unrestricted excess funds are transferred to the General Fund and the portion of the Capital Project associated with the project is closed.

Adopted this 21<sup>st</sup> day of December, 2020.

CABARRUS COUNTY BOARD OF COMMISSIONERS

BY: /s/ Stephen M. Morris  
Stephen M. Morris, Chairman

ATTEST:

/s/ Lauren Linker  
Clerk to the Board

Ordinance No. 2020-47

CABARRUS COUNTY  
SCHOOL CAPITAL PROJECTS  
BUDGET ORDINANCE

BE IT ORDAINED by the Board of Commissioners of Cabarrus County, North Carolina that, Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section I.

- A. The project authorized is for the construction and renovations of School Facilities. Details of the project are listed in section C. of this Project Ordinance.
- B. The officers of this unit are hereby directed to proceed with this capital project within the terms of the Generally Accepted Accounting Principles (GAAP) and the budget contained herein.

It is estimated that the following revenues will be available to complete capital projects as listed.

Contribution from General Fund	\$	1,070,509
Contribution from Capital Projects Fund		9,522,511
Debt Proceeds 2020 Draw Note		49,635,043
Debt Proceeds 2022 Draw Note		6,496,609
Contribution from Capital Reserve Fund		1,662,314
 TOTAL REVENUES		 \$68,386,986

- C. The following appropriations are made as listed.

CCS Mobile Unit Renovation	\$	900,000
Concord High Fire Alarm Replacement		89,314
Northwest High Fire Alarm Replacement		89,314
JM Robinson Renovation		81,195
R. Brown McAllister Replacement		450,000
CCS New Middle School		55,299,331
CCS New High School Land		5,214,821
Kannapolis Middle School		138,897
AL Brown Football Stadium ADA/Drainage		228,000
AL Brown Roof Replacement		190,000
RCCC Building 1000 Boiler		105,000
RCCC Building 2000 Roof Replacement		335,000
RCCC CBTC HVAC		265,000
Contribution to Capital Reserve		5,001,114
 TOTAL EXPENDITURES		 \$68,386,986
 GRAND TOTAL - REVENUES		 \$68,386,986
GRAND TOTAL - EXPENDITURES		\$68,386,986

Section II.

- A. Special appropriations to non-profit organizations shall be distributed after the execution of an agreement which ensures that all County funds are used for statutorily permissible public purposes.
- B. The County Manager or designee is hereby authorized to transfer appropriations within or between funds, or modify revenue and expenditure projections as contained herein under the following conditions:
  - 1. The Manager may transfer amounts between objects of expenditure and revenues within a function without limitation.
  - 2. The County Manager may transfer amounts up to \$500,000 between

functions of the same fund.

3. The County Manager may transfer amounts between contingency funds which are set aside for a specific project for budgetary shortfalls or upon the appropriate approval of a change order.
4. The County Manager is authorized to transfer funds from the General Fund or Capital Reserve Fund to the appropriate fund for projects approved within the Capital Improvement Plan for the current fiscal year.
5. Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the Manager or designee may adjust budgets to match, including grants that require a County match for which funds are available.
6. The Manager or designee may adjust debt financing from estimated projections to actual funds received.
7. The County Manager may enter into and execute change orders or amendments to construction contracts in amounts less than \$90,000 when the appropriate annual budget or capital project ordinance contains sufficient appropriated but unencumbered funds.
8. The County Manager may award and execute contracts which are not required to be bid or which G.S. 143-131 allows to be let on informal bids so long as the annual budget or appropriate capital project ordinance contains sufficient appropriated but unencumbered funds for such purposes.
9. The County Manager may execute contracts with outside agencies to properly document budgeted appropriations to such agencies where G.S. 153 A-248(b), 259, 449 and any similar statutes require such contracts.
10. The County Manager may reject formal bids when deemed appropriate and in the best interest of Cabarrus County pursuant to G.S. 143-129(a).
11. The County Manager may reduce revenue projections consistent with prevailing economic conditions, and also reduce expenditures correspondingly.

### Section III.

This ordinance and the budget documents shall be the basis of the financial plan for the County of Cabarrus.

- a. The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient detailed accounting records to satisfy the requirements of the law.
- b. The Finance Director is directed to report, at the request of the Board, on the financial status of each project element in Section I and on the total revenues received or claimed.
- c. Copies of this capital project ordinance shall be furnished to the Clerk to the governing Board, and to the Finance Director for direction in carrying out this project.
- d. At the completion of a construction project, all unrestricted excess funds are transferred to the General Fund, Community Investment Fund or other Capital Project Fund and the portion of the Capital Project associated with the project is closed.

Adopted this 21<sup>st</sup> Day of December, 2020.

CABARRUS COUNTY BOARD OF COMMISSIONERS

BY: /s/ Stephen M. Morris  
Stephen M. Morris, Chairman

ATTEST:

/s/ Lauren Linker  
Clerk to the Board

CABARRUS COUNTY CAPITAL RESERVE  
 CAPITAL PROJECT BUDGET ORDINANCE

BE IT ORDAINED by the Board of Commissioners of Cabarrus County, North Carolina that, Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section I.

- A. The project authorized is for the purpose of accumulating and appropriating funds specifically for future County and School capital projects.
- B. The officers of this unit are hereby directed to proceed with this capital project within the terms of the Generally Accepted Accounting Principles (GAAP) and the budget contained herein.
- C. It is estimated that the following revenues will be available to complete capital projects as listed.

Interest on Investments	\$ 969,242
Contributions from General Fund	53,951,568
Contributions from Capital Projects Fund	9,553,830
Contributions from CVB	1,947,264
Contributions from other Governments	3,000,000
 TOTAL REVENUES	 \$69,421,904

- D. The following appropriations are made as listed:

Mt. Pleasant Middle School	3,627,164
Mt. Pleasant Elementary School - Electrical Svc	568,700
Royal Oaks Elementary	4,476,490
Kannapolis Middle School	5,018,148
RCC CBTC A/C Unit Replacement Phase II	330,000
RCCC South Campus Fire Alarm Replacement	112,000
CCS Site Study- Multiple Schools	42,000
J.N. Fries Upfit to Traditional Middle School (FY18)	300,000
AL Brown High School Paving	500,000
CCS 20 Mobile Units-Multiple Schools BC20	2,600,000
CCS Security Cameras	415,246
CCS CCS buses for WCHS & HRES	880,000
New Middle School	240,000
Available for School Construction Projects	65,513
CCS Performance Learning Center	590,709
West Cabarrus High School	7,649,942
Hickory Ridge Elementary School	5,217,804
RCCC Advanced Technology Center (ATC)	2,724,484
Operations Center Building Improvements	850,000
Enterprise Physical Security	300,000
Training & Firing Range Renovations	1,750,000
Public Safety Training Center	75,000
Carolina Thread Trail	59,329
FLP - Lower Lot Restroom	530,595
County Website Development	283,750
Courthouse Expansion	12,519,000
EMS Relocation to Concord Fire #10	375,000
Door Access & Security Camera Network-Sheriff	70,000
ITS - Fiber Infrastructure Improvements	120,000
Radio Network & Ethernet Backhaul & Edge	500,000
Arena Lighting Control System Replacement	235,000
Frank Liske Park Playground Replacement	100,000
EMS Headquarters-Consultant	170,000
Concord Literacy Office	50,000
Operations Center	500,000
Governmental Center Skylight/Roof Repairs	1,611,894
Available for the Construction & Renovation Projects	7,380
Downtown Parking Deck	910,000
Warehouse	141,264
Rob Wallace Park	3,091,047
Arena - Storage Building Replacement	161,000
CVB/Park Projects from Occupancy Tax	1,947,264
Turf fields Capital Projects Fund	500,000



Governmental Center Parking Deck Sealing	350,000
Operations Center Renovations	150,000
Fiber Infrastructure Improvement	300,000
Jail Annex HVAC Replacement	240,000
Sheriff Training & Firing Range Renovations	120,000
Human Services HVAC	180,000
Frank Liske Park ADA Renovations	1,100,000
Frank Liske Park Water Line	420,000
Frank Liske Park Playground Replacement	120,000
Camp Spencer Vending & Archery Building Project	163,337
KCS - AL Brown Football Stadium ADA/Drainage	228,000
KCS - AL Brown Roof Replacement	190,000
RCCC - Building 2000 Reroof	335,000
RCCC - CBTC HVAC Replacement Phase III/IV	265,000
RCCC - South Campus Building 1000 Boiler	105,000
R. Brown McAllister Replacement	450,000
Northwest High Fire Alarm Replacement	89,314
Other County Capital Projects	2,400,530
TOTAL EXPENDITURES	\$69,421,904
GRAND TOTAL - REVENUES	\$69,421,904
GRAND TOTAL - EXPENDITURES	\$69,421,904

## Section II.

- A. Special appropriations to non-profit organizations shall be distributed after the execution of an agreement which ensures that all County funds are used for statutorily permissible public purposes.
- B. The County Manager or designee is hereby authorized to transfer appropriations within or between funds, or modify revenue and expenditure projections as contained herein under the following conditions:
1. The Manager may transfer amounts between objects of expenditure and revenues within a function without limitation.
  2. The County Manager may transfer amounts up to \$100,000 between functions of the same fund.
  3. The County Manager may transfer amounts between contingency funds which are set aside for a specific project for budgetary shortfalls or upon the appropriate approval of a change order.
  4. The County Manager is authorized to transfer funds from the General Fund or Capital Reserve Fund to the appropriate fund for projects approved within the Capital Improvement Plan for the current fiscal year.
  5. Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the Manager or designee may adjust budgets to match, including grants that require a County match for which funds are available.
  6. The Manager or designee may adjust debt financing from estimated projections to actual funds received.
  7. The County Manager may enter into and execute change orders or amendments to construction contracts in amounts less than \$90,000 when the appropriate annual budget or capital project ordinance contains sufficient appropriated but unencumbered funds.
  8. The County Manager may award and execute contracts which are not required to be bid or which G.S. 143-131 allows to be let on informal bids so long as the annual budget or appropriate capital project ordinance contains sufficient appropriated but unencumbered funds for such purposes.
  9. The County Manager may execute contracts with outside agencies to properly document budgeted appropriations to such agencies where G.S. 153 A-248(b), 259, 449 and any similar statutes require such contracts.
  10. The County Manager may reject formal bids when deemed appropriate and in the best interest of Cabarrus County pursuant to G.S. 143-

129(a).

- 11. The County Manager may reduce revenue projections consistent with prevailing economic conditions, and also reduce expenditures correspondingly.

Section III.

This ordinance and the budget documents shall be the basis of the financial plan for the County of Cabarrus.

- a. The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient detailed accounting records to satisfy the requirements of the law.
- b. The Finance Director is directed to report, at the request of the Board, on the financial status of each project element in Section I and on the total revenues received or claimed.
- c. Copies of this capital project ordinance shall be furnished to the Clerk to the governing Board, and to the Finance Director for direction in carrying out this project.
- d. At the completion of a construction project, all unrestricted excess funds are transferred to the General Fund and the portion of the Capital Project associated with the project is closed.

Adopted this 21st day of December, 2020.

CABARRUS COUNTY BOARD OF COMMISSIONERS

BY: /s/ Stephen M. Morris  
Stephen M. Morris, Chairman

ATTEST:

/s/ Lauren Linker  
Clerk to the Board

**(F-11) Finance - Update of Courthouse Funding**

For account tracking purposes, an increase in the GMP #3 for the old Courthouse renovation is required. The funding for the phase of the project will be available in February 2022. Originally the estimate was \$14,090,357. Latest estimates show the cost of GMP #3 at \$16,738,515. A budget amendment and project ordinance were included for review.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the update to the Courthouse GMP#3 renovation estimate and approved the associated budget amendment and project ordinance by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

Date:  Amount:

Dept. Head:  Department:

Internal Transfer Within Department       Transfer Between Departments/Funds       Supplemental Request

This budget amendment increases the Courthouse Building & Renovations account by \$2,648,158 for a total budget of \$16,738,515 to match the latest GMP #3 estimate. The increase will be funded through the LOBS 2022 draw program.

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
380	9	2210-9821-COURT	Building & Renovations	14,090,357.00	2,648,158.00		16,738,515.00
380	6	2210-6918-2022A	Proceeds from COPS/LOBS	46,178,143.00	2,648,158.00		48,826,301.00

Ordinance No. 2020-49

CABARRUS COUNTY  
COUNTY CAPITAL PROJECTS  
BUDGET ORDINANCE

BE IT ORDAINED by the Board of Commissioners of Cabarrus County, North Carolina that, Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section I.

- A. The project authorized is for the construction and renovations of County Facilities. Details of the project are listed in section C. of this Project Ordinance.
- B. The officers of this unit are hereby directed to proceed with this capital project within the terms of the Generally Accepted Accounting Principles (GAAP) and the budget contained herein.

It is estimated that the following revenues will be available to complete capital projects as listed.

Debt Proceeds 2020 Draw Note	\$ 77,592,977
Debt Proceeds 2022 Draw Note	49,126,301
Contributions from Capital Projects Fund	25,017,039
Contribution from General Fund	7,358,029
Contribution from Capital Reserve Fund	3,643,337
Contribution from Internal Service Fund	1,065,425
 TOTAL REVENUES	 \$163,803,108

- C. The following appropriations are made as listed.

Courthouse Site Enabling Construction & Renovation	\$ 134,859,518
Governmental Center Skylight & Roof Replacement	2,577,722
Contribution to Capital Reserve (Reimb for Skylight Project)	2,085,000
Artificial Turf Fields	4,401,748
Frank Liske Barn Replacement	1,065,425
Legal / Closing Expenses	952,508
Governmental Center Parking Deck Sealing	350,000
Operations Center Renovations	4,918,787
Fiber Infrastructure Improvement	420,000
Jail Annex HVAC Replacement	240,000
Sheriff Training & Firing Range Renovations	1,900,000
Human Services HVAC	180,000
Frank Liske Park ADA Renovations	1,100,000
Frank Liske Park Water Line	780,000
Frank Liske Park Playground Replacement	120,000
Camp Spencer Vending & Archery Building	625,000
West Cabarrus Library & Senior Center	2,400,000
Deferred Maintenance Projects	2,157,400
EMS Headquarters	2,670,000
 TOTAL EXPENDITURES	 \$163,803,108
 GRAND TOTAL - REVENUES	 \$163,803,108
GRAND TOTAL - EXPENDITURES	\$163,803,108

Section II.

- A. Special appropriations to non-profit organizations shall be distributed after the execution of an agreement which ensures that all County funds are used for statutorily permissible public purposes.
- B. The County Manager or designee is hereby authorized to transfer appropriations within or between funds, or modify revenue and expenditure projections as contained herein under the following conditions:
  - 1. The Manager may transfer amounts between objects of expenditure and revenues within a function without limitation.
  - 2. The County Manager may transfer amounts up to \$500,000 between functions of the same fund.
  - 3. The County Manager may transfer amounts between contingency funds which are set aside for a specific project for budgetary shortfalls or upon the appropriate approval of a change order.
  - 4. The County Manager is authorized to transfer funds from the General Fund or Capital Reserve Fund to the appropriate fund for projects approved within the Capital Improvement Plan for the current fiscal year.
  - 5. Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the Manager

or designee may adjust budgets to match, including grants that require a County match for which funds are available.

- 6. The Manager or designee may adjust debt financing from estimated projections to actual funds received.
- 7. The County Manager may enter into and execute change orders or amendments to construction contracts in amounts less than \$90,000 when the appropriate annual budget or capital project ordinance contains sufficient appropriated but unencumbered funds.
- 8. The County Manager may award and execute contracts which are not required to be bid or which G.S. 143-131 allows to be let on informal bids so long as the annual budget or appropriate capital project ordinance contains sufficient appropriated but unencumbered funds for such purposes.
- 9. The County Manager may execute contracts with outside agencies to properly document budgeted appropriations to such agencies where G.S. 153 A-248(b), 259, 449 and any similar statutes require such contracts.
- 10. The County Manager may reject formal bids when deemed appropriate and in the best interest of Cabarrus County pursuant to G.S. 143-129(a).
- 11. The County Manager may reduce revenue projections consistent with prevailing economic conditions, and also reduce expenditures correspondingly.

Section III.

This ordinance and the budget documents shall be the basis of the financial plan for the County of Cabarrus.

- a. The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient detailed accounting records to satisfy the requirements of the law.
- b. The Finance Director is directed to report, at the request of the Board, on the financial status of each project element in Section I and on the total revenues received or claimed.
- c. Copies of this capital project ordinance shall be furnished to the Clerk to the governing Board, and to the Finance Director for direction in carrying out this project.
- d. At the completion of a construction project, all unrestricted excess funds are transferred to the General Fund and the portion of the Capital Project associated with the project is closed.

Adopted this 21<sup>st</sup> day of December, 2020.

CABARRUS COUNTY BOARD OF COMMISSIONERS

BY: /s/ Stephen M. Morris  
Stephen M. Morris, Chairman

ATTEST:

/s/ Lauren Linker  
Clerk to the Board

**(F-12) Finance - Update of Investment Officers**

A list of Investment Officers by position is being submitted for approval. This will be a change from the previous list of investment officers by name.

The current Investment Policy and a list of approved institutions was included in the agenda for your information as a reference. No changes have been made to the policy which was last updated and approved by the Board of Commissioners on November 18, 2019. No changes have been made to the approved institution list which was last updated and approved by the Board of Commissioners on June 15, 2020.

Authorized Investment Officers

Attachment A

Finance Director  
Deputy Finance Director  
Accounting Supervisor

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the Investment Officer position list by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(F-13) Infrastructure and Asset Management - Cabarrus County Courthouse Expansion Construction Manager at Risk Contract Extension (GMP 2)**

Currently Cabarrus County has a GMP (Guaranteed Maximum Price) based contract with Messer Construction for Courthouse expansion Construction Manager at Risk services. On December 13, 2019, Messer Construction bid out the scope of work for the site enabling portion of the project. This will be referred to as GMP (Guaranteed Maximum Price) #1 and is considered an extension to their original contract which was for preconstruction services. GMP 1.5 was executed in August of 2020 and included the bid packages for the rammed aggregate piers, below grade concrete, and tower crane. Messer has now received an official GMP # 2 bid which represents the remainder of the bid packages for new Courthouse building.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the GMP #2 bid award and authorized the County Manager to execute the contract extension between Cabarrus County and Messer Construction, subject to revision by the County Attorney by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(F-14) Infrastructure and Asset Management - Transfer of Radar Trailer Asset to the Town of Harrisburg**

The Town of Harrisburg has requested a surplus radar trailer (asset 8207) from the Sheriff's Department.

The radar trailer would be used by the Harrisburg Division of the Cabarrus County Sheriff's Department for localized law enforcement services within the Town.

The actual radar equipment on the trailer is in disrepair and uses an outdated type of radar. The town plans to up fit the trailer with modern radar equipment.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board declared asset 8207 from the Sheriff's Office fleet as surplus property and authorized the transfer in accordance with the County's surplus property policy by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(F-15) Infrastructure and Asset Management - Transfer of Surplus Vehicle to Allen Volunteer Fire Department**

Allen Volunteer Fire Department has requested one surplus vehicle from the Cabarrus County Sheriff's Office fleet. County staff have identified asset 8347 (VIN - 1FAHP2MK6EG131671), a 2014 Police Interceptor with 146,286 miles, as a match for their request.

According to the request from the fire department, the vehicle will primarily be used for the Chief's to run errands, attend required meetings and trainings, community outreach, and public relations.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board declared asset 8347 from the Sheriff's Office fleet as surplus property and authorized disposition in accordance with the County's Vehicle Replacement Policy by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(F-16) ITS - Contract for Telecommunications**

Requesting approval to enter a 36-month agreement with Windstream for telecommunication services. ITS will facilitate conversion from PRI (Primary

Rate Interface) to SIP (Session Initiation Protocol) connections for telephony services. This contract will also standardize pricing for B-1 phone lines.

These are budgeted services and will actually reduce annual pricing.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the contract between Cabarrus County and Windstream; and authorized the County Manager to execute the contract on behalf of Cabarrus County, subject to review or revisions by the County Attorney by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(F-17) Register of Deeds - Refund of Excise Tax**

Hartsell and Williams law firm recorded a Deed in both Stanly and Cabarrus Counties as required for a tract overlapping both counties. By statue, all the excise tax should have been paid to Stanly County as the most valuable portion of the tract is located in that county. Instead, the excise tax was prorated and \$234.00 was mistakenly paid to the Cabarrus County Register of Deeds Office by Hartsell and Williams and should be refunded. Hartsell and Williams has since paid the appropriate full amount of excise tax to Stanly County.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, in compliance with NCGS 105-228.37, the Board authorized a refund to Hartsell and Williams law firm in the amount of \$234.00 by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(F-18) Sheriff's Office - (BWC) Body-Worn Camera Funding Update**

Cabarrus County was not awarded Bureau of Justice Administration grant funding for our Body-Worn Camera program. The Commissioners have previously approved the program and program funding however the funding was based on the grant being awarded (\$240,000).

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board adopted the budget amendment and approved to fund the BWC program in its entirety without supplemental grant funding by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

Date: 12/21/2020	Amount: 47,906.29						
Dept. Head: Chief Bailey	Department: Sheriffs Office						
<input type="checkbox"/> Internal Transfer Within Department <input checked="" type="checkbox"/> Transfer Between Departments/Funds <input type="checkbox"/> Supplemental Request							
<small>This BA is for funding the Body Worn Camera Program locally, as a result of it not being awarded though the Bureau of Justice Administration. Some of this is being covered though remaining funds from the Motorola contract that is housed in the same account. This Budget Amendment covers the rest.</small>							
Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
001	9	2110-9331	Minor Office Equipment & Furn	168,700.00		7,700.00	161,000.00
001	9	2110-9316	Supplies	119,098.75		10,805.00	108,293.75
001	9	1910-9109	Salary Adjustment	2,597,337.38		29,401.29	2,567,936.09
001	9	2110-9445	Purchased Services	1,046,197.00	47,906.29		1,094,103.29

**(F-19) Tax Administration - Refund and Release Reports - November 2020**

The Release Report contains taxpayers' names, bill numbers, valuations, tax amounts, along with the justifications for releasing the valuation/tax amounts for outstanding levies in accordance with N.C.G.S. 105-381. The Refund Report is a summary sheet which lists data from each refund request form, along with the justification for the refunds to the taxpayers in accordance with N.C.G.S. 105-381.

Note: Due to the transition of motor vehicles onto the new North Carolina Vehicle Tax System (NCVTS), motor vehicle-related refunds and releases will begin to be displayed on the new report generated by NCVTS.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the November 2020 Refund and Release Reports as submitted, including the NCVTS Refund Report, and granted authority to the Tax Collector to process the refunds and releases, by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None. The report is hereby incorporated into the minutes by reference and is on file with the Clerk to the Board.

**(G) NEW BUSINESS****(G-1) Emergency Management - Adoption of Ordinance Amending Chapter 34, Fire Prevention and Protection of the Cabarrus County Code of Ordinances - Public Hearing 6:30 p.m.**

Chairman Morris stated the Cabarrus County Emergency Management/Fire Marshal's Office has recommended revisions to Chapter 34, Fire Prevention and Protection, Section 34-30 (2) of the Cabarrus County Code of Ordinances, to clarify the intent of the section on voting eligibility concerning fire district matters.

Steve Langer, Emergency Management Director, was in attendance via virtual means.

Chairman Morris opened the public hearing at 7:00 p.m. The public hearing notice was posted on the County's website ([www.cabarruscounty.us](http://www.cabarruscounty.us)) on December 9, 2020 in accordance with Article 2, Administration, Section 2.1 (Use of Electronic Means to Provide Public Notices) of the Cabarrus County Code of Ordinances.

Chairman Morris asked Lauren Linker, Clerk to the Board, if any written comments had been submitted, if anyone was waiting on the phone or present in the Board of Commissioners Chambers to present a comment. Ms. Linker stated no written comments were submitted and no one was present in the Board of Commissioners Chambers. There was no one on the phone.

There were no comments, no one in person, nor any comments via the phone on this matter; therefore, Chairman Morris closed the public hearing.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board adopted the ordinance amending Chapter 34, Fire Prevention and Protection of the Cabarrus County Code of Ordinances, made now, but to go into effect after the required 24-hour period and with any additional comments reviewed, by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

Note: There were no comments received during the 24-hour period following the vote.

Ordinance No. 2020-50

ORDINANCE AMENDING CHAPTER 34  
(FIRE PREVENTION AND PROTECTION)  
OF THE  
CABARRUS COUNTY CODE OF ORDINANCES

BE IT ORDAINED by the Cabarrus County Board of Commissioners that Chapter 34, Fire Prevention and Protection, of the Code of Ordinances, Cabarrus County, North Carolina, is hereby amended to read as follows:

## ARTICLE I. IN GENERAL

Secs. 34-1--34-25. Reserved.

## ARTICLE II. FINANCIAL ASSISTANCE TO FIRE DEPARTMENTS

Sec. 34-26. Offered to qualified departments.

The County will offer financial assistance for the maintenance and operation of any volunteer fire department of a fire district qualifying for financial assistance under the terms of this article in an amount determined by the county manager, consistent with the policies of the Cabarrus County Board of Commissioners, not to exceed \$3,000.00 per year, and by revenue collected from the fire district tax, provided a tax district has been established in accordance with G.S. 69-25.1 et seq. for the area served, and by revenues generated by sales tax when the County selects ad valorem sales tax calculation. (Ord. of 12-2-85, § 1; Ord. of 4-3-86, § t; Ord. of 4-7-86, § 1; Ord. of 6-17-96)

Sec. 34-27. Participating departments to file budgets with Cabarrus County Fire Marshal's Office.

A volunteer fire department desiring financial assistance under this article shall file a budget with the Cabarrus County Fire Marshal's Office by April 15

each year for the following fiscal year. Budgets will be submitted on forms provided by the Fire Marshal's Office.

(Ord. of 12-2-85, § 2; Ord. of 4-3-86, § 2; Ord. of 4-7-86, § 2)

Sec. 34-28. Inspections of participating fire departments by the Cabarrus County Fire Marshal.

The Cabarrus County Fire Marshal shall make regular inspections of each fire department receiving payments under this article. At least one inspection shall be made annually, but the Fire Marshal may make other such inspections as deemed necessary. During the course of such inspections, the Fire Marshal shall determine whether the department is continuing to meet the minimum standards as specified in this article, and the findings reported to the Cabarrus County Board of Commissioners.

(Ord. of 12-2-85, § 3; Ord. of 4-3-86, § 3; Ord. of 4-7-86, § 3)

Sec. 34-29. Notice of deficiency; time period for corrections.

If during any inspection the Fire Marshal determines that the fire department is not meeting the minimum standards as set forth in this article, a notice of deficiency must be given in writing by the Fire Marshal to the fire chief and at least two officers of the corporation of the fire department. This notice shall specify the period of time within which the deficiencies must be corrected, provided that the length-of the period of time shall be reasonable and in any event shall not be less than 15 days. At the end of the specified period, an inspection shall be made by the Fire Marshal to determine if the deficiencies have been corrected. If the deficiencies have not been corrected, the Fire Marshal shall notify the Cabarrus County Board of Commissioners with a recommendation to contract with another department to provide service until deficiencies have been corrected.

(Ord. of 12-2-85, § 4; Ord. of 4-3-86, § 4; Ord. of 4-7-86, § 4)

Sec. 34-30. Minimum standards for qualification.

Each fire department desiring to qualify for the financial assistance provided for under this article shall meet the following minimum standards:

(1) The fire department shall be incorporated as a nonprofit corporation under state law. A copy of the department's charter and current by-laws shall be on file in the Fire Marshal's Office.

(2) Elections of at least a portion of the board of directors for the incorporated fire department shall be held at least every year by the voting membership of the corporation. The voting membership must include ~~but is not limited to~~ either residents of the fire tax district which have registered with the Cabarrus County Board of Elections and are eligible to vote in a general election, or all resident property owners of the district.

(3) No absentee or proxy votes will be allowed, nor shall such election be conducted by mail.

(4) Notice of an annual meeting to elect officers shall be given by notice in local newspapers and as prescribed in the department's by-laws, or be a fire department lawfully established by a city, town or sanitary district and operate under the laws and provisions governing such departments.

(5) Each fire department shall have a fire chief, an assistant chief, other necessary officers and personnel with a minimum of 19 firefighters who are eligible firemen, in accordance with G.S. 118-38. A list of all members, their addresses, their telephone numbers, and social security numbers must be given to the Cabarrus County Fire Marshal's Office on or before July 1 of each year and within ten days of the addition of new members.

(6) All active members of a fire department in good standing shall have a County issued ID card, and a department issued car plate to identify them as a bona fide firefighter. No one other than an active or retired member in good standing shall be allowed to have this identification in his possession. The department issued car plate will be visible from the front of any vehicle running emergency warning devices as defined by NC General Statutes.

(7) Each fire department shall maintain a class 9 or better rating with the insurance services office and shall have and maintain equipment as required by the state department of insurance for initial certification. These are minimum requirements; therefore, efforts should be made toward improving fire protection through equipment purchases and water supply development. All equipment specified shall be kept in good condition and operative at all times. Primary



pumpers shall be subjected to an annual service test, as prescribed by the ISO, and records of the test shall be filed with the Cabarrus County Fire Marshal's Office.

(8) Each department shall carry liability insurance on its personnel and equipment in the indemnity amount of at least \$1,000,000.00, and further holding the county harmless from any responsibility for damages, claims, or expenses resulting from the activities of its firefighters or from the operation of its equipment. Each fire department shall also carry worker's compensation insurance on its active members in order to provide those members with the benefits of the worker's compensation act. A certificate of insurance for each department shall be on file at the Fire Marshal's Office.

(9) The fire department shall carry out an organized training program which shall provide a minimum of 36 hours per year training. The training program shall include the training and qualifying of apparatus drivers. Written records shall be kept on all drills and include subject taught, instructor, hours, and members attending.

(10) The fire chief for each department is responsible for stressing safety throughout the department and all phases of the department activities. Emphasis shall be placed on safe driving of department owned apparatus and the firefighter's personal automobile to emergencies, as well as on safe practices while fighting a fire. Only qualified drivers shall drive the fire apparatus. Drivers shall operate apparatus with caution at all times and allow no one but active firefighters to ride the apparatus when it is on call to a fire or other emergency.

(11) The senior fire officer within whose area a fire emergency occurs is the authority on the fire scene or when a fire occurs outside a recognized fire district the senior fire officer of the first arriving department shall be the authority, unless incident falls under jurisdiction of other agency as granted by NCGS.

(12) The senior fire officer responsible for the fire emergency shall make a full investigation of each fire to determine, if possible, the cause of the fire. A report of the findings of this investigation shall be forwarded to the Fire Marshal within 30 days of the fire on forms designed by the National Fire Reporting System. If evidence shows the fire may be incendiary or if persons are injured or a fatality occurs, the Fire Marshal and other necessary state and local officials shall be notified immediately.

(13) The department shall furnish to the Cabarrus County Board of Commissioners an independent audit of receipts and disbursements for the fiscal year conducted by an accountant certified by the state. This audit, including a financial statement for the previous fiscal year and an auditor's opinion. shall be submitted to the Fire Marshal's Office by December 31 of each year for previous fiscal year.

(14) The fire chief shall be responsible for filing all reports required by local, state and federal agencies.

(15) Each department involved with the medical first responders program shall provide basic life support to sick and injured persons and shall work under the guidelines set forth by the first responder ordinance.

(16) Each department shall provide a means of notifying members of a fire call. (Ord. of 12-2-85, § 5; Ord. of 4-3-86, § 5; Ord. of 4-7-86, § 5)

(17) Departmental operational policies will be in accordance with all local, state and federal standards. Policies adopted by 2/3 majority of the Cabarrus County Fire Service Board (CCFSB). and approved by the Cabarrus County Fire Marshal's Office will be considered county-wide policy and will be followed by all contracted fire departments. Failure to follow policies by departments will be considered deficiencies under Section 34-29 of this ordinance.

(18) The Fire Marshal will maintain a current manual on all approved policies, and provide a copy to all contracted fire services. The Fire Marshal is responsible for updating each department issued manual. The copy maintained on file in the Fire Marshal's office will be considered the official manual.

(19) Approved policies will be reviewed annually by the Fire Marshal, changes or deletions will be brought before the CCFSB. The Fire Marshal can change or delete policies based upon changes in state or federal requirements without approval of the CCFSB.. All agencies will be notified at least 60 days prior to any effective changes.

Sec. 34-31. Duties of Fire Marshal.

The duties of the Cabarrus County Fire Marshal are:

- (1) Act as a liaison between the fire departments and the County Manager and the Cabarrus County Board of Commissioners and shall keep them informed on matters involving fire departments, fire districts, and tax districts.
  - (2) Aid in planning, organizing and developing new departments, facilities and districts.
  - (3) Be an advisor to the County Manager and the Cabarrus County Board of Commissioners concerning insurance ratings of fire districts.
  - (4) Assist in developing a comprehensive training program for all county fire departments.
  - (5) Advise fire departments on equipment purchases, maintenance, and repair.
  - (6) Make yearly inspections of all departments to see that they conform to minimum standards on insurance services offices, class 9 rating and the requirements of the county fire ordinance.
  - (7) Make fire prevention inspections of schools, as required by G.S. Ch. 115; day care facilities, as authorized by G.S. Ch. 110; inspections required by the department of social services.
  - (8) Administer the county fire prevention code and make inspections relevant to enforcement of the code.
  - (9) Make investigations, along with other officials, of fires, as required by G.S. 58-79-1.
  - (10) Assist fire departments in developing fire prevention and pre-fire planning programs within their respective districts.
  - (11) Assist school authorities, businesses, and other citizens in developing fire prevention and life safety education programs for their respective facilities.
  - (12) Maintain reporting system for the collection and use of data concerning fires.
  - (13) Coordinate the use of the communications system by the fire departments to ensure prompt notification and response to all fire calls.
  - (14) Respond to major fires to assist the officer in charge in coordinating the activities of fire departments at that call.
- Ord. of 12-2-85, § 6; Ord. of 4-3-86~ § 6: Ord. of 4-7-86, § 6)

Secs. 34-32-34-50. Fireworks

In addition to the rules and regulations stated in Chapter 33 of the North Carolina State Fire Prevention Code, which is adopted by reference in this chapter, the Board of County Commissioners adopts the following provisions:

- (1) The County Fire Marshal is here by authorized by the Board of Commissioners pursuant to N.C. G.S. § 14-413, to issue permits for use of pyrotechnics (fireworks) within the County. The County Board of Commissioners also delegates the authority to the governing bodies of The City of Kannapolis, City of Concord, and Town of Harrisburg in Cabarrus County to approve public exhibitions of pyrotechnics to be exhibited, used, or discharged within the corporate limits of each respective jurisdiction listed, pursuant to the provisions of NCGS § 14-413 (a1). The fire code official of the local jurisdiction must hold a fire level III certification, inspect the display site, and ensure the display can be performed in full compliance with the North Carolina State Fire code, NFPA standards and issue appropriate permit(s) where applicable. The Cabarrus County Fire Marshal Office will issue permits for all other municipal jurisdictions within Cabarrus County and the unincorporated areas of the County.
- (2) No person shall engage in the use of pyrotechnics for public display without first completing an application and obtaining approval from the

Fire Marshal's Office 10 days in advance of such use. The names and addresses of all operators and assistants must appear on the application and a copy of the license issued by the Office of State Fire Marshal for each operator and assistant must be provided with the application.

- (3) The County Fire Marshal shall issue a permit only after all requirements of this ordinance and the State Fire Code have been met, the appropriate fees paid, and the applicant has posted a bond or certificate of insurance. The bond or certificate of insurance shall be in the amount of at least \$500,000.00 to cover damages to real or personal property and an additional \$500,000.00 to cover damages for personal injuries.

#### ARTICLE III. FIRE PREVENTION CODE

##### Sec. 34-51. Adoption.

(a) Except as hereinafter amended, the provisions of the North Carolina Fire Prevention Code with all included Appendixes, (hereafter referred to as the N.C. Fire Code) current edition, adopted by the North Carolina Building Code Council is hereby adopted and made applicable as the Fire Prevention Code of Cabarrus County. The specific provisions of the aforesaid state building code herein referred to as the Fire Prevention Code are hereby incorporated into this section as fully as if set out herein verbatim.

(b) The listed standards and publications which comprise a part of the Fire Prevention Code, as the same may be periodically revised and updated, shall be applicable and enforced within the county.

(c) Amendments' to the North Carolina Fire Prevention Code, which are adopted and published by the North Carolina state Building Code Council, shall be effective on the date prescribed by the North Carolina State Building Code Council.

(d) The North Carolina State Building Code volume that is titled Administration & Enforcement Requirements is hereby referenced for the administration of the North Carolina Fire Prevention Code, current edition for periodic inspection of building altered, repaired or rehabilitated in accordance with the Existing Building Code.

##### Sec. 34-52. Penalties.

(a) Any person who violates or fails to comply with any provision of the N.C. Fire Code, as adopted, amended, or augmented, or who shall violate or fail to comply with any order made in connection with the fire prevention code, or who shall build in violation of any specifications or plans submitted under the N.C. Fire Code, or any certificate or permit issued there under, shall be guilty of a misdemeanor and punished in accordance with section 1-7.

(b) The imposition of a penalty for any violation shall not excuse the violation or permit it to continue and all such violations shall be corrected within the time specified.

(c) Violations of this code shall constitute either a misdemeanor or, at the election of the county, shall subject the offender to a civil penalty upon the issuance of a citation for the violations.

(d) In addition to the civil penalties, any provision of the code that makes unlawful a condition existing upon or use made of real property may be enforced by injunction and order abatement by the general court of justice. When a violation of such provision occurs, the county may apply to the appropriate division of the general court of justice for a mandatory or prohibitory injunction and/or order of abatement commanding the defendant to correct the unlawful condition or cease the unlawful use of the property. The action shall be governed in all respects by the laws and rules governing civil proceedings including the rules of civil procedure.

(e) An order of abatement may direct that the buildings or other structures on the property be closed, demolished or removed; that fixtures, furniture or other movable property be removed from any building on the property; that abandoned or junked vehicles be removed; that improvements or repairs be made; or that any other action be taken that is necessary to bring the property into compliance with the N.C. Fire Code. If the defendant fails or refuses to comply with an injunction or with an order of abatement within the time allowed by the court, he may be cited for contempt, and the county may execute the order of abatement. The county shall have a lien on the property for the cost of executing an order of abatement in the nature of a mechanic's and material-man's lien. The

defendant may secure cancellation of an order of abatement by paying all cost of the proceedings and posting a bond for compliance with the order. The bond shall be given with sureties to the clerk of superior court in an amount approved by the judge before whom the matter is heard and shall be conditioned on the defendant's full compliance with the terms of the order of abatement within a time fixed by judicial order. Cancellation of an order of abatement shall not suspend or cancel an injunction issued in conjunction therewith.

(Ord. of 8-16-93, § 4)

Sec. 34-53. Enforcement and duties.

(a) N.C. Fire Code, shall be enforced by the Cabarrus County Emergency Management Department or by such other organization designated to undertake such activities or by contract executed and entered into with other appropriate fire prevention organizations.

(b) Fire Inspectors will be appointed as required to enforce the Code and to perform required inspections. The Fire Inspectors will report to their supervisors in their respective departments. Assignment of specific areas of responsibility shall be made by the county manager. (Ord. of 8-16-93, § 2)

Sec. 34-54. Periodic inspections.

(a) Subject to the limitations and condition stated in the N.C. Fire Code, it shall be the duty of the Fire Inspectors to inspect all buildings, structures, and premises within this jurisdiction for the purposes of ascertaining and causing to be corrected any condition which may cause a fire or an explosion or endanger life from fire or explosion. The inspector shall determine any violations of the provisions of the code or any other ordinances pertaining to fire or explosion hazards. These inspections and determinations will be done in accordance with the periodic inspection schedule for occupancies as approved by the state building code council or upon complaint by interested parties or if there is probable cause for such inspections.

(b) Fire inspections shall be conducted in accordance with the following schedule or more frequently:

(1) Group 1. Annual inspections shall be conducted in the following hospitals, nursing homes, chemical plants, movie theaters, auditoriums, high rise buildings, businesses storing hazardous materials, gymnasiums, restaurants, stadiums with capacities of 100 or more persons and interior common areas of multi-occupant residential structures.

(2) Group 2. Biennial inspections shall be conducted in industries and educational buildings other than public schools.

(3) Group 3. Triennial inspections shall be conducted at all other businesses. Example: offices, banks, barber shops, bowling alleys, florists, retail stores, churches and synagogues.

(4) Group 4. Public schools shall be inspected at least two times per year. (Ord. of 8-16-93, § 3)

State law reference-Investigation of fires and inspection of premises. G.S. 58-79-1 et seq.

Sec. 34-55. Issuance of notice of violation by Fire Inspectors.

(a) Fire Inspectors are empowered to issue notices of violation when such Fire Inspectors have reasonable cause to believe that any person has violated any provision of the N.C. Fire Code.

(b) The service of orders or notices for the correction of violations of the code shall be made upon the owner, occupant or other person responsible for the conditions, either by personally delivering a copy of same to such person or by delivering the same to and leaving it with any person in charge of the premises or by sending a copy of the order or notices by certified or registered mail to the owner's last known address.

(c) When buildings or their premises are occupied by one other than the owner under a lease or agreement, the orders or notices issued to correct violations of the code shall apply to the occupant thereof; provided that where the order or notices require the making of additions to or changes in the premises themselves which may become part of the real property of the owner, then in such cases, the orders or notices shall also be issued to the owner of the premises or real property. Failure to deliver an order or notice to the owner, if other than the occupant, shall not invalidate such order or notices.

(d) The notice of violation shall specify the penalty to be imposed on the violator and shall direct the violator to submit the penalty payment to the Emergency Management Department within 15 business days to pay the penalty. The penalty imposed shall be adopted by the Cabarrus County Board of Commissioners by resolution and posted in the fee schedule by the Cabarrus County Fire Marshal.

(e) The notice of violation may specify a period during which the violator must correct the violation. If the violation is not corrected within the specified time, the violator shall be guilty of a new and separate offense.

(f) If the violator does not pay the penalty within the 15 business days after the issuance of the notice of violation, a delinquency charge as listed in the adopted fee schedule, shall be added to the amount specified in the notice of violation and notice of the delinquency charge shall be mailed to the violator. The delinquency notice shall also inform the violator that a criminal summons will be issued against him if the specified penalty and the delinquency charge are not paid within five business days after the date of the delinquency notice.

(g) If the penalty and delinquency charges are not paid within the time allowed, the Cabarrus County Emergency Management Department may have a criminal summons issued against the violator of the N.C. Fire Code. Upon conviction, the violator shall be subject, in addition to any criminal penalty the court may impose pursuant to the provisions contained in the state building code, to the penalty specified in the notice of violation and the delinquency charge.

(Ord. of 8-16-93, § 5)

#### Sec. 34-56. Permits.

(a) It shall be the duty of the Fire Inspectors to evaluate applications and issue, if approved, all permits as prescribed in N.C. Fire Code.

(b) No person shall maintain, store or handle materials or conduct processes which produce conditions hazardous to life or property or install equipment used in connection with such activities without a permit as required by the N.C. Fire Code. Before a permit may be issued, the Cabarrus County Fire Marshal or his/her representative shall inspect and approve the receptacles, vehicles, buildings, structures, storage areas, devices, processes or conditions related to the permit.

(c) Applications for permits required pursuant to N.C. Fire Code shall be made to the Fire Inspectors on forms provided by the county. All applications shall be accompanied by the applicable permit fee as established by the county. The required permit fee shall be in a fee schedule. Printed schedules of the permit fees shall be available to the public at the Emergency Management Department, and shall be on file at the county clerk's office

(d) The fire inspector is authorized to waive the permit fee for governmental, religious or charitable organizations.

(Ord. of 8-16-93, § 6)

#### Sec. 34-57. Permit fees.

The schedule of fire prevention permit fees is not printed in this article but is on file and available in the county offices. (Ord. of 8-16-93, § 8)

#### Sec. 34-58. Administrative procedures.

(a) *Fire code violations.* Fire code violations shall be handled as follows:

(1) If an inspector writes a citation (two part form), the yellow copy is given to the violator and the white copy is filed with the Emergency Management Department.

(2) The violator will make payment to the county Emergency Management department. The Emergency Management Department will process the payment and forward the collected fees to the Cabarrus County Finance Department.

(4) The Emergency Management Department will match the copy of the citation sent to the finance department with the copy on file. If a payment is delinquent, the Cabarrus County Fire Marshal will be notified for code enforcement.

(5) The fire official pursues payment, assigns late fees, issues additional citations, or initiates prosecution.

(b) *Permits*. Permit requests shall be handled as follows:

(1) The Department receives permit requests and permit payments.

(2) Application and payment are reviewed to insure that the application is complete and correct payment has been received.

(3) A ledger entry will contain date, type of permit, address of applicant, check number and amount of check.

(4) The permit application is processed by the permit type, any violations are reviewed, and the date of last inspection noted.

(5) The permit is signed by the fire official for issue.

(6) The permit is issued and a copy filed. (Ord, of 8-16-93, § 7)

Sec. 34-59. Open Burning Regulations

(a) Open burning within 100 feet of a structure will be regulated by the Cabarrus County Fire Marshal's Office.

(1) Open burning must meet all provisions of the N. C. Fire Code and North Carolina Administrative Code Title 15A, Chapter 2, Subchapter 2D, . 1900, Control and Prohibition of Open Burning, prior to the issuance of any permit. "No burning of refuse that is in violation of any state or local Air Quality Open Burning Regulations will be allowed."

(2) Debris burning falling under the jurisdiction of the North Carolina Department of Natural Resources shall meet their required permit conditions. All requirements of the N. C. Fire Code shall be met along with any other State Laws.

(b) *Burning Site Requirements*

(1) The location of the material to be burned shall be a minimum of 50 feet from any structure. If a possible hazard exists, the Fire Official may require this distance to be increased.

(2) Piles of material to be burned should be done in a safe manner. This would also include BONFIRES for different events. Bonfires used for ceremonial and religious purposes (schools, civic groups, churches) may take place when all regulations are met. Materials used for Bonfires must also comply with the Air Quality regulations.

(3) Only natural materials, such as limbs, brush, grass, leaves, or wood may be burned.

(4) A competent person shall constantly attend the fire until such fire is extinguished.

(5) A garden hose with suitable water supply or other fire extinguishing equipment, as deemed acceptable by the fire official, shall be readily available for immediate use during the course of the fire until such fire is extinguished.

(c) *Permits*

(1) A permit from the Cabarrus County Fire Marshal is required for bonfires and certain land clearing and may include the following:

(A) A site inspection may be required before burning is to be done.

(B) The applicant shall verify all information and shall read all the rules and regulations on the permit. The applicant will then be required to sign the permit acknowledging responsibility to obey these regulations.

(C) It will be the responsibility of the applicant to keep this permit available at the burn site at all times.

(2) A permit is required to conduct any live fire training exercises for fire department personnel. All applicable N. C. State permits and notifications must be obtained by the instructor prior to conducting the training. A complete copy of all paperwork required to conduct a live burn exercise must be on file

with the Cabarrus County Fire Marshal's Office before a permit will be issued for the exercise.

(d) Nuisance Burning

(1) If any time during the burning, the smoke and/or odors create a nuisance by causing physical irritation exacerbating a documented medical condition, visibility impairment or causes a hazard determined by the fire official, the fire official may order the fire to be extinguished. Open burning / nuisance burning is enforceable by the Cabarrus County Fire marshal Office within 100 feet of structures.

(2) If at any time during the burning, the regulations regarding open burning are not met or are neglected in any way, the fire shall be extinguished

(3) All open burning which includes, but is not limited to brush, limbs, leaves, farm lands, fields and clearing of land shall stop in the event of a burning ban issued by the North Carolina Forest Service or the Cabarrus County Fire Marshal Office.

(4) Willful neglect and/or willful violations of the N. C. Fire Code shall be subject to a civil citation.

(e) Burning Ban

(1) In the event that the Cabarrus County Fire Marshal's Office issues a ban on outdoor burning within 100 feet of a structure, then all local Open Burning Permits issued shall be deemed invalid with no issuance of any new permits until such ban is lifted by the Cabarrus County Fire Marshal's Office. During this ban, no open burning shall be conducted at all within 100 feet of a structure; this includes any outdoor burning at residences. A civil citation will be issued for violations.

(2) A burning ban on outdoor burning within 100 feet of a structure may be issued by the Cabarrus County Fire Marshal's Office in the event that atmospheric conditions or local circumstance make such fire hazardous.

(3) Local conditions that may warrant a burning ban include, but are not limited to:

(A) Flammable and/or combustible liquid spills or leaks close to a burning site.

(B) A hazardous materials incident where the proximity of the burn site could cause a possible ignition source or prove hazardous to operations controlling the incident.

(C) The proximity of adjacent structures or other such hazards.

(4) In the event a burning ban is issued all permit holders shall be notified through the news media that the permit is invalid and fires shall be extinguished immediately. In conjunction with North Carolina Forest Service burning ban the Cabarrus County Fire Marshal's Office shall issue a burning ban of all-open burning within 100 feet of a structure and all fires shall be extinguished immediately. The local press shall be notified by the Fire Marshal's Office that such ban is in effect and that no permits will be issued until such ban is lifted and no open burning will be allowed.

(5) Any burning ban issued by the Fire Marshal's Office shall be repealed in the same manner.

(f) Extinguishing illegal fires, nuisance burning, and fires when burning bans are in effect or all other fires that fall under this ordinance, the N. C. Fire Code and the State regulations.

(1) The responding fire department has the authority to extinguish any fire that does not meet this ordinance, the N. C. Fire Code and State regulations which includes but are not limited to illegal fires, nuisance burning and fires when burning bans are in effect.

(2) The Fire Marshal's Office or its authorized representative has the authority to extinguish any fire that does not meet this ordinance, the N. C. Fire Code and State regulations which includes, but are not limited to illegal fires and nuisance burning and fires when burning bans are in effect..

(3) The Fire Marshal's Office or its authorized representative does not have to be present to order the extinguishment of the fire. If the owner or person burning refuses to let the fire department extinguish the fire then the fire department can have the Fire Marshal's Office paged and a representative from that office will respond to assist the fire department.

(4) The Fire Marshal's Office may respond to any nuisance burning when the person will not allow the fire department to extinguish the fire.

(5) The Fire Marshal or a representative of that office may respond to any illegal burning when requested. The Fire Marshal or a representative of that office does not need to be present to order the fire extinguished. The fire department can extinguish the fire and fax any information about the fire to the Fire Marshal's Office and they will investigate. If there is a problem with the person who is burning, the Fire Marshal or a representative of that office will respond to assist the fire department.

(6) If any citations are to be issued that fall under this ordinance or N. C. Fire Code it will be issued by the Fire Marshal's Office.

/s/ Stephen M. Morris  
 Stephen M. Morris, Chairman  
 Cabarrus County Board of Commissioners

Attest:

/s/ Lauren Linker  
 Clerk to the Board

**(G-2) Appointments and Removals - Juvenile Crime Prevention Council**

Chairman Morris reported Juvenile Crime Prevention Council member Susan Fearrington will be retiring from her position as Finance Director for the County January 1st. Ms. Fearrington has served on this committee since 2012. It is requested to remove her name from the roster.

Rodney Harris, Deputy County Manager, has submitted an application to fill Ms. Fearrington's vacancy and is eligible to fill that position. Mr. Harris also serves on the Early Childhood Task Force Advisory Board. An exception to the service on multiple boards provision of the Appointment Policy will be needed for him.

**UPON MOTION** of Commissioner Shue, seconded by Commissioner Strang and unanimously carried, the Board removed Susan Fearrington from the Juvenile Crime Prevention roster and thanked her for her many years of service by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**UPON MOTION** of Commissioner Strang, seconded by Commissioner Kiger and unanimously carried, the Board appointed Rodney Harris to the Juvenile Crime Prevention Council as the County Manager/Designee representative to complete an unexpired term ending September 30, 2021; including an exception to the service on multiple boards provision of the Appointment Policy by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(G-3) Human Resources - Update on Families First Coronavirus Response Act (FFCRA)**

Lundee Covington, Human Resources Director, reported the Families First Coronavirus Response Act (FFCRA) is set to expire on December 31, 2020. She presented a report to the Board on the impact of FFCRA to operations and potential next steps if the Act is not extended via a PowerPoint presentation titled "After Families First Coronavirus Response Act (FFCRA) Expires" (December 31, 2020). The following topics were addressed:

- Review of FFCRA
  - Basic Provisions
    - Emergency Family & Medical Leave Expansion Act
    - Emergency Paid Sick Leave Act
  - Effective Dates
    - April 1, 2020 to December 31, 2020
- Basic Categories under FFCRA
  - Medical
    - Quarantine
    - Self-Quarantine



- Symptoms/diagnosis
  - Caregiving (2/3 pay)
    - Care for Quarantine / Self-Quarantine Individual
    - Childcare
    - Substantially Similar Situation
- Exclusions under FFCRA (First responders)
- Request to Include First Responders
- Additional Sick Time Beyond FFCRA
- New Content - Recommendation Going Forward
  - Pros of FFCRA
  - Cons of FFCRA
- Clinical Guidance
- Quarantine Pay
- Process
- Crossover

A discussion ensued. During discussion, Ms. Covington, Mike Downs, County Manager, and Debbie Brannan, Area Manager of Innovation and Technology, responded to questions from the Board.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the extension of Quarantine pay by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(G-5) BOC - Designation of Voting Delegate for NCACC Legislative Goals Conference**

Chairman Morris announced Commissioner Shue was designated to serve as the voting delegate for the NCACC Legislative Goals Conference at the December Work Session, however, since that time, he has a schedule conflict. Therefore, Commissioner Kiger has agreed to serve as the voting delegate and Chairman Morris as an alternate.

**UPON MOTION** of Chairman Morris, seconded by Commissioner Shue and unanimously carried, the Board approved Commissioner Kiger to serve as the voting delegate at the NCACC Legislative Goals Conference and Chairman Morris to serve as the alternate voting delegate by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(G-4) Finance - Approval of New Signature Cards and Deposit Account Resolutions**

Chairman Morris advised with the retirement of Susan Fearrington on December 31, 2020, signatures on the County's Bank Accounts will need to change to the new Finance Director, Wendi Heglar. A sample of the Financial Institutions were provided.

**UPON MOTION** of Commissioner Strang, seconded by Commissioner Shue and unanimously carried, the Board authorized the Finance Director and Board of Commissioner Chairman to sign appropriate financial institution signature cards and resolutions due to the change of the Finance Director position by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

**(H) REPORTS**

**(H-1) BOC - Receive Updates from Commission Members Who Serve as Liaisons to Municipalities or on Various Boards/Committees**

None.

**(H-2) Board of Commissioners - Request for Applications for County Boards/Committees**

Applications are being accepted for the following County Boards/Committees:

- Active Living and Parks Commission - 3 Terms Expiring Soon
- Adult Care Home Community Advisory Committee - 7 Vacant Positions
- Agricultural Advisory Board - 2 Terms Expiring Soon
- Concord Planning and Zoning Commission (ETJ) - 1 Vacant Position
- Early Childhood Task Force Advisory Board - 6 Vacant Positions
- Harrisburg Fire Advisory Board (ETJ) - 1 Vacant Position

- Human Services Advisory Board - 1 Vacant Position
- Juvenile Crime Prevention Council - 3 Vacant Positions
- Mental Health Advisory Board - 11 Positions Expiring Soon
- Nursing Home Community Advisory Committee - 8 Vacant Positions
- Region F Aging Advisory Committee - 1 Vacant Position
- Transportation Advisory Board - 3 Vacant Positions
- Youth Commission - 6 Vacant Positions

Chairman Morris urged citizens to consider participating on a Board or Committee.

**(H-3) County Manager - Monthly Building Activity Reports**

The Board received the Cabarrus County Construction Standards Dodge Report for November 2020 and the Cabarrus County Commercial Building Plan Review Summary for November 2020 for informational purposes. No action was required of the Board.

**(H-4) County Manager - Monthly New Development Report**

The Board received the monthly new development report for informational purposes. No action was required of the Board.

**(H-5) Economic Development Corporation - November 2020 Monthly Summary Report**

The Board received the Cabarrus Economic Development Corporation (EDC) monthly report for the month of November 2020 for informational purposes. No action was required of the Board.

**(H-6) Finance - Monthly Financial Update**

The Board received the monthly financial update report for informational purposes. No action was required of the Board.

**(I) GENERAL COMMENTS BY BOARD MEMBERS**

Commissioner Shue wished everyone a safe, Merry Christmas and a Happy New Year. He also urged everyone to social distance and wear that mask.

Commissioner Kiger commented on collaboration between the County, municipalities and law enforcement, and the good that comes from that. He said our thoughts and prayers go out to the family of Officer Shuping.

Chairman Morris wished everyone a very Merry Christmas and Happy New Year. He encouraged everyone to be careful, wear masks, wait six feet apart and wash your hands.

**(J) WATER AND SEWER DISTRICT OF CABARRUS COUNTY**

None.

**(K) CLOSED SESSION**

None.

**(L) ADJOURN**

**UPON MOTION** of Commissioner Kiger, seconded by Commissioner Shue and unanimously carried, the meeting adjourned at 7:34 p.m. by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

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Lauren Linker, Clerk to the Board

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

Approval of the Agenda

**SUBJECT:**

BOC - Changes to the Agenda

**BRIEF SUMMARY:**

A list of changes to the agenda is attached.

**REQUESTED ACTION:**

Motion to approve the agenda as amended.

**EXPECTED LENGTH OF PRESENTATION:**

1 Minute

**SUBMITTED BY:**

Lauren Linker, Clerk to the Board

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

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**ATTACHMENTS:**

- Changes to the Agenda



**CABARRUS COUNTY BOARD OF COMMISSIONERS  
CHANGES TO THE AGENDA  
JANUARY 19, 2021**

**ADDITIONS:**

**Recognitions and Presentations**

- C-1 BOC - Recognition of Former Commissioner Elizabeth “Liz” Poole**
  
- C-2 Human Resources – Recognition of Cheryl Harris on Her Retirement from the Cabarrus County Department of Human Services**

**New Business**

- G-3 Kannapolis City Schools - 2020-21 North Carolina Department of Public Instruction Facility Needs Survey**

**REMOVALS:**

**New Business**

- DHS - Mental Health Services - Public Hearing 6:30 p.m.**
  - It was determined a public hearing is not needed**

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

Recognitions and Presentations

**SUBJECT:**

BOC - Recognition of Former Commissioner Elizabeth "Liz" Poole

**BRIEF SUMMARY:**

Allow the Board an opportunity to recognize Elizabeth Poole for her service to Cabarrus County and present her with a plaque.

**REQUESTED ACTION:**

Recognize Commissioner Poole.

**EXPECTED LENGTH OF PRESENTATION:**

5 Minutes

**SUBMITTED BY:**

Lauren Linker, Clerk to the Board

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

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# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

Recognitions and Presentations

**SUBJECT:**

Human Resources - Recognition of Cheryl Harris on Her Retirement from the Cabarrus County Department of Human Services

**BRIEF SUMMARY:**

After 8 years of service to Cabarrus County and its citizens, Cheryl Harris will retire on January 31st from her position as Child Welfare Program Administrator with the Cabarrus County Department of Human Services.

**REQUESTED ACTION:**

Recognize Cheryl Harris and express appreciation for her many years of dedicated service to the citizens of Cabarrus County.

**EXPECTED LENGTH OF PRESENTATION:**

5 Minutes

**SUBMITTED BY:**

Lundee Covington, HR Director  
Karen Calhoun, Human Services Director

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

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# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

Recognitions and Presentations

**SUBJECT:**

Human Resources - Recognition of Emergency Management Director Robert "Bobby" Smith's Retirement

**BRIEF SUMMARY:**

After 20 years of service to Cabarrus County and its citizens, Bobby Smith retired December 1, 2020 from his position as the Emergency Management Director.

**REQUESTED ACTION:**

Recognize Jonathan Marshall for the presentation and express appreciation for Mr. Smith's many years of dedicated service to the citizens of Cabarrus County.

**EXPECTED LENGTH OF PRESENTATION:**

5 Minutes

**SUBMITTED BY:**

Jonathan Marshall, Deputy County Manager  
Lundee Covington, HR Director

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda.

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# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

Recognitions and Presentations

**SUBJECT:**

Proclamation - Black History Month

**BRIEF SUMMARY:**

The following proclamation proclaims February 2021 as Black History Month in Cabarrus County and encourages all citizens to participate in various activities associated with this remembrance.

**REQUESTED ACTION:**

Motion to adopt the proclamation.

**EXPECTED LENGTH OF PRESENTATION:**

1 Minute

**SUBMITTED BY:**

Lauren Linker, Clerk to the Board

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda.

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**ATTACHMENTS:**

- Proclamation





## **BLACK HISTORY MONTH PROCLAMATION**

**WHEREAS**, Black History Month is the observance of a special period to recognize the achievements and contributions of African-Americans to our county, state and nation; and

**WHEREAS**, this observance presents the special opportunity to become more knowledgeable about black heritage, and to honor the many black leaders who have played a part in the progress of our county; and

**WHEREAS**, such knowledge can strengthen the insight of all our citizens regarding the issues of human rights, the great strides that have been made in the crusade to eliminate the barriers of equality for minority groups, and the continuing struggle against racial discrimination and poverty; and

**WHEREAS**, as a result of their determination, hard work, intelligence, and perseverance, African-Americans have achieved exceptional success in all aspects of society including business, education, politics, science, athletics and the arts; and

**NOW, THEREFORE, BE IT PROCLAIMED** that the Board of Commissioners for Cabarrus County, North Carolina, do hereby recognize February 2021 as Black History Month and encourage all citizens to participate in the educational and celebratory events honoring the contributions and accomplishments of African-Americans.

**ADOPTED** this 19<sup>th</sup> day of January, 2021.

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Stephen M. Morris, Chairman  
Cabarrus County Board of Commissioners

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

### **AGENDA CATEGORY:**

Consent Agenda

### **SUBJECT:**

Active Living and Parks - Soccer Complex Recognition Recommendation

### **BRIEF SUMMARY:**

Kevin Crutchfield presented a Proposal to the Active Living and Parks Commission at the November 19th meeting. He has proposed to name two of the fields after individuals that were instrumental in making the Soccer Complex at Frank Liske Park become a reality.

Bill Jermyn was the President of the Cabarrus Soccer Association at the time the County was trying to acquire the additional acreage. He worked tirelessly to help acquire the adjoining land to build the Soccer Complex. Steve Little was the Director of the Department at the time and was instrumental in acquiring an additional lease on the property for the Soccer Complex. Additionally, Steve was in charge of the development of the project with architectural drawings, bids and construction.

After discussion, the ALP Commission voted unanimously to make the recommendation of placing a Plaque on the Concession Building honoring these two instead of naming the fields.

Mr. Crutchfield indicated he would purchase and install the plaque. The ALP Commission will approve the language on the plaque. Infrastructure and Asset Management will be involved in the installation of the plaque.

### **REQUESTED ACTION:**

Motion to allow Mr. Crutchfield to purchase a plaque to honor Mr. Jermyn and Mr. Little with ALP Commission approving the language on the plaque and IAM involved in the installation.

### **EXPECTED LENGTH OF PRESENTATION:**

10 Minutes

**SUBMITTED BY:**

Londa Strong, ALP Director  
Kevin Crutchfield

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda as a Consent item.

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# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

Consent Agenda

**SUBJECT:**

Appointments - Active Living and Parks Commission

**BRIEF SUMMARY:**

Charles Grimsley's current term as an Active Living and Parks Commission member expires January 2021. Mr. Grimsley is eligible for a second, three-year term and has agreed to be reappointed to a term ending January 2024.

**REQUESTED ACTION:**

Motion to reappoint Charles Grimsley to the Active Living and Parks Commission for a three-year term ending January 31, 2024.

**EXPECTED LENGTH OF PRESENTATION:**

**SUBMITTED BY:**

Londa Strong, Active Living and Parks Director

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda as a Consent item.

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**ATTACHMENTS:**

- ▣ Roster
- ▣ Applications on File

Active Living and Parks Commission

3-Year Terms  
11-Member Commission

<u>APPOINTEE</u>	<u>PLANNING AREAS</u>	<u>DATE OF APPOINTMENT</u>
Charles Grimsley 733 Propston Street NW Concord, NC 28025	Concord	APPOINTMENT: 08/21/17 (unexpired term) REAPPOINTMENT: 06/18/18 TERM EXPIRING: 01/31/21
Patsy Brown 5260 Merle Road Concord, NC 28025	Eastern	APPOINTMENT: 05/15/17 (unexpired term) REAPPOINTMENT: 02/17/20 TERM EXPIRING: 01/31/23
Ronnie Tucker 12209 Jim Sossoman Road Midland, NC 28025	Senior Centers* Advisory Committee Member	APPOINTMENT: *
Holley Grimsley 733 Propston Street NW Concord, NC 28107	Cabarrus* School Board	APPOINTMENT: *
Robin Phillips (Chair) 579 Union Cemetery Road Concord, NC 28027	Central	APPOINTMENT: 12/15/14 REAPPOINTMENT: 06/18/18 TERM EXPIRING: 01/31/21
Sara Cane 6135 Ashland Road Kannapolis, NC 28083	Kannapolis	APPOINTMENT: 02/18/19*** TERM EXPIRING: 01/31/22
Michael Specht 574 Lansfaire Avenue NW Concord, NC 28027	At-Large	APPOINTMENT: 01/19/16 REAPPOINTMENT: 01/22/19 TERM EXPIRING: 01/31/22
Kevin Clark 316 Cottage Drive Kannapolis, NC 28083	Kannapolis* School Board	APPOINTMENT: *
Chris Furr 175 Alvin Hough Road Midland, NC 28107	Midland	APPOINTMENT: 10/19/15 (unexpired term) REAPPOINTMENT: 02/19/16 REAPPOINTMENT: 01/22/19 TERM EXPIRING: 01/31/22

Megan Baumgardner (Vice Chair) Northwest  
7120 Macedonia Church Road Cabarrus  
Concord, NC 28027

APPOINTMENT: 05/16/16\*\*  
REAPPOINTMENT: 01/22/19\*\*  
TERM EXPIRING: 01/31/22

Mike Kirby Harrisburg  
8020 Cotton Street  
Harrisburg, NC 28075

APPOINTMENT: 02/17/14  
(unexpired term)  
REAPPOINTMENT: 12/15/14  
REAPPOINTMENT: 06/18/18  
TERM EXPIRING: 01/31/21

Commissioner Lynn Shue is the liaison.

Note: The Board approved the reorganization of the Parks and Recreation Commission on August 21, 2006, converting the Commission from townships to geographic planning areas. Further, two additional positions were created for the Midland and Harrisburg planning areas.

Note: The Parks Commission meets on the 3<sup>rd</sup> Thursday of the month at the Concord Senior Center at 6:00 p.m.

Note: The Parks Commission adopted new Bylaws at its October 18, 2012 meeting. The name was changed to Active Living and Parks Commission and according to the Bylaws, Article IV Section 2, the Active Living and Parks Commission shall be composed of ten (10) Cabarrus County Citizens, one (1) Sr. Centers Advisory Council Member, and one (1) representative from the Cabarrus County board of Commissioners serving as a non-voting liaison.

At the October 18, 2012 Active Living and Parks Commission meeting, new by-laws were adopted.

\*At the February 16, 2015 Board of Commissioners' meeting, a revision to the Active Living and Parks Commission Bylaws: Article IV, Membership of Commission, Sections 4, 5 and 6 was approved by the Board.

\*\*An exception to the "service on multiple boards" provision of the Appointment Policy was granted.

\*\*\*An exception to the "residency" provision of the Appointment Policy was granted.

**Active Living and Parks Commission  
Applications on File  
December 30, 2020**

David Bellar	Northwest	2818 Berkhamstead Circle	Concord, NC 28027
Michael Benson	Concord	1204 Hidden Oaks Drive SE	Concord, NC 28025
Janie Caldwell**		144 Nelson Avenue	Charlotte, NC 28216
Katharine Cannon	Midland	16027 Strawberry Court	Midland, NC 28107
Adam Carriker	Harrisburg	11618 Getaway Lane	Charlotte, NC 28215
Dan Collins	Concord	5888 Misty Forest Place	Concord, NC 28027
John Cox	Central	1542 Suther Road	Concord, NC 28025
Charles Grimsley*	Concord	733 Propston Street NW	Concord, NC 28025
Robert Guerity	Concord	560 Groff Street NW	Concord, NC 28027
Jason Riopelle**		1631 McManus Road	Midland, NC 28107
Michael Warner	Harrisburg	11131 Mccamie Hill Place	Concord, NC 28025

\*Current member

\*\*An exemption to the residency provision of the Appointment Policy would be needed.



# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

Consent Agenda

**SUBJECT:**

Appointments - Cabarrus County Youth Commission

**BRIEF SUMMARY:**

The Cabarrus County Youth Commission recommends the appointment of Tizita Henderson for a two year term ending June 30, 2022. Tizita is a student at Hickory Ridge High School. A letter in that regard is included in the agenda.

**REQUESTED ACTION:**

Motion to appoint Tizita Henderson to the Cabarrus County Youth Commission as a Hickory Ridge High School representative for a two-year term ending June 30, 2022.

**EXPECTED LENGTH OF PRESENTATION:**

**SUBMITTED BY:**

Robert Furr, County Extension Director

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda as a Consent item.

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**ATTACHMENTS:**

- ▣ T-Hernderson Recommendation Letter
- ▣ Roster
- ▣ Applications on File



**N.C. Cooperative Extension**  
Cabarrus County Center  
<http://cabarrus.ces.ncsu.edu>

715 Cabarrus Avenue West  
Concord, NC 28027  
P: 704.920.3310

December 3, 2020

Cabarrus County Board of Commissioners  
P.O. Box 707  
Concord NC 28026

Commissioners,

The Cabarrus County Youth Commission held interviews at our last business meeting and would like to make the following recommendation for appointment.

Tizita Henderson - Hickory Ridge High School

We are excited for all that this year holds. Thank you for your continued support of this program.

~The Cabarrus County Youth Commission



**Cabarrus County Youth Commission  
20 Members  
2-Year Terms**

<b>Name</b>	<b>Graduating</b>	<b>School</b>	<b>Term</b>	
	2020	A.L. Brown High School	APPOINTMENT:	
			TERM EXPIRING:	
Erica Carl	2021	A.L. Brown High School	APPOINTMENT:	10-21-19
			TERM EXPIRING:	06-30-21
Emma Hogle	2023	Central Cabarrus High School	APPOINTMENT:	10-19-20
			TERM EXPIRING:	06-30-22
Taylor Hanson	2021	Central Cabarrus High School	APPOINTMENT:	10-21-19
			TERM EXPIRING:	06-30-21
Stephanie Crim	2022	Concord High School	APPOINTMENT:	10-21-19
			TERM EXPIRING:	06-30-21
Neerali Parikh	2023	Concord High School	APPOINTMENT:	10-19-20
			TERM EXPIRING:	06-30-22
Tisha Abdul	2022	Cox Mill High School	APPOINTMENT:	01-22-19
			REAPPOINTMENT:	10-19-20
			TERM EXPIRING:	06-30-22
Riley Critchelow	2021	Cox Mill High School	APPOINTMENT:	12-16-19
			TERM EXPIRING:	06-30-21
Nisha Jakkinpali	2022	Hickory Ridge High School	APPOINTMENT:	10-19-20
			TERM EXPIRING:	06-30-22
		Hickory Ridge High School	APPOINTMENT:	
			TERM EXPIRING:	
		Jay M. Robinson High School	APPOINTMENT:	
			TERM EXPIRING:	
		Jay M. Robinson High School	APPOINTMENT:	
			TERM EXPIRING:	
Lainey Lancaster	2022	Mt. Pleasant High School	APPOINTMENT:	12-16-19
			TERM EXPIRING:	06-30-21
Kylie Greenelsh	2023	Mt. Pleasant High School	APPOINTMENT:	10-19-20
			TERM EXPIRING:	06-30-22

Campbell Depken	2022	Northwest Cabarrus High School	APPOINTMENT: TERM EXPIRING:	10-19-20 06-30-22
Zackary Brown	2021	Northwest Cabarrus High School	APPOINTMENT: TERM EXPIRING:	10-21-19 06-30-21
Nattellie Anderson	2024	At Large	APPOINTMENT: TERM EXPIRING:	10-19-20 06-30-22
Kayla Anderson	2023	At Large – Early College High School	APPOINTMENT: TERM EXPIRING:	10-21-19 06-30-21
		At Large	APPOINTMENT: TERM EXPIRING:	
		At Large	APPOINTMENT: TERM EXPIRING:	

Note: The Board of Commissioners changed the terms to end on June 30 on March 19, 2012.

Note: Two (2) additional At-large positions were added per revised Youth Council’s by-laws adopted by the Board of Commissioners July 21, 2014.

Note: The official name of the Cabarrus County Youth Council was amended to the Cabarrus County Youth Commission at the Board of Commissioners’ meeting on February 16, 2015.

**Cabarrus County Youth Commission  
Applications on File  
December 29, 2020**

<b>Name</b>	<b>Year Graduating</b>	<b>School</b>
Pranav Akella	2023	Cox Mill High School
Alana Esposito	2022	Cox Mill High School
Tizita Henderson	2022	Hickory Ridge High School
Sree Kambhammettu	2022	Hickory Ridge High School
Laura Malcolm	2022	Mount Pleasant High School
Grace McTigue	2022	Cox Mill High School

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

---

### **AGENDA CATEGORY:**

Consent Agenda

### **SUBJECT:**

County Manager - Ad Hoc Amendment to the Central Area Plan Interlocal Agreement

### **BRIEF SUMMARY:**

The Board of Commissioners adopted the Central Area Land Use Plan as did the City of Concord. That plan limits the extension of public utilities in specified areas. The attached Ad Hoc Amendment to the Interlocal Agreement would permit a public water connection for a specified property within part of the restricted area. Staff supports this amendment.

### **REQUESTED ACTION:**

Motion to approve the Ad Hoc Amendment to the Central Area Plan Interlocal Agreement for a parcel at 2925 Twinfield Drive.

### **EXPECTED LENGTH OF PRESENTATION:**

### **SUBMITTED BY:**

Jonathan B. Marshall, Deputy County Manager

### **BUDGET AMENDMENT REQUIRED:**

No

### **COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda as a Consent item.

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### **ATTACHMENTS:**

- ▣ Ad Hoc Amendment
- ▣ Map of Twinfield property



STATE OF NORTH CAROLINA

AD HOC MODIFICATION OF CITY  
OF THE CONCORD-CABARRUS COUNTY  
INTERLOCAL AGREEMENT REGARDING  
THE CENTRAL AREA PLAN  
(Hogan)

COUNTY OF CABARRUS

This AD HOC MODIFICATION OF THE CONCORD-CABARRUS COUNTY INTERLOCAL AGREEMENT REGARDING THE CENTRAL AREA PLAN (“the “Modification”) is entered into effective as of the last date of execution by the parties as shown below, by, between and among the CITY OF CONCORD (“Concord”), a North Carolina municipal corporation, and CABARRUS COUNTY (“County”).

### RECITALS

1. On June 28, 2008, these same parties entered into an “Interlocal Agreement” regarding the implementation of the Central Area Plan (“CAP”).
2. This Interlocal Agreement was to continue in effect for a period of 15 years and contemplated a review of the efficacy of the Interlocal Agreement every 5 years.
3. The parties have had discussions about specific issues and parcels affected by the CAP since the execution of the Interlocal Agreement.
4. The parties have also had specific discussions about a parcel owned by Nelson Vasquez Ortiz, who wishes to construct a new single family home on the parcel, which is located in Area A of the Interlocal Agreement. Pursuant to the terms of the Interlocal Agreement, the CAP prohibits Concord from extending utilities to real property parcels in Area A.
5. The CAP and the Interlocal Agreement have been successful in redirecting residential development into other areas of Cabarrus County, but there are instances in the Central Area in which it makes sense to modify the Interlocal Agreement to allow a limited amount of development in areas where utilities already exist or are reasonably available.
6. The purpose of this Amendment is to modify the Interlocal Agreement to the limited extent of addressing the above-described circumstance involving the below identified parcel(s).

In consideration of the above Recitals and the Terms below, which the parties specifically acknowledge and agree make this Modification legally binding and enforceable, the parties agree as provided below.

### TERMS

1. Concord agrees to provide electric and water utility services under its normal and customary terms and conditions to the property located at 2925 Twinfield Drive, Concord NC 28025 (PIN 5640 52 1661).
2. Except as specifically changed by this Modification, the provisions of the Interlocal Agreement shall remain in full force and effect.

IN WITNESS, the parties have executed this Modification as indicated below, all pursuant to legal authority duly given.

CITY OF CONCORD

By: \_\_\_\_\_  
Lloyd Payne, City Manager

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

CABARRUS COUNTY

By: \_\_\_\_\_  
Mike Downs, County Manager

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

4813-2804-1077, v. 1




DRAFT



## 2925 Twinfield Drive

## CALUP ILA Amendment

### Legend

-  Subject Property (2925 Twinfield Drive)
-  TaxParcels
-  CITY OF CONCORD

Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data.

Map Prepared by Cabarrus County Planning & Development -December 2020



# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

**January 19, 2021  
6:30 PM**

---

### **AGENDA CATEGORY:**

Consent Agenda

### **SUBJECT:**

County Manager - Tree and Brush Removal at Stonewall Jackson Property

### **BRIEF SUMMARY:**

County and State Historic Properties staff have been discussing removal of trees and brush around example structures on the Stonewall Jackson property. The purpose of this work would be to allow better inspection of those areas, to generate interest in the proposed restoration project and for security purposes.

The County Grounds Maintenance Division received a proposal from Carolina Tree Care (the County's regular contracted vendor for tree removal) for this work. That proposal includes removal of trees and brush from around the Daughter's Cottage, the Chapel and the footbridge over Old Charlotte Road. The proposed cost is \$47,500 due to the extensive and difficult work that must be performed particularly with regard to the areas directly adjacent to the buildings and Old Charlotte Road.

Kyle Bilafer has identified money leftover from some completed capital projects for this work. We would proposed moving that money to the Stonewall Jackson project ordinance so that it may be tracked for possible reimbursement upon sale of the property.

### **REQUESTED ACTION:**

Motion to approve the proposal from Carolina Tree Care for tree and brush removal at Stonewall Jackson and approve the budget amendment.

### **EXPECTED LENGTH OF PRESENTATION:**

**SUBMITTED BY:**

Jonathan B. Marshall, Deputy County Manager

**BUDGET AMENDMENT REQUIRED:**

Yes

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda as a Consent item.

---

**ATTACHMENTS:**

- ▣ Carolina Tree Proposal
- ▣ Budget Amendment



# Proposal

**Carolina Tree Care**  
 520 Webb Rd PO Box 1118  
 Concord, NC 28025  
 704-788-8733

## Cabarrus County General Service 20201201

Tuesday, December 01, 2020

Cabarrus County General Service  
 Bryan Horne  
 242 General Services Dr.  
 Concord, NC 28026  
**Phone:** 1-980-521-1685

**Salesperson:** Charles Floyd  
 704-506-2121  
 charles.floyd@carolinatree.com

**Worksite:** Jackson Training School  
 1484 Old Charlotte  
 Concord , NC 28025

## General Tree Care

#	Item	Description	Qty	Cost
1		<b>General Tree Care (GTC)</b>	0	\$47,500.00

Scope of work , 3 area site tree and noxious growth control .

Area 1 - Daughters Home site / remove dead & danger trees from in closed fence and reduce noxious growth. Remove all debris from site and 100% cleanup .

any stumps needed removal so not to have trip or fall hazard will be ground to 4 inches below grade .

Areas with noxious growth will need to have a selective growth spray from bucket truck in advance to loosen root growth to mortar so not to damage structure

this work will take 1-1/2 weeks and includes all materials needed

site cost \$ 13,800.00

Area 2- the bridge Location over Old Charlotte. Remove declining White Pines and noxious growth on bridge and areas around both entrance from bridge crossing 50ft on both sides . Remove all debris site and 100% cleanup. Treat noxious growth in advance with selective spray in advance of removal to weaken root structures so to reduce damage to mortar or structure damage.

Will need traffic control and permits for Old Charlotte Rd from NCDOT

site cost

tree Service \$ 12,400.00

traffic Control with permits \$ 10,250.00 (5 days)

Area 3- Church tree pruning and noxious growth removal. Elevate trees surrounding the historic church site and remove all debris .

Noxious growth removal of tagged trees and vegetation from bridge entrance to building and 40 ft from base of church .

Clear the roadside banks along Old Charlotte Rd . Cut stumps level with grade 1 inches and less grind stumps 1 inches and greater.



# Proposal

**Carolina Tree Care**  
 520 Webb Rd PO Box 1118  
 Concord, NC 28025  
 704-788-8733

( SAFETY ALEAT ) install a bright Orange fence along the cliff at side of church until site is completed and a permanent buffer can be installed.

This is a no go zone for site workers due to 50-60 ft drop .

site cost  
 tree service \$ 9,400.00  
 temp fence installation \$ 1,650.00

---

**General Tree Care Subtotal: \$47,500.00**

**Subtotal: \$47,500.00**

**Tax: \$0.00**

**Total: \$47,500.00**

\_\_\_\_\_  
 Customer Signature

\_\_\_\_\_  
 Date

### Budget Revision/Amendment Request

Date:

Amount:

Dept. Head:

Department:

Internal Transfer Within Department

Transfer Between Departments/Funds

Supplemental Request

**This budget amendment moves funds from an unallocated account to create a new project for tree removal on Stonewall Jackson property.**

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
380	6	0000-6921-UNAL	Unallocated Funds Cont'b from CRF	147,000.00		47,500.00	99,500.00
380	9	0000-9830-UNAL	Other Improvements	147,000.00		47,500.00	99,500.00
380	6	1940-6921-STONE	Contribution from CRF		47,500.00		47,500.00
380	9	1940-9830-STONE	Other Improvements		47,500.00		47,500.00

**Budget Officer**

- Approved
- Denied

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

**County Manager**

- Approved
- Denied

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

**Board of Commissioners**

- Approved
- Denied

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*



# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

**January 19, 2021  
6:30 PM**

---

**AGENDA CATEGORY:**

Consent Agenda

**SUBJECT:**

County Manager - Request for Easements from the Water & Sewer Authority of Cabarrus County (WSACC)

**BRIEF SUMMARY:**

WSACC has requested temporary construction easements on County owned property to allow for the construction of the Back Creek parallel interceptor sewer line. One parcel is located off Hickory Ridge Road at Back Creek (parcel 21 on the attachments) and the other off Stallings Road (parcel 30 on the attachments). They are offering \$500 and \$2069 respectively for the easements.

**REQUESTED ACTION:**

Motion to approve the temporary construction easement agreements with WSACC for the identified parcels off Hickory Ridge and Stallings Roads.

**EXPECTED LENGTH OF PRESENTATION:**

**SUBMITTED BY:**

Jonathan B. Marshall, Deputy County Manager

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda as a Consent item.

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**ATTACHMENTS:**

- ▣ Temporary Construction easement P21
- ▣ Temporary Construction easement P30
- ▣ TCE map P21
- ▣ TCE map P30
- ▣ Supplemental Map

\_\_\_\_\_  
ABOVE SPACE FOR RECORDER'S USE  
\_\_\_\_\_

Return to: Professional Property Services, Inc. 18335 Old Statesville Road Unit A Cornelius, NC 28031

Prepared by:

Water & Sewer Authority of Cabarrus County  
232 Davidson Highway  
Concord, NC 28027

Project Name: Back Creek Interceptor Improvements  
Tax Parcel No.: 5507-82-8255  
Property Address: 7145 Hickory Ridge Road  
Description for Index: Easement

STATE OF NORTH CAROLINA )  
COUNTY OF CABARRUS )

**TEMPORARY CONSTRUCTION EASEMENT**

**THIS TEMPORARY CONSTRUCTION EASEMENT** (this “**Easement**”) is entered into as of \_\_\_\_\_, 2020 (the “**Effective Date**”), by **CABARRUS COUNTY**, a political subdivision of the State of North Carolina (“**Grantor**”), to and for the benefit of the **WATER AND SEWER AUTHORITY OF CABARRUS COUNTY**, a public instrumentality created under Chapter 162A of the General Statutes of North Carolina (“**Grantee**”). Each of Grantor and Grantee may be individually referred to as a “**Party**” and collectively as the “**Parties**”. The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**RECITALS:**

A. Grantor is the owner of fee simple title to that certain real property located in Cabarrus County, North Carolina, identified as Tax Parcel No(s). 5507-82-8255 and being more particularly described in the deed recorded in Deed Book 571, Page 15 of the Cabarrus County Public Registry (the “**Grantor Property**”).

B. Grantor (or its predecessor-in-interest with respect to the Grantor Property) has previously executed and recorded that certain Right-of-Way and Easement recorded

in Book 3740, Page 239 of the Cabarrus County Public Registry (the “**Existing Easement**”). The Existing Easement grants to Grantee a perpetual right-of-way and access easement and a temporary construction easement to be used in connection therewith, as more particularly described therein.

C. To avoid any doubt as to whether the temporary construction easement granted by the Existing Easement remains in effect, Grantor has agreed to grant to Grantee certain easements on, over and across portions of the Grantor Property, together with such rights and obligations more particularly described in this Easement, all on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby agrees and declares that the Grantor Property shall be held, sold and conveyed subject to this Easement, which shall run with the title to the Grantor Property and shall be binding upon the Parties and all persons and entities now or hereafter having any right, title or interest in the Grantor Property, and their heirs, successors, successors-in-title and assigns.

TEMPORARY CONSTRUCTION EASEMENT. Grantor hereby grants to Grantee a temporary construction easement or “TCE” (the “**Temporary Construction Easement**”) over and through the Grantor Property in the area shown on Exhibit A attached hereto and incorporated herein by reference (the “**Easement Area**”), for the purpose of locating, laying and constructing certain utility line(s) (water, sewer or both) (the “**Utility Lines**”), with all necessary pipes and/or appurtenances (collectively, the “**Facilities**”) within the Easement Area. The rights granted herein shall include, without limitation, the right to stage and store equipment and materials within the Easement Area, and the right to clear obstructions within the Easement Area that, in Grantee’s discretion, interfere with Grantee’s exercise of its rights herein and its use and enjoyment of the Temporary Construction Easement. Following construction of the Project, the Temporary Construction Easement will be stabilized and restored using conventional engineering, earthwork and landscaping methods, and Grantee shall remove any and all of its equipment and materials from the Grantor Property.

The Temporary Construction Easement shall expire two (2) years after commencement of project construction on the Grantor Property.

**TO HAVE AND TO HOLD** the Temporary Construction Easement unto Grantee and Grantee’s successors, assigns, for the aforesaid uses and purposes and none other. AND Grantor does hereby bind itself and its successors and assigns to warrant and defend all and singular the Temporary Construction Easement located on the Grantor Property unto the said Grantee and Grantee’s successors and assigns, against it and its successors and all other persons whosoever lawfully claiming, or to claim the same, or any part thereof.

Grantor acknowledges and warrants that it is fully authorized and empowered to execute this Easement by and through the individual(s) executing below.

IN WITNESS WHEREOF, Grantor has executed this Easement to be effective as of the Effective Date.

GRANTOR:

**CABARRUS COUNTY**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public of \_\_\_\_\_ County, do hereby certify that \_\_\_\_\_, personally appeared before me this day and acknowledged due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official stamp or seal this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name of Notary

My Commission Expires: \_\_\_\_\_ (SEAL)

**EXHIBIT A  
To Temporary Construction Easement**

**Easement Area**

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN  
REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH  
ANY APPLICABLE LAWS

**[TO BE INSERTED ]**

\_\_\_\_\_  
ABOVE SPACE FOR RECORDER'S USE  
\_\_\_\_\_

Return to: Professional Property Services, Inc. 18335 Old Statesville Road Unit A Cornelius, NC 28031

Prepared by:

Water & Sewer Authority of Cabarrus County  
232 Davidson Highway  
Concord, NC 28027

Project Name: Back Creek Interceptor Improvements  
Tax Parcel No.: 5517-22-8882  
Property Address: 3425 Stallings Road Harrisburg NC  
Description for Index: Easement

STATE OF NORTH CAROLINA )  
COUNTY OF CABARRUS )

**TEMPORARY CONSTRUCTION EASEMENT**

**THIS TEMPORARY CONSTRUCTION EASEMENT** (this “**Easement**”) is entered into as of \_\_\_\_\_, 2020 (the “**Effective Date**”), by **CABARRUS COUNTY**, a political subdivision of the State of North Carolina (“**Grantor**”), to and for the benefit of the **WATER AND SEWER AUTHORITY OF CABARRUS COUNTY**, a public instrumentality created under Chapter 162A of the General Statutes of North Carolina (“**Grantee**”). Each of Grantor and Grantee may be individually referred to as a “**Party**” and collectively as the “**Parties**”. The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**RECITALS:**

A. Grantor is the owner of fee simple title to that certain real property located in Cabarrus County, North Carolina, identified as Tax Parcel No(s). 5517-22-8882 and being more particularly described in the deed recorded in Deed Book 11317, Page 252 of the Cabarrus County Public Registry (the “**Grantor Property**”).

B. Grantor (or its predecessor-in-interest with respect to the Grantor Property) has previously executed and recorded that certain Right-of-Way and Easement recorded

in Book 3284, Page 249 of the Cabarrus County Public Registry (the “**Existing Easement**”). The Existing Easement grants to Grantee a perpetual right-of-way and access easement and a temporary construction easement to be used in connection therewith, as more particularly described therein.

C. To avoid any doubt as to whether the temporary construction easement granted by the Existing Easement remains in effect, Grantor has agreed to grant to Grantee certain easements on, over and across portions of the Grantor Property, together with such rights and obligations more particularly described in this Easement, all on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby agrees and declares that the Grantor Property shall be held, sold and conveyed subject to this Easement, which shall run with the title to the Grantor Property and shall be binding upon the Parties and all persons and entities now or hereafter having any right, title or interest in the Grantor Property, and their heirs, successors, successors-in-title and assigns.

TEMPORARY CONSTRUCTION EASEMENT. Grantor hereby grants to Grantee a temporary construction easement or “TCE” (the “**Temporary Construction Easement**”) over and through the Grantor Property in the area shown on Exhibit A attached hereto and incorporated herein by reference (the “**Easement Area**”), for the purpose of locating, laying and constructing certain utility line(s) (water, sewer or both) (the “**Utility Lines**”), with all necessary pipes and/or appurtenances (collectively, the “**Facilities**”) within the Easement Area. The rights granted herein shall include, without limitation, the right to stage and store equipment and materials within the Easement Area, and the right to clear obstructions within the Easement Area that, in Grantee’s discretion, interfere with Grantee’s exercise of its rights herein and its use and enjoyment of the Temporary Construction Easement. Following construction of the Project, the Temporary Construction Easement will be stabilized and restored using conventional engineering, earthwork and landscaping methods, and Grantee shall remove any and all of its equipment and materials from the Grantor Property.

The Temporary Construction Easement shall expire two (2) years after commencement of project construction on the Grantor Property.

**TO HAVE AND TO HOLD** the Temporary Construction Easement unto Grantee and Grantee’s successors, assigns, for the aforesaid uses and purposes and none other. AND Grantor does hereby bind itself and its successors and assigns to warrant and defend all and singular the Temporary Construction Easement located on the Grantor Property unto the said Grantee and Grantee’s successors and assigns, against it and its successors and all other persons whosoever lawfully claiming, or to claim the same, or any part thereof.



Grantor acknowledges and warrants that it is fully authorized and empowered to execute this Easement by and through the individual(s) executing below.

IN WITNESS WHEREOF, Grantor has executed this Easement to be effective as of the Effective Date.

GRANTOR:

**CABARRUS COUNTY**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public of \_\_\_\_\_ County, do hereby certify that \_\_\_\_\_, personally appeared before me this day and acknowledged due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official stamp or seal this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name of Notary

My Commission Expires: \_\_\_\_\_ (SEAL)

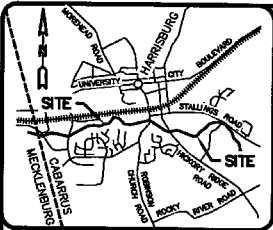
**EXHIBIT A  
To Temporary Construction Easement**

**Easement Area**

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN  
REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH  
ANY APPLICABLE LAWS

**[TO BE INSERTED ]**





VICINITY MAP  
NOT TO SCALE

LEGEND

- EXISTING IRON-AS DESCRIBED
- SIP (SET #5 REBAR)
- ⊙ SANITARY MANHOLE
- PROPERTY LINE
- UE — NEW UTILITY EASEMENT
- TCE — TCE — NEW TEMPORARY CONST. EASEMENT
- TIE LINE
- EXISTING EASEMENT LINE
- SS — EXISTING SANITARY SEWER LINE
- TOP BANK OF CREEK / RIVER
- RIGHT-OF-WAY LINE
- ⊗ NPS (NO POINT SET)
- ⊙ CONTROL POINT

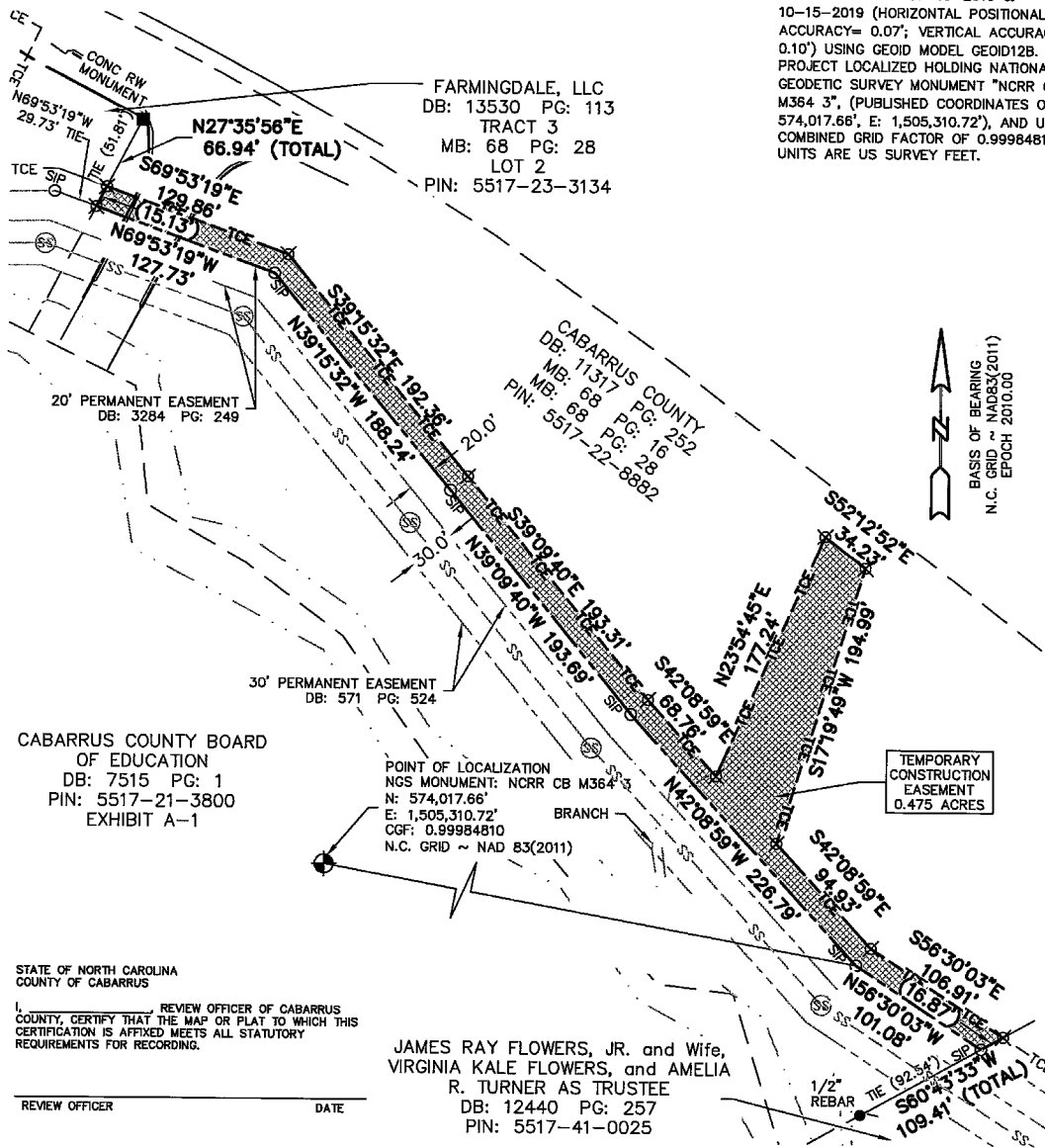
TEMPORARY CONSTRUCTION  
EASEMENT 0.475 ACRES

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
3. AREA IS LOCATED IN FEMA ZONE AE (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AS PER F.I.R.M. MAP NO. 3710551700K, EFFECTIVE DATE: 11/16/2018.
4. NC GRID NAD 83 (2011) EPOCH 2010.00 BASIS OF BEARING AND NAVD 88 ELEVATIONS DERIVED FROM NCGS NETWORK RTK ON BETWEEN 07-19-2019 & 10-15-2019 (HORIZONTAL POSITIONAL ACCURACY= 0.07'; VERTICAL ACCURACY = 0.10') USING GEOID MODEL GEOID12B. PROJECT LOCALIZED HOLDING NATIONAL GEODETIC SURVEY MONUMENT "NCRR CB M364 3", (PUBLISHED COORDINATES OF N: 574,017.66', E: 1,505,310.72'), AND USING A COMBINED GRID FACTOR OF 0.99984810. UNITS ARE US SURVEY FEET.

REFERENCES:

1. ALL DEEDS AND MAPS SHOWN HEREON.
2. CABARRUS COUNTY REGISTER OF DEEDS AND ONLINE GIS TAX MAP.



CABARRUS COUNTY BOARD  
OF EDUCATION  
DB: 7515 PG: 1  
PIN: 5517-21-3800  
EXHIBIT A-1

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I, \_\_\_\_\_, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

JAMES RAY FLOWERS, JR. and Wife,  
VIRGINIA KALE FLOWERS, and AMELIA R. TURNER AS TRUSTEE  
DB: 12440 PG: 257  
PIN: 5517-41-0025

PLAT CERTIFICATION

I, DAVID L. HAYWOOD, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN REFERENCES AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); AND THAT:

D. THE SURVEY IS OF ANOTHER CHARACTER, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15TH DAY OF SEPTEMBER, 2020 A.D.

PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ LICENSE NO. L-4822

WSACC - BACK CREEK INTERCEPTOR - EASEMENT PLAT

PROPERTY OF **CABARRUS COUNTY**

NUMBER 1 TOWNSHIP **CABARRUS** CO., NC

ADDRESS: **3425 STALLINGS RD**, HARRISBURG, NC

PLAT RECORDED IN MB. **68**, PG. **28**, DEED RECORDED IN DB. **1317**, PG. **252**

FOR: **WATER AND SEWER AUTHORITY OF CABARRUS COUNTY** | **BLACK & VEATCH**

SCALE: 1 IN. = **100** FT. DATE: **SEPTEMBER 15TH**, 20 **20**



CIVIL - GEOTECHNICAL - SURVEYING  
N.C. FIRM LICENSE NO. C-2653  
45 SPRING STREET SW CONCORD (704) 786-5404  
CONCORD, NC 28025 FAX (704) 786-7454  
ACAD FILE: 190317 CABARRUS COUNTY.DWG  
PLAT NUMBER: 30



1 inch = 1,000 feet

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

---

**AGENDA CATEGORY:**

Consent Agenda

**SUBJECT:**

Planning and Development - Proposed Amendment to Construction Standards Fee Schedule

**BRIEF SUMMARY:**

Cabarrus County adopted a completely new Construction Standards Fee Schedule effective in January 2020 that had a new framework than the previous schedule. After using the schedule for a year, staff has identified a few items that need clarification and/or revising.

**REQUESTED ACTION:**

Motion to approve revisions to Construction Standards Fee Schedule effective February 1st, 2021.

**EXPECTED LENGTH OF PRESENTATION:**

**SUBMITTED BY:**

Todd Culp, Chief Codes Enforcement Officer

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda as a Consent item.

---

**ATTACHMENTS:**

▣ Memorandum

# MEMO

TO: Cabarrus County Board of Commissioners

FROM: Kelly Sifford

DATE: 12/16/2020

SUBJECT: Construction Standards Fee Schedule Update

Last year, Cabarrus County adopted an updated Construction Standards Fee Schedule that became effective on January 1, 2020. After using the amended fee schedule for a full year now, our staff has identified a few items that we would like to request that clarifications and/or adjustment be made. As the fees were applied to certain items, our staff discovered that the choices available in the fee schedule for these items were not really an accurate description for the work being performed and did not accurately capture the time taken by staff to produce the associated permits and to perform the inspections. The proposed fees for these items are all lower than the fee options available to staff in the currently adopted schedule. Based on customer feedback on the options and pricing and a year of working with the completely revamped fee schedule our staff is proposing the following changes to the fee schedule effective February 1<sup>st</sup> 2021:

## Storage Sheds:

Storage Shed – First 150sf. (Max 400sf.) (single elect. circuit)

Current Fee:	\$246.17	recommend \$150.00
Storage Shed – each additional 100sf.	\$22.75	<u>recommend \$25.00</u>
		Max fee \$200.00

## Structural Repairs:

Additional Fee	Structural Repair- single component	\$125.00
Existing Fee	Structural Repair- first 100sf.	\$250.00
Existing Fee	Structural Repair- each additional 100sf.	\$25.00



**Data and Low Voltage:**

Data Wiring (First 1000sf.) Change from per 1000sf. To First 1000sf.	\$81.25
Data Wiring (each addition 1000sf.) New Fee Title	\$10.00

Low voltage (First 1000sf.) New Fee Title	\$81.25
Low Voltage (each additional 1000sf.) New Fee Title	\$10.00

The proposed fees are based on the system used to do the original pricing. These are scenarios we did not envision during the original process.

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

Consent Agenda

**SUBJECT:**

Salisbury-Rowan Community Action Agency, Inc. Presentation of FY 2021-22 Application for Funding

**BRIEF SUMMARY:**

Representatives from the Salisbury-Rowan Community Action Agency, Inc. (SRCCA) presented their FY 2021-22 Application for Funding at the work session. This agency provides services for economically disadvantaged citizens in Cabarrus and Rowan counties.

**REQUESTED ACTION:**

Motion to acknowledge receipt of the SRCCA's FY 2021-22 Community Services Block Grant funding application.

**EXPECTED LENGTH OF PRESENTATION:**

**SUBMITTED BY:**

Sherry Tillmon, SRCAA, Director of Family Services

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda as a Consent item.

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**ATTACHMENTS:**

- ▣ Application Packet
- ▣ Acknowledgement Receipt

# North Carolina Department of Health and Human Services

## Division of Social Services



### Community Services Block Grant Program

Fiscal Year 2021-22 Application for Funding

Project Period July 1, 2021– June 30, 2022

Application Due Date: January 15, 2021

Agency Information			
Agency:	Salisbury-Rowan Community Action Agency, Inc.		
Agency:	Salisbury-Rowan Community Action Agency, Inc.		
Federal I.D.	560840196		
DUNS Number:	170667315		
Administrative Office Address:	1300 West Bank Street Salisbury, NC 28144-3910		
Mailing Address (include the 4-digit zip code extension):	1300 West Bank Street Salisbury, NC 28144-3910		
Telephone Number:	704-633-6633		
Fax Number:	704-633-5570		
<b>Proposed Funding:</b>	<b>CSBG:</b> <b>\$518,327</b>	<b>Additional Resources:</b> <b>\$6,534,425.60</b>	<b>Agency Total Budget:</b> <b>\$7,052,752.60</b>
<b>Application Period:</b>	<b>Beginning:</b> July 1, 2021	<b>Ending:</b> June 30, 2022	
Board Chairperson:	Wendell Fant		
Board Chairperson's Address: (where communications should be sent)	1300 West Bank Street Salisbury, NC 28144-3910		
Board Chairperson's Term of Office (enter beginning and end dates):	Date Initially Seated – July 2017 Current Term Expiration – July 20, 2023		
Executive Director:	Dione Adkins-Tate		
Executive Director Email Address:	<a href="mailto:dioneadkins@srcaa.com">dioneadkins@srcaa.com</a>		
Agency Fiscal Officer:	Tanya Branch		
Fiscal Officer Email Address:	<a href="mailto:tanyabbranch@srcaa.com">tanyabbranch@srcaa.com</a>		
CSBG Program Director:	Sherry M. Tillmon		
CSBG Program Director Email Address:	<a href="mailto:sherrytillmon@srcaa.org">sherrytillmon@srcaa.org</a>		
Counties Served with CSBG funds:	Rowan County Cabarrus County		
Agency Operational Fiscal Year:	2021-2022		

North Carolina Department of Health and Human Services  
Office of Economic Opportunity –  
2420 Mail Service Center / Raleigh, North Carolina 27699-2420

**Board of Directors' Membership Roster**

Total Seats Per Agency Bylaws	15			Total Current Vacant Seats	4	
Total Number of Seats Reserved for Each Sector	Poor	4	Public	4	Private	3
Total Number of Vacant Seats Per Each Sector	Poor	1	Public	1	Private	2

Name	County of Residence	Community Group/ Area Represented	Date Initially Seated [month/year]	Number of Terms Served [completed]	Current Term Expiration [month/year]
<b>Representatives of the Poor</b>					
1. James Corpening	Rowan	White Rock Community	09/2018	0	09/2021
2. Amanda Griffin	Rowan	Dixonville-Lincoln Community Association, Inc.	09/2018	0	09/2021
3. Sandie Wimmer	Davidson	Head Start Parents	05/2016	1	05/2022
4. Diane Rollins	Rowan	Head Start Parents	11/2019	0	11/2022
5.					
6.					
<b>Public Elected Officials</b>					
1. David Post	Rowan	Salisbury City Council	02/2020	0	02/2023
2. Barbara Mallett	Rowan	Town of East Spencer	01/2018	0	01/2021
3. Amy Brown	Rowan	Rowan County Board of Commissioners	04/2018	0	06/30/23
4. Wendell Fant	Cabarrus	Cabarrus County Schools	07/2017	0	07/2023
5.					
6.					
<b>Representatives of Private Organizations</b>					
1. Carol Ann Houpe	Rowan	Rowan Salisbury School System	03/2016	1	03/2022
2. Valerie Sifford	Rowan	Dunbar School Alumni Assoc	03/2020	0	03/2023
3. Benjamin Davis, Jr.	Rowan	Livingstone College	09/2018	0	09/2021
4.					
5.					
6.					

The signature of the Board of Directors Chairperson certifies that the persons representing the poor were selected by a democratic process and that there is documentation on file that confirms the selection of all board members. In addition, by signing below, the Board of Directors Chairperson confirms that the selection of all board members coincides with the directives outlined in the agency's bylaws and that a current Board of Directors Member Profile is on file for each member.

\_\_\_\_\_  
Board of Directors Chairperson

**Community Services Block Grant Program  
Fiscal Year 2021-22 Application for Funding  
Planning Process Narrative**

1. Explain in detail how each of the following was involved in the planning and development of this strategic plan.

- a. Low-Income Community:

The Salisbury-Rowan Community Action Agency (SRCAA) 2020 Community-Wide Strategic Planning and Needs Assessment provides information and analysis on issues relating to poverty in the agency's core service areas. As part of the assessment, qualitative data was collected from the low-income community by way of surveys, focus groups and interviews.

Representatives of the Low-income population are seated on the Salisbury-Rowan Community Action Agency, Inc.'s (SRCAA) Board of Directors to ensure broad community participation and involvement. The Head Start Policy Council Advisory is made up of low-income persons who meet once per month to review programs and to address meeting the needs of the low-income community. Members from that Council are represented on the board, and each representative of the low-income community participates in the focus groups, surveys and interviews intended to identify the needs of the communities. Representatives of the low-income community advocate for the needs of the participants at varying levels, and participants themselves are free to express their concerns with staff and the program director. In addition, they are surveyed during workshops facilitated to improve their personal and professional development.

Client satisfaction data is also collected throughout the year to assist the agency with identifying needs and to create strategies for meeting the needs of the low-income community. Understanding the needs of the community and what the report data indicates, help to provide a more accurate report on the significant findings and trends in the Community Needs Assessment Document. Understanding the data also enables the agency to make more informed decisions on service provisions to enable more customers to achieve their goals.

The customer and community surveys completed included the opportunity for persons completing the survey to indicate identifiable information, so that the agency is clear on who the need belongs to in terms of demographics and characteristics. Results were used in the planning and development of the agency's strategic plan.

- b. Agency Staff:

Staff is encouraged to participate in partnerships and collaborations with community partners and task forces designed to meet the needs of mutually served participants. These partnerships and collaborations offer opportunities for staff to participant in forums to share input and to address causes of poverty, concerns, and resources in low-income communities where staff works. Staff as well as partners serving the same populations was surveyed during the community assessment process. Staff and partner feedback is considered in the revisions of the strategic plan and the management of service delivery at the Salisbury-Rowan Community Action Agency, Inc. (SRCAA) as part of the strategic plan's Collaboration Project, which is aimed at identifying overlap in the service delivery as well as procedures and processes used by various departments.

c. Agency's Board Members:

The Board utilizes the strategic planning process to provide direction for the agency and the staff in order to address the needs of the community. The Salisbury-Rowan Community Action Agency, Inc. (SRCAA) utilizes the Six National Goals to guide the process. By integrating ROMA into the development of the plan the Board of Directors were able to:

- Assess poverty needs and conditions within the community;
- Define a clear agency anti-poverty mission for community action and a strategy to address those needs.
- Identify both immediate and longer-term strategies in the context of existing resources and opportunities in the community;
- Identify specific improvements, or results, to be achieved among low-income people and the community; and
- Organize and implement programs, services, and activities, such as advocacy, within the agency and among "partnering" organizations, to achieve anticipated results.

During the implementation of planning, the Board of Directors decide on whether it is necessary to abandon any programs, discontinue serving a particular population or provided specific services. This provides opportunity to determine goal achievement, during which time the agency can report and evaluate goal progress and compare progress to benchmarks. The strategic planning process also provides opportunity for the agency to then self-assess to determine what adjustments need to be made to the plan in an effort to stay current on the needs of the community, and remain an organization that is cognizant of the needs of the low-income community in order to proactively strategize against and eliminate the causes of poverty.

2. Describe how and what information was gathered from the following key sectors of the community in assessing needs and resources during the community assessment process and other times. These should ideally be from each county within your agency's service area:
  - a. Community-based organizations:
  - b. Faith-Based Organizations:
  - c. Private Sector:
  - d. Public Sector:
  - e. Educational Sector:

Community Partners, members of the faith-based community, public and private sectors were surveyed to obtain the most up-to-date information on their assessments of conditions and changes in the agency's service areas.

Qualitative data was gathered and presented in the Community Needs Assessment by way of the following:

- Surveys- completed by Head Start Parents and CSBG Participants, community partners, local service providers and board members
- Focus groups- conducted with program participants and front-line agency staff
- Interviews- conducted with community partners

Client satisfaction data was also included. This data was beneficial in identifying what services have been most effective in meeting the needs of the community, as well as identifying if the needs and wants of the customers have change.

3. Describe your agency's method and criteria for identifying poverty causes including how the agency collected and analyzed qualitative and quantitative data in identifying those causes.

Our agency identifies poverty causes by staying abreast of current local, state and national poverty reports, and staying active members of the North Carolina and National Community Action Agency Association. Another method used to identify poverty is assessing the needs of the low-income community as well as the agencies and organizations who serve them. The 2020 Community-wide strategic planning and needs assessment conducted for our agency included feedback from low-income individuals in our service areas, and community organizations serving those individuals about the socio-economic landscape of our counties and state.

Qualitative data was gathered and presented in the Community Needs Assessment by way of the following:

- Surveys- completed by Head Start Parents and CSBG Participants, community partners, local service providers and board members
- Focus groups- conducted with program participants and front-line agency staff
- Interviews- conducted with community partners
- Customer satisfaction surveys

Understanding the needs of the community and what the report data indicated helped to provide a more accurate report on the significant findings and trends in the Community Needs Assessment Document. Understanding the data also enabled the agency to make more informed decisions on service provisions to enable more customers to achieve their goals.

In an effort to determine the top needs, the top six (6) percentages of needs were identified for each service area under the needs categories listed from information gathered from both data sources, then the top need of each category was prioritized from highest to lowest, with the highest percentage of identified needs being listed first.

The assessment trends and findings indicated the following needs:

- Employment opportunities
- Increased services to support an adequately educated and skilled workforce
- Affordable housing

Factors that are determined to impact poverty or change the current landscape are consistent over the years. However, other socio/environmental factors such as economic downturns, fluctuation in the job market, growth in various industries or simultaneous decline in others, impact communities and the ability of residents to gain, maintain or improve employment options.

Strategies implemented to best meet the needs of low-income persons and address poverty causes include:

- a. Focusing on wages that would move a family above poverty based on family size and identifying job opportunities for families that would most likely result in success for them



- b. Creating a more intensive work search/employment plan that requires job seekers to be accountable to their Family Development Specialist.
  - c. Requiring families to take incremental steps toward achieving self-sufficiency through the attainment of specific job skills; therefore, filling the skills gap for employers who indicated a lack of for their specific job openings.
4. Describe activities that your agency has undertaken to advocate for and empower low-income individuals and families to achieve economic independence and security.

SRCAA's approach used with families is one of empowerment and strengths. This model called "Family Development", requires the entire network to think of ways to empower families to achieve their own goals and to improve the internal systems of service delivery. The model teaches workers to partner with families and help them set proper goals and activities for themselves so they can become self-sufficient.

In addition, SRCAA staff is credentialed as Global Career Development Facilitators. As Global Career Development Facilitators (GCDF), staff is trained to assist individuals with informed decisions when considering their individual career development through the utilization of best practices, a variety of personality, interest and employment assessment tools, and career development models.

The last few years in North Carolina and in the United States have left many families in the lower socio-economic strata to be faced with more challenges to their economic independence and their present and future security. So, by empowering families and teaching self-advocacy, families have the ability to identify, and reach attainable goals.

Other strategies involve, inviting families to participate in volunteer activities and to represent the agency at community forums, as well as other agency events, to tell their story and to be proud to share their accomplishments when asked. Success stories are being published regularly in the agency's electronic newsletter and Family Services' participants who have risen above poverty or achieved several program successes, represent the program at the Annual Board meeting.

SRCAA also provides various educational and professional development sessions/workshops, as well as other training mechanisms to empower low-income families and individuals. The overall goal of SRCAA is to assist low-income individuals to gain a sense of ownership and a stake in their community while strengthening their families. The agency will continue to be an active member of state and national associations that advocate on behalf of low-income families to eradicate poverty.

5. Describe how your agency plans to make more effective use of, coordinate and form partnerships with other organizations and programs including: State welfare reform efforts; public and private resources; religious organizations, charitable groups, and community organizations.

SRCAA staff, program managers and the Executive Director participate on relevant Boards, Committees and planning entities in both Rowan and Cabarrus Counties such as the NC Workforce Development Committee, Equus Workforce Solutions partner meetings, and other sponsored managers meetings which include Department of Social Services', the Salisbury and East Spencer Housing Authority partner meetings, Goodwill Industries' Business Advisory Board, the Project Re-Entry, and Project Safe partners meetings.

SRCAA has solidified several other partnerships and collaborative efforts in both Rowan and Cabarrus County that enable us to leverage both services and funds to increase support provided to the community. These partnerships validate how relationships and collaborations between public-private and nonprofit organizations can address and reduce barriers to poverty for community residents. Our agency will continue to increase our visibility and our impact by forming new partnerships emphasizing on building stronger relationships within the faith-based community, in addition to continuing to host community forums.

The agency continues to have involvement of the development of an Employment and Training Advisory Committee to improve linkages and leveraged support for program participants in Rowan and Cabarrus County. The purpose of the committee is to (a) Provide expertise or advice on employer needs, industry changes and training requirements or prerequisites for training, (b) provide opportunities for employment, internships and apprenticeships, (c) provide feedback and assess the agency's impact to further enhance services, (d) serve as an unbiased and independent sounding committee.

Target linkages include employers and occupational training providers under the following industries:

- Healthcare
- Manufacturing
- Culinary
- Hospitality
- Construction
- Information Technology
- Transportation and Logistics
- Office Occupations
- Small Business Administration

6. Describe how your agency will establish linkages between governmental and other social services programs to assure the effective delivery of such services to low-income individuals, to avoid the duplication of such services and to fill identified gaps in services, through the provision of information, referrals, case management and follow-up consultations.

SRCAA, Inc. collaborates with the local Departments of Social Services programs, specifically the Work First Family Assistance (WFFA) Program in an effort to provide training and employment support to participating families. This partnership allows case managers from both organizations the opportunity to leverage supports and resources for families, as well as promote the accountability of the participant. Additional collaborations with our local, Divisions of Workforce Development, Crisis assistance providers, Goodwill Industries, and various faith-based and nonprofit organizations enable SRCAA to serve, refer and minimize the duplication of services. By attending monthly partnership and committee meetings, staff are keenly aware of services provided by other agencies and organizations. By continuing to collaborate with other human service agencies, this helps to close any service gaps in SRCAA's service areas.

SRCAA is closing service gaps internally as well, by making internal collaborations for dual enrollments more intentional. For example: Head Start/ Early Head Start parents who are eligible

for CSBG services are enrollees of the program. Likewise, CSBG participant's eligible are enrollees of Head Start/ Early Head Start. Internal staffs and external agencies consult and execute service strategies to ensure the needs of the families are met. In real time, there can effectively be several persons assigned to one family. By investing time in case conferencing, and strategizing, service duplication is eliminated, and the chances that families are less overwhelmed and able to achieve attainable goals in addition to meeting the requirements of multiple organizations are increased.

7. Provide a description of how your agency will support innovative community and neighborhood-based initiatives related to the purposes of the Community Services Block Grant (fatherhood initiatives and other initiatives with the goal of strengthening families and encouraging effective parenting).

SRCAA continues to participate in community-wide coalition-building and resource development to meet the needs of individuals and families and reduce barriers to family and community growth. At the beginning of the school year, parents sign a partnership agreement that they will be fully involved with their children and set goals for their family. This gives low-income families the capability to make decisions, initiate programs, and obtain resources to encourage stronger families in our area. Parent trainings are also offered in areas such as: Parenting skills, child and health development, preparation of food, and child abuse and neglect. By offering these services, parents' skills are strengthened, and parents understand the responsibility they have to their children. SRCAA continues to provide support to families as they learn new skills.

Internally, SRCAA is making an intentional effort to train Family Development Specialists of Head Start in the Parent, Family and Community Engagement Framework. The ultimate goal of the framework is to ensure families understand what school readiness is. One way to improve and enhance the families' in Head Start will be to ensure they are enrolled in the Family Self Sufficiency program. Imminently, Family Development Specialist will train families in core competencies of parenting and school readiness.

SRCAA also focuses on the engagement of fathers. Family Services (CSBG) partners with Head Start to improve the way fathers are treated as integral family members in the goal attainment process. SRCAA believes that by improving fathers' ability to be actively and positively involved in the lives of their children, the efforts will strengthen families and further combat the continued causes of poverty, particularly in the number of children facing poverty in our service areas. Services are designed to be a catalyst for moving individuals and families out of poverty by addressing barriers that impact employment, skills training, financial literacy and other social services support needs, that can assist fathers toward becoming economically stable as well as an emotional and financial support to their children.

8. Describe activities that your agency has undertaken or plans to undertake, on an emergency basis, for the provision of such supplies and services, nutritious foods and related services, as may be necessary to counteract conditions of starvation and malnutrition among low-income individuals.

Salisbury Rowan Community Action Agency, Inc. (SRCAA) staff ensures that income eligible participants are enrolled in Food and Nutrition Services through the Department of Social Services. In addition, SRCAA has established partnerships with local food banks, churches, and nonprofit organizations for the purpose of providing participants referrals for emergency food assistance.

Referrals are provided to participants to apply with the local Department of Social Services for the Food and Nutrition Services Program. For those families and individuals who are ineligible for Food and Nutrition Service benefits, SRCAA staff will provide emergency food assistance or a referral to eligible food banks.

**Community Services Block Grant Program  
Fiscal Year 2021-22 Application for Funding  
Planning Process Narrative (continued)**

9. Describe how your agency will coordinate the provision of employment and training activities with entities providing activities through statewide and local workforce investment systems under the Workforce Innovation and Opportunity Act. Provide the dollar amount of your allocation that will go towards employment training.

Since 2013, when Workforce Innovation Opportunity Act (WIOA) Adult Services in NC were transferred through contractual agreement from the Division of Workforce Solutions (DWS) to the private contractor Equus as part of the Integrated Service Delivery model being implemented statewide. The contracted provider in both Rowan and Cabarrus (our service area) has become a partner with SRCAA and referral source. Initially, meetings were held, in both counties to forge an existing relationship that is mutually beneficial for both entities which reduce duplication of services in similar populations. Connections with employment and training activities have been instrumental in providing interventions and a direct link to the labor market.

Additionally, SRCAA, Inc. currently partners with Rowan Cabarrus Community College by providing classroom space for the Adult Basic Education (ABE) / General Education Diploma (GED) and English as a Second Language (ESL) program certificates to the Workforce Innovation Opportunity Act (WIOA) NextGen program participants who make up the majority of classroom participants.

The Salisbury-Rowan Community Action Agency will expend \$64,367 or 75% of the supportive services budget for employment training and education during the 2021-2022 fiscal program year.

10. Describe how your agency will ensure coordination with the emergency energy crisis intervention program under title XXVI (relating to low-income home energy assistance).

SRCAA, Inc. provides office space for case managers of the Weatherization Assistance /HARRP Program which provides services to Rowan County residents in an effort to save energy and reduce expenses. Community residents in need of these services will continue to be referred to the Weatherization Assistance Program. In addition, referrals will be provided to participants to enroll in the Energy Assistance Program through the Department of Health and Human Services, as well as the crisis assistance programs through Cooperative Christian Ministries, Rowan Helping Ministries, The City of Kannapolis and the Salvation Army.

11. Describe the needs of low-income youth and your agency's efforts to promote increased community coordination and collaboration in meeting the needs of low-income youth. As an active partner of Centralina Workforce Development Board and Workforce Innovation Opportunity Act (WIOA) NextGen program. SRCAA understands that these at-risk youths are

oftentimes categorized as runaways, are in foster care, and are pregnant teens, and teen offenders. Their needs include basic literacy skills, the need for a high school diploma or equivalent, and/or standard housing due to homelessness or disability services.

SRCAA is committed to ensuring that the youth receive support through the coordination of services offered by both SRCAA as well as WIOA. In addition to offering General Education Diploma (GED) opportunities, youth participate in employment and professional development workshops offered through the CSBG program. Additionally, the youth and their families are encouraged to apply for the CSBG program to provide further support in obtaining self-sufficiency

12. Describe your agency's method for informing custodial parents in single-parent families that participate in CSBG programming about the availability of child support services. In addition, describe your method for referring eligible parents to the child support office[s].

Family Development Specialist completes a comprehensive assessment with program participants to address the needs of the families. When a non-custodial parent does not provide adequate financial and emotional care of the child/children, the participant is informed of the availability of child support services, and provided a referral in both Rowan and Cabarrus County to the Department of Social Services' Child Support Division to enable the participant to file for child support. In the event that the participant needs assistance with completing the necessary paperwork to file for support or are in need of transportation to the Department of Social Services, the Family Development Specialist will provide the necessary supportive services to ensure access to services.

13. Describe activities that your agency has undertaken or plans to undertake, to address the Department's priorities which includes:

- Combat the **Opioid Crisis** by focusing on policies and practices that prevent opioid misuse, addiction and overdose;
- Develop better outcomes for **Early Childhood** learners to ensure that they are healthy, safe and nurtured, learning and ready to succeed;
- Expand **NCCARE360**, a statewide database that provides resource information for medical providers and human services professionals in response to social determinants of health like housing stability, food security, transportation access and interpersonal safety; and
- Implement **Healthy Opportunities** that improve the health, safety and well-being of North Carolinians by addressing conditions in which people live that directly impacts health.

Between January 2019 - November 2020, Rowan County has experienced 101 Opioid related Emergency Department deaths as compared to 78 in 2019. Cabarrus County has experienced 171 opioid related Emergency Department deaths as compared to 125 in 2019. Those emergencies were documented by the Emergency Medical Services with the month of June reporting the highest deaths for the year in both counties. ([Injuryfreenc.dhhs.gov](http://injuryfreenc.dhhs.gov)).

Due to the overwhelming impact that both service counties are still experiencing, it is the intent of the Salisbury-Rowan Community Action Agency, Inc. to continue assisting in the ongoing fight against opioid misuse, addiction and overdose by educating staff on the signs of misuse, and the

identification of treatment centers. Staff will also continue partnering in county initiatives lead by Opioid Task Forces.

### **Early Childhood:**

For more than fifty (50) years, the Salisbury-Rowan Community Action Agency, Inc. has operated the Head Start/Early Head Start education program and well as the Child and Adult Food Care Program. As an addition to the program, SRCAA, Inc. has worked to increase partnerships that directly enhances the learning environment for students. One of the partnerships is with the newly emerging technology non-profit organization, AppSeed.

AppSeed provides computer tablets named Seedlings to every Head Start/Early Head Start student enrolled at SRCAA, Inc. Each tablet comes preloaded with educational apps that teach reading, writing and mathematical skills. Children are also allowed to take the tablets home to allow parental engagement in learning.

SRCAA, Inc. has also developed a community-wide initiative by way of natural outdoor learning environments that meet the nutritional and overall health related needs of children and their families enrolled in SRCAA's Head Start/Early Head Start Program.

The natural outdoor learning environments consist of gardens with edible fruits and vegetables. Head Start students, parents, staff and volunteers all participate in the development and completion of each project.

The natural outdoor learning environments provide children with the following opportunities:

- Equal opportunity and access for children with disabilities to increase physical fitness, and interact with non-disabled peers
- Improved overall nutrition
- Increased physical activity
- Enhanced gross motor skills and cognitive abilities
- Enhanced creativity
- Increased social interactions

### **NCCARE360:**

The Salisbury-Rowan Community Action Agency, Inc. is an active member of the NCCARE360 database, and provides resource information and referrals to program participants, and any inquiring community member in need of various services. Additionally, staff at SRCAA, Inc. provides information about NCCARE360 to community partners who may be unaware of the data base to help enhance usage and expand the volume of referral resources.

### **Healthy Opportunities:**

The Salisbury-Rowan Community Action Agency, Inc. is a partnering member of the Healthy Rowan Coalition. Through this coalition SRCAA, Inc. participates with other partnering agencies to address issues of health, quality of life and nutrition within Rowan County. SRCAA, Inc. also makes ongoing referrals for healthcare, mental health and nutrition services to all interested community members and program participants in both Rowan and Cabarrus County.

**Community Services Block Grant Program  
Fiscal Year 2021-22 Application for Funding  
OEO Form 210**

**Agency Strategy for Eliminating Poverty**

**Planning Period:** July 1, 2121 – June 30, 2022

**Section I: Identification of the Problem (use additional sheets if necessary)**

1. Give the Poverty Cause name(s), rank the poverty cause(s) and identify which one(s) the agency will address.

- 1) The lacks of employment opportunities, 2) Individuals lack education necessary to qualify for better employment, 3) Job skills training is needed for an under skilled workforce.

SRCAA will address the needs of employment skills training and education attainment for low-income individuals and families. The agency will provide supportive services for families or individuals to develop occupational and life skills to increase income so they may rise above the income poverty level.

SRCAA's Family Services will use the Family Development approach to partner with participants and the community to:

- Develop/Sustain a strategy to address those needs, both immediate and longer term, in the context of existing resources and opportunities in the community;
- Identify specific outcomes to be achieved among low-income people and the community; and
- Organize and implement program services, and activities, such as advocacy, support and guidance within the agency and among "partnering" organizations, to achieve anticipated results.

2. Describe the poverty cause(s) in detail in the community with appropriate statistical data (include data sources).

Socio/economic factors such as working below the poverty wage rate, in addition to the need for occupational skills development, impacts communities and the ability of residents to gain, maintain or improve employment options, consequently creating the foundation of poverty.

According to the United States' Census bureau, the estimated population in Rowan County as of July 2019 was 142,088. Of that population, 16.3% live in poverty. In Cabarrus County, the estimated population as of July 2019 was 216,453. Of that population 9. % live in poverty.

- (A) Explain why the problem exists.

According to the State of North Carolina's Workforce 2011- 2020 Assessment report, ten trends impacting the labor force were identified as followed:

- Worker dislocation accelerated during the recession due to long-term structural changes.
- Workers employed in low-skill; middle-wage jobs are competing for fewer good-paying jobs while opportunities offering similar wage demand higher skills.

- While metropolitan workers have a more diverse set of career possibilities, they must continuously adapt to increasing demands in the workplace and a more competitive labor market.
- Dislocated or young workers in economically hard-hit micropolitan and rural areas have very limited alternatives for employment.
- Seeking good-paying jobs, more workers must increase their skills by accessing and completing education beyond high school or by earning industry-recognized credentials.
- The recession slowed baby boomer retirements, but the impact is likely to be felt first and greatest in micropolitan and rural areas where more workers are near retirement age.
- High-skill in-migrants presents both opportunities and challenges in meeting the states workforce needs.
- Migration of new workers continued at near pre-recession levels, even among low skilled workers, despite the limited availability of jobs.
- Lower skilled workers accounted for most of the unemployed and required significantly greater social services during the recession.
- Workers employed in certain industries – e.g., manufacturing, finance, distribution, or construction - were more likely to lose their jobs and to need retraining to find work.

These trends are evident in both Rowan and Cabarrus Counties. According to the Bureau of Labor Statistics - Labor Market Information, As of October 2020, Rowan County's unemployment rate is at 6.3% compared to 7.20% last month and 3.6% last year. This is higher than the long-term average of 6.18%. Cabarrus County unemployment rate is at 5.8% compared to 6.70 last month and 3.30% last year. This is higher than the long-term average of 5.32%.

The 2020 Employer Needs Survey conducted by the North Carolina Department of Commerce reported that many of the past hiring difficulties still exist for employers in the Manufacturing, Construction, Healthcare, and STEM industries with 74% of employers reporting the lack of employability qualities, lack of technical skills and education credentials was the leading cause of hiring difficulties.

Rowan and Cabarrus counties continue to experience layoffs, even moreso through the COVID 19 Pandemic. Sudden layoffs and other employment disruptions are being addressed by emergency response measures; however, it is anticipated that long-term recovery efforts will be required to help customers reconnect to the workforce, particularly those for whom employment assistance has not previously been required. Many people within the service areas of Rowan and Cabarrus County are employed in low-wage occupations. Most of these occupations are service sector occupations. Some of these occupations include: Restaurant staff; retail salespeople; childcare workers; teachers assistants; housekeepers; security guards; and home health aides. These are also jobs that typically pay hourly, require in-person attendance, and lack benefits like paid family or sick leave. The workers that hold these jobs and their families will be harmed most by a slow in the economy. (prosperitynow.org)

These facts require service providers to discuss alternative education/vocation options so that constituents in need are able to attain the skills that employers require. This information has compelled The Salisbury-Rowan Community Action Agency, Inc. (SRCAA) to take a strategic approach in employment guidance for program participants to ensure that education and skills are compatible with their desired employment interest. This is in addition to providing resources to participants in order to complete education and occupational skills training programs for the purpose of meeting employer qualifications to secure sustainable employment.



(B) Identify the segment of the population and give the number of people experiencing the problem.

The population of North Carolina is estimated to be 10,488,084 as of 2019 according to the United States' Census Bureau. Rowan County's population estimate is 142,088 and Cabarrus County which is more densely populated was 216,453. The median income in NC was \$52,413; however, at a much lower rate, Rowan County's median income was \$48,667 and Cabarrus County's median income was \$64,174. According to the Bureau of Labor Statistics, the current rate of unemployment of North Carolina is 4%, Rowan County's unemployment rate is at 6.3% and Cabarrus County unemployment rate is at 5.8%. For the purposes of this grant whose participants must be income eligible, 16.3% of Rowan's population was below the poverty level and 9% of Cabarrus was below the poverty level.

(C) Provide demographic information of those adversely effected inclusive of:

(a) Gender

According to NC Spotlight on Poverty and Opportunity, 14% of families living in North Carolina are at or below the poverty level. Families with children experience poverty at a much higher rate. Women and single mothers experience an increased rate of poverty at 34% in comparison to two parent homes. Women make up 50.6% of Rowan County's population and 55% of the county's workforce. In Cabarrus County, women make up 51.3% of the county's population and 62.4% of the workforce.

(b) Age

Families face impoverishment due to the lack of employment opportunities, education and occupational skills training for the employment opportunities that are available. According to the NC Department of Public Instruction, North Carolina's High school graduation rate for persons over 25 was 87.6%. In Cabarrus County, the graduation rate for this same group was 90% and persons with bachelor's Degrees or higher was 31% compared to the states 31%. In Rowan County, there was a marked difference. High school graduates over 25 years of age, was only 85 % and those with bachelor's degrees or higher was only 19%.

According to the US Census, in 2019, the estimated number of those living in poverty in Rowan County is 19,063, or 13.9% of the population. There are 8,878 people living in poverty ages 0 – 17, and families with children ages 5 – 17 are 6,111 or 26.3% of Rowan County's population. The estimated number of those living in poverty in Cabarrus County is 18,839 or 9. % of the population. There are 8,300 people living in poverty ages 0 – 17, and families with children ages 5 – 17 are 5,635 or 15% of Cabarrus County's population.

(c) Race/Ethnicity for the agency's service area

With regard to race, 70.6% of North Carolinians are White, 22.2% are Black and 9.8% are of Hispanic or Latino origin. In Rowan County 79.4% are White, 16.9% are Black and 9.4% are of Hispanic origin. In Cabarrus 72.4% are White, 19.6% are Black and 11.1% are of Hispanic origin.

(D) Explain how the persons are adversely affected.

With the current rate of unemployment in Rowan County's at 6.3% and Cabarrus County's rate of unemployment at 5.8%, there are some notable differences in the level of occupational skills

between participants in each of the service counties, with Cabarrus having a more skilled labor force than Rowan. In addition, Cabarrus has more opportunities for growth and is adjacent to Mecklenburg County, one of the nation's fastest growing municipalities, which increases employment opportunities for residents. Additionally, Mecklenburg County is in excess of 45 miles from Rowan County, and according to the US Census Bureau, more than 4,900 Rowan County residents commute there; however, for those constituents working the lower paying jobs, the cost of commuting alone negatively impacts their personal budgets, therefore hindering the family from moving above the federal poverty level.

**Section II: Resource Analysis (use additional sheets if necessary)**

(E) Resources Available:

a. Agency Resources:

Salisbury-Rowan Community Action Agency, Inc. (SRCAA) has the internal capacity to serve its families. Support from our other internal programs Head Start / Early Head Start allows us to assess families' needs beyond what is provided by Community Services Block Grant (CSBG) funding.

Family Development Specialists in both the CSBG Self-Sufficiency Program and Head Start / Early Head Start collaborate to leverage support, services and referrals to help families overcome barriers and achieve goals. In addition to the Self-Sufficiency Program and Head Start/ Early Head Start, English as Second Language (ESL) and Adult Basic Education (ABE)/ General Education Diploma (GED) courses are offered at the Salisbury-Rowan Community Action Agency, Inc. (SRCAA).

By providing the opportunity for families to participant in multiple services and the internal collaborative efforts of SRCAA staff, the potential for success for program participants increases.

b. Community Resources:

Salisbury-Rowan Community Action Agency, Inc. (SRCAA) partners with many nonprofit human service agencies, schools, colleges, community development organizations, governmental entities and faith organizations to aid our participants in reaching their goals and to change the way business is conducted in the community on their behalf. Managers and staff in both counties actively build partnerships and work together with those partners to address poverty causes and seek solutions for the eradication of the barriers to economic self-sufficiency for Rowan and Cabarrus County residents.

(F) Resources Needed:

c. Agency Resources:

SRCAA continues to enhance its internal systems. The information technology systems used by our staff provide outcome data; however, there are multiple departments using different systems. Since January 2013, Information technology (IT) was outsourced to improve internal IT communication systems. This advancement allows staff working with families to serve them more efficiently and expediently. Other resources are needed to develop a database system for interface and tracking the work being done with families agency wide. Reporting of outcomes to various

fundings would be greatly enhanced if these resources come available.

d. Community Resources:

Community resources that decrease the rising numbers of homeless persons and or those in need of affordable housing in Cabarrus and Rowan County is a resource needed. Community service providers have identified the need for increased strategies to address housing and homelessness. Additional community resources, such as the Homeless Task force in both Rowan and Cabarrus County, work to develop a community-wide strategy to end homelessness through affordable housing and other immediate solutions for low-income families to reduce homelessness or transiency. This is important to our participants to continue to be informed of different avenues and strategies to expedite placements in subsidized housing options.

**Section III: Objective and Strategy**

(G) Objective Statement:

To provide support and comprehensive services to assist seventy (70) new individuals/families and sixty (60) carryover families to increase their skills and income to rise above poverty level by June 30, 2022.

Strategies for Objective:

Provide support and comprehensive services to low-income families and individuals to develop occupational skills and increase income so they may rise above the poverty income level

*Strategies*

- o To provide family development and case management services for low-income families so that they can rise above the poverty level.
- o To ensure that program participants understand their role in the partnership with SRCOA so they are able to identify, create and attain their goals.
- o To continue our partnership with area corporate, private and community partners to eliminate the barriers of poverty that prevent our participants from achieving self-sufficiency
- o To collaborate with local offices of the Department of Health and Human Services to address the needs of our participants.
- o To collaborate with the Department of Workforce Solutions to keep the community abreast of the employment trends and available work.
- o To continue providing individual participant counseling, mentoring and referrals to increase participant awareness of community and agency resources.
- o To plan and implement goals and set strategies with the families.
- o To continue to invite low-income individuals to join advisory boards and committees.
- o To increase fund development to close the gap between CSBG funding and participants need.
- o To continue to research, participate in national and local conversations about poverty and its eradication, expanding the knowledge base of staff and participants

**OEO Form 210 (continued)**

**Section IV: Results Oriented Management and Accountability Cycle (use additional sheets if necessary)**

Organizational Standard 4.3 requires that an agency's strategic plan and Community Action Plan document the continuous use of the ROMA cycle and use the services of a ROMA trainer.

- (H) Community Needs Assessment: Please summarize the primary needs of your community as determined through the Community Needs Assessment, and explain which of those are Family, Agency, or Community Needs, and why.

Need 1: Opportunities for job skills training is needed for low-income individuals to obtain skills necessary to qualify for employment (agency)

Through the agency's partnerships with education providers and employment service agencies, low-income individuals will be provided with the opportunity to increase skills which will increase employment placement.

Need 2: Low-income individuals needs increased income in order to maintain basic living expenses and reduce the need for crisis assistance.

Through obtaining employment with a living wage, individuals will increase their income and therefore maintain living expenses.

Need 3: The community needs increased development to improve opportunities for low-income people to obtain standard housing.

The community needs additional programs and/or resources to assist the community with obtaining standard housing.

- (I) Achievement of Results and Evaluation: Please discuss your agency's achievement of results from last year. What were the successes and why were those areas successful? What areas did not meet targets or expectations and why were those areas not as successful? What Improvements or changes will be made for this year's work plan to achieve desired results and better meet the needs of the community?

The Salisbury-Rowan Community Action Agency, Inc. did not achieve all planned outcome targets within the 80% -120% variance levels for the 2019-2020 program fiscal year, with the exception of the number of participant families provided emergency assistance was met at 110%, the number of participant families securing standard housing, which was met at a variance of 80% and the number of participant families provided educational supports, which was met at a variance of 98%.

Like many other counties in North Carolina, Rowan and Cabarrus County have faced workforce development challenges in recent years. The NCWorks Commission released the North Carolina State of the Workforce 2011-2020 report [which examined North Carolina's workforce through an in-depth analysis of economic and employment data. The study found that the recession accelerated the shift to a knowledge-based economy and many workers are not prepared for the jobs that exist in today's economy. Key findings include:

- Companies who have begun hiring since the end of the Great Recession in 2007, are looking for more highly skilled workers than those who were laid off during the recession
- Workers are competing for fewer good-paying jobs which demand higher skills.
- Workers in rural areas of have limited alternatives for employment
- Workers must increase their skills, as more jobs require at a minimum, some post-secondary

education]

As a result, Rowan County most notably has seen a steady decline in the workforce. To combat the issue, the Salisbury-Rowan Community Action Agency is actively collaborating with the local Community College system, area businesses and some local government to support the occupational and educational training needs of the community. The same collaborative efforts are being taken in Cabarrus County to combat the causes of poverty through increased supports of education and employment assistance.

The Salisbury-Rowan Community Action Agency, Inc. will continue to take both a proactive and continued active role in ensuring that services are designed and provided to combat the issues of poverty. As previously mentioned, the agency's most recent activities involved the development of an Employment and Training Advisory Committee to improve linkages and leveraged support for program participants in Rowan and Cabarrus County. The purpose of the committee is to (a) Provide expertise or advice on employer needs, industry changes and training requirements or prerequisites for training, (b) provide opportunities for employment, internships and apprenticeships, (c) provide feedback and assess the agency's impact to further enhance services, (d) serve as an unbiased and independent sounding committee.

(J) Please name the ROMA trainer who provided services used in developing this community Action Plan and describe what specific services were provided.

Dione Adkins-Tate (NCRI) provided guidance in the development of the Community Action Plan, which included conducting training for the governing Board of Directors concerning their duties for the implementation of the plan.

**Community Services Block Grant Program  
Fiscal Year 2021-22 Application for Funding  
One-Year Work Program  
OEO Form 212**

<b>Section I: Project Identification</b>				
1. Project Name:	Self- Sufficiency Program			
2. Mission Statement:	Salisbury-Rowan Community Action Agency, Inc. provides services for individuals, children and families to enhance their quality of life and promote opportunities for self-sufficiency.			
4. Objective Statement:	To provide support and comprehensive services to assist seventy (70) new individuals/families and sixty (60) carryover families to increase their skills and income to rise above poverty level by June 30, 2022			
5. Project Period:	July 1, 2021 – June 30, 2022			
6. CSBG Funds Requested for this Project:	July 1, 2021	To	June 30, 2022	
7. Total Number Expected to Be Served:	130			
a. Expected Number of New Clients	70			
b. Expected Number of Carryover Clients	60			

**Community Services Block Grant Program  
Fiscal Year 2021-22 Application for Funding  
One-Year Work Program  
OEO Form 212 (continued)**

9. Use the tables below to enter your agency's targeted outcome results. The performance measures will be included in the agency's CSBG contract.

All CSBG grantees operating self-sufficiency projects are required to enter program targets in Table 1. Please refer to *Performance Measures and Outcomes Definitions* on page 7 of the Fiscal Year 2021-22 CSBG Application Instructions. If your agency operates more than one project, you will also need to complete Table 2 on the following page and also enter specific program targets. There should be one table of outcome measures per project.

<b>Table 1 Outcome Measures for Project 1 (enter project name)</b>	
<b>Measure</b>	<b>Expected to Achieve the Outcome in Reporting Period (Target)</b>
The number of participant families served.	130
The number of low-income participant families rising above the poverty level.	10
The number of participant families obtaining employment.	15
The number of participant families who are employed and obtain better employment.	5
The number of jobs with medical benefits obtained.	5
The number of participant families completing education/training programs.	20
The number of participant families securing standard housing.	2
The number of participant families provided emergency assistance.	20
The number of participant families provided employment supports.	20
The number of participant families provided educational supports.	30
The average change in the annual income per participant family experiencing a change.	This measure does not require a target but must be reported.
The average wage rate of employed participant families.	This measure does not require a target but must be reported.

**Community Services Block Grant Program  
Fiscal Year 2021-22 Application for Funding  
Monitoring, Assessment and Evaluation Plan**

1. Describe the role and responsibilities of the following in the assessment and evaluation of agency programs.

a. Board of Directors:

The Board of Directors is responsible for the overall performance and evaluation of all agency programs. The Planning and Evaluation Committee is responsible for working with the Executive Director and staff to develop agency programs and services. The committee has direct oversight to review, evaluate, and monitor all programs to ensure compliance. The Board of Directors receives and reviews monthly reports detailing the performance of the agency's programs at each Board meeting.

b. Low-Income Community:

The low-income community has input in the agency's programs through public hearings, participating on community forums, and representation on the agency's Board of Directors.

c. Program Participants:

Program participants have the opportunity to evaluate the program by completing evaluations/surveys, participating in community forums and by serving as volunteers.

d. Others:

Partners participate in Community Round Tables during tri-annual Community Assessments in both Rowan and Cabarrus County. This allows the agency and its partners to identify collaboration opportunities and improve service delivery. It also allows others to express concerns about meeting the needs of our participants during a formalized feedback process.

2. Describe the systematic approach for collecting, analyzing and reporting customer satisfaction data to the Board of Directors.

**1.0 Purpose** – The procedure for collecting, analyzing and reporting customer satisfaction data to the Board of Directors establishes a system for evaluating the services provided by the Salisbury-Rowan Community Action Agency, Inc. (SRCAA, Inc.)

**2.0 Scope** – The procedure is applicable to all employees of the Salisbury-Rowan Community Action Agency, Inc. (SRCAA, Inc.)

### **3.0 Procedure**

**3.1 Overview** - Customer satisfaction surveys may provide valuable feedback on the effectiveness of the service delivery of the Salisbury-Rowan Community Action Agency, Inc., and may be used to improve the quality systems with the customer in mind; therefore, SRCAA, Inc. encourages comments and feedback from any individual or family which it serves.

**3.2** The services provided by the Salisbury-Rowan Community Action Agency, Inc. shall be evaluated through the use of



customer surveys submitted by the customer in a locked box located in plain view of the customer's entrance or exit of the building.

**3.4** Responses to the customer survey shall be collected and analyzed for a thirty day period. The Administrative Assistant or designee shall forward the results of customer satisfaction surveys to the appropriate management.

**3.5** If during review of the responses to the customer satisfaction surveys that it is determined that a complaint needs to be addressed, the complaint(s) shall be followed up by the appropriate Program Director.

**3.6** Tabulated results of the Customer Satisfaction Surveys shall be reported monthly to the Board of Directors during regularly scheduled meetings. Surveys shall be maintained for a period of one year.

3. Describe how administrative policies and procedures are monitored by the Board of Directors.

The Board of Director's reviews the agencies administrative policies on an annual basis. These policies include fiscal, personnel and procurement. When necessary the policies are revised and updated. The Manual and an Employee Handbook has been introduced to all staff. The policies are monitored as part of the self-assessment process.

4. Describe how the Board acts on monitoring, assessment and evaluation reports.

The Board of Directors reviews all monitoring, assessment and evaluation reports. The board also reviews corrective measures and ensures that policies and procedures are modified based on the reports that are received. The Board also ensures that the results of the assessment are put into an action plan to improve the agency's performance.

5. Describe the Board's procedure for conducting the agency self-evaluation.

The Board of Directors along with staff conducts an annual evaluation of the agency's program governance, management systems, fiscal, partnership engagement and program effectiveness. This evaluation is headed by an outside consultant. Upon completion the information is compiled, documented and discussed in order to develop a work plan.

6. Summarize the results of the Board's most recent self-evaluation. Describe how the information has been or will be used to develop the agency's next Strategy for Eliminating Poverty. Indicate the timeframe and planned activities for the next evaluation.

The results from the evaluation include: a) the need to expand funding beyond federal dollars, b) Increase board and management system collaborations, c) the need to further enhance our service delivery to provide support and assistance to the diverse families of the low-income community, d) increase our partnerships and collaborations to address the identified needs of the community. The information from the Board's self-evaluation will be used to enhance the strategic plan, departmental work plans and staff performance plans.

Planned activities for the next evaluation will measure progress on the following: 1) effective board governance 2) understanding the role of the governing board under Community Action 3) Understanding the role of financial oversight and monitoring by the governing board. The next scheduled board evaluation will be conducted in March 2021.

**Community Services Block Grant [CSBG]  
Documentation of Submission to County Commissioners**

Background: The North Carolina Administrative Code [10A NCAC 97C.0111 (b)(1)(A)] requires that each CSBG grant recipient submit its Community Anti-Poverty Plan [grant application] to each County Commissioner Board that it serves.

Instructions: This form is to be completed and notarized by the Clerk to the Board.

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Agency Name: Salisbury – Rowan Community Action Agency, Inc.

County: Rowan - Cabarrus

Date of Application Submission: \_\_\_\_\_

[Note: This application should be submitted to the County Commissioners at least thirty [30] days prior to application submission to the Office of Economic Opportunity [OEO]. The grant application is due to OEO **January 15, 2021**.

Clerk to the Board should initial all items below.

\_\_\_\_\_ The agency submitted a complete grant application for Commissioner review.

\_\_\_\_\_ The Clerk to the Board will be responsible for assuring that the application is distributed to the Commissioners.

\_\_\_\_\_ Commissioners' comments provided those to the agency. (If applicable)

\_\_\_\_\_  
Clerk to the Board

\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary

\_\_\_\_\_  
Date

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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### **AGENDA CATEGORY:**

Consent Agenda

### **SUBJECT:**

Tax Administration - Refund and Release Reports – December 2020

### **BRIEF SUMMARY:**

The Release Report contains taxpayers' names, bill numbers, valuations, tax amounts, along with the justifications for releasing the valuation/tax amounts for outstanding levies in accordance with N.C.G.S. 105-381. The Refund Report is a summary sheet which lists data from each refund request form, along with the justification for the refunds to the taxpayers in accordance with N.C.G.S. 105-381.

Note: Due to the transition of motor vehicles onto the new North Carolina Vehicle Tax System (NCVTS), motor vehicle-related refunds and releases will begin to be displayed on the new report generated by NCVTS.

### **REQUESTED ACTION:**

Motion to approve the December 2020 Refund and Release Reports as submitted, including the NCVTS Refund Report, and grant authority to the Tax Collector to process the refunds and releases.

### **EXPECTED LENGTH OF PRESENTATION:**

### **SUBMITTED BY:**

M. David Thrift, Tax Administrator

### **BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda as a Consent item.

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**ATTACHMENTS:**

- ▣ Release Refund Summary
- ▣ Release Refund Detail
- ▣ NCVTS Refund Report

**Summary of Releases and Refunds for the Month Of December 2020**

RELEASES FOR THE MONTH OF: DECEMBER 2020

**\$120,010.81**

BREAKDOWN OF RELEASES:

COUNTY	\$77,655.09
CITY OF CONCORD	\$35,919.01
CITY OF KANNAPOLIS	\$2,081.48
CITY OF LOCUST	\$0.00
CITY OF STANFIELD	\$0.00
CITY OF CONCORD DOWNTOWN	\$9.02
TOWN OF HARRISBURG	\$1,220.22
TOWN OF MIDLAND	\$81.10
TOWN OF MT. PLEASANT	\$0.00
ALLEN F/D	\$0.00
COLD WATER F/D	\$0.00
ENOCHVILLE F/D	\$0.00
FLOWES STORE F/D	\$0.00
GEORGEVILLE F/D	\$0.00
GOLD HILL F/D	\$0.00
HARRISBURG F/D	\$172.26
JACKSON PARK F/D	\$221.87
MIDLAND F/D	\$307.32
MT MITCHELL F/D	\$0.00
MT PLEASANT F/D	\$83.99
NORTHEAST F/D	\$271.56
ODELL F/D	\$320.22
POPLAR TENT F/D	\$0.00
RICHFIELD F/D	\$0.00
RIMER F/D	\$39.60
KANNAPOLIS RURAL F/D	\$1,628.07
CONCORD RURAL F/D	\$0.00

REFUNDS FOR THE MONTH OF: DECEMBER 2020

**\$158,428.22**

BREAKDOWN OF REFUNDS:

COUNTY	\$97,261.81
CITY OF CONCORD	\$56,785.29
CITY OF KANNAPOLIS	\$545.83
CITY OF LOCUST	\$0.00
CITY OF STANFIELD	\$0.00
CITY OF CONCORD DOWNTOWN	\$0.00
TOWN OF HARRISBURG	\$3,332.07
TOWN OF MIDLAND	\$0.00
TOWN OF MT. PLEASANT	\$230.08
ALLEN F/D	\$28.97
COLD WATER F/D	\$0.00
ENOCHVILLE F/D	\$0.00
FLOWES STORE F/D	\$0.00
GEORGEVILLE F/D	\$0.00
GOLD HILL F/D	\$0.00
HARRISBURG F/D	\$32.52
JACKSON PARK F/D	\$0.00
MIDLAND F/D	\$0.00
MT. MITCHELL F/D	\$0.00
MT. PLEASANT F/D	\$0.00
NORTHEAST F/D	\$189.03
ODELL F/D	\$22.62
POPLAR TENT F/D	\$0.00
RICHFIELD F/D	\$0.00
RIMER F/D	\$0.00
KANNAPOLIS RURAL F/D	\$0.00
CONCORD RURAL F/D	\$0.00

DECEMBER 2020 RELEASE REPORT

Name	Bill#	Reason	District	Amount
ALLEN JAMES	2020-11960	BOER: PER GENERAL	C ADVLTAX	203.35
ALLEN JAMES	2020-11960	BOER: PER GENERAL	FR01ADVLTA	27.48
ALLEN JAMES	2020-11961	BOER: PER GENERAL	C ADVLTAX	37.30
ALLEN JAMES	2020-11961	BOER: PER GENERAL	FR01ADVLTA	5.04
BAGGS WILLIAM W	2020-15262	BOER: PER GENERAL	C ADVLTAX	97.68
BAGGS WILLIAM W	2020-15262	BOER: PER GENERAL	FR02ADVLTA	18.48
BAGGS WILLIAM W	2020-15261	BOER: PER GENERAL	FR02ADVLTA	59.50
BAGGS WILLIAM W	2020-15261	BOER: PER GENERAL	C ADVLTAX	314.50
BAGGS WILLIAM W II	2020-15266	BOER: PER GENERAL	FR02ADVLTA	20.23
BAGGS WILLIAM W II	2020-15266	BOER: PER GENERAL	C ADVLTAX	106.93
BAGGS WILLIAM W II	2020-15263	BOER: PER GENERAL	FR02ADVLTA	34.30
BAGGS WILLIAM W II	2020-15263	BOER: PER GENERAL	C ADVLTAX	181.30
BAGGS WILLIAM WARREN II	2020-15268	BOER: PER GENERAL	C ADVLTAX	97.68
BAGGS WILLIAM WARREN II	2020-15268	BOER: PER GENERAL	FR02ADVLTA	18.48
BAPTIST RETIREMENT HOMES	2020-1014	Incorrect value billed	C ADVLTAX	46.66
BAPTIST RETIREMENT HOMES	2020-1014	Incorrect value billed	CI02ADVLTA	30.26
BARNES JAMES R	2020-16252	G.S. 105-322 BOER	C ADVLTAX	402.56
BARNES JAMES R	2020-16252	G.S. 105-322 BOER	CI04ADVLTA	342.72
BETHPAGE PRESBYTERIAN CHURCH	2020-18581	BOER: PER GENERAL	C ADVLTAX	11648.56
BETHPAGE PRESBYTERIAN CHURCH	2020-18581	BOER: PER GENERAL	FR01ADVLTA	1574.13
CAMP HAPPY HOUND INC	2020-24601	BOER: PER GENERAL	C ADVLTAX	2726.13
CAMP HAPPY HOUND INC	2020-24601	BOER: PER GENERAL	CI02ADVLTA	1768.31
CLAY JACKIE A	2020-28567	G.S. 105-322 BOER	C ADVLTAX	417.40
CLAY JACKIE A	2020-28567	G.S. 105-322 BOER	CI02ADVLTA	270.74
CRANFORD BILL E TRUSTEE	2020-31425	BOER: PER GENERAL	C ADVLTAX	343.06
CRANFORD BILL E TRUSTEE	2020-31425	BOER: PER GENERAL	FR02ADVLTA	64.90
CULP BROTHERS INC	2020-32400	Release Late List	C PEN FEE	422.43
CULP BROTHERS INC	2020-32400	Release Late List	FR15PEN FEE	72.50
CUSTER DONALD L & WIFE ALICE D	2020-32668	G.S. 105-322 BOER	C ADVLTAX	354.09
CUSTER DONALD L & WIFE ALICE D	2020-32668	G.S. 105-322 APPROVED	C ADVLTAX	333.00
CUSTER DONALD L & WIFE ALICE D	2020-32668	G.S. 105-322 APPROVED	FR08ADVLTA	39.60
CUSTER DONALD L & WIFE ALICE D	2020-32668	G.S. 105-322 BOER	FR08ADVLTA	-42.11
CUSTER DONALD L & WIFE ALICE D	2020-32668	G.S. 105-322 BOER	FR08ADVLTA	42.11
CUSTER DONALD L & WIFE ALICE D	2020-32668	G.S. 105-322 BOER	C ADVLTAX	-354.09
DALE'S TRANSPORTATION INC	2020-287	INFORMAL VALUE APPEAL	C ADVLTAX	632.66
DALE'S TRANSPORTATION INC	2020-287	INFORMAL VALUE APPEAL	C PEN FEE	126.53
DALE'S TRANSPORTATION INC	2020-287	INFORMAL VALUE APPEAL	CI02ADVLTA	410.37
DALE'S TRANSPORTATION INC	2020-287	INFORMAL VALUE APPEAL	CI02PEN FEE	82.07
DALE'S TRANSPORTATION INC	2020-286	INFORMAL VLAUE APPEAL	C ADVLTAX	612.00
DALE'S TRANSPORTATION INC	2020-286	INFORMAL VLAUE APPEAL	C PEN FEE	183.60
DALE'S TRANSPORTATION INC	2020-286	INFORMAL VLAUE APPEAL	CI02ADVLTA	408.00
DALE'S TRANSPORTATION INC	2020-286	INFORMAL VLAUE APPEAL	CI02PEN FEE	122.40
DALE'S TRANSPORTATION INC	2020-285	INFORMAL VALUE APPEAL	CI02ADVLTA	362.91
DALE'S TRANSPORTATION INC	2020-285	INFORMAL VALUE APPEAL	C PEN FEE	211.70
DALE'S TRANSPORTATION INC	2020-285	INFORMAL VALUE APPEAL	C ADVLTAX	529.24
DALE'S TRANSPORTATION INC	2020-285	INFORMAL VALUE APPEAL	CI02PEN FEE	145.16
DALE'S TRANSPORTATION INC	2020-33195	INFORMAL VALUE APPEAL	C ADVLTAX	525.16
DALE'S TRANSPORTATION INC	2020-33195	INFORMAL VALUE APPEAL	CI02ADVLTA	340.65
DALE'S TRANSPORTATION INC	2020-33195	INFORMAL VALUE APPEAL	CI02PEN FEE	34.07
DALE'S TRANSPORTATION INC	2020-33195	INFORMAL VALUE APPEAL	C PEN FEE	52.52
DAVID MILLER REALTY & INVESTMENT INC	2020-33633	105-381 TAXPAYER REMEDY	CI04PEN FEE	2.10
DAVID MILLER REALTY & INVESTMENT INC	2020-33633	105-381 TAXPAYER REMEDY	CI04ADVLTA	21.04
DAVID MILLER REALTY & INVESTMENT INC	2020-33633	105-381 TAXPAYER REMEDY	C ADVLTAX	24.71
DAVID MILLER REALTY & INVESTMENT INC	2020-33633	105-381 TAXPAYER REMEDY	C PEN FEE	2.47
DELL EQUIPMENT FUNDING LP	2020-34729	Clerical Error 105-381:	C ADVLTAX	29.02
DELL EQUIPMENT FUNDING LP	2020-34729	Clerical Error 105-381:	CI02ADVLTA	-60.12
DELL EQUIPMENT FUNDING LP	2020-34729	Clerical Error 105-381:	CI02ADVLTA	60.12
DELL EQUIPMENT FUNDING LP	2020-34729	Clerical Error 105-381:	CIDTADVLTA	28.81
DELL EQUIPMENT FUNDING LP	2020-34729	Clerical Error 105-381:	CIDTADVLTA	-28.81
DELL EQUIPMENT FUNDING LP	2020-34729	Clerical Error 105-381:	CIDTADVLTA	9.02
DELL EQUIPMENT FUNDING LP	2020-34729	Clerical Error 105-381:	CI02ADVLTA	18.82
DELL EQUIPMENT FUNDING LP	2020-34729	Clerical Error 105-381:	C ADVLTAX	92.69
DELL EQUIPMENT FUNDING LP	2020-34729	Clerical Error 105-381:	C ADVLTAX	-92.69
EDMONDS MYRTLE A	2020-37662	G.S. 105-381 missed	C ADVLTAX	483.81
EDMONDS MYRTLE A	2020-37662	G.S. 105-381 missed	CI02ADVLTA	313.82
FLOWE SAMUEL JUSTIN	2019-40588	BOER: PER GENERAL	C ADVLTAX	2274.17
FLOWE SAMUEL JUSTIN	2019-40588	BOER: PER GENERAL	FR05ADVLTA	307.32
GRAY CHARLES NATHANIEL JR	2019-504089		C GARNFEE	60.00
GRIGGS THOMAS STEVENSON	2019-46311	Per Bernadette in	C GARNFEE	60.00
GRIGGS THOMAS STEVENSON	2019-46311	DUPLICATE TAX 05381	C ADVLTAX	6.75
GRIGGS THOMAS STEVENSON	2019-46311	DUPLICATE TAX 05381	C PEN FEE	0.68
GRIGGS THOMAS STEVENSON	2019-46311	DUPLICATE TAX 05381	FR02ADVLTA	1.28
GRIGGS THOMAS STEVENSON	2019-46311	DUPLICATE TAX 05381	FR02PEN FEE	0.13
GRIGGS THOMAS STEVENSON	2020-500331	DUPLICATE TAX 105-381	C ADVLTAX	24.14
GRIGGS THOMAS STEVENSON	2020-500331	DUPLICATE TAX 105-381	FR02ADVLTA	4.57
GULLETT BENJAMIN DAVID	2020-47138		C ADVLTAX	-740.48
GULLETT BENJAMIN DAVID	2020-47138		CI02ADVLTA	-480.31
GULLETT BENJAMIN DAVID	2020-47138	G.S. 105-322 BOER	CI02ADVLTA	480.31
GULLETT BENJAMIN DAVID	2020-47138	G.S. 105-322 BOER	CI02ADVLTA	480.31
GULLETT BENJAMIN DAVID	2020-47138	G.S. 105-322 BOER	C ADVLTAX	740.48
GULLETT BENJAMIN DAVID	2020-47138	G.S. 105-322 BOER	C ADVLTAX	740.48
HARDISTER KEVIN JAY	2020-48606	105-381 TAX JURISDICTION	FR07ADVLTA	15.33
HARDISTER KEVIN JAY	2020-48606	105-381 TAX JURISDICTION	FR07PEN FEE	1.53
HARDISTER KEVIN JAY	2020-48606	105-381 TAX JURISDICTION	C ADVLTAX	75.63
HARDISTER KEVIN JAY	2020-48606	105-381 TAX JURISDICTION	C PEN FEE	7.56
HEFNER ERIC VONN & WF	2020-50514	Per NCGS 106A-58.10 and	FR11ADVLTA	81.30
HEFNER ERIC VONN & WF	2020-50514	Per NCGS 106A-58.10 and	FR11ADVLTA	81.30

HEFNER ERIC VONN & WF	2020-50514	Per NCGS 106A-58.10 and	C	ADVLTX	884.78
HEFNER ERIC VONN & WF	2020-50514		C	ADVLTX	-884.78
HEFNER ERIC VONN & WF	2020-50515		C	ADVLTX	-170.64
HEFNER ERIC VONN & WF	2020-50515	Per NCGS 106A-58.10 and	C	ADVLTX	170.64
HEFNER ERIC VONN & WF	2020-50515	Per NCGS 106A-58.10 and	FR11ADVLTX		15.68
HEFNER ERIC VONN & WF	2020-50515	Per NCGS 106A-58.10 and	FR11ADVLTX		15.68
HEFNER ERIC VONN & WF	2020-50515		FR11ADVLTX		-15.68
HEFNER ERIC VONN & WF	2020-50513	Per NCGS 106A-58.10 and	FR11ADVLTX		209.92
HEFNER ERIC VONN & WF	2020-50514		FR11ADVLTX		-81.30
HEFNER ERIC VONN & WF	2020-50514		FR11ADVLTX		-81.30
HEFNER ERIC VONN & WF	2020-50514	Per NCGS 106A-58.10 and	FR11ADVLTX		81.30
HORNE HARRY E	2019-53243	G.S. 105-381 Taxpayer	C	ADVLTX	1065.82
HORNE HARRY E	2019-53243	G.S. 105-381 Taxpayer	CI01ADVLTX		511.31
HORNE HARRY E	2019-53243	G.S. 105-381 Taxpayer	C	ADVTFEE	1.00
HORNE HARRY E	2020-53626	G.S. 105-381 Taxpayer	C	ADVLTX	1322.16
HORNE HARRY E	2020-53626	G.S. 105-381 Taxpayer	CI01ADVLTX		634.28
HOWIE PARKS H	2020-54094	NO NOTE ON RELEASE PPWK	FR07ADVLTX		155.40
HUNT MICHAEL JUSTIN	2021-500404	TAX JURISDICTION 105381	C	ADVLTX	155.56
HUNT MICHAEL JUSTIN	2021-500404	TAX JURISDICTION 105381	CI01ADVLTX		74.63
LAMBERTH TRINA JORDAN	2020-61921	G.S. 105-322 BOER	C	ADVLTX	740.89
LAMBERTH TRINA JORDAN	2020-61921	G.S. 105-322 BOER	CI04ADVLTX		630.76
LAURGAN PROPERTIES LLC	2020-62391	105-381 DUPLICATE TAX	C	ADVLTX	86.42
LAURGAN PROPERTIES LLC	2020-62391	105-381 DUPLICATE TAX	FR16ADVLTX		13.78
LOCATIS RONALD R	2020-64520	DUPLICATE TAX/ERROR IN	C	ADVLTX	158.51
LOCATIS RONALD R	2020-64520	DUPLICATE TAX/ERROR IN	FR01ADVLTX		21.42
LOTUS PETALE	2020-65182	CLERICAL ERROR/ ILLEGAL	CI02ADVLTX		15.36
LOTUS PETALE	2020-65182	CLERICAL ERROR/ ILLEGAL	CI02PEN FEE		1.54
LOTUS PETALE	2020-65182	CLERICAL ERROR/ ILLEGAL	C	ADVLTX	23.68
LOTUS PETALE	2020-65182	CLERICAL ERROR/ ILLEGAL	C	PEN FEE	2.37
LOWERY REBECCA JO	2020-65670	G.S. 105-322 BOER	C	ADVLTX	699.08
LOWERY REBECCA JO	2020-65670	G.S. 105-322 BOER	CI04ADVLTX		595.16
MCINTOSH NICK S	2020-69674	PROPERTY NO LONGER	FR11ADVLTX		12.11
MCINTOSH NICK S	2020-69674	PROPERTY NO LONGER	FR11PEN FEE		1.21
MCINTOSH NICK S	2020-69674	PROPERTY NO LONGER	C	ADVLTX	131.79
MCINTOSH NICK S	2020-69674	PROPERTY NO LONGER	C	PEN FEE	13.18
MOJICA PEDRO LUIS JR	2021-500632	TAX JURISDICTION 105381	C	ADVLTX	105.08
MOJICA PEDRO LUIS JR	2021-500632	TAX JURISDICTION 105381	CI02ADVLTX		68.16
MYERS OPHIE PETREA	2020-75340		C	LEGLFEE	850.00
ONE LIFE CHURCH	2019-77030	BOER: PER GENERAL	C	ADVTFEE	1.00
ONE LIFE CHURCH	2019-77030	BOER: PER GENERAL	C	ADVLTX	4017.90
ONE LIFE CHURCH	2019-77030	BOER: PER GENERAL	CI02ADVLTX		2606.21
PACAJERO REALTY LLC	2017-76722		C	TITL FEE	850.00
PACAJERO REALTY LLC	2017-76722		C	LEGLFEE	172.79
PARKER PATRICIA	2020-79280	G.S. 105-322 BOER	C	ADVLTX	242.20
PARKER PATRICIA	2020-79280	G.S. 105-322 BOER	CI04ADVLTX		206.20
PRECIADO SHEILA K TRUSTEE	2020-82959	TP REMEDY RELEASE	C	ADVLTX	558.77
PRECIADO SHEILA K TRUSTEE	2020-82959	TP REMEDY RELEASE	FR15ADVLTX		95.90
PRECIADO SHEILA K TRUSTEE	2020-82960	TP REMEDY RELEASE	C	ADVLTX	601.07
PRECIADO SHEILA K TRUSTEE	2020-82960	TP REMEDY RELEASE	FR15ADVLTX		103.16
RODRIGUEZ MARIA DEL CARMEN	2020-87986		C	LEGLFEE	1000.00
SHORT ANN S	2020-92925	BOER: PER GENERAL	C	ADVLTX	440.22
SHORT ANN S	2020-92925	BOER: PER GENERAL	FR16ADVLTX		70.21
SUDY DONALD	2020-98419	CLERICAL ERROR/ILLEGAL	CI02ADVLTX		230.40
SUDY DONALD	2020-98419	CLERICAL ERROR/ILLEGAL	CI02PEN FEE		23.04
SUDY DONALD	2020-98419	CLERICAL ERROR/ILLEGAL	C	ADVLTX	355.20
SUDY DONALD	2020-98419	CLERICAL ERROR/ILLEGAL	C	PEN FEE	35.52
VL CONCRETE INC	2019-1545	Clerical Error 105-312	C	ADVLTX	11829.61
VL CONCRETE INC	2019-1545	Clerical Error 105-312	CI02ADVLTX		8111.73
VL CONCRETE INC	2019-1545	Clerical Error 105-312	CI02PEN FEE		4867.03
VL CONCRETE INC	2019-1545	Clerical Error 105-312	C	PEN FEE	7097.76
VL CONCRETE INC	2020-940	Clerical Error 105-312	CI02PEN FEE		1382.51
VL CONCRETE INC	2020-940	Clerical Error 105-312	C	ADVLTX	21313.75
VL CONCRETE INC	2020-940	Clerical Error 105-312	CI02ADVLTX		13825.14
VL CONCRETE INC	2020-940	Clerical Error 105-312	C	PEN FEE	2131.38
WEBB ROBERT M	2020-106755	G.S. 105-322 BOER	CI06ADVLTX		81.10
WEBB ROBERT M	2020-106755	G.S. 105-322 BOER	C	ADVLTX	272.80
WHITE CHERYL L	2020-107659	G.S. 105-322 APPROVED	CI04ADVLTX		283.50
WHITE CHERYL L	2020-107659	G.S. 105-322 APPROVED	C	ADVLTX	333.00
WORLEY STEVEN A	2020-110279		C		25.00
WORLEY STEVEN A	2020-110279		C	BDCKPEN	397.89



# North Carolina Vehicle Tax System

## NCVTS Pending Refund report

Report Date 1/6/2021 9:40:56 AM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description	Refund Reason	Create Date	Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
AYOUBI, NASIB	AYOUBI, NASIB		2464 SUSIE BRUMLEY PL NW		CONCORD, NC 28027	Proration	0048486497	CHJ6944	PENDING	205600359	Refund Generated due to proration on Bill #0048486497-2019-2019-0000-00	Vehicle Sold	12/15/2020	C ADVL	Tax	(\$39.85)	\$0.00	(\$39.85)
														CI02ADVL	Tax	(\$25.85)	\$0.00	(\$25.85)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																	Refund	\$65.70
BABAA, JANET LYNN	BABAA, JANET LYNN	CRIBB, MYRA SCOTT	13501 OLD CAMDEN RD		MIDLAND, NC 28107	Proration	0000767522	HD57999	PENDING	137768850	Refund Generated due to proration on Bill #0000767522-2020-2020-0000-00	Vehicle Sold	12/31/2020	C ADVL	Tax	(\$39.07)	\$0.00	(\$39.07)
														FR05ADVL	Tax	(\$5.28)	\$0.00	(\$5.28)
																	Refund	\$44.35
														C ADVL	Tax	\$0.00	\$0.00	\$0.00
BAKER, STAN DUPREE JR	BAKER, STAN DUPREE JR		5308 OLD SALISBURY	CONCORD RD	KANNAPOLIS, NC 28083	Adjustment < \$100	0058381465	TDX2308	PENDING	274353656	Refund Generated due to adjustment on Bill #0058381465-2020-2020-0000	Situs error	12/17/2020	C ADVL	Tax	\$0.00	\$0.00	\$0.00
														CI02ADVL	Tax	(\$64.80)	\$0.00	(\$64.80)
														CI02ADVL	Vehicle Fee	(\$30.00)	\$0.00	(\$30.00)
														FR09ADVL	Tax	\$11.15	\$0.00	\$11.15
			Refund	\$83.65														
BARRIER, CONNIE TYSON	BARRIER, CONNIE TYSON		PO BOX 214		LIBERTY HILL, SC 29074	Proration	0043191730	FFH1957	PENDING	137768780	Refund Generated due to proration on Bill #0043191730-2019-	Reg . Out of state	12/31/2020	C ADVL	Tax	(\$72.44)	\$0.00	(\$72.44)
														FR08ADVL	Tax	(\$8.61)	\$0.00	(\$8.61)
																	Refund	\$81.05
														C ADVL	Tax	(\$33.30)	\$0.00	(\$33.30)
BARRIER, CONNIE TYSON	BARRIER, CONNIE TYSON		PO BOX 214		LIBERTY HILL, SC 29074	Proration	0009367426	WZL6191	PENDING	137768784	Refund Generated due to proration on Bill #0009367426-2020-	Reg . Out of state	12/31/2020	C ADVL	Tax	(\$3.96)	\$0.00	(\$3.96)
														FR08ADVL	Tax	(\$3.96)	\$0.00	(\$3.96)
																	Refund	\$37.26
														C ADVL	Tax	(\$95.09)	\$0.00	(\$95.09)
BETHEA, TERRY ELAINE	BETHEA, TERRY ELAINE		817 SORREL DR	APT B5	KANNAPOLIS, NC 28081	Proration	0057682749	TDW1561	PENDING	205241604	Refund Generated due to proration on Bill #0057682749-2020-2020-0000-00	Vehicle Sold	12/09/2020	C ADVL	Tax	(\$80.96)	\$0.00	(\$80.96)
														CI04ADVL	Tax	(\$30.00)	\$0.00	(\$30.00)
														CI04ADVL	Vehicle Fee	(\$30.00)	\$0.00	(\$30.00)
																	Refund	\$206.05
BOST, ROGER DALE	BOST, ROGER DALE		68 4TH ST NW		CONCORD, NC 28027	Adjustment < \$100	0028013496	DEX7317	PENDING	205945182	Refund Generated due to adjustment on Bill #0028013496-2019-2019-0000-00	Damage	12/22/2020	C ADVL	Tax	(\$46.81)	\$0.00	(\$46.81)
														CI02ADVL	Tax	(\$30.36)	\$0.00	(\$30.36)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																	Refund	\$77.17
BRAWLEY, KIMBERLY ELIZABETH	BRAWLEY, KIMBERLY ELIZABETH		8544 TWICKENHAM TER		HARRISBURG, NC 28075	Proration	0047924649	HAC9929	PENDING	136716072	Refund Generated due to proration on Bill #0047924649-2019-	Vehicle Sold	12/07/2020	C ADVL	Tax	(\$7.40)	\$0.00	(\$7.40)
														CI01ADVL	Tax	(\$3.55)	\$0.00	(\$3.55)
																	Refund	\$10.95
														C ADVL	Tax	(\$146.38)	\$0.00	(\$146.38)
BRIGGS, SUSAN MARTIN	BRIGGS, SUSAN MARTIN		4479 TURNBERRY CT SW		CONCORD, NC 28027	Proration	0058005595	HLN3798	PENDING	205765764	Refund Generated due to proration on Bill #0058005595-2020-2020-0000-00	Vehicle Sold	12/17/2020	CI02ADVL	Tax	(\$94.95)	\$0.00	(\$94.95)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																	Refund	\$241.33
														C ADVL	Tax	(\$140.58)	\$0.00	(\$140.58)
BROOKS, TIMOTHY RAY JR	BROOKS, TIMOTHY RAY JR		5226 HILDRETH CT		CONCORD, NC 28025	Proration	0032079214	ED6752	PENDING	136636770	Refund Generated due to proration on Bill #0032079214-2019-	Vehicle Sold	12/04/2020	FR04ADVL	Tax	(\$14.25)	\$0.00	(\$14.25)
																	Refund	\$154.83
														C ADVL	Tax	\$0.00	\$0.00	\$0.00
														CI02ADVL	Tax	(\$3.84)	\$0.00	(\$3.84)
BUTLER, MARK SHANE	BUTLER, MARK SHANE		PO BOX 5658		CONCORD, NC 28027	Adjustment < \$100	0058407672	TDX2345	PENDING	274465672	Refund Generated due to adjustment on Bill #0058407672-2020-2020-0000	Situs error	12/18/2020	C ADVL	Tax	\$0.00	\$0.00	\$0.00
														CI02ADVL	Tax	(\$30.00)	\$0.00	(\$30.00)
														FR04ADVL	Tax	\$0.60	\$0.00	\$0.60
																	Refund	\$33.24
CAIN, SHANNON RAY	CAIN, SHANNON RAY		719 BAKER ST		KANNAPOLIS, NC 28081	Proration	0054287254	TCW3899	PENDING	204869067	Refund Generated due to proration on Bill #0054287254-2019-2019-0000-00	Vehicle Sold	12/03/2020	C ADVL	Tax	(\$23.38)	\$0.00	(\$23.38)
														CI04ADVL	Tax	(\$19.91)	\$0.00	(\$19.91)
														CI04ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																	Refund	\$43.29
CANNON, SHADERO BRIANNA	CANNON, SHADERO BRIANNA		634 ATLANTIC CT, APT 35		KANNAPOLIS, NC 28081	Proration	0057937268	TDW9837	PENDING	205945935	Refund Generated due to proration on Bill #0057937268-2020-2020-0000-00	Vehicle Sold	12/22/2020	C ADVL	Tax	(\$24.27)	\$0.00	(\$24.27)
														CI02ADVL	Tax	(\$15.74)	\$0.00	(\$15.74)
														CI02ADVL	Vehicle Fee	(\$30.00)	\$0.00	(\$30.00)
																	Refund	\$70.01
CHEPURI, RAMCHANDER RAO	CHEPURI, RAMCHANDER RAO		9605 CAMBERLEY AVE NW		CONCORD, NC 28027	Adjustment < \$100	0055765603	AADITH	PENDING	206334255	Refund Generated due to adjustment on Bill #0055765603-2020-2020-0000-00	Over Assessment	12/29/2020	C ADVL	Tax	(\$15.42)	(\$0.77)	(\$16.19)
														CI02ADVL	Tax	(\$10.01)	(\$0.50)	(\$10.51)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																	Refund	\$26.70
CURLEE, JOHNNY FREDERICK	CURLEE, JOHNNY FREDERICK		3733 FARM LAKE DR SW		CONCORD, NC 28027	Proration	0054587285	FFF4615	PENDING	205765950	Refund Generated due to proration on Bill #0054587285-2019-2019-0000-00	Vehicle Sold	12/17/2020	C ADVL	Tax	(\$54.33)	\$0.00	(\$54.33)
														CI02ADVL	Tax	(\$35.24)	\$0.00	(\$35.24)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																	Refund	\$89.57
DOWLING, GERALD EMMETT	DOWLING, GERALD EMMETT		3649 FARM LAKE DR SW		CONCORD, NC 28027	Proration	0022117404	BS79406	PENDING	204955161	Refund Generated due to proration on Bill #0022117404-2019-2019-0000-00	Vehicle Sold	12/04/2020	C ADVL	Tax	(\$184.79)	\$0.00	(\$184.79)
														CI02ADVL	Tax	(\$119.86)	\$0.00	(\$119.86)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																	Refund	\$304.65
EDME, LUC	EDME, LUC	EDME, THAMAR	147 S CLINTON AVE APT 2		BRADLEY, IL 60915	Proration	0043394072	PAF8167	PENDING	205074159	Refund Generated due to proration on Bill #0043394072-2019-2019-0000-00	Reg . Out of state	12/07/2020	C ADVL	Tax	(\$48.84)	\$0.00	(\$48.84)
														CI02ADVL	Tax	(\$31.68)	\$0.00	(\$31.68)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																	Refund	\$80.52
ETHRIDGE, ETHRIDGE,			10733		DAVIDSON, NC	Proration	0057566919	TDW9435	PENDING	205849260	Refund Generated due	Vehicle Sold	12/18/2020	C ADVL	Tax	(\$41.24)	\$0.00	(\$41.24)





## North Carolina Vehicle Tax System

### NCVTS Pending Refund report

Report Date 1/6/2021 9:40:56 AM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description	Refund Reason	Create Date	Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change	
ALEXA NOEL	ALEXA NOEL		SAPPHIRE TRL		28036						to proration on Bill #0057566919-2020-0000-00			CI04ADVL	Tax	(\$35.11)	\$0.00	(\$35.11)	
														CI04ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$76.35
EVERHART, DESCA LYNN	EVERHART, DESCA LYNN		2016 BARRINGTON DR		FLORENCE, SC 29501	Proration	0047209919	FER7027	PENDING	205944855	Refund Generated due to proration on Bill #0047209919-2019-0000-00	Reg . Out of state	12/21/2020	C ADVL	Tax	(\$67.25)	\$0.00	(\$67.25)	
														CI02ADVL	Tax	(\$43.62)	\$0.00	(\$43.62)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$110.87
EVERHART, DESCA LYNN	EVERHART, DESCA LYNN		216 S BARRINGTON DR		CONCORD, SC 29501	Proration	0054909211	CM39712	PENDING	205944858	Refund Generated due to proration on Bill #0054909211-2020-0000-00	Reg . Out of state	12/21/2020	C ADVL	Tax	(\$88.81)	\$0.00	(\$88.81)	
														CI02ADVL	Tax	(\$57.61)	\$0.00	(\$57.61)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$146.42
EVERHART, DESCA LYNN	EVERHART, DESCA LYNN		216 S BARRINGTON DR		FLORENCE, SC 29501	Proration	0028681481	DJR9893	PENDING	205944849	Refund Generated due to proration on Bill #0028681481-2020-0000-00	Reg . Out of state	12/21/2020	C ADVL	Tax	(\$88.55)	\$0.00	(\$88.55)	
														CI02ADVL	Tax	(\$57.44)	\$0.00	(\$57.44)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$145.99
EVERHART, DESCA LYNN	EVERHART, DESCA LYNN		216 S BARRINGTON DR		FLORENCE, SC 29501	Proration	0049169633	RPB5707	PENDING	205944840	Refund Generated due to proration on Bill #0049169633-2020-0000-00	Reg . Out of state	12/21/2020	C ADVL	Tax	(\$279.13)	\$0.00	(\$279.13)	
														CI02ADVL	Tax	(\$181.06)	\$0.00	(\$181.06)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$460.19
FRANKLIN, WALTER LEE	FRANKLIN, WALTER LEE		184 RONE AVE SW		CONCORD, NC 28025	Proration	0057922718	RBH9808	PENDING	206497869	Refund Generated due to proration on Bill #0057922718-2020-0000-00	Vehicle Sold	12/30/2020	C ADVL	Tax	(\$24.76)	\$0.00	(\$24.76)	
														CI02ADVL	Tax	(\$16.06)	\$0.00	(\$16.06)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$40.82
FREEMAN, MICAH BENJAMIN	FREEMAN, MICAH BENJAMIN	FREEMAN, DANIELLE BERCOT	3211 LENTEL RD		MIDLAND, NC 28107	Proration	0043721625	TDA3884	PENDING	137010846	Refund Generated due to proration on Bill #0043721625-2019-0000-00	Vehicle Totalled	12/14/2020	C ADVL	Tax	(\$73.42)	(\$3.66)	(\$77.08)	
														CI06ADVL	Tax	(\$21.83)	(\$1.10)	(\$22.93)	
																		Refund	\$100.01
GANTKOWSKI, SHAWN MICHAEL	GANTKOWSKI, SHAWN MICHAEL	GANTKOWSKI, SHARON LYNN	5530 S OAKMONT ST		KANNAPOLIS, NC 28081	Proration	0024114544	DF3551	PENDING	136883206	Refund Generated due to proration on Bill #0024114544-2019-0000-00	Vehicle Sold	12/10/2020	C ADVL	Tax	(\$6.31)	\$0.00	(\$6.31)	
														FR01ADVL	Tax	(\$0.85)	\$0.00	(\$0.85)	
																		Refund	\$7.16
GANTNER, EGON SEBASTIAN II	GANTNER, EGON SEBASTIAN II		2195 LAURENS DR		CONCORD, NC 28027	Proration	0053994583	BDP1493	PENDING	205944684	Refund Generated due to proration on Bill #0053994583-2019-0000-00	Vehicle Sold	12/21/2020	C ADVL	Tax	(\$47.23)	\$0.00	(\$47.23)	
														CI04ADVL	Tax	(\$40.22)	\$0.00	(\$40.22)	
														CI04ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$87.45
GOFORTH, VALERIE ROLLINS	GOFORTH, VALERIE ROLLINS		2325 DUTCH RD		MOUNT PLEASANT, NC 28124	Proration	0000844673	PFR1588	PENDING	137768652	Refund Generated due to proration on Bill #0000844673-2019-0000-00	Vehicle Totalled	12/31/2020	C ADVL	Tax	(\$50.95)	\$0.00	(\$50.95)	
														FR15ADVL	Tax	(\$8.74)	\$0.00	(\$8.74)	
																		Refund	\$59.69
GRANDE, PAULA MICHELE	GRANDE, PAULA MICHELE	GRANDE, MICHAEL ROBERT	2084 TOPAZ PLZ		DAVIDSON, NC 28036	Proration	0056925329	VRP4624	PENDING	205156695	Refund Generated due to proration on Bill #0056925329-2020-0000-00	Vehicle Sold	12/08/2020	C ADVL	Tax	(\$62.83)	\$0.00	(\$62.83)	
														CI04ADVL	Tax	(\$53.49)	\$0.00	(\$53.49)	
														CI04ADVL	Vehicle Fee	(\$30.00)	\$0.00	(\$30.00)	
																		Refund	\$146.32
HAYES, ESTHER REBECCA LANDIS	HAYES, ESTHER REBECCA LANDIS		591 SANDRINGHAM PL		CONCORD, NC 28025	Proration	0047270037	EHT6435	PENDING	205156380	Refund Generated due to proration on Bill #0047270037-2019-0000-00	Vehicle Sold	12/08/2020	C ADVL	Tax	(\$130.15)	\$0.00	(\$130.15)	
														CI02ADVL	Tax	(\$84.42)	\$0.00	(\$84.42)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$214.57
HELMS, WILLIAM MARSHALL	HELMS, WILLIAM MARSHALL		4842 HUDDERSFIELD DR		HARRISBURG, NC 28075	Proration	0026562324	AFX8509	PENDING	136883574	Refund Generated due to proration on Bill #0026562324-2019-0000-00	Vehicle Sold	12/10/2020	C ADVL	Tax	(\$147.94)	\$0.00	(\$147.94)	
														CI01ADVL	Tax	(\$70.98)	\$0.00	(\$70.98)	
																		Refund	\$218.92
HENDRIX, SARAH RACHEL	HENDRIX, SARAH RACHEL		12929 CENTRE PARK CIT, APT 418		HERNDON, VA 20171	Proration	0051418328	HDK6957	PENDING	205765257	Refund Generated due to proration on Bill #0051418328-2019-0000-00	Reg . Out of state	12/17/2020	C ADVL	Tax	(\$49.19)	\$0.00	(\$49.19)	
														CI02ADVL	Tax	(\$31.91)	\$0.00	(\$31.91)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$81.10
HERNANDEZ, MARIA	HERNANDEZ, MARIA		301 HIGHLAND AVE NE		CONCORD, NC 28027	Proration	0057767773	H579CP	PENDING	204869358	Refund Generated due to proration on Bill #0057767773-2020-0000-00	Vehicle Totalled	12/03/2020	C ADVL	Tax	(\$51.31)	\$0.00	(\$51.31)	
														CI02ADVL	Tax	(\$33.28)	\$0.00	(\$33.28)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$84.59
HORN, MARK JOHN	HORN, MARK JOHN		8417 MOSSYCUP TRAIL		HARRISBURG, NC 28075	Proration	0047789024	YYP9061	PENDING	136716318	Refund Generated due to proration on Bill #0047789024-2019-0000-00	Vehicle Sold	12/07/2020	C ADVL	Tax	(\$51.73)	\$0.00	(\$51.73)	
														CI01ADVL	Tax	(\$24.82)	\$0.00	(\$24.82)	
																		Refund	\$76.55
HTUN, ZAW WIN	HTUN, ZAW WIN		4807 CHESNEY ST NW		CONCORD, NC 28027	Adjustment >= \$100	0058177563	CM73562	PENDING	205325061	Refund Generated due to adjustment on Bill #0058177563-2020-0000-00	Over Assessment	12/10/2020	C ADVL	Tax	(\$88.58)	\$0.00	(\$88.58)	
														CI02ADVL	Tax	(\$57.46)	\$0.00	(\$57.46)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$146.04
HU, XU DAN	HU, XU DAN		7801 PINECROFT CT		HARRISBURG, NC 28075	Adjustment < \$100	0056904725	HEP6153	PENDING	136936574	Refund Generated due to adjustment on Bill #0056904725-2020-0000-00	SLVG or RBLT TTL	12/11/2020	C ADVL	Tax	(\$40.35)	\$0.00	(\$40.35)	
														CI01ADVL	Tax	(\$19.36)	\$0.00	(\$19.36)	
																		Refund	\$59.71
HUMBERGER, HUMBERGER, HUMBERGER,	HUMBERGER, HUMBERGER, HUMBERGER,	HUMBERGER,	170 MILLER		CONCORD, NC	Proration	0000909645	WZM1697	PENDING	205516266	Refund Generated due	Vehicle	12/14/2020	C ADVL	Tax	(\$3.08)	\$0.00	(\$3.08)	



# North Carolina Vehicle Tax System

## NCVTS Pending Refund report

Report Date 1/6/2021 9:40:56 AM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description	Refund Reason Totalled	Create Date	Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change	
SHARON MOOSE	SHARON MOOSE	TED PINKSTON	AVE SW		28025						to proration on Bill #0000909645-2020-0000-00			CI02ADVL	Tax	(\$2.00)	\$0.00	(\$2.00)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$5.08
JACKSON, KIMBERLY GAY	JACKSON, KIMBERLY GAY		700 SPRING ST SW		CONCORD, NC 28025	Proration	0041814843	FRNDMBIL	PENDING	204868899	Refund Generated due to proration on Bill #0041814843-2019-0000-00	Vehicle Sold	12/03/2020	C ADVL	Tax	(\$70.79)	\$0.00	(\$70.79)	
														CI02ADVL	Tax	(\$45.92)	\$0.00	(\$45.92)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$116.71
KARAM, VICTOR ABRAHAM II	KARAM, VICTOR ABRAHAM II		9802 HOBBITSHIRE LN		CHARLOTTE, NC 28269	Proration	0037530565	BDP2538	PENDING	205765632	Refund Generated due to proration on Bill #0037530565-2019-0000-00	Vehicle Sold	12/17/2020	C ADVL	Tax	(\$53.18)	\$0.00	(\$53.18)	
														CI02ADVL	Tax	(\$34.49)	\$0.00	(\$34.49)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$87.67
KASTER, JAMES HENRY	KASTER, JAMES HENRY		9888 SHEARWATER AVE NW		CONCORD, NC 28027	Proration	0052674700	HBP9861	PENDING	204869157	Refund Generated due to proration on Bill #0052674700-2019-0000-00	Vehicle Sold	12/03/2020	C ADVL	Tax	(\$163.60)	\$0.00	(\$163.60)	
														CI02ADVL	Tax	(\$106.12)	\$0.00	(\$106.12)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$269.72
LANE, DAVID ERIC	LANE, DAVID ERIC	LANE, CATHY HOELTING	5728 WOODRIDGE CT NW		CONCORD, NC 28027	Proration	0000855938	VPZ4859	PENDING	205600761	Refund Generated due to proration on Bill #0000855938-2020-0000-00	Vehicle Sold	12/15/2020	C ADVL	Tax	(\$26.05)	\$0.00	(\$26.05)	
														CI02ADVL	Tax	(\$16.90)	\$0.00	(\$16.90)	
														CI02ADVL	Vehicle Fee	(\$30.00)	\$0.00	(\$30.00)	
																		Refund	\$72.95
LENZMEIER, ALEXANDER JOSHUA	LENZMEIER, ALEXANDER JOSHUA		4758 TURNRIDGE CT NW		CONCORD, NC 28027	Proration	0050139613	HDK6308	PENDING	205325145	Refund Generated due to proration on Bill #0050139613-2019-0000-00	Vehicle Sold	12/10/2020	C ADVL	Tax	(\$33.87)	\$0.00	(\$33.87)	
														CI02ADVL	Tax	(\$21.97)	\$0.00	(\$21.97)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$55.84
LITTLE, HYON SUK	LITTLE, HYON SUK		9150 VINEYARD RD		MOUNT PLEASANT, NC 28124	Proration	0052210505	EDE4432	PENDING	137010270	Refund Generated due to proration on Bill #0052210505-2019-0000-00	Vehicle Sold	12/14/2020	C ADVL	Tax	(\$41.29)	\$0.00	(\$41.29)	
														FR08ADVL	Tax	(\$4.91)	\$0.00	(\$4.91)	
																		Refund	\$46.20
LOVE, ANTOINE D	LOVE, ANTOINE D		10412 HADDINGTON DR NW		CHARLOTTE, NC 28269	Adjustment < \$100	0033344176	PBA5154	PENDING	205156863	Refund Generated due to adjustment on Bill #0033344176-2020-0000-00	Mileage	12/08/2020	C ADVL	Tax	(\$23.64)	\$0.00	(\$23.64)	
														CI02ADVL	Tax	(\$15.33)	\$0.00	(\$15.33)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$38.97
LOWERY, TWANDA ROCHE	LOWERY, TWANDA ROCHE		333 HALTON CROSSING DR SW		CONCORD, NC 28027	Proration	0044546587	BET7328	PENDING	204775353	Refund Generated due to proration on Bill #0044546587-2019-0000-00	Vehicle Sold	12/02/2020	C ADVL	Tax	(\$41.51)	(\$2.08)	(\$43.59)	
														CI02ADVL	Tax	(\$26.92)	(\$1.34)	(\$28.26)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$71.85
MALELA-SISSY, STEPHANIE HUGHES	MALELA-SISSY, STEPHANIE HUGHES		10655 RIPPLING STREAM DR		CONCORD, NC 28027	Proration	0053793358	DFC1277	PENDING	206652651	Refund Generated due to proration on Bill #0053793358-2019-0000-00	Vehicle Sold	12/31/2020	C ADVL	Tax	(\$102.45)	\$0.00	(\$102.45)	
														CI02ADVL	Tax	(\$66.45)	\$0.00	(\$66.45)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$168.90
MATYSEK, JOSEPH ANTHONY	MATYSEK, JOSEPH ANTHONY		2206 PRAIRIE RD		CONCORD, NC 28027	Proration	0054357327	HJW1659	PENDING	206653209	Refund Generated due to proration on Bill #0054357327-2019-0000-00	Vehicle Sold	12/31/2020	C ADVL	Tax	(\$29.15)	\$0.00	(\$29.15)	
														CI04ADVL	Tax	(\$24.82)	\$0.00	(\$24.82)	
														CI04ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$53.97
MAYFIELD, BREANNA MICHELLE	MAYFIELD, BREANNA MICHELLE	MAYFIELD, BRIAN CHRISTOPHER	240 LUCKY DR NW		CONCORD, NC 28027	Proration	0054309906	RAF5047	PENDING	205849242	Refund Generated due to proration on Bill #0054309906-2019-0000-00	Vehicle Sold	12/18/2020	C ADVL	Tax	(\$66.59)	(\$4.83)	(\$71.42)	
														CI02ADVL	Tax	(\$43.19)	(\$3.13)	(\$46.32)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$17.74
MCCALL, BLAISE KORRELL	MCCALL, BLAISE KORRELL		3630 FROZEN CREEK RD		BREVARD, NC 28712	Proration	0045890124	FLF5295	PENDING	204657816	Refund Generated due to proration on Bill #0045890124-2019-0000-00	Vehicle Totalled	12/01/2020	C ADVL	Tax	(\$59.51)	\$0.00	(\$59.51)	
														CI02ADVL	Tax	(\$38.60)	\$0.00	(\$38.60)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$98.11
MEADE, GERARD MICHAEL	MEADE, GERARD MICHAEL		3819 SHADOWCREST DR SW		CONCORD, NC 28027	Adjustment >= \$100	0050197306	RAB8445	PENDING	206154978	Refund Generated due to adjustment on Bill #0050197306-2020-0000-00	Damage	12/23/2020	C ADVL	Tax	(\$82.88)	\$0.00	(\$82.88)	
														CI02ADVL	Tax	(\$53.76)	\$0.00	(\$53.76)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$136.64
NORTON, WALTER LEE JR	NORTON, WALTER LEE JR		14825 BETHLE AVENUE EXT		MIDLAND, NC 28107	Proration	0037595103	EDE7897	PENDING	137232782	Refund Generated due to proration on Bill #0037595103-2019-0000-00	Vehicle Sold	12/18/2020	C ADVL	Tax	(\$31.63)	\$0.00	(\$31.63)	
														FR05ADVL	Tax	(\$4.27)	\$0.00	(\$4.27)	
																		Refund	\$35.90
PARRIS, DANIEL WAYNE	PARRIS, DANIEL WAYNE		PO BOX 804		MOUNT PLEASANT, NC 28124	Adjustment < \$100	0058135265	FJN4896	PENDING	273655508	Refund Generated due to adjustment on Bill #0058135265-2020-0000-00	Situs error	12/09/2020	C ADVL	Tax	\$0.00	\$0.00	\$0.00	
														CI02ADVL	Tax	(\$21.12)	\$0.00	(\$21.12)	
														CI02ADVL	Vehicle Fee	(\$30.00)	\$0.00	(\$30.00)	
														FR16ADVL	Tax	\$5.19	\$0.00	\$5.19	
																		Refund	\$45.93
PATRA, RANGANA	PATRA, RANGANA	BANERJEE, SANDIP	52 GILL LANE, APT 2B		ISELIN, NJ 08830	Proration	0048625447	PMN2555	PENDING	136636802	Refund Generated due to proration on Bill #0048625447-2018-	Reg. Out of state	12/04/2020	C ADVL	Tax	(\$23.40)	\$0.00	(\$23.40)	
														FR11ADVL	Tax	(\$2.21)	\$0.00	(\$2.21)	
																		Refund	\$25.61
PENLAND, PENLAND,	PENLAND, PENLAND,		106 N RIDGE		KANNAPOLIS,	Proration	0053507579	HJW1103	PENDING	204869685	Refund Generated due	Incomplete	12/03/2020	C ADVL	Tax	(\$55.99)	\$0.00	(\$55.99)	



# North Carolina Vehicle Tax System

## NCVTS Pending Refund report

Report Date 1/6/2021 9:40:56 AM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description	Refund Reason Doc	Create Date	Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
CHARLOTTE HALE	CHARLOTTE HALE		AVE		NC 28083						to proration on Bill #0053507579-2019-2019-0000-00			CI04ADVL	Tax	(\$47.66)	\$0.00	(\$47.66)
														CI04ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																		\$103.65
PENNINGER, DANNY RAY	PENNINGER, DANNY RAY		2355 CLOVER RD NW		CONCORD, NC 28027	Proration	0018031725	45720	PENDING	205156866	Refund Generated due to proration on Bill #0018031725-2019-2019-0000-00	Processed in error	12/08/2020	C ADVL	Tax	(\$3.08)	\$0.00	(\$3.08)
														CI02ADVL	Tax	(\$2.00)	\$0.00	(\$2.00)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																		\$5.08
PICKETT, KAREN WALKER	PICKETT, KAREN WALKER	BOST, WESLEY THOMAS	4826 HUDDERSFIELD DR		HARRISBURG, NC 28075	Proration	0046331225	B0ST	PENDING	137176834	Refund Generated due to proration on Bill #0046331225-2019-2019-0000-00	Vehicle Sold	12/17/2020	C ADVL	Tax	(\$42.72)	\$0.00	(\$42.72)
														CI01ADVL	Tax	(\$20.49)	\$0.00	(\$20.49)
																		\$63.21
PLATTS, JOEL WILLIAM	PLATTS, JOEL WILLIAM		3505 KENDALE AVE NW		CONCORD, NC 28027	Proration	0054913296	HHD3563	PENDING	205765386	Refund Generated due to proration on Bill #0054913296-2020-2020-0000-00	Vehicle Totalled	12/17/2020	C ADVL	Tax	(\$102.67)	\$0.00	(\$102.67)
														CI02ADVL	Tax	(\$66.60)	\$0.00	(\$66.60)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																		\$169.27
POSEY, JAMES THOMAS	POSEY, JAMES THOMAS	POSEY, KAREN MCDONALD	129 COTTONTAIL LN SE		CONCORD, NC 28025	Proration	0035312270	EJA4922	PENDING	206652741	Refund Generated due to proration on Bill #0035312270-2019-2019-0000-00	Incomplete Doc	12/31/2020	C ADVL	Tax	(\$6.86)	\$0.00	(\$6.86)
														CI02ADVL	Tax	(\$4.45)	\$0.00	(\$4.45)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																		\$11.31
QIAN, HUIJUN	QIAN, HUIJUN		2218 MERION POND		WOODSTOCK, MD 21163	Proration	0055418738	HKN9913	PENDING	204869763	Refund Generated due to proration on Bill #0055418738-2020-2020-0000-00	Incomplete Doc	12/03/2020	C ADVL	Tax	(\$140.45)	\$0.00	(\$140.45)
														CI02ADVL	Tax	(\$91.11)	\$0.00	(\$91.11)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																		\$231.56
QIAN, HUIJUN	QIAN, HUIJUN		2218 MERION POND		WOODSTOCK, MD 21163	Proration	0055419017	HKN9914	PENDING	204869757	Refund Generated due to proration on Bill #0055419017-2020-2020-0000-00	Reg. Out of state	12/03/2020	C ADVL	Tax	(\$75.03)	\$0.00	(\$75.03)
														CI02ADVL	Tax	(\$48.67)	\$0.00	(\$48.67)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																		\$123.70
QUINN, WILLIAM FRANKLIN	QUINN, WILLIAM FRANKLIN	QUINN, MARY FRANCES	2045 MORRISON RD		CONCORD, NC 28025	Proration	0051753470	HEY1060	PENDING	136771016	Refund Generated due to proration on Bill #0051753470-2019-2019-0000-00	Vehicle Totalled	12/08/2020	C ADVL	Tax	(\$8.51)	\$0.00	(\$8.51)
														FR14ADVL	Tax	(\$0.80)	\$0.00	(\$0.80)
																		\$9.31
RENTERIA-PALACIOS, BRENDA GUADALUPE	RENTERIA-PALACIOS, BRENDA GUADALUPE		1111 N JUNIPER AVE		KANNAPOLIS, NC 28081	Adjustment < \$100	0058019012	CM39200	PENDING	204954825	Refund Generated due to adjustment on Bill #0058019012-2020-2020-0000-00	Over Assessment	12/04/2020	C ADVL	Tax	(\$42.40)	\$0.00	(\$42.40)
														CI04ADVL	Tax	(\$36.10)	\$0.00	(\$36.10)
														CI04ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																		\$78.50
RIM SHOP MOTORSPORTS INC.	RIM SHOP MOTORSPORTS INC.	RAHMAN, KELLY MARIE	4108 ROBERTA RD		CONCORD, NC 28027	Proration	0052863944	HNB7292	PENDING	205074276	Refund Generated due to proration on Bill #0052863944-2019-2019-0000-00	Vehicle Sold	12/07/2020	C ADVL	Tax	(\$115.65)	\$0.00	(\$115.65)
														CI02ADVL	Tax	(\$75.02)	\$0.00	(\$75.02)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																		\$190.67
ROBERTS, BRANDON SHANE	ROBERTS, BRANDON SHANE		5932 LEGACY LN		KANNAPOLIS, NC 28081	Proration	0052057722	HFY7055	PENDING	136936652	Refund Generated due to proration on Bill #0052057722-2019-2019-0000-00	Processed in error	12/11/2020	C ADVL	Tax	(\$20.97)	\$0.00	(\$20.97)
														FR01ADVL	Tax	(\$2.83)	\$0.00	(\$2.83)
																		\$23.80
ROBERTS, BRANDON SHANE	ROBERTS, BRANDON SHANE		5932 LEGACY LN		KANNAPOLIS, NC 28081	Proration	0053295331	RAN7508	PENDING	136716118	Refund Generated due to proration on Bill #0053295331-2019-2019-0000-00	Vehicle Sold	12/07/2020	C ADVL	Tax	(\$43.10)	\$0.00	(\$43.10)
														FR01ADVL	Tax	(\$5.82)	\$0.00	(\$5.82)
																		\$48.92
ROBERTS, BRANDON SHANE	ROBERTS, BRANDON SHANE		5932 LEGACY LN		KANNAPOLIS, NC 28081	Proration	0053295405	RAN7509	PENDING	136936644	Refund Generated due to proration on Bill #0053295405-2019-2019-0000-00	Processed in error	12/11/2020	C ADVL	Tax	(\$177.81)	\$0.00	(\$177.81)
														FR01ADVL	Tax	(\$24.03)	\$0.00	(\$24.03)
																		\$201.84
ROJAS, KATHLEEN MARIA	ROJAS, KATHLEEN MARIA		PO BOX 556		KANNAPOLIS, NC 28082	Proration	0055162162	STRIPES	PENDING	205241778	Refund Generated due to proration on Bill #0055162162-2020-2020-0000-00	Vehicle Totalled	12/09/2020	C ADVL	Tax	(\$39.03)	\$0.00	(\$39.03)
														CI04ADVL	Tax	(\$33.23)	\$0.00	(\$33.23)
														CI04ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																		\$72.26
RUSSELL, ANDREW STEPHEN	RUSSELL, ANDREW STEPHEN		10844 PARKHALL DR		HARRISBURG, NC 28075	Proration	0054431722	FEA5665	PENDING	137122720	Refund Generated due to proration on Bill #0054431722-2019-2019-0000-00	Vehicle Sold	12/16/2020	C ADVL	Tax	(\$116.73)	\$0.00	(\$116.73)
														CI01ADVL	Tax	(\$56.00)	\$0.00	(\$56.00)
																		\$172.73
SAILERS, ADAM FREEMAN	SAILERS, ADAM FREEMAN		10951 KINGSVIEW DR		DAVIDSON, NC 28036	Proration	0046181540	ACN9267	PENDING	204868950	Refund Generated due to proration on Bill #0046181540-2019-2019-0000-00	Vehicle Sold	12/03/2020	C ADVL	Tax	(\$49.30)	\$0.00	(\$49.30)
														CI04ADVL	Tax	(\$41.97)	\$0.00	(\$41.97)
														CI04ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																		\$91.27
SCHMIDT, FRED GREGORY	SCHMIDT, FRED GREGORY	SCHMIDT, JENNIFER RODRIGUEZ	9488 LEYTON DR		HARRISBURG, NC 28075	Proration	0026528883	RYW9145	PENDING	137122570	Refund Generated due to proration on Bill #0026528883-2019-2019-0000-00	Vehicle Sold	12/16/2020	C ADVL	Tax	(\$108.94)	\$0.00	(\$108.94)
														CI01ADVL	Tax	(\$52.27)	\$0.00	(\$52.27)
																		\$161.21
SCHOSSER, MARK ANTHONY	SCHOSSER, MARK ANTHONY		4635 CAROLANDO DE SW		CONCORD, NC 28027	Proration	0054423849	XSR9313	PENDING	206497470	Refund Generated due to proration on Bill #0054423849-2019-2019-0000-00	Vehicle Sold	12/30/2020	C ADVL	Tax	(\$25.04)	\$0.00	(\$25.04)
														CI02ADVL	Tax	(\$16.24)	\$0.00	(\$16.24)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																		\$41.28
SEAY, RICHARD	SEAY, RICHARD		4150 POPLAR TENT RD		CONCORD, NC 28027	Proration	0053260469	FFM2700	PENDING	204775860	Refund Generated due to proration on Bill	Vehicle Sold	12/02/2020	C ADVL	Tax	(\$249.75)	\$0.00	(\$249.75)
														CI02ADVL	Tax	(\$162.00)	\$0.00	(\$162.00)



# North Carolina Vehicle Tax System

## NCVTS Pending Refund report

Report Date 1/6/2021 9:40:56 AM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description	Refund Reason	Create Date	Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change	
SPENCER	SPENCER										#0053260469-2019-2019-0000-00			CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$411.75
SHOE SHOW, INC	SHOE SHOW, INC		PO BOX 648		CONCORD, NC 28026	Proration	0026482313	CME3808	PENDING	205944621	Refund Generated due to proration on Bill #0026482313-2019-2019-0000-00	Vehicle Sold	12/21/2020	C ADVL	Tax	(\$45.89)	\$0.00	(\$45.89)	
														CI04ADVL	Tax	(\$39.07)	\$0.00	(\$39.07)	
														CI04ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$84.96
SHUE, BOBBY FRANKLIN	SHUE, BOBBY FRANKLIN		1544 DAYBREAK RDG		KANNAPOLIS, NC 28081	Proration	0046332937	FLE4359	PENDING	205765410	Refund Generated due to proration on Bill #0046332937-2019-2019-0000-00	Vehicle Sold	12/17/2020	C ADVL	Tax	(\$843.55)	\$0.00	(\$843.55)	
														CI04ADVL	Tax	(\$718.15)	\$0.00	(\$718.15)	
														CI04ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$1561.70
SMITH, CELESTE MARGARET	SMITH, CELESTE MARGARET		PO BOX 621832		CHARLOTTE, NC 28262	Proration	0047578523	AHWESS	PENDING	204955140	Refund Generated due to proration on Bill #0047578523-2018-2018-0000-00	Vehicle Sold	12/04/2020	C ADVL	Tax	(\$44.26)	(\$3.21)	(\$47.47)	
														CI04ADVL	Tax	(\$38.72)	(\$2.81)	(\$41.53)	
														CI04ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$89.00
STONER, DAVID MICHAEL	STONER, DAVID MICHAEL		1737 MORELAND WOOD TRL NW		CONCORD, NC 28027	Proration	0014320580	ABN5217	PENDING	205945341	Refund Generated due to proration on Bill #0014320580-2019-2019-0000-00	Vehicle Sold	12/22/2020	C ADVL	Tax	(\$7.42)	\$0.00	(\$7.42)	
														CI02ADVL	Tax	(\$4.81)	\$0.00	(\$4.81)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$12.23
STRATHMANN, RICHARD LEE	STRATHMANN, RICHARD LEE	STRATHMANN, CARRIE LYNN	6700 FOX RIDGE CIR		DAVIDSON, NC 28036	Proration	0053458538	CL98128	PENDING	136636326	Refund Generated due to proration on Bill #0053458538-2019-2019-0000-00	Incomplete Doc	12/04/2020	C ADVL	Tax	(\$94.44)	\$0.00	(\$94.44)	
														FR11ADVL	Tax	(\$8.68)	\$0.00	(\$8.68)	
																		Refund	\$103.12
STRICKLAND, BRYAN HUGH	STRICKLAND, BRYAN HUGH	STRICKLAND, LORI WILLIAMS	3860 JIM JOHNSON RD		CONCORD, NC 28027	Proration	0052707934	HBY1565	PENDING	136770796	Refund Generated due to proration on Bill #0052707934-2019-2019-0000-00	Vehicle Sold	12/08/2020	C ADVL	Tax	(\$140.76)	\$0.00	(\$140.76)	
														FR11ADVL	Tax	(\$12.93)	\$0.00	(\$12.93)	
																		Refund	\$153.69
THE RIM SHOP INC	THE RIM SHOP INC		8535 MAGNOLIA SPRINGS DR		HARRISBURG, NC 28075	Proration	0049996058	RIMSHOP2	PENDING	136716180	Refund Generated due to proration on Bill #0049996058-2019-2019-0000-00	Incomplete Doc	12/07/2020	C ADVL	Tax	(\$318.70)	\$0.00	(\$318.70)	
														CI01ADVL	Tax	(\$152.89)	\$0.00	(\$152.89)	
																		Refund	\$471.59
THOMPSON, RONALD LEE	THOMPSON, RONALD LEE		26 ROSEDALE DR SW		CONCORD, NC 28027	Proration	0018012876	YTD5810	PENDING	206652987	Refund Generated due to proration on Bill #0018012876-2019-2019-0000-00	Vehicle Sold	12/31/2020	C ADVL	Tax	(\$7.25)	\$0.00	(\$7.25)	
														CI02ADVL	Tax	(\$4.71)	\$0.00	(\$4.71)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$11.96
THOMPSON, RONALD LEE	THOMPSON, RONALD LEE	THOMPSON, TONDA SHIMPOCK	26 ROSEDALE DR SW		CONCORD, NC 28027	Proration	0026940563	CLC2902	PENDING	206652981	Refund Generated due to proration on Bill #0026940563-2020-2020-0000-00	Vehicle Sold	12/31/2020	C ADVL	Tax	(\$318.87)	\$0.00	(\$318.87)	
														CI02ADVL	Tax	(\$206.84)	\$0.00	(\$206.84)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$525.71
THOMSON, BARBARA GINKA	THOMSON, BARBARA GINKA		10356 BLACK LOCUST LN		CHARLOTTE, NC 28215	Proration	0050514679	FLC7736	PENDING	136438236	Refund Generated due to proration on Bill #0050514679-2019-2019-0000-00	Vehicle Sold	12/01/2020	C ADVL	Tax	(\$60.83)	\$0.00	(\$60.83)	
														CI01ADVL	Tax	(\$29.18)	\$0.00	(\$29.18)	
																		Refund	\$90.01
TOLER, JENELLE	TOLER, JENELLE		10420 SHADY CREEK RD	APT 102	CHARLOTTE, NC 28016	Proration	0046730787	HAA9048	PENDING	205765656	Refund Generated due to proration on Bill #0046730787-2019-2019-0000-00	Vehicle Sold	12/17/2020	C ADVL	Tax	(\$11.08)	\$0.00	(\$11.08)	
														CI04ADVL	Tax	(\$9.43)	\$0.00	(\$9.43)	
														CI04ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$20.51
TOST, STEPHEN HERMAN	TOST, STEPHEN HERMAN	TOST, KRISTINE ANN	4694 DALTON CT NW		CONCORD, NC 28027	Proration	0020067311	SK17C	PENDING	205404678	Refund Generated due to proration on Bill #0020067311-2019-2019-0000-00	Vehicle Sold	12/11/2020	C ADVL	Tax	(\$13.91)	\$0.00	(\$13.91)	
														CI02ADVL	Tax	(\$9.02)	\$0.00	(\$9.02)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$22.93
TOST, STEPHEN HERMAN	TOST, STEPHEN HERMAN	LAMBERTSEN, KATHRYN ANN	4694 DALTON CT NW		CONCORD, NC 28027	Proration	0036531968	EJR9762	PENDING	205404672	Refund Generated due to proration on Bill #0036531968-2019-2019-0000-00	Vehicle Sold	12/11/2020	C ADVL	Tax	(\$35.32)	\$0.00	(\$35.32)	
														CI02ADVL	Tax	(\$22.91)	\$0.00	(\$22.91)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$58.23
TREXLER, JOE ALEXANDER	TREXLER, JOE ALEXANDER		1203 HIDDEN OAKS DR SE		CONCORD, NC 28025	Proration	0053927412	PMP8366	PENDING	205241526	Refund Generated due to proration on Bill #0053927412-2019-2019-0000-00	Vehicle Sold	12/09/2020	C ADVL	Tax	(\$137.31)	\$0.00	(\$137.31)	
														CI02ADVL	Tax	(\$89.06)	\$0.00	(\$89.06)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$226.37
TROUTMAN, JOEL DAVID	TROUTMAN, JOEL DAVID		402 LAKEVIEW DR		HARRISBURG, NC 28075	Proration	0053705969	HHM6102	PENDING	136579406	Refund Generated due to proration on Bill #0053705969-2019-2019-0000-00	Vehicle Sold	12/03/2020	C ADVL	Tax	(\$17.64)	\$0.00	(\$17.64)	
														CI01ADVL	Tax	(\$8.46)	\$0.00	(\$8.46)	
																		Refund	\$26.10
VANDERHORS T, BERQUI ANTONIA	VANDERHORS T, BERQUI ANTONIA		760 CLOISTER CT NW	APT 20	CONCORD, NC 28027	Proration	0053387200	DDR3575	PENDING	204955059	Refund Generated due to proration on Bill #0053387200-2019-2019-0000-00	Vehicle Totalled	12/04/2020	C ADVL	Tax	(\$30.26)	\$0.00	(\$30.26)	
														CI02ADVL	Tax	(\$19.63)	\$0.00	(\$19.63)	
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00	
																		Refund	\$49.89
VENUTI, MAX MATTHEW	VENUTI, MAX MATTHEW		PO BOX 60		READING CENTER, NY 14876	Proration	0049263414	PMM6207	PENDING	136438404	Refund Generated due to proration on Bill #0049263414-2019-2019-0000-00	Reg . Out of state	12/01/2020	C ADVL	Tax	(\$25.90)	\$0.00	(\$25.90)	
														CI01ADVL	Tax	(\$12.42)	\$0.00	(\$12.42)	
																		Refund	\$38.32
WENK, PHILIP WALTER	WENK, PHILIP WALTER		2642 THISTLE BROOK DR		CONCORD, NC 28027	Proration	0024045973	DBA4015	PENDING	205325136	Refund Generated due to proration on Bill #0024045973-2019-2019-0000-00	Vehicle Totalled	12/10/2020	C ADVL	Tax	(\$1.75)	\$0.00	(\$1.75)	
														CI04ADVL	Tax	(\$1.49)	\$0.00	(\$1.49)	



## North Carolina Vehicle Tax System

### NCVTS Pending Refund report

Report Date 1/6/2021 9:40:56 AM

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description	Refund Reason	Create Date	Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
WESTOVER, SHADD EVERETTE	WESTOVER, SHADD EVERETTE		1929 STONEWYCK AVE		KANNAPOLIS, NC 28081	Proration	0053247125	HHD7295	PENDING	205849074	Refund Generated due to proration on Bill #0024045973-2019-2019-0000-00	Vehicle Totalled	12/18/2020	CI04ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																	Refund	\$3.24
														C ADVL	Tax	(\$92.72)	\$0.00	(\$92.72)
														CI04ADVL	Tax	(\$78.93)	\$0.00	(\$78.93)
CI04ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00														
			Refund	\$171.65														
WETMORE, DONALD LEROY	WETMORE, DONALD LEROY		48 LAWNDAL E AVE SE		CONCORD, NC 28025	Proration	0008736682	2D5124	PENDING	204775749	Refund Generated due to proration on Bill #0008736682-2019-2019-0000-00	Vehicle Sold	12/02/2020	C ADVL	Tax	(\$22.64)	\$0.00	(\$22.64)
														CI02ADVL	Tax	(\$14.68)	\$0.00	(\$14.68)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																	Refund	\$37.32
C ADVL	Tax	(\$115.05)	\$0.00	(\$115.05)														
CI06ADVL	Tax	(\$34.21)	\$0.00	(\$34.21)														
			Refund	\$149.26														
WILKINS, GARY ROBERT JR	WILKINS, GARY ROBERT JR	WHITE, CHERYL MARTIN	15135 CABARRUS RD		CHARLOTTE, NC 28227	Proration	0053971826	CLJ7645	PENDING	137556306	Refund Generated due to proration on Bill #0053971826-2019-	Vehicle Sold	12/29/2020	C ADVL	Tax	(\$29.45)	\$0.00	(\$29.45)
														CI02ADVL	Tax	(\$19.11)	\$0.00	(\$19.11)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																	Refund	\$48.56
YATES, EDDIE EUGENE	YATES, EDDIE EUGENE		308 SUNNYSIDE DR SE		CONCORD, NC 28025	Proration	0049144245	BMF2275	PENDING	204657501	Refund Generated due to proration on Bill #0049144245-2019-2019-0000-00	Vehicle Sold	12/01/2020	C ADVL	Tax	(\$90.42)	\$0.00	(\$90.42)
														CI02ADVL	Tax	(\$58.65)	\$0.00	(\$58.65)
														CI02ADVL	Vehicle Fee	\$0.00	\$0.00	\$0.00
																	Refund	\$149.07
			Refund Total	\$11677.80														

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

New Business

**SUBJECT:**

Finance - Presentation of the Fiscal Year 2020 Comprehensive Annual Financial Report

**BRIEF SUMMARY:**

The Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2020 will be presented to the Board of Commissioners.

**REQUESTED ACTION:**

Motion to accept the Fiscal Year 2020 Comprehensive Annual Financial Report as presented.

**EXPECTED LENGTH OF PRESENTATION:**

15 Minutes

**SUBMITTED BY:**

Wendi Heglar, Finance Director

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda as a New Business item.

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**ATTACHMENTS:**

- Presentation

# CABARRUS COUNTY

NORTH CAROLINA

## Comprehensive Annual Financial Report Fiscal Year Ended June 30, 2020



CABARRUS COUNTY  
*America Thrives Here*

# MARTIN ♦ STARNES & ASSOCIATES, CPAs, P.A.

*"A Professional Association of Certified Public Accountants and Management Consultants"*

## **Independent Auditor's Report**

To the Board of Commissioners  
Cabarrus County  
Concord, North Carolina

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of Cabarrus County, North Carolina, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise Cabarrus County's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Public Health Authority of Cabarrus County (Cabarrus Health Alliance). Those financial statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Cabarrus Health Alliance, is based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.



We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## **Opinions**

In our opinion, based upon our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of Cabarrus County, North Carolina, as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof, and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis, the Law Enforcement Officers' Special Separation Allowance Schedules of the Changes in Total Pension Liability and Total Pension Liability as a Percentage of Covered Payroll, the Other Post-Employment Benefits' Schedule of Changes in the Total OPEB Liability and Related Ratios, the Register of Deeds' Supplemental Pension Fund schedules of the County's Proportionate Share of the Net Pension Asset and County Contributions, and the Local Government Employee's Retirement System's Schedules of the Proportionate Share of the Net Pension Liability (Asset) and Contributions be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We and the other auditors have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Supplementary and Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Cabarrus County's basic financial statements. The introductory section, combining and individual fund financial statements, budget and actual schedules, other schedules, and statistical section as well as the accompanying Schedule of Expenditures of Federal and State Awards as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and the State Single Audit Implementation Act, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund financial statements, budget and actual schedules, other schedules, and the Schedule of Expenditures of Federal and State Awards are the responsibility of management and were derived from, and relate directly to, the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements, and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the

basic financial statements, or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us and the other auditors. In our opinion, based on our audit, the procedures performed as described above, and the report of the other auditors, the combining and individual fund financial statements, budget and actual schedules, other schedules, and the Schedule of Expenditures of Federal and State Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory section and the statistical section have not been subjected to the auditing procedures applied in the audit of basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 16, 2020 on our consideration of Cabarrus County's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Cabarrus County's internal control over financial reporting or on compliance. That report is an integral part of an audit prepared in accordance with *Government Auditing Standards* in considering the Cabarrus County's internal control over financial reporting and compliance.

*Martin Starnes & Associates, CPAs, P.A.*

Martin Starnes & Associates, CPAs, P.A.  
Hickory, North Carolina  
December 16, 2020

# MARTIN ♦ STARNES & ASSOCIATES, CPAs, P.A.

*"A Professional Association of Certified Public Accountants and Management Consultants"*

## **Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards***

### **Independent Auditor's Report**

To the Board of Commissioners  
Cabarrus County  
Concord, North Carolina

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of Cabarrus County, North Carolina, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the County's basic financial statements, and have issued our report thereon dated December 16, 2020. Our report includes a reference to other auditors who audited the financial statements of the Public Health Authority of Cabarrus County (Cabarrus Health Alliance), as described in our report on Cabarrus County's financial statements.

### **Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Cabarrus County's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Cabarrus County's internal control. Accordingly, we do not express an opinion on the effectiveness of Cabarrus County's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Cabarrus County's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, non-compliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the County's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the County's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Martin Starnes & Associates, CPAs, P.A.*

Martin Starnes & Associates, CPAs, P.A.  
Hickory, North Carolina  
December 16, 2020

# MARTIN ♦ STARNES & ASSOCIATES, CPAs, P.A.

*"A Professional Association of Certified Public Accountants and Management Consultants"*

## **Report on Compliance for Each Major State Program and Report on Internal Control Over Compliance Required by the Uniform Guidance and the State Single Audit Implementation Act**

### **Independent Auditor's Report**

To the Board of Commissioners  
Cabarrus County  
Concord, North Carolina

#### **Report on Compliance for Each Major State Program**

We have audited Cabarrus County, North Carolina's, compliance with the types of compliance requirements described in the *Audit Manual for Governmental Auditors in North Carolina*, issued by the Local Government Commission that could have a direct and material effect on each of Cabarrus County's major state programs for the year ended June 30, 2020. Cabarrus County's major state programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings, Responses, and Questioned Costs.

#### **Management's Responsibility**

Management is responsible for compliance with state statutes, regulations, and the terms and conditions of its state awards applicable to its state programs.

#### **Auditor's Responsibility**

Our responsibility is to express an opinion on compliance for each of Cabarrus County's major state programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and applicable sections of Title 2 *U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), as described in the *Audit Manual for Governmental Auditors in North Carolina*, and the State Single Audit Implementation Act. Those standards, the Uniform Guidance, and the State Single Audit Implementation Act require that we plan and perform the audit to obtain reasonable assurance about whether non-compliance with the types of compliance requirements referred to above that could have a direct and material effect on a major state program occurred. An audit includes examining, on a test basis, evidence about Cabarrus County's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major state programs. However, our audit does not provide a legal determination of Cabarrus County's compliance.

### ***Opinion on Each Major State Program***

In our opinion, Cabarrus County complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major state programs for the year ended June 30, 2020.

### **Report on Internal Control Over Compliance**

Management of Cabarrus County is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Cabarrus County's internal control over compliance with the types of requirements that could have a direct and material effect on each major state program in order to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on compliance for each major state program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Cabarrus County's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, non-compliance with a type of compliance requirement of a state program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is reasonable possibility that material non-compliance with a type of compliance requirement of a state program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a state program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Martin Starnes & Associates, CPAs, P.A.*

Martin Starnes & Associates, CPAs, P.A.  
Hickory, North Carolina  
December 16, 2020

# MARTIN ♦ STARNES & ASSOCIATES, CPAs, P.A.

"A Professional Association of Certified Public Accountants and Management Consultants"

## **Report on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance and the State Single Audit Implementation Act**

### **Independent Auditor's Report**

To the Board of Commissioners  
Cabarrus County  
Concord, North Carolina

#### **Report on Compliance for Each Major Federal Program**

We have audited Cabarrus County, North Carolina's, compliance with the types of compliance requirements described in the OMB *Compliance Supplement* and the *Audit Manual for Governmental Auditors in North Carolina*, issued by the Local Government Commission that could have a direct and material effect on each of Cabarrus County's major federal programs for the year ended June 30, 2020. Cabarrus County's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings, Responses, and Questioned Costs.

#### ***Management's Responsibility***

Management is responsible for compliance with the federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

#### ***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of Cabarrus County's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and the State Single Audit Implementation Act. Those standards, the Uniform Guidance, and the State Single Audit Implementation Act require that we plan and perform the audit to obtain reasonable assurance about whether non-compliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Cabarrus County's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of Cabarrus County's compliance.

### ***Opinion on Each Major Federal Program***

In our opinion, Cabarrus County complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2020.

### **Report on Internal Control Over Compliance**

Management of Cabarrus County is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Cabarrus County's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Cabarrus County's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, non-compliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material non-compliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Martin Starnes & Associates, CPAs, P.A.*

Martin Starnes & Associates, CPAs, P.A.  
Hickory, North Carolina  
December 16, 2020



CABARRUS COUNTY, NORTH CAROLINA  
BALANCE SHEET  
JUNE 30, 2020

**ASSETS**

Cash, cash equivalents and investments	\$ 79,365,039
Restricted cash	7,442,697
Receivables (net of allowance for uncollectible)	
Accounts receivable	4,577,900
Customers	918,694
Property taxes	2,296,590
Interest	290,620
Due from other governments	12,156,198
Prepaid items	73,658
Inventories	280,927
Total assets	<u>\$ 107,402,323</u>

**LIABILITIES AND FUND BALANCE**

Liabilities:

Accounts payable and accrued liabilities	\$ 6,011,367
Advance from grantor	-
Contract retainages	-
Total liabilities	<u>6,011,367</u>

**DEFERRED INFLOWS OF RESOURCES**

3,766,676

Fund Balances:

Nonspendable:	
Inventories	280,927
Prepaid items	73,658
Restricted:	
Stabilization by State Statute	18,060,428
Register of Deeds Automation & Enhancement	-
Jail Housing Unit/Sheriff Admin debt payments	623
Emergency Telephone 911	-
Sheriff & State Safety Programs	142,297
Community Development programs	-
Soil & Water programs	-
State White Goods program	335,724
State recycling programs	21,417
Social Services grants	114,508
School debt & construction	7,442,074
Cabarrus Arena & Events Center	-
Library grants	-
Committed:	
General Government	675,582
Public Safety	1,580,739
Economic & Physical Development	3,688,651
Human Services	-
Education	-
Culture & Recreation	-
Assigned:	
General Government	6,174,000
Public Safety	304,935
Economic & Physical Development	2,854
Environmental Protection	1,549
Human Services	147,000
Culture & Recreation	22,659
Unassigned	58,554,655
Total fund balances	<u>97,624,280</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 107,402,323</u>

CABARRUS COUNTY, NORTH CAROLINA  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	<u>General</u>
<b>REVENUES</b>	
Ad valorem taxes	\$ 178,908,429
Other taxes and licenses	53,794,595
Intergovernmental revenues	24,497,656
Permits and fees	8,625,692
Sales and services	13,617,193
Investment earnings	2,085,802
Donations	-
Miscellaneous	<u>696,329</u>
 Total revenues	 <u>282,225,696</u>
 <b>EXPENDITURES</b>	
Current:	
General government	26,127,482
Public safety	46,261,638
Economic & physical development	4,486,859
Environmental protection	549,470
Human services	39,275,035
Education	84,234,181
Culture and recreation	5,726,295
Capital outlay:	
Land and land improvements	7,277
Building and building improvements	93,240
Equipment and furniture	331,510
Vehicles and motorized equipment	2,699,741
Construction in progress	
Debt service:	
Principal retirement	36,746,470
Interest and fees	<u>13,902,706</u>
 Total expenditures	 <u>260,441,904</u>
 Excess (deficiency) of revenues over (under) expenditures	  <u>21,783,792</u>
 <b>OTHER FINANCING SOURCES (USES)</b>	
Debt Proceeds	-
Transfers in	2,512,879
Transfers out	<u>(14,558,032)</u>
 Total other financing sources (uses)	 <u>(12,045,153)</u>
 Net change in fund balances	 9,738,639
 Fund balance, July 1	 <u>87,885,641</u>
 Fund balance, June 30	 <u>\$ 97,624,280</u>

## Fiscal Year 2020 Fund Balance Recap

FY20 Total Revenues over Expenditures were \$9,738,639. Revenues were \$7,390,097 over amended budget amounts and Expenditures were \$10,713,120 under amended budget amounts.

For FY 20:

-The biggest areas where Revenues were over budgeted amounts were in the areas of Property Tax (\$1,991,130), Intergovernmental Revenues (\$2,256,764) and Permits and Fees (\$1,363,265).

-Property tax collection rate decreased slightly from prior year of 99.3% to 98.7%. There were increases in total Ad Valorem values due to new construction and real estate improvements. Valuation at 6-30-19 was \$23,108,571,747 and at 6-30-20 was \$24,184,407,104.

-Local Option Sales tax increased 2.4% (\$51,750,608 to \$52,970,080). Of course, everything is affected by COVID-19. The County was fortunate to see an increase in sales tax when other counties and municipalities saw a decrease in sales tax during the year. The FY20 increase is also attributed to increased collection of online purchases.

-Expenditures were under budget by \$10,713,120. Some of the underspending or \$1,511,064 related to expenditures that were re-appropriated into FY2021 for uncompleted projects. County departments were conservative in their spending resulting in an additional \$9,202,056 of savings. The largest areas of savings were in 1) County salary and fringe expenses of \$2,446,601 under budget, due to unfilled positions and turnover, 2) Human Services, \$2,229,295 under budget, due to reduced expenses in Administration, Transportation, Economic Family Support, Economic Services and Child Welfare, 3) Unearned economic incentives \$1,669,293, and 4) unused contingencies \$675,582.

The Fund Balance calculation of excess of 15% policy was approved by the Board in December.

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

**January 19, 2021  
6:30 PM**

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### **AGENDA CATEGORY:**

New Business

### **SUBJECT:**

Planning and Development Department - TEXT2020-00001- Proposed Amendments to the Cabarrus County Zoning Ordinance - Public Hearing 6:30 p.m.

### **BRIEF SUMMARY:**

Legislation was passed by the North Carolina General Assembly in 2020 that combined city and county planning and zoning regulations into a new Chapter of the North Carolina General Statutes called 160D. The intent of the legislation was to update and streamline the laws related to development, to include plain language and to provide one central location for statutory requirements. Due to the statutory changes and the dissolution of 153A, which previously outlined county planning and zoning regulations, amendments to the Cabarrus County Development Ordinance are needed. The original deadline for local governments to implement the statutory changes in 160D was January 1, 2021. The original legislation, however, was amended in July of 2020. This legislation extended the implementation date to July 1, 2021 due to the pandemic, but also made 160D effective immediately. Cabarrus County needs to proceed with amending the Ordinance.

There are several chapters impacted by the legislation. Additionally, there are few general updates proposed and some typos that need to be corrected. A brief description of the proposed changes is provided for each chapter being amended in the attached memo. The proposed changes to the CCDO are also included for reference.

### **REQUESTED ACTION:**

Hold public hearing.

Motion to consider approving text amendment TEXT2020-00001, amending Chapter 1, 2, 3, 5, 6, 7, 8, 9, 12, 13, 14, 15 and Appendix A of the Cabarrus County Development Ordinance.

**EXPECTED LENGTH OF PRESENTATION:**

10 Minutes

**SUBMITTED BY:**

Susie A. Morris, AICP, CFM, CZO  
Planning and Zoning Manager

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda as a New Business item.

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**ATTACHMENTS:**

- ▢ TEXT2020-00001 Information
- ▢ Public Hearing Notice - Newspaper
- ▢ Public Hearing Notice - Website

# Memo

To: Cabarrus County Board of Commissioners

From: Susie Morris, AICP, CFM, CZO, Planning and Zoning Manager

cc: File

Date: 11/23/2020

Re: Proposed Text Amendments and 160D Legislation

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Legislation was passed by the North Carolina General Assembly in 2020 that combined city and county planning and zoning regulations into a new Chapter of the North Carolina General Statutes called 160D. The intent of the legislation was to update and streamline the laws related to development, to include plain language and to provide one central location for statutory requirements. Due to the statutory changes and the dissolution of 153A, which previously outlined county planning and zoning regulations, amendments to the Cabarrus County Development Ordinance are needed.

The original deadline for local governments to implement the statutory changes in 160D was January 1, 2021. The original legislation, however, was amended in July of 2020. This legislation extended the implementation date to July 1, 2021 due to the pandemic, but also made 160D effective immediately. Cabarrus County needs to proceed with amending the Ordinance.

There are several chapters impacted by the legislation. Additionally, there are few general updates proposed and some typos that need to be corrected. A brief description of the proposed changes is provided for each chapter being amended.

## Chapter 1

Proposed changes related to 160D only to change statutory references and to remove outdated language.

## Chapter 2

Changes to definitions are proposed, and required, for consistency with 160D. Definitions for existing permitted uses that were previously not defined, as well as a few new uses where legal interpretations had to be made, are proposed to be added. The proposed uses are further discussed in the summary for Chapter 3.

### Chapter 3

The listed and tabular forms of permitted uses in Chapter 3 have been updated to reflect “Special Use” where “Conditional Use” was previously used. The term Conditional Use is no longer applicable based on changes to 160D. Uses that require Board of Adjustment review must be called Special Uses and the resulting permits called Special Use Permits. A handful of uses where interpretations had to be made over the last year have been added to the permitted use list and permitted use table to codify zoning districts where these uses are allowed and the standards for development. These uses include wellness retreat, furniture repair/reupholstering, crematorium, ATV/other motor vehicle dealer, fabrication and storage lot, logistic and freight related. Additionally, Trucking Company/Heavy Equipment Company/Dispatch Facility with Storage and Truck Stop/Truck Terminal are proposed to be added to the LI zoning district as permitted by right uses. As required by 160D, Health Care Structures are being added as a temporary use. Development standards for this new temporary use are located in Chapter 7.

### Chapter 5

Chapter 5 includes clarifications for the required side setback and removes the structural coverage requirement for individual lots. Impervious area will be used as the control for permitting, which is consistent with NCDEQ standards for stormwater and sedimentation and erosion control permitting. Setbacks for the GI district are proposed to be reduced to allow additional use of property. An increase in allowable impervious area is also proposed for the GI and LI districts. Language from Chapter 15 has been incorporated into Chapter 5 for individual lot design standards so that information related to lot development and subdivision design is located in one chapter instead of in multiple chapters.

### Chapter 6

Chapter 6 deals with exceptions and modifications based on specific existing land conditions, including administrative adjustment allowances for permitting. Language is proposed to clarify fence installation in relation to adjacent property and to the regulated floodplain, to codify legal interpretations related to county line and Extra Territorial Jurisdiction (ETJ) boundary administration, to clarify the number of panels permitted as a residential accessory use and to include 160D language related to how the more stringent standard applies if there are multiple applicable standards.

### Chapter 7

Chapter 7 includes clarifications and codifies legal interpretations that have been made related to specific uses, including accessory dwelling unit structures and home occupations. Fine Arts or Crafts Lessons, Embroidery/Hydro-graphics/Screen Printing, On-line Sales of Hand Crafted Items, and Home Based Food Business (low risk packaged foods as defined by NC law only) are proposed to be added to the list of permitted Home Occupations. Accessory Dwelling Unit

(ADU) and Rural Home Occupation (RHO) standards are being updated to include language for collocation of uses in accessory buildings. RHOs are also being updated to provide flexibility for allowable square footage as property size increases. Proposed language updates standards for Multi-Family and Townhomes for consistency with the standards outlined in Chapter 5 for the High Density Residential (HDR) zoning district. In accordance with 160D, Health Care Structures are being added as a permitted use in the temporary use section.

## Chapter 8

Chapter 8 is related to Conditional Uses. Pursuant to 160D, all uses listed as Conditional Uses and referencing the issuance of Conditional Use Permits must be changed to Special Uses and Special Use Permits. Pursuant to the requirements of 160D, Wireless Telecommunications standards and definitions have been updated for consistency. Solar farm supplemental standards have been clarified. Performance standards for a proposed new Special Use, Wellness Retreat/Spa, have been added.

## Chapter 9

Proposed minor edits to change the ratio of required shrubs in the street yard from 5/15 linear feet to 5/30 linear feet and the ratio of perimeter parking lot shrubs from 3/10 to 3/20 linear feet.

## Chapter 12

Language in Chapter 12 has been updated in accordance with 160D as it relates to administration of the ordinance and to statutory procedural requirements. Standards for Traffic Impact Analysis (TIA) studies have been updated for consistency with NCDOT and surrounding jurisdiction administration. Traffic and transportation related revisions in this chapter have been reviewed by the County Engineer, NCDOT Western Regional Engineer, NCDOT Division 10 Traffic Engineer and the Division 10, District 1 Division and Assistant Division Engineers. The table at the end of the chapter outlining the fees for violation of the ordinance has been updated to include the currently adopted fee schedule.

## Chapter 13

Language in Chapter 13 has been updated in accordance with 160D as it relates to administration of the ordinance and to statutory procedural requirements. Conditional Use Rezoning has been removed and replaced with Conditional Zoning. As allowed by 160D, the list of minor administrative adjustments has been updated to provide additional administrative flexibility related to Board of Adjustment or Planning and Zoning Commission approved site plans.

## Chapter 14

Chapter 14 has been updated in accordance with the requirements of 160D. Additionally, language is proposed to codify legal interpretations related to multiple structures on properties that were built prior to the adoption of the ordinance and for subdividing properties where existing structures do not meet the setbacks. Diagrams to help illustrate these types of situations are included with the update.



## Chapter 15

Chapter 15 has been updated in accordance with the requirements of 160D. Chapter 15 has also been updated to remove duplicative information located in Chapter 5, to update NCDOT standards and to include additional language outlining the subdivision review process. Existing language was rearranged to streamline use of this Chapter and to make it easier to read. Due to the amount of changes to the overall framework of the Chapter, the entire Chapter will be replaced with the Chapter provided.

## Appendix A

Appendix A works in conjunction with Chapter 12 and provides detailed information on the requirements for Transportation Impact Analysis (TIA) studies. Road typical diagrams and pavement structure tables are located in this Chapter and are being updated for consistency with NCDOT requirements. The revisions in this chapter have been reviewed by the County Engineer, NCDOT Western Regional Engineer, NCDOT Division 10 Traffic Engineer and NCDOT Division 10, District 1 Division and Assistant Division Engineers

Proposed changes and updates are noted in red text. Text to be deleted is shown as strikethrough text.

The proposed text changes have been reviewed by the Text Amendment Committee, the County Attorney, the County Engineer, Cabarrus Health Alliance staff and NCDOT staff as needed.

On November 10, 2020, the Planning and Zoning Commission voted unanimously (9-0) to forward the proposed amendments to the Board of Commissioners for final consideration.

The Board of Commissioners will need to hold a public hearing to receive input on the proposed amendments and consider adopting the proposed changes.

## General Provisions

### Section 1-1 Title and Intent

This Ordinance shall be known and may be cited as the Cabarrus County Development Ordinance. It is the intent of this Ordinance to provide a system of intelligent land usage through the creation of zoning districts and accompanying standards, the creation of an administrative mechanism, and such other allied rules and regulations that enable Cabarrus County government to fulfill its obligation to provide for and to promote the public safety, health, and general welfare of its residents. To that end, these regulations may address, among other things, the following public purposes: to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

These regulations have been made with reasonable consideration as to, among other things, the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of land and buildings and encouraging the most appropriate use of land throughout the county. In addition, the regulations have been made with reasonable consideration to expansion and development of any cities within the county, so as to provide for their orderly growth and development.

### Section 1-2 Authority

This Ordinance is adopted pursuant to the authority contained in North Carolina General Statutes Chapter ~~153A, Article 18 (Planning and Regulation of Development)~~. **160D Local Planning and Development Regulation.**

Whenever any provision of this Ordinance refers to or cites a section of the North Carolina General Statutes and that section is later amended or superseded, the Ordinance shall be deemed amended to refer to the amended section or the section that most nearly corresponds to the superseded section.

### Section 1-3 Jurisdiction

This Ordinance shall be effective:

- everywhere throughout the County outside corporate municipalities except for any areas that lie within the extraterritorial planning areas now or hereafter established for any such municipality; and

## **Cabarrus County Development Ordinance**

### **Chapter 1-General Provisions**

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- everywhere within the corporate limits or extraterritorial planning areas of any municipality that has adopted a resolution authorizing the Ordinance to be applicable within such areas.

#### **Section 1-4 Bona fide farms exempt**

The provisions of this Ordinance shall not affect bona fide farms, owner-operated or leased, but any farm property used for non-farm purposes shall be subject to the provisions of this Ordinance. For purposes of this Ordinance, see Chapter 2, Rules of Construction and Definitions, for the definition of a Bona Fide Farm and Agriculture.

#### **Section 1-5 Re-enactment and repeal of existing Development Ordinance R**

This Ordinance carries forward by enactment some of the provisions of the prior Cabarrus County Zoning Ordinance, originally adopted February 2, 1982, and as subsequently amended (The "1982 Ordinance as Amended" or the "Prior Ordinance"). It is not the intention to fully repeal The 1982 Ordinance as Amended, but rather to re-enact and continue in force several provisions of such Ordinance so that all rights and liabilities that have accrued thereunder are preserved and may be enforced under this Ordinance. ~~Other provisions of that Ordinance that are not re-enacted or vested according to the following provisions are hereby repealed.~~

#### **~~Section 1-6 Vesting~~**

~~Recognizing that it is necessary and desirable as a matter of public policy to:~~

- ~~1. provide for the establishment of certain vested rights in order to ensure reasonable certainty, stability, and fairness in the land use planning process, and~~
- ~~2. secure the reasonable expectations of landowners, and foster cooperation between the public and private sectors in the area of land use planning, a vesting process is described through which the zoning districts and schedule of uses of the 1982 Ordinance as Amended, may be claimed to secure either a zoning permit, a building permit or to seek an established vested right as described in Sections 1-7, 1-8, and 1-9. Except as specifically granted by this Ordinance, the vesting provisions of the Prior Ordinance are repealed.~~

#### **~~Section 1-7 Vesting process during transition period~~**

~~For a period of ninety (90) days beginning on the date of enactment of this Ordinance, a landowner may claim use of the former zoning district and that district's accompanying schedule of uses to secure a zoning permit for a particular use. Alternatively, a landowner who desires a vesting of a former zoning district's use but does not wish to secure the necessary zoning permit or is unable to do so within the ninety day time period, shall submit a "site specific plan" (drawn in accordance with Section 5.4 and 5.5 of the Prior Ordinance) or a "phased development plan" (drawn in accordance with the~~

~~Cabarrus County Subdivision Regulations) within one hundred eighty (180) days of the enactment of this Ordinance.~~

### ~~Section 1-8 Establishment of vested right~~

~~A vested right shall be deemed established with respect to any property upon the valid approval, or conditional approval, of a site specific development plan or a phased development plan, following notice and public hearing by the Cabarrus County Planning and Zoning Commission (the "Commission"), acting as the Board of Adjustment. Such vested right shall confer upon the landowner the right to undertake and complete the development and use of such property for a period of two years. The Commission may approve a site specific development plan or a phased development plan upon such terms and conditions as may reasonably be necessary to protect the public health, safety and welfare. Such conditional approval shall result in a vested right. Failure to abide by any such terms and conditions will result in a forfeiture of any or all vested rights. The Commission cannot require a landowner to waive his vested rights as a condition of developmental approval. A site specific development plan or a phased development plan shall be deemed approved upon the effective date of the County's action or an ordinance relating thereto.~~

~~If a conditional use as identified in the Prior Ordinance is being sought, the use shall be heard by the Commission, acting as the Board of Adjustment in accordance with the pertinent provisions of Sections 8 and 9 of the Prior Ordinance. Approval of the use and any related conditions imposed as part of that approval process shall be sufficient for purposes of vesting the development rights for that property.~~

### ~~Section 1-9 Duration and termination of vested right.~~

~~A right which has been vested through public hearing, as provided for in this section, shall remain vested for a period of two years. Following approval or conditional approval of a site specific development plan or a phased development plan, nothing in this section shall exempt such a plan from subsequent reviews and approvals by the County to ensure compliance with the terms and conditions of the original approval, provided that such reviews and approvals are not inconsistent with the original approval. Nothing in this section shall prohibit the Zoning Administrator from revoking the original approval for failure to comply with applicable terms and conditions of the approval or the applicable Ordinance.~~

~~Upon issuance of a building permit, the provisions of North Carolina General Statutes §153A-358 and §153A-362 shall apply, except that a permit shall not expire or be revoked because of the running of time while a vested right under this section is outstanding.~~

## **Cabarrus County Development Ordinance**

### **Chapter 1-General Provisions**

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~~A right which has been vested as provided in this section shall terminate at the end of the applicable vesting period with respect to buildings and uses for which no valid building permit applications have been filed.~~

~~This provision shall be valid for 180 days beginning on the date of enactment running consecutively and terminating on the 181st day. The zoning permit or approved site specific plan and/or phased development plan shall be issued during this period in order to be considered valid.~~

#### **Section 1-10 Enforcement**

All suits at law or in equity and/or all prosecutions resulting from a violation of the Prior Ordinance which are now pending in any courts of this state or of the United States, shall not be abated or abandoned by reason of the adoption of this Ordinance but shall be prosecuted to their finality the same as if this Ordinance had not been adopted. Further, any prosecution of any and all violators of the Prior Ordinance which has not yet been instituted may be hereafter filed and prosecuted.

#### **Section 1-11 Relationship to land development plan**

It is the intention of the Cabarrus County Board of Commissioners (the "Board") that this Ordinance implement the planning policies adopted by the Board for the County as reflected in the Land Development Guide, Area Plans, and other planning documents.

#### **Section 1-12 No use or sale of land or buildings except in conformity with Ordinance provisions**

- a. Notwithstanding Chapter 14 of this Ordinance, Nonconformities, no person may use, occupy or sell any land or buildings or authorize or permit the use, occupancy or sale of land or buildings under that person's control except in accordance with all of the applicable provisions of this and/or other County ordinances.
- b. For purposes of this section, the "use" or "occupancy" of a building or land relates to anything and everything that is done to, on or in that building or land.

#### **Section 1-13 Severability**

It is hereby declared to be the intention of the Board that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase is declared unconstitutional or otherwise invalid by any court of competent jurisdiction in a valid judgment or decree, such

unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance since the same would have been enacted without the incorporation into this Ordinance of such unconstitutional or invalid section, paragraph, sentence, clause or phrase.

#### **Section 1-14 Computation of time**

If the Ordinance requires a certain action (e.g., mailing or publishing a notice) on or before a specified number of days prior to the occurrence of an event (e.g., a public hearing), then, when computing such time period, the day of the event shall not be included but the day of the action shall be included. For example, if notice of a public hearing is required to be published at least ten days before the hearing, then notice published on the first day of the month would be satisfactory for a hearing on the eleventh day of the month.

#### **Section 1-15 Repeal of conflicting ordinances**

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect. The adoption of this Ordinance, however, shall not affect or prevent any pending or future prosecution of an action to abate an existing violation of such prior ordinance provision.

#### **Section 1-16 Relationship to other ordinances**

It is not intended that this Ordinance shall in any way repeal, annul, or interfere with the existing provisions of any other law or ordinance except any ordinance which this Ordinance replaces. It is not intended that this Ordinance shall interfere with any easements, covenants, or other agreements between parties except such which are subsequent to this Ordinance and which are in conflict with the Ordinance. If the provisions of this Ordinance impose greater restrictions or higher standards for the use of a building or land, for yards, or for the size of structures than is called for by other ordinances, permits, easements, or agreements, then the provisions of this Ordinance shall control.

## SECTION 2-1 GENERAL RULES OF CONSTRUCTION

The following rules of construction shall govern the application and interpretation of this Ordinance:

1. When the text of this Ordinance conflicts with any caption, figure, illustration, table or map, the text shall control.
2. In the event of any conflict in limitations, requirements, or standards applying to an individual use or structure, the more restrictive provision shall apply.
3. The words shall, must, and will are mandatory in nature, implying an obligation or duty to comply with the particular provision.
4. The word "may" is permissive in nature.
5. Words used in the present tense include the future tense.
6. Words used in the singular number include the plural number and the plural number includes the singular number, unless the context of the particular usage clearly indicates otherwise.
7. Words used in the masculine gender include the feminine gender.

## SECTION 2-2 BASIC TERMS AND DEFINITIONS

**ABANDONED VEHICLE** - Any motor vehicle that is left or abandoned

1. On public grounds or county-owned property in violation of a law or ordinance prohibiting parking;
2. For longer than 24 hours on property owned or operated by the county;
3. For longer than two hours on private property without the consent of the owner, occupant, or lessee of the property; and/or,
4. Left for longer than seven days on public grounds

**ABUT** - Having property, district lines, rights-of-way or easements in common; lots abut if they have property lines in common.

**ACCESS** - A way of approaching or entering a property from a street.

**ACCESSORY BUILDING, ACCESSORY STRUCTURE** - A building or structure located on the same ~~lot~~ **parcel** as a properly permitted principal building or structure.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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ACCESSORY DWELLING UNIT- A secondary residence located on the same ~~lot~~ parcel as a properly permitted principal residence.

ACCESSORY USE - A subordinate use of a building or use of land which is:

1. Conducted on the same ~~lot~~ parcel as the principal use to which it is related, and
2. Clearly incidental to and customarily found in connection with the principal use of the building, structure or land.

ADDITION - An extension or increase in floor area or height of a building or structure.

~~ADULT USE - An establishment which excludes minors by virtue of the fact that most of its business is sexually explicit. Includes but not limited to adult book stores, adult theaters (drive-in, picture and mini-picture) adult cabaret, etc.~~

**ADULT BUSINESS, SEXUALLY ORIENTED BUSINESS - Any business or enterprise that has as one of its principal business purposes or as a significant portion of its business an emphasis on matter and conduct depicting, describing, or related to anatomical areas and sexual activities specified in G.S. 14-202.10.**

ADJACENT - All properties immediately contiguous to a site, including those which are separated from the site only by a road, ~~or other~~ right-of-way or easement

**ADMINISTRATIVE DECISION – Decisions made in the implementation, administration, or enforcement of development regulations that involve the determination of facts and the application of objective standards set forth in local government development regulations. These are sometimes referred to as ministerial decisions or administrative determinations.**

**ADMINISTRATIVE HEARING – A proceeding to gather facts needed to make an administrative decision.**

ADMINISTRATOR - The officer charged with the authority and duty to administer this Ordinance.

AGRICULTURE –G.S. 106 581.1 defines Agriculture as:

- a. The cultivation of soil for production and harvesting of crops, including but not limited to fruits, vegetables, sod, flowers and ornamental plants.
- b. The planting and production of trees and timber.
- c. Dairying and the raising, management, care, and training of livestock, including horses, bees, poultry, and other animals for individual and public use, consumption, and marketing.
- d. Aquaculture as defined in G.S. 106-758.



- e. The operation, management, conservation, improvement, and maintenance of a farm and the structures and buildings on the farm, including building and structure repair, replacement, expansion, and construction incident to the farming operation.
- f. When performed on the farm, agriculture also includes the marketing and selling of agricultural products, agritourism, the storage and use of materials for agricultural purposes, packing, treating, processing, sorting, storage, and other activities performed to add value to crops, livestock, and agricultural items produced on the farm, and similar activities incident to the operation of a farm. When performed on the farm shall include the farm within the jurisdiction of the county and any other farm owned, or leased to or from others, by the bona fide farm operator, no matter where located.
- g. A public or private grain warehouse or warehouse operation where grain is held 10 days or longer and includes, but is not limited to, all buildings, elevators, equipment, and warehouses consisting of one or more warehouse sections and considered a single delivery point with the capability to receive, load out, weigh, dry and store grain.

**AGRICULTURAL LAND** - Land that is a part of a farm unit that is actively engaged in the commercial production or growing of crops, plants, or animals under a sound management program.

**AGRITOURISM** - An enterprise or activity operated on a bona fide farm and offered to the public or to invited groups for the purpose of recreation, education, active involvement or the sale of value-added products and services. These activities must be related to agriculture or natural resources and be incidental to the primary farm operation on the site.

**AGRITOURISM ACTIVITY**— Any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, hunting, fishing, equestrian activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity. "Agritourism activity" includes an activity involving any animal exhibition at an agricultural fair licensed by the Commissioner of Agriculture pursuant to G.S. 106-520.3.

**AIRPORT, COMMERCIAL** - Any public airport including terminal buildings, towers, runways, and other facilities directly pertaining to the operation of the airport.

**AIRSTRIP**- An area of land or water on private property used by the owner or lessee for the landing and takeoff of aircraft. **Includes helipads and drone fields to be used by the property owner or the lessee only.**

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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ALLEY - Any public space or thoroughfare 20 feet wide or less which has been dedicated or deeded for public use.

ALTER, ALTERATION - Any change or modification in construction or occupancy.

AMBULATORY SURGICAL FACILITY - A facility designed for the provision of an ambulatory surgical program. An ambulatory surgical facility serves patients who require local, regional or general anesthesia and a period of post-operative observation. An ambulatory surgical facility may only admit patients for a period of less than 24 hours and must provide at least one designated operating room and at least one designated recovery room, have available the necessary equipment and trained personnel to handle emergencies, provide adequate quality assurance and assessment by an evaluation and review committee, and maintain adequate medical records for each patient.

AMENDMENT - An amendment to the Cabarrus County Zoning Ordinance or Subdivision Ordinance.

AMUSEMENT, OUTDOOR - An establishment that offers games, rides, or other similar activities on a commercial basis in a fixed location. Also commonly known as an amusement park.

ANIMAL HOSPITAL - Facility for the medical care and treatment of animals under the supervision of a licensed veterinarian and may include outdoor accommodations for the temporary boarding of animals.

ANIMAL SHELTER - A facility which is used to house or contain animals and which is owned, operated, or maintained by a duly incorporated humane society, animal welfare society, government agency, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection and humane treatment of animals.

ANTENNA - An apparatus, external to or attached to the exterior of a building, together with any supporting structure for sending or receiving electromagnetic waves.

APPEAL - A request for a review of the Administrator's interpretation of any provision of this Ordinance or a request for a determination that there is error in an order, requirement or decision made by the Administrator pursuant to this Ordinance. Also includes requests for review of Planning and Zoning Commission decisions.

APPLICANT - Any person, firm, association, group or organization applying for a development application.

APPLICATION - A complete request, including any required documentation, for any approval, permit, or action required by this Ordinance.

APPROVED USE - Any use that is or may be lawfully established in a particular district provided that it conforms with all requirements of these regulations for the district in which such use is located.

ARCADE, GAME ROOM - A primarily indoor structure, open to the public, which contains coin-operated games and similar entertainment facilities and devices for amusement purposes only.

ARCHITECT - A person who is duly licensed to practice architecture by the North Carolina Board of Architecture.

ASPHALT PLANT - A plant used for the manufacture of asphalt, macadam and other forms of coated roadstone, sometimes collectively known as blacktop.

ATLAS MAP, ZONING MAP-The official zoning maps of Cabarrus County which show the zoning classification for parcels of land.

ATM, AUTOMATED TELLER MACHINE - Equipment used for patrons to deposit or withdraw funds, typically located as an accessory use on bank or financial institution properties or other properties where appropriate.

AUCTION HOUSE - Any place where items are sold at auction to the highest bidder.

AUCTION, ESTATE OR ASSET LIQUIDATION – A temporary use where items from an estate or company are sold at auction to the highest bidder.

AUCTION, LIVESTOCK- A temporary use where livestock is sold at auction to the highest bidder.

AUTHORIZED AGENT - Any person with valid authority provided by the Owner, as evidenced by a legal document, authorizing representation of the Owner during the application process.

AUTOMOBILE PARTS, TIRES, ACCESSORIES - Establishments where automobile supplies are sold. These establishments are mainly retail in nature and parts are stocked inside the business on shelves or custom ordered for customers. For businesses that supply parts from wrecked vehicles or vehicles stored on site, see Salvage Yard.

AUTOMOBILE RENTAL - An establishment engaged in the rental of new or used motor vehicles.

AUTOMOTIVE REPAIR GARAGE - A facility which is used for the temporary storage, repair and servicing of automobiles and pick-up trucks, typically with two axles and four wheel spaces, and other similar small-scale vehicles.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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**AUTOMOBILE SALES, NEW AND USED** - An establishment engaged in the display, sale or lease of new and/or used motor vehicles.

**AVERAGE LOT WIDTH** - Measurement of average lot width shall be on an individual basis, not over several lots. For a regularly shaped lot (basically rectangular), two measurements shall be taken; at the front lot line (street frontage) and the rear lot line. The arithmetic mean lot size shall be used to determine average lot width. When a lot has multiple street frontages, the required lot width shall be measured along the narrowest street lot line (street frontage). Irregularly shaped lots shall be measured three times, with the arithmetic mean taken from those measurements. Measurement points will be determined on a case by case basis, but shall be roughly at the front, rear, and middle points of the lot.

**BANK, FINANCIAL INSTITUTION** - A business establishment where money is kept for savings or commercial purposes or is invested, supplied for loans or exchanged.

**BANQUET HALL** - A commercial establishment primarily engaged in renting space for wedding receptions, birthday parties, retirement parties, corporate events, awards banquets, graduations, etc. The establishment may or may not include on-site catering services.

**BARBER, BEAUTY SALON**- Establishments that provide personal hair care services to customers.

**BARN** - A building located on a farm or agricultural site used for storage, as a covered workplace, to house livestock or to store farming vehicles and equipment.

**BED AND BREAKFAST** - A business of not more than 12 guest rooms that offers bed and breakfast accommodations to at least nine but not more than 23 persons per night for a period of less than one week, and that:

- a. Does not serve food or drink to the general public for pay;
- b. Serves only the breakfast meal, and that meal is served only to overnight guests of the business;
- c. Includes the price of breakfast in the room rate; and
- d. Is the permanent residence of the owner or the manager of the business
- e. A bed and breakfast shall not operate as a reception facility.

**BERM** - A mound of earth designed so that slope drainage is directed away from a paved area and sidewalks which serves as a screen or buffer yard along with landscaping.

**BEST MANAGEMENT PRACTICES (BMPs)** - Methods, measures, practices, schedules of activities, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. BMPs also include treatment requirements, operating procedures, and practices to control site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

**BLUEWAY** - A water path or water trail that is developed with launch points and points of interest for canoeists and kayakers.

**BODY PIERCING** –The practice of puncturing or cutting a part of the human body, creating an opening in which jewelry may be worn, or where an implant could be inserted.

**BONA FIDE FARM** - The production and activities relating to or incidental to the production of crops, grains, fruits, vegetables, ornamental and flowering plants, dairy, livestock, poultry, and all other forms of agriculture as defined in G.S.106-581.1.

For purposes of determining whether a property is being used for bona fide farm purposes, any of the following shall constitute sufficient evidence that the property is being used for bona fide farm purposes:

- a. A farm sales tax exemption certificate issued by the Department of Revenue.
- b. A copy of the property tax listing showing that the property is eligible for participation in the present use value program pursuant to G.S.105-277.3.
- c. A copy of the farm owner's or operator's Schedule F from the owner's or operator's most recent federal income tax return.
- d. A forest management plan.

**BONA FIDE FARM PURPOSES.** – Agricultural activities as set forth in G. S. 160D-903.

**BOAT WORKS AND SALES** - Establishments primarily engaged in the repair and/or sales of boats or personal watercraft.

**BORROW PIT** - An area from which soil or other unconsolidated materials are removed to be used, without further processing, for highway construction and maintenance.

**BOTTLING WORKS** - A commercial enterprise whose output is the bottling of beverages for distribution.

**BRICK**- A masonry unit of clay cured in a kiln, typically used for building veneer, shaped as a rectangle  $2\frac{1}{4} \times 3\frac{3}{4} \times 8$  inches.

**BUFFER YARD** - A strip of land established to protect one type of land use from another land use or to provide screening between uses.

**BUILDING AND CONTRACTOR SUPPLY**- Establishments primarily involved in wholesale supply of building materials, such as lumber, pipe, brick, stone, landscape materials, roofing materials, etc.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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**BULK GRAIN STORAGE** - Establishments where bulk grain is stored for future use or processing.

**BUILDING HEIGHT** - The vertical distance from grade to the highest point of the building. The height limitations of this Ordinance do not apply to passive solar collectors, church spires, belfries, cupolas and domes not intended for human occupancy.

**BUS STATION, BUS TERMINAL** - A structure or building where busses stop to pick up and drop off passengers.

**CAMPGROUND** - A plot, parcel, or tract of land upon which two or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes.

**CAR WASH** - An establishment that provides washing and cleaning of passenger or recreational vehicles by hand, by use of automated equipment or by self-service facilities.

**CAST CONCRETE** - A construction product produced by casting concrete in a reusable mold or forms which is then cured in a controlled environment, transported to a construction site and lifted into place.

**CATERING SERVICE** - A business the primary purpose of which is preparation of food not consumed on site.

**CEMETERY** - Property used for the interment of the dead, which may also include commercial sale and location of burial lots, crypts, or vaults for use exclusively on subject property. A cemetery shall not be used for the preparation or embalming of bodies or the cremation of bodies. This definition shall include pet cemeteries.

**CERTIFICATE OF OCCUPANCY** - The certificate issued by Cabarrus County Building-Construction Standards, indicating that all required building and service systems have been inspected for compliance with the Building Code and other applicable laws and ordinances and that the Building, or portion of the Building, may be occupied or used.

**CHANGE OF USE** - A change from one principal use of a building or parcel of land to another principal use of the building or parcel of land.

**CHEMICAL MANUFACTURING** - Facilities primarily engaged in the manufacture of chemicals.

**CIVIC GROUP CAMP FACILITY** - These types of establishments typically provide recreational or educational opportunities for school age children or adults. These types of facilities may or may not include overnight accommodations for camp participants. Examples include but are not

limited to: Religious Institution Camps or Retreats, Boy Scout Camps, Girl Scout Camps, YMCA, etc.

CIVIC ORGANIZATION FACILITY - A meeting place for organizations that promote civic enhancement including but not limited to: Jaycees, Rotary Club, Masons, Chamber of Commerce, Lions Club, VFW, American Legion, Boy Scouts and Girl Scouts.

COLISEUM - A large theater or building for public meetings, sporting events, exhibitions, etc.

COLLEGE, UNIVERSITY - An institution providing full-time or part-time education beyond the high school level which may also include lodging or housing for students or faculty.

COMBINE - To create one lot by combining two or more lots to meet development standards.

COMMERCIAL STABLE- A stable of horses, mules, or ponies which are let, hired, used or boarded on a commercial basis and for compensation. This facility may offer equestrian lessons and may include a show arena and viewing stands.

COMMERCIAL VEHICLE - Any motor vehicle with a manufacturer's chassis rating greater than one ton.

COMMUNICATIONS TOWER, 911 COMMUNICATIONS TOWER - A tower which supports communication (broadcast, receiving, or relay) equipment, utilized by government or other public and quasi-public users only. This does not include private home use of satellite dishes and television antennas or amateur radio operators as licensed by the Federal Communications Commission (FCC).

COMMUNITY GARDEN - A single piece of land gardened collectively by a group of people.

COMPREHENSIVE PLAN - Includes comprehensive plans, land-use plans, small area plans, neighborhood plans, transportation plans, capital improvement plans, and any other plans regarding land use and development that have been officially adopted by the governing board.

COMPREHENSIVE TRANSPORTATION PLAN (CTP) - A long-range, multimodal transportation plan that shows the future plans for the major highways, intersections, bus transit, passenger rail and other transportation facilities. It includes expected new facilities and whether there are planned improvements for current facilities. This information helps citizens and staff know whether to reserve right-of-way for future roadways and passenger rail during the development review process, and how to budget for future facilities. Projects included in the CTP are generally unfunded until ranked through the state prioritization process and placed on the State Transportation Improvement Plan.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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CONCRETE PLANT - A device that combines various ingredients to form concrete.

**CONDITIONAL ZONING – A legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.**

CONDOMINIUM - Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real estate is not a condominium unless the undivided interests in the common elements are vested in the unit owners.

CONFORMING USE - A use that is permitted within the applicable zoning district.

CONSERVATION EASEMENT - A non-possessory interest of a holder in real property imposing limitations or affirmative obligations for conservation purposes or to preserve the historical, architectural, archaeological or cultural aspects of the real property.

CONTIGUOUS - Bordering or adjoining.

CONTRACTOR OFFICE, CONSTRUCTION EQUIPMENT STORAGE - A temporary accessory use that is part of to an active Construction Project, permitted in any zoning district.

CONTRACTOR'S STORAGE YARD - An outside area where construction materials **and equipment** are stored for jobs, inclusive of the contractor's office, if on site. **Includes specialty trade contractors.**

CONTRACTOR OR TRADE SHOP - Establishments primarily engaged in providing contracted services for customers off site. These establishments may include an office and a storage area of less than 10,000 square feet for materials to be used at job sites.

CONTROLLED-ACCESS FACILITY - A State highway, or section of State highway, especially designed for through traffic, and over, from, or to which highway, owners or occupants of abutting property, shall have only a controlled right or easement of access.

~~REST HOME, CONVALESCENT HOME, NURSING HOME - A facility used to help patients recover gradually from health disorders.~~ **primarily designed to provide a home-like environment while patients recover from long term illnesses or medical procedures. Many residents return to their own homes after recovery but some may stay at the facility to receive long term health care.**

CONVENIENCE STORE WITH PETROLEUM SALES - A store offering for sale a limited selection and quantity of groceries and other articles normally found in grocery stores, and which may also offer delicatessen or fast food items, and whose business is mostly dependent on quick stops by its customers and self-service gasoline sales.



CONVENIENCE STORE WITHOUT PETROLEUM SALES - A store offering for sale a limited selection and quantity of groceries and other articles normally found in grocery stores, and which may also offer delicatessen or fast food items, and whose business is mostly dependent on quick stops by its customers.

CONVENTION CENTER FACILITY - A large civic building, or group of buildings, designed for conventions, industrial shows, and the like, having large unobstructed exhibit areas and often including conference rooms.

CORRECTIONAL FACILITY - A building, or group of buildings, for the confinement of persons held while awaiting trial, persons sentenced after conviction, etc.

COUNTY – Any one of the counties listed in G.S. 153A-10.

CTP INDEX-A document that is part of the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) Comprehensive Transportation Plan. It lists existing and proposed right-of-ways for roads and road widening projects located in Cabarrus and Rowan counties.

CUL-DE-SAC - A short street having ~~but~~ only one end open to traffic and with a vehicular turnaround at the other end.

CREMATORIUM - A place where a dead person's body is cremated.

CURTAIN WALL- An exterior wall having no structural function ~~made from brick~~.

DAIRY PROCESSING - Establishments primarily engaged in processing milk and milk based products for safe consumption by the general public.

DAY CAMP, SUMMER CAMP - These types of establishments typically provide recreational, educational or fine arts related opportunities for school age children during the summer or when school is not in session. These types of facilities may or may not include overnight accommodations for participants.

DECISION-MAKING BOARD – A governing board, planning board, board of adjustment, historic district board, or other board assigned to make quasi-judicial decisions.

DE NOVO HEARING - A new hearing, to hear anew.

DENSITY - The total number of dwelling units per acre.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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DETAIL SERVICE - An establishment that provides washing and cleaning of passenger or recreational vehicles, inside and out, by hand, by use of automated equipment or by self-service facilities.

DETERMINATION – A written, final, and binding order, requirement, or determination regarding an administrative decision.

DEVELOPER – A person, including a governmental agency or redevelopment authority, who undertakes any development and who is the landowner of the property to be developed or who has been authorized by the landowner to undertake development on that property.

DEVELOPMENT – Unless the context clearly indicates otherwise, the term means any of the following:

- a. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.
- b. The excavation, grading, filling, clearing, or alteration of land.
- c. The subdivision of land as defined in G.S. 160D-802.
- d. The initiation or substantial change in the use of land or the intensity of use of land.

DEVELOPMENT APPROVAL – An administrative or quasi-judicial approval that is written and that is required prior to commencing development or undertaking a specific activity, project, or development proposal. Development approvals include, but are not limited to, zoning permits, site plan approvals, special use permits, variances, and certificates of appropriateness. The term also includes all other regulatory approvals required by local government regulations, including plat approvals, permits issued, development agreements entered into, and building permits issued.

DEVELOPMENT REGULATION – A unified development ordinance, zoning regulation, subdivision regulation, erosion and sedimentation control regulation, floodplain or flood damage prevention regulation, mountain ridge protection regulation, stormwater control regulation, wireless telecommunication facility regulation, historic preservation or landmark regulation, housing code, State Building Code enforcement, or any other regulation adopted pursuant to G.S. 160D or a local act or charter that regulates land use or development.

~~DEVELOPMENT – The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, drilling, excavation, clearing of roadways or building sites, landfill or land disturbance and any use or extension of the use of land.~~

DEVELOPMENT ORDER - Any action granting, granting with conditions or denying an application for a development permit.

DOUBLE FRONTAGE LOT- A lot having frontage on two streets.

DRIVE-IN THEATER - A motion-picture theater designed to accommodate patrons in their automobiles.

DRUG STORE, PHARMACY - Any place where prescription drugs are dispensed or compounded.

DRY CLEANING, LAUNDRY PLANT - A business that primarily involves the on-site cleaning, treatment, or chemical processing of goods or materials, or the storage of chemicals, used in off-site cleaning, treatment, or processing.

DRY CLEANING PICK-UP STATION - A place where articles to be dry cleaned are dropped off and picked up but are not processed on site.

DUMPSTER - A large steel waste receptacle designed to be emptied into garbage trucks.

DUPLEX - A building containing two individual commercial units located on a parcel that is at least 150% of the minimum lot size for the zoning district.

DWELLING – Any building, structure, manufactured home, or mobile home, or part thereof, used and occupied for human habitation or intended to be so used, and includes any outhouses and appurtenances belonging thereto or usually enjoyed therewith.

DWELLING UNIT - A building or portion of a building which is arranged, occupied or intended to be occupied as living quarters for a family. Facilities for food preparation, sleeping and sanitation are included. Dwelling units may either be attached, sharing common vertical walls or detached, possessing open yards on all sides.

EASEMENT - A limited right to make use of a property owned by another.

ELECTRIC GENERATING FACILITY - Any plant facilities and equipment used for the purposes of producing, generating, transmitting, delivering or furnishing electricity for the production of power.

ELEMENTARY SCHOOL - A school which embraces a part or all of the eight elementary grades and which may have a kindergarten or other early childhood program.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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EQUIPMENT SALES AND SERVICE - Establishments primarily involved in the retail sale and service of equipment, such as lawn mowers, tractors, bobcats, forklifts, etc.

ETHANOL FUEL PRODUCTION/ALCOHOL FUEL PLANT - A special type of distilled spirits plant for producing, storing, using or distributing distilled spirits to be used exclusively for fuel use. See Code of Federal Regulations, Title 27, Part 19.

1. Ethanol Fuel Production, Residential District, Personal Use Only, see Chapter 7 for standards.
2. Small Plant-An Alcohol fuel plant that produces (including receives) not more than 10,000 proof gallons of spirits per calendar year.
3. Medium Plant-An Alcohol fuel plant that produces (including receives) more than 10,000 but not more than 500,000 proof gallons of spirits per calendar year.

**EVIDENTIARY HEARING – A hearing to gather competent, material, and substantial evidence in order to make findings for a quasi-judicial decision required by a development regulation**

EXTERNAL BUFFER YARD - A buffer yard located along the exterior boundaries of a development which is maintained as open space in order to eliminate or minimize conflicts between development and adjacent land uses.

EXTRACTION OF EARTH PRODUCTS, **MINING** - Mining activities as defined in G.S. 74-49; summarized as the breaking of surface soil in order to remove minerals, ore, or other solid materials.

FABRICATION - Building structures by cutting, bending, and assembling pieces. **It is a value-added process involving the creation of machines, parts, and structures from various raw materials.**

FAMILY - For purposes of this Ordinance, family shall be defined as an individual or two or more persons related by blood, marriage or adoption, living together in a dwelling unit; or a group of not more than five persons who need not be related by blood, marriage, or adoption, living together in a dwelling unit. A "family" may include five or fewer foster children.

~~FAMILY CARE HOME—A home with support and supervisory personnel that provides room and board, personal care, and rehabilitation services in a family environment for not more than six (6) resident elderly or handicapped persons. "Handicapped person" means a person with a temporary or permanent physical, emotional, or mental disability including but not limited to mental retardation, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments but not including mentally ill persons who are dangerous to others, as defined in North Carolina General Statute § 122C-3(11)b. Such facilities are Permitted in AO, CR, LDR, MDR, HDR and LC districts or as required by the Fair Housing Act (42 U.S.C. §3602 et seq.)~~

**FAMILY CARE HOME** – A home with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for not more than six resident persons with disabilities.

**FARM MACHINERY REPAIR SHOP** - A facility used for the repair and servicing of farm related machinery, including but not limited to tractors, combines and front end loaders.

**FARMER’S MARKET** - A place where produce is brought for the purposes of retail sales. There may be more than one seller per parcel of land. The site may or may not include a permanent structure where the sellers can set up their produce. **Typical items for sale at a farmer’s market include fruits, vegetables, eggs, baked goods, cheeses, meats, poultry and honey.**

**FARM SUPPLY SALES** - Establishments primarily involved in retail sale of items typically used on a farm, including tractors, tractor parts and accessories, tillers, livestock feed, livestock housing, etc.

**FENCE** - A barrier of man-made construction, regardless of the material used, including walls but not retaining walls.

**FEMA TRAILER** - A FEMA manufactured trailer that is used as temporary shelter during the recovery phase of natural disaster or significant weather event.

**FINAL PLAT** - A survey map of record which indicates the final boundaries for streets, blocks, lots, easements, etc. and is recorded in office of the Register of Deeds.

**FLAG LOT** - A lot having no frontage or access to a street, right-of-way or place except by a narrow strip of land.

**FLEA MARKET** – Establishment where the use involves the setting up of two or more booths, tables, platforms, racks, or similar display areas inside a building for the purpose of selling, buying, or trading merchandise, goods, materials, products, or other items offered for sale.

**FLOODPLAIN** - A flat or nearly flat area of land adjacent to a stream or river that is susceptible to flooding during periods of high discharge. It includes the floodway, which consists of the stream channel and adjacent areas that carry flood flows, and the flood fringe, which are areas covered by the flood, but which do not experience a strong current.

**FREEZER** - Establishments primarily engaged in the processing of foods or the storage of frozen foods for distribution.

**FRONTAGE** - The distance in which a property line is common with a public or private street road right-of-way.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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FOUNDRY - A workplace for casting metal or glass.

**FULL ACCESS DRIVEWAY.** - A driveway providing access to and from a lot adjoining the frontage roadway, which is intended to provide both ingress to and egress from the lot for traffic entering and exiting the lot from the left and from the right.

FUNERAL HOME - An establishment with facilities for the preparation of the dead for burial or cremation, for the viewing of the body, and for funeral services. **These establishments may include on-site crematories.**

GARAGE - An accessory building, or portion of a principal building, designed or used for the parking or temporary storage of motor vehicles.

GARDEN - An area used for the raising of fruits, vegetables or flowers usually found on residential property as an accessory use.

**GAS SERVICE STATION** - A building or use devoted to the retail sale of fuels, lubricants, and other supplies for motor vehicles, including minor repair activities, but not body work or painting, which are subordinate to the sale of petroleum products.

GOLF COURSE - An area that includes a series of holes, each consisting of a teeing ground, a fairway, rough and other hazards, and a green, all designed for the game of golf. A golf course may be publicly or privately owned.

**GOVERNING BOARD** – The city council or board of county commissioners. The term is interchangeable with the terms "board of aldermen" and "boards of commissioners" and shall mean any governing board without regard to the terminology employed in charters, local acts, other portions of the General Statutes, or local customary usage.

GOVERNMENT, EXCLUDING CORRECTIONAL FACILITY - Buildings used for the provision of government services. Examples include administrative offices, social service offices, tax collection, etc.

GOVERNMENT BUILDINGS, STORAGE ONLY - Buildings used by government as a storage facility only.

GOVERNMENT BUILDINGS, STORAGE ONLY, WITH OUTDOOR STORAGE AREA - Buildings used by government as a storage facility only which may include an area outside of the building that is also used for storage.

GOVERNMENTAL WASTEWATER SYSTEM (SEWER) - A single system of wastewater collection, treatment and disposal owned and operated by a water and sewer authority, a county or municipality.

GOVERNMENTAL WATER SYSTEM (WATER) - A single system for water distribution and treatment, owned and operated by a water and sewer authority, a county or municipality.

GREENHOUSE - An enclosed detached accessory structure consisting primarily of light-transmitting materials and used exclusively for growing plants.

GREENWAY - A greenway is a corridor of protected open space that is managed for recreation or conservation purposes.

GROUP CARE FACILITY – A facility licensed by the State of North Carolina, other than a Family Care Home, with support and supervisory personnel that provides room and board, personal care or habilitation services in a family environment for more than six resident persons with disabilities.

~~GROUP CARE FACILITY – A licensed facility caring for from seven to fifteen unrelated individuals (excluding supervisory personnel). Residents are handicapped, aged or disabled and are undergoing rehabilitation or extended care. The group care facility includes group homes for all ages, half-way houses, foster and boarding homes but does not include facilities treating alcohol or drug addiction nor persons being transitioned from prison life. Such facilities are Permitted in AO, CR, LDR, MDR, HDR, OI and LC districts or as required by the Fair Housing Act (42 U.S.C. §3602 et seq.)~~

GUNSMITH - A person who repairs, modifies, designs, or builds firearms.

HATCHERY - A facility for the reproduction of types of living species generated from eggs, typically, non-mammal species.

HAZARD MITIGATION - Actions taken to help reduce or eliminate long-term risks caused by hazards or disasters, such as flooding, earthquakes, wildfires, landslides, or dam failure.

HEALTH CLUB, FITNESS CENTER - An establishment that provides facilities for exercise activities, such as running, jogging, aerobics, weight lifting, court sports and swimming, as well as locker rooms, showers, massage rooms, saunas and related accessory uses.

HEAVY EQUIPMENT - Large equipment including, but not limited to: trucks with greater than a one and one-half ton rating, cranes, crawler-type tractors, earth movers, dump trucks and other equipment of equal or greater size and weight.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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HEIGHT - The vertical distance from the grade to the highest point of any portion of a structure.

HIGH SCHOOL - A school which embraces a high school department above the elementary grades and which offers at least the minimum high school course of study prescribed by the State Board of Education.

HOME OCCUPATION, GENERAL - A business, profession, occupation, or trade which is conducted within a residential ~~building~~ dwelling for the economic gain or support of a resident of the dwelling, and which is incidental and secondary to the residential use of the ~~lot~~ dwelling lot, and which does not adversely affect the character of the ~~lot~~ property or the surrounding area. See Chapter 7 for list of permitted general home occupations.

HOME OCCUPATION, RURAL - An accessory use subordinate to the primary residential use of the property operated by persons residing in the principal ~~building~~ dwelling on the same parcel of land upon which the home occupation is located. Additionally, such use may be carried out in no more than one building separate from the principal ~~residential building~~ dwelling on the same parcel of land. See Chapter 7 for list of permitted rural home occupations.

HOSPITAL - A public or private institution which is primarily engaged in providing to inpatients, by or under supervision of physicians, diagnostic services and therapeutic services for medical diagnosis, treatment, and care of injured, disabled, or sick persons, or rehabilitation services for the rehabilitation of injured, disabled, or sick persons.

HOTEL - Any building containing guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied or which are occupied for sleeping purposes by guests.

ICE PLANT - Establishments primarily engaged in the production of ice.

ICE PRODUCTION, ICE DISPENSING - A self-contained plant that produces, stores, bags and sells ice to customers through a vending system.

IMPERMEABLE OR IMPERVIOUS SURFACE - Refers to land area which, by virtue of an outer coating, no longer permits the penetration of water.

INN - A commercial establishment, typically a smaller facility, that provides lodging and food for the public and whose primary customers are travelers.

INTERSTATE - A multi-lane express route with limited access connecting or existing between two or more states.

IRON WORKS - A building or site where iron is smelted and where heavy iron and/or steel products are made.



**ITINERANT MERCHANT-** Merchants that sell food, fruit, vegetables, beverages, or merchandise from a temporary stand, motor vehicle or food truck at existing business sites.

**JUNK VEHICLE** - Any motor vehicle that:

1. Does not display a current license tag and registration; or
2. Is partially dismantled or wrecked; or
3. Cannot be self-propelled or moved in a manner in which it originally was intended to move;
4. **Is not road worthy; or**
5. Is more than five years old and appears to have no resale value except as a source of parts or scrap.

**KENNEL, COMMERCIAL** - A use or structure intended and used for the breeding or storage of animals for sale or for the training or overnight boarding of animals for persons other than the owner of the lot.

**KENNEL, PRIVATE** - Considered to exist when five or more dogs over six (6) months of age are kept as pets and/or for hunting, dog shows, exhibitions, or field and obedience trials.

**LAND DISTURBING ACTIVITY** - Any use of the land by any person that results in a change in the natural cover or topography and that may cause or contribute to sedimentation.

**LANDFILL, DEMOLITION** - A landfill that is limited to receiving stumps, limbs, leaves, concrete, brick, wood, uncontaminated earth or other solid waste meeting the standards of the State of North Carolina. A clean fill operation which is conducted to improve or recontour land using only soil is not construed to be such a landfill. Demolition landfills are presumed to be an adjunct to an ongoing construction process and, as such, are to be reclaimed at the termination of construction.

**LANDFILL, SANITARY** - Any disposal facility or part of a disposal facility where waste is placed in or on land, whether publicly or privately owned, and holding a permit from the State of North Carolina.

**LANDLOCKED PARCEL** - A parcel of land without access of record.

~~**LANDOWNER**— Any owner of a legal or equitable interest in real property, including the heirs, devisees, successors, assigns, and personal representative of such owner.~~

**LANDOWNER OR OWNER**— The holder of the title in fee simple. Absent evidence to the contrary, a local government may rely on the county tax records to determine who is a landowner. The landowner may authorize a person holding a valid option, lease, or contract to purchase to act as his or her agent or representative for the purpose of making applications for development approvals.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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LANDSCAPE ARCHITECT - A person who holds a current certificate entitling him or her to practice "landscape architecture" and to use the title "landscape architect" in North Carolina.

LANDSCAPE CONTRACTOR - Within the meaning of this Ordinance, any person, partnership, association or corporation which holds a certificate issued by the North Carolina Landscape Contractors' Registration Board.

LAUNDROMAT - A commercial establishment where clothes can be washed and dried using coin-operated machines.

**LEGISLATIVE DECISION – The adoption, amendment, or repeal of a regulation under this Ordinance or an applicable local act. The term also includes the decision to approve, amend, or rescind a development agreement.**

**LEGISLATIVE HEARING – A hearing to solicit public comment on a proposed legislative decision.**

LIVESTOCK - Shall include, but not be limited to, equine animals such as horses and donkeys, bovine animals such as cattle, bison, buffalo, water buffalo, yak, antelopes, sheep, goats, llamas, alpacas, poultry, such as chickens, quail, ducks, geese or turkeys, ostriches, emus, pheasants, rabbits, and swine, such as domesticated pigs, hogs or potbelly pigs. These types of animals are typically housed on a farm. Poultry Exception: See Chapter 7, Agriculture-Female Chickens (Limited Number)

LIVESTOCK SALES - Any business where the primary purpose is to buy livestock for the purpose of resale or auction.

LOADING AND UNLOADING SPACE - A permanently maintained space for the purpose of loading and unloading goods or receiving inventory.

**LOCAL ACT – As defined in G.S. 160A-1(2).**

**LOCAL GOVERNMENT – A city or county.**

LOCKSMITH - A person who makes or repairs locks and keys.

LOT - A parcel of land described by metes and bounds and held or intended to be held in separate lease or ownership, or shown as a lot or parcel on a recorded subdivision plat, or shown on a plat used in the lease or sale or offer of lease or sale of land resulting from the division of a larger lot, parcel, or tract.

LOT OF RECORD - A parcel of property indicated by deed or plat which is filed with the County Register of Deeds and that exists in the records of the Cabarrus County Register of Deeds.

LOT DEPTH (LENGTH) - The length (or depth) of a lot shall be:

1. If the front and rear lines are parallel, the shortest distance between such lines.
2. If the front and rear lines are not parallel, the shortest distance between the midpoint of the front lot line and the midpoint of the rear lot line.
3. If the lot is triangular, the shortest distance between the front lot line and the line parallel to the front lot line, not less than ten feet long lying wholly within the lot.

LOT FRONTAGE - The distance for which a lot abuts a street.

LOT LINE - Any boundary or boundary line which provides the legally defined limits of a lot, parcel or tract.

MACHINE SHOP - Establishments primarily involved with a form of subtractive manufacturing in which a collection of material-working processes utilizing power-driven tools such as lathes, milling machines, and drill presses, are used with a sharp cutting tool to physically remove material to achieve a desired geometry.

MAINTENANCE - The replacing or repairing of a minor part or parts of a building or structure which have degraded by ordinary wear or tear or by the weather.

MAJOR SUBDIVISION - All land subdivisions that are not exempted by state statute or previously described under the minor subdivision procedures shall be processed as a major subdivision.

~~MANUFACTURED HOME - A dwelling unit that: (i) is not constructed in accordance with the standards of the North Carolina Residential Building Code for One- and Two-Family Dwellings; (ii) is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis; and (iii) exceeds forty feet in length and eight feet in width. Manufactured homes consist of only a single section or multi-section. See State of North Carolina Regulations for Manufactured Homes.~~

**MANUFACTURED HOME, MOBILE HOME - A structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet; and which is built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained therein.**

**For manufactured homes built before June 15, 1976, "manufactured home" means a portable manufactured housing unit designed for transportation on its own chassis and placement on a**

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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temporary or semi-permanent foundation having a measurement of over 32 feet in length and over eight feet in width.

Manufactured home also means a double-wide manufactured home, which is two or more portable manufactured housing units designed for transportation on their own chassis that connect on site for placement on a temporary or semi-permanent foundation having a measurement of over 32 feet in length and over eight feet in width.

MANUFACTURED HOME PARK - Any area, lot, parcel or tract held in common ownership, and on which individual portions of said area, lot, parcel or tract are leased for the placement of manufactured homes as a primary residence.

MANUFACTURED HOME RETAIL SALES - Establishments where manufactured homes are set up and on display for potential buyers to view.

MANUFACTURED HOME SPACE - The portion of land area allotted and/or designated to be allotted to any one manufactured home in a manufactured home park.

MANUFACTURED HOME SUBDIVISION - A parcel or contiguous parcels of land subdivided into two or more lots configured for development and placement of manufactured housing.

MANUFACTURING - Establishments primarily engaged in the use of machines, tools, and labor to produce goods for use or sale.

METAL FABRICATION - Building metal structures by cutting, bending, and assembling pieces.

METAL WORKS, METAL PROCESSING - Establishments primarily engaged in the process of working with metals to create individual parts, assemblies, or large scale structures.

MIDDLE SCHOOL - A school which embraces not more than the first year of high school with not more than the upper two elementary grades.

~~CONVEYANCE~~ MINOR PLAT - A plat that may be used for the transfer of land qualifying as a minor subdivision as defined in the Cabarrus County Subdivision Ordinance.

MITIGATION - The minimization of impacts to existing vegetation and wildlife habitat as a result of development. Examples of mitigation include providing road improvements or traffic signals to lessen the impacts of increased traffic, installing additional buffering next to existing residential property lines to provide increased visual screening or increasing setbacks to lessen noise at property boundaries. areas where lost vegetation and wildlife habitat are restored or recreated.

**MIXED USE DEVELOPMENT** - A proposed development that includes primary non-residential and primary residential uses on the same site.

**MOBILE OFFICE, TEMPORARY** - Office space mostly used in conjunction with either construction or residential sales projects not of a permanent nature typically housed in a form of a mobile unit.

**MOBILE PERSONAL STORAGE UNIT** - A portable storage or shipping container typically used for local or long distance moving. Also known as POD units or SAM units.

**MODULAR HOME** - A dwelling unit constructed in accordance with the construction standards of North Carolina Residential Code for One-and Two-Family Dwellings and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly and placement on a permanent foundation. Without limiting the generality of the foregoing, a modular home may consist of two or more sections transported to the site on a chassis or steel frame, or a series of panels or room sections transported to the site and erected, assembled, or joined there.

**MOTEL** - A building or group of buildings containing guest rooms or dwelling units, some or all of which have a separate entrance leading directly from the outside of the building with garage or parking space located on the lot and designed, used, or intended wholly or in part for the accommodation of automobile transients.

**MOTOR HOME** - A large motor vehicle, usually with facilities for sleeping and eating, used for recreational activities such as camping.

**MOTOR VEHICLE** - Any machine designed or intended to travel over land, water, or air by self-propulsion or while attached to a self-propelled vehicle.

**MOTORCYCLE, ATV, AND OTHER MOTOR VEHICLE DEALERS** - Establishments primarily engaged in retailing new and/or used motorcycles, motor scooters, motorbikes, mopeds, off-road all-terrain vehicles (ATV), personal watercraft (jet skis), utility trailers, and other motor vehicles or retailing these new vehicles in combination with activities, such as repair services and selling replacement parts and accessories. Does not include automobiles, light trucks, recreational vehicles, or boats.

~~**MOTORCYCLE SALES, NEW OR USED** - Establishments primarily engaged in the retail sales of new or used motorcycles.~~

**MOTORSPORTS COMPLEX** - A facility consisting of a racetrack, seating, concession areas, suites, and parking facilities, with accessory offices, residences, and/or retail facilities, and which is

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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utilized primarily for the hosting of automobile racing events.

MOVIE THEATER - A motion-picture theater. **May include in-house restaurant facility that serves patrons food while watching the motion-picture.**

MOVING VAN, TRUCK OR TRAILER RENTAL - Establishments primarily engaged in renting moving vans, trucks or trailers. These types of facilities may be permitted as a standalone use or as accessory use at self-storage facilities.

MULTIFAMILY RESIDENTIAL - A structure arranged, designed, and intended to be the residence of more than one family, with each family having independent cooking and bathing facilities. May be stacked or located side by side.

MULTI-PHASED DEVELOPMENT- A development containing 100 acres or more that (i) is submitted for site plan approval for construction to occur in more than one phase and (ii) is subject to a master development plan with committed elements, including a requirement to offer land for public use as a condition of its master development plan approval.

MULTIMEDIA PRODUCTION AND DISTRIBUTION COMPLEX - A facility, the principal use of which is to create varying forms of educational or entertainment products including but not limited to films, videos, and records. The facility also encompasses all allied accessory uses spanning both the construction and media production fields.

NAIL SALON - Establishments primarily engaged in providing nail services, such as manicures and pedicures.

NONCONFORMING BUILDING OR STRUCTURE - A building or structure that was lawfully developed, and legally existed prior to any change in the applicable zoning district ~~bulk~~ regulations, but does not comply with one or more of the applicable district ~~bulk~~ regulations, either on the Effective Date of this Ordinance or as a result of any amendments to this Ordinance.

NONCONFORMING LOT - A lot which was lawfully created prior to the adoption of this Ordinance but which does not conform to the dimensional requirements for lots in its zoning district as set forth in this Ordinance.

NONCONFORMING USE - A use of land that:

1. Legally existed before its current zoning or land use category designation; and
2. Has been maintained continuously since the time the applicable regulations governing the land changed; and
3. Because of subsequent changes, does not conform to the provisions of this Ordinance now governing such land.

NURSERY - A place where plants are raised, acquired, and maintained for transplanting or sale.

NURSERY, DAYCARE CENTER - An individual, agency, or organization providing pre-school instruction or care on a regular basis for more than five children who are not related by blood or marriage to, and who are not the legal wards or foster children of the supervising adult. Includes adult daycare facilities that provide adult care services and activities while the adult's primary care giver is at work.

OPEN SPACE - Any portion of a parcel or area of land or water which is open and unobstructed from the ground to the sky including areas maintained in a natural and undisturbed character.

OPEN SPACE, COMMON - Open space within or related to a development or subdivision, not a part of individually owned lots or dedicated for general public use, but designed and intended for the common ownership, use and enjoyment of the residents of the development.

ORDINANCE - Unless otherwise specified, refers to the Cabarrus County ~~Zoning~~ **Development Ordinance**.

OUTDOOR STORAGE **AREA**- An area provided for the storage of materials or equipment that is not located inside a building.

OWNER - Any person, agent, firm or corporation having a legal or equitable interest in the property.

PARK - Provides recreational opportunities and contains areas suited for intense recreational purposes such as a recreation center building, athletic fields, swimming, tennis, and walking/jogging. A park may also include areas of natural quality for outdoor recreation such as viewing, sitting and picnicking.

PARKING GARAGE, **COMMERCIAL** - An attached or detached building which is used for the parking or storing of motor and other vehicles. **These facilities are open to public use without and typically charge or for a daily or monthly fee.**

PARKING LOT, **COMMERCIAL** - Any lot, parcel, area or place for the parking or storing of motor and other vehicles. **These facilities are open to public use without and typically charge or for a daily or monthly fee.**

PARKING SPACE - A space, enclosed or unenclosed, exclusive of driveways or aisles, for the temporary parking of one vehicle, which has adequate access to permit ingress and egress of a motor vehicle to a street.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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PAWN SHOP - A business that offers secured loans to people, with items of personal property used as collateral.

PERMEABLE PAVEMENT - A pavement system with traditional strength characteristics, but which allows rainfall to percolate through it rather than running off. A permeable pavement system utilizes either porous asphalt, pervious concrete, or plastic pavers interlaid in a running bond pattern and either pinned or interlocked in place. Porous asphalt consists of an open graded course aggregate held together by asphalt with sufficient interconnected voids to provide a high rate of permeability. Pervious concrete is a discontinuous mixture of Portland cement, coarse aggregate, admixtures, and water which allow for passage of runoff and air.

PERMANENT TEMPORARY EVENT FACILITY-A permanent site intended to accommodate uses that are typically held outdoors and temporary in nature, such as festivals, car shows, RV shows, circuses, fairs, craft fairs, concerts, fund raising events, etc. and includes customary and incidental uses related thereto.

PERMIT - Any zoning clearance; building permit; home occupation permit; sign permit; temporary use permit; **certificate of compliance**, certificate of occupancy; **conditional special** use permit; or any other official action of the County or any other state or local government commission, board, agency, or department having the effect of permitting development of land located within the geographic area subject to the provisions of this Ordinance.

PERMITTED BASED ON STANDARDS (PBS) - The proposed land use in question could be compatible with the district as long as it meets certain additional standards.

PERMITTED BY RIGHT (P) - A proposed land use that is considered ~~completely~~ compatible in a particular zoning district. ~~No further governmental review is needed.~~

**PERSON – An individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, interstate body, the State of North Carolina and its agencies and political subdivisions, or other legal entity.**

**PERSON WITH DISABILITIES - A person with a temporary or permanent physical, emotional, or mental disability, including, but not limited to, mental retardation, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments but not including mentally ill persons who are dangerous to others as defined in G.S. 122C-3(11)b.**

PET SHOP, PET GROOMING, ENCLOSED FACILITY - Establishment that acquires for the purposes of resale, animals bred by others whether as owner, agent, or on consignment, and that sells, trades or offers to sell or trade such animals to the general public at retail or wholesale. Pet Shops may provide grooming services, such as bathing and nail trimming, for pets. Facilities that



provide grooming services only are also included in this category. Animals at these types of establishments must be kept and boarded inside the building.

PETITIONER - See applicant.

PHASED SUBDIVISION OR SITE PLAN APPLICATION - An application for subdivision or site plan approval in which the applicant proposes not to immediately subdivide or develop the property but to develop the property in individual phase(s) over a period of time.

~~PHOTOGRAPHIC STUDIO - The studio, office or work space used by a professional photographer.~~

**PLANNING AND DEVELOPMENT REGULATION JURISDICTION – The geographic area within which a city or county may undertake planning and apply development regulations.**

**PLANNING BOARD – Any board or commission established pursuant to G.S. 160D-301.**

PLANNING AND ZONING COMMISSION - The Cabarrus County Planning and Zoning Commission. Also referred to as the Planning Board.

PLAT - The legal map of a subdivision.

PRELIMINARY PLAT - The preliminary **survey** drawing or drawings indicating the proposed manner or layout of the **proposed** subdivision to be submitted to the ~~planning~~**proper** authority for approval.

PREMISES - A lot, parcel tract or plot of land together with the buildings and structures thereon.

PRIMARY BUILDING OR STRUCTURE - The building or structure where the principal use of the parcel is located. This shall include any buildings which are attached to the principal structure by a covered structure.

PRINCIPAL USE - The main or primary use of a parcel of land.

PRINTING, REPROGRAPHIC FACILITY - Establishments primarily engaged in the process of reproducing, reprinting, or copying graphic material especially by mechanical, photographic, or electronic means.

PRIVATE - Anything not owned or operated by the federal government, state government, or any political subdivision.

PRIVATE ROAD - Any road, street, or other means of vehicular access to a parcel of land not dedicated or intended for public use.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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PRIVATE STABLE - A detached accessory building for the keeping of horses, mules, or ponies owned by the occupants of the premises and not kept for remuneration, hire or sale.

PROFESSIONAL ENGINEER - A person who has been duly registered and licensed as a professional engineer by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors.

PROFESSIONAL OFFICE - A place where a particular kind of business is transacted or a professional service is ~~supplied~~ offered, excludes retailing, further described as follows: **Examples of professional office include accountant's office, physician, dentist or chiropractor's office, lawyer's office, engineer, architect or surveyor's office, consultant's office, photographer's office, etc.**

- ~~1. A place in which a function, such as consulting, record keeping or clerical work, is performed, or~~
- ~~2. A place in which a professional person (e.g., a physician or lawyer) renders his or her professional service.~~

**PROMOTIONAL ACTIVITIES INVOLVING THE DISPLAY OF GOODS OR MERCHANDISE - Activities conducted on the premises of an existing business, typically near the entrance to the building, to advertise the goods or merchandise sold at that business.**

**PROPERTY - All real property subject to land-use regulation by a local government. The term includes any improvements or structures customarily regarded as a part of real property.**

PROPERTY LINE, COMMON - A line dividing one lot from another.

PUBLIC CULTURAL FACILITY - The use of land, buildings, or structures by a governmental agency to provide cultural services directly to the general public, inclusive of public libraries and museums.

PUBLIC HEARING - A public meeting for which notice has been given and an opportunity for public testimony is provided.

PUBLIC MEETING - A meeting where the public may attend.

PUBLIC NOTICE - Notice to the public of a public hearing or meeting as required by state or local law.

PUBLIC RIGHT-OF-WAY - Any area on, or adjoining, a street, road, highway, alley, or pedestrian/bicycle way or other special purpose way or utility installation owned by, or reserved to, the public for present or future public use.

**PUBLIC SERVICE FACILITY** - The use of land, buildings, or structures by a public utility, railroad, or governmental agency. Includes, but is not limited to:

1. Water treatment plants or pumping stations
2. Sewage treatment plants or pumping stations
3. Non-nuclear power stations and substations
4. Telephone exchanges
5. Bus and railroad terminals or stations
6. Alternative power generation facilities, including solar fields, solar farms and wind farms
7. Natural gas facilities
8. Other similar public service structures

Land, buildings, or structures devoted solely to the storage and maintenance of equipment and materials are not considered public service facilities. See government buildings, storage only.

**PUBLIC USE FACILITY** - The use of land, buildings, or structures by a governmental agency to provide protective, administrative, social, or recreational services directly to the general public. Includes:

1. Police, fire and emergency medical services stations
2. Emergency services sub-stations
3. Community centers, senior centers
4. Public parks
5. Other public facilities providing any of the above services.

Land, buildings or structures devoted solely to the storage and maintenance of equipment and materials are not considered public use facilities.

**PUBLIC UTILITY** - A business organization (such as an electric, water or sewer company) performing a public service and subject to special governmental regulation.

**QUASI-JUDICIAL DECISION** – A decision involving the finding of facts regarding a specific application of a development regulation and that requires the exercise of discretion when applying the standards of the regulation. The term includes, but is not limited to, decisions involving variances, special use permits, certificates of appropriateness, and appeals of administrative determinations. Decisions on the approval of subdivision plats and site plans are quasi-judicial in nature if the regulation authorizes a decision-making board to approve or deny the application based not only upon whether the application complies with the specific requirements set forth in the regulation, but also on whether the application complies with one or more generally stated standards requiring a discretionary decision on the findings to be made by the decision-making board.

**QUARRY** - See EXTRACTION OF EARTH PRODUCTS, **MINING**

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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RACE TRACK, ANIMAL - A facility consisting of a dirt track used primarily for the sport of animal racing, such as dogs or horses. The race track may include seating, concession areas and parking facilities and offices but does not include residences, or retail facilities.

RACE TRACK, AUTOMOBILE - A facility consisting of a paved or dirt roadway used primarily for the sport of automobile racing. The race track may include seating, concession areas, suites, parking facilities and accessory offices but does not include, residences, or retail facilities. This definition shall also include any facility used for driving automobiles under simulated racing or driving conditions (test tracks, "shakedown" tracks or other similar facilities), but does not include seating, concession areas, or retail facilities for the general public.

RACETRACK, OTHER - A facility consisting of tracks or courses used for racing go-karts, motorcycles, BMX bicycles, All-Terrain Vehicles (ATVs), etc. The race track may include seating, concession areas, parking facilities and accessory offices but does not include residences or retail facilities.

REAR SETBACK - The minimum ~~horizontal~~ distance between any building and the rear property line.

RACE SHOP - A facility used for the production, testing, and repair of competitively raced motor vehicles inclusive of offices and warehousing of vehicles and souvenirs.

RACE TEAM COMPLEX - A facility used for the production, testing, and repair of competitively raced motor vehicles inclusive of offices, warehousing of vehicles and souvenirs. Race Team complexes may include multiple buildings for multiple teams or separate fabrication, chassis construction, or painting facilities.

RADIO AND TELEVISION STUDIO - A facility for the production of films and/or the production and broadcast of television and radio programs.

RAIL STATION, RAIL TERMINAL - A railway facility where trains regularly stop to load or unload passengers or freight.

RAIL STORAGE YARD - A complex series of railroad tracks for storing, sorting, or loading or unloading, railroad cars or locomotives.

RECEPTION FACILITIES - Establishments located in rural Cabarrus County, which host banquets, wedding receptions, private events, parties, etc. Events are by reservation only, with food and beverage brought on site or prepared in an approved kitchen located on the site. A reception facility shall not be operated as a restaurant with entertainment or as a bed and breakfast.

RECREATIONAL FACILITY, INDOOR - An establishment providing amusement, entertainment or recreation indoors typically for an admission charge. Types of indoor recreational facilities include but are not limited to:

- a. Dance halls
- b. Live theater
- c. Bands, orchestra and other musical entertainment
- d. Bowling alleys
- e. Billiard and pool establishments
- f. Membership sports and recreation clubs
- g. Indoor swimming pools or waterparks
- h. Skating rinks
- i. Indoor kart racing

RECREATIONAL FACILITY, OUTDOOR - An establishment providing amusement, entertainment or recreation outdoors, typically for an admission charge or membership fee. Types of outdoor recreational facilities include but are not limited to:

- a. Ball field, ball field complex
- b. Soccer field, soccer field complex
- c. Miniature golf
- d. Outdoor Adventure Facilities, including zip lines, ropes courses and rock climbing walls
- e. Amphitheater
- f. Campground
- g. Non-competitive kart racing
- h. Radio controlled race car or truck course
- i. Radio controlled airplane flying fields, drone flying fields
- j. Paint ball fields
- k. Outdoor pools or waterparks open to the general public

RECREATIONAL THERAPY FACILITY, RURAL SETTING - A facility that provides recreational therapy to individuals with a wide range of cognitive, physical and emotional disabilities. Recreational therapy is the provision of services to an individual to restore and rehabilitate using recreational techniques, in order to improve functioning and independence, as well as reduce or eliminate the effects of illness or disability and promote well-being.

**RECREATIONAL TRAIL** - Any paved or unpaved surface used as a greenway, blueway or recreational facility.

RECREATIONAL VEHICLE - A vehicular or portable unit mounted on a chassis and wheels, and which is primarily designed to provide temporary living quarters and either has its own motive power or is mounted on, or drawn by, a motor vehicle. Examples are: travel trailers, truck

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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campers, camping trailers, ~~and~~ motor homes and **tiny homes on wheels. Recreational vehicles are intended for temporary occupancy and may not be used as a permanent residence.**

RECYCLABLE MATERIALS DROP OFF - A bin or container-like device situated for the receipt and temporary storage of recyclable materials which is not enclosed within a building or structure.

REGISTERED LAND SURVEYOR - A person who, by reason of his special knowledge of mathematics, surveying principles and methods, and legal requirements which are acquired by education and/or practical experience, is qualified to engage in the practice of land surveying, as herein defined, as attested by his registration as a registered land surveyor by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors.

RELIGIOUS INSTITUTION - Any of a broad range of denominations organized primarily for the purpose of providing weekly religious services, Sunday school and occasional evening religious events.

RELIGIOUS INSTITUTION WITH SCHOOL - Any of a broad range of denominations organized primarily for the purpose of providing weekly religious services, Sunday school, occasional evening religious events, and standard secular teaching at both the elementary and secondary levels on weekdays, similar to that offered by the North Carolina Department of Education.

REQUIRED SETBACK - The distance required between a building or other structure and the property line.

RESTAURANT, EXCLUDING DRIVE THROUGH - An establishment serving food and beverages where all service takes place within an enclosed building or accessory outdoor seating area.

RESTAURANT WITH DRIVE-THRU FACILITY - An establishment serving food and beverages, where service takes place within an enclosed building, in accessory outdoor seating areas, or through a vehicular pickup window.

REST HOME, CONVALESCENT HOME, **NURSING HOME** - A facility ~~used to help patients recover gradually from health disorders.~~ **primarily designed to provide a home-like environment while patients recover from long term illnesses or medical procedures. Many residents return to their own homes after recovery but some may stay at the facility to receive long term health care.**

RETAIL SALES, NEIGHBORHOOD MARKET - Small ~~scale retail~~ store intended to serve the surrounding neighborhood. These types of markets typically sell bread, milk, snack foods, drinks, **candy, bait** and other basic grocery items and may include a small area where simple foods are prepared. These markets are ~~do not exceed~~ 1000 square feet or less.

RETAIL SALES, SHOPPING CENTER - A group of stores planned and designed for the site on which it is built, functioning as a unit, with off-street parking, landscaped areas, and pedestrian malls or plazas provided on the property as an integral part of the unit.

RETAINING WALL - A manmade barrier constructed for the purpose of stabilizing soil, retarding erosion, or terracing a parcel or site.

~~REZONING - An amendment to the Official Zoning Map.~~

RIGHT-OF-WAY- The right to cross somebody else's property by a specific route.

ROADWAY - The improved portion of a street within a right-of-way and/or easement.

~~SAWMILL - An operation or facility which has, as its predominant purpose, the sawing or planning of logs or trees into rough slabs.~~ Establishments primarily engaged in sawing dimension lumber, boards, beams, timbers, poles, ties, shingles, shakes, siding, and wood chips from logs or bolts. Sawmills may plane the rough lumber that they make with a planing machine to achieve smoothness and uniformity of size.

SALVAGE YARD - An establishment operated for the purpose of storing, dismantling, salvaging, recycling, buying or selling scrap or used materials such as paper, metals, rubber, rags, glass, **construction materials**, wrecked, used or dismantled products and articles, such as machinery, vehicles, appliances, **manufactured homes, recreational vehicles**, and the like. Also known as a Junk Yard.

SCIENTIFIC RESEARCH AND DEVELOPMENT - Government or other organizations engaged in scientific research and/or new or enhanced product design or development.

SCREENING - Shielding, concealing or effectively hiding from view of a person standing at ground level on an abutting site by a wall, fence, hedge, berm or any combination of these methods, or any similar architectural or landscaped feature, such as a landscape perimeter strip or buffer yard.

SEDIMENT - Solid particulate matter, both mineral and organic, that has been or is being transported by water, air, gravity, or ice from its site of origin.

SEDIMENT AND EROSION CONTROL DEVICES - Sediment fences, sediment traps, or other devices necessary to reduce sedimentation.

SEDIMENTATION - The process by which sediment has been, or is being, transported off the site of land disturbing activity or into a lake or watercourse.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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SELF SERVICE STORAGE FACILITY - Buildings which are composed of contiguous individual rooms which are rented to the public for the storage of personal property and which have independent access and locks under the control of the tenant.

SEMI-ATTACHED HOUSE - Two houses sharing one common side, typically identical homes on each end with matching appearances and driveways, with a common front lawn.

SEPTIC TANK SYSTEM - A subsurface wastewater system consisting of a settling tank and a subsurface disposal field.

SETBACK - The minimum distance between any building and the property line.

SETBACK LINE - A line marking the distance from the street **right-of-way** or lot lines which establishes the minimum required front, side and rear setbacks.

SHOOTING RANGE, INDOOR - A firing range facility with targets for rifle or handgun practice located inside a building.

SHOOTING RANGE, WITH OUTDOOR TARGET PRACTICE - A firing range facility with targets for rifle or handgun practice located inside a building and also includes outdoor practice ranges.

SINGLE-FAMILY DETACHED RESIDENTIAL DWELLING - A separately owned residence for use by one family as a housekeeping unit with space for eating, living, and permanent provisions for cooking and sanitation.

**SITE PLAN – A scaled drawing and supporting text showing the relationship between lot lines and the existing or proposed uses, buildings, or structures on the lot. The site plan may include site-specific details such as building areas, building height and floor area, setbacks from lot lines and street rights-of-way, intensities, densities, utility lines and locations, parking, access points, roads, landscape and stormwater control facilities that are depicted to show compliance with all legally required development regulations that are applicable to the project and the site plan review. A site plan approval based solely upon application of objective standards is an administrative decision and a site plan approval based in whole or in part upon the application of standards involving judgment and discretion is a quasi-judicial decision. A site plan may also be approved as part of a conditional zoning decision.**

~~SITE PLAN— A development plan of one or more lots on which is shown~~

- ~~a. The existing and proposed conditions of the lot, including but not limited to: topography, vegetation, drainage, flood plains, wetlands and waterways;~~
- ~~b. The location of all existing and proposed buildings, drives, parking spaces, walkways, means or ingress and egress, drainage facilities, utility services, landscaping, structures and signs, lighting, screening devices; and~~
- ~~c. Location and extent of all landscape buffers.~~



**SITE SPECIFIC DEVELOPMENT PLAN (SSDP)** - A plan which has been submitted by a landowner describing with reasonable certainty the type and intensity of use for a specific parcel or parcels of property. Such a plan shall include the approximate boundaries of the site; significant topographical and other natural features affecting development of the site; the approximate location on the site of the proposed buildings, structures, and other improvements; the approximate dimensions, including height, of the proposed buildings and other structures; and the approximate location of all existing and proposed infrastructure on the site, including water, sewer, roads, and pedestrian walkways.

**SKETCH PLAN** - A sketch preparatory submitted prior to the preliminary plat or site plan to enable the applicant to save time and expense in reaching general agreement with the ~~platting~~ reviewing authority as to the form of the plat or site plan and the objectives of this Ordinance.

**SKIN CARE SALON** - Establishments primarily engaged in providing personal services related to skin care such as facials and laser treatments.

**SLAUGHTERHOUSE, MEAT PACKING** - A building or structure where livestock is slaughtered and prepared for distribution to butcher shops or retail sales establishments such as grocery stores. A slaughterhouse is designed to accommodate the confinement and slaughtering of live animals and may include packing, treating, storage and/or sale of the product on the premises.

**SLOPE** - A vertical rise in feet measured over a horizontal distance, expressed as a percentage, measured generally at right angles to contour lines.

**SMALL ENGINE REPAIR SHOP** - A facility used for the repair and servicing of small engines, such as lawn mowers, lawn tractors, chain saws, trimmers, etc.

**SOIL SURVEY** - The Soil Survey of Cabarrus County, North Carolina, published by the Soil Conservation Survey of the U.S. Department of Agriculture, dated September 1988, which document is hereby incorporated by reference.

**SOLAR FARM** - Large Collections of solar panels that work together to capture sunlight and turn it into electricity.

**SOLAR PANEL** - A panel designed to absorb the sun's rays as a source of energy for generating electricity or heating.

**SOLAR PANELS AS RESIDENTIAL ACCESSORY USE** – A collection of up to 20 solar panels, located on a residential property, used for power generation for the subject property.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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~~CONDITIONAL~~ **SPECIAL USE** - A use which, because of its unique characteristics, cannot be properly classified as a permitted use and warrants review by the Planning and Zoning Commission, serving as Board of Adjustment.

**SPECIAL USE PERMIT** – A permit issued to authorize development or land uses in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised as well as compliance with specific standards. The term includes permits previously referred to as conditional use permits or special exceptions.

**SPORTS AND RECREATION INSTRUCTION OR CAMP** - Establishments primarily involved in the instruction of sports or recreation, including but not limited to baseball, football, soccer, tennis, golf, lacrosse, dance or gymnastics. These facilities may or may not include overnight accommodations for participants.

**SPLIT-FACE BLOCK**-A concrete masonry unit, split lengthwise by a machine after curing to produce a rough, fractured face texture.

**STADIUM** - A sports arena, usually oval or horseshoe-shaped, with tiers of seats for spectators.

**STEEL MILL** - An industrial plant for the manufacture of steel.

**STORAGE BUILDING SALES** - Establishments primarily engaged in the display and sale of small accessory buildings to be used for storage.

**STORAGE LOT, LOGISTICS AND FREIGHT** - A lot used for the storage of logistics and freight related trailers and chassis. These lots typically charge a monthly fee.

**STORMWATER** - The flow of water which results from precipitation and which occur immediately following rainfall or a snowmelt.

**STORMWATER RUNOFF** - The direct runoff of water resulting from precipitation in any form.

**STREET, PUBLIC** - Any public thoroughfare, street, avenue, or boulevard which has been dedicated or deeded to the public for public use. Also includes any Road.

**STREET FRONTAGE** - The distance for which a lot line of a lot adjoins a public street, from one lot line intersecting said street to the furthest distance lot line intersecting the same street.

**STRUCTURAL ALTERATION** - Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders or any complete rebuilding of the roof or exterior walls.

STRUCTURAL COVERAGE - Refers to the amount of land area covered by structures.

STRUCTURE - Anything constructed or erected which requires location on or in the ground or is attached to something having a location on the ground or anything as defined by the Building Code.

STRUCTURE, ACCESSORY - A structure located on the same lot and customarily incidental and subordinate to the principal building **or structure**.

STRUCTURE, PERMANENT - Anything constructed or erected within a required location on the ground or which is attached to something having location on the ground, including a fence or free-standing wall.

STRUCTURE, TEMPORARY - A moveable structure not designed for human occupancy.

STUB-OUT, STUB-STREET - A portion of a street or cross access drive used as an extension to an abutting property that may be developed in the future.

SUBDIVIDE - The act or process of creating a Subdivision.

SUBSTANTIAL DAMAGE - Damage of any origin sustained by a structure whereby the cost of restoring the structure to the before damaged-condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

SWALE - An elongated depression in the land surface that is at least seasonally wet, is usually heavily vegetated, and is normally without flowing water. Swales direct storm water flows into primary drainage channels and allow some of the storm water to infiltrate into the ground surface.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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SWIM CLUB, TENNIS CLUB, COUNTRY CLUB - A private club that provides one or more of the following: tennis or swimming facilities, indoor or outdoor exercise facilities, recreation rooms, recreational equipment, tennis or swimming lessons, etc. These types of facilities are restricted to use by members and their guests. Country Clubs may also include golf courses and/or a clubhouse with dining and banquet facilities.

SWIMMING POOL - A structure designed to hold water to enable swimming or other water based leisure activities. Pools can be built into the ground or built above ground.

TANNING SALON - Establishments that provide tanning beds and/or spray tanning for customers.

TATTOO - A form of body modification made by inserting indelible ink into the dermis layer of the skin to permanently change the pigment.

TATTOO STUDIO - A place where people receive permanent decorative tattoos from a tattoo artist. Body piercing may also be performed at these facilities.

TAXI SERVICE - A service that provides vehicles for hire with a driver who conveys passengers between locations of their choice for a fee.

TAXIDERMY - The act of mounting, stuffing or reproducing dead animals for display.

TAXIDERMY STUDIO - A place where a taxidermist performs taxidermy.

TEMPORARY FAMILY HEALTH CARE STRUCTURE – A transportable residential structure providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who shall be the mentally or physically impaired person, (iii) has no more than 300 gross square feet, and (iv) complies with applicable provisions of the State Building Code and G.S. 143-139.1(b).

TEMPORARY USE - A use that is established with the intent to discontinue such use upon the expiration of the permit and that does not involve the construction or alteration of any permanent structure. See Chapter 7, Temporary Uses for List of Uses.

THOROUGHFARE - Those roadways in Cabarrus County designated as thoroughfares (major or minor) by the North Carolina Department of Transportation (NCDOT) or the Long Range Transportation Plan.

THOROUGHFARE, MAJOR - Primary traffic arteries where the main function is to move traffic in and around the area.

**THOROUGHFARE, MINOR** - Roads that collect traffic from local streets and carry it to the major thoroughfares.

**TIRE RECAPPING** - Establishments where worn automobile tires are reconditioned.

**TOUR BUS COMPANY** - A bus service that takes visitors sightseeing, with routes around tourist attractions.

**TOW TRUCK** - A vehicle used to transport motor vehicles to another location or to recover vehicles which are no longer on a drivable surface.

**TOWING SERVICE** - Businesses primarily engaged in pulling or hauling vehicles in the case of breakdowns or collisions or that may be impounded for legal reasons.

**TOWNHOUSE** - A single-family dwelling unit constructed in a series, group or row of attached units separated by property lines and with a yard on at least two sides. The term "townhouse" also includes a single-family dwelling constructed in a series or group of attached units with property lines separating each unit.

**TRADE OR VOCATIONAL SCHOOL** - A school, other than a college or university, which may be operated as a commercial venture, and which provides part-time or full-time education beyond the high school level and does not provide lodging or dwelling units for students or faculty. Includes technical and cosmetology schools.

**TRAIL HEAD** - Area specifically designated for accessing a recreational trail.

**TRUCKING AND HEAVY EQUIPMENT, SALES AND SERVICE** - A commercial facility for the maintenance of trucks or their sale, rental or lease, including the sale, rental or lease of heavy equipment.

**TRUCKING EQUIPMENT COMPANY, HEAVY EQUIPMENT COMPANY, DISPATCH FACILITY WITH STORAGE** - A commercial facility for the dispatch of trucks or heavy equipment which includes the storage of such equipment on site between jobs.

**TRUCK STOP, TRUCK TERMINAL** - A facility which accommodates the trucking industry by providing fueling stations, weigh stations, restaurants, convenience foods, and occasionally, overnight rooming accommodations. These facilities are typically located near state, federal or interstate highways.

**UNDERLYING ZONING DISTRICT** - A standard zoning district classification which is combined with an overlay district for purposes of development regulation specificity. The base (underlying) district regulations shall apply unless expressly superseded by overlay district provisions.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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UPZONING - The reclassification of land from a residential to a non-residential zoning district, or to a zoning district which permits greater density or intensity than the current zoning classification of the property.

USE - The purpose or purposes for which land or a building is occupied, maintained, arranged, designed, or intended.

USE, APPROVED - Any use that is or may be lawfully established in a particular district provided that it conforms with all requirements of these regulations for the district in which such use is located.

USE VARIANCE - A variance as to the permissible use of land. A use variance is not permitted under North Carolina law.

UTILITY USE – See Public Service Facility

VARIANCE - A relaxation of the terms of this Ordinance where such variance will not be contrary to the public interest and, where, owing to conditions peculiar to the property and not the result of actions or the situation of the applicant, a literal enforcement of the Ordinance would result in unnecessary and undue hardship. A variance is authorized only for the dimensional controls of this Ordinance. Establishment or expansion of a use otherwise prohibited shall not be permitted by a variance.

VESTED RIGHT - The right to undertake and complete the development and use of property under the terms and conditions of an approved site specific development plan or an approved phased development plan for a specified time, regardless of changes in this Ordinance.

VETERINARIAN - A person rendering surgical and medical treatment to animals which may include overnight accommodations for the animals for purposes of recovery or boarding. Crematory facilities shall not be allowed as part of a veterinarian office or establishment.

WAREHOUSE, ENCLOSED STORAGE - The indoor storage of goods, materials, or merchandise for shipment to or processing on other property with no on site retailing.

WAREHOUSE WITH OUTDOOR STORAGE - The outside storage of goods, materials, or merchandise for shipment to or processing on other property with no on site retailing.

WAREHOUSE, VOLATILE MATERIALS - The indoor or outside storage of materials considered to be volatile, i.e., explosive. Petroleum products, propane, oxygen, dynamite and blasting supplies are among those items considered volatile materials.

**WATER TREATMENT FACILITY** - Any facility or facilities used or available for use in the collection, treatment, testing, storage, pumping, or distribution of water for a public water system.

**WATERSHED** - A natural area of drainage, including all tributaries contributing to the supply of at least one major waterway within the State, the specific limits of each separate watershed to be designated by the North Carolina Environmental Management Commission.

**WELDING SHOP** - Establishments primarily engaged in the process of metal welding or metal repair.

**WELLNESS RETREAT, WELLNESS SPA**- A retreat, camp or spa where the focus of the facility is physical fitness, holistic care, relaxation, emotional balance, stress reduction and spiritual health. These facilities are typically located in a natural setting where clients enjoy nature and activities related to, or occurring in, the natural setting. Facilities may or may not include overnight accommodations. Day spas may also be included as a part of these types of facilities.

**WETLAND** - Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

**WIND ENERGY FACILITY**- A facility generating electricity, for personal use only, through using a wind turbine or multiple turbines on the same site.

**WIND FARM** - Large collections of wind turbines that work together to capture wind energy and turn it into electricity.

**WIND TURBINE**- a device that converts kinetic energy from the wind into electrical power.

**WIRELESS TELECOMMUNICATION SERVICES (WTS)** - Licensed or unlicensed wireless telecommunication services including cellular, digital cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), commercial or private paging services, or similar services marketed or provided to the general public. This definition does not include services for non-commercial entities in the amateur radio service, public safety radio service, or licenses assigned to non-profit organizations such as the Red Cross, Civil Air Patrol, or other military affiliated radio services that are licensed by the Federal Communications Commission.

**ZONING ADMINISTRATOR** - The employee of the Cabarrus County Planning and Development charged with overseeing the administration and enforcement of these regulations and his/her designee(s).

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 2-RULES OF CONSTRUCTION AND DEFINITIONS

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ZONING DISTRICT - Any portion of the area of the County in which the same Zoning regulations apply.

ZONING ~~INSPECTOR~~ ENFORCEMENT OFFICER- The Administrator and/or his or her duly authorized representative.

ZONING MAP AMENDMENT, REZONING – A request to change the zoning designation and applicable regulations applied to a specified property or properties.



### Section 3-1 Introduction

The purpose of this Chapter is twofold. First, it is to establish types of zoning districts for grouping similar and compatible land uses throughout Cabarrus County. Secondly, it is to set forth a "Table of Permitted Uses" that lists types of land uses and their status in each district.

### Section 3-2 How to use this Chapter

The description of zoning districts is set forth in Section 3-7. After a description of the zoning district, a listing of uses follows. If you know the zoning district and want to understand what is allowed within it, this section provides the answer. If, on the other hand, you have a use in mind and want to know where it fits, find the use in the Table of Permitted Uses located at the end of this Chapter to understand the status within the various zoning districts. A land use may be:

- **Permitted by right (P)** - This means that the land use is considered completely compatible in the district and no further governmental review is needed.
- **Permitted based on standards (PBS)** - This means that the land use in question could be compatible with the district as long as it meets certain standards. For example, a gas station may be completely appropriate in a residential district if it is built on a smaller scale than the gas stations found on major commercial corridors with multiple pumps and twenty-four hour operation. Many of the PBS uses have more than one standard.
- ~~Conditional Use (C)~~ **Special Use (SU)** - This means that the land use considered needs to be reviewed by a public body, in this case, the Planning & Zoning Commission acting as a Board of Adjustment. Often, these are land uses with the potential for far reaching consequences. A public airport is a good example. The creation of an airport may profoundly affect an area's transportation system, may greatly affect surrounding land use from a noise standpoint, etc. Accordingly, these types of land uses merit consideration and debate in a public forum. In order to assure compatibility with surrounding land uses, conditions may be placed on the proposed development of the property.
- **Accessory use** - These are land uses that are secondary, subordinate, and incidental to what typically is the original land use or permitted use. Within the Table of Permitted Uses, all accessory uses are listed as a separate type of use under the heading of "Accessory". A utility shed in the backyard of a residentially developed property is a good example of an accessory use. Accessory uses must be considered compatible with both the original use and the surrounding land uses. Accessory uses cannot exist by themselves. They must be accessory to ~~another use~~ **the primary use of the property.**

**Section 3-3 Zoning districts designated and purposes listed**

All land and water areas in Cabarrus County, except within the corporate limits of any municipality and their respective extraterritorial jurisdictions, if any, are divided into the following districts. Such districts are designed to both assure the compatibility of land uses within each district and to partially implement the officially adopted Cabarrus County Area Plans, and other planning documents which serve as part of the overall county comprehensive plan.

**Section 3-4 Standard zoning districts and standard zoning district categories**

For the purpose of implementing this Ordinance, the following general zoning categories and specific zoning district types are hereby created.

**AGRICULTURAL/RESIDENTIAL:**

Agricultural/Open Space (AO)

**RESIDENTIAL:**

Countryside residential (CR)

Low density residential (LDR)

Medium density residential (MDR)

High density residential/mixed use (HDR/MU)

**COMMERCIAL:**

Office/Institutional (OI)

~~Office~~/limited commercial (LC)

General commercial (GC)

**INDUSTRIAL:**

Limited industrial (LI)

General industrial (GI)

**FLOATING:**

Planned Unit Development (PUD)

**Section 3-5 Map of zoning districts**

The boundaries of these districts are shown on maps entitled "Official Zoning Atlas of Cabarrus County." The zoning atlas and all notations, references and amendments to it are hereby made a part of this Ordinance. These documents are kept in the Office of the Zoning Administrator and are available for public inspection. Other supplements, in the form of maps, guides, illustrations, records, reports, interpretive material and standards may be officially adopted, directly or by reference, to facilitate administration and public understanding of the Official Zoning Atlas or of regulations adopted for the zoning districts or other divisions established thereby.

**Section 3-6 Rules governing interpretation of district boundaries**

- a. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines.

- b. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- c. Boundaries indicated as approximately following jurisdictional lines of municipalities or sanitary districts shall be construed as following such lines.
- d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- e. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line, shall be construed as moving with the actual shore line.
- f. Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines and in the event of change, construed as being the actual.

Boundaries indicated as parallel to or extensions of features indicated in (a) through (f) above shall also be construed.

Distances not specifically indicated on the Official Zoning Atlas shall be determined by the scale of the map.

- a. Where physical or cultural features existing on the ground vary with those shown on the Official Zoning Atlas, or in other circumstances not covered by (a) through (f) above, the Zoning Administrator shall interpret the district boundaries.
- b. Where a district boundary line divides a lot which was in single ownership at the time of passage of this Ordinance, the regulations for either portion of the lot may be extended, not to exceed one hundred (100) feet, beyond the district line into the remaining portion of the lot.

### **Section 3-7 Statements regarding the purpose of zoning districts**

The following subsections more fully describe the essential nature of each zoning district; explain the rationale for its creation and list land uses as either Permitted (P), Permitted Based on Standards (PBS), or ~~Conditional (C)~~ **Special Use (SU)**.

#### **AGRICULTURAL/RESIDENTIAL DISTRICT:**

##### **AGRICULTURAL/OPEN SPACE**

This district is comprised mostly of lands usually found on the eastern side of the County which, due to physical characteristics such as soil type, topography, etc., should remain agrarian. To a lesser degree, these are also those lands which are conducive to providing recreationally

oriented open space. These land areas should remain the farmland and undeveloped/forested land of the County. Public utilities will not be planned for these areas. Consequently, residential uses that support those working and/or owning the land, home occupations allied with existing residences, and very limited business endeavors are envisioned as complementary to the area. In sum, the primary activity of these lands is agricultural - housing and business are typically related to, and supportive of, the practice of modern day agriculture. It is not, however, improbable that a small hamlet type settlement might evolve in this zoning district. As to those areas constituting open space, manmade uses must take care to enhance and not detract from the essential character of the area.

**Rationale**

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

**AGRICULTURE/OPEN SPACE USES**

**AO Permitted (P) Uses**

Agriculture Excluding Livestock	<del>Group Care Facility</del>	Single Family Detached Residential
Agriculture Including Livestock	Hatchery	Stables, Commercial
Agritourism, Accessory to Agriculture	Livestock Sales	Wireless
Bulk Grain Storage	Manufactured Home, In Manufactured Home Overlay District Only-See Chapter 4	Telecommunications Services, Stealth Antennae, 65 feet or less
Dairy Procssing	Nursery, Greenhouse	
Family Care Home		

**AO Permitted based on Standards (PBS) Uses**

Accessory Dwelling Unit	Accessory Building	Auction House
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Auction, Estate or Asset Liquidation, Temporary Use	Communications Tower, 911 Communications Tower	Convenience Store without Petroleum Sales
Auction, Livestock, Temporary Use	Community Garden, Accessory Use	Country Club with Golf Course
Barn, Greenhouse as Primary Structure	Contractor Office, Construction Equipment Storage, Temporary Use	Dumpsters, Commercial Waste Containers, Temporary Use
Bed and Breakfast	Contractor or Trade Shops	Ethanol Fuel Production, Residential District, Private Use Only, Accessory Use
Cemetery	Convenience Store with Petroleum Sales	
Civic Organization Facility		

**AO Permitted based on Standards (PBS) Uses Continued**

FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Landfill, Demolition-Less Than One Acre	Modular Unit, Commercial/Mixed Use Projects, Temporary Use
Gas <b>Service</b> station	Mobile Personal Storage Unit, Renovation, Temporary Use	Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use
Golf Course, Public or Private	Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use	Real Estate Office in Model Home, Temporary Use
Home Occupation, General	Nursery, Daycare Center	Recyclable Materials Drop Off
Home Occupation, Rural	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business	Recreational Trail, Greenway, or Blueway Connector
Ice Production, Dispensing, Accessory to Convenience Store	Public Cultural Facility	Religious Institution with Total Seating Capacity 350 or Less
Ice Production, Dispensing, Accessory to Gas <b>Service</b> Stations	Real Estate Office in Construction Trailer or	
Kennel, Private		

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
 CHAPTER 3-ESTABLISHMENT OF ZONING DISTRICTS

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Repair Garage, Automobile	Scientific Research and Development, Accessory to Agriculture	Towing Service, Accessory to Automobile Repair
Repair Shop, Farm Machinery	Swim Club, Tennis Club, Country Club	Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales
Repair Shop, Small Engine	Swimming Pool, Accessory to Single Family Residential	Trail Head, Accessory
Rest Home, Convalescent Home, <b>Nursing Home</b> with 10 Beds or Less	Temporary Dwelling for Large Construction Projects, Temporary Use	Trail Head, Primary Use Site
Restaurant, Excluding Drive-Thru	<b>Temporary Health Care Structure</b>	Wind Energy Facility, Accessory Use, On Site Use Only
Retail Sales, Neighborhood Market 1,000 Square Feet or Less	Temporary Residence in Mobile Home during Construction of New Home on Same Site, Temporary Use	Wireless Telecommunications Services, Co-location
Sawmill		

**AO Conditional (C) Special Uses (SU)**

Airstrip, as Accessory Use	Public Service Facility	Shooting Range with Outdoor Target Practice
Animal Hospital	Public Use Facility	Slaughter House, Meat Packing
Animal Shelter	Race Shop, Race Team Complex	Sports and Recreation Instruction or Camp
Correctional Facility	Reception Facilities	Trade and Vocational Schools
Colleges, Universities	Recreational Facility, Outdoor	Veterinarian
Day Camp, Summer Camp, Civic Group Camp Facility	Recreational Therapy Facility, Rural Setting	Wireless Telecommunications Services
Elementary, Middle and High Schools	Religious Institution with Total Seating Capacity 351 or More	<b>Wellness Retreat, Wellness Spa</b>
Kennel, Commercial	Religious Institution with School	
Landfill, Demolition-One Acre or More	Rest Home, Convalescent Home, <b>Nursing Home</b> with More Than 10 Beds	
Landfill, Sanitary		
Multimedia Production & Distribution Complex		

**RESIDENTIAL DISTRICTS:**

**COUNTRYSIDE RESIDENTIAL**

Lands in this district have a strong rural, pastoral feel. Natural environmental elements such as tree lines, small ponds, rock formations, and manmade elements such as pasture fencing are to be retained, if at all possible. Although the area is capable of handling higher densities of development, development is kept at very low overall densities. Development includes only the standard single family detached dwelling.

**Rationale**

This land use district was created as a direct result of the County's systematic area planning process. As a reaction to the growth of the past decade (as much as 80% in some townships) many residents are anxious to see their areas retain the appeal that inspired the resident to

make his or her original investment. This district helps implement a growth management philosophy before the fact, rather than after. In summary, the principle purpose of this district is to provide some land area in the County for a permanent country, rural residential life style.

**COUNTRYSIDE RESIDENTIAL USES**

**CR Permitted (P) Uses**

Agriculture Excluding Livestock	Family Care Home	Nursery, Greenhouse
Agriculture Including Livestock	<del>Group Care Facility</del>	Single Family Detached Residential
Agritourism, Accessory to Agriculture	Livestock Sales	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less
Dairy Processing	Manufactured Home, In Manufactured Home Overlay District Only- See Chapter 4	

**CR Permitted Based on Standards (PBS) Uses**

Accessory Dwelling Unit	Community Garden, Accessory Use	Ethanol Fuel Production, Residential District, Private Use Only, Accessory Use
Accessory Building	Contractor Office, Construction Equipment Storage, Temporary Use	FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary
Auction House	Convenience Store with Petroleum Sales	Gas <b>Service</b> Station
Auction, Estate or Asset Liquidation, Temporary Use	Convenience Store without Petroleum Sales	Golf Course, Public or Private
Auction, Livestock, Temporary Use	Country Club with Golf Course	Home Occupation, General
Barn, Greenhouse as Primary Structure	Dumpsters, Commercial Waste Containers, Temporary Use	Home Occupation, Rural
Bed and Breakfast		
Cemetery		
Civic Organization Facility		



Ice Production,  
 Dispensing, Accessory to  
 Convenience Store

Kennel, Private  
 Landfill, Demolition-Less  
 Than One Acre

Mobile Personal Storage  
 Unit, Vacate or Occupy  
 Premises, Temporary  
 Use

Ice Production,  
 Dispensing, Accessory to  
 Gas **Service** Stations

Mobile Personal Storage  
 Unit, Renovation,  
 Temporary Use

**CR Permitted Based on Standards (PBS) Uses Continued**

Nursery, Daycare Center  
 Promotional Activities  
 Involving the Display of  
 Goods or Merchandise,  
 Temporary Use at  
 Existing Business

Recreational Trail,  
 Greenway, or Blueway  
 Connector  
 Religious Institution  
 with Total Seating  
 Capacity 350 or Less

Temporary Dwelling for  
 Large Construction  
 Projects, Temporary Use  
**Temporary Health Care  
 Structure**

Public Cultural Facility  
 Real Estate Office in  
 Construction Trailer or  
 Modular Unit,  
 Commercial or Mixed  
 Use Projects, Temporary  
 Use

Rest Home,  
 Convalescent Home,  
**Nursing Home** with 10  
 Beds or Less

Temporary Residence in  
 Mobile Home during  
 Construction of New Home  
 on Same Site, Temporary  
 Use

Real Estate Office in  
 Construction Trailer or  
 Modular Unit,  
 Residential Projects,  
 Temporary Use

Restaurant, Excluding  
 Drive-Thru  
 Sawmill

Trail Head,  
 Accessory Use

Real Estate Office in  
 Model Home,  
 Temporary Use

Scientific Research and  
 Development, Accessory  
 to Agriculture

Trail Head, Primary Use  
 Site

Stables, Commercial

Wind Energy Facility,  
 Accessory Use, On Site  
 Use Only

Swim Club, Tennis Club,  
 Country Club

Wireless  
 Telecommunications  
 Services, Co-location

Swimming Pool,  
 Accessory to Single  
 Family Residential

**CR Conditional (C) Special Uses (SU)**

Animal Hospital	Public Service Facility	<b>Nursing Home</b> with More Than 10 Beds
Animal Shelter	Public Use Facility	
College, University	Reception Facilities	Shooting Range with Outdoor Target Practice
Communications Tower, 911 Communications Tower	Recreational Facility, Outdoor	Slaughter House, Meat Packing
Day Camp, Summer Camp, Civic Group Camp Facility	Recreational Therapy Facility, Rural Setting	Sports and Recreation Instruction or Camp
Elementary, Middle and High Schools	Religious Institution with Total Seating Capacity 351 or More	Veterinarian
Kennel, Commercial	Religious Institution with School	Wireless Telecommunications Services
Multimedia Distribution & Production Complex	Rest Home, Convalescent Home	<b>Wellness Retreat, Wellness Spa</b>

**LOW DENSITY RESIDENTIAL DISTRICT**

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

**RATIONALE**

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

**LOW DENSITY RESIDENTIAL USES**

**LDR Permitted (P) Uses**

<p>Agriculture Excluding Livestock</p> <p>Agritourism, Accessory to Agriculture</p> <p>Family Care Home</p> <p><del>Group Care Facility</del></p>	<p>Manufactured Home, In Manufactured Home Overlay District Only- See Chapter 4</p> <p>Nursery, Greenhouse</p> <p>Semi-Attached House</p>	<p>Single Family Detached Residential</p> <p>Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less</p>
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**LDR Permitted Based on Standards (PBS) Uses**

<p>Accessory Dwelling Unit</p> <p>Accessory Building</p> <p>Agriculture-Female Chickens, Limited Number, Less than 5 Acres</p> <p>Agriculture, Including Livestock</p> <p>Auction, Estate or Asset Liquidation, Temporary Use</p>	<p>Auction, Livestock, Temporary Use</p> <p>Automated Teller Machine, as Accessory</p> <p>Bank, Financial Institution, Automated Teller Machine</p> <p>Barn, Greenhouse as Primary Structure</p> <p>Bed and Breakfast</p>	<p>Cemetery</p> <p>Civic Organization Facility</p> <p>Community Garden, Accessory Use</p> <p>Contractor Office, Construction Equipment Storage, Temporary Use</p> <p>Convenience Store with Petroleum Sales</p>
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CABARRUS COUNTY DEVELOPMENT ORDINANCE  
 CHAPTER 3-ESTABLISHMENT OF ZONING DISTRICTS

Convenience Store without Petroleum Sales	Ice Production, Dispensing, Accessory to Convenience Store	Temporary Use at Existing Business
Country Club with Golf Course	Ice Production, Dispensing, Accessory to Gas <b>Service</b> Stations	Public Cultural Facility
Dumpsters, Commercial Waste Containers, Temporary Use	Itinerant Merchant, Temporary Use	Real Estate Office in Construction Trailer or Modular Unit, Commercial or Mixed Use Projects, Temporary Use
Ethanol Fuel Production, Residential District, Private Use Only, Accessory Use	Landfill, Demolition-Less Than One Acre	Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use
FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Mobile Personal Storage Unit, Renovation, Temporary Use	Real Estate Office in Model Home, Temporary Use
Gas <b>Service</b> station	Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use	Recreational Trail, Greenway, or Blueway Connector
Golf Course, Public or Private	Nursery, Daycare Center	Religious Institution with Total Seating Capacity 350 or Less
Home Occupation, General	Promotional Activities Involving the Display of Goods or Merchandise,	
Home Occupation, Rural		

**LDR Permitted Based on Standards (PBS) Uses Continued**

Rest Home, Convalescent Home, <b>Nursing Home</b> with 10 Beds or Less	Scientific Research and Development, Accessory to Agriculture	Swimming Pool, Accessory to Single Family Residential
Restaurant, Excluding Drive-Thru	Stables, Commercial	Temporary Dwelling for Large Construction Projects, Temporary Use
	Swim Club, Tennis Club, Country Club	

<b>Temporary Health Care Structure</b>	on Same Site, Temporary Use	Wind Energy Facility, Accessory Use, On Site Use Only
Temporary Residence in Mobile Home during Construction of New Home	Trail Head, Accessory Use	Wireless
	Trail Head, Primary Use	Telecommunications Services, Co-location

**LDR Conditional (C) Special Uses (SU)**

College, University	Public Use Facility	Rest Home,
Communications Tower, 911 Communications Tower	Recreational Facility, Outdoor	Convalescent Home, <b>Nursing Home</b> with More Than 10 Beds
Elementary, Middle and High Schools	Religious Institution with Total Seating Capacity 351 or More	Wireless
Public Service Facility	Religious Institution with School	Telecommunications Services

**MEDIUM DENSITY RESIDENTIAL**

This district is intended to permit development with a moderately high density community character. This district allows open space and amenity subdivisions. Residential development options for this district include a variety of housing types, including townhouses. This district is located where public utilities are available.

**RATIONALE**

This district is designed to provide permanent protection for those who want to live in a moderately high density residential environment. The district is designed to provide the principal location for a wide variety of residential types.

**MEDIUM DENSITY RESIDENTIAL USES**

**MDR Permitted (P) Uses**

Agriculture, Excluding Livestock	Agritourism, Accessory to Agriculture	Family Care Home
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CABARRUS COUNTY DEVELOPMENT ORDINANCE  
 CHAPTER 3-ESTABLISHMENT OF ZONING DISTRICTS

<del>Group Care Facility</del>	Nursery, Greenhouse	Wireless
Manufactured Home, In Manufactured Home Overlay District Only-See Chapter 4	Semi-Attached House  Single Family Detached Residential	Telecommunications Services, Stealth Antennae, 65 Feet or Less

**MDR Permitted Based on Standards (PBS) Uses**

Accessory Dwelling Unit	Community Garden, Accessory Use	Itinerant Merchant, Temporary Use, Existing Business
Accessory Building	Contractor Office, Construction Equipment Storage, Temporary Use	Ice Production, Dispensing, Accessory to Convenience Store
Agriculture-Female Chickens, Limited Number, Less than 5 Acres	Convenience Store without Petroleum Sales	Landfill, Demolition-Less Than One Acre
Agriculture, Including Livestock	Country Club with Golf Course	Mobile Personal Storage Unit, Renovation, Temporary Use
Auction, Estate or Asset Liquidation, Temporary Use	Dumpsters, Commercial Waste Containers, Temporary Use	Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use
Auction, Livestock, Temporary Use	Ethanol Fuel Production, Residential District, Private Use Only, Accessory Use	Nursery, Daycare Center
Automated Teller Machine as Accessory	FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business
Bank, Financial Institution, Automated Teller Machine	Golf Course, Public or Private	Public Cultural Facility
Barn, Greenhouse as Primary Structure	Home Occupation, General	Real Estate Office in Construction Trailer or Modular Unit, Commercial or
Bed and Breakfast	Home Occupation, Rural	
Cemetery		
Civic Organization Facility		

Mixed Use Projects, Temporary Use	Rest Home, Convalescent Home, <b>Nursing Home</b> with 10 Beds or Less	<b>Temporary Health Care Structure</b>
Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use	Restaurant, Excluding Drive-Thru	Temporary Residence in Mobile Home during Construction of New Home on Same Site, Temporary Use
Real Estate Office in Model Home, Temporary Use	Scientific Research and Development, Accessory to Agriculture	Townhouses
Recreational Trail, Greenway, or Blueway Connector	Swim Club, Tennis Club, Country Club	Trail Head, Accessory Use
Religious Institution with Total Seating Capacity 350 or Less	Swimming Pool, Accessory to Single Family Residential Temporary Dwelling for Large Construction Projects, Temporary Use	Trail Head, Primary Use
		Wind Energy Facility, Accessory Use, On Site Use Only
		Wireless Telecommunications Services, Co-location

**MDR Conditional (C) Special Uses (SU)**

College, University	Public Use Facility	Rest Home, Convalescent Home, <b>Nursing Home</b> with More Than 10 Beds
Communications Tower, 911 Communications Tower	Recreational Facility, Outdoor	Restaurant with Drive-Thru Facility
Elementary, Middle and High Schools	Religious Institution with Total Seating Capacity 351 or More	Wireless Telecommunications Services
Public Service Facility	Religious Institution with School	

**HIGH DENSITY RESIDENTIAL/MIXED USE**

This district is intended to allow for a wide range of residential uses and will be the primary location for multifamily development. This district allows open space and amenity subdivisions. Both water and sewer are available and transportation networks are capable of supporting high density development. The district is also designed to accommodate office and commercial uses that are compatible with a high density setting. High density residential/mixed use districts will typically develop near municipal boundary lines but should always be located near major thoroughfare level roads.

**RATIONALE**

This district is designed to provide permanent protection to those who want to live in a more densely settled residential setting with conveniently sited low intensity nonresidential uses.

**HIGH DENSITY RESIDENTIAL/MIXED USES**

**HDR Permitted (P) Uses**

Agriculture, Excluding Livestock	<del>Group Care Facility</del>	Retail Sales-Shopping Centers 10,000 Square Feet and Less
Agritourism, Accessory to Agriculture	Laundromat	Semi-Attached House
Barber, Beauty, Tanning, Nail or Skin Care Salon	Manufactured Home, In Manufactured Home Overlay District Only-See Chapter 4	Single Family Detached Residential
Drug Store	Movie Theater	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less
Dry Cleaning Pick-Up Station	Pet Shop, Grooming, Enclosed Facility	
Family Care Home		

**HDR Permitted Based on Standards (PBS) Uses**

Accessory Dwelling Unit	Auction, Estate or Asset Liquidation, Temporary Use	Bank, Financial Institution, Automated Teller Machine
Accessory Building	Automated Teller Machine as Accessory	Bed and Breakfast
		Cemetery



Civic Organization Facility  
  
Community Garden,  
Accessory Use

Contractor Office,  
Construction Equipment  
Storage, Temporary Use

Convenience Store without  
Petroleum Sales

**HDR Permitted Based on Standards (PBS) Uses Continued**

Country Club with Golf  
Course  
  
Dumpsters, Commercial  
Waste Containers,  
Temporary Use  
  
FEMA Trailers, Natural  
Disaster or Significant  
Weather Event, Temporary  
Use  
  
Golf Course, Public or  
Private  
  
Home Occupation, General  
  
Itinerant Merchant,  
Temporary Use, Existing  
Business  
  
Ice Production, Dispensing,  
Accessory to Convenience  
Store  
  
Landfill, Demolition-Less  
Than One Acre  
  
Mobile Personal Storage  
Unit, Renovation,  
Temporary Use  
  
Mobile Personal Storage  
Unit, Vacate or Occupy  
Premises, Temporary Use

Multifamily Residential  
  
Nursery, Daycare Center  
  
Office, Professional Less  
Than 5,000 SF  
  
Promotional Activities  
Involving the Display of  
Goods or Merchandise,  
Temporary Use at Existing  
Business  
  
Public Cultural Facility  
  
Real Estate Office in  
Construction Trailer or  
Modular Unit, Commercial  
or Mixed Use Projects,  
Temporary Use  
  
Real Estate Office in  
Construction Trailer or  
Modular Unit, Residential  
Projects, Temporary Use  
  
Real Estate Office in Model  
Home, Temporary Use  
  
Recreational Facility,  
Indoor  
  
Recreational Trail,  
Greenway, or Blueway  
Connector

Religious Institution with  
Total Seating Capacity 350  
or Less  
  
Rest Home, Convalescent  
Home, **Nursing Home** with  
10 Beds or Less  
  
Restaurant, Excluding  
Drive-Thru  
  
Scientific Research and  
Development, Accessory to  
Agriculture  
  
Swim Club, Tennis Club,  
Country Club  
  
Swimming Pool, Accessory  
to Single Family  
Residential  
  
Temporary Dwelling for  
Large Construction  
Projects, Temporary Use  
  
**Temporary Health Care  
Structure**  
  
Temporary Residence in  
Mobile Home during  
Construction of New Home on  
Same Site, Temporary Use  
  
Townhouses

Trail Head, Accessory Use	Wireless
Trail Head, Primary Use	Telecommunications Services, Co-location

**HDR Conditional (C) Special Uses (SU)**

College, University	Public Use Facility	Rest Home, Convalescent Home, <b>Nursing Home</b> with More Than 10 Beds
Communications Tower, 911 Communications Tower	Recreational Facility, Outdoor	Restaurant with Drive-Thru Facility
Elementary, Middle and High Schools	Religious Institution with Total Seating Capacity 351 or More	Wireless Telecommunications Services
Public Service Facility	Religious Institution with School	

**OFFICE/INSTITUTIONAL DISTRICT:**

**OFFICE/INSTITUTIONAL**

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

**RATIONALE**

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

**OFFICE/INSTITUTIONAL USES**

**OI Permitted (P) Uses**

Banquet Hall	Group Care Facility	Printing and Reprographic Facility
Barber, Beauty, Tanning, Nail or Skin Care Salon	Hospital, Ambulatory Surgical Care Facility	Public Cultural Facility
Civic Organization Facility	Office, Professional Less Than 30,000 Square Feet	Public Use Facility
College, University	Parking Lot, Parking Garage, Commercial or Private	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less
<b>Crematorium</b>		
Farmer's Market		
Funeral Home		

**OI Permitted Based on Standards (PBS) Uses**

Accessory Building	Country Club with Golf Course	Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use
Auction, Estate or Asset Liquidation, Temporary Use	Dumpsters, Commercial Waste Containers, Temporary Use	Nursery, Daycare Center
Automated Teller Machine as Accessory	Duplex, Commercial Use, Individual Lots	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business
Bank, Financial Institution, Automated Teller Machine	FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Real Estate Office in Construction Trailer or Modular Unit, Commercial or Mixed Use Projects, Temporary Use
Catering Service	Golf Course, Public or Private	Recreational Facility, Indoor
Community Garden, Accessory Use	Mobile Personal Storage Unit, Renovation, Temporary Use	
Contractor Office, Construction Equipment Storage, Temporary Use		

Recreational Trail, Greenway, or Blueway Connector	Rest Home, Convalescent Home, <b>Nursing Home</b> with 10 Beds or Less	Scientific Research and Development
Recyclable Materials Drop Off	Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins, Temporary Use	Swim Club, Tennis Club, Country Club
Religious Institution with Total Seating Capacity of 350 or Less		

**OI Permitted Based on Standards (PBS) Uses Continued**

Temporary Dwelling for Large Construction Projects, Temporary Use	Tent or Temporary Structure, Including Cell on Wheels, Temporary Use  Trail Head, Accessory Use	Trail Head, Primary Use Site  Wireless Telecommunications Services, Co-location
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**OI-Conditional (C) Special Uses (SU)**

Communications Tower, 911 Communications Tower	Recreational Facility, Outdoor	Rest Home, Convalescent Home, <b>Nursing Home</b> with More Than 10 Beds
Convention Center Facility	Religious Institution with Total Seating Capacity of 351 or More	Trade and Vocational Schools
Elementary, Middle and High Schools	Religious Institution with School	Wireless Telecommunication Services
Public Service Facility		

**COMMERCIAL DISTRICTS:**

**OFFICE/LIMITED COMMERCIAL**

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

**RATIONALE**

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

**USES IN THE OFFICE/LIMITED COMMERCIAL ZONE:**

**LC Permitted (P) Uses**

Arcade, Game Room	Convenience Store without Petroleum Sales	Health Club, Fitness Center
Automobile Parts, Tires, Accessories	<b>Crematorium</b>	Hospitals, Ambulatory Surgical Care Center
Banquet Hall	Drug store	Hotels, Motels, Inns
Barber, Beauty, Tanning, Nail or Skin Care Salon	Dry Cleaning Pick Up Station	Laundromat
<b>Building and Contractor Supply, No Outdoor Storage</b>	Equipment Sales and Service	Locksmith
Car Wash, Detail Service	<del>Family care home</del>	Mobile Home Retail Sales
Catering Service	Farm Supply Sales	Movie Theater
Civic Organization Facility	Farmer's Market	Nursery, Greenhouse
College, University	Flea Market, Indoor Vendors Only	Office, Professional, Less Than 30,000 Square Feet
Convenience Store with Petroleum Sales	Funeral Home	Parking Lot, Parking Garage, Commercial or Private
	Group care facility	Pawn Shop
	Gunsmith	

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
 CHAPTER 3-ESTABLISHMENT OF ZONING DISTRICTS

Pet shop, Grooming, Enclosed	Capacity of 351 or More	Taxidermy Studio, No Outdoor Processing
Photographic studio	Restaurant, Excluding Drive-Thru	Towing Service, No Vehicle Storage Lot, Office Only, Storage of Tow Truck, Car Haulers Permitted On Site
Printing and Reprographic Studio	Retail Sales-Shopping Centers 10,000 - 50,000 Square Feet	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less
Public cultural facility	Retail Sales-Shopping Centers 10,000 Square Feet and Less	
Public use facility	<b>Reupholstery, Furniture Repair</b>	
Religious Institution with Total Seating Capacity of 350 or Less	Tattoo Studio	

**LC Permitted Based on Standards (PBS) Uses**

Accessory Dwelling Unit	Bed and Breakfast	Day Camp, Summer Camp, Civic Group Camp Facility
Accessory Building	Community Garden, Accessory Use	Dumpsters, Commercial Waste Containers, Temporary Use
Auction, Estate or Asset Liquidation, Temporary Use	Communications Tower, 911 Communications Tower	Duplex, Commercial
Automated Teller Machine as Accessory	Contractor or Trade Shop	FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use
Automobile Rental	Contractor Office, Construction Equipment Storage, Temporary Use	Golf Course, Public or Private
Automobile Sales, New and Used	Country Club with Golf Course	
Bank, Financial Institution, Automated Teller Machine		

<p>Government Buildings, Storage Only</p> <p>Home Occupation, General</p> <p>Ice Production, Dispensing, Accessory to Convenience Store</p> <p>Itinerant Merchant, Temporary Use, Existing Business</p> <p>Landfill, Demolition-Less Than One Acre</p> <p>Mobile Personal Storage Unit, Renovation, Temporary Use</p>	<p>Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use</p> <p>Moving Van, Truck or Trailer Rental</p> <p>Moving Van, Truck or Trailer Rental, Accessory to Self-Storage Facility</p> <p>Motorcycle, <b>ATV, Other Motor Vehicle Dealers</b>, New and Used</p> <p>Multifamily Residential</p>	<p>Nursery, Daycare Center</p> <p>Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business</p> <p>Real Estate Office in Construction Trailer or Modular Unit, Commercial /Mixed Use Projects, Temporary Use</p> <p>Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use</p>
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**LC Permitted Based on Standards (PBS) Uses Continued**

Real Estate Office in Model Home, Temporary Use	Scientific Research and Development	Temporary Dwelling for Large Construction Projects, Temporary Use
Recreational Facility, Indoor	Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins, Temporary Use	Tent or Temporary Structure, Including Cell on Wheels, Temporary Use
Recreational Trail, Greenway, or Blueway Connector	Self-Service Storage Facility	Townhouses
Recyclable Materials Drop Off	Shooting Range, Indoor	Trail Head, Accessory Use
Repair Garage, Automobile	Sports and Recreation Instruction or Camp	Trail Head, Primary Use Site
Repair Shop, Small Engine	Storage Building Sales, with Display Area	Wireless Telecommunications Services, Co-location
Restaurant with Drive-Thru Facility	Swim Club, Tennis Club, Country Club	

**LC Conditional (C) Special Uses (SU)**

Animal Hospital	Recreational Facility, Outdoor	Wireless Telecommunications Services
Animal Shelter	Trade and Vocational Schools	
Kennel, Commercial	Veterinarian	
Public Service Facility		



**GENERAL COMMERCIAL DISTRICT**

The primary purpose of this district is to provide locations for large scale commercial activities. This level of commercial activity usually draws clientele regionally as well as from nearby neighborhoods, requires siting on major thoroughfares, and requires relatively large-scale off street parking areas. The district will accommodate a wide variety of office, retail and lodging land uses. General commercial may border the other less intense commercial district or either of the two industrial districts. A general commercial district may border a higher density residential district, but care should be taken to ensure appropriate buffers between the two.

**RATIONALE**

This district is intended to provide the principal location for large scale commercial and office development in Cabarrus County.

**USES IN THE GENERAL COMMERCIAL DISTRICT:**

**GC Permitted (P) Uses**

Arcade, Game Room	Civic Organization Facility	Equipment Sales and Service
Auction House	College, University	Equipment Sales and Service with Outdoor Storage
Automobile Parts, Tires, Accessories	Convenience Store with Petroleum Sales	Farm Supply Sales
Automobile Rental	Convenience Store without Petroleum Sales	Farm Supply Sales with Outdoor Storage
Automobile Sales, New and Used	<b>Contractor or Trade Shop</b>	Farmer's Market
Banquet Hall	Contractor's Storage Yard	Flea Market, Indoor Vendors Only
Barber, Beauty, Tanning, Nail or Skin Care Salon	<b>Crematorium</b>	Freezer, Ice Plant
Boat Works and Sales, with Sales Lot	Drive-In Theater	Funeral Home
Building Contractor Supply	Drug store	Gas <b>Service</b> Station
Car Wash, Detail Service	Dry Cleaning Pick Up Station	Gunsmith
Catering Service	Dry Cleaning, Laundry Plant	

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
 CHAPTER 3-ESTABLISHMENT OF ZONING DISTRICTS

Health Club, Fitness Center	Motorcycle, <b>ATV, Other Motor Vehicle Dealers,</b> New and Used	Parking Lot, Parking Garage, Commercial or Private
Hospitals, Ambulatory Surgical Care Center	Movie Theater	Pawn Shop
Hotels, Motels, Inns	Multimedia Production and Distribution Complex	Pet Shop, Grooming, Enclosed
Laundromat	Nursery, Greenhouse	Photographic Studio
Locksmith	Office, Professional, Less Than 30,000 Square Feet	Printing and Reprographic Studio
Machine Shop	Office, Professional, 30,000 Square Feet or More	Public Cultural facility
Mobile home retail sales		

**GC Permitted (P) Uses Continued**

Public Use facility	Repair Garage, Automobile	Taxi Service, Dispatch and Taxi Storage
Race Shop, Race Team Complex	Repair Shop, Small Engine	Taxidermy Studio, No Outdoor Processing
Radio and Television Studio	Restaurant, Excluding Drive-Thru	Tour Bus Company, Travel Agency with On Site Bus Storage
Recreational Facility, Indoor	Retail Sales-Shopping Centers 10,000 Square Feet and Less	Towing Service, No Towed Vehicle Storage Lot, Office Only, Storage of Tow Trucks and Car Haulers Permitted On Site
Recreational Vehicle Sales and Service with Outdoor Storage or Sales Lot	Retail Sales-Shopping Centers 10,000 - 50,000 Square Feet	Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot
Religious Institution with Total Seating Capacity of 350 or Less	Retail Sales-Shopping Centers 50,000-100,000 Square Feet and Less	Truck Stop or Truck Terminal
Religious Institution with Total Seating Capacity of 351 or More	<b>Reupholstery, Furniture Repair</b>	
	Tattoo Studio	

Warehouse, Enclosed Storage		Wireless
Welding Shop		Telecommunications, Stealth Antennae, 65 Feet or Less

**GC Permitted Based on Standards (PBS) Uses**

Accessory Dwelling Unit	Duplex, Commercial, Individual Lot	Mobile Personal Storage Unit, Renovation, Temporary Use
Accessory Building	FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use
Auction, Estate or Asset Liquidation, Temporary Use	Golf Course, Public or Private	Moving Van, Truck or Trailer Rental, Accessory to Self-Storage Facility
Automated Teller Machine as Accessory	Government Buildings, Storage Only	Moving Van, Truck or Trailer Rental
Bank, Financial Institution, Automated Teller Machine	Government Buildings, Storage Only, Outdoor	Nursery, Daycare Center
Community Garden, Accessory Use	Ice Production, Dispensing, Accessory to Convenience Store	Permanent Temporary Event Facility
Communications Tower, 911 Communications Tower	Ice Production, Dispensing, Accessory to Gas <span style="color: red;">Service</span> Station	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business
Contractor Office, Construction Equipment Storage, Temporary Use	Itinerant Merchant, Temporary Use, Existing Business	Real Estate Office in Construction Trailer or Modular Unit, Commercial or Mixed Use Projects, Temporary Use
Country Club with Golf Course	Landfill, Demolition- Less Than One Acre	
Day Camp, Summer Camp, Civic Group Camp Facility		
Dumpsters, Commercial Waste Containers, Temporary Use		

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
 CHAPTER 3-ESTABLISHMENT OF ZONING DISTRICTS

Recreational Trail,  
 Greenway, or Blueway  
 Connector

Recyclable Materials Drop  
 Off  
  
 Restaurant with Drive-  
 Thru Facility

Scientific Research and  
 Development

**GC Permitted Based on Standards (PBS) Uses**

Seasonal Sale of  
 Agriculture Products,  
 Includes Christmas Trees  
 and Pumpkins, Temporary  
 Use

Swim Club, Tennis Club,  
 Country Club  
  
 Temporary Dwelling for  
 Large Construction  
 Projects, Temporary Use

Towing Service, with Towed  
 Vehicle Storage Yard, No  
 Salvage or Part Sales

Self-Service Storage Facility

Tent or Temporary  
 Structure, Including Cell on  
 Wheels, Temporary Use

Trail Head, Accessory Use  
  
 Trail Head, Primary Use  
 Site

Shooting Range, Indoor

Sports and Recreation  
 Instruction or Camp

Towing Service, Accessory  
 to Automobile Repair

Wireless  
 Telecommunications  
 Services, Co-location

Storage Building Sales,  
 with Display Area

**GC Conditional (C) Special Uses (SU)**

Adult ~~use~~ **Business**

Manufactured Home,  
 Single Section

Trade and Vocational  
 Schools

Airport, Commercial

Public Service Facility

Truck Stop, Truck Terminal

Airstrip, as Accessory Use

Recreational Facility,  
 Outdoor

Trucking Company, Heavy  
 Equipment Dispatch  
 Facility with Storage

Animal Hospital

Retail Sales - Shopping  
 Centers Greater Than  
 100,000 Square Feet

Veterinarian

Animal Shelter

Coliseum, Stadium

Single-Family Detached  
 Residential

Wireless  
 Telecommunications  
 Services

Convention Center Facility

Kennel, Commercial

**INDUSTRIAL DISTRICTS:**

**LIMITED INDUSTRIAL**

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

**RATIONALE**

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

**USES IN THE LIMITED INDUSTRIAL ZONE:**

**LI Permitted (P) Uses**

Automobile Rental	Cast Concrete Production, Distribution and Storage	Dry Cleaning, Laundry Plant
Automobile Parts, Tires, Accessories	Catering Service	Equipment Sales and Service
Boat Works and Sales, with Sales Lot	Convenience Store with Petroleum Sales	Equipment Sales and Service, with Outdoor Storage
Bottling Works	Convenience Store without Petroleum Sales	<b>Fabrication</b>
Building and Contractor Supply	<b>Contractor or Trade Shop</b>	Farm Supply Sales with Outdoor Storage
Building and Contractor Supply, with Outdoor Storage	Contractor's Storage Yard	Freezer, Ice Plant
Bulk Grain Storage	Dairy Processing	Gas <b>Service</b> Station
		Hatchery

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
 CHAPTER 3-ESTABLISHMENT OF ZONING DISTRICTS

Machine Shop  
 Manufacturing

Metal Works, Metal  
 Processing, Fabrication

Multimedia Production  
 and Distribution  
 Complex

**LI Permitted (P) Uses Continued**

Nursery, Greenhouse

Repair Garage,  
 Automobile

Yard, No Salvage or  
 Parts Sales

Office, Professional,  
 30,000 Square Feet or  
 Less

Repair Shop, Farm  
 Machinery

Towing Service, No  
 Towed Vehicle Storage  
 Lot, Office Only, Storage  
 of Tow Trucks and Car  
 Haulers Permitted On  
 Site

Office, Professional,  
 30,000 Square Feet or  
 More

Repair Shop, Small  
 Engine

Parking Lot, Parking  
 Garage, Commercial or  
 Private

Restaurant, Excluding  
 Drive-Thru

Trucking Company,  
 Heavy Equipment  
 Dispatch Facility with  
 Storage

Printing and  
 Reprographic Facilities

Slaughter House, Meat  
 Packing

Trucking Equipment,  
 Heavy Equipment, Sales  
 and Service with Sales  
 Lot

Public Use Facility

Storage Lot, Logistics  
 and Freight

Race Shop, Race Team  
 Complex

Taxi Service, Dispatch  
 and Taxi Storage

Truck Stop, Truck  
 Terminal

Radio and Television  
 Studios

Taxidermy Studio, No  
 Outdoor Processing

Warehouse, Enclosed  
 Storage

Rail Storage Yard

Tire Recapping

Recreational Facility,  
 Indoor

Tour Bus Company,  
 Travel Agency with On  
 Site Bus Storage

Welding Shop

Recreational Vehicle  
 Sales and Service with  
 Outdoor Storage or  
 Sales Lot

Towing Service, with  
 Towed Vehicle Storage

Wireless  
 Telecommunications  
 Services, Stealth  
 Antennae, 65 Feet or  
 Less

**LI Permitted Based on Standards (PBS) Uses**

Accessory Dwelling Unit	Landfill, Demolition-Less Than One Acre	Scientific Research and Development
Accessory Building		
Auction, Estate or Asset Liquidation, Temporary Use	Mobile Personal Storage Unit, Renovation, Temporary Use	Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins, Temporary Use
Communications Tower, 911 Communications Tower	Mobile Personal Storage Unit, Vacate or Occupy Premise, Temporary Use	Self-Service Storage Facilities
Contractor Office, Construction Equipment Storage, Temporary Use	Moving Van, Truck or Trailer Rental	Shooting Range, Indoor
Dumpsters, Commercial Waste Containers, Temporary Use	Moving Van, Truck or Trailer Rental, Accessory to Self Service Storage	Sports and Recreation Instruction or Camp
FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business	Storage Building Sales, with Display Area
Government Buildings, Storage Only	Real Estate Office in Construction Trailer or Modular Unit, Commercial /Mixed Use Projects, Temporary Use	Temporary Dwelling for Large Construction Projects, Temporary Use
Government Buildings, Storage Only, Outdoor Only	Recreational Trail, Greenway or Blueway, Connector	Tent or Temporary Structure, Including Cell on Wheels, Temporary Use
Ice Production, Dispensing, Accessory to Convenience Store	Recyclable Materials Drop Off	Towing Service, Accessory to Automobile Repair
Ice Production, Dispensing, Accessory to Gas Service Stations	Restaurant with Drive-Thru Facility	Trail Head, Accessory
		Trail Head, Primary Use Site
		Warehouse with Outside Storage

Wireless  
Telecommunications  
Services, Co-location



**LI Conditional (C) Special Uses (SU)**

Airport, Commercial	Landfill, Sanitary	Single-Family Detached Residential
Airstrip, as Accessory Use	Manufactured Home, Single Section	Trade and Vocational Schools
Animal Hospital	Nursery, Daycare Center	Veterinarian
Animal Shelter	Public Service Facility	Wireless Telecommunications Services
Coliseum, Stadium	Race Track, Animal, Automobile or Other	
Correctional Facility	Recreational Facility, Outdoor	
Kennel, Commercial	Shooting Range with Outdoor Target Practice	
Landfill, Demolition-One Acre or More		

**GENERAL INDUSTRIAL**

While this district permits both large and small scale industrial and office development, its primary purpose is to provide a location for large scale development. It is designed to permit a very wide variety of industrial uses which may occur both indoor and outdoor, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties. **In no case, should a general industrial district be located where the result is industrial or commercial traffic penetrating a residential neighborhood.**

**RATIONALE**

This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. Certain land uses will be permitted only upon issuance of a conditional use permit. General industrial districts are compatible neighbors with the light industrial and general commercial districts. Care should be taken to site this district on major roadways or near other forms of transportation, such as rail lines, airports, etc.

**USES IN THE GENERAL INDUSTRIAL ZONE**

**GI Permitted (P) Uses**

Asphalt or Concrete Plant	<b>Fabrication</b>	Printing and Reprographic Facilities
Boat Works and Sales, with Sales Lot	Farm Supply Sales with Outdoor Storage	Public Use Facility
Bottling Works	Foundry, Iron Works, Steel Mill	Race Shop, Race Team Complex
Building and Contractor Supply	Freezer, Ice Plant	Radio and Television Studios
Building and Contractor Supply with Outdoor Storage	Gas <b>Service</b> Station	Rail Storage Yard
Bulk Grain Storage	Hatchery	Recreational Vehicle Sales and Service with Outdoor Storage or Sales Lot
Cast Concrete Production, Distribution and Storage	Machine Shop	Repair Shop, Farm Machinery
Chemical Manufacturing	Manufacturing	Restaurant, Excluding Drive-Thru
Contractor's storage yard	Metal Works, Metal Processing, Fabrication	Sawmill
Convenience Store without Petroleum Sales	Moving Van, Truck or Trailer Rental	Slaughter House, Meat Packing
Dairy Processing	Multimedia Production and Distribution Complex	<b>Storage Lot, Logistics and Freight</b>
Dry Cleaning, Laundry Plant	Nursery, Greenhouse	Taxi Service, Dispatch and Taxi Storage
Equipment Sales and Service	Office, Professional, 30,000 Square Feet or Less	Tire Recapping
Equipment Sales and Service with Outdoor Storage	Office, Professional, 30,000 Square Feet or More	Tour Bus Company, Travel Agency with Outdoor Bus Storage
	Parking Lot, Parking Garage, Commercial or Private	

<p>Towing Service, with Towed Vehicle Storage Yard, No Salvage or Parts Sales</p> <p>Towing Service, No Towed Vehicle Storage Lot, Office</p>	<p>Only, Storage of Tow Trucks and Car Haulers Permitted On Site</p> <p>Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot</p>	<p>Trucking Company, Heavy Equipment, Dispatch with On-Site Storage</p>
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**GI Permitted (P) Uses Continued**

<p style="color: red;">Truck Stop, Truck Terminal</p> <p>Warehouse, Enclosed</p>	<p>Warehouse, Volatile Materials</p> <p>Welding Shop</p>	<p>Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less</p>
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**GI Permitted Based on Standards (PBS) Uses**

<p>Accessory Buildings</p> <p>Auction, Estate or Asset Liquidation, Temporary Use</p> <p>Communications Tower, 911 Communications Tower</p> <p>Contractor Office, Construction Equipment Storage, Temporary Use</p> <p>Dumpsters, Commercial Waste Containers, Temporary Use</p> <p>Ethanol Fuel Production Plant, Small Plant</p> <p>Ethanol Fuel Production Plant, Medium Plant</p>	<p>FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use</p> <p>Government Buildings, Storage Only</p> <p>Government Buildings, Storage Only, Outdoor Only</p> <p>Ice Production, Dispensing, Accessory to Convenience Store</p> <p>Ice Production, Dispensing, Accessory to Gas <span style="color: red;">Service</span> Stations</p> <p>Landfill, Demolition-Less Than One Acre</p>	<p>Mobile Personal Storage Unit, Renovation, Temporary Use</p> <p>Mobile Personal Storage Unit, Vacate or Occupy Premise, Temporary Use</p> <p>Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use</p> <p>Public Use Facility</p> <p>Real Estate Office in Construction Trailer or Modular Unit, Commercial/ Mixed Use Projects, Temporary Use</p>
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CABARRUS COUNTY DEVELOPMENT ORDINANCE  
 CHAPTER 3-ESTABLISHMENT OF ZONING DISTRICTS

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Recreational Trail, Greenway or Blueway, Connector	Temporary Dwelling for Large Construction Projects, Temporary Use	Trail Head, Primary Use Site
Recyclable Materials Drop Off	Tent or Temporary Structure, Including Cell on Wheels, Temporary Use	Warehouse with Outside Storage
Restaurant with Drive-Thru Facility	Towing Service, with Salvage	Wireless Telecommunications Services, Co-location
Salvage Yard	Towing Service, Accessory to Salvage Yard	
Sports and Recreation Instruction or Camp	Trail Head, Accessory	

**GI Conditional (C) Special Uses (SU)**

Airport, Commercial	Landfill, Sanitary	Shooting Range with Outdoor Target Practice
Airstrip, as Accessory Use	Manufactured Home, Single Section	Single Family Detached Residential
Coliseum, Stadium	Nursery, Daycare	Trade and Vocational Schools
Correctional Facility	Public Service Facility	Wireless Telecommunications Services
Extraction of Earth Products	Race Track, Animal, Automobile or Other	
Landfill, Demolition-One Acre or More	Recreational Facility, Outdoor	

**Section 3-8. TABLE OF PERMITTED USES**

The following Table of Permitted Uses lists each of Cabarrus County's zoning districts across the top of the page with uses listed vertically to the side. Uses are grouped together within the following seven categories arranged as follows:

Agricultural Uses

Residential Uses

Accessory Uses

Commercial, Retail and Professional Office Uses

Institutional, Civic and Public Uses

Industrial Uses

Temporary Uses

Transportation Related Uses

**Section 3-8 TABLE OF PERMITTED USES**

PERMITTED USE TABLE										
"P" - Permitted, <del>"C" - Conditional</del> , "PBS" - Permitted Based on Standards, "SU"-Special Use										
	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
<b>RESIDENTIAL USES</b>										
Family Care Home	P	P	P	P	P		P			
Group Care Facility	P	P	P	P	P	P	P			
Manufactured Home, Single Section or <del>Mobile Home</del> , Multi-Section	Permitted in Residential Districts, Manufactured Home Overlay District Required – see Chapter 4									
Manufactured Home Park (8-4, 14)	Permitted in Residential Districts, Manufactured Home Park Overlay District Required – see Chapter 4									
NOTE: All manufactured homes subject to installation requirements outlined in Chapter 4										
Multifamily Residential (7-3, 33)					PBS		PBS			
Semi-Attached House			P	P	P					
Single Family Detached Residential	P	P	P	P	P					
Single Family Detached Residential (8-4, 29)								SU	SU	SU
Manufactured Home, Single Section (8-4, 29)								SU	SU	SU
Townhouses (7-3, 62)				PBS	PBS		PBS			

**Section 3-8 TABLE OF PERMITTED USES**

PERMITTED USE TABLE										
"P" - Permitted, <del>"C" - Conditional</del> , "PBS" - Permitted Based on Standards, "SU"-Special Use										
	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
<b>AGRICULTURAL USES</b>										
Agriculture, Including Livestock (7-3,2A)	P	P	PBS	PBS						
Agriculture, Female Chickens, Limited Number, Less Than 5 Acres (7-3, 2B)			PBS	PBS						
Agriculture Excluding Livestock	P	P	P	P	P					
Agritourism, Accessory to Agriculture	P	P	P	P	P					
Barn, Greenhouse, as Primary Structure (7-3, 7)	PBS	PBS	PBS	PBS						
Bulk Grain Storage	P								P	P
Dairy Processing	P	P							P	P
Hatchery	P								P	P
Livestock Sales	P	P								
Nursery, Greenhouse	P	P	P	P			P	P	P	P
Scientific Research and Development, Accessory to Agriculture (7-3, 52)	PBS	PBS	PBS	PBS	PBS					

**Section 3-8 TABLE OF PERMITTED USES**

PERMITTED USE TABLE										
"P" - Permitted, <del>"C" - Conditional</del> , "PBS" - Permitted Based on Standards, "SU"-Special Use										
	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
<b>ACCESSORY USES</b>										
Accessory Dwelling Unit (7-3,1)	PBS	PBS	PBS	PBS	PBS		PBS	PBS	PBS	
Accessory Building, Lot Less Than 2 Acres (7-3, 1)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Accessory Building, Lot 2 Acres or Greater (7-3, 1)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Airstrip (8-4, 3)	SU							SU	SU	SU
Automated Teller Machine (7-3, 6, b)			PBS	PBS	PBS	PBS	PBS	PBS		
Community Garden, as Accessory Use (7-3, 13)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS		
Ethanol Fuel Production, Residential District, Private Use Only (7-3, 20)	PBS	PBS	PBS	PBS						
Home Occupation, General (7-3, 27)	PBS	PBS	PBS	PBS	PBS		PBS			
Home Occupation, Rural (7-3, 28)	PBS	PBS	PBS	PBS						
Ice Production, Dispensing, Accessory to Convenience Store (7-3, 30)	PBS	PBS	PBS	PBS	PBS		PBS	PBS	PBS	PBS
Ice Production, Dispensing, Accessory to Gas Station (7-3, 29)	PBS	PBS	PBS					PBS	PBS	PBS
Kennel, Private (7-3, 31)	PBS	PBS								
Moving Van, Truck or Trailer Rental, Accessory to Self Storage (7-3, 34, 53)							PBS	PBS	PBS	
Swimming Pool, Accessory to Single Family Residential (7-3,1)	PBS	PBS	PBS	PBS	PBS					
Towing Service, Accessory to Automobile Repair (7-3, 60, a-c)	PBS							PBS	PBS	
Towing Service, Accessory to Salvage Yard (7-3, 59, a-c)										PBS
Trail Head, Accessory (7-3, 63)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Wind Energy Facility, Accessory Use, On Site Use Only (7-3, 66)	PBS	PBS	PBS	PBS						



**Section 3-8 TABLE OF PERMITTED USES**

PERMITTED USE TABLE										
"P" - Permitted, "G" - Conditional, "PBS" - Permitted Based on Standards, "SU"-Special Use										
	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
<b>COMMERCIAL, RETAIL AND OFFICE USES</b>										
Adult Business Use (8-4, 1)								SU		
Amusement, Outdoor (8-4, 4)								SU		
Animal Hospital (8-4, 39)	SU	SU					SU	SU	SU	
Arcade, Game Room							P	P		
Auction House (7-3, 3)	PBS	PBS						P		
Automobile Parts, Tires, Accessories							P	P	P	
Automobile Rental (7-3, 4)							PBS	P	P	
Automobile Sales, New and Used (7-3, 5)							PBS	P		
Bank, Financial Institution, Automated Teller Machine (7-3, 6)			PBS	PBS	PBS	PBS	PBS	PBS		
Banquet Hall						P	P	P		
Barber, Beauty, Tanning, Nail or Skin Care Salon					P	P	P	P		
Bed and Breakfast (7-3, 8)	PBS	PBS	PBS	PBS	PBS		PBS			
Boat Works and Sales, with Sales Lot								P	P	P
Building and Contractor Supply, No Outdoor Storage							P	P	P	P
Building and Contractor Supply with Outdoor Storage									P	P
Car Wash, Detail Service							P	P		
Catering Service (7-3, 9)						PBS	P	P	P	
Contractor or Trade Shops (7-3, 17)	PBS						PBS	P	P	
Contractor's Storage Yard								P	P	P
Convenience Store with Petroleum Sales (7-3, 14)	PBS	PBS	PBS				P	P	P	
Convenience Store without Petroleum Sales (7-3, 15)	PBS	PBS	PBS	PBS	PBS		P	P	P	P
Country Club with Golf Course (7-3, 16)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS		
Crematorium						P	P	P		
Day Camp, Summer Camp, Civic Group Camp Facility (8-4, 10)	SU	SU								
Day Camp, Summer Camp, Civic Group Camp Facility (7-3, 18)							PBS	PBS		
Drive-In Theater								P		
Drug Store					P		P	P		
Dry Cleaning, Laundry Plant								P	P	P
Dry Cleaning Pick Up Station					P		P	P		
Duplex, Commercial Use, Individual Lots (7-3, 19)						PBS	PBS	PBS		
Equipment Sales and Service							P	P	P	P
Equipment Sales with Outdoor Storage Area								P	P	P
Farmer's Market						P	P	P		
Farm Supply Sales, No Outdoor Storage							P	P		
Farm Supply Sales with Outdoor Storage Area								P	P	P
Flea Market, Indoor Vendors Only							P	P		
Funeral Home						P	P	P		
Gas Service Station (7-3,23)	PBS	PBS	PBS					P	P	P
<b>Golf Course, Public or Private (7-3, 24)</b>	<b>PBS</b>	<b>PBS</b>	<b>PBS</b>	<b>PBS</b>	<b>PBS</b>	<b>PBS</b>	<b>PBS</b>	<b>PBS</b>	<b>PBS</b>	
Gunsmith							P	P		
Health Club or Fitness Center							P	P		
Hotels, Motels and Inns							P	P		
Kennel, Commercial (8-4, 37)	SU	SU					SU	SU	SU	
Laundromat					P		P	P		
Locksmith							P	P		
Manufactured Home Retail Sales							P	P		
Motorcycle, ATV, Other Motor Vehicle Dealers, New and Used (7-3, 5)							PBS	P		
Movie Theater					P		P	P		
Moving Van, Truck or Trailer Rental (7-3, 34)							PBS	PBS	PBS	P
Nursery, Daycare Center (7-3, 35)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS		
Nursery, Daycare Center (8-4, 16)									SU	SU
Office Professional, 5,000 Square Feet or Less (7-3, 36)					PBS					

**Section 3-8 TABLE OF PERMITTED USES**

PERMITTED USE TABLE										
<b>"P" - Permitted, "C" - Conditional, "PBS" - Permitted Based on Standards, "SU"-Special Use</b>										
	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
<b>COMMERCIAL, RETAIL AND OFFICE USES (Continued)</b>										
Office professional, 30,000 Square Feet or Less						P	P	P	P	P
Office professional, 30,000 Square Feet or More								P	P	P
Parking Lot, Parking Garage, Commercial or Private						P	P	P	P	P
Pawn Shop (NCGS Chapter 91A)							P	P		
<b>Permanent Temporary Event Facility (7-3, 37)</b>								PBS		
Pet Shop, Grooming, Enclosed Facility					P		P	P		
Photographic Studio							P	P		
Printing and Reprographic Facility						P	P	P	P	P
Race Shop, Race Team Complex (8-4, 19)	SU									
Race Shop, Race Team Complex								P	P	P
Radio and Television Studio								P	P	P
Reception Facilities (8-4, 21)	SU	SU								
Recreational Facility, Indoor (7-3, 39)					PBS	PBS	PBS	P	P	
Recreational Facility, Outdoor (8-4, 22)	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Recreational Therapy Facility, Rural Setting (8-4, 23)	SU	SU								
Recreational Vehicle Sales, With Outdoor Storage or Sales Lot								P	P	P
Recyclable Materials Drop Off (7-3, 41)	PBS					PBS	PBS	PBS	PBS	PBS
Repair Garage, Automobile (7-3, 43)	PBS						PBS	P	P	
Repair Shop, Farm Machinery (7-3, 44)	PBS								P	P
Repair Shop, Small Engine (7-3, 45)	PBS						PBS	P	P	
Restaurant, Excluding Drive-thru (7-3, 47)	PBS	PBS	PBS	PBS	PBS		P	P	P	P
Restaurant with Drive-Thru Facility (7-3, 48)							PBS	PBS	PBS	PBS
Restaurant with Drive-Thru Facility (8-4, 27)				SU	SU					
Retail Sales, Neighborhood Market 1,000 Square Feet or Less (7-3, 49)	PBS									
Retail Sales, Shopping Centers, 10,000 Square Feet and Less					P		P	P		
Retail Sales, Shopping Centers, 10,000 – 50,000 Square Feet							P	P		
Retail Sales, Shopping Centers, 50,000 – 100,000 Square Feet								P		
Retail Sales, Shopping Centers, 100,000 Square Feet or More (8-4, 28)								SU		
<b>Reuphostery, Furniture Repair</b>							P	P		
Sawmill (7-3, 51)	PBS	PBS							P	P
Scientific Research and Development (7-3, 53)						PBS	PBS	PBS	PBS	
Self-Service Storage Facilities (7-3, 54)							PBS	PBS	PBS	
Shooting Range, Indoor (7-3, 55)							PBS	PBS	PBS	
Shooting Range, with Outdoor Target Practice (8-4, 30)	SU	SU							SU	SU
Signs, Off-Premise	See Chapter Eleven, Table Six for Regulations									
Signs, On-Premise										
Sports and Recreation Instruction or Camp (8-4, 31)	SU	SU								
Sports and Recreation Instruction or Camp (7-3, 56)							PBS	PBS	PBS	PBS
Stables, Commercial (7-3, 58)	P	PBS	PBS							
Storage Building Sales, with Display Area (7-3, 57)							PBS	PBS	PBS	
Swim Club, Tennis Club, Country Club (7-3, 59)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS		
Tattoo Studio							P	P		
Taxidermy Studio, No Outdoor Processing							P	P	P	
Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales (7-3, 61)	PBS							PBS	P	P
Towing Service, with Salvage (7-3, 60)										PBS
Towing Service, No Towed Vehicle Storage Lot, Office Only, Storage of Tow Trucks, Car Haulers Permitted On Site							P	P	P	P
Veterinarian (8-4, 37)	SU	SU					SU	SU	SU	
<b>Wellness Retreat, Wellness Spa (8-4, 38)</b>	SU	SU								
Wireless Telecommunications Services (8-4, 36)	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less (8-4, 36)	P	P	P	P	P	P	P	P	P	P
Wireless Telecommunications Services – Co-location (7-3, 67)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS

**Section 3-8 TABLE OF PERMITTED USES**

PERMITTED USE TABLE										
<b>"P" - Permitted, "C" - Conditional, "PBS" - Permitted Based on Standards, "SU"-Special Use</b>										
	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
<b>INSTITUTIONAL, CIVIC AND PUBLIC USES</b>										
Animal Shelter (8-4, 37)	SU	SU					SU	SU	SU	
Cemetery (7-3, 10)	PBS	PBS	PBS	PBS	PBS					
Civic Organization Facility (7-3,11)	PBS	PBS	PBS	PBS	PBS	P	P	P		
Coliseum, Stadium (8-4, 5)								SU	SU	SU
College, University (8-4, 6)	SU	SU	SU	SU	SU					
College, University						P	P	P		
Communications Tower, 911 Communications Tower (7-3, 12)	PBS						PBS	PBS	PBS	PBS
Communications Tower, 911 Communications Tower (8-4, 7)		SU	SU	SU	SU	SU				
Convention Center Facility (8-4, 8)						SU		SU		
Correctional Facility (8-4, 9)	SU								SU	SU
Elementary, Middle and High Schools (8-4,11)	SU	SU	SU	SU	SU	SU				
Government, Excluding Correctional Facilities	See Public Service Facility, Public Use Facility or Public Cultural Facility									
Government Buildings, Storage Only (7-3, 25)							PBS	PBS	PBS	PBS
Government Buildings, Storage Only with Outdoor Storage Area (7-3, 26)								PBS	PBS	PBS
Hospital, Ambulatory Surgical Care Facility						P	P	P		
Public Cultural Facility (7-3, 38)	PBS	PBS	PBS	PBS	PBS	P	P	P		
Public Service Facility (8-4, 17)	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Public Use Facility (8-4, 18)	SU	SU	SU	SU	SU					
Public Use Facility						P	P	P	P	P
Recreational Trail, Greenway or Blueway, Connector (7-3, 40)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Recreational Trail, Greenway or Blueway as Part of Public Use Facility	See Public Use Facility and Appendix C									
Religious Institution with Total Seating Capacity 351 or More (8-4, 24)	SU	SU	SU	SU	SU	SU				
Religious Institution with Total Seating Capacity 351 or More							P	P		
Religious Institution with Total Seating Capacity 350 or Less (7-3, 42)	PBS	PBS	PBS	PBS	PBS	PBS				
Religious Institution with Total Seating Capacity 350 or Less							P	P		
Religious Institution with School (8-4, 25)	SU	SU	SU	SU	SU	SU				
Rest Home, Convalescent Home, <b>Nursing Home</b> with 10 Beds or Less (7-3, 46)	PBS	PBS	PBS	PBS	PBS	PBS				
Rest Home, Convalescent Home, <b>Nursing Home</b> with More Than 10 Beds (8-4, 26)	SU	SU	SU	SU	SU	SU				
Trade and Vocational Schools (8-4, 33)	SU						SU	SU	SU	SU
Trail Head, Primary Use Site (7-3, 64)	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS

**Section 3-8 TABLE OF PERMITTED USES**

PERMITTED USE TABLE										
"P" - Permitted, <del>"C" - Conditional</del> , "PBS" - Permitted Based on Standards, "SU"-Special Use										
	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
<b>INDUSTRIAL</b>										
Asphalt or Concrete Plant										P
Bottling Works									P	P
Cast Concrete Production, Distribution, Storage									P	P
Chemical Manufacturing										P
Ethanol Fuel Production, Small Plant (7-3, 21)										PBS
Ethanol Fuel Production, Medium Plant (7-3, 22)										PBS
Extraction of Earth Products, Mining (8-4, 12)										SU
<b>Fabrication</b>									P	P
Foundry, Ironworks and Steel Mills										P
Freezer, Ice Plant								P	P	P
Landfill, Demolition, Less Than One Acre (7-3, 32)	PBS	PBS	PBS	PBS	PBS		PBS	PBS	PBS	PBS
Landfill, Demolition, One Acre or More (8-4, 13)	SU								SU	SU
Landfill, Sanitary (8-4, 13)	SU								SU	SU
Machine Shop								P	P	P
Manufacturing									P	P
Metal Works, Metal Processing, Fabrication									P	P
Multimedia Production and Distribution Complex (8-4, 15)	SU	SU								
Multimedia Production and Distribution Complex								P	P	P
Race Track, Animal, Automobile or Other (8-4, 20)									SU	SU
Salvage Yard (7-3, 50)										PBS
Slaughter House, Meat Packing (8-4, 32)	SU	SU								
Slaughter House, Meat Packing									P	P
Tire Recapping									P	P
Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot								P	P	P
Public Utilities	See Public Service Facility, (8-4, 17)									
Warehouse, Enclosed Storage								P	P	P
Warehouse with Outside Storage (7-3, 65)									PBS	PBS
Warehouse, Volatile Materials										P
Welding Shop								P	P	P

**Section 3-8 TABLE OF PERMITTED USES**

<b>PERMITTED USE TABLE</b>										
<b>"P" - Permitted, <del>"C" - Conditional</del>, "PBS" - Permitted Based on Standards, "SU"-Special Use</b>										
	<b>AO</b>	<b>CR</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>OI</b>	<b>LC</b>	<b>GC</b>	<b>LI</b>	<b>GI</b>
<b>TEMPORARY USES</b>										
See Chapter 7 Section 7-3, #68 for Specific Standards Related to Temporary Uses and Zoning Districts Where Permitted										
Auction, Estate or Asset Liquidation	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Auction, Livestock	PBS	PBS	PBS	PBS						
Contractor Office, Construction Equipment Storage	PBS Accessory to Active Construction Project, Refer to Text									
Dumpsters, Commercial Waste Containers	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
FEMA Trailers, Natural Disaster or Significant Weather Event	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Itinerant Merchants at Existing Business			PBS	PBS	PBS		PBS	PBS		
Mobile Personal Storage Unit, Vacate or Occupy Premise	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Mobile Personal Storage Unit, Renovation	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
Promotional Activities Involving the Display of Goods or Merchandise	PBS, Existing Business, Refer to Text									
Real Estate Office in a Construction Trailer or Temporary Modular Unit, Commercial/Mixed Use Projects	PBS, Active Mixed Use/Commercial Use Project Sites, Refer to Text									
Real Estate Office in a Construction Trailer or Temporary Modular Unit, Residential Projects	PBS, Active Residential Projects, Refer to Text									
Real Estate Office in Model Home	PBS, Accessory to Construction of New Residential Project, Refer to Text									
Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins						PBS	PBS	PBS	PBS	
Similar and Compatible Uses Not Specified	PBS, As Determined by Administrator									
Temporary Dwelling for Large Construction Projects	PBS, Active Construction Sites, Refer to Text									
<b>Temporary Health Care Structure</b>	<b>PBS</b>	<b>PBS</b>	<b>PBS</b>	<b>PBS</b>	<b>PBS</b>					
Temporary Residence in Mobile Home During Construction of New Home, Same Site	PBS	PBS	PBS	PBS	PBS					
Temporary Signs	See Chapter Eleven, Signage									
Temporary Tent or Temporary Structure, Including Cell on Wheels						PBS	PBS	PBS	PBS	PBS

**Section 3-8 TABLE OF PERMITTED USES**

PERMITTED USE TABLE										
"P" - Permitted, <del>"C" - Conditional</del> , "PBS" - Permitted Based on Standards, "SU"-Special Use										
	AO	CR	LDR	MDR	HDR	OI	LC	GC	LI	GI
<b>TRANSPORTATION RELATED</b>										
Airport, Commercial (8-4, 2)									SU	SU
Airstrip (8-4,3)	See Accessory Use									
Rail Storage Yard									P	P
Storage Lot, Logistics and Freight									P	P
Taxi Service, Dispatch and Storage								P	P	P
Tour Bus Company, Travel Agency with On Site Bus Storage								P	P	P
Trucking Company, Heavy Equipment Company, Dispatch Facility With Storage								P	P	P
Truck Stop, Truck Terminal								p	P	P

### Section 5-1 Intent

The district development standards of this Zoning Ordinance establish lot sizes and certain restrictions for residential and nonresidential development. These standards allow for variety in housing types while maintaining the overall character of neighborhoods and commercial areas of the County. Development standards are based on the County’s suburban and rural planning tiers. Separate standards are established to regulate development in each residential district. This approach to district development standards and planning tiers has several public benefits:

1. It allows for development that is more sensitive to the environment and allows for the preservation of open and natural areas.
2. It promotes quality site layout and energy-efficient development.
3. It promotes affordable and life-cycle housing.
4. It promotes development intensities that match existing and proposed infrastructure investments.

### Section 5-2 How to use this Chapter

This Chapter is divided into the following parts:

<b>PART I. RESIDENTIAL DISTRICTS.</b> This Part sets forth the standards for all types of residential subdivisions in all residential districts.	Section 5-3 through 5-8
<b>PART II. NON-RESIDENTIAL DISTRICTS.</b> This Part sets forth the standards for development in non-residential districts.	Section 5-9

**PART I. RESIDENTIAL DISTRICTS**

**Section 5-3 Subdivision types**

Development within the residential districts allows three types of subdivision.

**A. Conventional Subdivision**

Conventional subdivision is a pattern of residential development that provides a majority of property owners with substantial yards on their own property.

**B. Open Space Subdivision**

Open space subdivisions trade smaller lot sizes (with smaller yards) for additional common open space. An open space subdivision shall be a minimum size to ensure sufficient common open space can be incorporated into the subdivision design.

**C. Subdivision Design Type by Planning Tier**

The district standards set forth in this Chapter provide for alternative subdivision types in each planning tier, as follows.

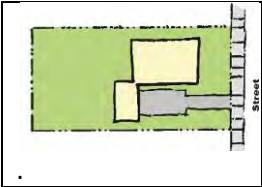
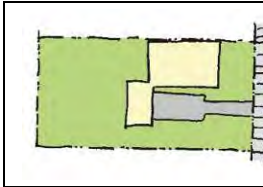
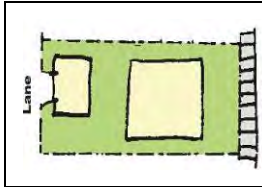
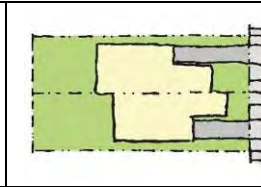
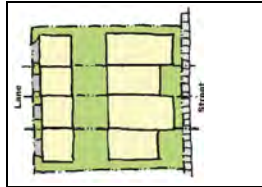
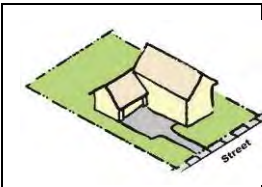
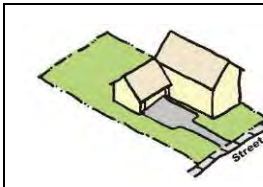
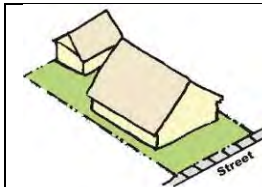
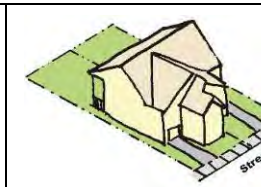
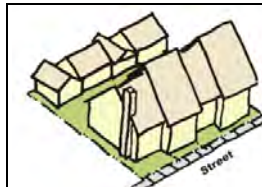
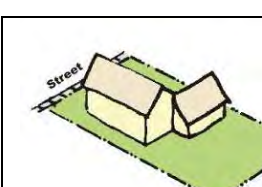
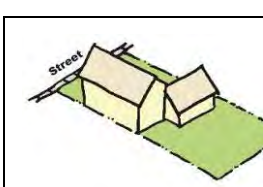
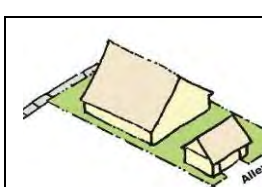
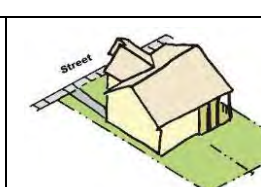
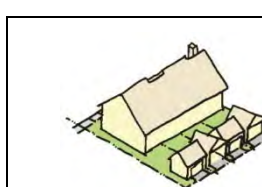
	R U R A L		S U B U R B A N		
	AO	CR	LDR	MDR	HDR
Conventional Subdivision	✓	✓	✓		
Open Space Subdivision	✓	✓	✓	✓	✓



**Section 5-4 Housing types**

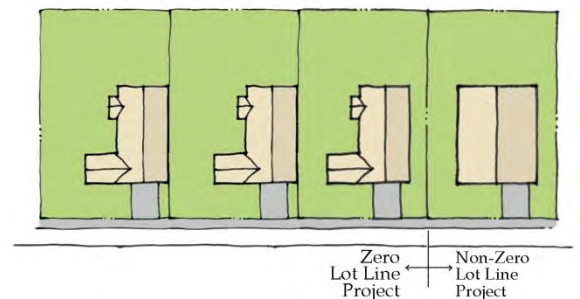
**A. Definitions**

The following housing types are established to provide a common terminology for housing in the County. All drawings are for illustrative purposes only.

<b>Single Family Detached</b>	<b>Zero Lot Line House</b>	<b>Alley-Loaded House</b>	<b>Semi-Attached House</b>	<b>Townhouse</b>
<i>A dwelling unit located on a single lot with private yards on all four sides</i>	<i>A dwelling unit located on a single lot with private yards on three sides. The house has only a single side yard comprising the equivalent of the two side yards of a single-family detached house.</i>	<i>A dwelling unit located on a single lot with private yards on all four sides. The house is set much closer to the street than a single-family detached house, and alley access is required.</i>	<i>Two attached single-family units located on two lots that share a common wall along the lot line, providing for fee-simple ownership.</i>	<i>Three or more attached units where the units are lined up in a row and share side walls. Access to garages is from the rear.</i>
				
				
				

**B. Special standards for a zero lot line house**

1. A single side yard shall be provided. This reduction shall not be allowed for the front yard on a corner lot or for the side yard adjacent to lots developed with other housing types.
2. An easement between the two property owners to allow for maintenance or repair of the house shall be required when the roof overhang or side wall of the house are within four feet of the adjacent property line (no roof overhang shall be permitted to extend across the property line). The easement on the adjacent



property must provide at least five feet of unobstructed space. The easement shall be recorded on the subdivision plat.

**C. Special standards for an alley-loaded house**

1. An alley shall be provided to the rear of all alley-loaded houses. All vehicular access shall take place from the alley. No parking shall be permitted in the required front yard.

**D. Special standards for a townhouse**

1. Side yards are not required for interior townhouses, but street and rear yards shall be provided for all townhouses, and building separation requirements shall be maintained for all townhouse structures.
- ~~2. All townhouse garages and parking areas shall be located to the rear.~~
3. The maximum number of units allowed in a single building is eight.




**Section 5-5 Conventional subdivision standards**

**A. Applicability**

A conventional subdivision is permitted in the AO, CR, and LDR districts. Applicants shall comply with all other provisions of this ordinance and all other applicable laws, except those that are incompatible with the provisions contained herein.

**B. Dimensional standards**

Applicants using the conventional subdivision option shall meet the following standards.

	<b>AO</b>	<b>CR</b>	<b>LDR</b>
	<i>Single-Family Detached</i>	<i>Single-Family Detached</i>	<i>Single-Family Detached</i>
<b>CONVENTIONAL SUBDIVISION</b>			
<b>Tract</b>			
Density (maximum units/acre)	0.33	0.50	0.50
Public water and sewer	not permitted*	not permitted*	optional
<b>Lot Dimensions</b> (minimum)			
Lot area (acres)	3	2	2
Average lot width (feet)	150	150	150
<b>Principal</b> (minimum feet)			
Front yard (minor collector)	75	75	75
Front yard (local road)	50	50	50
Side yard	20	20	20
Rear yard	30	30	30
<b>Height</b> (maximum feet)	40	40	40
<b>Lot Coverage</b> (maximum)			
Impermeable surface	15%	20%	20%

\* Governmental water may be provided to individual lots in these areas for public health reasons.

**C. Minor Subdivisions**

In the AO, CR, LDR, MDR and HDR Districts, **applications** meeting the standards for a minor subdivision as defined by the subdivision ordinance may create no more than one conventional minor subdivision out of each parent tract existing as of June 20, 2005 with lots at least one acre in size, provided that each lot meets any minimum area requirements for public health purposes. The property may be further divided. However, any additional divisions shall be deemed major subdivisions and shall be processed as such and subject to all ordinances and policies related to major subdivisions.

*Minor subdivision dimensional standards*

Subdivisions that are classified as minor subdivisions in the AO, CR, and LDR zoning districts shall be subject to the tract requirements listed for public water and sewer, the minimum average lot width listed in lot dimensions, the setbacks, height and lot coverage standards in Section 5-5, Conventional Subdivision Standards, Section B,

Dimensional Standards. NOTE: Density standards in table shall not apply. Minimum lot size shall be one acre (43,560 SF) as stated above.

Subdivisions in the MDR and HDR zoning districts shall be subject to the tract requirements as listed for governmental water and sewer, the lot dimension minimum average lot width listed in the lot dimensions, the setbacks, height and lot coverage standards established in Section 5-6, Open Space Subdivision Standards, Section D, Dimensional Standards. NOTE: Density standards in table shall not apply. Minimum lot size shall be one acre (43,560 SF) as stated above.

**D. Front yard tree planting required for major subdivision lots**

1. Front yard trees

- a. One canopy tree shall be provided for each 1,000 square feet of area in the required front yard for each lot. For the purpose of calculating required trees, any fraction shall require an additional tree (always round up). Portions of the required front yard covered by allowed encroachments such as front porches (see section 6-15) shall be deleted from the calculation. The tree shall have a minimum size of 2½-inch caliper. Two ornamental trees may be substituted for one canopy tree in a front yard.
- b. One additional front yard tree shall be required for corner lots.
- c. Existing healthy trees in the required front yard area over 6 caliper inches shall **be retained** and credited toward meeting the front yard tree requirement.

**Section 5-6 Open space subdivision standards**

**A. Intent**

The intent of an open space subdivision is to provide a development alternative to a conventional subdivision. An open space subdivision involves placing a cluster of home-sites within a portion of the development site, allowing housing units on smaller lots than those permitted in a conventional subdivision to promote environmentally sensitive, more efficient use of the land and provide additional common open space. Other purposes of an open space subdivision include the following:

- To preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat.
- To preserve important historic and archaeological sites.
- To permit clustering of houses and structures in a manner that will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development.
- To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development.
- To promote interconnected greenways and corridors throughout the community.
- To create contiguous greenspace within and adjacent to the development site.
- To protect scenic views.
- To protect prime agricultural land and retain farming as an economic activity.

**1. Applicability**

An open space subdivision is permitted in the AO, CR, LDR, MDR and HDR districts. Applicants shall comply with all other provisions of this ordinance and all other applicable laws, except those that are incompatible with the provisions contained herein.

**2. Ownership of development site**

The development site to be subdivided may be held in single and separate ownership or in multiple ownership. If held in multiple ownership, however, the site shall be developed according to a single plan with common authority and common responsibility.

**3. Dimensional standards**

Applicants utilizing the open space subdivision option shall meet the following standards.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
 CHAPTER 5- DISTRICT DEVELOPMENT STANDARDS

**OPEN SPACE SUBDIVISION**

**AO**

**Tract**

Density (maximum units/acre) 0.50  
 Area (minimum acres) 10  
 Open space (minimum) 40%  
 Public water and sewer not permitted\*

**Lot Dimensions** (minimum)

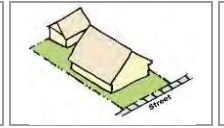
Lot area (square feet) \*\*  
 Average lot width (feet) 150

**Principal** (minimum feet)

Front yard (minor collector) 75  
 Front yard (local road) 50  
 Side yard 20  
 Rear yard 30

**Height** (maximum feet)

40  
**Lot Coverage** (maximum)  
 Impervious surface 15%

	Single-Family Detached	Zero Lot Line House	Alley-Loaded House	Semi-Attached House
				
Density (maximum units/acre)	0.50	--	--	--
Area (minimum acres)	10	--	--	--
Open space (minimum)	40%	--	--	--
Public water and sewer	not permitted*	--	--	--
<b>Lot Dimensions</b> (minimum)				
Lot area (square feet)	**	--	--	--
Average lot width (feet)	150	--	--	--
<b>Principal</b> (minimum feet)				
Front yard (minor collector)	75	--	--	--
Front yard (local road)	50	--	--	--
Side yard	20	--	--	--
Rear yard	30	--	--	--
<b>Height</b> (maximum feet)	40	--	--	--
<b>Lot Coverage</b> (maximum)				
Impervious surface	15%	--	--	--

**CR**

**Tract**

Density (maximum units/acre) 1.00  
 Area (minimum acres) 5  
 Open Space (minimum) 40%  
 Public water and sewer not permitted\*

**Lot Dimensions** (minimum)

Lot area (square feet) \*\*  
 Average lot width (feet) 125

**Principal** (minimum feet)

Front yard (minor collector) 75  
 Front yard (local road) 50  
 Side yard 20  
 Rear yard 30

**Height** (maximum feet)

40  
**Lot Coverage** (maximum)  
 Impervious surface 20%

	Single-Family Detached	Zero Lot Line House	Alley-Loaded House	Semi-Attached House
				
Density (maximum units/acre)	1.00	--	--	--
Area (minimum acres)	5	--	--	--
Open Space (minimum)	40%	--	--	--
Public water and sewer	not permitted*	--	--	--
<b>Lot Dimensions</b> (minimum)				
Lot area (square feet)	**	--	--	--
Average lot width (feet)	125	--	--	--
<b>Principal</b> (minimum feet)				
Front yard (minor collector)	75	--	--	--
Front yard (local road)	50	--	--	--
Side yard	20	--	--	--
Rear yard	30	--	--	--
<b>Height</b> (maximum feet)	40	--	--	--
<b>Lot Coverage</b> (maximum)				
Impervious surface	20%	--	--	--

\*\* Minimum lot size shall be no less than one acre. All lots shall be required to meet Cabarrus Health Alliance (formerly known as the County Health Department) requirements for septic system installation prior to approval of any zoning or building permits.

\* Governmental water may be provided to individual lots in these areas for public health reasons.

**CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 5- DISTRICT DEVELOPMENT STANDARDS**

**OPEN SPACE SUBDIVISION**

**LDR**

**Tract**

Density (maximum units/acre)  
Area (minimum acres)  
Open space (minimum)  
Governmental water and sewer

**Lot Dimensions** (minimum)

Lot area (square feet)  
Average lot width (feet)

**Site Dimensions** (minimum feet)



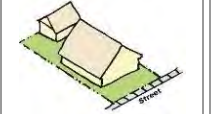

Per building  
Per unit  
Width

**Principal** (minimum feet)

Front yard (minor collector)  
Front yard (local)  
Front yard (corner)  
Side yard  
Rear yard

**Height** (maximum feet)

**Lot Coverage** (maximum)  
Impervious surface

	<i>Single-Family Detached</i>	<i>Zero Lot Line House</i>	<i>Alley-Loaded House</i>	<i>Semi-Attached House</i>
				
Density (maximum units/acre)	1.5	1.5	1.5	1.5
Area (minimum acres)	5	5	5	5
Open space (minimum)	35% required	35% Required	35% Required	35% Required
Governmental water and sewer				
<b>Lot Dimensions</b> (minimum)				
Lot area (square feet)	15,000	15,000	12,000	--
Average lot width (feet)	75	75	65	--
<b>Site Dimensions</b> (minimum feet)				
Per building	--	--	--	15,000
Per unit	--	--	--	7,500
Width	--	--	--	75
<b>Principal</b> (minimum feet)				
Front yard (minor collector)	75	75		75
Front yard (local)	30	30	10	30
Front yard (corner)	20	20	10	20
Side yard	10	0	10	10
Rear yard	30	30	30	30
<b>Height</b> (maximum feet)	40	40	40	40
<b>Lot Coverage</b> (maximum) Impervious surface	35%	35%	35%	35%

**OPEN SPACE SUBDIVISION**

**MDR**

**Tract**

Density (maximum units/acre)  
Area (minimum acres)  
Open space (minimum)  
Governmental water and sewer

**Lot Dimensions** (minimum)

Lot area (square feet)  
Average lot width (feet)



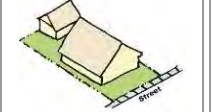

**Site Dimensions** (minimum feet)

Per building  
Per unit  
Width

**Principal** (minimum feet)

Front yard  
Front yard (corner)  
Side yard  
Rear yard

**Height** (maximum feet)

	<i>Single-Family Detached</i>	<i>Zero Lot Line House</i>	<i>Alley-Loaded House</i>	<i>Semi-Attached House</i>
				
Density (maximum units/acre)	2.50	2.50	2.50	2.50
Area (minimum acres)	5	5	5	5
Open space (minimum)	35% Required	35% Required	35% Required	35% Required
Governmental water and sewer				
<b>Lot Dimensions</b> (minimum)				
Lot area (square feet)	8,000	8,000	7,000	--
Average lot width (feet)	60	60	55	--
<b>Site Dimensions</b> (minimum feet)				
Per building	--	--	--	8,000
Per unit	--	--	--	4,000
Width	--	--	--	60
<b>Principal</b> (minimum feet)				
Front yard	25	25	10	25
Front yard (corner)	15	15	10	15
Side yard	5	0	5	5
Rear yard	20	20	20	20
<b>Height</b> (maximum feet)	40	40	40	40

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 5- DISTRICT DEVELOPMENT STANDARDS

**Lot Coverage** (maximum)  
Impervious surface

40%	40%	40%	40%
-----	-----	-----	-----

*Single-Family  
Detached*

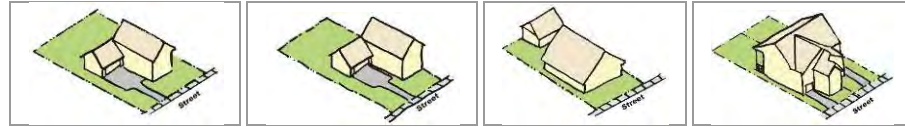
*Zero Lot Line  
House*

*Alley-Loaded  
House*

*Semi-Attached  
House*

**OPEN SPACE SUBDIVISION**

**HDR**



**Tract**

Density (maximum units/acre)  
Area (minimum acres)  
Open space (minimum)  
Governmental water and sewer

4.50	4.50	4.50	4.50
5	5	5	5
35%	35%	35%	35%
Required	Required	Required	Required

**Lot Dimensions** (minimum)

Lot area (square feet)  
Average lot width (feet)

4,000	4,000	3,500	--
40	40	35	--

**Site Dimensions** (minimum feet)

Per building  
Per unit  
Width

--	--	--	4,000
--	--	--	2,000
--	--	--	40

**Principal** (minimum feet)

Front yard  
Front yard (corner)  
Side yard  
Rear yard

15	15	10	15
10	10	10	10
5	0	5	5
15	15	15	15

**Height** (maximum feet)

Principal  
Accessory

40	40	40	40
40	40	40	40

**Lot Coverage** (maximum)

Impervious surface

45%	45%	45%	45%
-----	-----	-----	-----

**NOTE: Fire or building code may require fire-resistant construction for elements located less than 10 feet apart.**



## Section 5-7. Residential development standards (all subdivisions)

### A. Open space

#### 1. Applicability

The minimum protected open space for each subdivision type by district is set forth in this *Section*. Once this minimum open space requirement has been met, no additional open space shall be required on the site, except where otherwise required by state or federal law.

#### 2. Primary open space

The following are considered primary open space areas and shall be included within the open space, unless the Applicant demonstrates that this provision would constitute an unusual hardship and is counter to the purposes of this chapter:

- a. The 100-year floodplain;
- b. Stream buffer areas required by the County along each side of all perennial and intermittent streams;
- c. Slopes above 25 percent of at least 10,000 square feet contiguous area;
- d. Jurisdictional wetlands under federal law (Section 404) that meet the definition applied by the Army Corps of Engineers;
- e. Habitat for federally-listed endangered or threatened species;
- f. Archaeological sites, cemeteries and burial grounds;
- g. State-designated Natural Heritage Sites;
- ~~h. Existing healthy native forests of at least 10 contiguous acres in size that are subject to a forestry management plan approved by the NC Division of Forestry; and~~
- ~~i. Agricultural lands of at least 20 contiguous acres located in the Rural Tier containing at least 25 percent prime farmland soils or other soils of statewide importance.~~

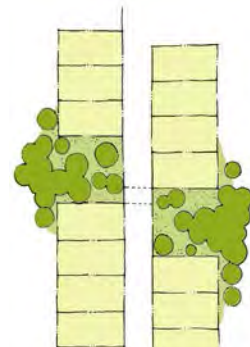
#### 3. Secondary open space

The following are considered secondary open space areas and shall be included **or retained** within the required open space to the maximum extent feasible.

- a. Important historic sites;
- ~~b. Existing healthy, native forests of at least one acre contiguous area;~~
- c. Individual existing healthy trees greater than 12 inches DBH **in open space areas or required buffer areas;**
- d. Other significant natural features and scenic viewsheds such as ridge lines, hedge rows, field borders, meadows, fields, peaks and rock outcroppings, particularly those that can be seen from public roadways;
- ~~e. Agricultural lands of at least five contiguous acres located in the Suburban Tier containing at least 25 percent prime farmland soils or other soils of statewide importance;~~
- f. Areas that connect the tract to neighboring open space, trails or greenways;
- g. Soils with "Severe" limitations for development due to drainage problems, including but not limited to, Armenia loam (Ar) Altavista sandy loam (AaB), Chewacia sandy loam (Ch), Iredell loam (IdA), Sedgefield sandy loam (SfB) and Wedhadkee (We); and
- h. Landscaped site elements such as arterial street buffers, district boundary buffers, civic greens and landscaped medians.

**4. Configuration of open space**

- a. The minimum width for any required open space shall be 50 feet. Exceptions may be granted for items such as trail easements, mid-block crossings, linear parks/medians, when their purpose meets the intent of the open space section.
- b. At least 60 percent of the required open space shall be in a contiguous tract. For the purposes of this section, contiguous shall include any open space bisected by a residential street (including a residential collector), provided that:
  - i. A pedestrian crosswalk is constructed to provide access to the open space on both sides of the street; and
  - ii. The right-of-way area is not included in the calculation of minimum open space required.
- c. The open space shall adjoin any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space.
- ~~d. At least 25 percent of the open space shall be activated using trails, active recreation areas or other similar improvements that are available and accessible to all residents of the neighborhood. Trails shall be developed in accordance with Appendix C, Trail and Trailhead Design Standards. Active recreation areas shall be developed in accordance with the requirements in Chapter 5, Recreational Areas, of the Subdivision Ordinance. Where open space consists of prime agricultural land, this accessibility requirement shall not apply.~~



- e. The open space shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjointing lots shall be provided with safe, convenient access to the open space (i.e. mid-block connections in logical locations). No lot within the subdivision shall be further than a ¼ -mile radius from the required open space. This radius shall be measured in a straight line, without regard for street, sidewalk or trail connections to the open space.

**5. Permitted uses of open space**

Uses of open space may include the following:

- a. Conservation areas for natural, archeological or historical resources;
- b. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;
- c. Pedestrian or multipurpose trails;
- d. Passive recreation areas, including pocket parks;
- e. Active recreation areas, such as ballfields and playgrounds, provided that impervious area is limited to no more than 10 percent of the total open space (active recreation areas in excess of this impervious area limit shall be located outside of the protected open space);
- f. Golf courses in the Suburban Tier (excluding clubhouse areas and maintenance facilities), provided the area does not exceed 50 percent of the overall required open space for the development and further provided that impervious area is limited to no more than 10 percent of the total open space the proposed course area.
- g. Above-ground utility rights-of-way, provided the area does not exceed 50 percent of the required open space;
- h. Water bodies, such as lakes and ponds, and floodways provided the total surface area does not exceed 50 percent of the required open space;
- ~~i. Agriculture, horticulture, silviculture or pasture uses as provided for in a conservation plan approved by the Cabarrus Soil and Water Conservation District;~~
- j. Landscaped stormwater management facilities;
- k. Easements for drainage, access, and underground utility lines; and
- l. Other conservation-oriented uses compatible with the purposes of these regulations.

**6. Prohibited uses of open space**

Open space shall not include the following:

- ~~a. Golf courses and above ground utility rights of way in the Rural Tier.~~
- b. Wastewater disposal systems in the Rural Tier;
- c. Streets (except for street crossings as expressly provided above) and parking areas;
- ~~d. Agricultural and forestry activities not conducted according to a conservation plan approved by the Cabarrus Soil and Water Conservation District or a forest management plan approved by the NC Division of Forestry; and~~
- e. Other activities as determined by the applicant and recorded on the legal instrument providing for permanent protection.

**7. Ownership and management of open space**

**a. Ownership of open space**

No residential lots shall be allowed to extend into the required open space. Open space shall be accepted and owned by one of the following entities:

- ~~i. Cabarrus Soil and Water Conservation District. The responsibility for maintaining the open space and any facilities shall be borne by the District.~~
- ii. Land conservancy or land trust. The responsibility for maintaining the open space and any facilities shall be borne by a land conservancy or land trust.
- iii. Homeowners association. A homeowners association representing residents of the subdivision shall own the open space. Membership in the association shall be mandatory and automatic for all homeowners of the subdivision and their successors. The Homeowners' Association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the open space and any facilities shall be borne by the Homeowner's Association.
- iv. Private landowner. A private landowner may retain ownership of open space, provided that a conservation easement approved by the Cabarrus County Soil and Water Conservation District is recorded. The responsibility for maintaining the open space and any facilities shall be borne by the private landowner.

**b. Management plan required**

Applicants shall submit an Open Space Management Plan for open space and other common facilities that:

- i. Allocates responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
- ii. Estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the open space and outlines the means by which such funding will be obtained or provided;
- iii. Provides that any changes to the Plan be approved by the County; and
- iv. Provides for enforcement of the Plan.

**c. Maintenance of open space**

- i. Passive open space maintenance is limited to removal of litter, dead tree and plant materials (that is obstructing pedestrian movement), removal of brush; and weeding and mowing. Natural water courses are to be maintained as free flowing and devoid of debris. Stream channels shall be maintained so as not to alter floodplain levels.
- ~~ii. No specific maintenance is required for agricultural uses.~~
- iii. Active open space areas shall be accessible to all residents of the development. Maintenance is limited to ensuring that there exist no hazards, nuisances or unhealthy conditions.
- iv. For any parts of the stream that are included in the open space for the development. Streambeds shall be maintained and kept free of debris, logs, timber, junk and other accumulations that would clog or dam the passage of waters in their downstream course or that would create a flooding condition.

**d. Failure to maintain open space**

In the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the County may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. The County may file an enforcement action for failure to maintain open space. The costs of such maintenance and the enforcement action may be charged to the Homeowner's Association, or to the individual property owners that make up the Homeowner's Association, and may include administrative costs and penalties. Such costs shall become a lien on all subdivision properties.

**8. Legal instrument for permanent protection**

- a. The open space shall be protected in perpetuity by a binding legal instrument that is recorded with the deed and enforceable by Cabarrus County. The instrument shall be one of the following:
  - i. A permanent conservation easement in favor of either:
    - a) ~~The Cabarrus Soil and Water Conservation District; or~~
    - b) A land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization shall be *bona fide* and in perpetual existence and the conveyance instruments shall

- contain an appropriate provision for re-transfer in the event the organization becomes unable to carry out its functions; or
- c) A governmental entity with an interest in pursuing goals compatible with the purposes of this ordinance. ~~If the entity accepting the easement is not the County, then a third party right of enforcement favoring the County shall be included in the easement.~~
  - ii. A permanent restrictive covenant for conservation purposes in favor of a governmental entity.
  - iii. An equivalent legal tool that provides permanent protection, if approved by the County.
- b. The instrument for permanent protection shall include clear restrictions on the use of the open space. These restrictions shall include all restrictions contained in this chapter, as well as any further restrictions the Applicant chooses to place on the use of the open space. Where appropriate, the instrument shall allow for stream or habitat restoration within the easement area.

**B. Stream buffer and floodplain limitations**

1. Land within a stream buffer shall not be used to meet the minimum area requirements for lots that are one acre or less.
2. If a lot is greater than one acre in area, the buffer area may be used to meet the minimum lot size requirements, however, at least 50 percent of the lot shall remain outside the stream buffer area. For additional stream buffer requirements see Chapter 4, Waterbody Buffer Zone.
3. When a lot is proposed that is subject to flooding and has regulated floodplain as part of the lot, usable area located outside of the regulated floodplain must be a minimum of 2500 square feet.
4. No new lots located entirely within the floodplain shall be approved.
5. All development on parcels with regulated floodplain are subject to the Cabarrus County Flood Damage Prevention Ordinance. See Chapter 15.

**C. Utilities and Stormwater**

- a. To the maximum extent determined feasible, utilities in open space subdivisions and non-residential development shall be placed underground.
- b. Proposed developments in unincorporated Cabarrus County are subject to Phase 2 Post-Construction and Soil and Erosion Control permitting with the North Carolina Department of ~~Natural Resources~~. **Energy, Mineral and Land Resources.**
- c. When existing vegetation is proposed to be used to meet the landscape buffering requirements, stormwater and erosion control measures may not extend into, or be located in, the landscape buffer area. The buffer area is to remain undisturbed but for the installation of supplemental planting (if needed).

**D. Perimeter compatibility**

**1. Applicability**

Perimeter compatibility is required along project boundaries for open space subdivisions to provide a suitable transition between the proposed subdivision and adjacent development.

**2. Buffer Required**

A landscaped buffer shall be required along all boundaries of an open space subdivision. This buffer shall be a natural, undisturbed wooded area where possible, and shall count towards the provision of open space for the development where the buffer is not platted and made part of an individual, privately owned lot. Where an existing natural, undisturbed wooded area does not exist, a planted buffer shall be required as follows:

**a. Project Boundary Buffer**

A project boundary buffer shall be provided along all project boundaries other than arterial streets, and shall be measured perpendicular to the property lines that define the project area.

**b. Minimum Project Boundary Buffer Width**

- i. The minimum width of the project boundary buffer shall be 25 feet where the width of the project's perimeter lots **or the acreage of the perimeter lots** adjacent to the buffer is equal to or greater than the minimum lot width **or the acreage** of the adjoining development or the minimum lot width required by the zoning district applied to any adjoining undeveloped parcel.
- ii. When narrower lot widths **or smaller acreage lots** are ~~provided~~ **proposed in the new project**, the minimum buffer width shall be 50 feet.



**c. Arterial Street Buffer Required**

An arterial street buffer shall be provided along any project boundary that abuts an arterial street. The buffer shall be measured perpendicular to the right-of-way line that defines the project area.

- i. The minimum width of the buffer shall be 50 feet.

**d. Required Buffer Planting**

Required project boundary and arterial street buffers shall incorporate existing natural vegetation to the maximum extent feasible. Where existing vegetation is inadequate to meet the planting standards below, additional plant material shall be required. The planting standard below is intentionally over-planted at maturity, in order to provide an immediate beneficial impact.

 <p><b>Large Trees</b></p>	 <p><b>Small Trees</b></p>	 <p><b>Shrubs</b></p>
<p>3 per 100 linear feet                  2" caliper minimum                  50% evergreen</p>	<p>6 per 100 linear feet                  1" caliper minimum</p>	<p>22 per 100 linear feet                  24" height minimum                  50% evergreen</p>

e. **Credit for Existing Vegetation**

Credit shall be given for existing vegetation within the required buffer area that meets the planting requirements above. **Applicant must provide documentation showing that existing vegetation is consistent with the requirements outlined above when credit for existing vegetation is requested.**

f. **Trails within Required Buffers**

Trails may be incorporated into required buffer areas provided a minimum of 15 feet is added to the required buffer width to accommodate both the trail and the required buffer plantings. Buffers with trails may also count toward the provision of open space for the development.



**PART II. NONRESIDENTIAL DISTRICTS.**

**Section 5-8. Nonresidential development standards.**

**Dimensional standards.**

Nonresidential development shall meet the following standards.

	<b>OI</b>	<b>LC</b>	<b>GC</b>	<b>LI</b>	<b>GI</b>
<b>Lot Dimensions</b> (minimum)					
Lot area (square feet)	10,000	10,000	1 acre	1 acre	1 acre
Lot width (feet)	50	50	120	120	200
<b>Principal</b> (minimum feet)					
Front yard	30	30	<del>40</del> 30	50	<del>75</del> 50
Side yard (single)	<del>5</del> 10	<del>5</del> 10	10	10	<del>30</del> 15
<del>Side yard (total)</del>	<del>20</del>	<del>20</del>	<del>30</del>	<del>30</del>	<del>30</del>
Rear yard	20	20	20	20	30
<b>Accessory</b> (minimum feet)					
Front yard	30	30	same	same	same
Side yard	5	5	as	as	as
<del>Side yard (total)</del>	20	20	principal	principal	principal
Rear yard	<del>5</del> 10	<del>5</del> 10			
<b>Height</b> (maximum feet)					
Principal	40	40	60	60	60
Accessory	20	20	30	30	30
<b>Lot Coverage</b> (maximum)					
Impervious surface	75%	75%	75%	<del>70%</del> 75% 5	<del>60%</del> 75%

**Commercial design standards (Appendix B)**

*Applicability*

The Commercial Design Standards are intended to be used for all commercial developments located within the jurisdiction of Cabarrus County.

*Purpose*

The purpose of these design standards is to establish a general set of principles and specific recommendations to serve as a guide for new development of commercial properties.

*Permitted Uses*

Permitted uses shall be governed by Chapter 3, Establishment of Zoning Districts.

**Section 1-Appendix B Design Standards (See Appendix B)**

The Commercial Design Standards listed in Appendix B shall apply to all new commercial and office developments in the O-I, LC, and GC zoning districts (See Chapter 3, Table of Permitted Uses-Commercial Uses).

The design standards of Appendix B shall apply to the following commercial uses listed in Chapter 3, Table of Permitted Uses-Commercial Uses when permitted in the AO, CR, LDR, MDR or HDR zoning districts:

- Bank/financial institution/ATM
- Convenience stores with or without petroleum sales
- Gas stations
- Restaurants with or without drive thrus
- Retail sales/shoppers' goods
- Retail sales, shopping centers/10,000 SF and less
- Nursery/Daycare

#### **Design Review Committee**

All applications for commercial development approval ~~in residential zoning districts and~~ subject to the standards established in Appendix B shall be approved by the Cabarrus County Planning and Zoning Board, sitting as the Design Review Committee, based upon the design guidelines in effect at the time of review.

When reviewing applications for commercial development permitted in residential zoning districts, the Design Review Committee shall review the project in relation not only to Appendix B but also the following criteria:

- Architectural design of neighboring residential buildings
- Setbacks in relation to existing buildings and residential development
- Compatibility with neighborhood character, context and scale

As part of the formal **architectural** review process, the Design Review Committee may approve deviations from the standards listed in Appendix B when the Design Review Committee determines one or more of the following are applicable to the proposed project:

- To provide for architectural design compatibility in relation to the existing neighborhood or structures where appropriate
- To provide for adjusted setbacks in relation to existing buildings or residential development where appropriate
- To ~~request~~ **provide** changes in architectural character or site design when the ~~project is not~~ **design standards would not be** compatible with the context of the surrounding neighborhood
- To ~~request~~ **provide for** changes in scale where appropriate

#### **Appeal of Design Review**

An aggrieved party may appeal a decision of the Planning Administrator in writing within 30 days of a decision. All appeals shall be heard by the Cabarrus County Board of Adjustment.

An aggrieved party may appeal a decision of the Planning and Zoning Board, sitting as the Design Review Committee, in writing within 30 days of a decision. All appeals of Design Review Committee (Planning and Zoning Board) decisions shall be heard by the Cabarrus County Board of Commissioners.

#### **Enforcement**

Any violation of a permit issued under this section shall be enforced through the provisions of the Cabarrus County Zoning Ordinance.

### **Section 6-1 Introduction**

While land use situations vary widely, there are a number of general regulations that typically apply across the board. These general regulations appear in this Chapter as well as regulations for situations when exceptions may be made to them.

### **Section 6-2 Zoning affects every structure and use.**

Zoning affects every structure and land use throughout Cabarrus County. Accordingly, no structure shall be erected, reconstructed, moved or structurally altered, nor shall any structure or land be used except in compliance with both the general and any other applicable regulations of this Ordinance. Unless specific provisions state otherwise, no structure or use shall:

1. exceed its height or bulk limitation,
2. accommodate or house a greater number of families,
3. occupy a greater percentage of lot area, or
4. have narrower or smaller rear, side or front yard or other open space.

### **Section 6-3 Buffer area shall not be encroached upon or mutually claimed**

Buffer areas required for one structure shall not be encroached upon by another nor shall it be claimed by a second structure as fulfilling its buffer requirement.

### **Section 6-4 One principal structure per lot**

Residential: Only one principal residential ~~building~~ **dwelling unit** may be constructed per ~~lot~~ **parcel** unless specific Ordinance sections provide otherwise.

Commercial/Industrial: Not applicable.

~~NOTE:~~ Bona fide farms: ~~are~~ Exempt if all structures are agriculturally related.

### **Section 6-5 Impact of differing uses within the same building on yard requirements**

When two or more uses occur simultaneously within the same structure, the required yard dimensions are the maximum required by the district within which the structure is located.

### **Section 6-6 Resolution of measurements which result in fractions**

When a requirement of this Ordinance results in a fraction, the following rules apply:

1. Fractions of one-half and more are counted as a whole.
2. Fractions less than one-half are disregarded.
3. The above two rules are also applied in the computation of numbers of dwelling units per lot.

### Section 6-7 Street access required

All structures must be constructed or placed on land that abuts a street that:

- 1) Is a dedicated and publicly maintained roadway,
- 2) Has been approved through the Cabarrus County Subdivision Regulations **and is subject to a road maintenance agreement.**

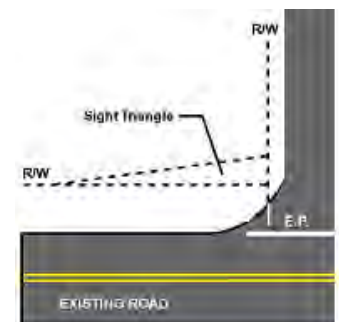
Agricultural uses on a bona fide farm are not subject to this requirement (~~see Chapter One, Section 1-4).~~

Additionally, the following configurations may be exempt pending determination by the Zoning Administrator:

- Multifamily units when at least one of the group abuts a street and access is made available to each unit via either a public right-of-way or a private vehicular or pedestrian way.

### Sections 6-8 Visibility at intersections

- (1) Nothing may be erected, placed, planted or allowed to grow in such a manner as to materially impede vision at intersections. The area that must be kept free is known as the sight preservation triangle.
- (2) The above described ~~surface~~ area must be kept **free-clear** between a height of two and one half feet (2 1/2) feet and ten (10) feet above the centerline grades of the intersecting streets.
- (3) Required sight preservation triangles shall be noted on all site plans and plats. The required site preservation triangle is a 10' x 70' and shall be established at the existing right-of-way or the proposed right-of-way if the street or road is listed in the CTP Index.



### **Section 6-9 Height limitation on fences in residential districts**

Fences and walls are subject to the following limitations:

1. Rear and side yard fences are not to exceed seven (7) feet.
2. Front yard fences are not to exceed five (5) feet.
3. Recreational fences are exempt.

A zoning permit is not required to install a residential fence. However, property lines should be identified prior to installation to prevent encroachments onto adjacent properties and/or into public right-of-ways. Fences installed in the regulated floodway must not impede the flow of water or the natural function of the floodway.

### **Section 6-10 Fencing Around Swimming Pools**

Appendix G of the North Carolina Building Code requires that all outdoor swimming pools shall be protected by a barrier or fence, a minimum of four (4) feet in height and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking. See Appendix G, North Carolina Building Code, Swimming Pools, Spas and Hot Tubs for requirements.

### **Section 6-11 Abandoned and Junk Vehicles**

Abandoned and junked motor vehicles constitute a hazard to the health, safety, and general welfare of the citizens of Cabarrus County. Such vehicles can harbor noxious disease, provide shelter and breeding places for vermin, and present physical dangers to the safety of our children as well as the general public. These vehicles also detract from the physical appearance of the community. Therefore, the purpose of this section is to eliminate existing junk and abandoned vehicles and to prevent future storage of these vehicles.

No junked or abandoned vehicles shall be stored on any lot within any residential, commercial, or industrial zoning district ~~so as to be easily seen from an adjacent property and/or a public right of way.~~

~~Section 6-11~~ This section does not apply to any motor vehicle that is:

1. Stored in an enclosed building
2. **Stored** on the premises of a business enterprise being operated in a lawful place and manner if the vehicle is necessary to the operation of the business

3. Is presently being restored to an operable stage (limited to one vehicle **per parcel**) as long as:
  - **The vehicle cannot easily be seen from a public right-of-way and**
  - **The vehicle cannot easily be seen from adjacent properties lines**
  - **The vehicle is covered with a car cover**

Agricultural/Open Space District: This section does not apply to the Agricultural/Open Space Zoning District **where the lot of record is 3 acres or greater.**

Any violation of this section will be processed as a violation of this Ordinance.

**Section 6-12 Antennae and ~~Standalone Mounted Solar~~ **Accessory Use of Solar Panels** to be treated as accessory building use for setbacks**

Antennae and ~~standalone mounted~~ **accessory use of** solar panels (**collections up to 20 panels**) are subject to the same placement requirements as accessory buildings set forth in Chapter 7, Section 7-3 #1, Accessory Building, Accessory Dwelling Unit and Swimming Pools Accessory to Single Family Residential.

**Section 6-13 Exceptions and modifications**

*Front setback requirements for dwellings*

Setback requirements for dwellings may be modified when the setbacks of contiguous existing buildings are less than required. These decreased setbacks are determined by computing the average setback on adjacent lots 500 feet on either side of the lot of the proposed dwelling.

The modified setback may be equivalent to the average of the existing structures or 25 feet from the street right-of-way line, whichever is greater. For lots on any roadway planned for widening as shown on the approved North Carolina Department of Transportation Comprehensive Transportation Plan, the setback shall be established from the proposed right-of-way line.

*Height limitations for certain types of structures*

The following are exempt from height limitations unless they are located in the vicinity of an airport. See Airport Overlay District, Chapter Four, for clarification.

1. Church spires, belfries, cupolas, domes, and other architectural embellishments not intended for human habitation

2. Monuments
3. Towers: water, observation, and transmission, ~~both radio, and television~~ and **cellular telephone**
4. Chimneys
5. Flag poles and masts
6. Silos, grain elevators and conveyors

*Height limitation, general*

Any principal or accessory structure (not including signage) may exceed the zoning district's height limitation provided there is a proportional increase in the minimum front, side and rear setback requirements. Each foot of height over the maximum allowed height must be matched by an increase of one linear ground foot in each direction for the required front, rear, and side setbacks.

**Section 6-14 Setback encroachments**

The following features may encroach into a required building setback:

1. Chimneys, overhanging roof, eave, gutter, cornice, or other architectural feature, not to exceed 2 feet
2. Bay windows, not to exceed 3 feet
3. Heating and cooling units, not to exceed 3 feet but in no case shall any such units be closer than five feet to any property line
4. Uncovered, unenclosed decks ~~and terraces~~ **or patios**, but in no case shall any such decks ~~or terraces~~ **or patio** be closer than ~~five~~ 5 feet to any property line
5. Unenclosed fire escapes, not to exceed 6 feet
6. Covered, unenclosed porches in a required front yard, not to exceed 8 feet

**Building Code Requirements:**

The applicable Building Code may require fire-resistant construction for elements located less than 10 feet apart.

**Section 6-15 Setbacks for Lots with Multiple Street Frontages**

For undeveloped lots with multiple frontages, the developer has the option to determine which side shall be considered the "front" so long as the structure to be constructed has its front facing the same ~~yard~~ **street**.



For the purposes of applying setbacks to an existing developed lot, the front setback shall be defined as the yard with the shortest amount of street frontage. All other frontages shall be considered side yards.

**Section 6-16 Accessory structures on individual lots**

Unless specifically allowed by this ordinance, accessory structures shall not be permitted as primary structures. Additionally, no new lot shall be created having an accessory structure as the primary structure unless said structure is specifically allowed by this ordinance and properly permitted.

**Section 6-17 Easement encroachment not permitted**

In no case shall an encroachment be permitted into an easement of record area unless the applicant provides sufficient evidence from the easement holder that the encroachment is permitted.

**Section 6-18 Effect of county line and municipal ETJ boundary**

When an existing lot of record is located near the county line or a municipal ETJ boundary or extends across the county line or into the municipal ETJ boundary, the county line or ETJ boundary shall be recognized as the property line. The same shall apply for existing lots of record being subdivided.

Proposed structures must be located on either side of the county line or the municipal ETJ boundary. Structures that straddle the county line or the municipal ETJ boundary are not permitted.

**Section 6-19 More stringent requirement applies**

When applicable requirements of this ordinance differ or when applicable state and local requirements differ, the more stringent requirement shall apply.

### **Section 7-1 Introduction**

The purpose of this Chapter is to describe those uses, which may be approved administratively by Planning and Zoning staff, known as "performance based standards" (PBS) uses.

Performance based standards uses are those which can be made compatible within a given zoning district as long as pre-established standards are met which will control for any potential negative effects of the use. PBS uses provide landowners with more flexibility in using their property yet still affords protection to neighboring landowners.

### **Section 7-2 How to use this chapter**

The uses based on performance standards are listed below. At the beginning of each section is a statement showing which zoning districts allow the performance based standards uses. The standards that must be met to permit the use are then listed. THE "PBS" STANDARDS ARE IN ADDITION TO THE REGULAR DEVELOPMENT STANDARDS THAT ALL DEVELOPMENT IS OBLIGATED TO COMPLY WITH UNDER THE TERMS OF THIS ORDINANCE, INCLUDING ZONING SITE PLAN REVIEW WHERE APPLICABLE.

### **Section 7-3 USES PERMITTED BASED ON STANDARDS (PBS)**

1. Accessory Building, Accessory Dwelling Unit and Swimming Pools Accessory to Single Family Residential

Accessory Dwelling Unit

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use, ~~Office~~/Limited Commercial, General Commercial and Limited Industrial districts

- a. Residential accessory dwelling units in the AO, CR, LDR, MDR and HDR districts shall not exceed fifty (50) percent of the square footage of the base floor area as listed on the Cabarrus County Tax Card. In residential districts, the accessory dwelling unit shall be sited to the rear of the primary structure or to the side as a secondary option. If sited as part of a commercial or industrial building, the accessory dwelling unit shall be incorporated into the overall building design and shall not exceed twenty five (25) percent of the structure in which it is located.
  - a. Accessory dwelling units shall meet the principal building setbacks listed in Chapter 5 for the zoning district.
  - b. The accessory dwelling unit height shall not exceed the height of the principal structure.

- c. Manufactured homes may not be used as an accessory dwelling unit.
- d. Adequate off-street parking must be provided for any vehicles owned by occupants of the accessory unit. All parking shall be screened from public rights-of-way either by buffer yard or by the mass created by the house/accessory dwelling unit.
- e. Only one accessory dwelling unit per parcel is permitted.

When an accessory dwelling is proposed as part of an accessory building or structure, the same standards apply to the accessory building or structure, along with the limitations on square footage for the accessory dwelling unit. Where this is the case, the property owner must submit a notarized statement (provided by the County) attesting to the use of the accessory building and the allotted square footage for the accessory dwelling unit space.

#### Accessory Building, Accessory Structure

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use, Office/Institutional, Office/Limited Commercial, General Commercial, Limited Industrial, General Industrial districts

- a. Accessory buildings up to 15 feet in height shall meet the front and side setback requirements of the principal structure. The rear setback shall be no less than five (5) feet. Buildings greater than 15 feet in height shall meet the principal building setbacks listed in Chapter 5.
- b. Accessory buildings shall be subject to all other dimensional, impermeable and structural coverage requirements listed in Chapter 5.

#### Swimming Pool, Accessory to Single Family Residential

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use

- a. The swimming pool must be located inside of the primary setbacks.
- b. Concrete or wood decking surrounding the pool may encroach into the primary setbacks, but shall in no case be located closer than ten (10) feet from the property line.

#### 2-A. Agriculture Including Livestock

Low Density Residential, Medium Density Residential districts

- a. Minimum Lot Size:
  - o Low Density Residential - five acres
  - o Medium Density Residential - five acres

- b. Any building housing livestock shall be at least 150 feet from both the nearest building with human inhabitants and the nearest property line.

2-B. Agriculture-Female Chickens (limited number)-Less than 5 acres  
Low Density Residential, Medium Density Residential districts

All lots that are utilized as single family detached residential will be permitted up to the following number of female chickens:

Number of Female Chickens Permitted:

- <1 acre-5
- 1 acre-10
- 2-5 acres-15

- a. Female chickens are for egg production only;
- b. The chicken house and run must be fully enclosed and the hens kept within it at all times. All chicken houses must be properly maintained in a safe, clean and sanitary condition that poses no health threat to the chickens or citizens and does not create a public nuisance. Runs must be well drained so that there will be no accumulation of moisture.
- c. The chicken house must be used for female chickens only and must be well ventilated. Houses shall be located a minimum of 25 feet from any property line. Run areas must be located a minimum of 25 feet from any property line and 50 feet from any stream.
- d. All feed and other items associated with the keeping of chickens shall be stored properly and protected from rodents;
- e. Waste products generated from the raising of chickens shall be disposed of properly. If on-site composting is performed, compost storage areas shall be located a minimum of 25' from any property line and 50' from any stream. (\*\*See below for additional composting information.) If on-site composting is not used, all chicken related waste must be double bagged before being placed in on-site roll out trash bins.
- f. All structures, fencing, and hens must be located in the rear yard of the dwelling. The range area provided to any chickens must not include the crawl space of any residential structures.
- g. Male chickens (roosters) are prohibited.

\*\*Compost is organic material that can be used as a soil amendment or as a medium to grow plants. It is created by: combining organic wastes (e.g., yard trimmings, food wastes, manures) in proper ratios into piles, rows, or vessels; adding bulking agents (e.g., wood chips) as

necessary to accelerate the breakdown of organic materials; and allowing the finished material to fully stabilize and mature through a curing process. See the United States Environmental Protection Agency site for proper composting techniques.

3. Auction House

Agricultural/Open, Countryside Residential districts

- a. An auction house, which includes any percentage livestock sales, may not be sited within 500' of a residential use, measurement to begin at the outermost facility housing animals. Auction houses not featuring livestock sales will meet the standard setbacks of the zone.
- b. Applicable in the *Countryside Residential zone only*, an auction house must front on either arterials or collector roads (major or minor, in each case).
- c. Signs shall be permitted in accordance with Chapter Eleven, Signage.
- d. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.

4. Automobile Rental

~~Office~~/Limited Commercial district

- a. The outdoor display area may not exceed 60,000 square feet.
- b. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.

5. Automobile, Motorcycle Sales, ~~ATV or Other Vehicle Dealers~~, New & Used

~~Office~~/Limited Commercial district

- a. The outdoor display area may not exceed 60,000 square feet.
- b. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and

- made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
6. Bank, Financial Institution, Automated Teller Machine (ATM), Freestanding Automated Teller Machine (ATM) as Accessory  
Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use, Office/Institutional, ~~Office~~/Limited Commercial, General Commercial districts
- a. The use must front on either arterial or collector roads (major or minor, in each case).
  - b. ATMs, Freestanding ATMs as accessory use permitted in LDR, MDR, HDR, OI, LC, and GC districts.
    - The facility's lighting shall be shielded to prevent light and glare spillover on to adjacent residential properties.
    - Shall be located so that internal circulation for primary use is not disturbed.
    - Materials shall be compatible with design and building materials of the primary structure(s) on the site.
7. Barn, Greenhouse, As Primary Structure  
Agriculture/Open, Countryside Residential, Low Density Residential, Medium Density Residential districts
- a. Permitted only when agriculture, as defined in Chapter 2, Rules of Construction and Definitions, is the primary use of the parcel.
  - b. May not be used as a dwelling unit.
  - c. Must meet setbacks of zoning district for primary structure.
8. Bed and Breakfast  
Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use, ~~Office~~/Limited Commercial districts
- a. In the AO, CR and LDR zoning districts, the lot size shall meet or exceed the conventional subdivision standards. For MDR, LDR and HDR zoning districts, the minimum lot size shall be at least one acre.
  - b. Any area to be used for parking or other guest amenity areas such as gardens, patios or outdoor guest reception areas shall be located a minimum of 100 feet from the property line of any residentially zoned or used property.

- c. Must provide at a minimum one parking space per guest bedroom and one parking space for each employee and the owner(s) or manager(s).
- d. The facility must provide a level three buffer yard as described in Chapter Nine, Landscaping & Buffer Requirements on all sides of the parking lot which abut public rights-of-way.

9. Catering Service

Office/Institutional district

- a. The maximum total square footage shall not exceed 5,000 square feet for all enclosed structures.
- b. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and,
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.

10. Cemetery

Agriculture/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use districts

- a. The cemetery shall be sited so as to be within the primary setbacks required for buildings in the district.
- b. A boundary plat depicting the property to be used for interment shall be recorded with the office of the Register of Deeds and a copy provided to the Planning and Development Department.
- c. A Level Two buffer shall be provided when the adjacent property is residentially zoned or used. See Chapter 9, Landscaping and Buffering.

11. Civic Organization Facility

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use districts

- a. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and,

- o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
- b. Parking areas shall be located a minimum of 100 feet from the property line of any property that is residentially used or zoned.

12. Communications Tower, 911 Communications Tower

Agricultural/Open, ~~Office~~/Limited Commercial, General Commercial, Limited Industrial, General Industrial districts

- a. The tower must be designed to land upon its own property in the event of a fall and shall be certified by a North Carolina registered professional engineer.
- b. Certification is waived if the tower is located on the property such that the radial distance to the nearest structure or property line is equal to the height of the tower plus 50 feet.
- c. The tower shall be enclosed by a security fence not less than 6 feet in height and no taller than 8 feet.
- d. The tower base and any accessory buildings must be screened from public view by a buffer that is a minimum of 4 feet wide immediately adjacent to the perimeter of the compound. Plantings shall effectively screen the compound from adjacent residential properties.

13. Community Garden, Accessory Use

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use, Office/Institutional, ~~Office~~/Limited Commercial, General Commercial districts

- a. The primary use parking area shall serve as the parking area for the Community Garden.
- b. Emergency Service access to the Community Garden site shall be maintained if on street parking is utilized.

14. Convenience Store with Petroleum Sales

Agricultural/Open, Countryside Residential, Low Density Residential districts

- a. The store must be located within 300 feet of the centerline of an intersection and front on an arterial or collector road.
- b. The store's lighting shall be shielded to prevent light and glare spillover from adjacent residential properties.



- c. The maximum square footage shall not exceed 2,000 square feet for all enclosed structures.
- d. The total number of gasoline pumps shall not exceed two multi-product dispensers. In the event older pumping equipment is used, the total number shall not exceed a number capable of fueling four vehicles simultaneously.
- e. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and,
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.

15. Convenience Store without Petroleum Sales

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use districts

- a. The store must be located within 300 feet of an intersection and front on an arterial or collector road.
- b. The store's lighting shall be shielded to prevent light and glare spillover on to adjacent residential properties.
- c. The maximum square footage shall not exceed 2,000 square feet.
- d. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and,
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.

16. Country Club with Golf Course

Agriculture/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use, Office/Institutional, ~~Office~~/Limited Commercial, General Commercial districts

- a. Clubhouses shall meet the primary setbacks for the zoning district.
- b. There shall be a 100 foot minimum setback between any accessory buildings, swimming pool, lighted tennis court or any amenity area and adjacent residentially zoned or used property.
- c. Parking areas shall be located a minimum of 100 feet from any residentially zoned or used property.

- d. Lighting for amenity areas shall be designed such that it does not spill over onto adjacent properties.
- e. Outdoor swimming pools shall be protected by a fence, a minimum of four (4) feet in height and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking. See Appendix G, North Carolina Building Code, Swimming Pools, Spas and Hot Tubs for requirements.

17. Contractor or Trade Shops

Agricultural/Open, ~~Office~~/Limited Commercial districts

- a. The maximum square footage shall not exceed 10,000 square feet for all enclosed structures in the ~~Office~~/Limited Commercial district and 5,000 square feet in the Agricultural/Open district.
- b. The maximum outdoor storage area may not exceed 10,000 square feet;
- c. All outside storage areas including dumpster areas must be:
  - o sited behind the rear wall of the building;
  - o within the required setbacks of the zoning district that the use is located in, and outside any required buffer yard;
  - o enclosed with a fence that is at least 6 feet high;
  - o screened from adjacent properties, and from public and private rights-of-way with a Level Two buffer yard;
- d. No storage of large construction vehicles is permitted (large construction vehicles means any vehicle with a gross weight in excess of 10,000 lbs.)
- e. Outside storage areas shall be located at least 50 feet from adjacent property lines.
- f. In the Agricultural/Open district only, uses shall only be permitted on major thoroughfares. In addition, such use may not be located in any watershed protection area.
- g. Uses shall meet all applicable landscaping standards in Chapter 9. When occupying an existing structure, landscaping shall be upgraded to meet requirements of Chapter 9, Landscaping and Buffering.
- h. The minimum property size shall be (3) three acres in the AO zone.

18. Day Camp, Summer Camp, Civic Group Camp Facility

~~Office~~/Limited Commercial, General Commercial districts

- a. A complete description of the facility including but not limited to:
  - Hours & days of operation
  - Total number of employees, both full-time and part-time
  - Projected number of users per weekday and weekend days

- Types of accessory uses, if any, envisioned on the site
  - Any and all other relevant information that will help describe the facility
- b. Play areas, sports fields and parking areas must be a minimum of ~~two five-hundred feet~~ ~~(500)~~ (200) from any adjacent residentially zoned or used property line.

19. Duplex, Commercial Use on Individual Lots

Office/Institutional, ~~Office~~/Limited Commercial, General Commercial districts

- a. The lot size shall be at least 150% of the minimum lot area for the zoning district.
- b. Setbacks must meet the principal structure setbacks for zoning district.
- c. Only one duplex shall be permitted per parcel.

20. Ethanol Fuel Production, Residential District, Private Use Only

Agriculture/Open Space, Countryside Residential, Low Density Residential, Medium Density Residential districts

- a. The minimum lot size to have such an operation is three (3) acres.
- b. The still and/or storage containers shall be placed:
  - A minimum of sixty (60) feet from any dwelling unit
  - A minimum of one hundred (100) feet from any street right-of-way or property line.
- c. General:
  - The use of ethanol is restricted to use as fuel by the owner or lessee of the property upon which the ethanol is produced.
  - The sale of ethanol fuel is prohibited.
  - The ethanol fuel must be dispensed from either a gravity flow or vacuum flow pump.
  - Only non-cellulose materials (fruits, grains, and vegetables) can be used to produce ethanol.
- d. Fuel production operations must be located inside a secure structure.
- e. Storage:
  - The maximum storage container size is fifty five (55) gallons.
  - The aggregate volume of ethanol fuel stored at any time on the property shall not exceed fifty five (55) gallons.
  - Acceptable storage container materials include aluminum, steel, fluorinated polyethylene, fluorinated polypropylene, Teflon and other similar durable, noncorrosive materials. Copper, brass, lead, tin, and zinc are prohibited.

- o Fuel storage containers must be located inside a secure building located on the property for which the permit is issued and shall be clearly labeled.
  - f. Applicant must present approved state and federal permits for the production of ethanol fuel prior to zoning permitting.
  - g. Waste by-product must be stored in 55-gallon sealed barrels. The aggregate volume of waste by-product to be stored at any time on the property is one hundred ten (110) gallons (equivalent to two (2) 55-gallon sealed barrels).
  - h. Locks for storage and fuel production areas and structures shall have at least five (5) tumblers and a casehardened shackle of at least 3/8 inch diameter.
  - i. Compliance with all applicable building codes required.
- 21. Ethanol Fuel Production Plant, Small (Not more than 10,000 proof gallons per calendar year)  
General Industrial district
  - a. Applicant must present approved state and federal permits for the production of ethanol fuel prior to zoning permitting.
  - b. Compliance with all applicable building codes required.
- 22. Ethanol Fuel Production Plant, Medium (More than 10,000 but less than 500,000 proof gallons per calendar year)  
General Industrial district
  - a. Site shall be a minimum of five (5) acres
  - b. Applicant must present approved state and federal permits for the production of ethanol fuel prior to zoning permitting.
  - c. Compliance with all applicable building codes required.
- 23. Gas Station  
Agricultural/Open, Countryside Residential, Low Density Residential districts
  - a. The store must be located within 300 feet of the centerline of an intersection and front on an arterial or collector road.
  - b. The store's lighting shall be shielded to prevent light and glare spillover from adjacent residential properties.
  - c. The maximum square footage shall not exceed 2,000 square feet for all enclosed structures.

- d. The total number of gasoline pumps shall not exceed two multi-product dispensers. In the event older pumping equipment is used, the total number shall not exceed a number capable of fueling four vehicles simultaneously.
- e. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and,
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.

24. Golf Course, Public or Private

Agriculture/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use, Office/Institutional, ~~Office~~/Limited Commercial, General Commercial districts

- a. Clubhouses shall meet the primary setbacks for the zoning district.
- b. There shall be a 100 foot minimum setback between any accessory buildings or parking areas and adjacent residentially zoned or used property.
- c. Lighting for amenity areas shall be designed such that it does not spill over onto adjacent properties.

25. Government Buildings, Storage Only

~~Office~~/Limited Commercial, General Commercial, Light Industrial, General Industrial districts

- a. Parking areas shall be located a minimum of 50 feet from any residentially zoned or used property.
- b. Lighting for outdoor storage areas shall be designed such that it does not spill over onto adjacent properties.

26. Government Buildings, Storage Only, with Outdoor Storage Area

General Commercial, Light Industrial, General Industrial districts

- a. Outside storage areas shall be located a minimum of 50 feet from any residentially zoned or used property.
- b. Parking areas shall be located a minimum of 50 feet from any residentially zoned or used property.
- c. Lighting for outdoor storage areas shall be designed such that it does not spill over onto adjacent properties.

27. Home Occupation, General

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use, ~~Office~~ Limited Commercial districts

The following lists those occupations, which may be conducted at home in the AO, CR, LDR, MDR, HDR and LC districts or in townhomes in the MDR, HDR or LC districts. The purpose of the list is to function both as a guide and also to illustrate the spirit and intent of what is a legitimate home occupation. Essentially, the home occupation is conceived of as being reasonably permitted in a residential setting because it does not compromise the residential character of the area. A reasonable home occupation would not generate conspicuous traffic, would not visually call unusual attention to the home nor would it ever generate nonresidential level noise.

Accounting, Bookkeeping	Engineering	Musical Instruction, Voice or Instrument
Appraisal	Financial Planning and Investment Services	Office Work
Architecture	Fine Arts Studio (creation of individual works only, no mass production)	On-line sales of hand crafted items
Computer Repair/Programming	Fine Arts or Craft Lessons	Pet Grooming (Enclosed)
Legal Services	Home Based Food Business (Low-Risk Packaged Foods as defined by NC law only)	Photo Laboratory (no studio work)
Real Estate Sales	Interior Decoration (no studio permitted)	Planning Services
Insurance Sales	Mail Order Business or On-line Order Business, order taking only, no stock in trade	Tutoring
Daycare with Eight Children or Less (See NCGS §110-86)		One Chair Beauty or Barber Shop
Drafting Services		Similar, Low Impact Endeavor
Dressmaking, Alteration Services, Tailoring		
Embroidery/Screen Printing/Hydro-Graphics		

- a. The use must be conducted entirely within the interior of the residence, must be clearly incidental and secondary to residential occupancy, and may not change the residential character of the dwelling.
- b. The use of the dwelling for a Home Occupation may not exceed up to 25% of one floor of the principal building.
- c. Residents of the dwelling may be engaged in the home occupation with no more than one nonresident assistant employed.
- d. No activity can take place as a home occupation which involves any outdoor storage.
- e. All parking needs for the operation of the home occupation must be met through an off street parking arrangement, including customer parking.
- f. Home Occupations which allow clients or customers to visit the business may be subject to Accessibility Standards. Applicants should contact Building Standards for requirements prior to applying for the Home Occupation Permit.

28. Home Occupation, Rural

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential districts

The following lists those occupations, which may be conducted as a rural home occupation (RHO). The Rural Home Occupation differs from the home occupation in that it is not required to be conducted within the residence proper, but may be conducted in another building accessory to the residence. Slightly more intense uses may occur within the RHO since it is sited within less densely settled areas.

Accounting, Bookkeeping	Computer Repair/Programming	Financial Planning and Investment Services
Appraisal	Daycare with Eight Children or Less (See NCGS §110-86)	Fine Arts Studio
Architecture	Drafting Services	Home Based Food Business (Low-Risk Packaged Foods as defined by NC law only)
Auto Repair Work - Permitted as PBS in Agriculture/Open only.	Dressmaking, Alteration Services, Tailoring,	Interior Decoration
Building Contractor's Storage Yard Including Electrical, Plumbing, & Mechanical	Embroidery/Screen Printing/Hydro-Graphics	Insurance Sales
	Engineering	Landscape Contractor

Legal Services	<b>On-line sales of hand crafted items</b>	Tutoring
Real Estate Sales		One Chair Beauty or Barber Shop
Mail Order Business or On-line Order Business	Photo Laboratory or Studio	Office Work
Musical Instruction, Voice or Instrument	Planning Services	Similar, Low Impact Endeavor
	Real Estate Sales	

- a. The Rural Home Occupation may be carried out in no more than one building separate from the primary residence.
- b. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and,
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.

NOTE: No outside storage shall be permitted in the MDR zoning district.

- c. All storage must be screened either by fencing or vegetative hedge from any abutting residential use or public rights of way.
- d. The accessory building in which the RHO is conducted may not exceed the **following** and shall be sited to the side or the rear of the existing residential structure:

<b>Parcel Acreage</b>	<b>Maximum Square Footage for RHO Building</b>	<b>Number of Employees Permitted (Non-Occupant)</b>
Less than one acre	50% of the base of the residence as listed on the Cabarrus County tax card	1
1-5 acres	50% of the base of the residence as listed on the Cabarrus County tax card or 2500 SF, whichever is less	2
5-10 acres	3000 SF	3
10-15 acres	3500 SF	3
15-20	4000 SF	4
Greater than 20 acres	4500 SF	4



CABARRUS COUNTY DEVELOPMENT ORDINANCE  
 CHAPTER 7-PERFORMANCE BASED STANDARDS

Greater than 20 acres and tract qualifies as bona fide farm	5000 SF	5
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- e. —
- f. ~~base square footage of the footprint of the residence as identified on the tax card but in no event shall exceed 2,000 square feet.~~
- g. ~~Nonresident employees may work in the RHO as follows:~~
  - o ~~Up to 1,000 square feet of floor space — One nonresident employee~~
  - o ~~1,000 and over square feet of floor space — Two nonresident employees~~
- h. The rural home occupation will not create any smoke, odors, dust, or noise at a level discernable at any of its lot lines.
- i. ~~In the Agricultural/Open, Countryside Residential, and Low Density Residential zoning districts, lots must meet the standard minimum size requirements for minor subdivisions in those districts. In the Medium Density Residential zoning district, the minimum lot size shall be two (2) acres.~~
- j. Rural Home Occupations which allow clients or customers to visit the business may be subject to Accessibility Standards. Applicants should contact the Building Standards Department for requirements prior to applying for the Home Occupation Permit.
- k. All parking needs for the operation of the home occupation must be met through an off street parking arrangement, including customer parking.

When a RHO is proposed as part of an accessory building or structure housing multiple uses, the same standards apply to the accessory building or structure, along with the limitations on square footage for the RHO. Where this is the case, the property owner must submit a notarized statement (provided by the County) attesting to the use of the accessory building and the allotted square footage for the RHO.

28. Ice Production, Dispensing, Accessory to Gas Station

Agriculture/Open, Countryside Residential, Low Density Residential, General Commercial, Light Industrial, General Industrial districts

- a. Manufacturing/dispensing structure shall be located in the primary setbacks for the district.
- b. Structure shall be located on the site so as to not interfere with site circulation or gas pump stacking lanes.
- c. Where installation is part of new construction, structure shall be compatible with color scheme and building materials so as to blend in with other structures, canopies, etc.

29. Ice Production, Dispensing, Accessory to Convenience Store

Agriculture/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use, ~~Office~~/Limited Commercial, General Commercial, Light Industrial, General Industrial districts

- a. Manufacturing/dispensing structure shall be located in the primary setbacks for the district.
- b. Structure shall be located on the site so as to not interfere with site circulation or gas pump stacking lanes.
- c. Where installation is part of new construction, structure shall be compatible with color scheme and building materials so as to blend in with other structures, canopies, etc.

30. Kennel, Private

Agricultural/Open, Countryside Residential districts

- a. The minimum distance between the outer edge of any buildings, animal enclosures or fenced areas must be at least 300 feet from the parcel boundary of any residentially zoned or used properties. This includes adjacent parcels and parcels located across street right-of-ways.
- b. The number of animals boarded outside or partially outside of the facility shall not exceed 25 animals. Animals boarded entirely inside shall not be counted as part of this limitation.
- c. The primary use, including all outside boarding areas, shall meet the Level two buffer standards of Chapter 9 of this ordinance.
- d. This use shall be required to be separated from educational institutions and places of worship by a distance of 1,000 feet. This distance shall be measured from the exterior property lines of the facility to the nearest property line of the educational institution or place of worship.
- e. All outdoor lights must be shielded to direct light and glare onto the facility's premises and may be of sufficient intensity to ensure security. Lighting and glare must be deflected, shaded and focused away from any adjoining residential or institutional property.
- f. All storage areas including dumpsters must be
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone; and,
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
- g. Any kennel which is not wholly enclosed within a building shall be enclosed by a security fence at least six (6) feet in height.
- h. All private kennels are directed to the standards set forth in the Cabarrus County Animal Control Ordinance of 1992, incorporated herein by reference.

31. Landfill, Demolition, Less than one acre

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
 CHAPTER 7-PERFORMANCE BASED STANDARDS

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use, ~~Office~~/Limited Commercial, General Commercial, Limited Industrial, General Industrial districts.

A twelve month permit, which is renewable, must be obtained from the Zoning Administrator. The demolition landfill is presumed to be accessory to an ongoing construction project and as such, is permitted only for the life of the construction project.

The permit requires the submission of the following information at the time it is applied for:

- a. A survey showing the exact location of the proposed demolition landfill within the entire project must be submitted.
- b. A statement detailing all contents of the landfill
- c. A statement detailing the plans for reclaiming the landfill at the end of its use.
- d. A statement describing plans for future building, if any, on the landfill site.
- e. A boundary survey showing the location of the demolition landfill must be recorded with the Cabarrus County Register of Deeds.
- f. A description of the controls to be employed to assure the refuse stays on the site and that dust, debris, material scraps, etc. do not travel to or impact adjacent properties or right-of-ways in any way.

32. Multifamily Residential

High Density Residential/Mixed Use, ~~Office~~/Limited Commercial districts

Multifamily residential developments shall follow the density and dimensional standards listed below:

**TABLE BELOW TO BE DELETED**

<b>Density (maximum units/acre)</b>	3	<b>Accessory (mimumum feet)</b>	
Area (minimum acres)	5	Front yard	30
Open space (minimum)	50%	Side yard (single)	10
Governmental water and sewer	required	Side yard (total)	20
<b>Principal (minimum feet)</b>		Rear yard	10
Front yard	30	<b>Height (maximum)</b>	
Side yard (single)	10	Principal (maximum feet)	40
Side yard (total)	20	Accessory (maximum feet)	20
Rear yard	20		
<b>Lot Coverage (maximum)</b>			
Impermeable surface	45%		
Structural coverage	35%		

<b>Townhome Project Standards</b>			
<b>Density (maximum units/acre)</b>	4.5	<b>Accessory Setback</b>	
Area (minimum acres)	5	Front yard	same as principal
Open space (minimum)	35%	Side yard	
Governmental water and sewer	Required	Rear yard	
<b>Principal Setback (minimum feet)</b>		<b>Height (maximum feet)</b>	
Front yard	15	Principal	40
Side yard	10	Accessory	40
Rear yard	5	<b>Lot Dimensions (minimum)</b>	
<b>Lot Coverage (maximum)</b>		Lot area (square feet)	4,000
Impermeable surface	45%	Average lot width (feet)	40
Structural coverage	35%		

When located adjacent to property that is developed as single family residential or property that is zoned residentially, a Level Two buffer shall be provided. See Chapter 9, Landscaping and Buffer Requirements.

34. Moving Van, Truck or Trailer Rental

~~Office~~/Limited Commercial, General Commercial, Limited Industrial districts

- a. The outdoor display area may not exceed 60,000 square feet.
- b. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
- c. Parking areas for rentals shall be located a minimum of 50 feet from any residentially zoned or used property.
- d. Lighting for outdoor storage areas shall be designed such that it does not spill over onto adjacent properties.

35. Nursery, Daycare Center

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use, Office/Institutional, ~~Office~~/Limited Commercial, General Commercial districts

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
CHAPTER 7-PERFORMANCE BASED STANDARDS

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- a. A copy of the N.C. State license issued to the facility is required (See NCGS 110, Child Welfare).
- b. Evidence that the N.C. Department of Transportation has issued driveway permits for the facility. Applicant should submit copies with site plan review application.
- c. Adequate access to and from the site to accommodate traffic generated, including any required roadway improvements, shall be shown on the site plan.
- d. Drop off and pick up areas shall be interior to the site, out of the public right-of-way, and designed so as not to interfere with internal circulation and ingress/egress to the site.
- e. The facility must have access to a State maintained road.

36. Office, Professional 5,000 Square Feet or Less  
High Density Residential/Mixed Use district

- a. Maximum square footage shall not exceed 5,000 square feet for all enclosed structures
- b. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening
- c. Parking areas shall be located a minimum of 50 feet from any residentially used or zoned property.

37. Permanent Temporary Event Facility

- 1. The site must be a minimum of 10 acres.
- 2. The site must be located off of, and have direct access to, a major or minor thoroughfare.
- 3. The site must have at least one permanent building that supports typical and customary uses accommodated on the site. Examples include enclosed event space, a catering kitchen, snack bar or pavilion. Permanent restroom facilities shall be incorporated into this building.
- 4. Minimum parking requirements for ADA parking on the site shall be met and shall include walkways for patrons to access the event site.
  - a. These parking spaces and walkways may be surfaced with asphalt, concrete, brick, pavers, crushed stone, compacted earth or an equivalent material, such as a stabilizer solution that can be mixed with crushed aggregate that is considered acceptable for pedestrian and ADA access. All surfaces should be firm and stable.
  - b. To the greatest extent possible, the site shall comply with the Americans with Disabilities Act as it relates to outdoor developed Areas.
- 5. If the site will not be used on a weekly basis, the required number of parking spaces, not including the required Handicapped Parking Spaces, may be turf. Perimeter and interior parking lot landscape requirements and parking requirements as outlined in the Commercial Design Standards related to parking areas, shall not apply to turf parking areas.

6. All trash facilities, dumpsters and/or bathroom facilities shall be located at least 100 feet from any property line. This includes any additional dumpsters or temporary bathroom facilities used for events.
7. Signage shall be permitted in accordance with Chapter 11, Table 11-1, Standards for Permanent Signage in the GC district, Combined Development standards.
8. Temporary tents, stages and other temporary structures may be used on the site for events and vendors. Required permits and inspections must be secured from the Cabarrus County Fire Marshal's office and/or Construction Standards.
9. Alcohol sales is prohibited unless otherwise permitted by state law.
10. On site emergency personnel may be required as determined by the Fire Code for Special Events.
11. When the proposed site is located next to residentially zoned or residentially used property, areas used for event seating, event set up, such as stages or vendors, and parking areas shall be located a minimum of 200 feet from the property line.

38. Public Cultural Facility

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density/Mixed Use Residential districts

- a. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
- b. When located adjacent to residentially used or zoned property, a Level One buffer shall be provided. See Chapter 9, Landscaping and Buffer Requirements.

39. Recreational Facility, Indoor

High Density Residential/Mixed Use, Office/Institutional and ~~Office~~/Limited Commercial districts

- a. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
- b. Parking areas shall be located a minimum of 50 feet from any residentially used or zoned property.

40. Recreational Trail, Greenway or Blueway, Connector

Agriculture/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential, Office/Institutional, ~~Office~~/Limited Commercial, General Commercial, Light Industrial, General Industrial districts

- a. Shall provide a link between public service facilities, civic buildings, schools, points of interest, neighborhoods and/or city, county and regional trail systems.
- b. See Appendix C for design standards related to trails. (greenway or blueway)
- c. Applicant shall provide information related to connections being made as part of the proposed project and shall demonstrate how connections will advance overall Cabarrus County trail and recreation systems.

41. Recyclable Materials Drop Off

Agricultural/Open, Office/Institutional, ~~Office~~/Limited Commercial, General Commercial, Limited Industrial, General Industrial districts

- a. Must be designed such that adequate off loading and turn space exist to allow for safe ingress and egress from site.
- b. The drop-off area must meet the primary setbacks of the zone.
- c. When located adjacent to residentially zoned or used property, a Level Two buffer shall be maintained.

42. Religious Institution with Total Seating Capacity 350 or Less

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use and Office/Institutional districts

- a. The required setbacks of each zone shall be doubled in residential districts.
- b. The use must front on an arterial or collector road.

43. Repair Garage, Automobile

Agricultural/Open and ~~Office~~/Limited Commercial districts

- a. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and,
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
- b. In the event the use abuts residentially used or zoned property, buildings and storage areas shall be located a minimum of 100 feet from the property line.

NOTE: In the AO district, if the use occurs on a tract of land 5 acres or more and buildings and storage areas are screened by existing vegetation or site topography from adjacent properties and are not visible from any road right-of-ways, the buffer requirement may be waived.

44. Repair Shop, Farm Machinery  
Agricultural/Open district

- a. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and,
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
- b. In the event the use abuts residentially used or zoned property, buildings and storage areas shall be located a minimum of 100 feet from the property line.

NOTE: If the use occurs on a large tract of land 5 acres or more and buildings and storage areas are screened by existing vegetation or site topography from adjacent properties and are not visible from any road right-of-ways, the buffer requirement may be waived.

45. Repair Shop, Small Engine  
Agricultural/Open and ~~Office~~/Limited Commercial districts

- a. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and,
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
- b. In the event the use abuts residentially used or zoned property, buildings and storage areas shall be located a minimum of 100 feet from the property line.

NOTE: In the AO district, if the use occurs on a tract of land 5 acres or more and buildings and storage areas are screened by existing vegetation or site topography from adjacent properties and are not visible from any road right-of-ways, the buffer requirement may be waived.

46. Rest Home, Convalescent Home, **Nursing Home** with 10 Beds or Less  
Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use and Office/Institutional districts



- a. One rest or convalescent home may not locate within 500 feet of another rest-or convalescent home. Distance shall be measured from the property line of the existing home.
- b. Parking areas shall be located a minimum of 50 feet from the property line of any adjacent residentially zoned or used property.

47. Restaurant, Excluding Drive-Thru

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use districts

- a. Use must front on an arterial or collector road if located in a residential zone.
- b. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and,
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.

In AO, CR and LDR, in the event the restaurant locates adjacent to any residentially zoned or used property, it must be physically sited at least 100 feet from the lot line of the residential property and parking areas must be located a minimum of 50 feet from the property line.

48. Restaurant with Drive-Thru Facility

~~Office~~/Limited Commercial, General Commercial, Limited Industrial and General Industrial districts

- a. All drive-thru entrances and exits must be at least 250 feet from an intersection.
- b. Adequate stacking shall be provided in drive-thru lanes so that traffic is contained on site and does not interfere with circulation internally or on any adjacent road or street right-of-way.
- c. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and,
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
- d. In the event the restaurant locates adjacent to any residentially zoned or used property, it must be physically sited at least 100 feet from the lot line of the residential property and parking areas must be located a minimum of 50 feet from the property line.

49. Retail Sales, Neighborhood Market, 1,000 Square Feet or Less

Agricultural/Open district

- a. The store must be located within 500 feet of an intersection and front on an arterial or collector road.
- b. The store's lighting shall be shielded to prevent light and glare spillover on to adjacent residential properties.
- c. The maximum square footage for the building shall not exceed 1,000 square feet.
- d. All outside storage shall not be permitted with the exception of areas for dumpsters:
  - o Dumpsters shall be sited to the rear of the building and made unnoticeable from both adjacent properties and public rights-of-way through the installation of fencing and/or vegetative screening.
- e. In the event the neighborhood market locates adjacent to any residentially zoned or used property, all buildings must be sited at least 100 feet from the lot line of the residential property and parking areas must be located a minimum of 50 feet from the property line.

50. Salvage Yard

General Industrial district

- a. Materials may not be vertically stacked so as to be visible to the passing motorist.
- b. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
- c. In the event the use abuts residentially used or zoned property, buildings and storage areas shall be located a minimum of 150 feet from the property line.

51. Sawmill

Agriculture/Open and Countryside Residential districts

- a. A minimum of 30 acres is required.
- b. Any and all mechanized sawing equipment must be located a minimum of 500 feet from tract boundary lines.

52. Scientific Research and Development, Accessory to Agriculture

Agriculture/Open, Countryside Residential, Low Density Residential, Medium Density Residential and High Density Residential/Mixed Use districts

- a. Research must be related to agricultural activity occurring on site.
- b. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,

- within the setbacks required of the building's underlying zone, and
- made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
- c. When located adjacent to residentially zoned or used property, any outdoor research or experiment areas shall be located a minimum of 100 feet from the property line.
- d. The facility shall be designed such that it absorbs or dissipates noise to the greatest extent possible. Where facilities are adjacent to residentially zoned or used property; noise shall be reduced to the greatest extent possible at the property line.

53. Scientific Research and Development

Office/Institutional, ~~Office~~/Limited Commercial, General Commercial and Light Industrial

- a. All outside storage areas including dumpsters must be:
  - sited to the rear of the building,
  - within the setbacks required of the building's underlying zone, and
  - made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
- b. When located adjacent to residentially zoned or used property, any outdoor research or experiment areas shall be located a minimum of 100 feet from the property line.
- c. The facility shall be designed such that it absorbs or dissipates noise to the greatest extent possible. Where facilities are adjacent to residentially zoned or used property; noise shall be reduced to the greatest extent possible at the property line.

54. Self-Service Storage Facilities

~~Office~~/Limited Commercial, General Commercial and Limited Industrial districts

- a. Interior travel lanes, which serve storage units, are required to have a parking lane with a minimum width of 10 feet for loading/unloading purposes.
- b. One parking space is required for every 100 storage units with a minimum of three spaces required for the facility office.
- c. One-way interior travel lanes must have a minimum width of 15 feet in addition to the 10 foot wide parking lane. All two-way interior travel lanes serving storage units must have two (2) 12-foot wide travel lanes and be provided with a 10 foot wide parking lane.
- d. The height of the storage buildings shall be governed by the maximum height permitted for the zoning district. See Chapter 5 for dimensional requirements.
- e. All outdoor lights must be shielded to direct light and glare only onto the facility's premises and may be of sufficient intensity to discourage vandalism and theft. Lighting and glare must be deflected, shaded and focused away from any adjoining residential property.

f. Minimum and maximum lot sizes.

~~Office~~/Limited Commercial:

- Minimum lot size - one acre
- Maximum lot size - three acres

General Commercial:

- Minimum lot size - one acre
- Maximum lot size –five acres

Limited Industrial:

- Minimum lot size – one acre
- Maximum lot size –ten acres

- g. All Self Service Storage Facilities are subject to the buffering and landscaping set forth in Chapter Nine of this Ordinance.
- h. A minimum six foot fence is required about the perimeter of the development. Portions of the fence, which face arterial or residential streets, must be solid or semisolid and pleasingly decorative.
- i. No outside storage is permitted in the ~~Office~~/Limited Commercial district.
- j. In the Limited Industrial district, up to 20% of the site may be used for outdoor storage. All outdoor storage areas must be made unnoticeable through the installation of fencing or vegetative screening.
- k. When located adjacent to residentially zoned or used property or street right-of-ways, additional screening and/or landscape measures may be required.

55. Shooting Range, Indoor

~~Office~~/Limited Commercial, General Commercial and Light Industrial districts

- a. Facility design shall be such that it absorbs or dissipates noise from the firing of weapons and/or any mechanical equipment.
- b. The facility shall be located a minimum of 150 feet from the property line of any residentially used or residentially zoned property.
- c. All applicable local, state and federal permits must be obtained prior to zoning permitting.

56. Sports and Recreation Instruction or Camps

~~Office~~/Limited Commercial, General Commercial, Limited Industrial and General Industrial districts

- a. A complete description of the facility including but not limited to:
  - Hours & days of operation
  - Total number of employees, both full-time and part-time
  - Projected number of users per weekday and weekend days

- o Types of accessory uses, if any, envisioned on the site
- o Any and all other relevant information that will help describe the facility
- b. Practice areas, fields and parking areas must be a minimum of ~~five~~ **two** hundred feet ~~(500)~~ **200** from any adjacent residentially used or zoned property line.
- c. Where adjacent to residentially zoned or used property, a level two (2) buffer yard shall be installed.

57. Storage Building Sales, with Display Area

~~Office~~/Limited Commercial, General Commercial and Light Industrial districts

- a. Display Area shall not exceed 40,000 square feet.
- b. Buildings shall be arranged so that sight triangles are unobstructed.

58. Stables, Commercial

Countryside Residential and Low Density Residential districts

- a. The proposed site must be at least five (5) acres.
- b. The following setbacks are required in addition to those of the zoning district:
  - o No activity area, including pastures or runs, shall be located closer than 20 feet to any property line.
  - o Any building housing animals shall be located a minimum of 300 feet from any property line.
  - o A vegetative strip at least 100 feet wide shall be maintained between any corrals, manure piles or manure application areas and any surface water or well in order to minimize runoff, prevent erosion and promote nitrogen absorption.
- c. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.

59. Swim Club, Tennis Club, Country Club

Agriculture/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use, Office/Institutional, ~~Office~~/Limited Commercial and General Commercial districts

- a. In any residential district, the minimum area shall be one (1) acre.
- b. Clubhouses shall meet the primary setbacks for the zoning district.

- c. There shall be a ~~100~~ 200 foot minimum setback between any accessory buildings, swimming pool, lighted tennis court, parking area or any amenity area and adjacent residentially zoned or used property.
- d. Lighting for amenity areas shall be designed such that it does not spill over onto adjacent properties.
- e. Outdoor swimming pools shall be protected by a fence, a minimum of four (4) feet in height and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking. See Appendix G, North Carolina Building Code, Swimming Pools, Spas and Hot Tubs for requirements.

60. Towing Service, with Salvage

General Industrial district

- a. Materials may not be vertically stacked so as to be visible to a passing motorist.
- b. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
- c. In the event the use abuts residentially used or zoned property, buildings and storage areas shall be located a minimum of 100 feet from the property line.

61. Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales

Agricultural/Open and General Commercial districts

- a. All outside storage areas including dumpsters must be:
  - o sited to the rear of the building,
  - o within the setbacks required of the building's underlying zone, and
  - o made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
- b. The vehicle storage area may not exceed 60,000 square feet.
- c. In the event the use abuts residentially used or zoned property, buildings and storage areas shall be located a minimum of 100 feet from the property line.

NOTE: In the AO district, in the event that the parcel is 5 acres or more and the storage area is completely screened from adjacent properties or right-of-ways by existing vegetation or site topography, the landscape requirement may be waived.

62. Townhouses

Medium Density Residential, High Density Residential/Mixed Use and Office/Limited Commercial districts

Townhome projects shall follow the dimensional and density standards listed below:

<i>Townhome Project Standards</i>			
<b>Density (maximum units/acre)</b>	4.5	<b>Accessory Setback</b>	
Area (minimum acres)	5	Front yard	same as principal
Open space (minimum)	35%	Side yard	
Governmental water and sewer	Required	Rear yard	
<b>Principal Setback (minimum feet)</b>		<b>Height (maximum feet)</b>	
Front yard	20	Principal	40
Side yard	10	Accessory	40
Rear yard	10	<b>Lot Dimensions (minimum)</b>	
<b>Lot Coverage (maximum)</b>		Lot area (square feet)	4,000
Impermeable surface	45%	Average lot width (feet)	40
Structural coverage	35%		

63. Trail Head, Accessory

Agriculture/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use, Office/Institutional, Office/ Limited Commercial, General Commercial, Light Industrial and General Industrial districts

- a. Shall be located as part of a public use facility, civic building, school, shopping plaza, mixed-use project, Business Park or other location where shared use of space is appropriate and where an access point is located.
- b. See Appendix C for Design Standards related to trail heads and trails. (greenway or blueway)

64. Trail Head, Primary Use Site

Agriculture/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential, Office/Institutional, Office/Limited Commercial, General Commercial, Light Industrial and General Industrial districts

- a. Shall be the primary use of a parcel where an access point to a trail is located.
- b. May include amenity areas such as play areas, picnic areas, restroom facilities, etc.
- c. See Appendix C for design standards related to trail heads and trails. (greenway or blueway)

65. Warehouse with Outside Storage

Limited Industrial and General Industrial districts

- a. Outside stacking of materials should not be visible to the passing motorist traveling any adjacent external road.
- b. Materials must be screened with Level Three buffering. See Chapter 9, Landscaping and Buffering Requirements

66. Wind Energy Facility, Accessory Use, On Site Use Only

Agriculture/Open, Countryside Residential, Low Density Residential and Medium Density Residential districts

- a. The site must be a minimum of 5 acres.
- b. Turbines must be located 2 times the height of the tower structure from any property line or structure, including structures on adjacent properties.
- c. The height of the structure may not exceed 65 feet.
- d. Energy produced must be used on the same parcel.
- e. A decommissioning plan shall be provided that describes the anticipated life of the Facility, estimated decommissioning costs and responsible party for decommissioning the Facility.
- f. A maintenance plan shall be provided describing the maintenance schedule for the structure including the name, address and phone number of responsible party for maintenance.

67. Wireless Telecommunications Services, Co-location

Agriculture/Open Space, Countryside Residential, Low Density Residential, Medium Density Residential districts, High Density Residential/Mixed Use, Office/Institutional, ~~Office~~/Limited Commercial, General Commercial, Light Industrial and General Industrial districts

- a. See Chapter 8, Section 8-4, 38

68. Temporary Uses

The Temporary Use Permit is a mechanism to allow a use on a short-term basis and certain seasonal or transient uses not otherwise allowed. Prior to conducting or establishing a temporary use or structure, approval of a Temporary Use Permit is required pursuant to Chapter 12 of this Zoning Ordinance.



All temporary uses listed in this Section require a Temporary Use Permit. The Administrator shall not approve an application for a Temporary Use Permit unless the following criteria, specific regulations and time limitations are met in addition to the standards for any particular Temporary Use specified below.

The allowance of Temporary Uses shall not be detrimental to the public health, safety and general welfare, and the use shall be consistent with the purpose and intent of this Ordinance and the specific zoning district in which it will be located. The use shall be compatible in intensity, character and appearance with existing land uses in the immediate vicinity of the temporary use. The neighborhood and street network surrounding the temporary use shall not be adversely affected by the use or activities associated with it. In addition to those listed herein, factors such as location, noise, odor, light, dust control and hours of operation shall be considered.

- a. The use shall not take place on publicly or privately owned property unless the applicant first obtains written approval from the owner. The original signed letter shall be provided as part of the Temporary Use Permit application and review process.
- b. The location of the Temporary Use shall be such that adverse impacts on surrounding properties will be minimal, particularly regarding any type of traffic generated impact upon traffic circulation in the area.
- c. Adequate off-street parking shall be provided to serve the temporary use. Temporary Uses shall not displace the required off-street parking spaces or loading areas of the principal permitted use(s) on the site. Sales and display areas shall be designed to prevent traffic hazards and nuisances to normal traffic patterns and internal circulation for the site.
- d. Structures and display areas shall comply with primary setback requirements for the zoning district. The items shall be displayed so as to not interfere with the sight triangle of the intersection of the curb line of any two streets or a driveway and a street. Display of items or conducting business in a public right-of-way, emergency access lane or fire lane is not permitted.
- e. Unless specifically stated, only one Temporary Use Permit shall be issued for a parcel at any given time.
- f. The period of time between Temporary Use Permits on a parcel shall be thirty (30) days (expiration date and new issue date). This restriction shall not apply to real estate development and construction related temporary uses.

- g. Recreational Vehicles shall not be used as a temporary use or as part of a temporary use.
- h. Overnight camping in RVs, tents or campers is not permitted as part of a temporary use.

### **TEMPORARY RETAIL SALES RELATED**

#### Seasonal Sale of Agriculture Products (Includes Christmas Trees and Pumpkins)

Seasonal Sales permitted in OI, LC, GC and LI zoning districts only. Limited to a period of time not to exceed four (4) consecutive months per calendar year. A maximum of one (1) building or display booth shall be allowed and may cover a maximum of 400 square feet. Display area shall not interfere with emergency ingress/egress or with required parking. The structure must be portable and completely removed when the permit expires.

#### Itinerant Merchants

The sale of food, beverages, or merchandise from a stand, motor vehicle or from a person may be allowed in the LDR, MDR, HDR, LC and GC zoning districts at existing business sites. Temporary stand, vehicle, display area, etc. shall not interfere with emergency ingress/egress, sight triangles or required parking. The permit shall be limited to a period not to exceed ninety (90) continuous days per calendar year at a given location. The 90 days starts at date of issue and does not exclude days that the vendor is not on site.

#### Promotional Activities Involving the Display of Goods or Merchandise

Such activities may be conducted at a business for a period of not more than fifteen (15) consecutive days. Merchandise and display area shall not interfere with emergency ingress/egress, sight triangles or required parking. If a private sidewalk or pedestrian way in front of the building is used for display of merchandise, a minimum width of four (4) feet must remain unobstructed for pedestrian use. A Temporary Use Permit for promotional activities may be renewed four times during any calendar year, for a maximum of 60 days per calendar year. New Recreational Vehicles for sale as part of promotional displays are permitted.

### **REAL ESTATE, DEVELOPMENT AND CONSTRUCTION RELATED**

#### Contractor Office, Construction Equipment Storage

Accessory to an active Construction Project, permitted in any zoning district. Placement of such temporary use is limited to a period of time determined by an estimated project completion date. The permit may be extended for up to one year if approved by the Administrator. A construction trailer or modular unit may be used as a contractor's office or for the storage of equipment or materials. In the event that multiple builders are involved in a new construction project, one construction trailer or

temporary modular unit may be permitted per builder for office or for storage. All temporary buildings and trailers shall be completely removed from the site within thirty (30) days of the Certificate of Occupancy being issued for the project.

Real Estate Sales Office in a Construction Trailer or Temporary Modular Unit, Residential Projects  
Temporary structures, construction trailers or temporary modular units may be used as real estate sales offices in any active residential construction project for the sale of units within that project only. In the event that multiple builders are involved in a new construction project, one construction trailer or temporary modular unit may be permitted as a sales office per builder. Each individual trailer or modular unit shall be located on an individual lot. In no case shall multiple permits be issued for the same Parcel Identification Number (PIN). The permit shall be valid until the project is complete. All temporary structures shall be removed within 30 days of final sale.

#### Real Estate Office in Model Home

Accessory to construction of a new residential development. Model homes must be located on individual parcels. Limited to a period of time not to exceed one year with the option of an extension of up to one year if approved by the Administrator.

#### Real Estate Office in a Construction Trailer or Temporary Modular Unit, Commercial or Mixed Use Projects

Temporary structures, such as construction trailers or temporary modular units, may be used as real estate sales offices in any active commercial or mixed use construction project for the sale or leasing of units within that project only. In the event that multiple builders are involved in a new construction project, one construction trailer or temporary modular unit may be permitted as a sales or leasing office per builder. All temporary structures shall be removed within 30 days after final sale.

#### Temporary Dwelling for Large Construction Projects

During the active construction period (after a building permit has been issued) projects involving a non-residential use or a residential development with building permit(s) for more than 50 units at any one time, one (1) single section manufactured home may be allowed on the same property to be used as a temporary residence by a night watchman for a period not to exceed 12 months or the active construction period, whichever is less. The temporary unit shall be removed from the site within 14 days of issuance of the Certificate of Occupancy for a non-residential structure or the occupancy of the first residential unit if within a residential development.

#### Temporary Residence in Manufactured Home During Construction of New Home on Same Site

In the event that a new single-family home is being constructed on a parcel where a manufactured home currently exists in the AO, CR, LDR, MDR and HDR zoning districts, the manufactured home may remain for the duration of the building process for the new home. The manufactured home shall be removed within 30 days of the date of the last final inspection, as required by North Carolina Building Codes. In no case shall the new home and manufactured home be occupied at the same time. **NOTE: RVs are not considered Manufactured Homes and may not be used as a temporary residence.**

## **OTHER TEMPORARY USES**

### **Auction, Estate or Asset Liquidation**

Estate or asset liquidation auctions are permitted in any zoning district for a period not to exceed three (3) days. Patron parking shall be located so as to not interfere with neighborhood traffic and so that emergency access is maintained for the street right-of-way and to the auction site.

### **Auction, Livestock**

Livestock auctions are permitted in the AO, CR, MDR or LDR zoning districts at existing agriculture sites for a period not to exceed three (3) days. Patron parking shall be located so as to not interfere with traffic and so that emergency access is maintained for the street right-of-way and to the auction site. If used, temporary holding pens shall be located a minimum of one hundred and fifty (150) feet from any adjacent residentially used or zoned property.

### **Temporary Tents or Other Temporary Structures, including Cell on Wheels**

Temporary tents or other temporary structures may be allowed in any non-residential zoning district for a period not to exceed sixty (60) days. The tent or temporary structure shall be removed within 48 hours of the end of the event. Note: Intended use of tent or temporary structure may initiate review and approval by the Cabarrus County Emergency Management Office in lieu of standard zoning permit.

#### FEMA Trailers, Natural Disaster or Significant Weather Event

FEMA Trailers may be used as temporary housing in any residential zoning district following a natural disaster or significant weather event. Should a non-conforming residential use exist at the time of a natural disaster or significant weather event in a district other than residential, a FEMA trailer may be used as temporary housing in that zoning district. FEMA Trailers shall be removed within 90 days of completion of new construction.

#### Health Care Structure

One family health care structure, as defined in Chapter 2, may be placed on the property of the residence of the primary care giver. The Health Care Structure shall comply with the established accessory structure setbacks for the zoning district. The initial permit shall be good for 24 months and shall be renewed every year thereafter. The applicant must provide evidence of compliance for initial permitting and for subsequent renewals. No signage advertising or promoting the existence of the temporary health care structure is permitted. Any temporary family health care structure installed pursuant to this section shall be removed within 60 days of which the mentally or physically impaired person is no longer receiving or is no longer in need of the assistance being provided by the primary care giver. The health care structure shall be 300 square feet or less. For lots served by well and septic, prior approval from Cabarrus Health Alliance required.

#### Mobile Personal Storage Unit, Vacate or Occupy Premise

One personal mobile storage unit permitted per parcel in any zoning district. The unit may be stored on site for up to 30 days to allow the current owner or tenant to vacate the premises or to allow a new owner or tenant to occupy the premises. In no case shall this type of unit be permitted or used for permanent storage on a site.

#### Mobile Personal Storage Unit, Renovation

One personal mobile storage unit permitted per parcel in any zoning district. The unit may be stored on site for up to 90 days to allow for temporary storage during renovation or remodeling projects. In no case shall this type of unit be permitted or used for permanent storage on a site.

#### Dumpsters, Commercial Waste Containers

One commercial waste container or dumpster permitted per parcel in any zoning district. The unit may remain on site for a maximum of 90 days to allow for remodeling, construction or debris removal projects. At no time shall debris be permitted to accumulate beyond the container rim. In no case shall this type of unit be permitted or used for permanent waste disposal on a site.

#### Similar and Compatible Uses Not Specified

If a particular temporary use is not listed in the Ordinance, the Administrator shall have the authority to grant a temporary use permit for a “similar and compatible use”. Similar and compatible uses not specified are those uses which are similar and compatible to those allowed as temporary uses in this section. Determination of what constitutes similar and compatible shall be made by the Administrator.

If the Administrator determines that the use is not similar and compatible, the applicant may appeal the decision to the Planning and Zoning Board of Adjustment in accordance with Chapter 12.

#### **TEMPORARY SIGNS**

See Chapter 11, Signage.

### Section 8-1 Introduction

The purpose of this Chapter is to set forth those land uses termed "**special uses**" which are generally land uses with the potential for more far reaching effects than uses based on administrative standards (PBS). They require **additional** regulations to insure their compatibility with other permitted development and often, require large land areas. These uses are such that their effects on the surrounding environment cannot be fully determined in advance of their being proposed for a specific area. **The review and approval process is intended to mitigate the impacts of the proposed special use as it relates to the surrounding area.**

### Section 8-2 How to use this chapter

Special uses are set forth below. At the beginning of each section is a statement showing which zoning districts allow the special use. Specific standards that must be met to permit the use are then listed. While all special uses require submittal of a site plan meeting the established general standards of the ordinance (described in Chapter Twelve), some require that additional information ~~to~~ be shown on the site plan or that additional information be submitted as part of the application.

### Section 8-3 Petitioning for a Special Use

Because of their potential for affecting neighboring landowners, special uses warrant review in a public forum. The Planning and Zoning Commission, acting as Board of Adjustment, hears the request for a **special use permit**. A simple majority vote by the Commission members present and not excused from voting is required for the issuance of a **special use permit**. If a **special use permit** request is denied by the Board of Adjustment, the applicant may appeal the decision to the Superior Court of Cabarrus County, North Carolina.

In general, the process for seeking a **special use permit** is as follows (Please see Chapter 12 for more details regarding the **special use permit** process):

**Step 1** Prior to filing a **Special Use Permit** Application, the Applicant is required to attend a pre-application meeting with Planning and Development Staff. At that time, the proposed project will be discussed and required submittal materials will be determined. Examples of items that may be required, in addition to a complete application and site plan, include but are not limited to:

- Traffic Impact Analysis Documents (See Appendix A)
- Intent to Serve Letters
- NCDOT Driveway Permits
- Post-Construction Stormwater Permits
- **Soil and Erosion Control Permits**

**Step 2** **The applicant is required to hold a neighborhood meeting with adjacent property owners to explain the proposed project, display the proposed site plan and to answer questions that the neighbors may have related to the proposal. To the greatest extent possible, the**

applicant is encouraged to incorporate design elements into the project that mitigate impacts identified as part of the neighborhood meeting process. Minutes from the neighborhood meeting shall be included with the application materials.

Step 3 The Applicant files a complete application with Cabarrus County Planning and Development. This includes filing the required number of copies of the proposed site plan and any other materials required for the application to be considered complete, as determined during the pre-application meeting (See Step 1).

Step 4 The project is distributed to review agents and comments are returned by Staff to the Applicant regarding changes or revisions needed to the proposed plan and/or application materials.

Step 5 When revisions are submitted, approved, and the plan and application materials conform to the applicable ordinances, the revised complete application is presented to the Planning and Zoning Commission, acting as Board of Adjustment, for consideration.

Applications for a Special Use must demonstrate compliance with the general standards of review. Additionally, Special Uses must:

- a. Maintain or enhance the public health, safety and general welfare ~~if located where proposed, developed and operated according to the plan as submitted;~~
- b. Maintain or enhance the value of contiguous property (unless the use is a public necessity, in which case the use need not do so);
- c. Assure the adequacy of:
  - o Waste water disposal
  - o Solid waste management
  - o On site drinking water and waste water disposal
  - o Governmental water and sewer (if applicable)
  - o Police, Fire and ~~rescue squad~~ Emergency Medical Services protection
  - o School adequacy (if applicable)
  - o Transportation systems ~~(within and around the site)~~ and
  - o Other public facilities
- d. Comply with the general plans for the physical development of the County as embodied in these regulations ~~or in the Land Use Plans adopted by the Cabarrus County Board of Commissioners.~~

### **Special conditions arrived at by the Planning and Zoning Commission**

When the Commission finds that circumstances relating to a particular use warrant more requirements, in addition to those listed in connection with the use, ~~the Commission may attach necessary conditions such as time limitations, requirements that one or more items be completed before the request can be initiated or permits obtained and/or conditions of a continuing nature.~~ . Examples include requirements such as additional screening measures and



landscaping, additional or less lighting, size and location of signs, limiting access points, etc. the Commission may impose reasonable and appropriate safeguards upon the special use permit. Where appropriate, such conditions may include requirements that street and utility rights-of-way be dedicated to the public and that provision be made for recreational space and facilities.

To summarize, special uses are subject to both general and specific requirements, rather than being automatically permitted. The review process of a special use assures that County government is meeting its responsibility of providing for the general health, safety and welfare of the residents of Cabarrus County.

## Section 8-4 Special Uses

### 1. Adult Use Business

General Commercial district

- a. Site plan should show all surrounding land uses within 500 feet of the proposed site boundary lines.
- b. All windows, doors, openings, entries, etc. for all adult uses shall be so located, covered, screened or otherwise treated so that views into the interior of the establishment are not possible.
- c. No adult use shall be established within three thousand (3,000) feet of the proposed property boundary from the following:
  - o Any residentially zoned or used land
  - o Religious institutions
  - o Schools, parks, playgrounds, libraries or other areas where minors regularly congregate
  - o Another adult use business

### 2. Airport, Commercial

General Commercial, Limited Industrial and General Industrial districts

- a. A ~~diagram~~ **site plan** depicting the layout of runways, taxiways, approach zones and overrun areas. These ~~diagrams~~ **plans** should also be on aerial photographs showing a five mile radius from the proposed site.
- b. A description of the number and type of aircraft proposed to be stored including the storage areas for aircraft, fuel and motor vehicles, and service areas for aircraft.
- c. A listing of the land uses within the final approach zones of the airport.
- d. Documentation must be submitted showing that the proposed site meets the standards of both the Federal Aviation Administration and the North Carolina Department of Transportation.

- e. Setback, buffer yard, fencing and parking requirements appropriate to the specific nature of the use proposed will be established during the **special use permit** process and approved by the Board of Adjustment. In no case, however, shall the minimum level buffer between the proposed project and adjacent residentially used or zoned properties be less than a Level ~~Two~~-**One** buffer yard.
- f. The number, size, weight and type of aircraft may be limited in the **Special Use Permit** if required for public safety and welfare.
- g. **Plans and elevations for all proposed structures and descriptions of the color and nature of all exterior materials.**

3. Airstrip, as Accessory

Agricultural/Open, General Commercial, Limited Industrial and General Industrial districts

- a. A site plan showing all surrounding land use and a listing of the land uses within the final approach zones of the airstrip.
- b. A general description of how the airstrip will be used including but not limited to:
  - o Frequency of landings/takeoffs
  - o Size of aircraft accommodated
  - o Length of runway
  - o Proposed lighting for the facility
  - o Any other relevant information
- c. A copy of certification documentation and/or any other documentation or permits required by the Federal Aviation Administration (FAA) and the State of North Carolina (if applicable).
- d. **Airstrips may be enclosed by a security fence up to eight (8) feet in height. This applies in all zoning districts.**
- e. **Plans and elevations for all proposed structures and descriptions of the color and nature of all exterior materials.**
  - **When located in a residentially zoned district, structures shall have a residential appearance and shall be in keeping with the architectural character of the area.**

4. Amusement, Outdoor

General Commercial district

- a. Site must be a minimum of 15 acres
- b. A complete description of the facility including but not limited to:
  - o Hours and days of operation
  - o Total number of employees, both full-time and part-time
  - o Projected number of users per weekday and weekend days
  - o Types of accessory uses, if any, envisioned on the site

- Any and all other relevant information that will help describe the facility
- c. Where the proposed project abuts residentially used or zoned property, a Level Two buffer yard shall be provided.
- d. No parking or amenity area shall be located closer than 100 feet to any residentially zoned or used property.
- e. Other conditions may be placed on the site during the special use process as deemed necessary by the Board of Adjustment in relation to hours of operation, noise, traffic, etc.

5. Coliseums, Stadiums

General Commercial, Limited Industrial and General Industrial districts

- a. A complete description of the facility including but not limited to:
  - Types of events, days and hours of operation
  - The projected number of users per weekday and weekend days, with the maximum number expected at any one event
  - Total number of seats
  - Types of accessory uses, if any, envisioned on the site (initially or in the future)
  - Total number of employees, both full-time and part-time
  - Any and all other relevant information that will help describe the facility
- b. The site shall contain at least 20 acres.
- c. All structures, viewing and seating areas shall be set back at least one hundred (100) feet from any street, street right-of-way or property boundary line.
- d. The following accessory uses may be permitted as incidental to, and limited to the patrons of, the principal use:
  - Playground
  - Refreshment stands or booths
  - Souvenir stands or booths
- e. All access ways shall be lit so that sidewalks, pedestrian pathways, etc. are clearly visible. The facility's lighting shall be shielded to prevent light and glare spill-over on to any adjacent residentially used or zoned properties.
- f. Maximum permitted noise levels may be established in order to protect adjacent properties. Any such requirement will be made a part of the **Special Use Permit** which may also specify the measures to be taken to control noise, including but not limited to muting, special landscaping treatment and berms.

6. Colleges and Universities

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential and High Density Residential/Mixed Use districts

- a. A complete description of the facility including but not limited to:
  - Hours of operation
  - Projected student enrollment years one through five

- o Description of curriculum
  - o Degrees, certificates offered
  - o Total number of employees, both full-time and part-time
- b. In the event the facility abuts residential property, Level Two buffering is required.
- c. In no case shall any parking area or student amenity area be located less than 100 feet from a residentially zoned or used property.

7. Communications Tower, 911 Communications Tower

Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use and Office/Institutional districts

- a. The tower must be designed to land upon its own property in the event of a fall and shall be certified by a North Carolina registered Professional Engineer (PE).
- b. The tower shall be located on the property such that the distance to the nearest structure ~~or property line~~ is equal to the height of the tower plus 50 feet **or greater**.
- c. Towers shall be enclosed by a security fence not less than six (6) feet and no taller than eight (8) feet in height.
- d. The tower and any accessory buildings must be screened from public view by a buffer that is a minimum of four (4) feet wide and located immediately adjacent to the perimeter of the compound. Plantings shall effectively screen the compound from adjacent residential properties.

8. Convention Center Facility

Office/Institutional and General Commercial districts

- a. A complete description of the facility including but not limited to:
  - o Hours and days of operation
  - o Total number of employees, both full-time and part-time
  - o Projected number of users per weekday and weekend days
  - o Types of accessory uses, if any, envisioned on the site
  - o Any and all other relevant information that will help describe the facility
- b. Site shall be a minimum of five (5) acres
- c. Amenity and parking areas must be a minimum of five hundred feet (500) from any adjacent residentially used or zoned property line.
- d. Where adjacent to residentially zoned or used property, a Level Two buffer shall be installed.

9. Correctional Facility

Agriculture/Open, Limited Industrial, General Industrial districts

- a. A complete description of the facility including but not limited to:
  - o Total number of employees, both full-time and part-time
  - o Total number of offenders to be housed
  - o Types of accessory uses, if any, envisioned on the site
  - o Any and all other relevant information that will help describe the facility
- b. Site shall be a minimum of ten (10) acres
- c. Any recreation areas or housing unit yard areas shall be located interior to the site where feasible and must be located a minimum of one thousand feet (1,000) from any adjacent residentially used or zoned property line.
- d. Where adjacent to residentially zoned or used property, a Level One Buffer shall be installed.
- e. Outside security measures shall be shown on the site plan, including fences, guard towers, manned entry points, gates, etc.
- f. Any anticipated future additions or phases shall be shown on the site plan. This includes future building expansions, accessory buildings, recreation facilities, parking expansions, classroom areas, etc.

10. Day Camp, Summer Camp, Civic Group Camp Facility

Agriculture/Open and Countryside Residential districts

- a. A complete description of the facility including but not limited to:
  - o Hours and days of operation
  - o Total number of employees, both full-time and part-time
  - o Projected number of users per weekday and weekend days
  - o Types of accessory uses, if any, envisioned on the site
  - o Any and all other relevant information that will help describe the facility
- b. Site shall be a minimum of six (6) acres in the AO district and four (4) acres in the CR district
- c. Play areas, sports fields and parking areas must be a minimum of ~~five-two~~ hundred feet ~~(500)~~ (200) from any adjacent residentially zoned or used property line.
- d. Where adjacent to residentially zoned or used property, a Level One ~~Two~~ Buffer shall be installed.
- e. Where overnight accommodations are provided, facilities shall be located interior to the site and shall have a residential appearance.

11. Elementary, Middle and High Schools

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use and Office Institutional districts

- a. A complete description of the facility including but not limited to:
  - o Total square footage all buildings
  - o Site plan showing layout of all buildings, playgrounds, parking areas, etc.
  - o Projected student enrollment

- o Grades taught
  - o Total number of employees, both full-time and part-time
- b. School sites shall have frontage on a minimum of two roads providing at least two access points to the site. Sites having frontage on only one road shall provide a minimum of two access points on that road.
- c. Drop off and pick up areas shall be designed such that internal circulation is not disturbed nor is access on adjacent roads or streets.
- d. Stacking distances for cars and buses shall be incorporated onto the school site through a series of driveways or internal access roads and shall not impact adjacent right-of-ways.
- e. Alternate transportation routes and connectivity shall be incorporated into the site, including sidewalks to adjacent neighborhoods and multi-use paths for bicyclists or walkers.
- f. Locations of temporary trailers or potential expansions shall be incorporated into the master plan for the school and shall be shown on the site plan.

See Cabarrus County School Site Design Guidelines for additional information.

In the event the facility abuts residential property, Level Two buffering must be implemented. See Chapter 9, Landscaping and Buffer Requirements.

12. Extraction of Earth Products, Mining

General Industrial district

- a. Extent of area to be excavated or mined
- b. Locations, width and elevation of all easements and rights of-way within or adjacent to the extraction site.
- c. Location of all existing or proposed structures on site.
- d. Location of all areas on the site subject to flood hazard or inundation as shown on flood maps or soils map.
- e. Location of all water courses on the site, including direction of flow and normal fluctuation of flow.
- f. Existing topography at a contour interval of two (2) feet based on mean sea level datum.
- g. Proposed handling and storage areas for overburden, by-products and excavated materials.
- h. Proposed fencing, screening and gates, parking, service and other areas.
- i. Any areas proposed for ponding.
- j. Access roads to the site, as well as on-site roads, with indication of surface treatment to limit dust. Sight distances on all roads used for access to the site.
- k. An Operations Plan including:
  - o The date operations begin and their expected duration
  - o Proposed hours and days of operations
  - o Estimated type and volume of extraction

- Description of method of operation, including the disposition of topsoil, overburden and by-products
- Description of equipment to be used in the extraction process
- Any phasing of the operation and the relationship among the various phases
- I. A Rehabilitation Plan which shall include:
  - Accomplishment and planned future use of the rehabilitated land
  - A map showing the final topography, after rehabilitation, to the same scale as the site plan. It shall also depict any water areas and methods for preventing stagnation and pollution, landscaping and ground cover proposed to be installed and the amount and type of back fill, if any, to be employed
  - A phasing and timing plan, related to the phasing and timing portion of the Operations Plan, showing the progression of the rehabilitation and the date to be completed
  - The method of disposing of all equipment, structures, dikes and spoil piles associated with the operations
  - The name, address and signature of land owners and applicants
  - A written legal description of survey of the property, prepared by a North Carolina registered land surveyor or engineer

All operations associated with extraction shall conform to the following performance standards:

- a. Direct illumination resulting from the operation shall not fall upon any land not covered by the application.
- b. Equivalent sound levels at the boundaries of the extraction site shall not exceed the following standards:
  - Between 7:00 am and 7:00 pm 60 DBA
  - Between 7:00 pm and 7:00 am 55 DBA
- c. Vibration levels at the boundaries of the extraction site shall not exceed the following standards:
  - Maximum Peak Particle Velocity:
    - Steady state 1.0 inches/second
    - Impact 2.0 inches/second

NOTE: The maximum particle velocity shall be the product of two times the frequency in cycles per second times the sum of three mutually perpendicular displacement components recorded simultaneously. For purposes of this Ordinance, steady state vibrations are vibrations which are continuous, or vibrations in discrete impulses more frequent than sixty per minute. Discrete impulses which do not exceed sixty per minute shall be considered impact vibrations. Maximum air blast vibration, measured at the lot lines of the zoning lot containing the extractive use, shall be one hundred and twenty-five decibels on the linear scale.

The rehabilitation plan shall be referred to the Cabarrus County Soil and Water Conservation District for review and recommendation. In particular, its review should focus on the landscape material specified, the planting and maintenance proposed to insure continuous growth and

development, and, the acceptability of the proposals for the handling of lakes, ponds, etc. The District's report is not necessarily binding upon the Commission.

- d. The permanent roads, defined as those to be used in excess of one year, within the excavation site shall be surfaced with a dust free material such as soil cement, bituminous concrete or Portland Cement concrete from the nearest public road to the yard area. Also, all permanent roads located within three hundred (300) feet of residentially zoned land shall be treated the same.
- e. Roads other than permanent roads shall be treated with dust inhibitors, as specified in the operations plan, to reduce and minimize dust generation from road surfaces from either wind or vehicular action. Properly operated water wagons shall be an acceptable method of dust inhibition.
- f. Where the proposed extraction shall take place within three hundred (300) feet of a dwelling, school, church, hospital, commercial or industrial building, public building, or public land, a security fence at least six (6) feet high shall be installed.
- g. Spoil piles and other accumulations of by-products shall not be created to a height more than forty (40) feet above the original contour and shall be so graded that the vertical slope shall not exceed the material's natural angle of repose.
- h. The operations plan and rehabilitation plan shall be coordinated so that the amount of disturbed land is kept to the absolute minimum consonant with good practices and so that rehabilitation proceeds simultaneous with extraction.
- i. The facility is required to implement Level Two buffering about the perimeter. See Chapter 9, Landscaping and Buffer Requirements.

The Planning and Zoning Commission shall require a performance guarantee, in a form approved by the County Attorney, to insure that the provisions of the rehabilitation plan are met. The amount of such guarantee shall cover the cost of rehabilitation. The applicant's engineer shall certify to the County the costs of rehabilitation on a per acre basis. If the rehabilitation costs exceed the amounts required by the State, then the difference shall be made up in a bond payable to Cabarrus County, that must be posted before commencement of any earth product extraction operations.

13. Landfill, Sanitary or Landfill, Demolition-One Acre or More

Agricultural/Open, Limited Industrial and General Industrial districts

The following additional items shall be included on the site plan:

- a. Extent of area to be filled.
- b. Location, width and elevation of all easements and rights-of-way within or adjacent to extraction site.
- c. Location of all existing or proposed structures on site.
- d. Location of all areas on the site subject to flood hazard or inundation.
- e. Location of all water courses on the site, including direction of flow and normal fluctuation of flow.
- f. Existing topography at a contour interval of two feet, based on mean sea level datum.



- g. Typical cross sections showing extent of overburden, extent of fill and water table elevation, based on mean sea level datum.
- h. Proposed handling and storage areas for overburden, by-products and fill materials.
- i. Proposed fencing, screening and gates, parking, service and other areas.
- j. Any areas proposed for ponding.
- k. Access roads to the site, as well as on-site roads, with indication of surface treatment to limit dust. Site distances on all roads used for access to the site.

An Operations Plan shall be submitted including:

- o The date of commencement of operations and their expected duration
- o Proposed hours and days of operation
- o Complete description of operation, including source of materials, method of compaction, type of sealing proposed, types and number of equipment to be used
- o Any phasing of operations and relationship among phases

A Rehabilitation Plan shall be submitted which shall include:

- o A statement of planned future use of the site, including detailed methods of accomplishment
  - o A map, to the same scale as the site plan, showing final proposed topography, landscaping and ground cover proposed and any drainage or other structures proposed
  - o A phased plan of rehabilitation, related to the operations plan, showing how the rehabilitation will relate to the fill operations and the date of final completion
- l. Copies of all permits required by all applicable regulating North Carolina and federal government agencies shall be submitted.

All operations associated with the fill shall conform to the following performance standards:

1. Direct illumination resulting from the operation shall not fall upon any land not covered by the application.
2. Equivalent sound levels at the boundaries of the fill site shall not exceed the following standards:
  - o Between 7:00 am and 7:00 pm 60 DBA
  - o Between 7:00 pm and 7:00 am 55 DBA
3. Vibration levels at the boundaries of the fill site shall not exceed the following standards:
  - Maximum Peak Particle Velocity
    - o Steady state 1.0 inches/second
    - o Impact 2.0 inches/second

NOTE: The maximum particle velocity shall be the maximum displacement sums of three mutually perpendicular components, recorded simultaneously, and multiplied by the frequency in cycles per second.

For purposes of this Ordinance, steady-state vibrations are defined as vibrations which are continuous or vibrations occurring in discrete impulses more frequent than sixty (60) per minute. Discrete impulses which do not exceed sixty (60) per minute shall be considered impact vibrations.

4. The Rehabilitation Plan shall be referred to the Cabarrus County Soil and Water Conservation District for review and recommendation, in particular regarding the landscape material specified, the planting and maintenance proposed to insure continuous growth and development, and the acceptability of the proposals for the handling of lakes, ponds, etc.
5. The permanent roads, defined as those to be used in excess of one (1) year, within the fill site shall be surfaced with a dust free material, such as soil cement, bituminous concrete or Portland cement concrete.
6. Roads other than permanent roads shall be treated with dust inhibitors, to be specified in the Operations Plan, which will reduce to a minimum the generation of dust from the road surfaces as a result of wind or vehicular action. Properly operated water wagons are an acceptable means of dust inhibition.
7. Where the proposed fill shall take place within three hundred (300) feet of a dwelling, school, church, hospital, commercial or industrial building, public building, or public land, a security fence at least six (6) feet high shall be installed.
8. The Operations Plan and the Rehabilitation Plan shall be coordinated so that the amount of disturbed land is kept to the absolute minimum consistent with good practices and so that rehabilitation proceeds in concert with filling.

14. Manufactured Home Parks

Permitted in Manufactured Home Park Overlay District only

- a. All submissions for a **special use permit** for a Mobile Home Park must meet the standards of this section, the requirements of the Manufactured Home Park Overlay in Chapter 4 as well as Sections 4-49, 4-50 and any applicable subdivision regulations where new individual lots are created.
- b. Must meet the Adequate Public Facility Standards within Chapter 4, Section 17 of the Cabarrus County Subdivision Ordinance.

15. Multimedia Production and Distribution Complex

Agricultural/Open, Countryside Residential districts

- a. A complete description of the proposed facility including but not limited to:
  - o Proposed uses envisioned within the complex
  - o Type of development allied with the proposed facility likely to occur
  - o Total number of employees, both full-time and part-time

- b. Setback, buffer yard, fencing and parking requirements appropriate to the specific nature of the use proposed will be established during the **special use permit** process and approved by the Board of Adjustment. In no case, however, shall the minimum level buffer between the proposed project and adjacent residentially used or zoned properties be less than a Level Two buffer yard.

16. Nursery, Daycare Center

Limited Industrial and General Industrial districts

- a. A copy of the North Carolina State license issued to the facility is required (see NCGS Chapter 110, Child Welfare).
- b. Evidence that the North Carolina Department of Transportation has issued driveway permits for the facility. Applicant shall submit copies with site plan review application.
- c. Adequate access to and from the site, to accommodate traffic generated, including any required roadway improvements.
- d. Drop off and pick up areas shall be interior to the site, out of the public right-of-way, and designed so as to not interfere with internal circulation and ingress/egress to the site.
- e. Outdoor recreation areas must be enclosed with a fence.
- f. There must be direct access to a State maintained road.

17. Public Service Facility

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use, Office/Institutional, ~~Office~~/Limited Commercial, General Commercial, Limited Industrial and General Industrial districts

- a. Plans and elevations for all proposed structures and descriptions of the color and nature of all exterior materials.
- b. A landscape plan (same scale as site plan) showing existing and proposed trees, shrubs, ground cover and all other landscape material.
- c. An emergency plan showing how possible spills, explosions, etc. would be handled.
- d. Maximum permitted noise levels may be established in order to protect adjacent properties. Any such requirement will be made a part of the **special use permit** which may also specify the measures to be taken to control noise, including but not limited to muting, special landscape treatment and berms.
- e. The facility's lighting shall be shielded to prevent light and glare spill-over on to any adjacent residentially used or zoned properties, if such exist.
- f. When a building is involved and will be located in a residentially zoned district, it shall have a residential appearance or the appearance of other buildings allowed as a matter of right in this district.

- g. In the event the facility abuts residential property, a Level Two buffer must be implemented.
- h. All outside storage areas shall be sited to the rear and require a Level Two buffer. See Chapter 9, Landscaping and Buffer Requirements.

In addition to the items listed above, the following standards shall be required for any proposed solar farm projects:

1. The height of the system shall not exceed 10 feet measured from the highest natural grade below each solar panel **to the top of the panel, including at full extension for tracking panels.**
2. A map analysis showing a radius of 5 nautical miles from the center of the project area with any airport operations in the area highlighted shall be submitted with the application.
  - a. If a Federal Aviation Administration (FAA) regulated airport falls within the radius, all required documentation and information shall be submitted to the Federal Aviation Administration for review and approval and shall be submitted as part of the application.
3. In addition the FAA review for the project, applicant must demonstrate that any glare created from the project will not adversely impact surrounding properties or vehicles traveling on right of ways, **streets or roads** near the site **by submitting a glare analysis study. The study must be signed and sealed by a licensed North Carolina Engineer (PE).**
4. A copy of the executed Decommissioning Plan for the project, **in accordance with the County template,** shall be submitted as part of the application. This plan shall be recorded in the Register of Deeds office.
5. In the event the facility abuts residential property or a street right of way, a type 1 buffer must be implemented. **Existing vegetation located in this buffer area shall be retained.**
6. **Proposed landscape/vegetative buffering shall provide complete visual screening between the proposed site, adjacent residential properties and any street right of ways.**
7. **A copy of the Certificate of Need documents issued by the State of North Carolina shall be provided as part of the application.**
8. **A security fence no less than 6 feet tall shall be installed around the perimeter of the proposed site.**
9. **A performance bond for 1.25 times the estimated cost of the removal of panels, inverters and any accessory equipment or structures anticipated to be located on the project site at build out shall be filed with the County prior to issuance of a zoning clearance permit. The removal estimate and amount will be certified by a North Carolina licensed engineer. For every year following approval, the bond shall increase by an inflation factor based upon the Consumer Price Index (CPI) Index. A revised bond shall be provided every 5<sup>th</sup> year that the solar project is in place.**
10. **Applicant will provide a maintenance contract for the landscape for the project for 18 months following the final landscape inspection by the zoning division. In cases where**

existing well established vegetation is proposed to be used to meet buffering requirements, the maintenance contract will apply to newly planted vegetation only.

Any solar facility that ceases to produce energy on a continuous basis for 12 months will be considered abandoned and the property owner and other legally responsible party shall be required to decommission the site unless substantial evidence is provided to the Zoning Administrator of the intent to maintain and reinstate the operation of the facility.

Should the property owner or lessee decide to cease producing power for sale or use, or in the event that the system is damaged and will not be repaired or replaced, decommissioning of the site shall occur within 12 months from the time that the facility is deemed to be defunct.

18. Public Use Facility

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential and High Density Residential/Mixed Use Residential

- a. Plans and elevations for all proposed structures and descriptions of the color and nature of all exterior materials.
- b. A landscape plan (same scale as site plan) showing existing and proposed trees, shrubs, ground cover and other all other landscape material.
- c. When a building is involved and will be located in a residentially zoned district, it shall have an appearance suitable for a residential district.
- d. In the event the facility abuts residential property, a Level One buffer must be implemented.
- e. All outside storage areas shall be sited to the rear and require a Level One buffer. See Chapter 9, Landscaping and Buffer Requirements.

19. Race Shop, Race Team Complex

Agricultural/Open district

- a. A complete description of the facility including but not limited to:
  - o Hours and days of operation
  - o Total number of employees, both full-time and part-time
  - o Types of accessory uses (see paragraph 2 below) envisioned for the site
  - o Any and all other relevant information that will help describe the facility

Minimum lot area is five (5) acres

- b. The race complex shall be the principal use under the **special use permit** request. Accessory uses may be permitted when necessary for the operation of the complex. Accessory uses include, but are not limited to, the following:

- o Engine rooms
  - o Conference facilities
  - o Sheet metal shops
  - o Storage of souvenirs
  - o Storage facilities
  - o Housing
  - o Airstrip (See 8-4,3)
  - o Airplane Hangars
  - o Museums
  - o Pit practice training facilities
- c. The site must front on a public road.
- d. The front and side yard setback areas shall be left in an undisturbed, natural setting.
- e. All manufacturing, testing, office and activities shall be conducted within an enclosed building.
- f. Outside storage is permitted but must be completely screened on all sides by a Level Two buffer as described in Chapter 9. Outside storage is not permitted in the front yard.
- g. All driveways shall be paved.
- h. When the site is adjacent to residentially used or zoned property, outside pit practice training areas shall be located interior to the site to minimize noise to adjacent residential properties.
- i. When the site is adjacent to residentially used or zoned property, a Level Two buffer is required on the common boundary line.

The proposed use must be able to comply with the following:

- A. Objectionable noise shall be muffled or eliminated so as not to become a nuisance to adjacent uses. It shall be the responsibility of the applicant to provide proof that all noise for the operation does not exceed the maximum permitted sound levels listed below. Maximum noise levels are as measured from the lot line. The Commission may require more stringent noise restriction if it finds as a fact that noise should be muffled to a greater extent than those sound levels listed below.

7:00 AM to 7:00 PM                      60 dbl

7:00 PM to 7:00 AM                      55 dbl

- B. Every use shall be operated as to prevent the emission of smoke, dust, and dirt, etc., from any source whatsoever within the bounds of the air pollution standards set by the North Carolina Department of Natural Resources and Community Development. The Department's standards on air pollution for industrial uses are hereby made a part of this Ordinance by reference.
- C. Every use shall be ~~se~~ operated as to prevent the emission in the air of dust or other solid matter which may cause damage to property, discomfort to persons or animals beyond the lot line of the property on which the use is located.

- D. Every use shall be operated to prevent discharge of any waste dangerous or a nuisance to persons or animals or damaging to plants, crops or any water supply at or beyond the lot lines of the race shop. The Cabarrus Health Alliance must approve all domestic ground absorption waste water disposal and on site drinking water wells.
- E. Every use shall be separated as to prevent the emissions of objectionable or offensive odors in such concentrations readily perceptible at any point at or beyond the race shop's boundary lines.
- F. Every use shall be so operated as to prevent glare of such intensity as to be readily perceptible from a residential use.
- G. Each use shall be developed to prevent traffic congestion and noise generated by vehicles related to its operation.

20. Race Track, Animal, Automobile or Other

Limited Industrial and General Industrial districts

- a. A complete description of the facility including but not limited to:
  - o Hours and days of operation
  - o Total number of employees, both full-time and part-time
  - o Projected number of events per year and expected spectator attendance.
  - o Types of accessory uses envisioned on the site
  - o Any and all other relevant information that will help describe the facility
- b. The minimum site acreage shall be twenty (20) acres.
- c. The racetrack and all buildings, viewing areas, and seating areas shall be located no closer than five hundred (500) feet from any street right-of-way or property line.
- d. All access ways shall be adequately lit. Such lighting must be shielded to prevent light and glare spillover to adjacent residentially used or zoned properties.
- e. Objectionable noise shall be muffled or eliminated so as not to become a nuisance to adjacent uses. It shall be the responsibility of the applicant to provide proof that all noise for the operation can meet the requirements and general performance standards for commercial and industrial uses. The Commission may require more stringent noise restriction if it finds as a fact that noise should be muffled to a greater extent than required under Special Use Number 19, Race Complex, specifically section 19-A.
- f. A Level One buffer yard will be provided at the perimeter of the property.
- g. The following accessory uses may be permitted as incidental to, and limited to the patrons of, the principal use:
  - o Refreshment stands or booths
  - o Souvenir stands or booths

21. Reception Facilities

Agricultural Open and Countryside Residential districts

- a. A complete description of the facility including but not limited to:
  - 1. Types of events

2. Days and hours of operation
  3. Projected number of users per weekday and weekend days, with the maximum number expected at any one event
  4. Total capacity for the venue
  5. Types of accessory uses, if any, envisioned on the site (includes any accessory structures)
  6. Total number of employees, both full-time and part-time.
  7. Any and all other relevant information that will help describe the facility
  8. Building elevations for all permanent structures to be used to accommodate receptions and/or events on the site
- b. The minimum size of the proposed site shall be based on the following:

Capacity	Minimum Acreage Required
Up to 100 guests	5
101-200 guests	7.5
201-300 or more guests	10

- c. A residential structure that is used for a reception facility shall not be altered in any way that changes its general residential appearance. Building height and other dimensional requirements for new construction shall be governed by the zoning district in which the property is located. New construction must meet commercial design standards.
- d. All structures, viewing areas, seating and parking areas shall be set back at least two hundred (200) feet from any street or property line.
- a. When a site contains existing vegetation that will remain undisturbed and creates complete visual separation and serves to abate noise levels, the Board of Adjustment, as part of the **special use permit** consideration process, may reduce the required setbacks of 200 feet to no less than 100 feet.
    - i. If the applicant proposes to use this provision, the following shall be provided as part of the **special use permit** application:
      1. Tree survey showing existing vegetation
      2. Landscape plan that provides supplemental plantings as needed to fill gaps that may exist
    - b. When the applicant demonstrates to the Board of Adjustment that the existing vegetation meets the intent of the buffer requirement this area may be used to satisfy the buffer requirement of standard “h” of this section.
- e. Where waterbodies exist on or near the property, additional setbacks may be required. See Chapter 4, Waterbody Buffer Zone.
- f. Outdoor lights must be shielded to direct light and glare only onto the facilities’ premises but may be of sufficient intensity to discourage vandalism and theft. Lighting and glare must be deflected, shaded and focused away from any adjoining properties.
- g. Maximum permitted noise levels may be established in order to protect adjacent properties. Any such requirement will be made a part of the **special use permit** which



may also specify the measures to be taken to control noise, including but not limited to muting, special landscape treatment and berms.

- h. In the event the facility abuts residentially used or zoned property, Level Two buffering must be implemented. See Chapter 9, Landscaping and Buffer Requirements.
- i. The parcel must have frontage on, or have direct access to, a NCDOT maintained road or a privately maintained paved street. Proposed access points on NCDOT roads must be approved by NCDOT. In the event that a privately maintained street is used to gain entry to the site, the applicant shall provide documentation from the private road owner(s) that access to the site for events is permitted.
- j. The facility must provide two parking spaces for the owner/operator, plus one for every four persons in attendance at events. Service providers (staff, caterers, etc.) should be included in this calculation at a rate of one for each employee or contracted staff member. The parking area shall remain grassed (no impervious coverage). However, handicap accessible parking is required to be an improved/hard, stable surface and to meet requirements of the North Carolina State Accessibility Code and Section 10-5 of this Ordinance. No on-street parking is permitted.
- k. Other than as part of the reception events, no meals shall be served to the general public on the site.
- l. The following accessory uses may be permitted as incidental to the facility and limited to the patrons of the principal use:
  - o Amenity areas, gardens, gazebos
  - o Temporary tents shall be allowed for no more than 180 days in a calendar year. Tents may not exceed the square footage of the largest primary structure and must be shown on the site plan. Applicant must procure all necessary permits from the Cabarrus County Fire Marshal's Office for temporary tents.
- m. Signs for Reception Facilities shall meet the requirements of Chapter 11 (Standards for Permanent Signage in Residential Districts) of the Cabarrus County Zoning Ordinance

## 22. Recreational Facility, Outdoor

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density/Mixed Use Residential, Office/Institutional, ~~Office~~/Limited Commercial, General Commercial, Limited Industrial and General Industrial districts

A complete description of the facility including but not limited to:

- o Hours and days of operation
  - o Total number of employees, both full-time and part-time
  - o Projected number of users per weekday and weekend days
  - o Types of accessory uses, if any, envisioned on the site
  - o Any and all other relevant information that will help describe the facility
- a. The site shall contain a minimum of five acres.
  - b. All structures, viewing and seating areas shall be set back at least one hundred and fifty feet (150) from any street or property line.

- c. The following accessory uses may be permitted as incidental to, and limited to the patrons of, the principal use:
  - o Playground
  - o Refreshment stands or booths, and/or
  - o Souvenir stands or booths.
- d. In the event the facility abuts residentially used or zoned property, Level ~~Two~~-One buffering must be implemented.

23. Recreational Therapy Facility, Rural Setting

Agricultural Open and Countryside Residential districts

- a. A complete description of the facility including but not limited to:
  - 1. Types of events, days and hours of operation
  - 2. Projected number of users per weekday and weekend days, with the maximum number expected at any one event
  - 3. Client profile: projected client enrollment, years of enrollment, age of clients, etc.
  - 4. Description of curriculum/treatment methods
  - 5. Total number of employees, both full-time and part-time (including volunteers)
  - 6. Evidence that the facility has achieved certification from a nationally recognized organization in each therapeutic field of choice
  - 7. Site plan showing layout of all buildings, parking areas, landscape, buffers, play areas, barns, riding trails, abutting properties and the land use for these properties, impervious area calculations, water bodies, etc.
  - 8. Types of accessory structures used or envisioned to be used on the site
  - 9. Building elevations
  - 10. Any and all other relevant information that will help describe the facility
- b. The site shall contain at least twenty-five (25) acres
- c. The parcel must have frontage on a major or minor thoroughfare. Proposed access points must be approved by NCDOT.
- d. Building height and other dimensional requirements for new construction shall be governed by the zoning district in which the property is located. New construction must meet commercial design standards.
- e. All structures, viewing areas, seating areas, etc. shall be set back at least 100 feet from any property line. All animal enclosures must be 150 feet from parcel boundary lines.
- f. All access ways shall be adequately lighted. Outdoor lights must be shielded to direct light and glare only onto the facilities' premises, but may be of sufficient intensity to encourage security and safety. Lighting and glare must be deflected, shaded and focused away from any adjoining properties.
- g. Maximum permitted noise levels may be established in order to protect adjacent properties. Any such requirement will be made a part of the **special use permit** which may also specify the measures to be taken to control noise, including but not limited to muting, special landscape treatment and berms.

- h. A Level Two Buffer yard is required when the Recreational Therapy use abuts a residential use. However, if residential dwellings are located 200 feet or greater from the property line, buffering shall not be required. See Chapter 9, Landscaping and Buffer Requirements.
- i. The facility must provide, at a minimum, parking spaces to accommodate the staff, clients and visitors. Service providers and vehicles (buses, tractors, trucks and trailers, caterers, therapy providers, etc.) should be included in this calculation. Designated areas for special event parking shall also be included in the parking plan. A maximum of ten (10) parking spaces, including handicap accessible spaces, shall be an improved surface, the remainder must be grassed (no impervious coverage). Handicap accessible parking is required to be an improved/hard surface and to meet requirements of the North Carolina State Accessibility Code and Section 10-5.3 of this Ordinance. No on-street parking is permitted.
- j. Other than as part of special events or therapy sessions, no meals shall be served to the general public on the site.
- k. The following accessory uses may be permitted as incidental to and limited to the clients of the principal use:
  - o Playground
  - o Bathroom facilities
  - o Aesthetic (gazebo, barn, etc.) features
  - o Barns, animal interaction arenas
  - o Physical therapy course/apparatus
  - o Multi-purpose building or room
- l. Signs for Recreational Therapy Facilities shall meet the requirements of Chapter 11 (Standards for Permanent Signage in Residential Districts) of the Cabarrus County Zoning Ordinance:
- m. The number of animals (livestock) boarded outside or partially outside shall not exceed one animal per acre. Those boarded entirely inside shall not be counted as part of this limitation.
- n. Public address systems shall be permitted outside and within a building when the speakers are at least fifty (50) feet from adjacent property lines. Further, noise at any property line shall not exceed thirty-five (35) decibels.

24. Religious Institution with Total Seating Capacity 351 or More

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density Residential/Mixed Use and Office/Institutional districts.

A complete description of the facility including but not limited to:

- o Hours and days of operation
- o Projected number of users per weekday and weekend days
- o Total number of employees, both full-time and part-time
- o Types of accessory uses, if any, envisioned on the site

- Any and all other relevant information that will help describe the facility
- a. In the event the facility abuts residential property, Level Two buffering must be implemented. See Chapter 9, Landscaping and Buffer Requirements.
- b. In the event the facility is to be located in a residential zone, all setbacks shall be doubled.

25. Religious Institution with School

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density/Mixed Use Residential and Office/Institutional districts

A complete description of the facility including but not limited to:

- Total square footage all buildings
- Total number of employees, both full-time and part-time
- Site plan showing layout of all buildings, playgrounds, parking areas, etc.
- Projected student enrollment
- Grades taught
- a. Sites shall have frontage on a minimum of two roads providing at least two access points to the site. Sites having frontage on only one road shall provide a minimum of two access points on that road.
- b. Drop off and pick up areas shall be designed such that internal circulation is not disturbed nor is access on adjacent roads or streets.
- c. Stacking distances for cars and buses shall be incorporated onto the school site through a series of driveways or internal access roads and shall not impact adjacent right-of-ways.
- d. Alternate transportation routes and connectivity shall be incorporated into the site, including sidewalks to adjacent neighborhoods and multi-use paths for bicyclists or walkers.
- e. Locations of temporary trailers or potential expansions shall be incorporated into the master plan and shall be shown on the site plan.
- f. In the event the facility abuts residential property, Level Two buffering must be implemented. See Chapter 9, Landscaping and Buffer Requirements.
- g. In the event the facility is to be located in a residential zone, all setbacks shall be doubled.

26. Rest Home, Convalescent Home with More Than 10 Beds

Agricultural/Open, Countryside Residential, Low Density Residential, Medium Density Residential, High Density/Mixed Use Residential and Office/Institutional districts

- a. A complete description of the facility including but not limited to:
  - Total square footage all buildings
  - Site plan showing layout of all buildings including housing and parking areas

- Number of beds projected year one through five
- Total number of employees, both full-time and part-time
- Any accessory uses that may be envisioned in conjunction with the home
- b. In the event the facility abuts residential property, Level Two buffering must be implemented.
- c. In the event the facility is to be located in a residential zone, all setbacks shall be doubled.

27. Restaurant with Drive-Thru Facility

Medium Density Residential and High Density/Mixed Use Residential districts

- a. A complete description of the facility including, but not limited to:
  - Total square footage all buildings
  - Site plan showing layout of all buildings including pick-up windows, and drive through lanes.
  - The estimated number of drive-thru customers at all peak serving times with a correlation between numbers served per 30 minute increment (or industry standard) and corresponding amount of stacking space for vehicles.
- b. Sufficient stacking and circulation must be provided on site and shall not interfere with circulation of traffic on adjacent streets or road right-of-ways.
- c. The use must front on an arterial or collector road.
- d. Drive-thru entrances and exits must be at least 250 feet from any intersection
- e. Drive-thrus abutting residential property must:
  - Provide a Level Two buffer yard along their common boundary line
  - Position outdoor speakers at least 50 feet from property lines bordering residential development
  - Position lights so that illumination will not spill over onto residential property

28. Retail Sales, Shopping Centers 100,000 Square Feet or More

General Commercial district

- a. The shopping center must have direct access to either an arterial or major collector road.
- b. When located adjacent to residentially zoned or used property, a Level One buffer yard shall be installed at the common boundary between the parcels.
- c. A complete description of the facility including but not limited to:
  - Days and hours of operation
  - Projected number of users per weekday and weekend days
  - Total number of employees, both full-time and part-time.
  - Any and all other relevant information that will help describe the facility

29. Single Family Detached Residential and Manufactured Home, Single Section

General Commercial, Light Industrial and General Industrial districts

Single family detached residences and single section manufactured homes are permitted on a hardship basis if the following conditions can be met:

- a. No more than two additional homes may be added to parcels less than ten acres in size. Parcels greater than ten acres may not exceed one dwelling unit/5 acres.
- b. Applicant must prove that some form of hardship has brought about the request.
- c. Preference shall be given to homes that may be relocated when the property is developed for non-residential purposes.
- d. Dwelling unit sites must be screened from adjacent non-residential uses using a Level One buffer yard.

30. Shooting Range, with Outdoor Target Practice

Agriculture/Open, Countryside Residential, Light Industrial and General Industrial district

- a. The minimum lot size shall be 5 acres.
- b. Shooting ranges may not be located accessory to a residence.
- c. No portion of the range or associated Safety Fan shall be closer than 1500 feet to any exterior property line.
- d. No portion of the range or associated Safety Fan shall be closer than 2500 feet to any existing residential dwelling, institutional use or building.
- e. Ingress and egress to the site and to the range area shall be secured and controlled to prevent unregulated entrance to the facility and the target area.
- f. The entire property shall be posted every 100 feet at the property line with signage indicating there is a shooting range located on the property.
- g. Elevations for the range area, from shooter to target, shall be constructed to prevent rounds from being fired over the berm, and shall be shown on the site plan.
- h. The complete layout of each range, including, shooting stations or firing lines, target areas, shot-fall zones, backstops, and berms, shall be shown on the site development plan.
- i. The development plan shall also identify the Safety Fan for each firing range. The Safety Fan shall include the area necessary to contain all projectiles, including direct fire and ricochet. The Safety Fan configuration shall be based on evidence and address the design effectiveness of berms, overhead baffles or other safety barriers to contain projectiles to the Safety Fan area.
- j. Shots fired on site, whether on range or in air, shall be contained entirely on the site. Clay pieces associated with in air target practice shall also be contained entirely on the site.
- k. All local, state and federal permits shall be issued prior to zoning permitting.

- l. The owner/operator of the range shall be required to carry liability insurance with a minimum policy limit of \$3,000,000.00 per occurrence. Such insurance shall name Cabarrus County as an additional insured and shall contain a provision that the insurance may not be cancelled or modified except upon 30 days prior written notice to the County. Such policy shall provide coverage that holds the County and its elected and appointed officials and its employees harmless from and against all claims, demands, losses and expenses of any kind or nature, including the costs of defense and attorney fees, in favor of any person, arising from the ownership, operation or existence of the range.
- m. Ranges shall be designed in accordance with industry standards as described in *The National Rifle Association (NRA) Range Source Book*.
- n. Ranges shall use Best Management Practices for Lead Management. See *EPA Best Management Practices for Lead at Outdoor Shooting Ranges (EPA-902-B-01-001)*.
- o. Must comply with Chapter 46, Section 46-2, Use of Firearms, of the Cabarrus County Code of Ordinances.

31. Sports and Recreation Instruction or Camps

Agriculture/Open and Countryside Residential districts

- a. A complete description of the facility including but not limited to:
  - o Hours and days of operation
  - o Total number of employees, both full-time and part-time
  - o Projected number of users per weekday and weekend days
  - o Types of accessory uses, if any, envisioned on the site
  - o Any and all other relevant information that will help describe the facility
- b. Site shall be a minimum of six (6) acres in the AO district and four (4) acres in the CR district
- c. Practice areas, fields and parking areas must be a minimum of ~~two five~~ hundred feet ~~(500)~~(200) from any adjacent property line.
- d. Where adjacent to residentially zoned or used property, a Level ~~Two~~ **One** Buffer yard shall be installed.
- e. Where overnight accommodations are provided, facilities shall be located interior to the site and shall have a residential appearance.

32. Slaughter House, Meat Packing

Agricultural/Open and Countryside Residential districts

Submit a report addressing the following:

- o The appropriateness of the site selected.
- o The proposed plant operation and how it may affect public health.

- The proposed operation of the plant including total number of employees, both full-time and part-time.
- The method of collection, handling, disposal and storage of all waste and by-products.
- a. No building, structure, storage or animal holding area shall be located within one hundred and fifty (150) feet of any lot line.
- b. In the event the facility abuts residentially used or zoned property, Level Two buffering must be implemented.
- c. Before beginning operation of any slaughterhouse or meat packing facility, copies of all license or permits required from other governmental agencies shall be submitted to the County Zoning Administrator.

33. Trade and Vocational Schools

Agricultural/Open, Office/Institutional, ~~Office~~/Limited Commercial, General Commercial, Limited Industrial and General Industrial districts

- a. A complete description of the facility including:
  - Hours of operation
  - Total number of employees, both full-time and part-time
  - Projected student enrollment years one through five
  - Description of curriculum
  - Degrees, certificates offered
- b. In the event the facility is to be located in a residential zone, all setbacks shall be doubled.
- c. In the event the facility abuts residentially used or zoned property, Level Two buffering must be implemented at the common parcel boundary.

34. ~~Trucking Company, Heavy Equipment Company, Dispatch Facility with Storage~~

~~General Commercial and Limited Industrial districts~~

- ~~a. Submit a complete description of the facility including but not limited to:
  - Days and hours of operation
  - Total number of employees, both full-time and part-time
  - Expected number of trips to be generated per day~~
- ~~b. In the event the facility is to be located next to residentially used or zoned property, all setbacks shall be doubled.~~
- ~~c. Fuel storage areas shall be shown on the site plan~~
- ~~d. In the event the facility abuts residentially used or zoned property, Level Two buffering must be implemented.~~

35. Truck Stop or Truck Terminal



~~General Commercial and Limited Industrial districts~~

- ~~a. Submit a complete description of the facility including but not limited to:
  - ~~o Days/hours of operation~~
  - ~~o Total number of employees, both full-time and part-time~~~~
- ~~b. In the event the facility is to be located next to residentially used or zoned property, all setbacks shall be doubled.~~
- ~~c. Fuel storage areas and lines, and driveways shall be shown on the site plan~~
- ~~d. In the event the facility abuts residentially used or zoned property, Level Two buffering must be implemented.~~

36. Wireless Telecommunications Services

All zones

**Section 1 Purpose**

The purpose of this Section 36 is to:

- o Protect residential areas and land uses from potential adverse impacts of towers and antennas;
- o Encourage the location of towers in non-residential and less developed areas;
- o Strongly encourage joint use of new and existing tower sites as a primary option rather than construction of additional single-use towers;
- o Encourage users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact on the community is minimal;
- o Encourage users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design, siting, landscape screening, and innovative camouflaging techniques;
- o Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently;
- o Consider the public's health and safety in regard to communication towers; and
- o Avoid potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures.

**Section 2 Definitions**

The words, terms and phrases shall have the meanings assigned below provided, however, any words, terms or phrases not defined herein shall have the meaning assigned in Chapter 2 of this Ordinance:

ACCESSORY EQUIPMENT STRUCTURE- A building or cabinet-like structure located adjacent to, or in the immediate vicinity of, a wireless telecommunication tower or antenna to house equipment customarily incidental to the receiving or transmitting of wireless broadcasts, cellular telephone calls, voice messaging and paging services.

ALTERNATIVE TOWER STRUCTURE- Man-made trees, clock towers, bell steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

ANTENNA – Communications equipment that transmits, receives, or transmits and receives electromagnetic radio signals used in the provision of all types of wireless communications services.

ANTENNA, STEALTH- Wireless telecommunication antenna and related equipment designed to blend into the surrounding environment or integrated into the physical structure to which it is attached.

APPLICATION – A formal request submitted to the county to construct or modify a wireless support structure or a wireless facility.

BASE STATION – A station at a specific site authorized to communicate with mobile stations, generally consisting of radio receivers, antennas, coaxial cables, power supplies, and other associated electronics.

**COLLOCATION – The placement, installation, maintenance, modification, operation, or replacement of wireless facilities on, under, within, or on the surface of the earth adjacent to existing structures, including utility poles, city utility poles, water towers, buildings, and other structures capable of structurally supporting the attachment of wireless facilities in compliance with applicable codes.**

~~COLLOCATION – The placement or installation of wireless facilities on existing structures, including electrical transmission towers, water towers, buildings, and other structures capable of structurally supporting the attachment of wireless facilities in compliance with applicable codes.~~

**COMMUNICATIONS FACILITY – The set of equipment and network components, including wires and cables and associated facilities used by a communications service provider to provide communications service.**

**COMMUNICATIONS SERVICE – Cable service as defined in 47 U.S.C. § 522(6), information service as defined in 47 U.S.C. § 153(24), telecommunications service as defined in 47 U.S.C. § 153(53), or wireless services.**

**COMMUNICATIONS SERVICE PROVIDER – A cable operator as defined in 47 U.S.C. § 522(5); a provider of information service, as defined in 47 U.S.C. § 153(24); a telecomm**

COMMUNICATIONS TOWER- A tower, which supports communication (broadcast, receiving, or relay) equipment, utilized by government or other public and quasi-public users. This does not

include private home use of satellite dishes and television antennas or amateur radio operators as licensed by the Federal Communications Commission (FCC).

**ELIGIBLE FACILITIES REQUEST**– A request for modification of an existing wireless tower or base station that involves collocation of new transmission equipment or replacement of transmission equipment but does not include a substantial modification.

**EQUIPMENT** – Antennas, transmitters, receivers, cables, wires, transformers, power supplies, electric and communication lines necessary for the provision of television broadcast signals, radio wave signals, wireless data or wireless telecommunication services to a discrete geographic area, and all other apparatuses and appurtenances, including shelters, cabinets, buildings, platforms, and ice bridges used to house or otherwise protect equipment.

**EQUIPMENT COMPOUND**– An area surrounding or near the base of a wireless support structure within which a wireless facility is located.

**FALL ZONE** – The area in which a wireless support structure may be expected to fall in the event of a structural failure, as measured by engineering standards.

**GROUND AREA** – The area of real property surrounding the base of towers on which the equipment and appurtenances necessary for the operation and stability of the towers, including guy wires and security fencing, are constructed or installed.

**LAND DEVELOPMENT REGULATION**– Any ordinance enacted pursuant to this Section 36.

**MICRO WIRELESS FACILITY** – A small wireless facility that is no larger in dimension than 24 inches in length, 15 inches in width, and 12 inches in height and that has an exterior antenna, if any, no longer than 11 inches.

**REPEATER**-A small receiver/relay transmitter of relatively low power output designed to provide service to areas that are not able to receive adequate coverage directly from a base or primary station.

**SATELLITE DISH ANTENNA OR SATELLITE DISH**- A parabolic antenna designed to receive electromagnetic transmissions from a satellite.

**SEARCH RING.** – The area within which a wireless support facility or wireless facility must be located in order to meet service objectives of the wireless service provider using the wireless facility or wireless support structure.

**SMALL WIRELESS FACILITY** – A wireless facility that meets the following qualifications:

- a. Each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna

and all of its exposed elements, if enclosed, could fit within an enclosure of no more than 6 cubic feet.

- b. All other wireless equipment associated with the facility has a cumulative volume of no more than 28 cubic feet. For the purposes of this sub-subdivision, the following types of ancillary equipment are not included in the calculation of equipment volume: electric meters, concealment elements, telecommunications demarcation boxes, ground-based enclosures, grounding equipment, power transfer switches, cut-off switches, vertical cable runs for the connection of power and other services, or other support structures.

**SUBSTANTIAL MODIFICATION**– The mounting of a proposed wireless facility on a wireless support structure that substantially changes the physical dimensions of the support structure. A mounting is presumed to be a substantial modification if it meets any one or more of the criteria listed below. The burden is on the County to demonstrate that a mounting that does not meet the listed criteria constitutes a substantial change to the physical dimensions of the wireless support structure.

- a. Increasing the existing vertical height of the structure by the greater of (i) more than ten percent (10%) or (ii) the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet.
- b. Except where necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable, adding an appurtenance to the body of a wireless support structure that protrudes horizontally from the edge of the wireless support structure the greater of (i) more than 20 feet or (ii) more than the width of the wireless support structure at the level of the appurtenance.
- c. Increasing the square footage of the existing equipment compound by more than 2,500 square feet.

**TOWER**- Any ground-mounted, pole, spire, structure or combination thereof, including supporting lines, cables, wires, braces and masts, to which a telecommunications antenna is attached or affixed.

**TOWER, LATTICE**- Three- or -four-legged steel girded structures typically supporting multiple communications users and services generally ranging from 60 to 200 feet in height.

**TOWER, MONOPOLE**- Single pole design, approximately three feet in diameter at the base narrowing to approximately one and a half feet at the top, generally ranging from 25 to 150 feet in height.

**UTILITY POLE**– A structure that is designed for and used to carry lines, cables, or wires for telephone, cable television, or electricity, or to provide lighting.

**WATER TOWER**– A water storage tank, a standpipe, or an elevated tank situated on a support structure originally constructed for use as a reservoir or facility to store or deliver water.

~~**WIRELESS FACILITY**– The set of equipment and network components, exclusive of the underlying wireless support structure or tower, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment necessary to provide wireless data and wireless telecommunications services to a discrete geographic area.~~

**WIRELESS FACILITY** – Equipment at a fixed location that enables wireless communications between user equipment and a communications network, including (i) equipment associated with wireless communications and (ii) radio transceivers, antennas, wires, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration. The term includes small wireless facilities. The term does not include any of the following:

- a. The structure or improvements on, under, within, or adjacent to which the equipment is collocated.
- b. Wireline backhaul facilities.
- c. Coaxial or fiber-optic cable that is between wireless structures or utility poles or city utility poles or that is otherwise not immediately adjacent to or directly associated with a particular antenna.

**WIRELESS INFRASTRUCTURE PROVIDER** – Any person with a certificate to provide telecommunications service in the State who builds or installs wireless communication transmission equipment, wireless facilities, or wireless support structures for small wireless facilities but that does not provide wireless services.

**WIRELESS PROVIDER** – A wireless infrastructure provider or a wireless services provider.

**WIRELESS SERVICES** – Any services, using licensed or unlicensed wireless spectrum, including the use of Wi-Fi, whether at a fixed location or mobile, provided to the public using wireless facilities.

**WIRELESS SERVICES PROVIDER** – A person who provides wireless services.

**WIRELESS SUPPORT STRUCTURE.** – A new or existing structure, such as a monopole, lattice tower, or guyed tower that is designed to support or capable of supporting wireless facilities. A utility pole is not a wireless support structure.

**WIRELESS TELECOMMUNICATION SERVICES (WTS)**- Licensed or unlicensed wireless telecommunication services including cellular, digital cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), commercial

or private paging services, or similar services marketed or provided to the general public. This definition does not include services for non-commercial entities in the amateur radio service, public safety radio service, or licenses assigned to non-profit organizations such as the Red Cross, Civil Air Patrol, or military affiliated radio services that are licensed by the Federal Communications Commission.

### **Section 3 Applicability**

The provisions of Section 36 shall apply to any new Wireless Telecommunications Tower, Antenna or substantial modification, except as provided below. The use of land for wireless telecommunication service antenna or tower shall be permitted as set forth in Chapter 3, Section 3.8 subject to the criteria below.

### **Section 4 General Guidelines and Requirements**

- a. **PRINCIPAL OR ACCESSORY USE-** Antennas and towers may be considered either principal or accessory uses. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.
- b. **LOT SIZE-** In the event that a tower or antenna is installed and/or leased on a portion of a lot, the lot in its entirety will determine any and all district development regulations that the structure may be subjected to; including but not limited to setback, lot coverage, and other such requirements.
- c. **INVENTORY OF EXISTING SITES-** Each applicant for an antenna and/or tower shall provide to the Zoning Administrator an inventory of its existing towers, antennas, or sites approved for towers or antennas, that are within the jurisdiction of Cabarrus County, the City of Kannapolis, the City of Concord, the Town of Harrisburg, the Town of Mt. Pleasant, the City of Locust or the Town of Midland. Such information shall include specific information about the location, height, and design of each tower. Each applicant shall also provide a one-year build out plan for all other proposed wireless communications facilities within the County. The Zoning Administrator, and/or his or her designee, may share such information with other applicants applying for administrative approvals or special use permits under this Ordinance or with other organizations seeking to locate towers or antennas within the jurisdiction of this Ordinance provided, however that the Zoning Administrator, and/or his or her designee, is not, by sharing such information, in any way representing or warranting that such sites are available or suitable. Notwithstanding, the applicant is not required to provide proprietary, confidential or other business information to justify the need for the new wireless support structure, including propagation maps and telecommunication traffic studies.

### **Section 5 Aesthetics**

- Towers shall either maintain a galvanized steel finish or be painted a neutral color to blend in with the surrounding area and to reduce visual obtrusiveness.

- The design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings located adjacent to the tower or antenna site.
- If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure. This is in order to make the antenna, and related equipment, as visually unobtrusive as possible.
- LIGHTS- No tower or antenna shall have affixed or attached to it in any way except during time of repair or installation, any lights, reflectors, flashers, day-time strobes or steady night time light or other illumination devices, except as required by the FAA, FCC or the County. This restriction against lights shall not apply to towers which have been combined with light standards for illumination of ball field, parking lots, playgrounds, or other similar public uses. If lighting is required, the lighting sources and design shall be designed to create the minimum practicable penetration of areas outside the boundaries of the Lot or Parcel.
- STATE OR FEDERAL REQUIREMENTS- All towers and antennas must meet or exceed current standards and regulations of the FAA, the FCC, and any other state or federal government agency with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this chapter shall bring such towers and antennas into compliance with the revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.
- BUILDING CODES, SAFETY STANDARDS- To ensure the structural integrity of towers and antennas, the owners of such facilities shall ensure that they are maintained in compliance applicable with standards contained in the State Building Code.
- FALL ZONE- Towers shall be designed so that in the event of a structural failure, the tower falls on the subject parcel or within the leased area of the subject parcel. No tower or antenna shall be designed and/or sited such that it poses a potential hazard to nearby residences, surrounding properties or improvements. To this end, any tower or antenna, shall be designed to withstand the maximum forces expected from wind and ice when the tower is fully loaded with antennas, transmitters and other equipment. Compliance with this requirement shall be certified by a professional engineer licensed by the State of North Carolina in a report describing the tower structure, specifying the number and type of antennas it is designed to accommodate, providing the basis for the calculations done, and documenting the actual calculations performed. **See Table 1 at the end of this section for setback requirements.**
- ESSENTIAL SERVICES- Wireless telecommunications towers and antennas shall be regulated and permitted pursuant to this chapter and shall not be regulated or permitted as essential services, public utilities, or private utilities.

- SIGNS- Signs on a tower, or on any portion of the premises leased for wireless communication use, shall be limited to those needed to identify the property and the owner and to warn of any danger. Signs which advertise for commercial purposes are prohibited. All signs shall comply with the requirements of Chapter 11, Signage.

### Section 6 Permit Requirements

No wireless telecommunications tower, antennae, or substantial modification shall be erected or established unless and until a Zoning Clearance Permit has been issued pursuant to this Ordinance.

- A Stealth Antenna or Repeater which does not exceed sixty-five (65) feet in height is ~~are~~ permitted as of right and does not require a special use permit.
- Repeaters shall either maintain a galvanized steel finish or be painted a neutral color to blend in with the surrounding area and/or structure and to reduce visual obtrusiveness. Where a pole frame is used, the frame shall be similar and compatible with existing light poles and fixtures in the area.
  - a. Where repeaters are proposed to be located in a public or private right-of-way, encroachment agreements shall be submitted as part of the site plan review application package.

In addition to procedures, standards and criteria set forth in this Ordinance, Special Use Permits for towers, antennas, and substantial modifications shall be issued in accordance with the following provisions:

- Towers or antennas sixty-five (65) feet or more from the average ground level shall require a special use permit. This applies to mounted antennas, referring to the total height from the base of the building or other structure to the top of the antennas.
- Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified (**signed and sealed**) by a professional engineer licensed in the State of North Carolina.
- In addition to any other information required pursuant to this Ordinance, applications for special use permits for towers shall include the following information:
  - a. A site plan consistent with the procedures of this Ordinance which clearly indicates the location, type, and height of the proposed tower; on-site land uses and zoning; adjacent land uses and zoning (including when adjacent to other zoning jurisdictions); adjacent roadways; proposed means of access; setbacks from property lines elevation drawings of the proposed tower and any other structures; and other information deemed by the Administrator to be necessary to assess compliance with this Section.
  - b. The setback distance between the proposed tower and the nearest residential unit and residentially zoned properties.
  - c. The availability of suitable existing towers, other structures, or alternative technology.



- d. The separation distance from other towers pursuant to Table 1 shall be shown on an ~~updated~~ site plan or map. The applicant shall also identify the type of construction of the existing tower(s) and the owner/operator of the existing tower(s), if known.
- e. Method of fencing and finished color and, if applicable, the method of camouflage and illumination.
- f. A notarized statement by the applicant as to whether construction of the tower will accommodate co-location of additional antennas for future users.
- g. A description of the suitability of the use of existing towers, other structures or alternative technology not requiring the use of towers or structures to provide the services to be provided through the use of the proposed new tower.
- h. A description of the feasible alternative location(s) of future towers or antennas within the County based upon existing physical, engineering, technological or geographical limitations in the event the proposed tower is erected.
- i. A statement of compliance with the Federal Communications Act 47 U.S.C §332 as amended and the applicable rules promulgated by the Federal Communications Act.

### **Section 7 Approval Criteria**

All non-stealth and stealth towers and mounted antennas are permitted by right or as a special use as listed in Chapter 3, Section 3-8.

#### *Factors Considered in Granting **Special Use Permits** for Towers*

In determining whether to issue a **special use permit**, the Board of Adjustments shall consider, in addition to any other standards in this Ordinance governing **special use permits**, the following factors:

- a. Height of the proposed tower;
- b. Proximity of the tower to residential structures and residentially zoned district boundaries;
- c. Nature of uses on adjacent and nearby properties;
- d. Surrounding topography;
- e. Surrounding tree coverage and vegetation;
- f. Design of the tower, with particular reference to design characteristics that reduce or eliminate visual obtrusiveness;
- g. Proposed ingress and egress; and
- h. Availability of suitable existing towers, other structures, or alternative technologies not requiring the use of towers or structures, as discussed in Section 8 below.

### **Section 8 Availability of Suitable Existing Towers, other Structures, or Alternative Technology**

No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Administrator, or Board of Adjustment (if **special use permit** is required), that no existing tower, structure or alternative technology, that does not require the use of towers or structures, can accommodate the applicant's proposed tower or antenna. Evidence submitted to demonstrate that no existing tower, structure or alternative technology can

accommodate the applicant's proposed tower or antenna may consist of any or all of the following:

1. No existing towers or structures are located within the geographic area which meets applicant's engineering requirements.
  2. Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
  3. Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
  4. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.
  5. The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs required by the owner of existing tower or structure that exceed new tower development are presumed to be unreasonable.
  6. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.
  7. The applicant demonstrates that alternative technologies, such as a cable microcell network using multiple low-powered transmitters/receivers attached to a wire line system, that does not require the use of towers or structures, are unsuitable. Costs of alternative technology that exceed new tower or antenna development cost shall not be presumed to render the technology unsuitable.
- a. SEPARATION- Towers shall be separated a distance, as measured from the base, equal to at least the minimum standards established in Table 2. The separation distances shall be measured by drawing or following a straight line between the base of the preexisting tower and the base location, pursuant to a site plan, of the proposed tower.
  - b. SECURITY FENCING- Towers shall be enclosed by security fencing not less than six (6) feet in height and no more than eight (8) feet in height, constructed of block or masonry or wood material, and shall be equipped in such a manner as to deter climbing.
  - c. LANDSCAPING- Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent residential property **and from any road right-of-way**. The standard buffer shall consist of a landscaped ~~strip-area~~ at least four (4) feet wide outside the perimeter of the compound. Plant materials forming the visual buffer may be existing on the subject property or installed as part of the proposed facility, but existing mature plant growth and natural land forms on the site shall be preserved to the maximum extent possible. The Administrator may waive these requirements in locations where the view of the tower base is obstructed by existing buildings or natural topography and cannot be viewed from adjacent property or ~~a public street~~. **from any road right-of-way**

### **Section 9 Buildings or Other Equipment Storage**

Structures used in association with towers or antennas shall comply with the following provisions:

- a. Equipment cabinets and/or other structures shall comply with all applicable building codes.
- b. Guys and accessory buildings shall satisfy the minimum zoning district setback requirements.
- e. **Individual** equipment cabinets and/or structures shall be no greater than fourteen (14) feet in height or three hundred (300) square feet in gross floor area. ~~The entry or access side of a cabinet and/or structure shall be gated by a solid, sight-obscuring gate that is separate from the cabinet and/or structure. Such access way shall not face residentially zoned property.~~

### Section 10 Collocation

- a. GOOD FAITH- Applicants shall make a good faith effort to share wireless communication structures, facilities and sites where feasible and appropriate. Good faith effort shall include sharing technical information necessary to determine if collocation is feasible under the design configuration most accommodating to collocation, and may include negotiations for erection of a replacement support structure to accommodate collocation. A competitive conflict to collocation or financial burden caused by sharing such information normally will not be considered as an exception to the duty of good faith.
- b. THIRD PARTY TECHNICAL REVIEW- In the event a dispute arises as to whether an Applicant has exercised good faith in accommodating other users, the Administrator may require the applicant to obtain a third party technical study at the Applicant's expense. The Administrator may review any information submitted by the Applicant in determining whether good faith has been exercised.
- c. EXCEPTIONS- No collocation may be required where the shared use would or does result in significant interference with the broadcast or reception capabilities of the existing wireless communication facilities or the failure of the facilities to meet federal standards for emissions.
- d. VIOLATION, PENALTY- Failure to comply with collocation requirements may result in denial of a permit request or revocation of an existing permit.

### Section 11 Removal of Abandoned Antennas and Towers

Any antenna or tower that is not operated for a continuous period of one (1) year shall be considered abandoned, and the owner of such facility shall remove the antenna or tower within ninety (90) days of receipt of notice from the Board of Adjustment notifying the owner of such abandonment. If there are two or more users of a single tower or antenna, then this provision shall not become effective until all users cease using the tower or antenna for the prescribed period. "Physically remove" shall include, but not be limited to:

1. Removal of antennas, mount, equipment shelters and security barriers from the subject property.
2. Proper disposal of the waste materials from the site in accordance with local and state solid waste disposal regulations.
3. Restoring the location of the facility to its natural condition, except that any landscaping and grading shall remain in the after condition.

The company that is constructing and leasing the tower shall provide a performance bond for 1.25 times the estimated cost of the removal of the towers, antennas, and any accessory equipment or structures anticipated to be located on the site at build out. The performance bond shall be filed prior to issuance of a zoning clearance permit. This amount will be determined by a removal company and certified by a North Carolina licensed engineer. For every year following approval, the bond shall increase by an inflation factor based upon the Consumer Price Index (CPI) Index. A revised bond shall be provided every 5<sup>th</sup> year that a tower is in place.

### Section 12 Non-Conforming Uses

- a. NO EXPANSION OF NONCONFORMING USE- Towers that are constructed and antennas that are installed, in accordance with the provisions of this chapter, shall not be deemed to constitute the expansion of a nonconforming use or structure. In addition, a change to a tower that does not constitute a substantial modification must be permitted.
- b. PREEXISTING TOWERS- Towers constructed prior to the adoption of this Ordinance shall be allowed to continue their usage as they presently exist. Routine maintenance (including replacement with a new tower of like construction and height) shall be permitted on such preexisting towers. New construction other than routine maintenance on a preexisting tower shall comply with the requirements of this Chapter.
- c. REBUILDING DAMAGED OR DESTROYED NONCONFORMING TOWERS OR ANTENNAS- Notwithstanding this Section, ~~bona fide~~ nonconforming towers or antennas that existed prior to this Ordinance being adopted, or that were properly permitted at the time of construction, and that are damaged or destroyed by weather events or other non-manmade causes are not required to conform to the requirements of this Ordinance provided the type, height, and location if the tower onsite shall be of the same type and intensity as the original facility; provided, however, that any destroyed lattice or guyed tower shall be replaced with a monopole structure only. If no permit is obtained or if such permit expires, the tower or antenna shall be deemed abandoned.

### SECTION 13 Duration of Permit

The county may condition a permit on a requirement to construct the facility within a reasonable period of time, which shall be no less than two (2) years.

<b>Table 1 Separation Requirements <del>from</del> for On and Offsite Uses/<del>Areas</del></b>
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<p><del>Single family Residential Structure units [1],</del> includes but is not limited to: single family detached, single family attached, modular homes, manufactured homes, townhome units, group home facilities, and family care homes, multi-family units, accessory dwelling units and any other habitable structures.</p>	<p>The tower compound shall be located a minimum of the tower height plus 50' from any property line or residential structure. In no case shall a tower be located less than 100' from any property line or residential structure.</p>
<p><del>Vacant residentially zoned land which is either platted or has preliminary plat approval which is not expired</del></p>	
<p>Vacant residentially zoned land</p>	
<p>Existing multi-family residential units</p>	
<p>Non-residentially zoned lands or non-residential uses</p>	<p>None, only setbacks apply</p>
<p>[1] <del>Includes modular homes, manufactured homes, townhome units, group home facilities and family care homes</del></p> <p>Separation measured from edge of lease area or compound (fenced in area) to closest property line or structure.</p> <p><b>NOTE: For purposes of determining required separation, use takes precedence over the zoning designation.</b></p>	

<b>Table 2 Separation Distances Between Towers</b>		
	Monopole 65 ft. in height or greater	Monopole less than 65 ft. in height
Monopole 65 feet in height or greater	1,500 feet	750 feet
Monopole less than 65 feet in height	750 feet	750 feet

Separation distance measured from the base of the tower. Includes towers located across municipal boundaries and county line.

37. Veterinarian, Animal Hospital, Animal Shelter, Commercial Kennel, Agricultural/Open, Countryside Residential, ~~Office~~/Limited Commercial, General Commercial and Limited Industrial districts
- a. Official County Health Alliance approval of water and sewer services provided to the facility must be copied to the office of the Zoning Administrator.
  - b. The minimum distance between the outer edge of any buildings or fenced area must be at least 300 feet from the parcel boundary of any residentially zoned or used properties. In addition, all animal enclosures must meet the same distance/buffer requirements.
  - c. The number of animals boarded outside or partially outside in the facility shall not exceed 25 animals. Those boarded entirely inside shall not be counted as part of this limitation.
  - d. The primary use, including all outside boarding areas, shall meet the Level Two buffer standards of Chapter 9 of this Ordinance.
  - e. This use shall be required to be separated from educational institutions and places of worship by a distance of 1,000 feet. This distance shall be measured from the exterior property lines of the facility to the nearest property line of the educational institution or place of worship.
  - f. All outdoor lights must be shielded to direct light and glare onto the facility's premises and may be of sufficient intensity to ensure security.
  - g. Lighting and glare must be deflected, shaded and focused away from any adjoining residential or institutional property.
  - h. All storage areas including dumpsters must be sited to the rear of the building, within the setbacks required of the building's underlying zone; and, made unnoticeable from both residential adjacent properties and public rights-of-way through installation of either fencing or vegetative screening.
  - i. Any kennel which is not wholly enclosed within a building shall be enclosed by a security fence at least six (6) feet in height.

38. Wellness Retreat, Wellness Spa

Agriculture/Open and Countryside Residential districts

- a. A complete description of the facility including but not limited to:
  - o Hours and days of operation
  - o Total number of employees, both full-time and part-time
  - o Projected number of users per weekday and weekend days
  - o Types of accessory uses, if any, envisioned on the site
  - o Any and all other relevant information that will help describe the facility

- b. Site shall be a minimum of six (6) acres in the AO district and four (4) acres in the CR district
- c. Outdoor exercise areas, meditation areas, gardens, classroom spaces and parking areas must be a minimum of two hundred feet (200) from any adjacent residentially zoned or used property line.
- d. Where adjacent to residentially zoned or used property, a type 1 buffer shall be installed.
- e. Where overnight accommodations are provided, facilities shall be located interior to the site and shall have a residential appearance.

### Part III LANDSCAPING REQUIREMENTS FOR PARKING AREAS AND STREET YARD

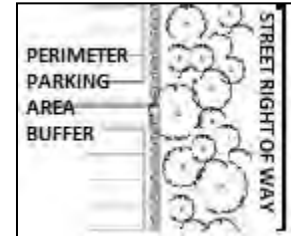
#### SECTION 9-7 PARKING LOT AREA LANDSCAPE BUFFER REQUIREMENTS

##### APPLICABILITY:

All parking areas in excess of five spaces are subject to the following standards:

A. Perimeter parking area landscaping

Parking area perimeters which are adjacent either to public rights-of-way or residentially used property must install a landscape buffer yard area around the perimeter of the parking area a minimum of eight feet wide.



Trees and shrubs are required in the perimeter parking lot yard as follows:

1. Trees

Required at the rate of one canopy or shade tree or two understory trees for every twenty linear feet of the required planting yard

2. Shrubs

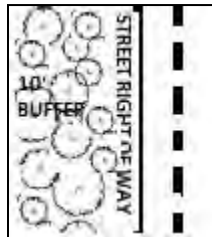
Shrubs are required in addition to trees and at a rate of three shrubs for every ~~10~~ **twenty** linear feet of planting yard.

#### SECTION 9-9 STREET YARD LANDSCAPE BUFFER AREA

##### Street yard landscape buffer area

Each site must develop a landscape planting area with a minimum ten foot width along all areas which front public right of ways, roads and streets.

Additional street yard buffering requirements may apply to the site being developed. See Chapter Four, Part III, for Thoroughfare Overlay standards.



##### Ratio of trees and shrubs

a. Trees

Required at the rate of one canopy or two understory trees for every thirty linear feet of required planting area.

b. Shrubs

Shrubs are required in addition to trees and at a rate of five for every ~~fifteen~~ **thirty** linear feet of required planting area.



**Zoning Administrator and Zoning Compliance Permits**

**PART 1 Development Approvals, Zoning Administrator, Permits and Compliance**

**Section 12-1. Development Approvals Required**

To the extent consistent with the scope of regulatory authority granted by this Ordinance, no person shall commence or proceed with development without first securing any required development approvals from the local government with jurisdiction over the site of the development.

**Section 12-2. Zoning Administrator**

A Zoning Administrator and his or her staff are designated by the Cabarrus County Board of Commissioners (“BOC”) to administer and enforce the provisions of this Ordinance. Among the responsibilities of the Zoning Administrator is the issuance or denial of Certificates of zoning compliance permits.

~~If a ruling of the Zoning Administrator is questioned, applicant(s) may appeal to the Cabarrus County Planning and Zoning Commission (the “Commission”), acting as Board of Adjustment, as described in Section 12-22.~~

**Section 12-3. Certificates of Zoning Compliance Permit**

A Zoning Compliance Permit must be obtained from the Zoning Administrator prior to the use or occupancy of any building or premises, or both, hereinafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure.

Additionally, no nonconforming structure or use can similarly be changed or extended without a Zoning Compliance Permit or Certificate of Non-Conformity Adjustment being issued.

**Section 12-4. Cabarrus Health Alliance Approval Prior to Zoning and Building Permitting**

If a site does not have access to municipal sewer and/or water, then the site will need to be evaluated to determine if a septic system and/or well can be approved using 15A NCAC 18A .1900 NC Rules. If approved, documentation will be provided in the form of an issued Authorization to Construct (ATC) permit.

If a site has an existing septic and/or well that is either in use or has previously been in use, then an evaluation will be made of the proposal and the current existing system to determine approval using the 15A NCAC 18A .1900 NC Rules. If approved, documentation will be provided in the form of an approval letter.

If approval in either circumstance cannot be given, a letter of denial will be issued and the stated reasons why in reference to 15A NCAC 18A .1900.

~~A Zoning Compliance Permit must be obtained before a building permit can be issued. The building permit application may be made at the same time as the application for the Zoning Compliance Permit or after its issuance.~~

No permits or certificates shall be issued except in compliance with the provisions of this Ordinance.

#### **Section 12-5. Duration of Development Approval and Zoning Compliance Permit**

Unless a different period is specified in this Ordinance or other specific applicable law, or a different period is provided by a quasi-judicial development approval, a development agreement, or a local ordinance, a zoning compliance permit issued pursuant to this Ordinance shall expire one year after the date of issuance if the work authorized by the development approval has not been substantially commenced.

Unless provided otherwise by this Ordinance or other applicable law, if after commencement the work or activity is discontinued for a period of 12 months, the development approval shall immediately expire. The time periods set out in this section shall be tolled during the pendency of any appeal. No work or activity authorized by any development approval that has expired shall thereafter be performed until a new development approval has been secured.

#### **~~Section 12-4 Temporary Certificates of Zoning Compliance~~**

~~The Zoning Administrator may issue a temporary Certificate of Zoning Compliance during alteration or partial occupancy of a building pending its completion. A temporary Certificate may include such conditions and safeguards necessary for the public safety and that of the occupants. This temporary Certificate may be renewed at the discretion of the Zoning Administrator.~~

#### **Section 12-6. Penalties**

Failure to obtain a Certificate of zoning compliance permit prior to site development or construction is a violation of this Ordinance and punishable as set forth in ~~under Section 12-27 of~~ this Ordinance.

#### **Section 12-7. Construction and use ~~to be~~ as provided in application, plans and Certificate of ~~as described in zoning compliance permit~~**

~~Certificates of Zoning compliance~~ permits issued on the basis of plans and applications approved by the Zoning Administrator authorize only the use, arrangement, and construction set forth in

approved plans and applications and no other use, arrangement, or construction. Any use, arrangement or construction at variance with that authorized shall be deemed in violation of this Ordinance. ~~and punishable as provided by Section 12-27 of this Ordinance.~~

**Section 12-8. Applying for the Zoning Compliance Permit**

Applications shall be made in writing to the Zoning Administrator on forms provided for that purpose. Records of all such applications ~~are to~~ will be kept on file as prescribed by state statute.

**Section 12-9. Site development plans**

The developer of industrial, commercial, residential, office or institutional property, including mobile home parks, with the exception of single-family detached units, must file a site development plan (site plan) with the Zoning Administrator. This plan must be approved prior to the issuance of a zoning compliance permit. ~~Submissions for all new development shall follow the procedure of Section 12-9.~~

~~All applications must be accompanied by site development plans also known as "site plans". Site plans are of two types, either major or minor. A third type of development plan is required for property located in the Cabarrus County Thoroughfare Overlay Zone (TOZ). See Chapter Four, Overlay Zones.~~

**Section 12-10. Site development plan requirements**

**12-10.1 Major Site Development Plans**

**Major site development plan general requirements:**

Site plans shall be prepared on maximum size sheets of 24" x 36". Plans shall be prepared at a graphic scale of no less than 1" = 100' and folded to 9" x 12". Each sheet shall include a north arrow and graphic scale.

**Title Block, Location Map, Survey Map, Existing Features Plan, Development Plan and Landscape Plan.**

The following is a list of the minimum contents to be included in a set of submitted site plans. The items listed below may be submitted on one sheet or a series of sheets:

- A. **Title Block:** Must be included on each sheet submitted sheet of the plan:
  - 1. Project name
  - 2. Name, address, and telephone number of the owner and/or applicant
  - 3. Name, address and contact information for the Design Professional responsible for preparing the drawings

4. **Date of original plan**
  5. **Revision Dates (if applicable)**
- B. **Location Map:** May be drawn on the same sheet as the survey and features map at a scale of 1" = 2000', indicating the location of the site, and showing:
1. The location and ownership of adjacent lots or tracts of land;
  2. The intersection of at least two (2) public streets nearest the property and the names of all public ways, opened or unopened, clearly indicated;
  3. North arrow;
  4. ~~Title block shall contain the following information:~~
    - a. ~~site plan name, and,~~
    - b. ~~name and address of owner and petitioner.~~
- C. **Survey Map:** May be combined with features map, but must show bearing and distances of the boundaries of the site **plus all land within twenty-five (25) feet of the site** prepared by a registered engineer or surveyor licensed to practice in North Carolina. **Shall not be of a scale smaller than 1" =100'**
1. **Name, address and contact information for the Design Professional responsible for preparing the map**
  2. **Date survey was made**
  3. **Scale, date and north arrow**
  4. **Dimensions of the parcel and total area (square feet) of proposed site**
  5. **Deed Book and Page Number for subject property**
- D. **Existing Features Map:** ~~May be combined with the survey map, to~~ **Shall** show all existing features of the site plus all land within twenty-five (25) feet of the site at a scale of not smaller than 1" = 100' showing:
1. Rights-of-way and easements, utilities on/over/under the site (including storm drains and catch basins, if applicable), **railroads, culverts, drainage channels, flood channels, parks, cemeteries, bridges and irrigation ditches;**
  2. All existing structures including walls, fences, and other manmade features of the site;
  3. Topography shown at not greater than five (5) foot contour intervals;
  4. Streams, floodway boundaries, delineation of the 100 year flood plain elevation **(FEMA map used and date)**, ponds, lakes, wooded areas, **applicable stream buffers** and other natural features, **including those within 100 feet of the subject property;**
  5. **Existing** driveways, drives, walk-ways and curb-cuts;
  6. Proposed roadway improvements, if any, serving the site should be provided, **including the proposed typical for the road;**

7. Any other necessary information requested by the Zoning Administrator for site plan review **and approval**;
8. ~~Title block shall contain the following information:~~
  - i. ~~Site plan name~~;
  - ii. ~~Name and address of architect, land planner, landscape architect, engineer or surveyor who prepared the map~~;
  - iii. ~~Date survey was made; and~~;
  - iv. ~~Scale, date and north arrow~~.
9. **Parcel Identification Number(s) for site**
10. **Ownership, use and zoning designation of all adjacent lots and/or tracts of land**

**E. Site Development Plan map of the site at a scale of no smaller than 1" = 100' (at the same scale as the existing features map) showing:**

1. **Proposed use(s)**;
2. **Location of required building setback lines**;
3. Proposed finished grade at no greater than five (5) contour intervals;
4. Natural features to be left undisturbed and/or landscaped areas or buffers to be created.
5. Proposed drainage;
6. Proposed location of utilities;
7. Proposed location of public streets and private drives, including rights-of-way and pavement widths, curb-cuts, pedestrian ways and other paths, proposed parking and loading areas;
8. Location of existing structures, fences, walls, signs, plantings, exterior lighting, and solid waste disposal facilities;
9. Number of proposed dwelling units **or commercial units** by type, size, and proposed ownership;
10. **Proposed location of all structure(s), fences, walls, signs and exterior lighting of the structure(s)**:
  - a. **Existing and proposed sign(s) and location(s)**,
  - b. **Color renderings of buildings elevations showing dimensions (non-residential or multi-family development)**.
11. **Location of off-street parking areas and loading areas along with proposed paving material (include parking and loading calculations)**;
12. Total acreage **and square footage** of site
13. **Existing and proposed**:
  - a. Acreage and square footage of building coverage,
  - b. Acreage and square footage in common open space,
  - c. Acreage and square footage in roads, and
  - d. **Acreage and square footage of other paved/graveled areas**,
  - e. **Acreage and square footage of all impervious surfaces**
  - f. Acreage suitable for active recreational use shall be shown, indicating proposed use thereof. Common open space as computed shall not include streets, drives, parking or loading areas;

14. Height of buildings;
  15. Proposed drainage and erosion control measures;
    - a. Erosion control measures cannot encroach into required landscaped areas
  16. Delineation of special flood hazard and/or wetlands;
  17. Location(s) of Overlay Zones (if applicable);
  18. Location(s) of solid waste containers, including proposed design provisions for required screening;
  19. Required NCDOT site triangles
  20. Other information deemed necessary by the Zoning Administrator for site plan review and approval;
  21. ~~Title block containing:~~
    - i. ~~site plan name,~~
    - ii. ~~name and address of architect, land planner, engineer or surveyor, and scale, date and north arrow~~
- F. **Landscape Plans:** Commercial site plans must include a landscape plan. If space allows, the landscape may be shown on the site plan but must be submitted as a separate plan sheet. At a minimum, the landscape plan shall include:
1. Proposed landscape areas and required buffer areas with dimensions;
  2. Planting area calculations in tabular form listing botanical/common names, number and size of plantings for each area;
  3. All undisturbed natural features;
  4. The total square footage of the property, the square footage of the buildings, parking and other vehicular use/parking areas;
  5. Location, name, and size of any existing trees or shrubs to be incorporated or retained as part of the landscape plan.
- G. **Flood Prevention Plan:** Projects located in or near the flood plain are required to file a Flood Prevention Plan and may also be required to obtain a Floodplain Development Permit. The plan must be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. The plan must be drawn at a scale of no smaller than 1" = 100' showing the following data:
1. Location of floodplain (floodway, 100 and 500 year)
  2. Location of all proposed buildings and parking areas in relation to the floodplain
  3. Distance of any proposed buildings and parking areas from the delineated floodplain
  4. Location of any areas of disturbance and any proposed limits of disturbance
  5. Base flood elevation for existing and proposed structures
  6. Elevation Certificate, if applicable
  7. Flood proofing Certificate, if applicable

See Chapter 16 for additional information related to Flood Damage Prevention and Floodplain Development Permitting

**H. Other Information and Documents:**

1. Driveway permit from NCDOT for new driveway connections or modifications to existing access points
2. Army Corp of Engineers Approval for wetlands or stream crossings
3. Copy of recorded deed if project located on a newly created parcel
4. Erosion Control Approval Certificate
5. Phase II Post Construction Stormwater Permitting Approval Certificate
6. Architectural Review Plans, if applicable
7. Any other necessary information requested by the Zoning Administrator for site plan review and approval
8. Case number and documentation showing conditions of approval for items approved by Planning and Zoning Commission
9. Case number and documentation showing that conditions of approval have been met for projects that have received approval and have Granting Orders in place with the Board of Adjustment.

~~For property to be developed in sections or phases, detailed site plans containing the above information may not need to be submitted for the entire property. However, conceptual or schematic plans shall be submitted in order to show the relationship of the section under review to the entire project.~~

**Minor site development plans**

Site improvements or building additions to existing developments may submit the following in lieu of a major site development plan:

1. If the site has a previously reviewed and approved site plan, the changes or additions to that plan may be submitted with the Title block and the site plan properly ~~updated.~~ ~~amended.~~
  - a. ~~If there have been any changes to local or state regulations related to the previously approved site plans and development, the burden is on the applicant to show that the current standards of review are being met for the site~~
2. If no previously reviewed and approved site plan exists, a major site plan as described in ~~the previous~~ section ~~12-8~~ must be submitted

**Section 12-11. General standards for site development**

All development, other than single-family and agriculture, shall conform to the following standards:

- A. **Land ownership.** All land within multi-unit developments shall be in single, or joint ownership, or in whatever form the petitioner shall have the right to acquire ownership under a valid option, and this information shall be included in the submission. Satisfactory arrangements shall be made for the ownership of land in common space.

- B. **Pedestrian ways.** Sidewalks or pathway systems shall be provided from parking areas to the main building entrance. Surface materials, width, and alignment shall be shown. **All proposed pedestrian areas must meet design standards for accessibility.**
- C. **Land coverage.** Land covered by impermeable surfaces shall not exceed the required percentage of the total site area. (See Chapter Five for impermeable surface maximums)

All provisions of this Zoning Ordinance which apply to the site under review for development shall be included on or with the site plan.

~~Areas deserving particular attention include:~~

- ~~a. Buffering and visibility at intersections~~
- ~~b. Signage locations~~

### **Section 12-12. Review and approval procedure**

Complete applications and plans are needed before the site plan will be accepted for review. If the submitted site plan meets all of the requirements of this Ordinance, it shall be approved by the Zoning Administrator. In the event that a site plan is denied, the specific reasons for the denial shall be transmitted to the applicant within one week of that action.

An approved or conditionally approved site plan shall be retained in the Planning and Zoning Department **in accordance with state statutes**. A zoning compliance permit may only be secured after receiving an approved site plan. If the developer is not prepared to begin the project immediately, he or she may petition the Commission to vest development rights for a period of not more than two (2) years. If a zoning compliance permit has not been issued within two years of the Board's approval, the approved plans shall be null and void.

~~Before a Occupancy Permit~~ **Certificate of Compliance** is granted, all requirements of the approved site plan **and zoning compliance permit that has been issued** shall be completed, ~~unless specifically waived for a set time period by the Zoning Administrator.~~

### **Section 12-13. Traffic Impact Analysis**

**Transportation impacts, and how to mitigate them, are an important consideration for the community when development is proposed. Public policy makers, citizens and developers all have a stake in understanding and responding to additional demands on the transportation system. A Transportation Impact Analysis (TIA) is a tool used to evaluate the incremental impacts on the surrounding transportation infrastructure and how to mitigate them to maintain safe traffic and transportation operations.**

#### **A. Applicability**



1. A traffic impact analysis (TIA) shall be required for any conditional use rezoning, conditional use permit, preliminary plat, site plan or zoning compliance permit application or request estimated to produce 2,000 vehicles per day or greater **and/or 100 total trips both entering and exiting the site during either the AM or PM peak hours** during an average weekday based on a five day national average as defined in the Institute of Transportation Engineers (ITE) Trip Generation Manual.
2. A TIA shall be required for residential development estimated to produce 2,000 vehicles per day or greater **and/or 100 total trips both entering and exiting the site during either the AM or PM peak hours** during an average weekday based on a five day national average as defined in the ITE Trip Generation Manual.
3. A TIA shall be required for any nonresidential or mixed use development estimated to produce 3,000 vehicles per day or greater **and/or 150 total trips both entering and exiting the site during either the AM or PM peak hours** during an average weekday based on a five day national average as defined in the ITE Trip Generation Manual.
4. A TIA may also be required for proposed access within 1,000 feet of an interchange, in the vicinity of a high accident location, on a major arterial roadway, when involvement with an existing or proposed median crossover is necessary, when the project includes highway improvements that are in the Transportation Improvement Program, when involvement with an active roadway construction project is necessary or at the discretion of the NCDOT District Engineer.
5. **A TIA or Technical Memorandum may also be required based on special circumstances associated with the proposed development, even if the number of gross trips falls below the above stated thresholds. This includes when:**
  - a. **Traffic is being generated from a non-residential development that could potentially impact adjacent residential neighborhoods.**
  - b. **Traffic operation issues for current and/or future years on nearby roads is expected to be worsened by traffic generated from the new development.**
  - c. **Traffic near the site is experiencing significant or unacceptable delays.**
  - d. **The proposed land use differs from the proposed land use classification in the Land Use Plan.**
  - e. **The existing street or access system is not anticipated to accommodate the expected traffic generation.**
  - f. **The proposed development includes a drive-through facility, or other uses, such as schools, that require significant on site circulation that may have off-site impacts to adjoining roads and/or intersections.**
  - g. **The amount, behavior or assignment of traffic is different from a previously approved TIA for the same property.**

The need for a TIA may be waived when Cabarrus County and NCDOT agree a TIA is not needed. In the event a waiver is requested, the applicant must provide evidence to show that a waiver is appropriate. Waiver requests shall be handled on a case-by-case basis.

**B. Calculating Trip Generation** The trip generation of a proposed development is the sum of the number of inbound and outbound vehicle trips that are expected for the proposed ~~subdivision~~ **land use**. For purposes of determining the requirement to submit a TIA, no adjustments such as modal split, pass-by trips or internal capture rates will be allowed to the site traffic calculation. A TIA will vary in range and complexity depending on the type and size of the proposed development. When mutually agreed upon by the NCDOT, the applicant, and Cabarrus County staff, the basic requirements for the TIA may be modified.

**C. Traffic Impact Study**

1. When required by this section or NCDOT, a TIA shall be used to review the potential impacts of proposed or revised developments on the State Highway System. The TIA covers safety, capacity, and access issues. When required and completed, a TIA shall be used by Cabarrus County and NCDOT to determine the required improvements to the State Highway System within the vicinity of the development to mitigate undesirable impacts of the project.
- 2- The NCDOT District Engineer, working together with Cabarrus County, will determine the basic parameters of the TIA **during a pre-submittal conference. The scoping document** ~~When will be~~ mutually agreed upon by NCDOT, the applicant, and the County. ~~in a pre-submittal conference, the basic requirements and parameters for the TIA may be modified.~~
3. The TIA shall be prepared under the direct charge of, and sealed by a licensed North Carolina Professional Engineer with expertise in traffic engineering. All work shall be in accordance with NCDOT approved methods and input parameters and shall be of sufficient scope and detail to allow the County and NCDOT to evaluate the impact of the development with regards to roadway capacity and operational and safety improvements that may be needed.
4. The format and contents of the required TIA shall be established in conjunction with NCDOT and the County (see Appendix A).

**D. TIA Findings**

When the County and the applicant concur that the technical analysis is complete, the report shall be forwarded to the Commission. A ~~subdivision~~ **development** improvement agreement detailing the applicant's responsibilities ~~and the County's responsibilities~~ for implementing any mitigation measures shall be prepared. ~~and what, if any, improvements may be assessed against other benefited properties.~~ If the County or **NCDOT** finds that the proposed development will not meet applicable service level standards, staff shall recommend one or more of the following actions:

- a. Reduce the size, scale, scope or density of the development to reduce traffic generation;
- b. Divide the project into phases and authorize only one phase at a time until traffic capacity is adequate for the next phase of development;
- c. Dedicate right-of-way for street improvements;
- d. Construct new streets;
- e. Expand the capacity of existing streets;
- f. Redesign ingress and egress to the project to reduce traffic conflicts;
- g. Alter the use and type of development to reduce peak hour traffic;
- h. Reduce background (existing) traffic;
- i. Eliminate the potential for additional traffic generation from undeveloped properties in the vicinity of the proposed development;
- j. Integrate non-vehicular design components (e.g., pedestrian and bicycle paths or transit improvements) to reduce trip generation;
- k. **Require cross-connectivity or shared access points be used;** or
- l. Recommend denial of the application for development for which the TIA is submitted.

**E. Expiration of TIA.**

- ~~1. Residential Projects. A TIA shall be valid for a period of two years from the date of the preliminary plat approval by the County.~~
- ~~2. Commercial Projects. Where a preliminary plat is required for a commercial project, the TIA shall be valid for a period of two years from the date of the preliminary plat approval by the Commission. In the event a preliminary plat is not required for the project and the project is subject to site plan review only, then the TIA shall be valid for a period of two year from the date of site plan approval by Cabarrus County Zoning Services.~~
- ~~3. Mixed Use Projects. The TIA for a mixed use project shall be valid for a period of two years from the date of preliminary plat approval by the County or site plan approval date by Cabarrus County. Zoning Services, whichever occurs first.~~

A TIA shall be valid for a period of one year from the date of the approval of the preliminary plat for the project or the date of site plan approval for the project, whichever occurs first.

Pursuant to NCDOT policy, access connections and building construction must start within one year after the approval date of any driveway permits issued as part of the development process.

**Section 12-14. Approvals required for new lots in subdivisions: Planning and Zoning Commission and the Cabarrus Health Alliance**

The Zoning Administrator cannot issue a Certificate of Zoning Compliance ~~Permit~~ prior to approval by either the Cabarrus County Health Alliance or the State of North Carolina, whichever is appropriate, of any proposed waste water system and fresh water supply.

For major subdivisions, No Certificate of zoning compliance permit can be issued ~~on~~ in a subdivision (see Cabarrus County Subdivision Regulations) prior to the issuance of a Certificate of Approval by the Cabarrus County Planning and Zoning Commission and recordation by the Register of Deeds. For minor subdivisions, administrative approval and recordation by the Register of Deeds is required.

Newly created lot configurations, property identification numbers (PINs), street center lines and addresses must be shown in the Cabarrus County Geographic Information System (GIS) prior to any zoning compliance permit being issued.

**Section 12-14. Certificate of ~~Occupancy~~ Compliance**

Certificates of ~~Occupancy~~ Compliance are issued by the Zoning Administrator after the following conditions have been met:

- a. The ~~Cabarrus Health Alliance~~ appropriate approving entity (State of North Carolina or Cabarrus County Health Alliance) or the appropriate governmental entity has inspected and approved the installation of both waste water and fresh water supply systems; and
- b. The Zoning Administrator and/or his or her designee has ~~made~~ performed a final inspection and determined that the provisions of this Ordinance have been ~~complied with~~ met and that the project complies with all applicable development standards.

Where deemed appropriate, the Zoning Administrator may ~~or may not~~ request "As-Built" plans as part of the conditions of Certificate of Compliance approval.

Temporary Certificates of Compliance may be issued in accordance with Chapter 9, Section 9-13 Unavoidable Delays in the Installation of Landscape. The Zoning Administrator may grant a ~~temporary occupancy permit~~ for up to one hundred twenty (120) days.

**Part II The Cabarrus County Planning and Zoning Commission and Board of Adjustment**

**Section 12-15. Establishment of the Planning and Zoning Commission**

In order to exercise the powers authorized in G.S. 160D-301, Planning Boards, ~~153-321, 153A-344 and 153A-345.1 (160A-388)~~, the Cabarrus County Planning and Zoning Commission is hereby established. The Commission shall be comprised of nine (9) members appointed by the Cabarrus County Board of Commissioners. Members must be residents of Cabarrus County.

~~Members shall be appointed per the adopted policy of the BOC.~~

**~~Section 12-15 Alternate members~~**

The Cabarrus County Board of Commissioners BOC shall also appoint three (3) alternate members to serve on the Planning and Zoning Commission in the absence, for any cause, of any regular member. Such alternate members shall be appointed for three year terms and shall exercise all the powers and duties of a regular member when serving in his or her absence.

Terms of appointment for regular members and for alternates shall be for three years. Term expiration dates shall be staggered so that all of the member terms do not expire at the same time.

Members appointed to the Cabarrus County Planning and Zoning Commission shall also serve as members of the Cabarrus County Board of Adjustment.

**Section 12-16. Powers of Duties of the Planning and Zoning Commission**

The Planning and Zoning Commission shall have the following duties:

When acting as a planning board agency, to:

1. Make decisions on planning and zoning items presented to the board for consideration.
2. Initiate proposed amendments to this order ordinance and make recommendations to the Board of Commissioners BOC.
3. Prepare studies and plans related to controlling and creating orderly growth and development of the County.
4. Develop and recommend to the BOC Board of Commissioners plans, goals, and objectives as well as policies, ordinances and administrative procedures or other means for carrying out the studies and plans referenced above.
5. Perform any other duties assigned by the BOC Board of Commissioners or as authorized in General Statute ~~153A-321~~. G.S. 160D-301.

When acting as the Board of Adjustment, to:

1. Hear and decide variance applications.
2. Hear and decide ~~conditional~~ **special** use permit applications ~~as specified in Section 12-21 below.~~
3. Hear and decide appeals when it is alleged there is an error in any ~~order~~ **ordinance**, requirement, decisions, interpretation, grant, or refusal made by the Zoning Administrator **and/or his or her designee**.
4. Hear and decide a change ~~of~~ **from** one nonconforming use to another. The ~~Commission~~ **Board of Adjustment** shall permit a change in use only if the new use is equally compatible or more compatible with the area and the permitted uses in the district in which it is located as the existing nonconforming use. Application for a change of nonconforming use shall follow the standards established in Chapter Twelve.
5. Perform any other duties assigned by the ~~BOC~~ **Board of Commissioners** provided in this Ordinance or required by ~~General Statute G.S. 160D-302 153A-345.1 (160A-388).~~

**All quasi-judicial matters before the Board of Adjustment shall be handled in accordance with G.S. 160D-406.**

**Section 12-17. ~~The~~ Planning and Zoning Commission Administration**

1. The Commission shall adopt rules of procedures and regulations for the conduct of its affairs.
2. The Commission shall elect a chair and vice-chair in accordance with its rules of procedure. The Zoning Administrator shall appoint a Clerk to the Commission.
3. All meetings of the Commission shall be open to the public.
4. The Commission shall keep a record of its meetings, including the vote of each member on every question, a complete summary of the evidence submitted ~~to it~~, documents submitted ~~to it~~ and all official actions.
5. When required by this Ordinance, the Commission shall give notice of matters coming before it by causing a public notice to be placed in a newspaper of general circulation in the County **and/or by placing the notice on the Cabarrus County web site (SL2003-81).**
6. The person acting as Chair of the Commission or Clerk to the Commission is authorized to administer oaths to any witnesses in any matter coming before the Commission.

7. Applications for ~~conditional~~ **special** use approvals, applications for variances, change of nonconforming use, and appeals ~~for review~~ of decisions of the Zoning Administrator shall be filed with the Zoning Administrator as agent for the Board. **All** applications and appeals shall be submitted on forms provided by the Zoning Administrator.
8. It shall be the responsibility of the Zoning Administrator to notify the applicant or appellant of the disposition which the Commission made of this matter.
9. It shall be the responsibility of the Zoning Administrator to issue permits in accord with Commission action on an appeal or application, if a permit is authorized by the Commission action.
10. The Zoning Administrator shall see to the faithful execution of all Commission actions, including the enforcement of all conditions which may have been attached to the granting of a variance or approval of a ~~conditional~~ **special** use **and as outlined in the Granting Order for such cases.**

**Section 12-18. Quorum and vote required**

1. A quorum, necessary to conduct any business of the Commission, shall consist of five members.
2. The concurring vote of at least 80 percent of the members of the Commission shall be necessary in order to approve any request for a variance from this Ordinance. For the purposes of this subsection, vacant positions on the Commission and members who are disqualified from voting on a quasi-judicial matter shall not be considered “members of the Commission” for calculation of the requisite supermajority if there are no qualified alternates available to take the place of such members.
3. A 75 percent vote of the members of the board present and not excused from voting shall be considered the final action for ~~atlas~~ **zoning** amendment applications if no appeal is filed with the Board of Commissioners. (~~see Chapter 13 for atlas amendment procedures~~) (SL1993-247)
4. A simple majority vote of those present and not excused from voting shall be necessary to conduct routine business of the Commission and to act on all other applications upon which it is required to consider under this Ordinance:
  - a. To approve or deny applications for ~~conditional~~ **special** use permits;
  - b. To make a recommendation on amendments to the Zoning Ordinance or
  - c. To make a recommendation on adoption or amendments **Long Range Planning Documents or Studies**  
(~~See Chapter 13 for procedures~~);
  - d. To reverse any order, requirement, decision or determination of the Zoning Administrator;

- e. To approve a change in a nonconforming use.
- f. All other business.

**Application of the variance power**

**Section 12-19. Variances**

A variance may only be allowed by the Board of Adjustment in cases involving practical difficulties or unnecessary hardships when substantial evidence in the official record of the application supports all the following findings:

1. Unnecessary hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. **A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.**
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

All of these findings of fact shall be made in the indicated order by the **Board of Adjustment**, which is not empowered to grant a variance without an affirmative finding of fact on all four categories above. Each finding of fact shall be supported by substantial, material, and competent evidence **being entered** in the record of the proceeding ~~before the Commission~~.

**No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.** Violation of such conditions shall be a violation of this Ordinance.



The Commission may impose reasonable conditions upon the granting of any variance to ensure that the public health, safety, and general welfare shall be protected and substantial justice done.

**Section 12-20. Application of conditional Special Use power-Permits**

The Cabarrus County Board of Adjustment, shall hear and decide special use permits in accordance with the principles, conditions, safeguards, and procedures specified in this Ordinance.

1. The Board of Adjustment, in applying the conditional use power shall follow the standards contained in Chapter Eight, Conditional Uses, as well as its rules of procedure.

The Board of Adjustment shall consider requests for special use permits in accordance with this Ordinance and with the rules established for quasi-judicial procedures.

2. Before any application for a conditional special use shall be approved, the Board of Adjustment shall make written findings certifying compliance with the specific standards governing each individual conditional special use and the General Standards contained in Chapter Eight as well as all other applicable development standards in this Ordinance. The Board of Adjustment shall make appropriate findings on each standard, supported by substantial, material, and competent evidence in its record.
3. The Board of Adjustment may impose reasonable and appropriate conditions and safeguards upon these permits-conditions upon related to the installation and operation of any conditional special use to ensure that the public health, safety and general welfare are protected and substantial justice done. Where appropriate, such conditions may include requirements that street and utility rights-of-way be dedicated to the public and that provision be made for recreational space and facilities.
4. Violation of such conditions of approval shall be considered a violation of this Ordinance and processed accordingly

**Section 12-21. Application of interpretation power and Appeals of Administrative Decisions**

An appeal from an order, requirement, decision or determination of the Zoning Administrator shall be decided by the Planning and Zoning Commission, Acting as Board of Adjustment, Commission, based upon findings of fact.

In exercising this power, the ~~Commission~~ **Board of Adjustment** shall act in a prudent manner so that the purposes of the Ordinance shall be served. The Zoning Administrator must be present for the hearing.

The effect of the decision shall not be to vary the terms of the Ordinance nor to add to the list of permitted uses in the districts.

Pursuant to G.S. 160D-405 (d), the owner or other party shall have 30 days from receipt of the written notice of the determination within which to file an appeal. Any other person with standing to appeal shall have 30 days from receipt from any source of actual or constructive notice of the determination within which to file an appeal. In the absence of evidence to the contrary, notice given by first class mail shall be deemed received on the third business day following deposit of the notice for mailing with the United States Postal Service.

**Section 12-22. Appeal stays further proceedings**

An appeal to the Board of Adjustment Commission from a decision or determination of the Zoning Administrator stays all proceedings **and additional accrual of applicable fines** in furtherance of the decision or determination appealed from, except as provided in the next section.

**Section 12-23. Exceptions to stay of action**

An appeal to the Commission of a determination or decision of the Zoning Administrator shall not stay further proceedings in furtherance of the decision or determination appealed from, if the Zoning Administrator certifies either:

- A. That in the opinion of the Zoning Administrator a stay would cause imminent peril to life and/or property.
- ~~B. That the situation appealed from is transitory in nature and therefore with enforcement of the Ordinance.~~

In each instance, the Zoning Administrator shall place in the ~~certificate~~ **affidavit**, facts to support the conclusion. An expedited hearing before the Commission shall be arranged, if requested by the appealing party.

**Section 12-24. Appeals of Commission actions**

Every decision of the Commission, when serving in its capacity as a Board of Adjustment, shall be subject to review at the instance of any aggrieved party by the Superior Court through proceedings in the nature of certiorari pursuant to **G.S. 160D-1402** (a writ of Superior Court to call for the records of a public body acting in a quasi-judicial capacity). The appeal to Superior

Court must be in writing and filed within thirty (30) days of the filing of the decision in the office of the Clerk to the Commission. The notice of appeal must clearly state the basis for the appeal.

**Section 12-25. Duties of the Board of County Commissioners**

Because of the quasi-judicial nature of the actions of the Commission when acting as Board of Adjustment, state law does not permit appeals of actions of the Board of Adjustment to the Board of Commissioners. The role of the Board of Commissioners is legislative in nature and confined to the adoption, amendment, and/or rescission of this Ordinance.

**Section 12-26. Property Determinations**

**12-27.1 Notice of Determinations.**

The Zoning Administrator, Planning Director and his or her designee shall provide written notice to the owner of the property that is the subject of the determination and to the party who sought the determination, if different from the owner. The written notice shall be delivered by personal delivery, electronic mail, or by first-class mail. The notice shall be delivered to the last address listed for the owner of the affected property on the county tax abstract and to the address provided in the application or request for a determination if the party seeking the determination is different from the owner.

**12-27.2 Appeal of Notice of Determination**

It shall be conclusively presumed that all persons with standing to appeal have constructive notice of the determination from the date a sign providing notice that a determination has been made is prominently posted on the property that is the subject of the determination, provided the sign remains on the property for at least 10 days. The sign shall contain the words "Zoning Decision" or "Subdivision Decision" or similar language for other determinations in letters at least 6 inches high and shall identify the means to contact a local government staff member for information about the determination. Posting of signs is not the only form of constructive notice. Any such posting and notice shall be the responsibility of the landowner, applicant, or person who sought the determination. Verification of the posting and any notices sent by mail shall be provided to the staff member responsible for the determination.

**Section 12-27. Changes to Approvals**

After a development approval or zoning compliance permit has been issued, no deviations from the terms of the application or the development approval shall be made until written approval of proposed changes or deviations has been obtained from the proper approval authority.

**Section 12-28. Inspections**

Planning and Zoning Staff may inspect work undertaken pursuant to a development approval to assure that the work is being done in accordance with the terms of the approval as well as applicable State and local laws. In exercising this power, Staff is authorized to enter any premises within county jurisdiction at all reasonable hours for the purposes of inspection or other enforcement action, upon presentation of proper credentials; provided, however, that the appropriate consent has been given for inspection of areas not open to the public or that an appropriate inspection warrant has been secured.

### Part III Enforcement

#### Section 12-29. Violations

~~In addition to any other remedies cited in this section for the enforcement of the provisions of this Ordinance, the regulations and standards herein may be enforced through the issuance of citations by the Zoning Administrator in accordance with General Statute 153A-123. These citations are in the form of a civil penalty. The County may recover this penalty in a civil action in the nature of a debt if the offender does not pay the penalty within 72 hours after being cited for a violation. In addition, failure to pay the civil penalty within 72 hours may subject the violator to possible criminal prosecution, since violation of County Ordinances is also a misdemeanor pursuant to General Statute 14-4.~~

##### 12-30-1. Notice of Violation

When staff determines work or activity has been undertaken in violation of this Ordinance or in violation of the terms of a development approval, a written notice of violation may be issued.

The notice of violation shall be delivered to the holder of the development approval and to the landowner of the property involved, if the landowner is not the holder of the development approval, by personal delivery, electronic delivery, or first class mail and may be provided by similar means to the occupant of the property or the person undertaking the work or activity. The notice of violation may also be posted on the property.

A Notice of Violation may be appealed to the Board of Adjustment.

##### 12.30-2 Stop Work Order

Whenever any work or activity subject to regulation pursuant to this Ordinance is undertaken in substantial violation of any State or local law, or in a manner that endangers life or property, Staff may order the specific part of the work or activity that is in violation or presents such a hazard to be immediately stopped. The order shall be in writing, directed to the person doing the work or activity, and shall state the specific work or activity to be stopped, the reasons therefore, and the conditions under which the work or activity may be resumed. A copy of the order shall be delivered to the holder of the development approval and to the owner of the

property (if that person is not the holder of the development approval) by personal delivery, electronic delivery, or first class mail.

A stop work order may be appealed to the Board of Adjustment.

No further work or activity shall take place in violation of a stop work order pending a ruling on the appeal.

Violation of a stop work order shall constitute a Class 1 misdemeanor.

**Section 12-30. Remedies and Penalties**

If any building or structure is erected, constructed, reconstructed, altered, repaired, converted, maintained, or any building, structure or land is used or developed in violation of this Ordinance, Cabarrus County, in addition to other remedies, may institute any appropriate action or proceedings to prevent the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, use, or development; to restrain, correct or abate the violation; to prevent occupancy of the building, structure or land; or to prevent any illegal act, conduct, business or use in or about the premises.

Cabarrus County Development Ordinance  
 Chapter 12-Administration and Enforcement

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The following **time frames for correction** and civil penalties are established for violations of this Ordinance:

<b>Type of Citation</b>	<b>Penalty</b>	<b>Time to Correct Violation</b>
Warning Citation	N/A	30 days
First Citation	\$450.00	15 days
Second Citation	\$550.00	15 days
Third and subsequent citations	\$750.00	15 days
Repeat offense	\$750.00	15 days
Disturbed Acre in Required Open Space	\$500.00 plus Replacement Planting Equal to 20 Large Maturing Trees and 40 Large Shrubs per Acre (tree and shrub sizes shall be in accordance with the buffer standards)	
Disturbed Acre in Required Buffer	\$500.00 plus Replacement Planting to Meet Buffer Standard	

These civil penalties are in addition to any other penalties which may be imposed by a court for violation of the provisions of this Ordinance. Should Cabarrus County be required to file suit to enforce any provision of this Ordinance, it shall be entitled to recover its attorney's fees and costs from those persons who have violated the Ordinance.

Any person adjudged in violation of this ordinance shall be guilty of a Class 1 misdemeanor.

### 12-30.1 Repeat Offense

When a notice of violation is corrected and the case is closed, if the same violation occurs on the subject property within 18 months of the closing of the case, it shall be considered a repeat offense and fined as such.

### **Penalties**

and shall be punished as provided in General Statute 14-4.

### **Section 12-29 Remedies**

~~If a building or structure is erected, constructed, reconstructed, altered, repaired, converted, moved or maintained, or any building or structure on land is used in violation of this Ordinance, the Zoning Administrator, in addition to other remedies, may institute any appropriate action or proceedings to prevent the unlawful erection, construction, reconstruction, alteration, repair, conversion, moving, maintenance or use, to restrain, correct or abate the violation, to prevent occupancy of the building, structure or land, or to prevent any illegal act, conduct business or use in or about the premises.~~

### **Section 12-31. Revocation of Development Approvals**

In addition to initiation of enforcement actions, development approvals may be revoked by the local government issuing the development approval by notifying the holder in writing stating the reason for the revocation. The local government shall follow the same development review and approval process required for issuance of the development approval, including any required notice or hearing, in the review and approval of any revocation of that approval.

Development approvals shall be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of any applicable local development regulation or any State law delegated to the local government for enforcement purposes in lieu of the State; or for false statements or misrepresentations made in securing the approval. Any development approval mistakenly issued in violation of an applicable State or local law may also be revoked. The revocation of a development approval by a Staff member may be appealed to the Board of Adjustment. If an appeal is filed regarding a development regulation adopted by a local government pursuant to this Ordinance, the provisions regarding stays as outlined previously shall be applicable.

Section 13-1 Introduction

This Chapter sets forth the procedure by which both the ordinance text and the zoning maps may be changed. It also explains the concept of **Conditional** District rezoning, a form of rezoning which changes a zoning classification from one to another but limits the number of uses in the newly proposed zone and requires that a site specific development plan be filed with the application. This is in contrast to a conventional rezoning, which changes from one general zoning classification to another and includes all of the uses permitted in the district, as long as the proper permits can be issued.

Section 13-2 How to use this Chapter

Information in this Chapter is organized as follows:

Definitions	Section 13-3
Part I. Amendments to Ordinance Text and Zoning Maps	Section 13-4 to 13-7
Part II. Conditional District (" <del>SU</del> CD") Rezoning District Option	Section 13-8 to 13-9
Part III. Procedures for Zoning Changes	Section 13-10
Part IV. Minor Changes to be considered by the Zoning Administrator, Modifications to be considered by Board or Commission	Section 13-11
Part V. Amending (" <del>SU</del> ) development plans, violations, and reapplying.	Section 13-12 to 13-14
Part VI. Vesting of Development Rights	Section 13-15 13-16

Section 13-3 Definitions

**General Zoning District**-Any of the basic zoning districts created by Chapter Three of this Ordinance.

**Site Specific Development Plan**- A site specific development plan showing the design, layout and configuration of the site, including existing and proposed conditions. See Chapter 12, Major Site Plan. This plan is used when affixing "~~SU~~ **Conditional District** zoning, ~~district~~ status to a property.

**Conditional District Zoning District ("~~SU~~ CD District)**-Considered a "floating" zoning district. This district is created only at the request of the property owner and is built upon one of the general zoning districts described above and developed as set forth in the approved site specific development plan.

**Text**- Refers to those written rules, requirements, etc. known commonly as ~~The~~ Cabarrus County Development Ordinance.



Zoning Maps- Refers to the official zoning maps bearing the zoning district categories parcel by parcel throughout the County. Maintained in the office of the Zoning Administrator, Zoning Division, Cabarrus County Planning and Development Department.

## **PART I AMENDING THE ORDINANCE TEXT AND ZONING MAPS**

### Section 13-4 Amending the Ordinance text and Zoning Maps

Amendments may be made to:

- correct an error in text or Zoning Maps,
- change the regulations of the text,
- extend the boundary of an existing zoning district because of changed or changing conditions in a particular area, or
- rezone property from one zoning category to another (general or Conditional District district)

### Section 13-5 Initiation of amendments

Amendments may be initiated as follows:

#### 1. To the text:

- By the Cabarrus County Board of Commissioners
- By the Cabarrus County Planning and Zoning Commission
- By Staff

#### 2. To the zoning maps

- By the Cabarrus County Board of Commissioners
- By the Cabarrus County Planning and Zoning Commission and Staff
- By any property owner, citizen, or agent thereof

### Section 13-6 Petition for rezoning by non-owner

When a petition to rezone a property is initiated by someone other than the property owner or his agent, the Board of Commissioners, the Planning and Zoning Commission or Planning Staff, the petition cannot be accepted without a notarized statement from the owner(s) of the property in question agreeing to the proposed rezoning request.

### Section 13-7 Options for rezoning property in Cabarrus County

Property in Cabarrus County may be considered for rezoning to a different zoning classification by requesting:

1. A Conventional Rezoning Request which proposes rezoning to a general zoning district
2. A Conditional ~~Use~~-District Rezoning Request which proposes a unique, and in many cases more restrictive, zoning district that includes a list of permitted uses for the site being considered and a site specific development plan

Option 1: Conventional Rezoning Request (rezoning from one general zoning district to another general zoning district)

A petitioner may ask that his/her property be rezoned to any of the general zoning districts set forth in Chapter Three of this Ordinance.

To initiate the process, the petitioner must file a complete Rezoning Application with the Cabarrus County Planning and Development Department, and submit the appropriate fees as established by the County Board of Commissioners.

Option 2: Rezoning to the Conditional ~~Use Zoning~~-District

A petitioner may ask that his/her property be rezoned to a Conditional-~~use zoning~~ District built upon the existing general zoning districts set forth by this Ordinance. To initiate the process, the petitioner must file a complete **Conditional Use District** Rezoning Application with the Cabarrus County Planning and Development Department and submit the appropriate fees, along with the applicable submittal materials, including a site specific development plan.

## **PART II THE CONDITIONAL ~~USE~~ DISTRICT**

Section 13-8 Using the Conditional ~~Use~~ District rezoning option

Because of the refinement of this option, the Planning and Zoning Staff strongly encourages its use. Conditional ~~use~~-District rezoning affords a degree of certainty in land use decisions not possible when rezoning to a general category allowing many different uses. This option is most beneficial when rezoning land to establish a use or uses that require the issuance of a ~~conditional~~ **special** use permit.

Section 13-9 Creating the Conditional ~~Use~~ District

Choosing the Conditional ~~use~~-District

Keeping the proposed use or uses in mind, the Petitioner may choose the desired district from any of the general zoning districts (where the proposed use is permitted either outright or **as a special use conditionally**) as set forth within this Ordinance. Upon selection, the requested zoning district will be known by the name of the general zoning district with the suffix ~~"SU"~~ **CD**

added to identify its Conditional ~~use~~ District status. For example, Limited Commercial may be selected and the suffix "~~SU~~ CD" added, to create "Limited Commercial ~~SU~~ CD".

Land use within the Conditional ~~use~~ District

The Petitioner will describe the exact land use proposed for the "~~SU~~ Conditional District and will provide a complete list of proposed uses for the site. Such use(s) may be selected from any of the uses, whether permitted by right or as a special use conditional, allowed in the general zoning district upon which the "~~SU~~ Conditional District is based.

Site Specific Development Plan

Along with the application for Conditional ~~Use~~ District status, the Petitioner shall provide a major site specific development plan as described in Chapter 12, Section 12-9.

Relationship of the Proposed Zoning Change to Cabarrus County Land Use Plans and Studies  
Petitioner will provide a narrative of how the proposed zone change will conform, complement or otherwise impact long range plans for the development of land in the County as well as any other special studies.

### **PART III PROCEDURES FOR ZONING CHANGES**

Section 13-10 Filing procedures

Because the options for rezoning have more similarities than differences, one procedure for filing is set forth below with applicable differences noted.

Step 1 Pre-application Meeting

The Petitioner is required to schedule and attend a pre-application meeting with staff before filing any rezoning petition. At this meeting, staff will discuss the proposed rezoning with the Petitioner along with information related to the rezoning process, water and sewer availability, applicable land use plans, established deadlines for submittal and the format used for the Planning and Zoning Commission meetings. Design Professionals working on the project with the Petitioner should also attend this meeting as staff will go into detail about the submittal requirements and materials needed for the application to be considered complete.

**Step 2 The applicant is required to hold a neighborhood meeting with adjacent property owners to explain the proposed project, display the proposed site plan (if applicable) and to answer questions that the neighbors may have related to the proposal. The applicant is encouraged to incorporate design elements into the project that mitigate impacts and concerns identified during neighborhood meeting process. Minutes from the neighborhood meeting shall be included with the application materials.**

Step 3 Filing the Application

The Petitioner must file a complete application for the applicable type of rezoning request with the Planning and Development Department along with the appropriate fees. Applicable materials required for a complete submittal will be determined at the pre-application meeting. Incomplete applications will not be accepted and will not be scheduled for consideration by the Planning and Zoning Commission.

#### Conventional Rezoning

When the complete application is received by Planning Staff, Staff and appropriate agents will review the application. Staff will also begin preparation of the staff report for the Planning and Zoning Commission meeting. Staff will schedule a meeting date and notify adjacent property owners of the meeting and that a public hearing will be conducted at the meeting. A sign advertising the meeting and hearing will also be placed on the property being considered for the change in zoning.

#### Conditional District Rezoning

If the proposed rezoning is for a Conditional District Rezoning, once the complete application is received, Staff and appropriate agencies will review the application, the proposed site plan and the list of uses. Review comments will be forwarded to the Petitioner. The Petitioner will need to address the comments in writing, revise the site plan accordingly and submit the corrections to the Planning Division.

Once advised that the site plan is in compliance with the ordinance and ready to be presented to the Planning and Zoning Commission, the Petitioner will work with staff to submit the appropriate number of copies of the applicable documents and site plans for the Planning and Zoning Commission meeting.

When the copies of the plan are received, Staff will begin to prepare a staff report, schedule a meeting date and notify adjacent property owners of the meeting and that a public hearing will be conducted regarding the proposal. A sign advertising the public hearing will also be placed on the property being considered for the Conditional District rezoning.

#### Step 4 The Planning and Zoning Commission

The Planning and Zoning Commission considers all applications to amend the zoning maps or text of this Ordinance at its regularly scheduled meetings.

Complete applications shall be filed with the Planning and Development Department by the submission deadline without exception so that staff evaluations can be accomplished in accordance with established deadlines and applicable state statutes for providing required notice.

#### Step 5 Planning and Zoning Commission Decision or Recommendations to Board of Commissioners

Conventional rezoning decisions and Conditional District rezoning decisions are considered legislative actions and a public hearing will be held as part of consideration of the proposed change. ~~shall be supported by findings of fact derived from sworn testimony presented at the official public hearing held by the Planning and Zoning Commission, conducted as a quasi-judicial hearing.~~

~~For the "CU" rezoning option,~~ As part of the Conditional District process, conditions may be proposed by the applicant or the county or ~~its~~ other review agencies. These conditions shall be incorporated into the rezoning regulations and permitting requirements.

The Planning and Zoning Commission decision shall be considered the final action if the vote to approve or deny a rezoning request is of at least three-fourths of the Planning and Zoning Commission members present and not excused from voting and if no appeal of the decision is filed. This action is also referred to as an "expedited" vote.

A brief statement addressing plan consistency and reasonableness ~~statement~~ shall be prepared provided for each rezoning petition.

Items to be considered when crafting these statements, among other factors include, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

A brief statement addressing consistency and reasonableness shall also be provided for proposed text amendments

Action by the Planning and Zoning Commission on text amendments are recommendations and shall be forwarded to the Board of Commissioners for final consideration.

Step 6 Board of Commissioner's Public Hearing (if needed)

If an approval or denial of a rezoning request is by a vote of less than three-fourths of the members of the Planning and Zoning Commission or if an appeal is filed, then the County Board of Commissioners shall make the final decision on the rezoning petition.

Any person aggrieved by the action of the Planning and Zoning Commission shall have the right to appeal the decision to the Board of Commissioners by giving notice in writing to the Planning and Zoning Commission Clerk or Zoning Administrator within fifteen (15) days of the action of the Planning and Zoning Commission.

- In the case of an appeal, the Board of County Commissioners shall hear the application *de novo* (anew).

The Board of Commissioners shall hold a public hearing for all proposed text amendments.

#### Section 13-11 Noticing of Proposed Zoning Amendments

##### Electronic Publication

Prior to the official public hearing, notification shall comply with Cabarrus County Ordinance Number 2004-17 (see Session Law 2003-81). In general, notice will be given by electronic means at least ten (10) days before the date fixed for the public hearing. Alternatively, newspaper advertisements published in accordance with ~~North Carolina General Statute §153A-323~~ G.S. 160D-601 may be substituted for the electronic publication.

##### Mailed Notice

The owners of affected parcels of land and the owners of all parcels of land abutting that parcel of land shall be mailed a notice of the hearing on a proposed zoning map amendment by first-class mail to the last address listed for such owners on the county tax abstracts. For the purpose of this section, properties are "abutting" even if separated by a street, railroad, or other transportation corridor.

##### Optional Notice for Large-Scale Zoning Map Amendments

The first-class mail notice required under subsection (a) of this section shall not be required if the zoning map amendment proposes to change the zoning designation of more than 50 properties, owned by at least 50 different property owners, and the local government elects to use the expanded published notice provided for in this subsection. In this instance, a local government may elect to make the mailed notice provided for in subsection (a) of this section or, as an alternative, elect to publish notice of the hearing as required by G.S. 160D-601, provided that each advertisement shall not be less than one-half of a newspaper page in size. The advertisement shall only be effective for property owners who reside in the area of general circulation of the newspaper that publishes the notice. Property owners who reside outside of the newspaper circulation area, according to the address listed on the most recent property tax listing for the affected property, shall be notified according to the provisions for mailed notice listed above.

##### Posted Notice

When a zoning map amendment is proposed, a notice of the hearing shall be posted on the site proposed for the amendment or on an adjacent public street or highway right-of-way. The notice shall be posted within the same time period specified for mailed notices of the hearing. When multiple parcels are included within a proposed zoning map amendment, a posting on

each individual parcel is not required but sufficient notices shall be posted to provide reasonable notice to interested persons.

#### First Class Mail

~~Notice by first class mail shall be sent to the owner of the parcel(s) of land involved in the proposed rezoning. This mail notification shall also be sent to all property owners who have property that abuts the parcel(s) of land under consideration (including parcels located across any rights of ways). The first class mail notice shall be sent to the last address listed for such owner(s) as identified on the County tax abstracts.~~

~~The person or persons mailing such notices shall certify to the decision making body the date and circumstances of mailing and such certificate shall be deemed conclusive in the absence of fraud. The first class mail notice of this section shall not be required in the following situations:~~

- ~~1. The total rezoning of all property within the boundaries of the County or a zoning area as defined in North Carolina General Statute §153A-342~~
- ~~2. The zoning is an initial zoning of the entire zoning jurisdiction area;~~
- ~~3. The zoning reclassification action directly affects more than fifty (50) parcels owned by a total of at least fifty (50) different property owners;~~
- ~~4. The reclassification is an amendment to the zoning text; or~~
- ~~5. The County is adopting a water supply watershed protection program as required by North Carolina General Statute §143-214.5.~~

~~In any case where this subsection eliminates the notice required earlier in this section, the County shall publish notice of the hearings required by North Carolina General Statute §153A-323, provided that each of the advertisements shall not be less than one half (1/2) of a newspaper page in size. The notice shall only be effective for property owners who reside in the area of general circulation of the newspaper which publishes the notice. Property owners who reside outside of the County's jurisdiction or outside of the newspaper circulation area, according to the address listed on the most recent property tax listing for the affected property, shall be notified by mail pursuant to this section. The person or persons mailing the notices shall certify to the decision making body the date and circumstances of mailing and the certificates shall be deemed conclusive in the absence of fraud.~~

#### Posting of Signs

~~The County shall post one or more prominent signs immediately adjacent to the subject area of a rezoning petition reasonably calculated to give public notice of the proposed rezoning.~~

#### Timing of Public Hearing by County Commissioners

If the Planning and Zoning Commission action is appealed as described in Step 6 above, then the party pursuing the action before the Board of Commissioners shall pay the advertising fee and the action shall be re-advertised.

Within forty-five (45) days of a recommendation by the Planning and Zoning Commission on an application to amend text or the zoning maps, or, within the lapse of forty-five (45) days with no recommendation, a public hearing may be scheduled with the Board of Commissioners to be held at its next available meeting. Notification of the hearing shall follow the requirements above.

When evaluating a proposed amendment, both the Planning and Zoning Commission and the Board of Commissioners will consider the following:

1. the amendment application itself and the information presented within;
2. the testimony presented at the public hearing;
3. consistency with County wide planning objectives and how these would be affected by the proposed change; and,
4. in the case of map changes to a general zoning district, the compatibility of all uses allowed within the proposed zoning classification with uses permitted on other property in the vicinity. When rezoning to a more intensive zoning district, the availability of governmental water and sewer to serve the property shall be considered as well as the ability to provide other required public services.

Nothing in this section should be deemed to prohibit the County from using any other applicable criteria in determining whether or not to approve a zoning map amendment.

#### Board of Commissioners Action on Amendments

At the conclusion of the public hearing on a proposed amendment, the Commissioners may proceed to vote on same, refer it to either the Planning and Zoning Commission or Staff for further study, or take any other action consistent with its usual rules of procedure. Voting on amendments to this Ordinance shall proceed in the same manner as other ordinances.

#### Action Subsequent to the Commission Action

The Zoning Administrator shall within seven (7) days cause notice of the disposition of the application to be sent by mail to the applicant and a copy of the decision to be filed in the office of the Zoning Administrator. The Zoning Administrator, in the case of approval or approval with conditions, shall issue the necessary permit in accord with the Commission's action.

#### The Effect of Zoning Map Amendment

A vote to rezone property will result in the appropriate change being made to the zoning maps.



In the event of a ~~an~~ "SU" **Conditional** District rezoning, the final site specific development plan is itself a condition of the rezoning. Accordingly, the site specific development plan must be filed in the Planning and Zoning Office and will be enforced as part of the Cabarrus County Ordinance. The site specific development plan will also be filed in the Cabarrus County Register of Deeds Office as a ~~deed~~ restriction (runs with the land) upon the subject property. It will be binding in perpetuity on the property upon which it is issued unless another rezoning request is brought forth and approved.

Where substantial construction has not begun within two (2) years of a "SU" **Conditional District** rezoning approval, the property in question may be changed to another designation after a public hearing is held in compliance with the required procedure for a zoning map amendment.

#### Issuance of Permit

~~When an application for rezoning to "SU" District has been approved by the appropriate approving agency as described above,~~ Prior to the commencement of any development or land disturbing activity **on property that has been rezoned**, the petitioner must secure a ~~Certificate of Zoning Compliance~~ **Permit** ~~from the Office of the Zoning Administrator for Cabarrus County.~~

### **PART IV BOARD OR COMMISSION APPROVED SITE PLAN, MINOR CHANGES VERSUS MODIFICATION TO PLAN**

#### Section 13-12 Minor changes or modifications, action by Zoning Administrator or approving Board or Commission

The Zoning Administrator is authorized to approve minor changes to an approved site development plan, as long as the proposed changes are in harmony with action of the approving Board or Commission, but shall not have the power to approve changes that constitute a modification of the approval. A modification shall require approval of the Board or Commission and shall be handled as a new application.

The Zoning Administrator shall use the following standards in determining whether a proposed action is a minor change or a modification:

1. **A change in building location of 20 feet or less that does not impact any other site design elements shall be considered a minor change.** Any change in **building location** ~~by~~ **of more than 20 feet or that changes the overall lot design or configuration is considered a major modification and must be considered by the approving body.**
2. **A decrease in the number of parking spaces that is less than 10% of the overall proposed parking spaces shall be considered a minor change.** In no case shall the number of spaces be reduced below the minimum required by this Ordinance.

3. Changes proposed to sidewalk configuration for pedestrian access shall be considered a minor change as long as the amount of impervious area does not increase and access is provided as originally proposed for the project. Applicant must provide sufficient evidence of why the change is needed.
4. Changes to the proposed landscape plan due to unavailability of product shall be considered a minor change if the following conditions apply:
  - a. The change is consistent with the approved plan and is only a substitution and does not cause a reduction in number of plants proposed.
  - b. The tree, shrub or ground cover must be of the same general Ordinance classification, genus and species type. For example, a Red Maple, which is listed as a canopy tree in the Ordinance, could be substituted with a Sugar Maple or a Florida Maple, but not a Loblolly Pine.
- c. A reduction in the square footage of a proposed building shall be considered a minor change as long as the original footprint of the larger building is shown on the approved plan.
- d. Changes to proposed signage locations, on the building or on the site, shown on the approved plan shall be considered a minor change, as long as the proposed location complies with the standards outlined in Chapter 11, Signage. In no case shall signage be permitted where it would not normally be permitted or that does not comply with the standards in Table 11-1.
- e. Changes to proposed trail locations on preliminary plats shall be considered a minor change provided that the overall amount of trail approved on the plan is being provided and installed for the development.
- f. Changes to open space provisions that constitute an increase in the overall amount of open space being provided shall be considered a minor change.
- g. Changes proposed to accommodate additional emergency vehicle access as determined by the Fire Marshal's Office during construction shall be considered a minor change.
- h. Changes to architectural plans approved by the Design Review Committee (DRC) shall be considered minor when the following apply:
  - a. The proposed change does not modify the overall building design or character.
  - b. Any proposed changes to building materials are consistent with the originally approved materials and colors.
  - c. Changes are required to comply with state or local building construction standards that were unknown at the time of approval or that became effective after the architectural plans were approved by the DRC.

For any proposed minor change, a revised, updated site plan or preliminary plat shall be submitted for review and approval. Where the proposed changes impact outside agency permits, those permits shall also be updated.

- ~~1. An increase in the size or number of signs shall constitute a modification.~~

- ~~2. An increase in intensity of use shall constitute a modification. An increase in intensity of use shall be considered to be an increase in usable floor area, an increase in number of dwelling or lodging units, and/or an increase in outside land area devoted to sales, displays, or demonstrations.~~
- ~~3. Structural alterations significantly affecting the basic size, form, style, ornamentation and the like of the building as shown on the approved plan shall be considered a modification.~~
- ~~4. Substantial change in the location of open space, recreation facilities or landscape screens shall constitute a modification.~~
- ~~5. A decrease in the amount of open space shall be considered a modification.~~
- ~~6. A change in use shall constitute a modification.~~
- ~~7. Substantial changes in pedestrian or vehicular access or circulation shall constitute a modification.~~

Review of record required

The Zoning Administrator shall, before making a determination as to whether a proposed action is a minor change or a modification, review the record of proceeding on the original application for approval.

Action required on proposed modifications

The Zoning Administrator shall, if it is determined that the proposed action is a modification, require the applicant to file a request for approval of the modification, which shall be submitted to the Commission which approved the original application. The Commission may approve or disapprove the application for approval of a modification and, prior to its action, shall hold a public hearing.

#### **PART V AMENDING "~~SU~~" ~~CONDITIONAL DISTRICT~~ SITE SPECIFIC DEVELOPMENT PLANS, VIOLATIONS, AND REAPPLYING**

Section 13-13 Minor changes and modifications to approved "~~SU~~" ~~Conditional~~ District development plans

The Zoning Administrator is authorized to approve minor changes in the implementation of a site specific development plan as long as such changes are in harmony with the overall intent of the rezoning. A proposed change that becomes a modification of the rezoning shall not be within the authorizing scope of the Zoning Administrator but instead, shall be handled as a new application. In determining the degree of change, the Zoning Administrator may refer to those criteria set forth in Section 13-11 of this Ordinance. Administrative decisions on change must be made in writing and kept on file within the Office of the Zoning Administrator.

Section 13-14 Violation of the terms and conditions of an "~~SU~~" **Conditional** District rezoning

A violation of a condition of rezoning to an "~~SU~~" **Conditional** District as set forth in the final site specific development plan and other related official paperwork associated with such rezoning shall be treated the same as a violation of this Ordinance, subject to the same remedies and penalties.

Upon determining that such a violation has occurred, the Zoning Administrator shall notify the property owner of such findings either by certified mail or in person, and set a reasonable time for the violation to be corrected or abated.

When a violation is not corrected or abated within the time period set by the Zoning Administrator, the Zoning Administrator or any aggrieved person may institute suit or an injunction, mandamus or other appropriate action or proceedings to correct or abate the violation.

Section 13-15 Effect of denial on subsequent petitions for zoning amendment

An application for a zoning amendment that has been denied, in whole or in part, shall not again be processed for consideration by the County for a one (1) year period from the date of denial.

The Zoning Administrator may waive the one (1) year waiting period if it is determined that there are substantial changes to a previously proposed rezoning petition that was considered by the Planning and Zoning Commission and denied.

This restriction shall not apply to any amendment or petition submitted by the Planning and Zoning Commission, Planning Staff or the Board of County Commissioners.

**PART VI VESTING OF DEVELOPMENT RIGHTS**

Section 13-16 Vesting of development rights under County Ordinance

A developer/owner may petition to establish a vested right under the Ordinance to complete a project by making a formal request to the Planning and Zoning Commission. Vested rights may only be requested for a previously approved site specific development plan.

A developer/owner wishing to establish a common law vested right must file a petition in Superior Court as the Planning and Zoning Commission does not have the authority to determine common law vested rights. The Planning and Zoning Commission may only consider vested rights related to County development ordinances.

### Step 1 Pre-application Meeting

The Petitioner is required to schedule and attend a pre-application meeting with staff before filing a Vested Rights Application. At this meeting, staff will discuss the vesting process with the Petitioner along with established deadlines for submittal and the materials that will be required for the Planning and Zoning Commission meeting. Design Professionals working on the project with the Petitioner should also attend this meeting.

### Step 2 Filing the Application

The Petitioner must file a complete application for the vesting of development rights with the Planning and Development Department along with the appropriate fees. Applicable materials required for submittal will be determined at the Pre-application meeting. Incomplete applications will not be accepted.

### Step 3 Planning and Zoning Commission Consideration

Upon receiving a request for vested rights, the Planning and Zoning Commission shall consider the application for vested rights and shall hold a public hearing to review the request and the application materials submitted. If the request is approved, the vested rights shall run with the land for a period of two (2) years, beginning from the date of approval by the Planning and Zoning Commission.

Any variations from the original plan must be approved by the Planning and Zoning Commission.

Section 13-17 Multi-Phased Development **and Duration** as defined in North Carolina General Statute ~~§ 153A-344.1(b)(7)~~

For purposes of this section, Multi-Phased Development means a development containing 100 acres or more that (1) is submitted for site plan approval for construction to occur in more than one phase and (2) is subject to a master development plan with committed elements, including a requirement to offer land for public use as a condition of its master development plan approval

Amendments in the applicable zoning, subdivision, or unified development ordinance shall not be applicable or enforceable without the written consent of the owner with regard to a multi-phased development. ~~as defined in North Carolina General Statute §153A-344.1(b)(7).~~

A multi-phased development shall be vested for the entire development with the applicable zoning, subdivision, and unified development ordinances in place at the time a site plan approval is granted for the initial phase of the multi-phased development.

A right which has been vested as provided for in this subsection shall remain vested for a period of seven years from the time a site specific development plan approval is granted for the initial phase of the multi-phased development.

**PART VII CONTINUING REVIEW AND REVOCATION**

Following approval or conditional approval of vested rights application, Cabarrus County may make subsequent reviews and require subsequent approvals to ensure compliance with the terms and conditions of the original approval, provided that such reviews and approvals are not inconsistent with the original approval. Cabarrus County may revoke the original approval for failure to comply with applicable terms and conditions of the original approval or the applicable local development regulations.

**Section 1 Purpose**

Subdivision regulations provide for the orderly growth and development of Cabarrus County; for the coordination of transportation networks and utilities within proposed subdivisions with existing or planned streets and highways and with other public facilities; and for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions that substantially promote public health, safety, and general welfare.

**Section 2 Applicability**

For the purpose of this Ordinance, subdivision regulations shall be applicable to all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions is created for the purpose of sale or building development, whether immediate or future, and shall include all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition:

1. The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the local government as shown in its subdivision regulations.
2. The division of land into parcels greater than 10 acres where no street right-of-way dedication is involved.
3. The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors.
4. The division of a tract in single ownership whose entire area is no greater than 2 acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the local government, as shown in its subdivision regulations.
5. The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes.

**Section 3 Penalties for transferring lots in unapproved subdivisions**

If any person who, being the owner or agent of the owner of any land located within the planning and development regulation jurisdiction of Cabarrus County, thereafter subdivides his or her land in violation of the regulation or transfers or sells land by reference to, exhibition of, or any other use of a plat showing a subdivision of the land before the plat has been properly approved under such regulation and recorded in the office of the appropriate register of deeds, shall be guilty of a Class 1 misdemeanor. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring land shall not exempt the transaction from this penalty. Cabarrus County may bring an action for injunction of any illegal subdivision, transfer, conveyance, or sale of land, and the court shall, upon appropriate findings, issue an injunction and order requiring the offending party to comply with the subdivision regulation.

Building permits required pursuant to G.S. 160D-1108 may be denied for lots that have been illegally subdivided. In addition to other remedies, Cabarrus County may institute any appropriate action or proceedings to prevent the unlawful subdivision of land, to restrain, correct, or abate the violation, or to prevent any illegal act or conduct.

The provisions of this section shall not prohibit any owner or its agent from entering into contracts to sell or lease by reference to an approved preliminary plat for which a final plat has not yet been properly approved under the subdivision regulation or recorded with the register of deeds, provided the contract is in compliance with 160D-807. However, no conveyance of land may occur and no contract to lease it may become effective until after the final plat has been properly approved under the subdivision regulation and recorded with the register of deeds.

#### **Section 4      Applicability and types of divisions**

For the purpose of this Chapter, these regulations shall apply to all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions is created for the purpose of sale or building development, whether immediate or future, and shall include all divisions of land involving the dedication of a new street or a change in existing streets.

No subdivision shall be recorded until it has been submitted, reviewed and approved by the appropriate authorities and until the approval is entered on the face of the plat in writing by an authorized representative of Cabarrus County.

The review officer pursuant to G.S. 47-30.2, shall not certify a subdivision plat that has not been approved in accordance with these provisions nor shall the Clerk of Superior Court order or direct the recording of a plat if the recording would be in conflict with this section.

#### **Exemptions**

The following are considered exempt:

- (1) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the local government as shown in its subdivision regulations.
- (2) The division of land into parcels greater than 10 acres where no street right-of-way dedication is involved.
- (3) The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors.
- (4) The division of a tract in single ownership whose entire area is no greater than 2 acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the local government, as shown in its subdivision regulations.
- (5) The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes.

#### **Minor subdivision**

Minor subdivisions are divisions of property that include up to five lots in the project design. Lots are served by frontage on an existing public road or by a new public or private road that is created during the design and review process for the minor subdivision. New private roads are subject to a recorded maintenance agreement.



## Major subdivision

Major subdivisions are divisions of property that include more than five lots in the project design. Lots are served by frontage on existing public roads or by a new public or private roads that are created during the design, review and approval process for the project. New private roads are subject to road a recorded maintenance agreement.

## Section 5 District development standards and subdivision design options

District development standards, including minimum lot size, permitted density, setbacks, maximum height, etc. are established and outlined in Chapter 5. Subdivision design options are also located in Chapter 5.

## Flag lot design option

When the dimensional standards of an existing lot of record are such that the lot standards in Chapter 5 cannot be met using traditional design standards, the “flag lot” design option may be used to divide the property.

A flag lot is a lot with road frontage that is less than the minimum lot width required by individual district regulations. It is composed of a narrow “pole” extending from the street and a much wider “flag” section located behind a lot (or lots) having the required road frontage.

The lot line at the end of the flagpole, parallel to the road to which the “pole” connects is considered to be the front of the lot for setback purposes.

Flag lot design standards for residential districts:

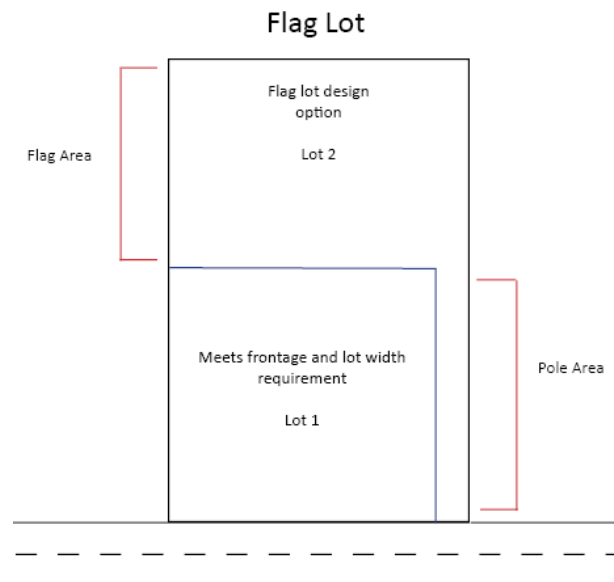
- Minimum pole width is 15 feet for an individual lot or 25 feet for two lots.
- The pole area may be used when calculating minimum lot size only if the pole width meets the required average lot width standard for the zoning district.

Flag lot design standards for non-residential districts:

- Maximum length allowed for the pole portion of a non-residential lot is 250 feet
- Minimum pole width is 30 feet (NOTE: Wider pole width may be required to accommodate proposed use of property and landscape buffers)
- The pole area may not be used when calculating the minimum lot area unless the pole meets the required average lot width standard for the zoning district.

## Lot extends into road right-of-way

For purposes of this Ordinance, where an existing lot of record or proposed lot extends into a road right of way, the acreage located in the right of way shall not be counted towards the minimum lot acreage requirement.



## **Monuments**

Unless otherwise specified by this ordinance, the standards of practice for land surveying as adopted by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors, under provisions of North Carolina General Statute Chapter 39, Article 5A shall apply.

## **Section 6 Application submittal, review and approval process**

### **Applications**

A complete application, along with the applicable fees, must be submitted prior to subdivision review. Applications, along with check lists to facilitate design options and current standards of review, are available from the Planning Division and the Cabarrus County Planning web site.

### **Exempt and minor subdivision projects**

#### **Step 1**

Applicants submitting exempt and minor subdivision projects are strongly encouraged to coordinate with Planning Staff prior to submittal. If the applicant would like to attend a pre-submittal meeting, the meeting can be scheduled by calling the Planning and Development Department.

#### **Step 2**

The applicant must file a complete application with the Planning and Development Department along with the appropriate fees.

#### **Step 3**

When the complete application is received by Planning Staff, Staff and appropriate agents will review the application materials, the proposed project design and the information shown on the plat. Review comments will be forwarded to the applicant. The applicant will need to address the comments, revise the plat accordingly, and submit the corrections to the Planning Division.

Once the project design and plat are approved and the proposed plat has all required signatures, it may be recorded with the register of deeds office. Exempt and minor subdivision projects are reviewed administratively and do not require Planning and Zoning Commission review or approval.

### **Major subdivision projects**

Major subdivision projects follow a different approval process from exemptions and minor subdivisions. These projects are subject to review and approval by the Planning and Zoning Commission.

The review and approval process for major subdivision projects is handled in two phases.

#### **Phase 1**

The first phase is the preliminary plat review and approval phase. During this phase of the process:

- The preliminary plat design document is reviewed by staff and other appropriate agents.

- The Planning and Zoning Commission considers the preliminary plat design during a public meeting.
- The Planning and Zoning Commission approves, approves with conditions or denies the preliminary plat as presented.

## Phase 2

The second phase of the process is the final platting process. During this phase of the process:

- The final plat is reviewed by staff and other appropriate agents for consistency with the preliminary plat design approved by the Planning and Zoning Commission.
- The final plat is approved or denied.
- The final plat is recorded in the register of deeds office.

Final plat approval is typically an administrative process, as long as the proposed final plat matches the approved preliminary plat design on file. If the final plat design presented is not consistent with the approved preliminary plat, additional Planning and Zoning Commission review and approval may be required.

### **Preliminary Plat Submittal Process**

#### Step 1 Pre-application Meeting

The first step in the major subdivision project submittal process is for the applicant to schedule and attend a pre-application meeting with staff. At this meeting, staff will discuss the proposed major subdivision project with the applicant, along with information related to the submittal and approval process, water and sewer availability, applicable land use plans, established deadlines for submittal and the format used for the Planning and Zoning Commission meeting. Design professionals working on the project with the applicant should attend this meeting as staff explains in detail the submittal requirements and materials needed for the application to be considered complete.

As part of Step 1, the applicant has the option to submit a sketch plan for general review and comment. During this process, the sketch plan is preliminarily reviewed by applicable agencies and comments provided to the applicant. The purpose of this process is to identify any red flags or challenges related to the proposed project design.

#### Step 2 Neighborhood Meeting

The second step is for the applicant to hold a neighborhood meeting with adjacent property owners to explain the proposed project, display the proposed preliminary plat and to answer questions that neighbors may have related to the proposal. The applicant is encouraged to incorporate design elements into the project that mitigate impacts and concerns identified during neighborhood meeting process. Minutes from the neighborhood meeting are considered part of a complete application and should be submitted along with the other required materials.

#### Step 3 Filing the Application

The applicant must file a complete application with the Planning and Development Department, along with the appropriate fees, for the submittal to be processed. Applicable materials required for a

complete submittal will be determined at the pre-application meeting. Incomplete applications will not be accepted and will not be scheduled for consideration by the Planning and Zoning Commission.

When the complete application is received, Planning Staff and other appropriate agents will review the application and the proposed preliminary plat. Review comments will be forwarded to the applicant. The applicant will need to address the comments in writing, revise the preliminary plat accordingly and submit the corrections to the Planning Division.

Once directed that the preliminary plat is in compliance with the ordinance and ready to be presented to the Planning and Zoning Commission, the applicant will work with staff to submit the appropriate number of copies of the applicable documents and preliminary plat for the Planning and Zoning Commission meeting.

When the copies of the plan are received, Staff will begin to prepare a staff report and schedule a meeting date.

If the preliminary plat is approved by the Planning and Zoning Commission, the approval shall be good for two years from the date of approval.

- Final plats must be filed within two years of the approval date for the subdivision to remain active.
- Each time a final plat is approved and recorded with the Register of Deeds, the two year time frame is automatically extended based on the recordation date.

#### **Appeals of subdivision plat decisions**

When a subdivision regulation adopted under this Ordinance provides that the decision whether to approve or deny a preliminary or final subdivision plat is quasi-judicial, then that decision of the Planning and Zoning Commission, acting as Board of Adjustment, shall be subject to review by the Superior Court by proceedings in the nature of certiorari. The provisions of G.S. 160D-406 and this section shall apply to those appeals.

When a subdivision regulation adopted under this Ordinance provides that the decision whether to approve or deny a preliminary or final subdivision plat is administrative, then that decision of the Planning and Zoning Commission shall be subject to review by filing an action in Superior Court seeking appropriate declaratory or equitable relief within 30 days from receipt of the written notice of the decision, which shall be made as provided in G.S. 160D-403(b).

For purposes of this section, a subdivision regulation shall be deemed to authorize a quasi-judicial decision if the decision-making entity under G.S. 160D-803(c) is authorized to decide whether to approve or deny the plat based not only upon whether the application complies with the specific requirements set forth in the regulation but also on whether the application complies with one or more generally stated standards requiring a discretionary decision to be made.

#### **Section 7 Environmental standards permitting, overlay districts, Cabarrus Health Alliance approvals, Floodplain development permits**

All proposed divisions of land are subject to the development standards outlined in Chapter 16, Floodplain Damage Prevention. A Floodplain Development Permit may be required for the proposed project to proceed.

### **Erosion and sediment control permit**

All proposed projects in Cabarrus County are subject to Erosion and Sediment Control (ESC) permitting with the State of North Carolina Department of Energy, Mineral, and Land Resources. Non-compliance with the terms of an ESC Permit issued by the State of North Carolina may result in withholding of zoning and/or building permits by Cabarrus County.

### **Stormwater permit**

All proposed projects in Cabarrus County are subject to Phase 2 Post-Construction Stormwater Permitting with the State of North Carolina Department of Energy, Mineral, and Land Resources. Non-compliance with the terms of a Phase 2 Post-Construction Permit issued by the State of North Carolina may result in withholding of zoning and/or building permits by Cabarrus County.

### **Overlay Districts and Zones**

Properties being subdivided may be subject to development standards outlined in Chapter 4, Overlay Districts and Zones. These standards include watershed restrictions, waterbody buffers, thoroughfare standards related to access points and landscape buffers, height restrictions and manufactured home installation design standards.

### **Cabarrus Health Alliance**

All lots in Cabarrus County must be served by individual well and septic systems or by governmental water and sewer. Individual well and waste water systems must be approved and permitted by the Cabarrus County Health Alliance prior to installation. Waste water disposal systems, including tanks and drain fields, may not be located in required stream buffers or in the regulated floodplain.

## **Section 8 Legal access, road types, Transportation Impact Analysis**

### **Legal access**

Recorded legal access and road frontage on a public or private road is required for all lots. When an existing lot of record does not abut an existing public or private road or have frontage on that road, and the owner wishes to subdivide the lot, access and frontage may be gained by construction of a public or a private road.

### **Road types and classification**

The arrangement, character, extent, width, grade, and location of all roads shall be reviewed in relation to existing and proposed transportation patterns, topographical and other natural features, public convenience and safety, proposed uses of lands to be served by such roads and existing or potential uses in adjoining areas.

Roads shall be classified and designed in accordance with the typical details outlined in Appendix A of this Ordinance.

Roads on a proposed subdivision plat shall be classified and labeled as either public or private. The proposed road right-of-way and typical shall also be provided on the plat.

### **Public Roads**

Roads that are classified and designated on a plat as public shall be subject to the following conditions.

- Designation of a road as public shall be conclusively presumed to be an offer of dedication to the public and permit public use.
- These roads shall be maintained by the developer/owner or the lot purchasers through a recorded road maintenance agreement until the respective governmental agency assumes responsibility for the maintenance of the roads.

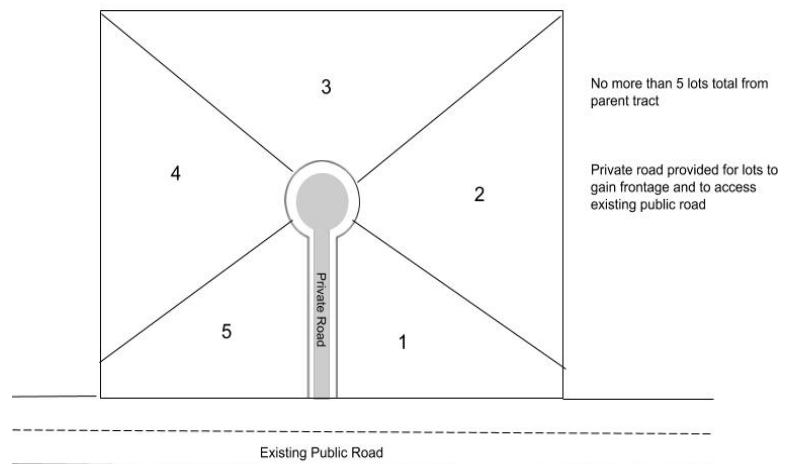
### Private roads serving more than five lots

New roads serving five or more lots may be permanently designated as a private road. These roads shall be built to the North Carolina Department of Transportation public standard for the appropriate type of road or street. Additionally, a road maintenance agreement shall be recorded in the office of the register of deeds to ensure that proper maintenance of the private road is provided by property owners gaining access from the road or street and for emergency service response. See Appendix A for road design standards.

### Alternate construction standard for private roads serving five lots or less

An alternate road construction standard is available for projects classified as minor subdivisions. No more than five lots total may take access from a private road using this construction standard.

- The private road right-of-way width must be at least 25 feet wide.
- The travel way must be at least 20 feet wide with all-weather access that supports the weight of fire apparatus at a minimum of 75,000 pounds.
- The road must be clear of any limbs or brush for a width of 20 feet and a height of 13 feet.
- When the proposed private road adjoins a paved road, the first 25 feet of the road must be paved when the private road adjoins a paved road.
- Vehicle turnarounds must be provided at the end of all dead end roads.
- Applicant must secure a permit from NCDOT to connect to state maintained roads.
- A private road maintenance agreement must be recorded in the office of the Register of Deeds of Cabarrus County to ensure proper maintenance of the road



Private roads developed using this alternate construction standard must be maintained by the adjoining property owners and/or the developer and will not be accepted for public maintenance.

New private roads must be installed and inspected prior to zoning permits being issued for lots served by the new road.

### Transportation Impact Analysis (TIA) Required

Depending on the size of the proposed development and the traffic being generated, a Transportation Impact Analysis, also known as a TIA, may be required. See Appendix A for additional information.

**SECTION 9 Road design standards**

**Road Cross-Sections and Pavement Structure**

Appropriate road cross-sections shall be approved by the Cabarrus County Planning and Zoning Commission and NCDOT. Appendix A contains currently approved cross-sections for Cabarrus County. Other cross-sections may be proposed and considered for approval by the Planning and Zoning Commission in conjunction with NCDOT.

Pavement structure is based on classification and is defined in Appendix A. An additional one inch surface course shall be applied to all roads when a majority of the construction is completed.

**Curve Radius**

Property lines at the intersection of residential streets shall be rounded with a 25-foot minimum radius and a 35-foot maximum radius. Modifications may be approved by Cabarrus County and NCDOT in conjunction with the current NCDOT Subdivision Road Construction Standards Manual.

**Medians and Islands**

Residential subdivision entrances may include a median or island. Structures, permanent materials or plantings within the island shall not obscure the visibility of cars entering a cross street for a distance of 25 feet back from the curb face of the cross street, unless a larger setback is needed due to inadequate sight distance.

**Cul-de-sac Length**

NCDOT standards for cul-de-sac length must be met. No residential street cul-de-sac serving lots of 1 acre or greater in size shall exceed 1,000 feet. No residential street cul-de-sac serving lots less than one acre in size shall exceed 600 feet. The District Engineer for NCDOT has the right to vary this standard upon coordination with the Subdivision Administrator and County Engineer.

**Coordination of road system and connections required**

The proposed road layout within a subdivision shall be coordinated with the existing and planned road system of the surrounding area and existing roads shall be extended whenever possible. This includes connection of the road system to the system within adjoining subdivisions and the alignment of entrance roads with existing roads. Roads that are aligned with existing roads or connected to existing roads shall be given the same name as the existing road.

**Connections to adjacent properties**

Where necessary to provide access or to permit the reasonable future subdivision or development of adjacent land, rights-of-way and improvements shall be extended to the boundary of a development.

Connections shall be placed at locations where future connection can be made at a reasonable cost and shall not be directed into wetlands, creeks, steep slopes, or other locations that would make the future extension of the road impractical.

A temporary turnaround may be required where the dead end exceeds 250 feet in length. Where such a connection has been established on adjacent property, each new subdivision shall be required to extend the connection as a link in the proposed subdivision street network.

### Half Streets Prohibited

The dedication of half roads at the perimeter of a new subdivision is prohibited.

### Adopted Land Use Plan or Transportation Plan

Where a tract of land to be subdivided borders on a proposed thoroughfare or a road requiring improvement as indicated in adopted land use plan, community transportation plan, state transportation plan or the CRMPO Index, the owner/developer will be required to dedicate the necessary right of way for the proposed improvement. Setbacks shall be determined using the proposed right-of-way.

Where a parcel to be subdivided is crossed by any part of the proposed right-of-way for a thoroughfare included in the NC Transportation Improvement Program, and the location of that right-of-way has been further defined by accepted location procedures, the right-of-way for that thoroughfare shall be reserved by the owner/developer. The reservation of the right of way shall be for a period not to exceed three years from the date of approval of the preliminary plat. During that period, the property may be acquired by the State or other governmental unit at fair market value.

### Section 10 Sidewalks, street trees and street lights

#### Sidewalks

Sidewalks for residential development shall be installed as follows: In residential developments with minimum lot sizes one acre or greater, no sidewalks shall be required except where an existing school, public park, open space, trail or greenway lies within ¼-mile of the proposed subdivision. A safe pedestrian connection between the subdivision and the off-site facility shall be planned and improvements constructed by the developer. In all other residential developments, sidewalks shall be installed on both sides of the streets. Handicap ramps shall be placed at each intersection in accordance with ADA guidelines. Pedestrian crosswalks are required on any residential collector street at each intersection and any mid-block pedestrian or bicycle connections.

#### Street Trees

Street trees shall be required along all residential streets at a rate of one large canopy tree for every 40 linear feet, spaced a maximum of 50 feet apart. All street trees shall be a minimum of 2½ caliper inches at time of planting. A minimum of two different species of trees is required to be planted. Credit shall be provided for any existing tree with a minimum DBH of 6 inches that is preserved within the planting area or a median.

#### Streetlights

Streetlights shall be provided in developments with a proposed density of three (3) or more units per acre.

### Section 11 Access Management

#### Access to Public Roads

1. Direct access to public roads is governed by the classification of the road and is determined by the NCDOT. No lots may directly access a road classified as a major thoroughfare. These lots must be served by an internal road system.

Example of shared access required by NCDOT





2. Access may be limited where lots abut minor thoroughfares and major collector roads. NCDOT may require shared access points when access is limited to the public facility.
3. Connections to, or through, adjacent properties may be required when access points to public roads are limited.

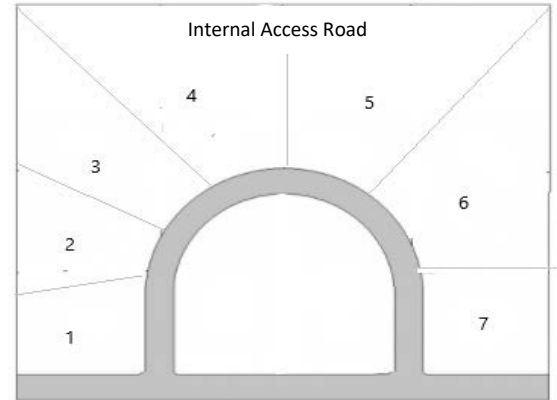
### Shared Access

When more than 5 lots are proposed for a new subdivision project, an internal, connected road system shall be provided.

### Multiple Entrances Required

To accommodate emergency service response and to create an alternate road network, the following standards apply to all proposed developments.

1. Any development of 30 lots or more shall include at least two access points.
2. Any development of 75 lots or more must have at least two access points to existing public roads or streets.
  - a. No more than 30 zoning permits will be issued before the required second access must be installed.
3. Subdivisions of 250 or more lots shall provide three separate access points.
  - a. No more than 30 zoning permits will be issued before the required second access must be installed.
  - b. No more than 125 zoning permits will be issued before the required third access must be installed.



Installation of access points shall be coordinated with construction phasing to provide emergency access for the areas being developed and to areas under construction.

Properties located in the Thoroughfare Overlay Zone are subject to additional standards related to access. See Chapter 4 for additional information.

## Section 12 Construction drawing approval, construction access, streambed maintenance

### Construction plan approval

All road construction drawings must be approved by NCDOT and evidence of that approval provided to the Planning Division before construction may begin.

See NCDOT Subdivision Road Construction Standards for minimum speed, horizontal, vertical, etc. design standards. This includes but is not limited to, terrain classification, and minimum centerline radius. Minimum k values, minimum distance between reverse curves, etc.

### Preliminary plat and construction drawing approval required prior to construction

Construction or installation of improvements shall commence in a proposed subdivision only after the preliminary plat has been approved and all plans and specifications for roads, utilities, stormwater, and sedimentation and erosion control have been approved by the appropriate agencies.

### Construction phase and connections to paved roads

During the construction phase of a project, the proposed road, when adjoining an existing paved road, shall have a gravel travel way of at least one hundred (100) feet in length, twenty (20) feet in width, with a gravel base of at least six (6) inches to help eliminate excessive mud and other materials from being carried onto the paved road.

**Maintenance of streambed**

During the construction, preparation, arrangement, and installation of subdivision improvements and facilities in subdivisions located at or along streams, the developer shall maintain the streambed of each stream, creek, or backwash channel contiguous to the subdivision in an unobstructed state.

The developer shall also remove from the channel and banks of the stream all debris, logs, timber, junk and other accumulations that would clog or dam the passage of waters in their downstream course or that would create a flooding condition. For areas where open space has been turned over to the home owner's association prior to completion of the development, it shall be the responsibility of the home owner's association to maintain the streambed.

**Section 13 When access does not meet current standards**

When an existing lot of record is accessed by a right-of-way that does not meet current minimum standards or is served by an access easement, the lot may be divided, provided the following standards are met:

- a. The right of way or easement is shown on a recorded plat, referenced in the recorded deed for the existing lot of record being divided and is shown in the Cabarrus County GIS land records system.
- b. The travel way must be at least 20 feet wide with all-weather access that supports the weight of fire apparatus at a minimum of 75,000 pounds.
- c. The road must be clear of any limbs or brush for a width of 20 feet and a height of 13 feet.
- d. The first 25 linear feet of the road must be paved when the private road adjoins a paved road.
- e. If a road maintenance agreement is in place for the road, the agreement shall be updated to include the new lot(s) and owner(s) and recorded with the Register of Deeds Office.
- f. If no road maintenance agreement is in place, a road maintenance agreement shall be approved by the County, signed by the adjacent property owners and recorded in the Register of Deeds Office.

**Section 14 Proposed project Names, street names, street signs, posting of assigned 911 address**

**Approval required for proposed project, subdivision and road names**

The proposed name of a subdivision or its roads shall not duplicate nor closely approximate, either phonetically or by spelling, the name of an existing development, subdivision or road within the County, within any municipality within the County, or in an adjacent County or municipality if the development is in close proximity to another jurisdiction.

All proposed subdivision, project and road names must be approved by the Cabarrus County E911 Addressing Coordinator. Where a street is likely to become part of a city maintained system, road names shall be in accordance with that city's standards for suffixes and direction.

Any proposed name changes for existing or proposed developments, subdivisions or roads must be reviewed and approved by the Cabarrus County E911 Coordinator. Depending on the proposed change, approval may be required from the Cabarrus County Board of Commissioners and/or the North Carolina Department of Transportation Board. Cabarrus County reserves the right to alter street names when public safety concerns arise or when 911 addressing conflicts occur.

### Street sign installation

The developer shall bear the cost and the County shall install street signs at all intersections as shown on the final plat. These signs will be erected only after all road and utility construction has been completed. Street signs shall correspond to approved names on the recorded final plats.

The County may approve decorative street signs. County requirements such as letter size, sign content and reflectivity, however, shall apply. Where replacement of such a sign is necessary, the homeowner's association for the affected development or subdivision shall replace the sign. When situations arise where the County is required to replace a decorative street sign, the sign shall be replaced with a standard sign.

### Posting of 911 Address

Construction sites shall be properly identified with a sign that shows the assigned 911 address. When construction is complete, all structures shall be properly posted with the assigned 911 address.

Residential addresses should be posted clearly in three inch or larger numbers near the front door and on the mailbox. The numbers should be clearly visible from the road and should contrast for increased visibility.

If a house is located more than 50 feet from the road and does not have a mailbox, the address should be displayed on a post clearly visible at the driveway entrance.

Commercial building addresses should be posted clearly in six inch or larger numbers near the entry and on the mailbox if the business utilizes on site mail delivery. The numbers should be clearly visible from the road and should contrast for increased visibility.



## Section 15 Infrastructure Guarantees

### Guarantee to Complete Infrastructure Work

When approval of a final plat is requested prior to completion of all required improvements in that portion of a development, the applicant may submit an Infrastructure Guarantee Application.

Guarantee submittals must include a detailed estimates of all required improvements on forms provided by the Cabarrus County Planning Department. The estimates provided shall be signed by a licensed North Carolina licensed contractor or North Carolina registered engineer (as applicable for type of guarantee requested).

Typical improvements that may be guaranteed in new subdivisions include the final lift for roads, mulching and seeding, street trees and sidewalks.

Estimates shall be reviewed and approved by the County Engineer. The applicant shall be responsible for all costs associated with the engineering review.

Upon estimate concurrence by the County Engineer, a cash deposit held by Cabarrus County, a letter of credit or performance bond of surety acceptable to the County shall be made out to Cabarrus County in the amount of 125% of the costs determined by the estimates.

The guarantee document shall include the following:

- Cabarrus County Government as the Obligee
- The name of the project, including the development phase, if applicable
- A list of the improvements being guaranteed

#### **Guarantee of Infrastructure Work Reduction**

Prior to the reduction or release of the 125% amount required for the completion of improvements, the applicant must submit an Infrastructure Guarantee Release Application.

The following information must be provided as part of the application:

1. Proof satisfactory to the County that the applicable guaranteed improvement has been made or installed to the required specifications.

Upon proof of completion, the amount required for that particular improvement may be released from the total amount of the required guarantee. Once the amount is released, a new guarantee must be provided to replace the original, or prior, guarantee for the work.

#### **Guarantee of Work Expiration**

If improvements are incomplete and the provided guarantee is set to expire, the guarantee shall be extended, or a new performance guarantee issued, for an additional period of time until such required improvements are complete. Applicants will be notified of pending expiration dates. All guarantees must be replaced prior to the expiration date.

#### **Release**

The total amount of the guarantee for required improvements may be released only when all improvements are complete and final inspections of the work approved.

#### **Return of Guarantee**

Original guarantees being reduced, or where all guaranteed work has been completed, will be returned to the applicant.

#### **Engineering Costs**

The applicant shall be responsible for all costs associated with the engineering review and/or inspections required for guarantees of work applications and releases.

**Section 16 Open Space Requirements and Timing of Required Improvements**

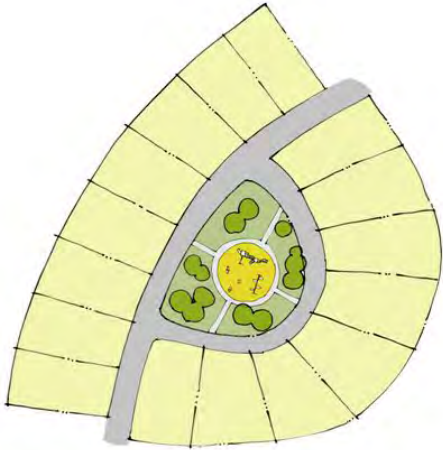



Open space shall be provided and designed in accordance with the standards of Chapter 5, District Development Standards.

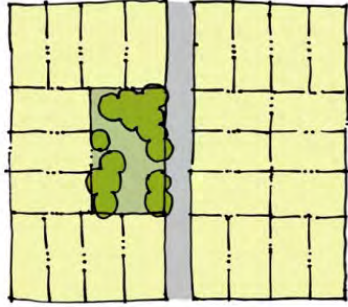

Developers are responsible for making improvements to property designated for park, playground and open space purposes. Improvement shall be in accordance with the type of recreational open space provided and as outlined in Figure 1

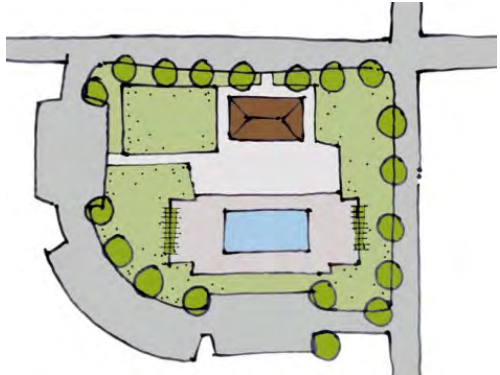
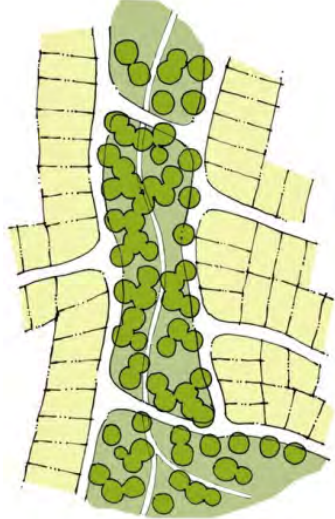
Additionally, for all proposed recreation areas, the developer shall be responsible for:

- Providing finished grading
- Establishing turf for all disturbed areas
- Providing landscaping as required
- Paving walkways or installing trails as required for park, open space or greenway connections
- Complying with NC Building Code Chapter 11 and ANSI A117.1

**FIGURE 1 Open Space Design and Designation**

<p>Playgrounds</p>	<p>Playgrounds provide areas for children and families to play and exercise.</p> <p>Playgrounds may be built within Squares, Greens, Mini-Parks and Neighborhood Parks or may stand alone within a residential block.</p> <p>Playgrounds shall be designed with commercial grade play equipment and shall include separate areas and equipment designed for multiple age groups. These age groups include Toddler (6-23 months), Pre-School (Ages 2-5) and School Age School (Ages 6-12).</p> <p>These areas may also include picnic tables, shelters and grills.</p>	<p>Minimum requirements, in addition to play equipment, includes 2 park benches, 1 trash receptacle and 1 pet waste receptacle.</p> <p>The design must include a shock absorbing surface with a maximum 2% slope. Surfacing must meet all critical fall height requirements for the proposed playground design and shall be provided as part of permitting.</p> <p>Natural or manmade screening or buffer areas shall be provided in the design to mitigate impacts to adjacent residential properties.</p> <p>Playground areas shall be properly maintained throughout the year and inspected on an annual basis for safety hazards.</p>	   
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Mini-Park</p>	<p>The Mini-Park provides active recreational facilities for the use by the residents of the immediate surrounding neighborhood within the development.</p> <p>Minimum size is from 1 acre.</p> <p>Design may include: tennis courts, basketball courts, playgrounds, picnic area, grills, or small covered area for sitting.</p>	<p>Each mini-park shall be centrally located and easily accessible so that it can be conveniently and safely reached by the surrounding neighborhood.</p> <p>Mini-parks shall be attractively landscaped and be provided with sufficient natural or man-made screening or buffer areas to minimize any negative impacts upon adjacent residences.</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Neighborhood Park</p>	<p>Neighborhood parks are designed for active and/or passive recreation use.</p> <p>Park size is 1-5 acres.</p> <p>Park size can exceed 5 acres if the open space serves an entire neighborhood or incorporates physical features that are an asset to the community (i.e. lake or river frontage, unique natural areas, significant stands of trees, preserved natural habitats, etc.).</p>	<p>Neighborhood parks shall include benches and walking paths, tennis courts, basketball courts, volleyball courts, ball fields, swings, slides, playgrounds, dog parks, benches, restrooms, picnic shelters, picnic tables, walking paths, greenways or trails.</p> <p>Natural or manmade screening or buffer areas shall be provided in the design to mitigate impacts to adjacent residential properties.</p>	

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Amenity Area</p>	<p>Amenity Areas provide recreational opportunities for all residents of a community or residents of a neighborhood in a larger community. They include a range of facilities like club houses, swimming pools, gazebos, outdoor eating/grilling areas, indoor/outdoor exercise facilities, community meeting rooms, community kitchens, walking, biking or exercise trails, and playground areas.</p>	<p>Pools should be 1500 sq. ft. minimum.</p> <p>Natural or manmade screening or buffer areas shall be provided in the design to mitigate impacts to adjacent residential properties.</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Greenways</p>	<p>Greenways typically follow natural or constructed features such as streams or roads. They are designed to incorporate natural settings such as creeks and significant stands of trees. They are used for transportation, recreation, and environmental protection.</p> <p>Greenways differ from parks; plazas and squares in that their detailing is natural and may contain irregular topography.</p>	<p>Design of the greenway should incorporate conservation of existing mature tree canopy and landscape, protection of existing natural drainage ways and creeks.</p> <p>Improvements may include paved walks/trails and benches, and trash receptacles.</p> <p>Natural or manmade screening or buffer areas shall be provided in the design to mitigate impacts to adjacent residential properties.</p>	

- Playgrounds must meet all federal, state, and local regulations and guidelines and be compliant with the Americans with Disabilities Act.
- Swimming pools must meet all required construction and life safety codes for Cabarrus County and for the State of North Carolina.



**Timing of recreational improvements**

Recreational improvements shall be implemented no later than when 50% of the total approved lots for the subdivision have been permitted through zoning. Nothing, however, should be construed as barring a developer from immediate development of facilities and improvements to provide recreational opportunities to residents of the new development.

**Failure to meet requirements**

Failure to meet the requirements for timing of recreational improvements, may result in the cessation of the issuance of zoning compliance permits for the remainder of the subdivision. Issuance of zoning compliance permits may begin after the recreational improvement requirements are met. In addition, the County may withhold approval of additional final plats for the project unless and until the requirements of this section are met.

**Section 17 Plat Certificates**

The following certificates shall be shown on all Final Plats (as applicable). Where I/We statements are part of the certificate, the certificate shall be modified to reflect the appropriate entity, or entities, signing the certificate.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines and dedicate all roads, alleys, walks, parks, and other sites to the public use except as noted. Further, I (We) certify the land as shown hereon is within the jurisdiction of Cabarrus County.

\_\_\_\_\_

Date Property Owner

**CERTIFICATE OF ACCURACY**

[As required under General Statutes 47-30 as amended.]

\_\_\_\_\_

Date Registered Land Surveyor

**CERTIFICATE OF APPROVAL BY THE SUBDIVISION ADMINISTRATOR**

I, \_\_\_\_\_, Subdivision Administrator for Cabarrus County hereby approve the final plat for \_\_\_\_\_, this \_\_\_\_\_ (day) of \_\_\_\_\_ (month), \_\_\_\_\_ (year).

\_\_\_\_\_

Subdivision Administrator

**NORTH CAROLINA DEPARTMENT OF TRANSPORTATION CERTIFICATES**

CERTIFICATE OF APPROVAL OF STREETS AND STREET DRAINAGE PLANS

Department of Transportation  
Division of Highways  
Proposed Subdivision Roads  
Construction Standards Certification

APPROVED \_\_\_\_\_  
Date District Engineer

DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE

I hereby certify that the right of way dedication along the existing state maintained roadway(s) shown on this plat is approved and accepted as public right of way by the North Carolina Department of Transportation, Division of Highway only North Carolina Department of Transportation approved structures are to be constructed on public right of way.

\_\_\_\_\_  
District Engineer Date

**ROAD MAINTENANCE CERTIFICATES**

ROADS PROPOSED TO BE ADDED TO NCDOT SYSTEM FOR MAINTENANCE

I (We) hereby certify that I (we) will maintain the roads to the standards set forth by the North Carolina Department of Transportation until the respective governmental agency takes over this responsibility. (This does not include removal of snow or ice)

\_\_\_\_\_  
Date Property Owner and Developer

ROADS TO REMAIN PRIVATE

Road maintenance shall hereby be the responsibility of the Homeowners Association and roads shall be maintained to the minimum standards of the North Carolina Department of Transportation until the respective governmental agency takes over this responsibility. The road maintenance agreement is recorded in Deed Book \_\_\_\_ Page \_\_\_\_ of the Cabarrus County Register of Deeds.

\_\_\_\_\_  
Date Property Owner and Developer

**WATER AND SEWER CONNECTIONS, CITY OF CONCORD** (Only required if Concord public utility extensions required for project)

CERTIFICATE OF WATER AND SEWER CONNECTION FEE PAYMENT

I hereby certify that all water and sewer connection fees for the \_\_\_\_\_ Subdivision have been paid, or that the fees are not applicable since preliminary plat approval occurred prior to June 28, 1996.

\_\_\_\_\_  
Date  
\_\_\_\_\_  
Finance Director

**DURATION OF APPROVAL**

Approval by the Subdivision Administrator is conditioned upon the plat being recorded in the Office of the Register of Deeds within thirty (30) days of such approval and receipt of record presented to the Planning Department.

**SOIL SUITABILITY ANALYSIS CERTIFICATES**

SOIL SUITABILITY ANALYSIS CERTIFICATE (NO EVALUATION PERFORMED)

I understand that all of the lots created by this plat must be evaluated by the Cabarrus Health Alliance for soil suitability. The lots on this plat have not been evaluated by the Cabarrus Health Alliance for suitability as part of the subdivision review process.

\_\_\_\_\_  
Date  
\_\_\_\_\_  
Property Owner

SOIL SUITABILITY ANALYSIS CERTIFICATE (EVALUATION PERFORMED)

I understand that all of the lots created by this plat must be evaluated by the Cabarrus Health Alliance for soil suitability. The following lots on this plat have been evaluated by the Cabarrus Health Alliance as part of the subdivision review process and the results are as follows:  
(List lot number and type of system supported)

\_\_\_\_\_  
Date  
\_\_\_\_\_  
Property Owner

**LOTS OVER/UNDER 10 ACRES**

There are (number) lots on this plat 10 acres or greater in size.

There are (number) lots on this plat less than 10 acres in size.

**MINOR SUBDIVISION QUALIFICATION STATEMENT**

This tract of land (has/has not) been divided since June 20, 2005. The proposed division of land on this minor plat creates (number) lots from PIN (insert PIN number).

**OPTIONAL OWNER CERTIFICATE**

The following Certificate may be used for an exempt final plat where no road right of way, roads, alleys, walks or parks are being dedicated as part of the plat:

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of division of my (our) property of my (our) free consent, establishing any lines and features shown on this plat.

\_\_\_\_\_

Date

\_\_\_\_\_

Property Owner

\_\_\_\_\_

Date

\_\_\_\_\_

Property Owner

**Deviation from standards**

Deviations from the standards in this Chapter require that a variance be issued by the Board of Adjustment for such deviations. See Chapter 12 for additional information.

## SECTION I: Traffic Impact Analysis (TIA) Required

### General Information

The Traffic Impact Analysis (TIA) is a specialized study that evaluates the effects of a development's traffic on the surrounding transportation infrastructure. It is an essential part of the development review process to assist developers and local government agencies in making land use decisions involving annexations, subdivisions, rezoning requests, special land uses, and other development reviews. The TIA helps identify where the development may have a significant impact on safety, traffic and transportation operations and provides a means for the developer and the government agencies to mitigate these impacts. Ultimately, the TIA can be used to evaluate if the scale of the development is appropriate for a particular site and what improvements may be necessary, on and off the site, to provide safe and efficient access and traffic flow. Mitigation measures may involve strategies other than roadway construction or other physical improvements such as changes to traffic signal timing or phasing and transportation management strategies.

### A. Applicability

1. A traffic impact analysis (TIA) shall be required for any conditional use rezoning, conditional use permit, preliminary plat, site plan or zoning compliance permit application or request estimated to produce 2,000 vehicles per day or greater **and/or 100 total trips both entering and exiting the site during either the AM or PM peak hours** during an average weekday based on a five day national average as defined in the Institute of Transportation Engineers (ITE) Trip Generation Manual.
2. A TIA shall be required for residential development estimated to produce 2,000 vehicles per day or greater **and/or 100 total trips both entering and exiting the site during either the AM or PM peak hours** during an average weekday based on a five day national average as defined in the ITE Trip Generation Manual.
3. A TIA shall be required for any nonresidential or mixed use development estimated to produce 3,000 vehicles per day or greater **and/or 150 total trips both entering and exiting the site during either the AM or PM peak hours** during an average weekday based on a five day national average as defined in the ITE Trip Generation Manual.
4. A TIA may also be required for proposed access within 1,000 feet of an interchange, in the vicinity of a high accident location, on a major arterial roadway, when involvement with an existing or proposed median crossover is necessary, when the project includes highway improvements that are in

## CABARRUS COUNTY DEVELOPMENT ORDINANCE

### APPENDIX A – TRAFFIC IMPACT ANALYSIS

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the Transportation Improvement Program, when involvement with an active roadway construction project is necessary or at the discretion of the NCDOT District Engineer.

5. A TIA or Technical Memorandum may also be required based on special circumstances associated with the proposed development, even if the number of gross trips falls below the above stated thresholds. This includes when:
  - a. Traffic is being generated from a non-residential development that could potentially impact adjacent residential neighborhoods.
  - b. Traffic operation issues for current and/or future years on nearby roads is expected to be worsened by traffic generated from the new development.
  - c. Traffic near the site is experiencing significant or unacceptable delays.
  - d. The proposed land use differs from the proposed land use classification in the Land Use Plan.
  - e. The existing street or access system is not anticipated to accommodate the expected traffic generation.
  - f. The proposed development includes a drive-through facility, or other uses, such as schools, that require significant on site circulation that may have off-site impacts to adjoining roads and/or intersections.
  - g. The amount, behavior or assignment of traffic is different from a previously approved TIA for the same property.

The need for a TIA may be waived when Cabarrus County and NCDOT agree a TIA is not needed. In the event a waiver is requested, the applicant must provide evidence to show that a waiver is appropriate. Waiver requests shall be handled on a case-by-case basis.

In certain instances, the need for a TIA may be waived when Cabarrus County and NCDOT agree a TIA is not needed. In the event a waiver is requested, the applicant must provide evidence to show that a waiver is appropriate. Waiver requests shall be handled on a case-by-case basis.

#### **Calculating Trip Generation**

The trip generation of a proposed development is the sum of the number of inbound and outbound vehicle trips that are expected for the type and size of the proposed land use. For purposes of determining the requirement to submit a TIA, no adjustments such as modal split, pass-by trips or internal capture rates will be allowed to the site traffic

calculation. A TIA will vary in range and complexity depending on the type and size of the proposed development. When mutually agreed upon by the NCDOT, the applicant, and Cabarrus County staff, the basic requirements for the TIA may be modified.

## **TRAFFIC IMPACT STUDY GUIDELINES**

### **A. General Information**

When required by this Ordinance and/or NCDOT, a Traffic Impact Analysis (TIA) shall be used to review the potential impacts of proposed or revised developments on the State Highway System. The TIA covers safety, capacity, and access issues. When required and completed, a TIA shall be used by Cabarrus County and NCDOT to determine the required improvements to the State Highway System within the vicinity of the development to mitigate undesirable impacts of the project.

The District Engineer, working together with Cabarrus County, will determine the basic parameters of the TIA. When mutually agreed upon by the NCDOT, the applicant, and Cabarrus County in a pre-submittal conference, the basic requirements and parameters for the TIA may be modified.

The TIA shall be prepared under the direct charge of, and sealed by, a licensed North Carolina Professional Engineer with expertise in traffic engineering. All work shall be in accordance with NCDOT approved methods and input parameters and shall be of sufficient scope and detail to allow Cabarrus County and the NCDOT to evaluate the impact of the development with regards to roadway capacity and operational and safety improvements that may be needed.

### **B. Format for Traffic Impact Analysis Report**

In general, the report should conform to the following general outline:

1. Table of Contents
2. Introduction
  - a. Explanation of project
  - b. Area map showing development site location
  - c. Complete project site plan, with buildings identified as to proposed use
  - d. Project schedule, and stages or phases, if applicable
3. Base Conditions
  - a. Existing Roadway network in vicinity of project, including lane configurations
  - b. Availability of alternate modes of travel in study area
  - c. Existing traffic volumes for all significant and pertinent modes of travel in the study area
  - d. Existing traffic signal phasing and timing information.
  - e. Safety information

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
APPENDIX A – TRAFFIC IMPACT ANALYSIS

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- f. Traffic capacity analysis
- 4. Background Conditions
  - a. Growth in traffic volumes to full build-out year, or stages of developments, if appropriate
  - b. Traffic volume generated by other approved developments in area, if applicable
  - c. Transportation improvement projects (State, local or private) in project study area
  - d. Background traffic volumes (base + growth + approved developments)
  - e. Traffic capacity analysis
- 5. Project Conditions
  - a. Traffic generated by proposed development (site traffic) at build-out, or stages of developments, if appropriate
  - b. Project traffic volumes (background + project)
  - c. Project traffic analysis
  - d. Impact to alternate modes of travel
  - e. Proposed roadway network improvements
  - f. Project traffic analysis with proposed roadway improvements
- 6. Conclusions/Recommendations
- 7. Appendix
  - a. All work sheets, traffic counts and other pertinent documents

**C. Base Roadway Network**

All roadways in the vicinity of the development shall be included as part of the TIA. Analysis of intersections or roadway segments not immediately adjacent to the development may be required by the District Engineer or Cabarrus County if significant site traffic could be expected to impact the intersection or roadway segment. If intersections impacted by the development are within a coordinated traffic signal system, then the entire traffic signal system shall be analyzed. However, if the traffic signal system is large, a sub-section of the system may be analyzed if approved by the District Engineer and agreed upon by Cabarrus County.

**D. Safety Information**

The initial submittal may be required to include recent crash experience in the study area. Where proposed access points are in the vicinity of high crash locations or where safety may be impacted, additional safety studies may be required as part of the Traffic Impact Analysis.

**E. Traffic Volumes**

Traffic turning movement counts shall be taken at each existing intersection in the project area. Existing traffic counts may be used if taken within twelve months of the TIA submittal. At some intersections, counts older than one year may be used if



adjusted to current year. The use of these older counts will be evaluated on a case-by-case basis by the NCDOT and Cabarrus County and shall be approved by the District Engineer or his or her agent.

In general, AM and PM peak hour counts should be used. Other peak hour period counts, such as lunch and weekend periods, may be required if appropriate for the development. Counts shall not be taken on a holiday unless specifically needed for the particular analysis. The effects of school, seasonal variation and special event traffic shall be noted when appropriate.

**F. Traffic Capacity Analysis**

All capacity analysis shall be performed using methodology and software based on the Highway Capacity Manual procedures or as approved by the NCDOT District Engineer. All software shall be the latest version available unless otherwise approved by the District Engineer. If signalized intersections impacted by the project are within a coordinated traffic signal system, or may be included in a system because of changes to the network by the applicant, then they shall be analyzed as a system rather than as isolated intersections. Where available and appropriate, existing timing information shall be used. All analyses shall include level of service determination for the entire network and individual intersections and roadway segments, as appropriate. Intersection analyses shall include level of service determinations for all approaches and movements. Intersection analyses shall include queue analysis.

**G. Growth-to-Background Traffic Volumes**

Growth-to-background traffic volumes are factors of increases in annual traffic volumes generated outside the project area. These factors shall be applied to the existing traffic before adding any approved developments in the area. As deemed appropriate, the volume shall be compounded to the proposed build-out years or completion of development stages. In general, these factors will be determined from local or statewide data.

**H. Approved Development Traffic**

Approved development traffic is defined as traffic generated by all developments approved by local jurisdictions or submitted to local jurisdictions for approval within the development vicinity at the time of the TIA submittal.

**I. Background Analysis**

Background (no build) analysis shall include existing traffic, traffic signal phasing and timing, background growth, and all approved developments. The analysis shall take into consideration any improvements to the roadway network that will be in place by the build-out year, or staged build-out in development, as appropriate. An analysis shall be performed for each staged build-out year as necessary. This analysis shall be performed

## CABARRUS COUNTY DEVELOPMENT ORDINANCE

### APPENDIX A – TRAFFIC IMPACT ANALYSIS

---

for the proposed build-out year of the development or other year as identified by Cabarrus County or NCDOT and approved by the District Engineer.

#### **J. Project Conditions**

Site traffic is the traffic that will be generated by the proposed development. Trip generation rates shall be based on trip generation methodology in the latest version of the “Trip Generation Manual” by the ITE. When approved by the District Engineer, available local information may be substituted with appropriate documentation. The District Engineer may coordinate the analysis of the site trip generation with the Division Traffic Engineer. Trip generation reduction factors, such as pass-by traffic and internal capture, shall be justified. Total traffic is to be re-calculated after site traffic is generated. All trip generation calculations and supporting documentation shall be included in the report appendix. Project traffic analysis shall include any roadway network improvements that will be in place by the project build-out year, or stage in development, if appropriate. Any improvements planned by others shall be identified as such and documentation describing the improvements, the entity that is to implement the improvements, and the schedule for such improvements, shall be provided.

#### **K. Roadway Network Improvements**

The applicant shall be required to identify mitigation improvements to the roadway network if at least one of the following conditions exists when comparing base network conditions to project conditions:

- The total average delay at an intersection or individual approach increases by 25% or greater;
- The Level of Service (LOS) degrades by at least one level;
- Or the Level of Service (LOS) is an “F.”

For turning lanes, mitigation improvements shall be identified when the analysis indicates that the 95th percentile queue exceeds the storage capacity of the existing lane. The District Engineer will be responsible for final determination of mitigation improvements required to be constructed by the applicant.

#### **L. Conclusions/Recommendations**

This section of the TIA shall summarize the findings of the analysis, identify all potential intersections or roadway segments that will be at an unacceptable level of service as identified in Section J, and shall identify all proposed improvements to mitigate potential problems. This includes a description of all of the improvements that the developer shall construct (or fund) as part of the development proposal. Improvements to roadway segments and intersections not immediately adjacent to the project site may be required if significant traffic impacts are identified.

#### **M. Supporting Information**

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
APPENDIX A – TRAFFIC IMPACT ANALYSIS

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The applicant shall provide all supporting information to the District Engineer and Cabarrus County. This information may include but is not limited to the following:

- traffic volumes;
- analysis reports;
- signal warrant analysis;
- documentation of approved developments or proposed roadway improvements by others;
- and analysis data and output.

In lieu of printed pages, electronic copies of supporting data may be submitted. The submitted information may include data from traffic analysis, traffic volume, or signal warrant analysis software packages. If submitted, both input data and output reports shall be included. Data files should be named to facilitate identification of the contents.

All plans may be submitted electronically, with the exception that a copy of the proposed site plan must be printed and included with the application. If so provided, the plans must be in a format approved by the District Engineer and Cabarrus County.

**N Final Submittal information**

Once the TIA is approved by NCDOT and Cabarrus County, one (1) electronic copy of the entire TIA on CD and one (1) paper copy of the TIA shall be submitted to the Cabarrus County Planning Department for the project file.

**O. Validity of TIA**

**Residential Projects**

- A TIA shall be valid for a period of two years from the date of the preliminary plat approval by the Planning and Zoning Commission.

**Commercial Projects**

- In the case of commercial projects, if a preliminary plat is required for the project, the TIA shall be valid for a period of two years from the date of the preliminary plat approval by the Planning and Zoning Commission.
- In the event a preliminary plat is not required for the project and the project is subject to site plan review only, then the TIA shall be valid for a period of ~~two (2)~~ **one** year from the date of site plan approval by Cabarrus County Zoning Services.

**Mixed Use Projects**

- Where Mixed Use projects are proposed, the TIA shall be valid for a period of two years from the date of preliminary plat approval by the Planning and Zoning Commission or **one year** site plan approval by Cabarrus County ~~Zoning Services~~, whichever occurs first.

**SECTION 2: Improvements Required (Projects Not Requiring TIA)**

If a project does not require a Traffic Impact Analysis to be performed, the developer/project owner is not exempt from completing improvements to mitigate the impacts of the proposed project. For the project to take place, highway infrastructure improvements may be necessary. For example, improvements may be needed for safe and efficient traffic operations if there are high roadway and/or turning volumes of traffic, when the roadway speeds are moderate or high or where limited sight distance exists.

**A. Infrastructure Improvements Defined**

Highway infrastructure improvements include, but are not limited to:

- additional through lanes
- acceleration lanes
- turn lanes and tapers for left and right turns associated with a driveway connection
- **Signal improvements.**

As set forth in G.S. 136-18(29), the final determination for the need, extent, location and design of turn lanes is the responsibility of the NCDOT. The NCDOT may require the applicant to provide offsite roadway improvements on public facilities in order to mitigate any negative traffic impacts created by the proposed development. Boundaries for offsite improvements, including intersections and public roadways to be considered, will be determined by the District Engineer in cooperation with Cabarrus County.

**B. Right-Of-Way Acquisition**

When adequate right-of-way does not exist to provide for the required offsite improvements necessary to maximize the safety of the traveling public, the applicant shall secure the needed right-of-way. If the applicant is unsuccessful in obtaining the needed right-of-way and has demonstrated a “good-faith effort,” the NCDOT may, but shall not be required to, utilize its power of eminent domain to secure adequate right-of-way to contain the required improvements. At a minimum, a “good-faith effort” shall consist of a copy of a certified letter to all affected property owners and all responses received from those property owners. The applicant shall provide copies of the documentation sent to affected property owners and any responses received to Cabarrus County Planning Services for the project file. In the event the ROW acquisitions services of NCDOT are required for the project, the applicant shall be required to reimburse all costs incurred by NCDOT to acquire the additional right-of-way.

**C. Local Transportation Plans and Future Right-Of Way**

In conjunction with the driveway request, the NCDOT and/or Cabarrus County may require the applicant to reserve or dedicate minimum right-of-way needs as identified

by local government transportation plans for the state-maintained roadway along the property frontage. This may require that the driveway design and internal circulation be compatible with the future right-of-way location.

**D. Left and Right Turn Lanes**

Generally left and right turn lanes and tapers shall be considered when:

- In accordance with G.S. 136-18(29), the average daily traffic meets or exceeds 4,000 vehicles per day on any secondary route (the average daily traffic should include both the existing traffic plus traffic generated by the proposed development);
- Any US or NC numbered route is being accessed;
- The District Engineer determines that such treatment is necessary to avoid congestion or unsafe conditions on the state-maintained roadway; or
- A TIA identifies a need for an auxiliary lane or taper.

Left and right turn lanes shall be constructed in accordance with the “North Carolina Standards and Specifications for Roads and Structures.” On an undivided highway or a divided highway with a median width that is inadequate for a left-turn lane, it may be necessary to widen the highway in order to provide for the required turn lanes. For greater detail, see the turn lane nomograph figure in the Exhibits section of the “Policy on Street and Driveway Access to North Carolina Highways.” Should widening be required to accommodate turn lanes or tapers, the applicant shall be required to acquire the necessary ROW as stated in Section B, Right-of-Way Acquisition.

**E. Channelization**

The applicant may be required to protect the integrity of the highway network by providing channelization to physically prevent improper or illegal turns into and out of a driveway or street. Channelization may include medians and raised traffic islands with curbs.

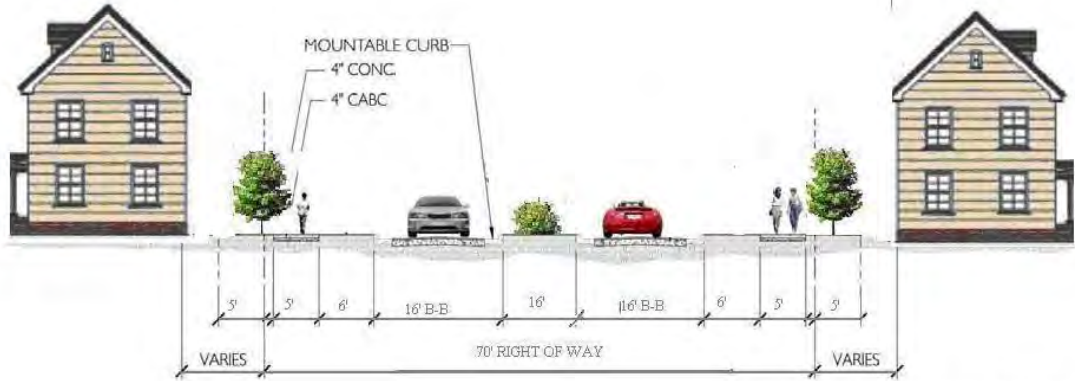
**F. Authority**

The District Engineer has final authority on decisions regarding infrastructure improvements and shall inform Cabarrus County of any such decisions regarding infrastructure improvements.

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
 APPENDIX A – TRAFFIC IMPACT ANALYSIS

**TYPICAL STREET STANDARDS**

**RESIDENTIAL COLLECTOR PARKWAY DESIGN**

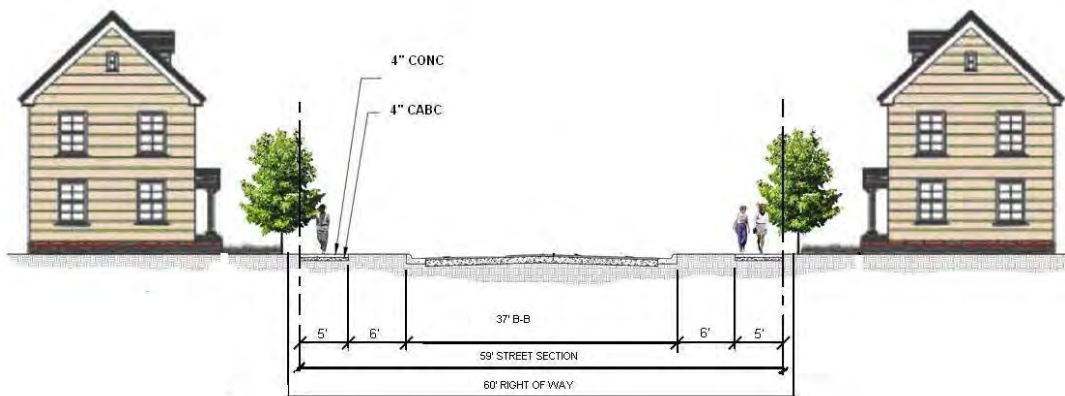


NOTE: SIDEWALKS 6" CONC. @ DRIVEWAY

Right-of-Way	Sidewalks	Planting Strips	Street Width	Median	Parking	Design Speed	Curb Type
70'	5'	6'	2 x 16'	16'	None	40 mph	30" Standard

- NO DIRECT LOT ACCESS ALONG RESIDENTIAL COLLECTOR (PARKWAY)
- THE MEDIANS OF THE PARKWAY SHALL TERMINATE 100' EACH WAY FROM THE CENTERLINE OF ALL INTERSECTIONS

**RESIDENTIAL COLLECTOR**

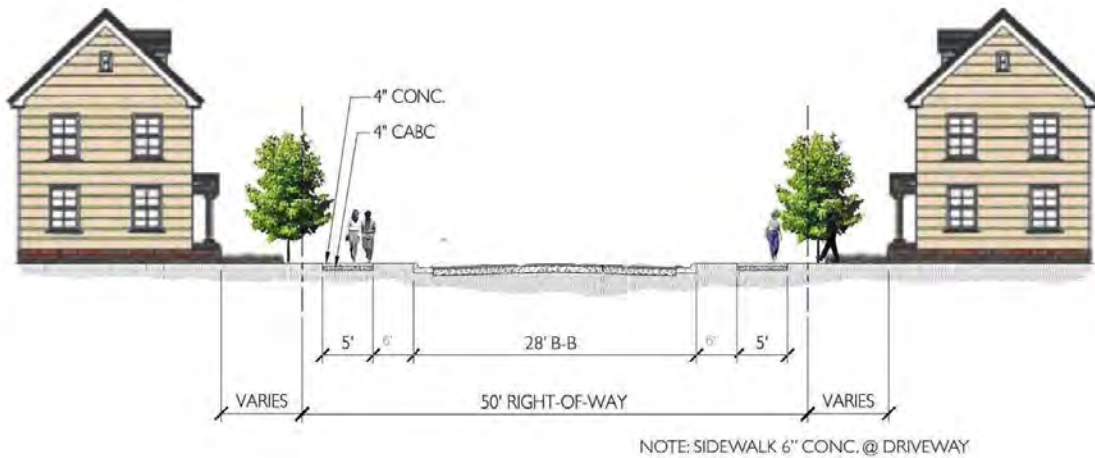


NOTE: SIDEWALK 6" CONCRETE AT DRIVEWAY

**CABARRUS COUNTY DEVELOPMENT ORDINANCE  
APPENDIX A – TRAFFIC IMPACT ANALYSIS**

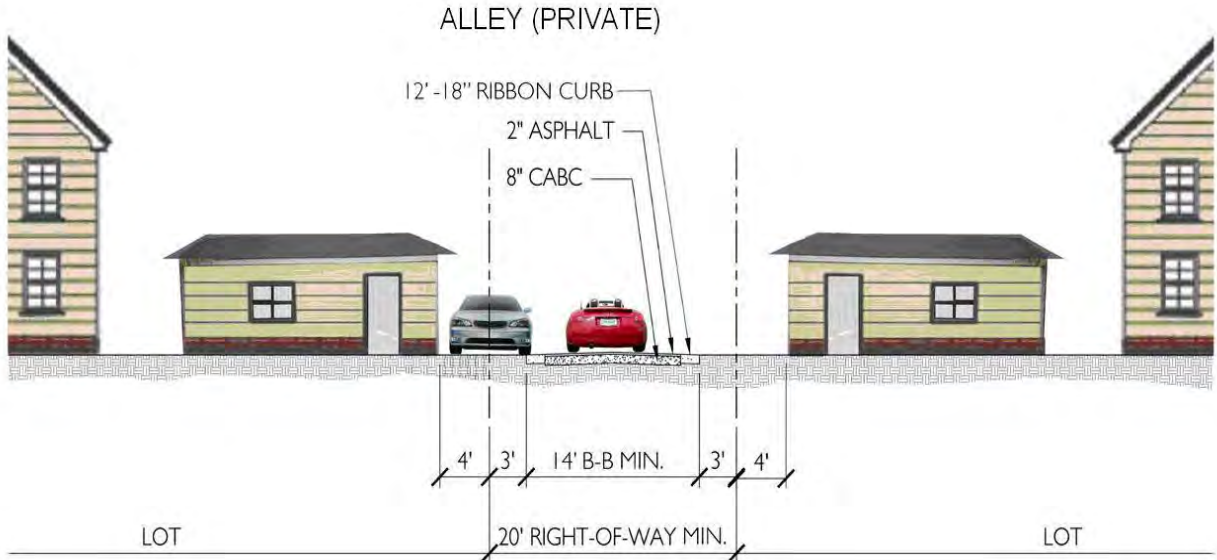
Right-of-Way	Sidewalks	Planting Strips	Street Width	Parking	Design Speed	Curb Type
60'	5'	6'	37'	One Side <b>Only (must be designated)</b>	40 mph	30" Standard

**RESIDENTIAL STREET**



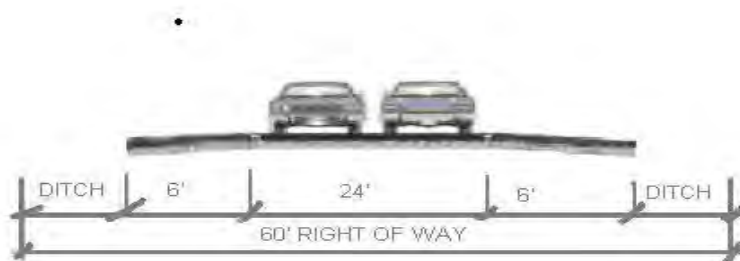
Right-of-Way	Sidewalks	Planting Strips	Street Width	Parking	Design Speed	Curb Type
50'	5'	6'	28'	<b>Not Permitted</b>	35 mph	Standard or Valley

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
 APPENDIX A – TRAFFIC IMPACT ANALYSIS



Right of Way	Grass Strips	Street Width	Curb Type
20'	3'	14'	Ribbon Or None

**RURAL RESIDENTIAL STREET**



Right-of-Way	Planting Strips	Street Width	Parking	Design Speed	Curb Type
60'	6'	24'	None	20 mph	Ribbon or None

**Requirements for Dead-End and Stub Streets**

Length (feet)	Width (feet)	Turnaround Required
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CABARRUS COUNTY DEVELOPMENT ORDINANCE  
APPENDIX A – TRAFFIC IMPACT ANALYSIS

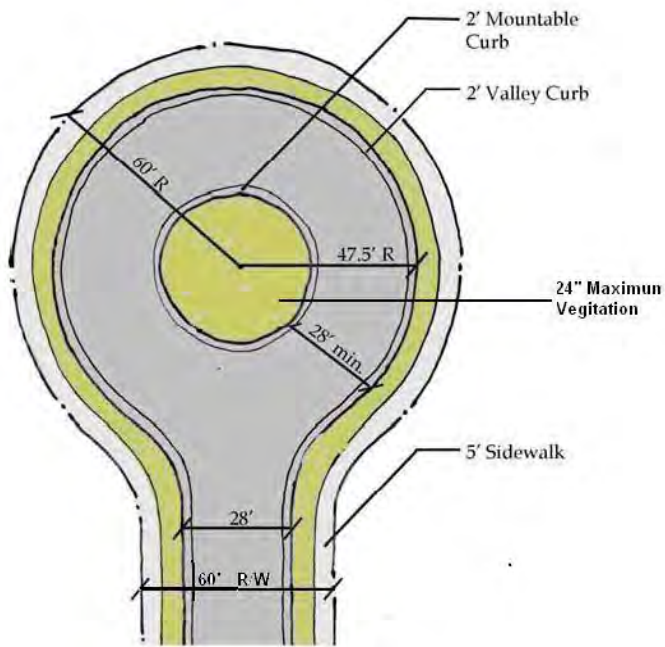
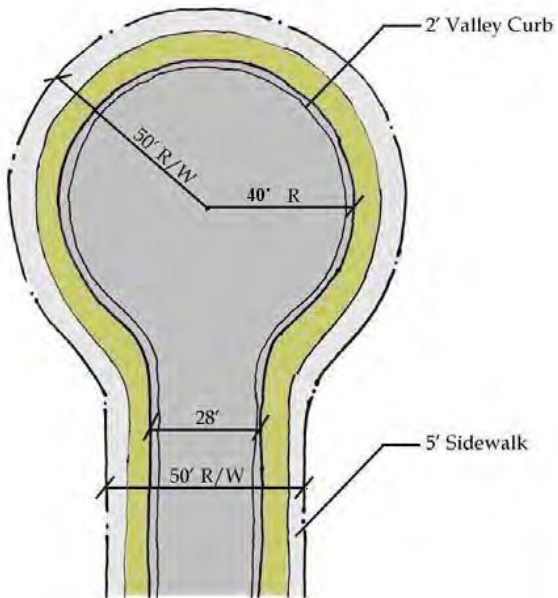
0 to 150	Varies (28' minimum)	<p><b>Stub Street:</b> None required</p> <p><b>Cul-de-Sac:</b> 80' diameter</p> <p><b>Hammerhead:</b> 60' stub-see detail (rural and suburban tiers)</p>
151 to 400	Varies (28' minimum)	<p><b>Stub Street:</b> 80' temporary cul-de-sac or 60' hammerhead (all weather surfaced)</p> <p><b>Cul-de-Sac:</b> 95' diameter (rural and suburban tiers)</p> <p><b>Hammerhead:</b> Not allowed</p>
401 to 600	Varies (28' minimum)	<p><b>Stub Street:</b> Not allowed</p> <p><b>Cul-de-Sac (suburban tier):</b> 95' diameter with center island</p> <p><b>Hammerhead:</b> Not allowed</p>
601-1,000 (rural tier only)	Varies (22' minimum)	<p><b>Stub Street:</b> Not allowed</p> <p><b>Cul-de-Sac (rural tier):</b> 95' diameter with center island</p> <p><b>Hammerhead:</b> Not allowed</p>
> 1,000	Not allowed	Not allowed

**CUL-DE-SAC**

**CUL-DE-SAC WITH ISLAND**

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
APPENDIX A – TRAFFIC IMPACT ANALYSIS

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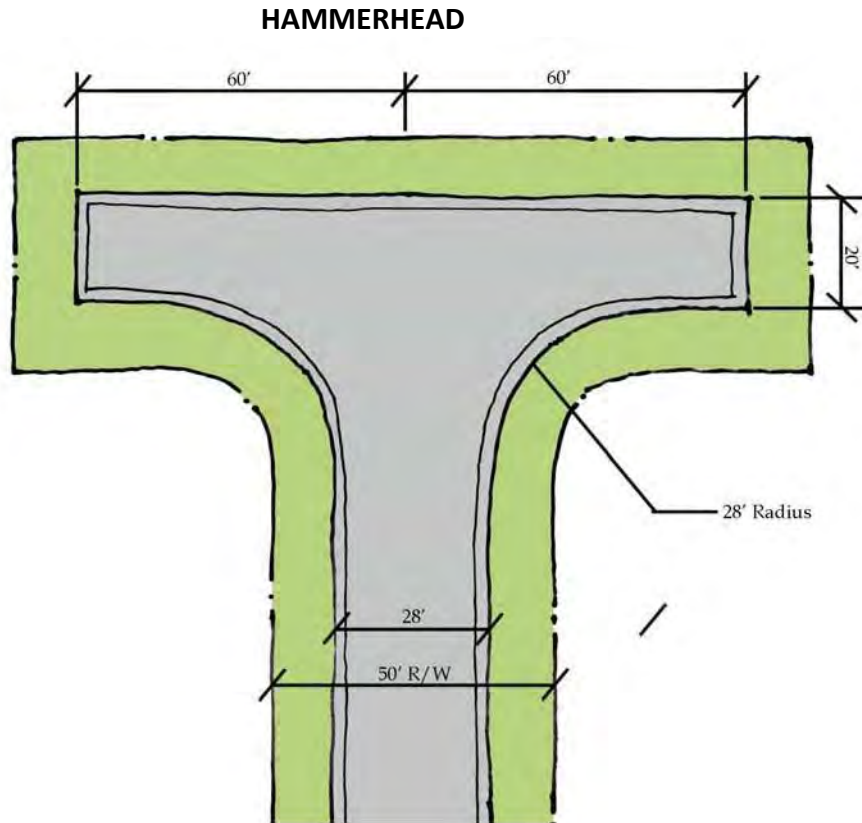


NOTES:

- VEGETATION WITHIN MEDIANS AND/OR PLANTING STRIPS CAN NOT EXCEED 24' IN HEIGHT
- VEGETATION IN MEDIAN/PLANTING STRIP IS TO BE MAINTAINED BY OWNERS, HOME OWNER'S ASSOCIATION OR OTHERS
- ALL PLANTINGS SHOULD CONFIRM TO THE NCDOT PUBLISHING TITLED

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
APPENDIX A – TRAFFIC IMPACT ANALYSIS

“GUIDELINES FOR PLANTINGS WITHIN HIGHWAY RIGHT OF WAY”



**PAVEMENT SCHEDULE**

Classification		Base Course	Intermediate Course	Surface Course
Major Thoroughfare	All	*	*	*
Minor Thoroughfare	All	*	*	*
Major Collector	Non-Residential	*	*	*
	Residential	10" CABC or 5" B-25.0X	2.25" I-19.0X	2.0" SF 9.5X
Minor Collector	Non-Residential	*	*	*
	Residential	10" CABC or 5" B-25.0X	2.25" I-19.0X	2.0" SF 9.5X

CABARRUS COUNTY DEVELOPMENT ORDINANCE  
 APPENDIX A – TRAFFIC IMPACT ANALYSIS

Local Street	Non-Residential	*	*	*
	Residential	8" CABC or 4" B-25.0X	2.25" I-19.0X	2.0" SF 9.5X
Alley	All	8" CABC		2.0" SF 9.5X

\* Pavement cross sections must be designed on a case by case basis.

1. If there is a difference between the pavement structures listed above and the current version of the NCDOT Subdivision Manual Road, the more stringent pavement design shall be used.
2. Pavement designs shall comply with the current NCDOT Asphalt Quality Management System guidelines for minimum pavement layer depths and maximum layer total depths. Additional pavement thickness may be needed to meet the minimum material depths.
3. If the pavement specification includes an X in the description, the required amount of liquid AC content in the pavement shall be based on the current NCDOT requirements for the proposed traffic loads.
4. No plant mix base course or intermediate course shall be placed that will not be covered with surface course during the same calendar year or within 15 days of placement if the plant mix is placed in January or February. Two lifts of surface course will be required for projects that do not install the full depth of asphalt with initial pavement construction.
5. Non-Residential, Industrial and Thoroughfare pavement designs shall be based on anticipated traffic loads.

**AN ORDINANCE AMENDING THE CABARRUS COUNTY DEVELOPMENT  
ORDINANCE  
TEXT2020-00001**

**BE IT ORDAINED** that the Cabarrus Development Ordinance is hereby amended as follows:

**AMEND CHAPTER 1 GENERAL PROVISIONS**

Delete current Chapter and replace with revised Chapter 1.

**AMEND CHAPTER 2 RULES OF CONSTRUCTION AND DEFINITIONS**

Delete current Chapter 2 and replace with revised Chapter 2.

**CHAPTER 3 ESTABLISHMENT OF ZONES**

Delete current Chapter 3 and replace with revised Chapter 3.

Delete current permitted use table and replace with revised permitted use table.

**CHAPTER 5 DISTRICT DEVELOPMENT STANDARDS**

Delete current Chapter 5 and replace with revised Chapter 5.

**CHAPTER 6 GENERAL REQUIREMENTS, EXCEPTIONS AND MODIFICATIONS**

Delete current Chapter 6 and replace with revised Chapter 6.

**CHAPTER 7 PERFORMANCE BASED STANDARDS**

Delete current Chapter 7 and replace with revised Chapter 7.

**CHAPTER 8 CONDITIONAL USES**

Delete current Chapter 8 and replace with revised Chapter 8.

**CHAPTER 9 LANDSCAPE**

Amend Section 9-7 Parking Lot Area Landscape Buffer Requirements as follows:

Shrubs are required in addition to trees and at a rate of three shrubs for every ~~10~~ **twenty** linear feet of planting yard.

Amend Section 9-9 Street Yard Landscape Buffer Area as follows:

Shrubs are required in addition to trees and at a rate of five for every ~~fifteen~~ **thirty** linear feet of required planting area.

**CHAPTER 12 ADMINISTRATION AND ENFORCEMENT**

Delete current Chapter 12 and replace with revised Chapter 12.

**CHAPTER 13 AMENDMENTS AND CHANGES**

Delete current Chapter 13 and replace with revised Chapter 13.

**CHAPTER 14 NONCOMFORMITIES**

Delete current Chapter 14 and replace with revised Chapter 14.

**CHAPTER 15 SUBDIVISIONS**

Delete current Chapter 15 and replace with revised Chapter 15.

**Appendix A**

Delete current Appendix A and replace with revised Appendix A.

**BE IT ALSO ORDAINED** that the Cabarrus County Development Ordinance is hereby amended as follows:

**RENUMBER AND REVISE** the Table of Contents, numbered lists within the text/tables and page numbers in the Cabarrus County Development Ordinance to correspond to the text changes as needed.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ by the Cabarrus County Board of Commissioners.

\_\_\_\_\_  
Chairman  
Cabarrus County Board of Commissioners

ATTEST:

\_\_\_\_\_  
Clerk to the Board

Consistency Statement for Proposed Amendment of the Cabarrus County  
Development Ordinance

TEXT2020-00001

Having reviewed and considered the Proposed Amendments associated with text amendment TEXT2020-00001, the accompanying documents, the staff analysis, comments from the general public, and the recommendation from the Cabarrus County Planning and Zoning Commission, the Cabarrus County Board of Commissioners adopts this statement of consistency.

The Proposed Amendments are consistent with the direction provided by the North Carolina General Assembly to amend local ordinances for uniformity with 160D. The proposed amendments are also consistent with the adopted Small Area Land Use Plans (Plans) because the Plans seek to create a safe and healthy community, to preserve open space, to create expanded housing options, to limit property damage from flooding and to encourage economic development.

The Proposed Amendments are reasonable and in the public interest because:

The proposed amendments conform to the direction provided by the North Carolina General Assembly to amend local ordinances for consistency with 160D. The proposed amendments are intended to streamline development regulation, clarify the development process and to provide plain language for ease of use by the general public. Additionally, the proposed amendments provide increased flexibility for non-conforming properties, codify legal interpretations and expand economic opportunity related to home occupations and businesses in Cabarrus County.

For the reasons set forth above, the Planning and Zoning Commission recommends that the Cabarrus County Board of Commissioners consider adopting proposed text amendment TEXT2020-00001.

For the reasons set forth above, the Cabarrus County Board of Commissioners hereby adopt this Statement of Consistency and approve TEXT2020-00001.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chair of the Cabarrus County Board of Commissioners

\_\_\_\_\_  
Clerk to the Board of Commissioners

# THE INDEPENDENT TRIBUNE

January 6 & 13, 2021



## Public Hearing Notice

**Cabarrus County  
Board of Commissioners  
Meeting, Tuesday, January 19,  
2021, 6:30, P.M.**

The meeting will be conducted remotely, as allowed by the Board's Remote Participation Policy during this state of emergency.

**Text2020-00001**- Proposed Text Amendments to Chapters 1,2,3,5,6,7,8,9,12,13,14,15 and Appendix A to comply with Statutory requirements of 160D and to update outdated language.

There will not be a meeting place where members of the public can be physically present. The Board of Commissioners' meeting will be broadcast live on Channel 22, <http://www.youtube.com/cabarruscounty> and <https://www.cabarruscounty.us/cabcotv> or if you wish to listen to the meeting, you may call in at 704-920-2023. Your pin will be 1234.

The following three sources will be available for input during the public hearing:

1. Conference call number 704-920-2023 pin 1234
2. Set up a video meeting with [publiccomment@cabarruscounty.us](mailto:publiccomment@cabarruscounty.us) by 5 p.m. on Friday, January 15th.
3. Email comments to [publiccomment@cabarruscounty.us](mailto:publiccomment@cabarruscounty.us) by 5 p.m. on Tuesday, January 19th to be read at the meeting. Due to NC guidance, written public hearing comments will be accepted for 24 hours after the opening of the public hearing.

For information, contact Planning at 704-920-2141. If reasonable accommodations are needed, please contact the ADA Coordinator at 704-920-2100 at least 48 hours prior to the public hearing.

**Publish: Wednesday, January 6th  
and Wednesday, January 13, 2021**





CABARRUS COUNTY  
BOARD OF COMMISSIONERS

NOTICE OF PUBLIC HEARING  
January 19, 2021– 6:30 p.m.

Public Hearing Notice

Notice is hereby given that the Cabarrus County Board of Commissioners will hold a public hearing at 6:30 p.m. (or as soon thereafter as persons may be heard) on Monday, January 19, 2021.

**The meeting will be conducted remotely, as allowed by the Board's** Remote Participation Policy during this state of emergency.

Text2020-00001- Proposed Text Amendments to Chapters 1,2,3,5,6,7,8,9,12,13,14,15 and Appendix A to comply with Statutory requirements of 160D and to update outdated language.

There will not be a meeting place where members of the public can be physically present. The Board **of Commissioners' meeting will be broadcast live on Channel 22**, <https://www.youtube.com/cabarruscounty> and <https://www.cabarruscounty.us/cabcotv> or if you wish to listen to the meeting, you may call in at 704-920-2023. Your pin will be 1234.

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For information, contact Planning at 704-920-2141. If reasonable accommodations are needed, please contact the ADA Coordinator at 704-920-2100 at least 48 hours prior to the public hearing.

If reasonable accommodations are needed to participate in the public hearing, please contact the ADA Coordinator at 704-920-2100 at least 48 hours prior to the public hearing.

Lauren Linker, Clerk to the Board

Posted January 6, 2021

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

New Business

**SUBJECT:**

Kannapolis City Schools - 2020-21 North Carolina Department of Public Instruction Facility Needs Survey

**BRIEF SUMMARY:**

Kannapolis City Schools is required to submit the attached Facility Needs Survey to the NC Department of Public Instruction. The submission requires a signed statement that the County has received the report.

**REQUESTED ACTION:**

Receive survey report and acknowledge receipt of survey.

**EXPECTED LENGTH OF PRESENTATION:**

5 Minutes

**SUBMITTED BY:**

Will Crabtree, Director of Business Operations

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

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**ATTACHMENTS:**

▣ Facility Needs Survey



**Kannapolis City Schools Capacity Summary & Plan (0 to 5 years)**

UNIT: 132	ADM 2019-20	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
		Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
132 304 A L Brown High	1,591	0	0	0	1,750	1,750	0	0	Addition/Renovation	0	0	0	2,100	2,100
132 308 Forest Park Elementary	523	0	600	0	0	600	0	0	Renovations	0	600	0	0	600
132 312 Fred L Wilson Element	369	0	402	0	0	402	0	0	Addition/Renovation	0	502	0	0	502
132 314 GW Carver Elementary	557	0	689	0	0	689	0	0	None Needed	0	689	0	0	689
132 328 Jackson Park Elementa	433	0	550	0	0	550	0	0	Addition/Renovation	0	650	0	0	650
132 330 Kannapolis Middle	1,305	0	0	1,500	0	1,500	0	0	None Needed	0	0	1,500	0	1,500
132 332 Shady Brook Elementar	326	0	475	0	0	475	0	0	None Needed	0	475	0	0	475
132 336 Woodrow Wilson Eleme	263	72	450	0	0	450	0	0	None Needed	72	450	0	0	450
<b>Totals:</b>	<b>5,367</b>	<b>72</b>	<b>3,166</b>	<b>1,500</b>	<b>1,750</b>	<b>6,416</b>	<b>0</b>	<b>0</b>	<b>72 3,366</b>	<b>1,500</b>	<b>2,100</b>	<b>6,966</b>		

	<u>K-5</u>	<u>Middle</u>	<u>High</u>	<u>K-12</u>		<u>K-5</u>	<u>Middle</u>	<u>High</u>	<u>K-12</u>
Current Capacity:	3,166	1,500	1,750	6,416	Total Capacity:	3,366	1,500	2,100	6,966
ADM 2019-20:	2,471	1,305	1,591	5,367	Proj Enrollment 2024-25:	2,740	1,180	1,744	5,664
Difference:	695	195	159	1,049	Difference:	626	320	356	1,302



**Kannapolis City Schools Cost Summary (0 to 5 years)**

Unit: 132		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
304	A L Brown High	1	0	9,021,875	16,249,312	740,250	0	\$26,011,437
308	Forest Park Elementary	2	0	0	278,475	0	0	\$278,475
312	Fred L Wilson Elementary	2	0	1,406,250	227,520	117,500	0	\$1,751,270
328	Jackson Park Elementary	2	0	3,704,062	0	309,495	0	\$4,013,557
<b>Totals:</b>			<b>0</b>	<b>14,132,187</b>	<b>16,755,307</b>	<b>1,167,245</b>	<b>0</b>	<b>\$32,054,739</b>



**Kannapolis City Schools Capacity Summary & Plan (6 to 10 years)**

UNIT: 132	ADM 2019-20	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
		Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
132 304 A L Brown High	1,591	0	0	0	1,750	1,750	0	0	None Needed	0	0	0	2,100	2,100
132 308 Forest Park Elementary	523	0	600	0	0	600	0	0	Renovations	0	600	0	0	600
132 312 Fred L Wilson Element	369	0	402	0	0	402	0	0	Renovations	0	502	0	0	502
132 314 GW Carver Elementary	557	0	689	0	0	689	0	0	None Needed	0	689	0	0	689
132 328 Jackson Park Elementa	433	0	550	0	0	550	0	0	Renovations	0	650	0	0	650
132 330 Kannapolis Middle	1,305	0	0	1,500	0	1,500	0	0	None Needed	0	0	1,500	0	1,500
132 332 Shady Brook Elementar	326	0	475	0	0	475	0	0	None Needed	0	475	0	0	475
132 336 Woodrow Wilson Eleme	263	72	450	0	0	450	0	0	New School (Replace	0	450	0	0	450
<b>Totals:</b>	<b>5,367</b>	<b>72</b>	<b>3,166</b>	<b>1,500</b>	<b>1,750</b>	<b>6,416</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>3,366</b>	<b>1,500</b>	<b>2,100</b>	<b>6,966</b>

	<u>K-5</u>	<u>Middle</u>	<u>High</u>	<u>K-12</u>
Current Capacity:	3,166	1,500	1,750	6,416
ADM 2019-20:	2,471	1,305	1,591	5,367
Difference:	695	195	159	1,049

	<u>K-5</u>	<u>Middle</u>	<u>High</u>	<u>K-12</u>
Total Capacity:	3,366	1,500	2,100	6,966
Proj Enrollment 2029-30:	3,191	1,396	1,629	6,216
Difference:	175	104	471	750



**Kannapolis City Schools Cost Summary (6 - 10 years)**

Unit: 132		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
308	Forest Park Elementary	3	0	0	3,895,688	0	0	\$3,895,688
312	Fred L Wilson Elementary	3	0	0	4,351,912	0	0	\$4,351,912
328	Jackson Park Elementary	3	0	0	5,302,875	0	0	\$5,302,875
336	Woodrow Wilson Element	3	15,484,562	0	3,725,344	1,387,080	0	\$20,596,986
<b>Totals:</b>			<b>15,484,562</b>	<b>0</b>	<b>17,275,819</b>	<b>1,387,080</b>	<b>0</b>	<b>\$34,147,461</b>

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

Reports

**SUBJECT:**

BOC - Receive Updates From Commission Members who Serve as Liaisons to Municipalities or on Various Boards/Committees

**BRIEF SUMMARY:**

This time is allotted during regular meetings to receive updates from commission members that serve as liaisons to local municipalities or that serve on various boards/committees, if needed. This opportunity allows the board as a whole to learn more about what is going on with the boards each commissioner is individually involved with.

**REQUESTED ACTION:**

Receive updates and discuss as needed.

**EXPECTED LENGTH OF PRESENTATION:**

1 Minute

**SUBMITTED BY:**

Lauren Linker, Clerk to the Board

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda.

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# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

### AGENDA CATEGORY:

Reports

### SUBJECT:

BOC - Request for Applications for County Boards/Committees

### BRIEF SUMMARY:

Vacant Positions on the Cabarrus County Boards & Committees are as follows:

Boards & Committees	Vacancies/Expiring/Expired Terms	Term Expiration and/or Position
Active Living & Parks Commission	2	*
Adult Care Home Community Advisory Committee	7	**
Agricultural Advisory Board	2	*
Animal Protection Advisory Board	n/a	*
Board of Equalization & Review	n/a	*
Centralina Workforce Development Board	n/a	*
Concord Planning Commission (ETJ)	1	*
Early Childhood Task Force Advisory Board	6	*
Harrisburg Fire Advisory Board	1	*
Harrisburg Planning & Zoning Board and Board of Adjustment (ETJ)	n/a	*
Home & Community Care Block Grant Committee	n/a	*
Human Services Advisory Board	1	*

Industrial Facilities & Pollution Control Financing Authority	2	*
Jury Commission	n/a	*
Juvenile Crime Prevention Council	3	*
Library Board of Trustees	n/a	*
Mental Health Advisory Board	11	*
Mt. Pleasant Planning Board & Board of Adjustment	n/a	
Nursing Home Community Advisory Board	8	**
Planning & Zoning Commission	n/a	*
Public Health Authority of Cabarrus County	n/a	*
Region F Aging Advisory Committee	1	*
Rowan-Cabarrus Community College Board of Trustees	n/a	*
Senior Centers Advisory Council	n/a	*
Tourism Authority	n/a	*
Transportation Advisory Board	3	*
Water & Sewer Authority of Cabarrus County	n/a	*
Youth Commission	5	A.L. Brown, Jay M. Robinson & At-large high schools

\*Term lengths and expirations vary per board roster.

\*\*Initial terms are for one year. Additional terms are for three years.

A description of each board/committee is attached along with an application for appointment. Visit the County's website to complete the online application. For more information, contact the Clerk at 704-920-2109 or go to <https://www.cabarruscounty.us/boards-and-committees>.

**REQUESTED ACTION:**

Review the aforementioned list of County Boards/Committees for the benefit of the viewing audience and encourage citizens to participate.

**EXPECTED LENGTH OF PRESENTATION:**

1 Minute

**SUBMITTED BY:**

Lauren Linker, Clerk to the Board

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda.

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**ATTACHMENTS:**

- ▣ Boards & Committees Descriptions
- ▣ Concord ETJ Map
- ▣ Harrisburg ETJ Map
- ▣ Application
- ▣ Youth Commission Application

## **CABARRUS COUNTY**

### **BOARDS, COMMITTEES, COMMISSIONS AND AUTHORITIES**

The Cabarrus County Board of Commissioners makes appointments to a number of boards, committees, commissions and authorities. All citizens of Cabarrus County are encouraged to volunteer to serve on these boards/committees. To obtain an application for appointment or for more information, please contact the Clerk to the Board, at the Governmental Center, 65 Church Street, SE, Concord, or call (704) 920-2109. The application may also be downloaded from the County's website at [www.cabarruscounty.us](http://www.cabarruscounty.us).

A listing of the boards/committees is as follows:

#### **ACTIVE LIVING AND PARKS COMMISSION**

This commission advises on parks and recreation needs of County residents and assists the Parks Department in planning facilities and operational activities. The 11-member commission includes a representative from each of the 7 planning areas (Concord, Eastern, Kannapolis, Central, Midland, Northwest Cabarrus and Harrisburg), 2 at-large representatives, 1 representative from the Cabarrus School Board and 1 representative from the Kannapolis School Board. Appointments are for terms of three years.

#### **ADULT CARE HOME COMMUNITY ADVISORY COMMITTEE**

This committee seeks to maintain the intent of the Adult Care Home Residents Bill of Rights and to promote community involvement with the homes (homes for the aged, family care homes and homes for developmentally disabled adults). Members cannot be employed by an adult care home nor have any financial interest, directly or indirectly, in an adult care home. Immediate family of an adult care home resident in Cabarrus County cannot serve on the committee. Initial appointment is for a term of one year with successive appointments of three-year terms.

#### **AGRICULTURAL ADVISORY BOARD**

The Agricultural Advisory Board is designed to implement the provisions of the Voluntary Agricultural District Ordinance. The Board is charged with accepting applications to the voluntary agricultural districts, promoting the enhancement of agriculture in our county, and assisting the Cabarrus County Commissioners with information and positions regarding decisions impacting agricultural production in our county.

#### **ANIMAL PRESERVATION & PROTECTION ADVISORY COMMITTEE**

The committee's purposes are outlined as follows: (1) Review current operations of Cabarrus County Animal Control; (2) Provide educational materials in several languages to the Cabarrus County residents on Spay/Neuter, proper feeding, housing and healthcare for pets; (3) Establish a protocol for the availability for low cost spaying and neutering of pets belonging to indigent residents of Cabarrus County. Members serve two-year terms.

### **BOARD OF EQUALIZATION AND REVIEW**

This board: (1) reviews the tax lists of the county for the current year to assure that all property is listed and appraised accurately; (2) hears any property owner's appeal concerning the value assigned to his property (or that of others); and (3) has the authority to make adjustments necessary to bring the valuation into line with the standards established by law. Members serve three-year terms.

### **CABARRUS COUNTY PLANNING AND ZONING COMMISSION**

This commission serves a key role in shaping the future development of the county as it reviews subdivisions, assists in area plans, and makes land use decisions, some of which are forwarded to the Board of Commissioners. The commission also serves as the Board of Adjustment that hears and decides appeals of decisions by the Zoning Enforcement Officer, and grants special use permits/variances. Members include a representative from each of the 7 planning areas (Concord, Midland, Central, Eastern, Harrisburg, Kannapolis and Northwest Cabarrus), 2 at-large representatives and 3 Alternate members. Appointments are for terms of three years.

### **CARDINAL INNOVATIONS HEALTHCARE SOLUTIONS – Community Oversight Board**

By resolution as a result of new legislation, the Boards of County Commissioners of Alamance, Cabarrus, Caswell, Chatham, Davidson, Franklin, Granville, Halifax, Orange, Person, Rowan, Stanly, Union, Vance and Warren Counties agreed to be served by a single Area Authority operating as a Managed Care Organization with a governance structure that will function under existing law, as well as under the new governance legislation. It is in the interest of the public health and welfare to create an Area Authority to operate North Carolina's 1915(b)/(c) Medicaid Waiver as a Managed Care Organization and to manage all public resources that may become available for mental health, intellectual and developmental disabilities, and substance abuse services, including federal block grant funds, federal funding for Medicaid and Health Choice, and all other public funding sources.

The Community Oversight Board (COB) is part of Cardinal Innovations Healthcare Solutions' governance structure. The COB consists of three (3) members from each County, appointed by each County's Board of Commissioners, and will include a County Commissioner or designee, a consumer or family member, and another citizen or stakeholder; and one (1) member from the Local Consumer and Family Advisory Committee, either the Chair or other elected official. Appointments are for terms of three years.

### **CENTRALINA WORKFORCE DEVELOPMENT BOARD**

This group serves as the governing body for a variety of programs and their plans, including the Job Training Partnership Act, Work First (JOBS) welfare and placement programs, the Older Worker Americans Act Job Training and Employment Program, etc. The County Commissioners appoint 4 persons representing Education, Organized Labor and the Private Sector (2) to serve on this six-county, 20-member board. Appointments are for terms of two years.

### **CONCORD PLANNING AND ZONING COMMISSION**

The Commission guides, reviews and regulates land developments within and around the boundaries of the City of Concord. The County Commissioners appoint one member who resides in Concord's extraterritorial jurisdiction area for a term of three years.

### **HARRISBURG FIRE ADVISORY BOARD**

The Harrisburg Fire Advisory Board advises the Town Council, Town Administrator and the Fire Chief on matters of policy, administration and operations. The board tracks the progress of the Harrisburg Fire Department's key objectives as outlined in the annual report, reviews the Department's By-Laws on an annual basis, and recommends changes to the Town Council for final approval.

### **HARRISBURG PLANNING AND ZONING BOARD**

This board reviews, regulates development within and around the boundaries of the Town of Harrisburg and hears and decides on appeals of zoning within the Town's jurisdiction. The County Commissioners appoint one person who resides in the extraterritorial jurisdiction of the Town to serve for a term of three years.

### **HOME AND COMMUNITY CARE BLOCK GRANT ADVISORY COMMITTEE**

This advisory committee assists the Department of Aging with the development of the County Aging Funding Plan through the Home and Community Care Block Grant for Older Adults. The committee is composed of potential public and private providers of aging services, elected county officials, older adults and representatives of other aging interests in the county.

### **HUMAN SERVICES ADVISORY BOARD**

This board is appointed by the Board of Commissioners to advocate, advise and consult regarding services within the Department of Human Services. The board is composed of five members who are appointed for three-year terms.

In the first year of organization, the terms will be staggered with three members appointed to three-year terms and two members appointed to two-year terms.

### **INDUSTRIAL FACILITIES AND POLLUTION CONTROL FINANCING AUTHORITY**

This authority provides for the issuance of revenue bonds to aid in financing (1) industrial and manufacturing facilities which provide job opportunities or better ways to help alleviate unemployment and raise below-average manufacturing wages and (2) pollution control facilities for industries. The 7-member authority meets as needed. Appointments are for terms of six years.

### **JURY COMMISSION**

This commission is responsible for compiling the jury lists for the Courts. The Board of Commissioners appoints one member for a term of two years to the 3-member commission.

### **JUVENILE CRIME PREVENTION COUNCIL**

The council plans for the needs of adjudicated and at-risk youth and assesses the need for delinquency treatment and prevention services in Cabarrus County. The 25-member council is made up of a variety of judicial and public agency representatives as well as seven at-large members. Appointments are for terms of two years.

### **LIBRARY BOARD OF TRUSTEES**

The board advises the County Commissioners on matters relating to the Cabarrus County Library system, including the planning of programs, policies, facilities and budgetary matters.

The seven-member board includes representatives selected from the areas of Concord (one member appointed by the Concord City Council and one member appointed by the County Commissioners), Mt. Pleasant, Harrisburg, Midland, and Kannapolis (2). Appointments are for terms of three years.

### **MOUNT PLEASANT PLANNING BOARD AND BOARD OF ADJUSTMENT**

This board guides, reviews, regulates land development within and around the boundaries of the Town of Mt. Pleasant and hears and decides on appeals of zoning within the Town's jurisdiction. The Board of Commissioners appoints two persons who reside within the Town's extraterritorial jurisdiction area for terms of three years.

### **NURSING HOME COMMUNITY ADVISORY COMMITTEE**

This committee seeks to maintain the intent of the Nursing Home Residents Bill of Rights for those persons residing in nursing homes, works to ensure appropriate conditions within the nursing homes and promotes community involvement with those homes. Members cannot be employed by a nursing home nor have any financial interest, directly or indirectly, in a nursing home. Also, no immediate family of a nursing home resident in Cabarrus County can serve on the committee. Initial appointments are made for terms of one year with successive appointments of three years.

### **PUBLIC HEALTH AUTHORITY OF CABARRUS COUNTY**

The authority seeks to enhance public/private health care partnerships, stabilize county dollars going to support health services, and to provide consolidation and long range planning for health services. It also acts as the local board of health and is charged to protect and promote the public health of the citizens of Cabarrus County. Membership is as follows: Member or designee of the Board of County Commissioners; Member of the Cabarrus County Medical Society; Member of the Cabarrus Physicians Organization; Member or designee of the CMC-NorthEast Medical Center Board of Trustees; and three members from the general public not affiliated with the above organizations, but recommended by the nominees of those organizations.

### **REGION F AGING ADVISORY COMMITTEE**

This committee advises the Centralina Council of Governments (COG) staff and COG Board on area plans for the aging within the nine-county region. County Commissioners appoint three members and one alternate to the 26-member regional committee. The appointments are for terms of two years except for the alternate appointment, which is a one-year term.

### **ROWAN-CABARRUS COMMUNITY COLLEGE (RCCC) BOARD OF TRUSTEES**

This board governs the operation of the community college according to State law. The Cabarrus County Board of Commissioners makes two four-year appointments to the Board of Trustees.

### **SENIOR CENTERS ADVISORY COUNCIL**

The Senior Centers Advisory Council aids in determining senior citizen activities to be provided by the County as well as activities and operations at the senior centers. The council is comprised of 11 members who work closely with the Active Living and Parks Department and Senior Center staff. Appointments are for three-year terms.

### **TOURISM AUTHORITY**

This 9-member board is charged with the development of tourism, tourist-related events, facilities and other activities that serve to increase the amount of tourism in the County. The Board of Commissioners appoints membership as follows: Three members, including a County Commissioner and/or County Manager; three members from recommendations submitted by the Cabarrus County Tourism Authority; and three members from recommendations submitted by the Cabarrus Regional Chamber of Commerce. Appointments are for terms of three years.

### **TRANSPORTATION ADVISORY BOARD**

This board works to advance coordination between the County and human service agencies, to monitor transportation services and to advise the Board on issues related to human service transportation policy matters. Members include representatives from the Department of Social Services, Cabarrus Health Alliance, Department of Aging, Cabarrus EMS, L.I.F.E. Center, Cabarrus Workshop, Healthy Cabarrus, Head Start, Piedmont Behavioral Healthcare and a representative of the visually impaired in the county.

### **WATER & SEWER AUTHORITY OF CABARRUS COUNTY**

The Water and Sewer Authority (WSACC) was established in 1992 by Cabarrus County and the four municipalities for the purpose of planning, constructing, owning, operating and maintaining water and sewer facilities in Cabarrus County. Membership of the board is as follows: two members appointed by Cabarrus County; two members appointed by the City of Concord; two members appointed by the City of Kannapolis; one member appointed by the Town of Harrisburg; one member appointed by the Town of Mt. Pleasant; and one at-large member appointed by Cabarrus County with the advice of the municipalities. Appointments are for terms of three years.

### **WATERSHED IMPROVEMENT COMMISSION**

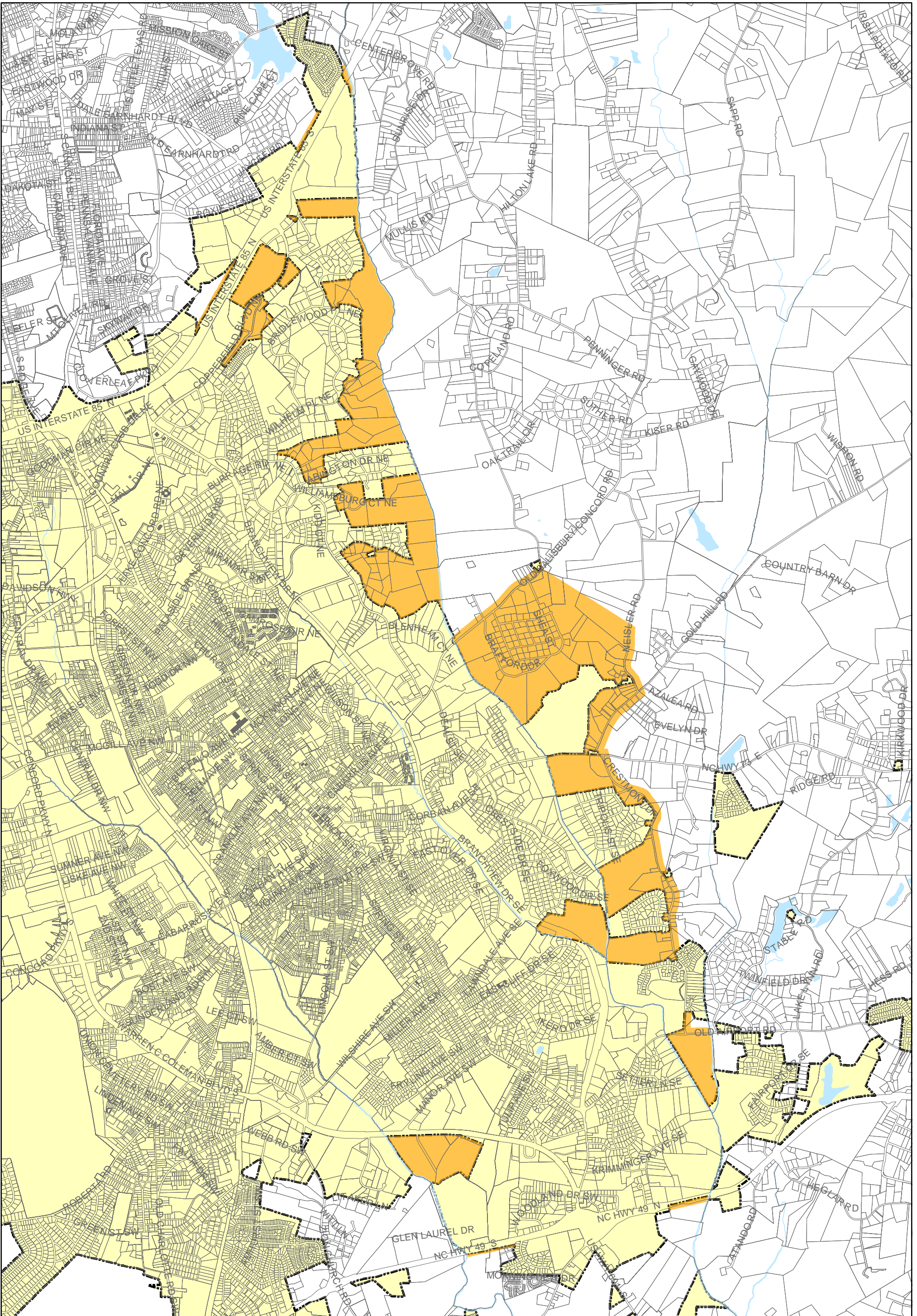
This 3-member commission works closely with the Cabarrus County Soil and Water Conservation Office and seeks to improve the County's water resources. Activities include efforts to reduce flooding, improve water quality and quantity and to reduce future problems through erosion control, water storage, cover protection, and education. Appointments are for terms of six years.

### **YOUTH COMMISSION**

The purpose of the Youth Commission is to provide teens in the community an opportunity to be active citizens. Through experiences and education, youth will be empowered in the community. The Youth Commission will expose teens to county government, allow teens an opportunity to discuss issues, and interact with county commissioners and employees through youth-adult partnerships.

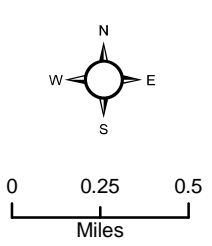
*March 5, 2018*

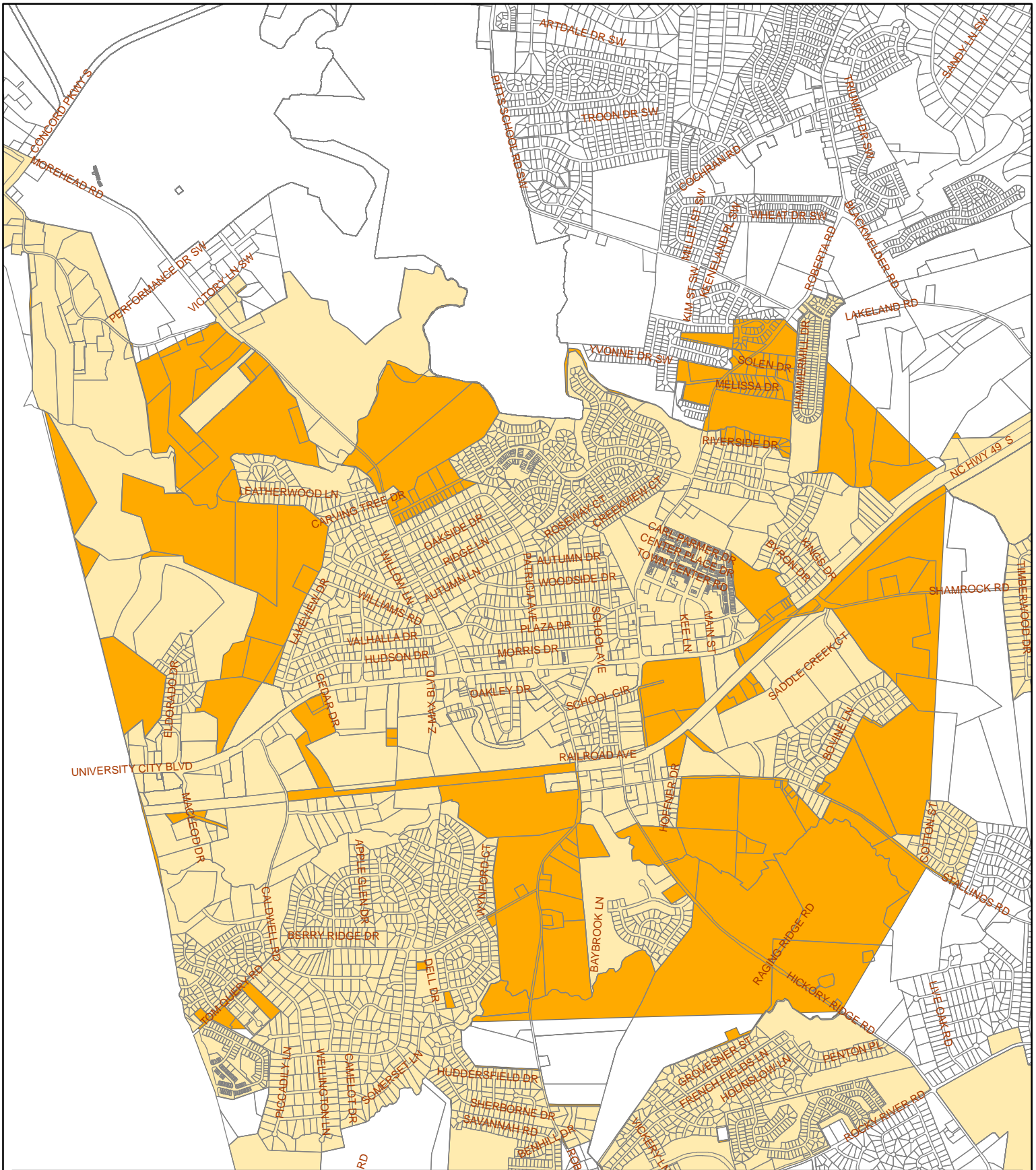






**City of Concord  
Extraterritorial Jurisdiction (ETJ)**

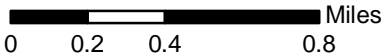
- ETJ
- City of Concord
- Parcels
- Rivers
- Lakes & Ponds





**Legend**

-  Tax Parcels
-  Harrisburg Municipal Limits
-  Harrisburg ETJ Boundary



**Town of Harrisburg, NC  
ETJ Boundary**

Cabarrus County shall not be held liable for any errors in these data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data.

Map Prepared by Cabarrus County Planning Services, June 2009.

Office Use Only  
DATE RECEIVED:

## Application for Appointment to Cabarrus County Advisory Boards and Committees

The Cabarrus County Board of Commissioners believes that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a citizen member of one of the County's various advisory boards. If you wish to be considered for appointment to an advisory board, please complete the information below and return it to the CLERK TO THE BOARD OF COMMISSIONERS, P. O. BOX 707, CONCORD, NC 28026-0707, Fax (704) 920-2820. For more information about the various boards, you may contact the Clerk at (704) 920-2109.

Advisory Board(s) / Committee(s) Interested In: (Please list in order of preference)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

XXXXXXXXXXXXXXXXXX

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

City / State / ZIP: \_\_\_\_\_

Resident of Cabarrus County:  Yes  No

Telephone: Home: \_\_\_\_\_ Work: \_\_\_\_\_

Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

Occupation: \_\_\_\_\_

Business Address: \_\_\_\_\_

City / State / Zip: \_\_\_\_\_

Do You Have a N. C. Driver's License?  Yes  No Age (optional): \_\_\_\_\_

Number hours available per month for this position: \_\_\_\_\_

Best time of day/or days available: \_\_\_\_\_

- over -

Educational Background: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Business and Civic Experience: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Areas of Interest / Skills: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Other County Boards / Committees / Commissions presently serving on: \_\_\_\_\_  
 \_\_\_\_\_ Term Expiration Date: \_\_\_\_\_

Have you ever been charged with and / or convicted of a criminal offense? \_\_\_\_\_ If so, please explain \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**References**

List three persons who are not related to you and who have definite knowledge of your qualifications and fitness for the position for which you are applying.

Name	Business / Occupation	Address	Telephone

I understand that this application will be kept on active file for two years and I hereby authorize Cabarrus County to verify all information included in this application. I further understand this application is subject to the N. C. Public Records Law (NCGS 132-1) and may be released upon request. Meetings of the appointed boards and committees are subject to the N. C. Open Meetings Law (NCGS 143-318.10).

\_\_\_\_\_ Date \_\_\_\_\_ Signature of the Applicant

**Cabarrus County Youth Commission  
Application**

Full Name: \_\_\_\_\_ M \_\_\_\_ F (check one)

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone (home): (\_\_\_\_) \_\_\_\_\_ (cell): (\_\_\_\_) \_\_\_\_\_

E-mail: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Name(s) of Parents or Guardians: \_\_\_\_\_

High School: \_\_\_\_\_ Grade: \_\_\_\_\_

Cumulative High School GPA: \_\_\_\_\_ Year of Expected Graduation: \_\_\_\_\_

School groups/clubs/activities in which you participate: \_\_\_\_\_

\_\_\_\_\_  
List other activities you have been involved in through church, clubs, community, etc. \_\_\_\_\_

\_\_\_\_\_  
What interests you about being a member of the Youth Commission? \_\_\_\_\_

\_\_\_\_\_  
What do you hope to accomplish though being a member of the Youth Commission? What do you hope to learn?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are you available for evening meetings? \_\_\_\_\_

References:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Relationship to you: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Relationship to you: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Parent/Guardian Signature: \_\_\_\_\_

Please return this application in person or via mail to:

Lauren Linker  
Clerk to the Board  
Cabarrus County  
P.O. Box 707  
Concord, NC 28026-0707  
Fax: 704-920-2820  
lelinker@cabarruscounty.us



# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

Reports

**SUBJECT:**

County Manager - Monthly Building Activity Reports

**BRIEF SUMMARY:**

The Board of Commissioners requested monthly reports of building and permit activities including information of plans under review.

**REQUESTED ACTION:**

For informational purposes. No action required.

**EXPECTED LENGTH OF PRESENTATION:**

**SUBMITTED BY:**

Kelly Sifford, Planning and Development Director

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda.

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**ATTACHMENTS:**

- ▣ Report
- ▣ Report

**Cabarrus County Construction Standards Dodge Report 12/1/2020-12/31/2020**

Jurisdiction: All

**New Construction**

Description	Const Code	Buildings	Housing Units	Estimated Cost
Single Family Houses Detached	101	133	133	\$24,434,402.94
Single Family Houses Attached	102	6	6	\$758,000.00
Five or More Family Buildings	105	17	712	\$77,400,572.05
Manufactured Home (Mobile Homes)	106	3	0	\$196,653.49
Amusement, Social, and Recreational	318	1	0	\$1,023,954.00
Industrial Buildings	320	1	0	\$2,447,500.00
Parking Garages (Buildings and Open Decked)	321	6	0	\$322,992.00
Service Stations and Repair Garages	322	1	0	\$160,000.00
Public Works and Utilities Buildings	325	2	1	\$24,000.00
Stores and Customer Services	327	3	0	\$904,618.00
Other Nonresidential Buildings	328	21	0	\$3,828,975.40
Structures Other Than Buildings	329	17	0	\$428,440.00
Other	999	22	0	\$1,398,890.40
<b>Sub Total (New Construction)</b>		<b>233</b>	<b>852</b>	<b>\$113,328,998.28</b>

**Addition, Alteration, and Conversion**

Description	Const Code	Buildings	Housing Units	Estimated Cost
Additions, Alterations and Conversions - Residential	434	71	0	\$1,645,941.92
Additions, Alterations and Conversions - Nonresidential and No housekeeping	437	10	0	\$7,763,690.00
Additions of Residential Garages and Carports	438	7	0	\$207,440.00
<b>Sub Total (Addition, Alteration, and Conversion)</b>		<b>88</b>	<b>0</b>	<b>\$9,617,071.92</b>

**Demolition of Buildings**

Description	Const Code	Buildings	Housing Units	Estimated Cost
Single Family Houses	645	8	6	\$29,400.00
All Other Buildings and Structures	649	2	0	\$7,012,000.00
<b>Sub Total (Demolition of Buildings)</b>		<b>10</b>	<b>6</b>	<b>\$7,041,400.00</b>
<b>Grand Total</b>		<b>331</b>	<b>858</b>	<b>\$129,987,470.20</b>



## Cabarrus County Commercial Building Plan Review Summary

*Begin Date: 12/1/2020 through End Date: 12/31/2020*

File Date	Address	Application Name	Description	Est Cost	Est Sq Ft	
BU2020-04112	12/1/2020	301 BETHPAGE RD KANNAPOLIS, NC 28081	RITE LITE SIGNS, INC.	D/F painted aluminum cabinet w/ flat face & EMC - existing base - existing electrical	\$0	0
BU2020-04114	12/1/2020	645 Amalia Street NE ST NE CONCORD, NC 28025	KEACH CONSTRUCTION, INC	Minor demolition required. New work is limited to interior walls, ceiling grids, and finishes.	\$400,000	3,734
BU2020-04120	12/1/2020	40000 ARGENTO WAY KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION - LEASE CENTER- FOOTING & FOUNDATION ONLY	LEASING CENTER - FOOTING & FOUNDATION ONLY	\$294,929	5,313
BU2020-04121	12/1/2020	52015 KINSALE DR KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION - FITNESS CENTER- FOOTING & FOUNDATION ONLY	FITNESS CENTER - FOOTING & FOUNDATION ONLY	\$446,705	1,363
BU2020-04122	12/1/2020	45015 ARGENTO WAY KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION - FOOTING & FOUNDATION ONLY - MAITENENCE	Maitenence Building - FOOTING AND FOUNDATION ONLY	\$67,974	1,415
BU2020-04123	12/1/2020	54000 KILKENNY WAY KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION - TRASH COMPACTOR- FOOTING & FOUNDATION ONLY	TRASH COMPACTOR - FOOTING AND FOUNDATION ONLY	\$23,400	910
BU2020-04124	12/1/2020	51000 KINSALE DR KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION -1- FOOTING AND FOUNDATION ONLY	BUILDING 1 - 30 UNITS - FOOTING & FOUNDATION ONLY	\$1,408,056	40,286
BU2020-04125	12/1/2020	50000 KINSALE DR KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION -2- FOOTING AND FOUNDATION ONLY	BUILDING 2 - 20 UNITS - FOOTING & FOUNDATION ONLY	\$1,263,997	37,950
BU2020-04126	12/1/2020	42000 ARGENTO WAY KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION -3- FOOTING AND FOUNDATION ONLY	BUILDING 3 - 30 UNITS	\$1,408,056	40,286
BU2020-04127	12/1/2020	43000 ARGENTO WAY KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION -4- FOOTING AND FOUNDATION ONLY	BUILDING 4 - 20 UNITS - FOOTING & FOUNDATION ONLY	\$1,133,493	34,184
BU2020-04128	12/1/2020	44000 ARGENTO WAY KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION -5- FOOTING AND FOUNDATION ONLY	BUILDING 5 - 20 UNITS - FOOTING & FOUNDATION ONLY	\$1,263,992	37,950
BU2020-04129	12/1/2020	41000 DUNDALK BLVD KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION -6- FOOTING AND FOUNDATION ONLY	BUILDING 6 - 30 UNITS - FOOTING AND FOUNDATION ONLY	\$1,408,056	40,286
BU2020-04130	12/1/2020	48000 CORK ST KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION -7- FOOTING AND FOUNDATION ONLY	BUILDING 7 - 20 UNITS - FOOTING AND FOUNDATION ONLY	\$1,263,992	37,950
BU2020-04131	12/1/2020	47000 CORK ST KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION -8- FOOTING AND FOUNDATION ONLY	BUILDING 8 - 30 UNITS - FOOTING AND FOUNDATION ONLY	\$1,408,056	40,286
BU2020-04132	12/1/2020	4011 HARRIS SQUARE DR HARRISBURG, NC 28075	DOERRE CONSTRUCTION CO LLC	Work includes development of a previously un-developed site. Addition of a Brick / Stucco clad Pet Boarding and Grooming facility with outdoor play areas. Outdoor area includes shade structures as well as a wading pool and chain-link individual walks and play yards for dogs. Interior Scope includes installation of new Plumbing, Electrical, Mechanical, and Structural Systems.	\$1,473,877	10,975
BU2020-04133	12/1/2020	53000 KILKENNY WAY KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION -9- FOOTING AND FOUNDATION ONLY	BUILDING 9 - 20 UNITS - FOOTING AND FOUNDATION ONLY	\$1,133,493	34,184
BU2020-04134	12/1/2020	55000 KILKENNY WAY KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION -10- FOOTING AND FOUNDATION ONLY	BUILDING 10 - 30 UNITS - FOOTING AND FOUNDATION ONLY	\$1,408,056	40,286

## Cabarrus County Commercial Building Plan Review Summary

*Begin Date: 12/1/2020 through End Date: 12/31/2020*

BU2020-04135	12/1/2020	56000 KILKENNY WAY KANNAPOLIS, NC 28081	STERLING CONSTRUCTION CORPORATION -11- FOOTING AND FOUNDATION ONLY	BUILDING 11 - 20 UNITS - FOOTING AND FOUNDATION ONLY	\$1,133,493	34,184
BU2020-04143	12/2/2020	303 EXECUTIVE PARK DR NE CONCORD, NC 28025	IKES CONSTRUCTION INC	One story, 3,834 sq. ft. warehouse pre-engineered metal building to back of existing pre-engineered metal building millwork shop and a separate one story 2,186 sq. ft. administrative pre-engineered metal building addition to the side of the existing building.	\$0	0
BU2020-04154	12/2/2020	7160 WEDDINGTON RD CONCORD, NC 28027		CONCRETE PAD FOR CO2 EQUIPMENT	\$10,000	315
BU2020-04160	12/2/2020	209 WEST AVE KANNAPOLIS, NC 28081	D.E. WALKER CONSTRUCTION CO.	13 Residential loft style Apartments in existing structure located in Downtown Kannapolis above retail store/rest. CORE & SHELL	\$183,000	4,000
BU2020-04166	12/3/2020	850 BREEZE CT SW CONCORD, NC 28027	CONNELLY BUILDERS, INC.	42ft retaining wall	\$30,000	42
BU2020-04170	12/3/2020	413 WINECOFF SCHOOL RD CONCORD, NC 28027	Rite Lite Signs	non-illuminated monument sign	\$0	0
BU2020-04173	12/3/2020	8111 CONCORD MILLS BLVD CONCORD, NC 28027	MANAGEMENT RESOURCE SYSTEMS, INC	Sephora--THIS PROJECT IS AN INTERIOR TENANT FIT-OUT FOR SEPHORA OF APPROXIMATELY 6012 SF. WORK INCLUDES BUT IS NOT LIMITED TO, CONSTRUCTION OF STOREFRONTS, INTERIOR WALLS / PARTITIONS, WALL FIXTURES, FLOORING, CEILING, LIGHT FIXTURES AND PARTIAL MECHANICAL, ELECTRICAL, AND PLUMBING.	\$715,000	6,012
BU2020-04174	12/3/2020	8111 CONCORD MILLS BLVD CONCORD, NC 28027	MANAGEMENT RESOURCE SYSTEMS, INC (RACKING)	Sephora--RACKING ONLY	\$20,000	145
BU2020-04180	12/4/2020	703 PITTS SCHOOL suite A RD NW CONCORD, NC 28027	WINDSOR CONTRACTINC, LLC (UPFIT 3)	State Electric Upfit--UPFIT 3--Build out of 15,659 square foot space for new tenant at 703 Pitts School Rd office building. Works included a 4100sf finished office space & 11,559sf warehouse/storage space. (SHELL PRB2018-02724 )	\$362,000	15,659
BU2020-04181	12/4/2020	775 CONCORD PKWY N CONCORD, NC 28027	SIGNS UNLIMITED OF CHARLOTTE INC.	Channel Letters- Stud Mounted (1 Facade), Replacement Aluminum Faces w/ Rout Out Lettering for Existing Monument	\$2,900	96
BU2020-04183	12/4/2020	2493 COLD WATER RIDGE DR KANNAPOLIS, NC 28083	CASCO SIGNS INC	Installing sign package	\$0	0
BU2020-04214	12/7/2020	900 N RIDGE AVE KANNAPOLIS, NC 28083	CARS 2 GO	1. PLUMBING 2. ELECTRICAL 3.HVAC INSTALL 4.WATER HEATER INSTALL 5. BATHROOM CONSTRUCTION 6.OFFICE CONSTRUCTION	\$24,000	2,400
BU2020-04216	12/7/2020	9880 HARRIS RD CONCORD, NC 28027	NEW DIMENSIONS OUTDOOR SERVICES INC	Oaklawn Townhomes Retaining Walls 1 & 2. Wall 1: 312.75 Wall 2: 235.50	\$55,000	548
BU2020-04231	12/8/2020	485 S CANNON BLVD KANNAPOLIS, NC 28083	JOHNSON'S ROOFING SERVICE	EXISTING ROOF SYSTEM WILL BE REMOVED DOWN TO METAL DECK. REMOVE THE BASE FLASHING FROM ALL VERTICAL SURFACES. REMOVE THE EXTERIOR SHEET METAL FROM PERIMETERS. NEW 1 LAYER OF 2.6" (R15) POLYISO MA TO METAL ROOF DECK. NEW MF .060 TPO ROOF SYSTEM. TPO WALL FLASHINGS ON ALL VERTICAL SURFACES.	\$272,000	66,000

## Cabarrus County Commercial Building Plan Review Summary

**Begin Date: 12/1/2020 through End Date: 12/31/2020**

BU2020-04232	12/8/2020	708 S MAIN ST KANNAPOLIS, NC 28081	Johnson's Roofing Service Inc.	<p>Slice existing EPDM membrane into 10'x10' sections and leave in place. Any wet roofing or insulation will be removed and replaced. Remove base flashings from all vertical surfaces. Existing gutters and downspouts to remain in place. Existing roof insulation to remain in place. New MF .060 reinforced EPDM roof system installed directly over the existing EPDM roof. EPDM wall flashings on all vertical surfaces. New 24 gauge prefinished steel counterflashing. EPDM to be secured into the existing gutter with aluminum termination bar.</p> <p>Slate Valley Repair:</p> <p>Remove and dispose of existing valley membrane. Remove approx 3 courses of slate and set aside for reinstallation. Tear out and replace critically damaged wood decking. New 1/2" HD iso MF over the wood deck. New .060 EPDM adhered over the HD iso and up the valley walls where slate has been removed. Reinstall slate that was previously removed from the valley walls. Broken slate will be replaced as needed. New Slate will not be an exact match. Lower the existing scupper to promote proper roof drainage.</p> <p>Rear Gable Siding</p> <p>Remove and dispose of existing siding and trims. install high temp ice and water shield over the wood sheathing. Install new 24 gauge prefinished trims and flashings. New 24 gauge prefinished trims and flashings.</p>	\$36,000	1,287
BU2020-04237	12/8/2020	30 MARKET ST SW CONCORD, NC 28025	KAUFMAN LYNN CONSTRUCTION, INC.	Mid-rise; 167 residential units, with 2 story parking garage and ground floor retail space	\$26,000,000	216,778
BU2020-04243	12/8/2020	7905 LYLES LN NW CONCORD, NC 28027	RITE LITE SIGNS INC	BJ's Signage--72" Letters	\$700	60
BU2020-04266	12/9/2020	3050 DERITA RD CONCORD, NC 28027	PROVOST CONSTRUCTION & SONS LLC	CRAVE HOT DOG--TENANT UPFIT FOR 2100 SF REST.	\$290,379	2,100
BU2020-04268	12/9/2020	4200 STOUGH RD CONCORD, NC 28027	P.S. WEST CONSTRUCTION COMPANY, INC.	Piedmont Truck Tires, Inc.--Renovation to existing building to include select interior and exterior demolition to convert to truck tire repair operation. Certain demolition as required to install new overhead service doors. Addition of exterior concrete loading dock. New site grading as shown on architectural site plans. Electrical and fire sprinkler design disciplines will be provided by Owner.	\$160,000	30,448
BU2020-04270	12/9/2020	1000 DERITA RD CONCORD, NC 28027	INTERCON BUILDING COMPANY, LLC	Adding 100,000 SF Expansion to existing CABP Building 1 - SHELL BLDG	\$2,447,500	100,000
BU2020-04304	12/10/2020	920 GRACES RESERVE CIR KANNAPOLIS, NC 28083	SWIM CLUB MANAGEMENT GROUP OF CHARLOTTE, INC.	1807 pool 6000 deck This swimming pool will serve the Graces Reserve Apartments	\$304,000	1,807
BU2020-04345	12/14/2020	4720 NC HWY 49 S HARRISBURG, NC 28075	J M COPE INC	UPFIT SUNTRUST BANK.	\$1,401,456	2,089

## Cabarrus County Commercial Building Plan Review Summary

*Begin Date: 12/1/2020 through End Date: 12/31/2020*

BU2020-04346	12/14/2020	4464 RACEWAY DR SW CONCORD, NC 28027	HOPEDALE BUILDERS, INC.	New offices with associated mechanical and electrical in existing space connecting to existing panel.	\$61,000	6,200
BU2020-04350	12/15/2020	25 MARKET ST SW CONCORD, NC 28025	ABBOTT HOME SERVICES INC.	Install partition walls for cat enclosure and storage room. Install bar, bar sink, electrical outlets, lights, and switches.	\$21,190	1,300
BU2020-04353	12/15/2020	812 BISCAYNE DR KANNAPOLIS, NC 28027	FRAZIER SIGNS	STI Turf Care--One 80 SQ FT non lit wall sign, 6 11.25 SQ FT wall signs non illuminated	\$3,000	148
BU2020-04356	12/15/2020	12 UNION ST S CONCORD, NC 28025	PURPLE STAR GRAPHICS	INSTALL 30" x 20" SIGN FOR GOLDBERRY BOOKS	\$150	4
BU2020-04368	12/16/2020	11855 US HWY 601 S MIDLAND, NC 28107	BEAM TEAM CONSTRUCTION, INC	The addition of a side lot structure to include a covered greenhouse, drive-thru path with overhead coverage via greenhouse/canopy elements with gates on both ends	\$274,360	3,744
BU2020-04373	12/17/2020	11777 ALLEN STORAGE RD MIDLAND, NC 28107	Helms Builders Inc.	Building #2--Climate & Nonclimate	\$1,040,000	27,600
BU2020-04379	12/17/2020	215 INTERNATIONAL DR NW CONCORD, NC 28027	COLEMAN SERVICE AND SUPPLY, LLC	NOVANT HEALTH RACKING: HIGH PILE RACKING PERMIT IN EXISTING WAREHOUSE	\$10,000	2,000
BU2020-04382	12/17/2020	9101 EDENBURY DR CONCORD, NC 28027	BUILDING 1 CLUB HOUSE CHINA CONSTRUCTION AMERICA OF SOUTH CAROLINA, INC.	BUILDING 1 CLUB HOUSE WSACC FEE'S 275 UNITS X \$2040.00= \$561,000.00 (5) 4 story type V-A apartment buildings with R-2 occupancy that contain 55 units each. They are sprinklered with NFPA 13R systems. Also on the site there will be a clubhouse, V-B construction& A-3 occupancy. There are also several ancillary buildings such as separated garages, mail kiosk & maintenance building.	\$1,023,954	5,700
BU2020-04384	12/17/2020	9101 EDENBURY DR CONCORD, NC 28027	BUILDING 2 CHINA CONSTRUCTION AMERICA OF SOUTH CAROLINA, INC.	BUILDING 2 WSACC FEE'S 275 UNITS X \$2040.00= \$561,000.00 (5) 4 story type V-A apartment buildings with R-2 occupancy that contain 55 units each. They are sprinklered with NFPA 13R systems. Also on the site there will be a clubhouse, V-B construction& A-3 occupancy. There are also several ancillary buildings such as separated garages, mail kiosk & maintenance building.	\$7,433,566	70,000
BU2020-04386	12/17/2020	9101 EDENBURY DR CONCORD, NC 28027	BUILDING 3 CHINA CONSTRUCTION AMERICA OF SOUTH CAROLINA, INC.	BUILDING 3 WSACC FEE'S 275 UNITS X \$2040.00= \$561,000.00 (5) 4 story type V-A apartment buildings with R-2 occupancy that contain 55 units each. They are sprinklered with NFPA 13R systems. Also on the site there will be a clubhouse, V-B construction& A-3 occupancy. There are also several ancillary buildings such as separated garages, mail kiosk & maintenance building.	\$7,433,566	70,000
BU2020-04387	12/17/2020	9101 EDENBURY DR CONCORD, NC 28027	BUILDING 4 CHINA CONSTRUCTION AMERICA OF SOUTH CAROLINA, INC.	BUILDING 4	\$7,433,566	70,000
BU2020-04388	12/18/2020	9101 EDENBURY DR CONCORD, NC 28027	BUILDING 5 CHINA CONSTRUCTION AMERICA OF SOUTH CAROLINA, INC.	BUILDING 5 WSACC FEE'S 275 UNITS X \$2040.00= \$561,000.00 (5) 4 story type V-A apartment buildings with R-2 occupancy that contain 55 units each. They are sprinklered with NFPA 13R systems. Also on the site there will be a clubhouse, V-B construction& A-3 occupancy. There are also several ancillary buildings such as separated garages, mail kiosk & maintenance building.	\$7,433,566	70,000

## Cabarrus County Commercial Building Plan Review Summary

*Begin Date: 12/1/2020 through End Date: 12/31/2020*

BU2020-04389	12/18/2020	9101 EDENBURY DR CONCORD, NC 28027	BUILDING 6 CHINA CONSTRUCTION AMERICA OF SOUTH CAROLINA, INC.	BUILDING 6	\$7,433,566	70,000
BU2020-04390	12/18/2020	9101 EDENBURY DR CONCORD, NC 28027	G1 GARAGE CHINA CONSTRUCTION AMERICA OF SOUTH CAROLINA, INC.	G1 GARAGE	\$53,832	0
BU2020-04391	12/18/2020	9101 EDENBURY DR CONCORD, NC 28027	G2 CHINA CONSTRUCTION AMERICA OF SOUTH CAROLINA, INC.	G2 GARAGE	\$53,832	0
BU2020-04392	12/18/2020	9101 EDENBURY DR CONCORD, NC 28027	G3 CHINA CONSTRUCTION AMERICA OF SOUTH CAROLINA, INC.	G3	\$53,832	0
BU2020-04393	12/18/2020	9101 EDENBURY DR CONCORD, NC 28027	G4 CHINA CONSTRUCTION AMERICA OF SOUTH CAROLINA, INC.	G4 GARAGE	\$53,832	0
BU2020-04394	12/18/2020	9101 EDENBURY DR CONCORD, NC 28027	G5 CHINA CONSTRUCTION AMERICA OF SOUTH CAROLINA, INC.	G5 GARAGE	\$53,832	0
BU2020-04398	12/18/2020	9101 EDENBURY DR CONCORD, NC 28027	G6 CHINA CONSTRUCTION AMERICA OF SOUTH CAROLINA, INC.	G6 GARAGE	\$53,832	0
BU2020-04400	12/18/2020	9101 EDENBURY DR CONCORD, NC 28027	Maintenance Building CHINA CONSTRUCTION AMERICA OF SOUTH CAROLINA, INC.	Maintenance Building	\$122,996	700
BU2020-04406	12/18/2020	7040 NORTHWINDS DR NW CONCORD, NC 28027	OMEGA DEVELOPMENT COMPANY LLC	CLT5 - Amazon EV Chargers~~Installing (2) 150kW chargers with associated equipment and make ready pads for 2 future dispensers.	\$124,000	0
BU2020-04417	12/18/2020	7160 WEDDINGTON RD CONCORD, NC 28027	BOOE CONSTRUCTION LLC	Office Upfit	\$50,000	7,844
BU2020-04425	12/21/2020	4540 FORTUNE AVE NW CONCORD, NC 28027	THE BOLDT COMPANY	INTERIOR UPFIT OF EXISTING 75000 SQFT OFFICE BUILDING - GENERAL MOTORS	\$7,000,000	75,000
BU2020-04427	12/21/2020	860 UNION ST S CONCORD, NC 28025	SALCOA CONTRACTING INC	Food Lion #0377~~ Interior remodel of deli/bakery area - new finishes at deli/bakery sales area and modified equipment at deli/bakery prep area. Modifications to frozen food case layout and drains below at sales floor.	\$252,239	24,175
BU2020-04453	12/23/2020	65 CHURCH ST N CONCORD, NC 28025			\$1	1
BU2020-04463	12/29/2020	1495 BRANCHVIEW DR SE CONCORD, NC 28025	MASTEC NETWORK SOLUTIONS	AT&T Equipment Upgrade 074-596 - Tower Work: Swapping (3) Antennas, Swapping (3) Radios, Swapping (3) TMAs, Adding (3) Radios, Adding (1) Squid, Adding (2) DC Cables, Adding (1) Fiber Cable / Ground Work: Add (1) 6630, Harvest DUS41, Add (6) single Mount Brackets, Add Vertiv Power Extend, Install FLX12 / No changes to the height of the tower or the amount of ground space.	\$15,000	225
BU2020-04470	12/30/2020	525 LAKE CONCORD RD NE CONCORD, NC 28025	RELIABLE WOODWORKS INC	Install a 4'X8' All Saints' Episcopal Church sign	\$10,000	32
BU2020-04471	12/30/2020	148 WARREN C COLEMAN BLVD S CONCORD, NC 28025	ORION COMMUNICATIONS	TMOBILE: Installation of 25KW Generator at existing Telecommunications tower.	\$14,000	32
<b>Total Plans Reviewed: 67</b>					<b>\$483,831,360</b>	<b>6,980,165</b>

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

Reports

**SUBJECT:**

County Manager - Monthly New Development Report

**BRIEF SUMMARY:**

The Board of Commissioners requested monthly reports of new development activities including information of plans under review.

**REQUESTED ACTION:**

For informational purposes. No action required.

**EXPECTED LENGTH OF PRESENTATION:**

**SUBMITTED BY:**

Kelly Sifford, Planning and Development Director

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda.

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**ATTACHMENTS:**

- Report

Jurisdiction	Subdivision APF Base Data	Subdivision	APF	Applicant	High School	Middle School	Elementary School	Intermediate School	Status	Subdivision Type	Last Permit	Units Approved	Units Issued	Units Remaining	Dev Order Approved	DO Leg Expiration	Elementary Students	Middle Students	High Students	Total Students	Remaining Elementary	Remaining Middle	Remaining High	Remaining Total
Concord	100 CROWELL DRIVE SW TOWNHOMES 171 CABARRUS	100 CROWELL DRIVE SW TOWNHOMES	APF2020-00041	JOHN SEARS	Jay M Robinson High School	Concord Middle School	W M Irvin Elementary School		Pending			4	0	4			0	0	0	0	0.928	0.464	0.62	2.012
Concord	61 CABARRUS TOWNHOMES	171 CABARRUS	APF2019-00026	PATRICK RILEY	Concord High School	Concord Middle School	W M Irvin Elementary School		Pending			64	0	64			0	0	0	0	14.848	7.424	9.92	32.192
Concord	61 CABARRUS TOWNHOMES	171 CABARRUS TOWNHOMES	APF2017-00015	OLD TOWNE DEVELOPMENT CORPORATION	Concord High School	Concord Middle School	Coltrane-Webb Elementary School		Pending	Townhouse	3/15/2018	6	3	3			0.828	0.414	0.552	1.794	0.414	0.207	0.276	0.897
Harrisburg	ABBINGTON PLACE	ABBINGTON PLACE	APF2008-00040	AVANTI PROPERTIES	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Active Building Permitting	Single Family	6/1/2020	395	330	65		12/30/2015	151.68	76.235	101.12	329.035	24.96	12.545	16.64	54.145
Kannapolis	ADAIR WOODS	ADAIR WOODS	APF2020-00015	SHERWOOD DEVELOPMENT GROUP	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Sketch			157	0	157			0	0	0	0	36.424	18.212	24.335	78.971
Concord	ADDISON FIFTEEN20	ADDISON FIFTEEN20	APF2019-00007	SCOTT KIGER	Jay M Robinson High School	HD Winkler Middle School	Carl A Furr Elementary School		Pending	Multi Family		0	0	0			0	0	0	0	0	0	0	0
Harrisburg	ADDISON PARK	ADDISON PARK	APF2016-00013	ATX LLC A NC LLC	Hickory Ridge High School	Hickory Ridge Middle School			Construction Drawing Review	Age Restricted	12/11/2020	55	21	34			0	0	0	0	0	0	0	0
Kannapolis	AFTON RIDGE APARTMENTS	AFTON RIDGE APARTMENTS	APF2011-00003		Central Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Active Building Permitting	Multi Family	6/5/2014	414	122	292	11/13/2012		96.048	48.024	64.17	208.242	67.744	33.872	45.26	146.876
Cabarrus County	ALEXANDER ESTATES	ALEXANDER ESTATES	APF2008-00035	BRIAN HUNTLEY	Hickory Ridge High School	Hickory Ridge Middle School	Patriots Elementary School		Expired	Single Family	4/16/2018	19	1	18			7.296	3.667	4.864	15.827	6.912	3.474	4.608	14.994
Harrisburg	ALLBURN	ALLBURN	APF2017-00008	GeoScience Group	Hickory Ridge High School	J N Fries Middle School	Pitt School Road Elementary School		Pending	Single Family		58	0	58			23.04	11.58	15.36	49.98	22.272	11.194	14.848	48.314
Concord	ALLEN FARM SUBDIVISION	ALLEN FARM SUBDIVISION	APF2008-00058	MIKE SHEA	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School		Active Platting	Single Family	1/7/2021	452	423	29	11/20/2007		173.568	87.236	115.712	376.516	11.136	5.597	7.424	24.157
Concord	ANNSBOROUGH PARK	ANNSBOROUGH PARK	APF2019-00010	CHAD LLOYD	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Pending	Single Family		0	0	0			0	0	0	0	0	0	0	0
Concord	APOLLO REALTY PARTNERS CONCEPT	APOLLO REALTY PARTNERS CONCEPT	APF2019-00019	WES PLYLER	Jay M Robinson High School	HD Winkler Middle School	Charles A Boger Elementary School		Pending	Multi Family		96	0	96			0	0	0	0	22.272	11.136	14.88	48.288
Cabarrus County	ARBOR OAKS	ARBOR OAKS	APF2008-00138	KSIN PROPERTIES, LLC	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		All Lots Platted	Single Family	7/18/2019	20	10	10	10/21/2002		7.68	3.86	5.12	16.66	3.84	1.93	2.56	8.33
Concord	ARCHIBALD ROAD SUBDIVISION	ARCHIBALD ROAD SUBDIVISION	APF2017-00016	PERRAULT MATTHEW MARK CO-TR	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School		Pending	Single Family		149	0	149			57.216	28.757	38.144	124.117	57.216	28.757	38.144	124.117
Concord	ARCHIBALD SUBDIVISION	ARCHIBALD SUBDIVISION	APF2018-00019	CHRIS McINTYRE	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School		Pending	Single Family		84	0	84			32.256	16.212	21.504	69.972	32.256	16.212	21.504	69.972
Concord	ARENA COMMONS	ARENA COMMONS	APF2017-00029	Isaac Padgett	Mt Pleasant High School	Mt Pleasant Middle School	W M Irvin Elementary School		Pending	Multi Family		65	0	65			15.08	7.54	10.075	32.695	15.08	7.54	10.075	32.695
Cabarrus County	ASHEBROOK	ASHEBROOK	APF2008-00139	DAN MOSER	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School		Closed-Built Out	Single Family	8/17/2009	105	96	9	5/21/1998		40.32	20.265	26.88	87.465	3.456	1.737	2.304	7.497
Kannapolis	AUBURN WOODS	AUBURN WOODS	APF2013-00007	FIFTH THIRD BANK	Concord High School	Concord Middle School	Royal Oaks Elementary School		Inactive	Single Family		256	0	256	4/22/2002		98.304	49.408	65.536	213.248	98.304	49.408	65.536	213.248
Kannapolis	AUSTIN CORNERS	AUSTIN CORNERS	APF2016-00023	DR Horton	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Active Building Permitting	Single Family	10/7/2020	146	140	6			56.064	28.178	37.376	121.618	2.304	1.158	1.536	4.998
Kannapolis	AUTUMN CHASE	AUTUMN CHASE	APF2014-00020	UNKNOWN	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Inactive	Single Family		28	0	28	3/6/1991		10.752	5.404	7.168	23.324	10.752	5.404	7.168	23.324
Kannapolis	AUTUMN CREST APARTMENTS	AUTUMN CREST APARTMENTS	APF2014-00013	WYNFIELD PROPERTIES	A L Brown High School	Kannapolis Middle School	Forest Park Elementary School		Pending	Multi Family		87	0	87	8/20/2014		20.184	10.092	13.485	43.761	20.184	10.092	13.485	43.761
Harrisburg	AUTUMN GLEN AT MOREHEAD	AUTUMN GLEN AT MOREHEAD	APF2016-00012	ELLEDGE JACK L	Hickory Ridge High School	Hickory Ridge Middle School	Pitt School Road Elementary School		Denied	Single Family		150	0	150			57.6	28.95	38.4	124.95	57.6	28.95	38.4	124.95
Cabarrus County	AVIGNON	AVIGNON	APF2008-00122	JERRY R MCSORLEY	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Expired	Single Family		23	0	23			8.832	4.439	5.888	19.159	8.832	4.439	5.888	19.159
Kannapolis	AZALEA ESTATES	AZALEA ESTATES	APF2008-00140	James M Hood	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Winecoff Elementary School		In Progress	Single Family	9/19/2017	42	40	2	10/2/2002	12/31/2010	16.128	8.106	10.752	34.986	0.768	0.386	0.512	1.666
Mt Pleasant	BARRINGER'S TRACE	BARRINGER'S TRACE	APF2014-00004	BARRINGER GRADY R CO-TRUSTEE	Mt Pleasant High School	Mt Pleasant Middle School	Mt Pleasant Elementary School		Closed-Built Out	Multi Family		64	0	64			14.848	7.424	9.92	32.192	14.848	7.424	9.92	32.192
Cabarrus County	BECKENHAM	BECKENHAM	APF2008-00029	Charles F McDonald	Mt Pleasant High School	Mt Pleasant Middle School	A T Allen Elementary School		Active Platting	Single Family	6/3/2020	20	10	10	2/15/2007	2/15/2013	7.68	3.86	5.12	16.66	3.84	1.93	2.56	8.33
Concord	BEDFORD FARMS	BEDFORD FARMS	APF2008-00042	Niblock Development Corporation	Mt Pleasant High School	Mt Pleasant Middle School	W M Irvin Elementary School		Active (platting & permitting)	Single Family	1/5/2021	166	138	28	7/18/2006	3/18/2016	63.744	32.038	42.496	138.278	10.752	5.404	7.168	23.324
Concord	BEECHWOOD PLACE	BEECHWOOD PLACE	APF2017-00039	ERVIN JOE H GRADING CO INC	Jay M Robinson High School	HD Winkler Middle School	Wolf Meadow Elementary School		Pending	Multi Family		80	0	80			18.56	9.28	12.4	40.24	18.56	9.28	12.4	40.24
Concord	BELVEDERE TOWNHOMES	BELVEDERE TOWNHOMES	APF2017-00012	WINDSWEPT FARMS LLC	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Winecoff Elementary School		Pending	Townhouse		39	0	39			4.554	2.277	3.036	9.867	5.382	2.691	3.588	11.661
Midland	BETHEL GLEN	BETHEL GLEN	APF2008-00141	TL HARRELL LAND DEVELOPMENT	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School		All Lots Platted	Single Family	2/18/2020	193	167	26	10/16/2000		74.112	37.249	49.408	160.769	9.984	5.018	6.656	21.658
Concord	BILLINGS PROPERTY	BILLINGS PROPERTY	APF2019-00027	BILLINGS PROPERTY	Cox Mill High School	Cox Mill Elementary School		Pending	Single Family			58	0	58			0	0	0	13.456	6.728	8.99	29.174	
Concord	BIRCHWOOD COMMONS	BIRCHWOOD COMMONS	APF2014-00007	COOK FAMILY PARTNERSHIP	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Weddington Hills Elementary School		Pending	Multi Family	6/8/2018	98	100	-2			22.736	11.368	15.19	49.294	-0.464	-0.232	-0.31	-1.006
Harrisburg	BLACKWELDER SUBDIVISION	BLACKWELDER SUBDIVISION	APF2020-00004	SOUTH FORK VENTURES LLC	Hickory Ridge High School	Hickory Ridge Middle School	Pitt School Road Elementary School		Pending			71	0	71			0	0	0	16.472	8.236	11.005	35.713	
Locust	BLUFFTON PARK	BLUFFTON PARK	APF2020-00003	GUS SCHAT	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School		Pending		11/19/2020	15	6	9			0	0	0	2.088	1.044	1.395	4.527	
Harrisburg	BLUME FAMILY FARM	BLUME FAMILY FARM	APF2013-00001	Blume Family Farm, LLC/MI Homes	Hickory Ridge High School	Hickory Ridge Middle School	Patriots Elementary School		Active Building Permitting	Single Family	10/28/2019	297	313	-16	10/14/2015		114.048	57.321	76.032	247.401	-6.144	-3.068	-4.096	-13.328
Concord	BRANCHVIEW DRIVE SITE	BRANCHVIEW DRIVE SITE	APF2020-00026	MATT MANDLE	Concord High School	Concord Middle School	W M Irvin Elementary School		Pending			144	0	144			0	0	0	0	33.408	16.704	22.32	72.432
Concord	BRANDON RIDGE	BRANDON RIDGE	APF2008-00030	Craft Homes	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School		Closed-Built Out		6/17/2008	321	322	-1	11/18/2002		102	45	40	0	-0.232	-0.116	-0.155	-0.503
Kannapolis	BRANTLEY CREEK	BRANTLEY CREEK	APF2014-00014	UNKNOWN	A L Brown High School	Kannapolis Middle School	Jackson Park Elementary School		All Lots Platted	Single Family	12/18/2017	74	64	10	5/5/1999		28.416	14.282	18.944	61.642	3.84	1.93	2.56	8.33
Kannapolis	BRANTLEY WOODS	BRANTLEY WOODS	APF2014-00018	UNKNOWN	Concord High School	Concord Middle School	Royal Oaks Elementary School		Closed-Built Out	Single Family	9/29/2008	79	64	15			30.336	15.247	20.224	65.807	5.76	2.895	3.84	12.495
Concord	BREAKWATER HIGHWAY 601	BREAKWATER HIGHWAY 601	APF2020-00012	TOM MCCLELLAN	Mt Pleasant High School	Mt Pleasant Middle School	A T Allen Elementary School		Pending			332	0	332			0	0	0	77.024	38.512	51.46	166.996	
Concord	BREAKWATER SUNVIEW	BREAKWATER SUNVIEW	APF2020-00011	BLOC DESIGN	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Beverly Hills Elementary School		Pending			161	0	161			0	0	0	37.352	18.676	24.955	80.983	
Harrisburg	BRIDGE POINTE	BRIDGE POINTE	APF2008-00039	BILL WHITLEY	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Active Building Permitting	Single Family	2/19/2016	199	189	10	9/20/2004	11/28/2014	76.416	38.407	50.944	165.767	3.84	1.93	2.56	8.33
Harrisburg	BRIDGE POINTE PHASE 6	BRIDGE POINTE PHASE 6	APF2008-00174	Ric Killian	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Active (platting & permitting)	Single Family	2/17/2016	45	15	30	5/16/2006	5/16/2012	17.28	8.685	11.52	37.485	11.52	5.79	7.68	24.99
Kannapolis	BRIDGES OF CABARRUS APARTMENTS	BRIDGES OF CABARRUS APARTMENTS	APF2016-00024	KLK Properties	Concord High School	Concord Middle School	Royal Oaks Elementary School		Pending	Multi Family	6/24/2019	144	144	0			33.408	16.704	22.32	72.432	0	0	0	0
Harrisburg	BROOKDALE COMMONS	BROOKDALE COMMONS	APF2012-00001	Stephen Pace	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Active Platting	Single Family	8/3/2015	230	230	0	6/25/2016		88.32	44.39	58.88	191.59	0	0	0	0
Harrisburg	BROOKDALE VILLAGE	BROOKDALE VILLAGE	APF2008-00032	EVOLVE CONSTRUCTION LLC	Hickory Ridge High School	Hickory Ridge Middle School	Patriots Elementary School		Approved	Townhouse	10/15/2013	72	1	71	9/12/2016	9/12/2018	9.936	4.968	6.624	21.528	9.798	4.899	6.532	21.229
Concord	BROOKE POINTE MANOR RETIREMENT COMMUNITY	BROOKE POINTE MANOR RETIREMENT COMMUNITY	APF2011-00002	CATHERINE F. CONNORS	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Winecoff Elementary School		Closed-Built Out	Age Restricted		66	0	66	12/20/2011</									

Jurisdiction	Subdivision	APF Data	Subdivision	APF	Applicant	High School	Middle School	Elementary School	Intermediate School	Status	Subdivision Type	Last Permit	Units Approved	Units Issued	Units Remaining	Dev Order Approved	DO Leg Expiration	Elementary Students	Middle Students	High Students	Total Students	Remaining Elementary	Remaining Middle	Remaining High	Remaining Total
Concord	CAMPBELL FAMILY FARM	CAMPBELL FAMILY FARM	APF2016-00018	Patricia J Molander	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School			Pending	Single Family	12/10/2020	140	14	126			53.76	27.02	35.84	116.62	48.384	24.318	32.256	104.958
Concord	CANNON CROSSING	CANNON CROSSING	APF2008-00036	REHEIN INTEREST OF CHARLOTTE, LLC	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School			Active (plating & permitting)	Single Family	12/18/2014	207	209	-2	5/20/2004	3/15/2016	79.488	39.951	52.992	172.431	-0.768	-0.386	-0.512	-1.666
Concord	CANNON RUN SINGLE FAMILY	CANNON RUN SINGLE FAMILY	APF2018-00029	MARK SWARTZ	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School			Pending	Single Family		203	0	203			77.952	39.179	51.968	169.099	77.952	39.179	51.968	169.099
Concord	CANNON RUN TOWNHOMES	CANNON RUN TOWNHOMES	APF2018-00028	MARK SWARTZ	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School			Pending	Townhouse		131	0	131			18.078	9.039	12.052	39.169	18.078	9.039	12.052	39.169
Harrisburg	CANTERFIELD ESTATES	CANTERFIELD ESTATES	APF2008-00170	Canterfield Estates	Hickory Ridge High School	Hickory Ridge Middle School	Patriots Elementary School			Closed-Built Out	Single Family	11/21/2017	501	431	70			192.384	96.693	128.256	417.333	26.88	13.51	17.92	58.31
Harrisburg	CARRIKER PROPERTY MI HOMES	CARRIKER PROPERTY MI HOMES	APF2017-00026	CARRIKER FAMILY LLC	Hickory Ridge High School	Hickory Ridge Middle School	Patriots Elementary School			Pending	Single Family		67	0	67			25.728	12.931	17.152	55.811	25.728	12.931	17.152	55.811
Cabarrus County	CASCADES AT SKYBROOK	CASCADES AT SKYBROOK	APF2008-00142	NO APPLICANT	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School			Closed-Built Out	Townhouse	11/18/2011	76	75	1	11/11/2007	11/10/2013	10.488	5.244	6.992	22.724	0.138	0.069	0.092	0.299
Kannapolis	CASTLEBROOK MANOR	CASTLEBROOK MANOR	APF2008-00121	Jim a brodnik	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School			Active (plating & permitting)	Single Family	1/9/2020	230	177	53	10/18/2007	5/30/2016	88.32	44.39	58.88	191.59	20.352	10.229	13.568	44.149
Midland	CEDAR CREEK	CEDAR CREEK	APF2019-00016	BURTON ENGINEERING	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School			Pending	Single Family		130	0	130			49.92	25.09	33.28	108.29	49.92	25.09	33.28	108.29
Cabarrus County	CEDARVALE FARM	CEDARVALE FARM	APF2008-00120	PIONEER MILL(CHARLOTTE) AIP IV, LLP	Hickory Ridge High School	Hickory Ridge Middle School	Bethel Elementary School			Active (plating & permitting)	Single Family	7/29/2019	363	287	76	1/20/2005	10/8/2012	139.392	70.059	92.928	302.379	29.184	14.668	19.456	63.308
Concord	CEDARWOOD TOWNHOMES	CEDARWOOD TOWNHOMES	APF2020-00028	ROBERT W NIXON	Concord High School	Concord Middle School	R Brown McAllister Elementary School			Pending			7	0	7			0	0	0	0	1.624	0.812	1.085	3.521
Kannapolis	CENTRAL PARK	CENTRAL PARK	APF2008-00054	NO APPLICANT	Concord High School	Concord Middle School	All Lots Platted				Single Family	9/7/2016	126	125	1	10/16/2000		40.068	17.514	15.624	73.206	0.384	0.193	0.256	0.833
Kannapolis	CHARTER KANNAPOLIS	CHARTER KANNAPOLIS	APF2018-00005	REO FUNDING SOLUTIONS III LLC	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School			Pending		6/14/2019	425	348	77			0	0	0	0	17.864	8.932	11.935	38.731
Concord	CHRISTENBURY COMMONS - MULTI-FAMILY	CHRISTENBURY COMMONS - MULTI-FAMILY	APF2019-00005	JUSTIN MUELLER	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School			Pending			268	0	268			0	0	0	0	62.176	31.088	41.54	134.804
Concord	CHRISTENBURY COMMONS - TOWNHOMES	CHRISTENBURY COMMONS - TOWNHOMES	APF2019-00004	JUSTIN MUELLER	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School			Pending			82	0	82			0	0	0	0	19.024	9.512	12.71	41.246
Concord	CHRISTENBURY VILLAGE	CHRISTENBURY VILLAGE	APF2008-00062	Scott H. Binder	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School			Active Building Permitting	Single Family	9/29/2015	485	526	-41	2/15/2005	1/5/2016	186.24	93.605	124.16	404.005	-15.744	-7.913	-10.496	-34.153
Concord	CHRISTENBURY VILLAGE MULTI-FAMILY	CHRISTENBURY VILLAGE MULTI-FAMILY	APF2017-00038	CHRISTENBURY INVESTORS LLC	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School			Pending	Multi Family		160	0	160			37.12	18.56	24.8	80.48	37.12	18.56	24.8	80.48
Harrisburg	CHURCHILL FARMS	CHURCHILL FARMS	APF2014-00001	Meritage Homes	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School			In Progress	Single Family	1/8/2018	110	105	5			42.24	21.23	28.16	91.63	1.92	0.965	1.28	4.165
Kannapolis	COLDWATER RIDGE APARTMENTS	COLDWATER RIDGE APARTMENTS	APF2016-00026	DFB COMMERCIAL	Concord High School	Concord Middle School	Royal Oaks Elementary School			Pending	Multi Family		60	0	60			13.92	6.96	9.3	30.18	13.92	6.96	9.3	30.18
Cabarrus County	COLONIAL HILLS	COLONIAL HILLS	APF2008-00143	PACAJERY REALTY, LLC	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School			All Lots Platted	Single Family	6/1/2017	144	104	40	6/20/1996		55.296	27.792	36.864	119.952	15.36	7.72	10.24	33.32
Concord	CONCORD HEIGHTS	CONCORD HEIGHTS	APF2017-00028	THOMAS GROUP	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Weddington Hills Elementary School			Active Building Permitting	Multi Family	10/5/2016	174	120	54			40.368	20.184	26.97	87.522	12.528	6.264	8.37	27.162
Concord	CONCORD MILLS APARTMENTS	CONCORD MILLS APARTMENTS	APF2017-00017	PALISADES PROPERTIES INC	Cox Mill High School	Harris Road Middle School	Carl A Furr Elementary School			Pending	Single Family		192	0	192			73.728	37.056	49.152	159.936	73.728	37.056	49.152	159.936
Concord	CONCORD PARKWAY SOUTH APARTMENTS	CONCORD PARKWAY SOUTH APARTMENTS	APF2019-00032	STEVE WEBB	Jay M Robinson High School	HD Winkler Middle School	Pitt School Road Elementary School			Pending			336	0	336			0	0	0	0	77.952	38.976	52.08	169.008
Concord	CONCORD RIDGE	CONCORD RIDGE	APF2008-00185	Robert Nixon	Jay M Robinson High School	HD Winkler Middle School	Pitt School Road Elementary School			Active Building Permitting	Multi Family	11/21/2017	360	288	72	3/29/2013		83.52	41.76	55.8	181.08	16.704	8.352	11.16	36.216
Concord	COPPERFIELD APARTMENTS	COPPERFIELD APARTMENTS	APF2016-00021	SYCAMORE DEVELOPMENT LLC	Concord High School	Concord Middle School	Beverly Hills Elementary School			Pending	Multi Family		360	0	360			83.52	41.76	55.8	181.08	83.52	41.76	55.8	181.08
Concord	COPPERFIELD TOWNHOMES	COPPERFIELD TOWNHOMES	APF2017-00027	SYCAMORE DEVELOPMENT LLC	Concord High School	Concord Middle School	Beverly Hills Elementary School			Pending	Townhouse		64	0	64			8.832	4.416	5.888	19.136	8.832	4.416	5.888	19.136
Harrisburg	COURTYARDS AT HARRISBURG	COURTYARDS AT HARRISBURG	APF2014-00009	CH LAND NO 2 (ROBINSON CH RD)	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School			Age Restricted Development	Age Restricted	3/23/2015	23	19	4			0	0	0	0	0	0	0	0
Harrisburg	COURTYARDS AT HARRISBURG	COURTYARDS AT HARRISBURG	APF2015-00003	ADAM FIORENZA	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School			Age Restricted Development	Age Restricted		24	0	24			0	0	0	0	0	0	0	0
Harrisburg	COURTYARDS AT HARRISBURG PHASE II	COURTYARDS AT HARRISBURG PHASE II	APF2017-00003	NEWSTYLE COMMUNITIES	Hickory Ridge High School	C C Griffin Middle School	Harrisburg Elementary School			Age Restricted Development	Age Restricted	10/23/2019	4	4	0			1.536	0.772	1.024	3.332	0	0	0	0
Harrisburg	COVENTRY	COVENTRY	APF2008-00154	CROSLAND COVENTRY, LLC	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School			Closed-Built Out	Single Family	1/11/2005	137	128	9	6/12/2000	6/21/2002	52.608	26.441	35.072	114.121	3.456	1.737	2.304	7.497
Concord	COX MILL SITE LENNAR	COX MILL SITE LENNAR	APF2017-00019	HEFNER ERIC VONN & WF	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School			Pending	Single Family		101	0	101			38.784	19.493	25.856	84.133	38.784	19.493	25.856	84.133
Concord	COX MILLS ROAD MIXED USE NEIGHBORHOOD	COX MILLS ROAD MIXED USE NEIGHBORHOOD	APF2019-00012	CAREN WINGATE	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School			Pending	Single Family		85	0	85			0	0	0	0	32.64	16.405	21.76	70.805
Kannapolis	CRESCENT APARTMENTS AT KANNAPOLIS	CRESCENT APARTMENTS AT KANNAPOLIS	APF2008-00119	C. JASON MC ARTHUR	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School			Inactive	Multi Family		580	0	580	2/2/2007		134.56	67.28	89.9	291.74	134.56	67.28	89.9	291.74
Concord	CRESCENT CIRCLE @ CONCORD MILLS	CRESCENT CIRCLE @ CONCORD MILLS	APF2008-00060	JACK SIDARI	Cox Mill High School	Harris Road Middle School	Carl A Furr Elementary School			Closed-Built Out	Multi Family	7/6/2012	624	624	0	1/16/2007		144.768	72.384	96.72	313.872	0	0	0	0
Kannapolis	CRESCENT RESOURCES AT KANNAPOLIS SINGLE FAMILY	CRESCENT RESOURCES AT KANNAPOLIS SINGLE FAMILY	APF2013-00012	CRESENT RESOURCES	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School			Inactive	Single Family		119	0	119	2/2/2007		45.696	22.967	30.464	99.127	45.696	22.967	30.464	99.127
Kannapolis	CRESCENT RESOURCES AT KANNAPOLIS TOWNHOMES	CRESCENT RESOURCES AT KANNAPOLIS TOWNHOMES	APF2013-00011	CRESENT RESOURCES	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School			Inactive	Townhouse		145	0	145	2/2/2007		20.01	10.005	13.34	43.355	20.01	10.005	13.34	43.355
Concord	CYPRESS VILLAGE	CYP-25	APF2020-00023	PAMELA BROOKS	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School			Active Building Permitting		12/23/2020	85	4	81			0	0	0	0	18.792	9.396	12.555	40.743
Kannapolis	CZ-2020-07	CZ-2020-07	APF2020-00025	KIMLEY-HORN & ASSOCIATES	Concord High School	Concord Middle School	Royal Oaks Elementary School			Pending			270	0	270			0	0	0	0	62.64	31.32	41.85	135.81
Concord	DALTON WOODS	DALTON WOODS	APF2017-00043	CHRIS MCINTYRE	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School			Pending			26	0	26			0	0	0	0	6.032	3.016	4.03	13.078
Concord	DAVCO MULTI-FAMILY PROJECT	DAVCO MULTI-FAMILY PROJECT	APF2010-00008	Jeff Carpenter	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Weddington Hills Elementary School			Withdrawn	Multi Family		336	0	336			77.952	38.976	52.08	169.008	77.952	38.976	52.08	169.008
Concord	DAVIDSON VILLAGES	DAVIDSON VILLAGES	APF2018-00015	SUSHANTH CHARABUDDI	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Wincoff Elementary School			Pending			61	0	61			0	0	0	0	14.152	7.076	9.455	30.683
Harrisburg	DAVIS CREEK	DAVIS CREEK	APF2017-00047	ANDREW STRONG	Hickory Ridge High School	Hickory Ridge Middle School	Pitt School Road Elementary School			Pending			48	0	48			0	0	0	0	11.136	5.568	7.44	24.144
Midland	DEER RUN	DEER RUN	APF2008-00181	David Eudy	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School			Active (plating & permitting)	Single Family	9/26/2019	59	25	34	6/3/2008	12/31/2012	22.656	11.387	15.104	49.147	13.056	6.562	8.704	28.322
Kannapolis	DEMONSTRATION PROJECT	DEMONSTRATION PROJECT	APF2016-00027	CITY OF KANNAPOLIS	A L Brown High School	Kannapolis Middle School	Woodrow Wilson Elementary School			Pending	Multi Family	7/25/2017	280	280	0			0	0	0	0	0	0	0	0
Concord	DILEEN DRIVE SUBDIVISION	DILEEN DRIVE SUBDIVISION	APF2017-00031	BLUE PURE LIFE LLC	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School			Pending	Single Family		90	0	90			34.56	17.37	23.04	74.97	34.56	17.37	23.04	74.97
Concord	DOUGLAS AVENUE TOWNHOMES	DOUGLAS AVENUE TOWNHOMES	APF2019-00003	DOOBAY SANGSTER	Concord High School	Concord Middle School	Coltrane-Webb Elementary School			Pending			11	0	11			0	0	0	0	2.552	1.276	1.705	5.533
Concord	EDENTON AT COX MILL	EDENTON AT COX MILL</																							



Jurisdiction	Subdivision	APF Base Data	Subdivision	APF	Applicant	High School	Middle School	Elementary School	Intermediate School	Status	Subdivision Type	Last Permit	Units Approved	Units Issued	Units Remaining	Dev Order Approved	DO Lag Expiration	Elementary Students	Middle Students	High Students	Total Students	Remaining Elementary	Remaining Middle	Remaining High	Remaining Total
Harrisburg	FARMINGTON RIDGE	FARMINGTON RIDGE	FARMINGTON RIDGE	APF2008-00095	HINSHAW-PEARSON	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Closed-Built Out	Single Family	9/27/2006	137	136	1	8/21/2001	1/1/2012	52,608	26,441	35,072	114,121	0.384	0.193	0.256	0.833
Harrisburg	FARMINGTON TOWNHOMES	FARMINGTON TOWNHOMES	FARMINGTON TOWNHOMES	APF2017-00010	ROCKY RIVER ROAD ASSOC LLC	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Pending	Townhouse		190	0	190			26.22	13.11	17.48	56.81	26.22	13.11	17.48	56.81
Harrisburg	FENTON DELL	FENTON DELL	FENTON DELL	APF2008-00080	CF LITTLE DEVELOPMENT CORPORATION	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Closed-Built Out	Single Family	7/10/2019	95	85	10	9/20/2004	5/15/2014	36.48	18.335	24.32	79,135	3.84	1.93	2.56	8.33
Harrisburg	FENTON DELL PHASES 2 & 3	FENTON DELL PHASES 2 & 3	FENTON DELL PHASES 2 & 3	APF2008-00173	MARK EISENBEIS	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Active Platting	Single Family	11/23/2015	55	2	53	9/20/2004	5/29/2016	21.12	10.615	14.08	45,815	20.352	10.229	13.568	44.149
Concord	FLOWES-ZION CONCEPTUAL SITE PLAN SFD	FLOWES-ZION CONCEPTUAL SITE PLAN SFD	FLOWES-ZION CONCEPTUAL SITE PLAN SFD	APF2019-00030	MARK EISENBEIS	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School		Pending			382	0	382			0	0	0	0	88.624	44.312	59.21	192.146
Concord	FLOWES-ZION CONCEPTUAL SITE PLAN TH	FLOWES-ZION CONCEPTUAL SITE PLAN TH	FLOWES-ZION CONCEPTUAL SITE PLAN TH	APF2019-00031	MARK EISENBEIS	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School		Pending			221	0	221			0	0	0	0	51.272	25.636	34.255	111.163
Kannapolis	FOREST PARK CROSSING	FOREST PARK CROSSING	FOREST PARK CROSSING	APF2010-00005	Traci Dusenbury	A L Brown High School	Kannapolis Middle School	Forest Park Elementary School	Kannapolis Intermediate School	Closed-Built Out	Multi Family	12/22/2010	56	56	0			12,992	6,496	8.68	28,168	0	0	0	0
Harrisburg	FOUNDERS RESERVE	FOUNDERS RESERVE	FOUNDERS RESERVE	APF2008-00131	PARK STONE WEST, LLC	Hickory Ridge High School	Hickory Ridge Middle School	Pitt School Road Elementary School		Active Platting	Single Family	4/17/2017	43	44	-1		5/20/2015	16,512	8,299	11,008	35,819	-0.384	-0.193	-0.256	-0.833
Harrisburg	FOUNDERS RESERVE PHASE 2	FOUNDERS RESERVE PHASE 2	FOUNDERS RESERVE PHASE 2	APF2014-00006	RYAND HOMES	Hickory Ridge High School	Hickory Ridge Middle School	Pitt School Road Elementary School		Active Building Permitting	Single Family	9/22/2016	15	7	8			5.76	2,895	3.84	12,495	3.072	1.544	2.048	6.664
Midland	FOX CREEK	FOX CREEK	FOX CREEK	APF2017-00001	B & C Land Holdings	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School		Active Platting	Single Family	8/19/2020	207	204	3			79,488	39,951	52,992	172,431	1.152	0.579	0.768	2.499
Harrisburg	FRANCES HAVEN	FRANCES HAVEN	FRANCES HAVEN	APF2008-00038	ALBIZA FORTUNE BUILDERS INC	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		All Lots Platted	Single Family	3/20/2019	20	19	1	9/19/2006	1/1/2013	7.68	3.86	5.12	16.66	0.384	0.193	0.256	0.833
Cabarrus County	FRAZIER ACRES	FRAZIER ACRES	FRAZIER ACRES	APF2008-00156	JIMMY FRAZIER	Cox Mill High School	Harris Road Middle School	Charles A Boger Elementary School		Closed-Built Out	Single Family	8/20/2002	67	1	66			25,728	12,931	17,152	55,811	25.344	12.738	16.896	54.978
Concord	FRYE TRACTS	FRYE TRACTS	FRYE TRACTS	APF2019-00033	WILLIAM NIBLOCK	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Pending			118	0	118			0	0	0	0	27.376	13.688	18.29	59.354
Concord	FULLERTON PLACE	FULLERTON PLACE	FULLERTON PLACE	APF2008-00052	LENNAR CAROLINAS, LLC	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Active (platting & permitting)	Single Family	2/4/2016	201	198	3	12/15/2005	5/17/2016	77,184	38,793	51,456	167,433	1.152	0.579	0.768	2.499
Cabarrus County	GLEN LAUREL	GLEN LAUREL	GLEN LAUREL	APF2008-00157	NO APPLICANT	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School		Active Building Permitting	Single Family	7/28/2014	260	5	255			99.84	50.18	66.56	216.58	97.92	49.215	65.28	212.415
Concord	GLENGROVE	GLENGROVE	GLENGROVE	APF2008-00050	UNKNOWN	Hickory Ridge High School	Hickory Ridge Middle School	Pitt School Road Elementary School		Closed-Built Out	Single Family	6/30/2014	325	198	127		6/8/2016	124.8	62.725	83.2	270.725	48.768	24.511	32.512	105.791
Locust	GLENWOOD AT THE VILLAGE OF RED BRIDGE	GLENWOOD AT THE VILLAGE OF RED BRIDGE	GLENWOOD AT THE VILLAGE OF RED BRIDGE	APF2008-00172	Mark Friedman	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School		Approved	Townhouse		741	0	741	3/1/2005		102,258	51,129	68,172	221,559	102,258	51,129	68,172	221,559
Kannapolis	GRACE'S RESERVE	GRACE'S RESERVE	GRACE'S RESERVE	APF2016-00025	EARNHARDT INTERCHANGE	Concord High School	Concord Middle School	Royal Oaks Elementary School		Active Building Permitting	Multi Family		200	0	200			46.4	23.2	31	100.6	46.4	23.2	31	100.6
Concord	GRANARY OAKS	GRANARY OAKS	GRANARY OAKS	APF2017-00006	Rick Jasinski	Northwest Cabarrus High School	Harris Road Middle School	Cox Mill Elementary School		Pending	Single Family	12/11/2020	229	35	194			87,936	44,197	58,624	190,757	74,496	37,442	49,664	161,602
Kannapolis	GRAND SABANA	GRAND SABANA	GRAND SABANA	APF2008-00184	Ejaili Hamid	A L Brown High School	Kannapolis Middle School	Jackson Park Elementary School	Kannapolis Intermediate School	Closed-Built Out	Single Family	10/14/2020	5	15	-10			1.92	0.965	1.28	4.165	-3.84	-1.93	-2.56	-8.33
Harrisburg	GRANTHAM	GRANTHAM	GRANTHAM	APF2015-00001	SOUTH CABARRUS CORPORATION	Hickory Ridge High School	Hickory Ridge Middle School	Patriots Elementary School		Active (platting & permitting)	Single Family	1/6/2021	275	159	116			105.6	53,075	70.4	229,075	44,544	22,388	29,696	96,628
Mt. Pleasant	GREEN ACRES	GREEN ACRES	GREEN ACRES	APF2017-00030	GREEN ACRES REALTY LLC A NCLLC	Mt Pleasant High School	Mt Pleasant Middle School	W M Irvin Elementary School		Construction Drawing Review	Single Family		38	0	38			14,592	7,334	9,728	31,654	14,592	7,334	9,728	31,654
Concord	HACKBERRY PLACE	HACKBERRY PLACE	HACKBERRY PLACE	APF2008-00100	RICHARD GOODMAN	Jay M Robinson High School	HD Winkler Middle School	Pitt School Road Elementary School		Active Building Permitting	Single Family	6/13/2014	64	46	18	10/19/2004		24,576	12,352	16,384	53,312	6,912	3,474	4,608	14,994
Concord	HALLSTEAD	HALLSTEAD	HALLSTEAD	APF2008-00113	CROSLAND LAND	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School		Approved	Single Family	2/7/2020	475	487	-12	11/18/2004	12/31/2015	182.4	91.675	121.6	395.675	-4.608	-2.316	-3.072	-9.996
Cabarrus County	HAMILTON	HAMILTON CREST	HAMILTON CREST	APF2008-00163	Terry Bluto	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Closed-Built Out	Single Family	7/16/2018	55	49	6	3/26/2001		21.12	10.615	14.08	45,815	2.304	1.158	1.536	4.996
Concord	HAMPDEN	HAMPDEN VILLAGE	HAMPDEN VILLAGE	APF2008-00053	METRO DEVELOPMENT GROUP, LLC	Central Cabarrus High School	C C Griffin Middle School	Wolf Meadow Elementary School		Active (platting & permitting)	Single Family	9/13/2017	193	173	20	12/15/2005	12/14/2014	61,374	26,827	23,932	112,133	7.68	3.86	5.12	16.66
Concord	VILLAGE HARRIS ROAD SINGLE FAMILY ATTACHED SUBDIVISION	HARRIS ROAD SINGLE FAMILY ATTACHED SUBDIVISION	HARRIS ROAD SINGLE FAMILY ATTACHED SUBDIVISION	APF2017-00036	DONALD EDWARD	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School		Pending	Townhouse		90	0	90			12.42	6.21	8.28	26.91	12.42	6.21	8.28	26.91
Harrisburg	HARRISBURG TOWN CENTER	HARRISBURG TOWN CENTER	HARRISBURG TOWN CENTER	APF2008-00165	J&B Development Management, Inc.	Hickory Ridge High School	Hickory Ridge Middle School	Pitt School Road Elementary School		Closed-Built Out	Townhouse	9/12/2005	243	315	-72		9/15/2007	33,534	16,767	22,356	72,657	-9,936	-4,968	-6,624	-21,528
Harrisburg	HARRISBURG VILLAGE SINGLE FAMILY	HARRISBURG VILLAGE SINGLE FAMILY	HARRISBURG VILLAGE SINGLE FAMILY	APF2016-00003	LAMBERT RHONDA A	Hickory Ridge High School	Hickory Ridge Middle School	Pitt School Road Elementary School		Construction Drawing Review	Single Family		51	0	51			19,584	9,843	13,056	42,483	19,584	9,843	13,056	42,483
Harrisburg	HARRISBURG VILLAGE TOWNHOMES	HARRISBURG VILLAGE TOWNHOMES	HARRISBURG VILLAGE TOWNHOMES	APF2016-00002	LAMBERT RHONDA A	Hickory Ridge High School	Hickory Ridge Middle School	Pitt School Road Elementary School		Construction Drawing Review	Townhouse		207	0	207			28,566	14,283	19,044	61,893	28,566	14,283	19,044	61,893
Concord	HAVEN AT ROCKY RIVER	HAVEN AT ROCKY RIVER	HAVEN AT ROCKY RIVER	APF2015-00009	LICARI JOHN MARSHALL	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School		Pending	Single Family	12/11/2020	140	21	119			53.76	27.02	35.84	116.62	45.696	22.967	30.464	99.127
Concord	HAVENBROOK	HAVENBROOK	HAVENBROOK	APF2008-00046	unknown	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Wincoff Elementary School		Closed-Built Out	Single Family	9/4/2007	225	224	1			86.4	43,425	57.6	187,425	0.384	0.193	0.256	0.833
Cabarrus County	HAWICK COMMONS	HAWICK COMMONS	HAWICK COMMONS	APF2008-00166	The Mulvaney Group Ltd.	Hickory Ridge High School	Hickory Ridge Middle School	Pitt School Road Elementary School		Closed-Built Out	Single Family	12/12/2006	162	86	76			62,208	31,266	41,472	134,946	29,184	14,668	19,456	63,308
Cabarrus County	HAWKS RIDGE	HAWKS RIDGE	HAWKS RIDGE	APF2008-00055	Randal Scribner	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School		Expired	Single Family		164	0	164	10/18/2007	10/17/2013	62,976	31,652	41,984	136,612	62,976	31,652	41,984	136,612
Harrisburg	HAWTHORNE	HAWTHORNE	HAWTHORNE	APF2008-00130	VIN HALL, PE	Hickory Ridge High School	Hickory Ridge Middle School	Patriots Elementary School		Active Building Permitting	Single Family	3/4/2020	104	91	13	11/14/2008	6/9/2016	39,936	20,072	26,624	86,632	4,992	2,509	3,328	10,829
Kannapolis	HAWTHORNE AT THE GLEN	HAWTHORNE AT THE GLEN	HAWTHORNE AT THE GLEN	APF2016-00022	JACO PROPERTIES INC	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Active Building Permitting	Multi Family		224	0	224			51,968	25,984	34.72	112,672	51,968	25,984	34.72	112,672
Concord	HEARTHWOOD	HEARTHWOOD	HEARTHWOOD	APF2008-00051	UNKNOWN	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School		Active Building Permitting	Single Family	8/18/2016	99	112	-13	7/15/2004	12/31/2015	31,482	13,761	12,276	57,519	-4,992	-2,509	-3,328	-10,829
Harrisburg	HEATHERSTONE	HEATHERSTONE	HEATHERSTONE	APF2008-00082	PARKER ORLEANS	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Closed-Built Out	Single Family	5/19/2008	174	153	21	9/17/2001	7/26/2007	66,816	33,582	44,544	144,942	8,064	4,053	5,376	17,493
Concord	HENSLEY MIXED USE	HENSLEY VILLAGE	HENSLEY VILLAGE	APF2017-00033	KEN ORNDORFF	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School		Pending	Townhouse		91	0	91			9,936	4,968	6,624	21,528	12,558	6,279	8,372	27,209
Kannapolis	HERITAGE OAKS ESTATES	HERITAGE OAKS ESTATES	HERITAGE OAKS ESTATES	APF2008-00162	NO APPLICANT	Concord High School	Concord Middle School	Royal Oaks Elementary School		Pre APFO	Single Family		25	0	25			9.6	4,825	6.4	20,825	9.6	4,825	6.4	20,825
Concord	HERITAGE RIDGE AT MOSS CREEK	HERITAGE RIDGE AT MOSS CREEK	HERITAGE RIDGE AT MOSS CREEK	APF2016-00001	INAARA LLC	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		In Progress	Single Family		84	0	84			32,256	16,212	21,504	69,972	32,256	16,212	21,504	69,972
Concord	HIGHLAND CREEK	HIGHLAND CREEK	HIGHLAND CREEK	APF2008-00147	Westbrook Highland Creek, LLC/Rhein	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School		Closed-Built Out	Single Family	3/23/2016	1200	1151	49	11/19/2001		460.8	231.6	307.2	999.6	18,816	9,457	12,544	40,817
Concord	HIGHWAY 29 MIXED USE	HIGHWAY 29 MIXED USE	HIGHWAY 29 MIXED USE	APF2020-00027	WESLEY HINSON	Jay M Robinson High School	HD Winkler Middle School	Wolf Meadow Elementary School		Pending			132	0	132			0	0	0	0	30.624	15,312	20.46	66.396
Harrisburg	HOLCOMBE WOODS	HOLCOMBE WOODS	HOLCOMBE WOODS	APF2014-00022	US Developers LLC/Land Design	Hickory Ridge High School	Hickory Ridge Middle School	Patriots Elementary School		Active Platting	Single Family	1/7/2021	420	293	127			161.28							

Jurisdiction	Subdivision	APF Base Data	Subdivision	APF	Applicant	High School	Middle School	Elementary School	Intermediate School	Status	Subdivision Type	Last Permit	Units Approved	Units Issued	Units Remaining	Dev Order Approved	DO Lag Expiration	Elementary Students	Middle Students	High Students	Total Students	Remaining Elementary	Remaining Middle	Remaining High	Remaining Total
Kannapolis	KELLSWATER COMMON		KELLSWATER COMMON	APF2020-00013	OWEN REID	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Sketch			150	0	150			0	0	0	0	34.8	17.4	23.25	75.45
Kannapolis	KELLSWATER COMMONS TOWNHOMES		KELLSWATER COMMONS TOWNHOMES	APF2020-00038	REID OWEN	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Pending			150	0	150			0	0	0	0	34.8	17.4	23.25	75.45
Harrisburg	KENSINGTON FOREST		KENSINGTON FOREST	APF2008-00102	NIBLOCK DEVELOPMENT CORP	Hickory Ridge High School	Hickory Ridge Middle School	Patriots Elementary School		Active Building Permitting	Single Family	8/7/2018	188	184	4	1/14/2006	12/17/2013	72.192	36.284	48.128	156.604	1.536	0.772	1.024	3.332
Concord	KENSLEY EAST		KENSLEY EAST	APF2020-00019	DONALD MURPHY	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Pending			13	0	13			0	0	0	0	3.016	1.508	2.015	6.539
Concord	LANSTONE		LANSTONE	APF2008-00093	UNKNOWN	Jay M Robinson High School	HD Winkler Middle School	Pitt School Road Elementary School		Closed-Built Out	Single Family	10/12/2015	39	35	4			14.976	7.527	9.984	32.487	1.536	0.772	1.024	3.332
Concord	LANTANA		LANTANA	APF2015-00004	RANKIN KIRKSEY C	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School		Pending	Single Family	12/7/2020	88	85	3			33.792	16.984	22.528	73.304	1.152	0.579	0.768	2.499
Concord	LAUREL PARK		LAUREL PARK	APF2008-00099	NIBLOCK DEVELOPMENT CORP	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Weddington Hills Elementary School		Active Building Permitting	Single Family	8/21/2019	709	690	19		12/31/2015	272.256	136.837	181.504	590.597	7.296	3.667	4.864	15.827
Concord	LEGACY CONCORD		LEGACY APARTMENTS	APF2014-00011	COBLE FAMILY FARM LTD PTRNSHIP	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Weddington Hills Elementary School		Active Building Permitting	Multi Family	3/27/2015	344	332	12			79.808	39.904	53.32	173.032	2.784	1.392	1.86	6.036
Harrisburg	LITCHFIELD VILLAGE		LITCHFIELD VILLAGE	APF2008-00125	LENNAR COMMUNITIES OF CHARLOTTE, IN	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Closed-Built Out	Single Family	12/12/2011	150	161	-11	1/18/2005	9/14/2013	57.6	28.95	38.4	124.95	-4.224	-2.123	-2.816	-9.163
Concord	LITTLE TEXAS LLC		LITTLE TEXAS LLC	APF2008-00175	Matthew P. Jones	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School		Withdrawn	Single Family		224	0	224			86.016	43.232	57.344	186.592	86.016	43.232	57.344	186.592
Concord	LONGVIEW APARTMENTS		LONGVIEW APARTMENTS	APF2020-00029	CARRIE O'BRIEN	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Winecoff Elementary School		Pending			2020	0	2,020			0	0	0	0	468.64	234.32	313.1	1016.06
Concord	LOWER ROCKY RIVER ROAD PROPERTIES		LOWER ROCKY RIVER PROPERTIES	APF2019-00008	SARA SHIRLEY	Central Cabarrus High School	C C Griffin Middle School	Patriots Elementary School		Sketch	Single Family		106	0	106			0	0	0	0	40.704	20.458	27.136	88.298
Concord	LUCKY DRIVE SITE		LUCKY DRIVE SITE	APF2018-00032	EDDIE MOORE	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Pending	Single Family		0	0	0			0	0	0	0	0	0	0	0
Concord	LYNMERE		LYNMERE	APF2016-00017	OXFORD LAND SALES INC	Jay M Robinson High School	HD Winkler Middle School	Carl A Furr Elementary School		Pending	Single Family		117	0	117			44.928	22.581	29.952	97.461	44.928	22.581	29.952	97.461
Concord	MAGNOLIA CROSSING		MAGNOLIA CROSSING	APF2008-00079	UNKNOWN	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Winecoff Elementary School		Closed-Built Out	Single Family	8/18/2020	44	37	7	5/12/2005	12/31/2013	13.992	6.116	5.456	25.564	2.688	1.351	1.792	5.831
Harrisburg	MAGNOLIA SPRINGS		MAGNOLIA SPRINGS	APF2008-00128	SATURDAY INVESTMENTS, LLC	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Closed-Built Out	Single Family	4/14/2008	190	190	0	6/19/2003	6/26/2012	72.96	36.67	48.64	158.27	0	0	0	0
Kannapolis	MAIN STREET		MAIN STREET	APF2020-00040	JOSHUA MASTERS	A L Brown High School	Kannapolis Middle School	Fred L Wilson Elementary School		Pending			6	0	6			0	0	0	0	1.392	0.696	0.93	3.018
Kannapolis	MALLARD		MALLARD POINTE ESTATES	APF2014-00016	UNKNOWN	A L Brown High School	Kannapolis Middle School	Forest Park Elementary School	Kannapolis Intermediate School	All Lots Platted	Single Family	7/28/2016	215	158	57			82.56	41.495	55.04	179.095	21.888	11.001	14.592	47.481
Kannapolis	MANCHESTER PLACE		MANCHESTER PLACE	APF2013-00010	DANNY G BOST LLC	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Winecoff Elementary School		Closed-Built Out	Single Family	5/31/2007	162	86	76			62.208	31.266	41.472	134.946	29.184	14.668	19.456	63.308
Concord	MANOR AVENUE SUBDIVISION		MANOR AVENUE SUBDIVISION	APF2020-00035	RICK BURRAGE	Concord High School	Concord Middle School	R Brown McAllister Elementary School		Pending			8	0	8			0	0	0	0	1.856	0.928	1.24	4.024
Concord	MARDAN X LLC		MARDAN X LLC	APF2008-00169	Mark McCormick	Concord High School	Concord Middle School	Weddington Hills Elementary School		Expired	Multi Family		168	0	168			38.976	19.488	26.04	84.504	38.976	19.488	26.04	84.504
Cabarrus County	MC GEE HUNTLEY CONSTRUCTION CO INC		MC GEE HUNTLEY CONSTRUCTION CO INC	APF2008-00086	DAVID MCDONALD	Mt Pleasant High School	Mt Pleasant Middle School	A T Allen Elementary School		All Lots Platted	Single Family	9/18/2020	108	85	23	1/20/2005		41.472	20.844	27.648	89.964	8.832	4.439	5.888	19.159
Concord	MCGRAW PROPERTY		MCGRAW PROPERTY	APF2008-00064	UNKNOWN	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School		In Progress	Single Family		54	0	54	10/16/2007	10/16/2015	20.736	10.422	13.824	44.982	20.736	10.422	13.824	44.982
Kannapolis	MEADOW CREEK APARTMENTS		MEADOW CREEK APARTMENTS	APF2008-00116	FLORIAN GHITAS	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Winecoff Elementary School		Closed-Built Out	Multi Family	8/25/2008	14	14	0	6/26/2008		3.248	1.624	2.17	7.042	0	0	0	0
Locust	MEADOW CREEK VILLAGE		MEADOW CREEK VILLAGE	APF2013-00009	RL REGI NORTH CAROLINA LLC	Mt Pleasant High School	Mt Pleasant Middle School	A T Allen Elementary School		Active Building Permitting	Single Family	12/2/2016	140	104	36			53.76	27.02	35.84	116.62	13.824	6.948	9.216	29.988
Concord	MEETING STREET HOMES		MEETING STREET HOMES PHASE 2	APF2018-00024	AMICUS	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Pending	Townhouse		66	0	66			9.108	4.554	6.072	19.734	9.108	4.554	6.072	19.734
Concord	MEETING STREET HOMES		MEETING STREET HOMES PHASE 3	APF2018-00025	AMICUS	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Pending	Townhouse		66	0	66			9.108	4.554	6.072	19.734	9.108	4.554	6.072	19.734
Concord	MEETING STREET HOMES		MEETING STREET HOMES PHASE 1	APF2018-00023	AMICUS	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Pending	Multi Family		296	0	296			68.672	34.336	45.88	148.888	68.672	34.336	45.88	148.888
Concord	MERIDIAN		MERIDIAN	APF2008-00081	GUADALUPE JAVIER ZANDATE	Hickory Ridge High School	Hickory Ridge Middle School	Pitt School Road Elementary School		Active Building Permitting	Single Family	1/25/2017	16	17	-1	9/19/2006		6.144	3.088	4.096	13.328	-0.384	-0.193	-0.256	-0.833
Kannapolis	MILLBROOKE		MILLBROOKE	APF2008-00114	GANDY COMMUNITIES	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Inactive	Single Family		128	0	128	4/6/2008	4/6/2012	49.152	24.704	32.768	106.624	49.152	24.704	32.768	106.624
Concord	MILLGROVE SINGLE FAMILY ATTACHED		MILLGROVE SINGLE FAMILY ATTACHED	APF2019-00037	JOHN HOLCOMB	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School		Pending			100	0	100			0	0	0	0	23.2	11.6	15.5	50.3
Concord	MILLGROVE SINGLE FAMILY DETACHED		MILLGROVE SINGLE FAMILY DETACHED	APF2019-00036	JOHN HOLCOMB	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School		Pending			94	0	94			0	0	0	0	21.808	10.904	14.57	47.282
Cabarrus County	MOORECREST		MOORECREST	APF2008-00110	Dockside Development	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Closed-Built Out	Single Family	6/14/2006	92	93	-1	1/27/2003		35.328	17.756	23.552	76.636	-0.384	-0.193	-0.256	-0.833
Kannapolis	MOOSE MEADOWS (ROWAN COUNTY)		MOOSE MEADOWS (ROWAN COUNTY)	APF2017-00002	TIMOTHY TALLENT	A L Brown High School	Kannapolis Middle School	Jackson Park Elementary School	Kannapolis Intermediate School	Pending	Single Family		45	0	45			17.28	8.685	11.52	37.485	17.28	8.685	11.52	37.485
Concord	MORRISON RIDGE - MULTI-FAMILY		MORRISON RIDGE - MULTI-FAMILY	APF2020-00032	PULTE	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School		Pending			224	0	224			0	0	0	0	51.968	25.984	34.72	112.672
Concord	MORRISON RIDGE - SINGLE FAMILY ATTACHED		MORRISON RIDGE - SINGLE FAMILY ATTACHED	APF2020-00031	PULTE	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School		Pending			90	0	90			0	0	0	0	20.88	10.44	13.95	45.27
Concord	MORRISON RIDGE - SINGLE FAMILY DETACHED		MORRISON RIDGE - SINGLE FAMILY DETACHED	APF2020-00030	PULTE	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School		Pending			150	0	150			0	0	0	0	34.8	17.4	23.25	75.45
Concord	MOSS CREEK		MOSS CREEK	APF2008-00083	ROBERT W. BURKETT	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Closed-Built Out	Single Family	3/20/2012	1400	1205	195	1/20/2000		537.6	270.2	358.4	1166.2	74.88	37.635	49.92	162.435
Concord	MOSS CREEK TOWNHOMES		MOSS CREEK TOWNHOMES	APF2008-00103	J & B DEVELOPMENT AND MANAGEMENT, INC	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Pending	Townhouse		88	0	88	1/20/2000		12.006	6.003	8.004	26.013	12.144	6.072	8.096	26.312
Cabarrus County	MOUNT OLIVE ESTATES		MOUNT OLIVE ESTATES	APF2008-00146	Byrant Parnell	Mt Pleasant High School	Mt Pleasant Middle School	Mt Pleasant Elementary School		Closed-Built Out	Single Family	7/6/2006	10	11	-1	1/28/2002		3.84	1.93	2.56	8.33	-0.384	-0.193	-0.256	-0.833
Concord	MOUNTAIN BROOK PHASE 6		MOUNTAIN BROOK PHASE 6	APF2008-00084	MDP CUSTOM HOMES, INC	Concord High School	Concord Middle School	W M Irvin Elementary School		Expired	Single Family	1/31/2019	8	4	4	12/12/2006		3.072	1.544	2.048	6.664	1.536	0.772	1.024	3.332
Concord	MOUNTAIN LAUREL		MOUNTAIN LAUREL	APF2008-00096	BEAZER HOMES	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Weddington Hills Elementary School		Closed-Built Out	Single Family	9/9/2013	76	78	-2	10/19/2004		29.184	14.668	19.456	63.308	-0.768	-0.386	-0.512	-1.666
Mt. Pleasant	MP DEVELOPMENT PARTNERS		MP DEVELOPMENT PARTNERS	APF2020-00022	MP DEVELOPMENT PARTNERS	Mt Pleasant High School	Mt Pleasant Middle School	Mt Pleasant Elementary School		Pending			34	0	34			0	0	0	0	7.888	3.944	5.27	17.102
Mt. Pleasant	NEUENBERG		NEUENBERG	APF2018-00018	MEL THOMPSON	Mt Pleasant High School	Mt Pleasant Middle School	Mt Pleasant Elementary School		Construction Drawing Review		10/7/2020	9	4	5			0	0	0	0	1.16	0.58	0.775	2.515
Kannapolis	NEWMAN MANOR		NEWMAN MANOR	APF2008-00145	J&E Land Holding Company	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Winecoff Elementary School		All Lots Platted	Single Family	2/21/2019	29	15	14	8/10/2005	4/25/2012	11.136	5.597	7.424	24.157	5.376	2.702	3.584	11.662
Concord	NIBLOCK EVA DRIVE		NIBLOCK EVA DRIVE	APF2017-00044	NIBLOCK	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Pending	Single Family	12/10/2020	0	22	-22			0	0	0	0	-8.448	-4.246	-5.632	-18.326
Concord	ODELL CORNER		ODELL CORNER	APF2016-00014	UNICA U B O	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Pending	Townhouse		84	0	84										

Jurisdiction	Subdivision	APF Base Data	Subdivision	APF	Applicant	High School	Middle School	Elementary School	Intermediate School	Status	Subdivision Type	Last Permit	Units Approved	Units Issued	Units Remaining	Dev Order Approved	Exp. Date	Elementary Students	Middle Students	High Students	Total Students	Remaining Elementary	Remaining Middle	Remaining High	Remaining Total	
Cabarrus County	PEACH ORCHARD	PEACH ORCHARD ESTATES	APF2008-00118	HAYDEN McMAHON DEVELOPMENT INC	Hickory Ridge High School	Hickory Ridge Middle School	Patriots Elementary School			Active (plating & permitting)	Single Family	1/23/2020	134	145	-11	1/15/2004	8/30/2013	51,456	25,862	34,304	111,622	-4,224	-2,123	-2,816	-9,163	
Kannapolis	PELHEM POINTE	PELHEM POINTE	APF2008-00041	Ryland Homes	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School			In Progress	Single Family	10/23/2015	113	103	10	3/17/2008	9/15/2013	43,392	21,809	28,928	94,129	3,84	1,93	2,56	8,33	
Concord	PENDLETON MULTI-FAMILY UNITS	PENDLETON MULTI-FAMILY UNITS	APF2010-00002	PENDLETON / CONCORD PARTNER, LLC	Concord High School	Concord Middle School	W M Irvin Elementary School			Active (plating & permitting)	Multi Family	4/30/2018	90	32	58		12/31/2013	20,88	10,44	13,95	45,27	13,456	6,728	8,99	29,174	
Concord	PENDLETON SINGLE FAMILY UNITS	PENDLETON SINGLE FAMILY UNITS	APF2008-00069	PENDLETON / CONCORD PARTNER, LLC	Concord High School	Concord Middle School	W M Irvin Elementary School			Active (plating & permitting)	Single Family	7/14/2020	88	117	-29	5/15/2007	12/31/2013	33,792	16,984	22,528	73,304	-11,136	-5,597	-7,424	-24,157	
Harrisburg	PHARR MILL NEIGHBORHOOD	PHARR MILL NEIGHBORHOOD	APF2019-00022	DPR ASSOCIATES	Hickory Ridge High School	Hickory Ridge Middle School	Patriots Elementary School			Pending			0	0	0			0	0	0	0	0	0	0	0	0
Kannapolis	PIEDMONT CONCORD LAKE	PIEDMONT CONCORD LAKE	APF2009-00009	Jason Oesterreich	A L Brown High School	Kannapolis Middle School	Forest Park Elementary School	Kannapolis Intermediate School		Inactive	Multi Family		400	0	400		6/22/2014	92,8	46,4	62	201,2	92,8	46,4	62	201,2	
Kannapolis	PIEDMONT CONCORD LAKE	PIEDMONT CONCORD LAKE	APF2014-00012	Jason Oesterreich	A L Brown High School	Kannapolis Middle School	Forest Park Elementary School	Kannapolis Intermediate School		Inactive	Multi Family		120	0	120		6/22/2014	27,84	13,92	18,6	60,36	27,84	13,92	18,6	60,36	
Kannapolis	PINE CREEK	PINE CREEK	APF2013-00008	PINE CREEK DEVELOPERS LLC	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School			Inactive	Single Family	10/25/2019	58	29	29			22,272	11,194	14,848	48,314	11,136	5,597	7,424	24,157	
Concord	PINE GROVE CHURCH ROAD SITE	PINE GROVE CHURCH ROAD SITE	APF2018-00022	PETER TATGE	Central Cabarrus High School	C C Griffin Middle School	Patriots Elementary School			Pending	Single Family		319	0	319			122,496	61,567	81,664	265,727	122,496	61,567	81,664	265,727	
Concord	PIPER LANDING SFA	PIPER LANDING SFA	APF2019-00034	CHRIS TODD	Concord High School	HD Winkler Middle School	Weddington Hills Elementary School			Pending			268	0	268			0	0	0	0	62,176	31,088	41,54	134,804	
Concord	PIPER LANDING SFD	PIPER LANDING SFD	APF2019-00024	JEREMY HORTON	Concord High School	HD Winkler Middle School	Weddington Hills Elementary School			Pending			66	0	66			0	0	0	0	15,312	7,656	10,23	33,198	
Concord	PITTS SCHOOL ROAD DEVELOPMENT - MULTIFAMILY	PITTS SCHOOL ROAD DEVELOPMENT - MULTIFAMILY	APF2020-00009	EDWIN SUDDRETH	Jay M Robinson High School	HD Winkler Middle School	Pitt School Road Elementary School			Pending			300	0	300			0	0	0	0	69,6	34,8	46,5	150,9	
Concord	PITTS SCHOOL ROAD DEVELOPMENT - SINGLE FAMILY	PITTS SCHOOL ROAD DEVELOPMENT - SINGLE FAMILY DETACHED	APF2020-00008	EDWIN SUDDRETH	Jay M Robinson High School	HD Winkler Middle School	Pitt School Road Elementary School			Pending			182	0	182			0	0	0	0	42,224	21,112	28,21	91,546	
Concord	PITTS SCHOOL ROAD SUBDIVISION	PITTS SCHOOL ROAD SUBDIVISION	APF2017-00034	MATTHEW McWILLIAMS	Jay M Robinson High School	HD Winkler Middle School	Pitt School Road Elementary School			Pending	Single Family		29	0	29			18,816	9,457	12,544	40,817	11,136	5,597	7,424	24,157	
Concord	PLEASANT OAKS	PLEASANT OAKS	APF2008-00047	KISER DEVELOPMENT COMPANY	Mt Pleasant High School	Mt Pleasant Middle School	W M Irvin Elementary School			Active (plating & permitting)	Single Family	10/12/2020	170	160	10	2/21/2005	8/17/2015	65,28	32,81	43,52	141,61	3,84	1,93	2,56	8,33	
Concord	POPLAR COVE	POPLAR COVE	APF2016-00016		Concord High School	HD Winkler Middle School	Weddington Hills Elementary School			Active Platting	Single Family	8/10/2020	23	21	2			8,832	4,439	5,888	19,159	0,768	0,386	0,512	1,666	
Concord	POPLAR CROSSING COMMONS ADULT LIVING CENTER	POPLAR CROSSING COMMONS ADULT LIVING CENTER	APF2012-00003	Workforce Homeslead, Inc	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Weddington Hills Elementary School			Age Restricted Development	Age Restricted		66	0	66			9,9	3,63	4,752	18,282	0	0	0	0	
Concord	POPLAR POINT TOWNHOMES	POPLAR POINT TOWNHOMES	APF2017-00032	JEFF REASOR	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School			Pending	Townhouse	5/20/2020	36	30	6			4,968	2,484	3,312	10,764	0,828	0,414	0,552	1,794	
Concord	POPLAR TENT OAKS	POPLAR TENT OAKS	APF2016-00019	Fred Matrulli	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School			Pending	Single Family	1/4/2021	93	41	52			35,712	17,949	23,808	77,469	19,968	10,036	13,312	43,316	
Concord	POPLAR TENT SINGLE FAMILY	POPLAR TENT SINGLE FAMILY	APF2020-00024	CITY OF CONCORD	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Weddington Hills Elementary School			Pending			20	0	20			0	0	0	0	4,64	2,32	3,1	10,06	
Cabarrus County	PORTERS LANDING	PORTERS LANDING	APF2008-00057	NO APPLICANT	Hickory Ridge High School	Hickory Ridge Middle School	Bethel Elementary School			Closed-Built Out	Single Family	9/18/2017	94	195	-101	4/19/1999		36,096	18,142	24,064	78,302	-38,784	-19,493	-25,856	-84,133	
Concord	PRESPRO CUSTOM HOMES	PRESPRO CUSTOM HOMES	APF2019-00013	PAUL CAMPBELL	Concord High School	Concord Middle School	W M Irvin Elementary School			Pending	Single Family		30	0	30			11,52	5,79	7,68	24,99	11,52	5,79	7,68	24,99	
Concord	PRESPRO FLOWES STORE	PRESPRO FLOWES STORE	APF2017-00025	PRESPRO	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School			Pending	Single Family		122	0	122			47,616	23,932	31,744	103,292	46,848	23,546	31,232	101,626	
Harrisburg	PROVIDENCE MANOR	PROVIDENCE MANOR	APF2008-00106	L & R DEVELOPMENT, LLC	Hickory Ridge High School	Hickory Ridge Middle School	Pitt School Road Elementary School			Closed-Built Out	Single Family	3/22/2007	149	57	92	12/15/2003	12/29/2007	57,216	28,757	38,144	124,117	35,328	17,756	23,552	76,636	
Concord	PROVINCE	PROVINCE GREEN	APF2008-00074	UNKNOW	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Weddington Hills Elementary School			Closed-Built Out	Single Family	7/14/2015	61	51	10			23,424	11,773	15,616	50,813	3,84	1,93	2,56	8,33	
Concord	RAMSGATE	RAMSGATE	APF2008-00070	UNKNOW	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School			Expired	Single Family	11/8/2017	224	241	-17			86,016	43,232	57,344	186,592	-6,528	-3,281	-4,352	-14,161	
Kannapolis	RED CEDAR LANDING	RED CEDAR LANDING	APF2014-00017	REO FUNDING SOLUTIONS III LLC	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School			Pending	Multi Family		150	0	150	10/1/2014		34,8	17,4	23,25	75,45	34,8	17,4	23,25	75,45	
Kannapolis	RED DIRT PROPERTIES TOWNHOMES	RED DIRT PROPERTIES TOWNHOMES	APF2020-00037	KANDIE LABERT	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Winecoff Elementary School			Pending			48	0	48			0	0	0	0	11,136	5,568	7,44	24,144	
Kannapolis	REDWOOD KANNAPOLIS PARKWAY	REDWOOD KANNAPOLIS PARKWAY	APF2020-00002	BOB DYER	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School			Pending			166	0	166			0	0	0	0	38,512	19,256	25,73	83,498	
Concord	RIDGES AT CONCORD	RIDGES AT CONCORD	APF2008-00072	QUAIL HAVEN DEVELOPMENT	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School			Pending	Single Family		551	0	551	4/8/2006	12/31/2010	211,584	106,343	141,056	458,983	211,584	106,343	141,056	458,983	
Kannapolis	RIVER POINTE AT CONCORD	RIVER POINTE AT DAVIDSON	APF2013-00014	Wayne Patrick Holdings, LLC	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School			Pending	Single Family		444	0	444	9/4/2013		170,496	85,692	113,664	369,852	170,496	85,692	113,664	369,852	
Cabarrus County	RIVERBEND	RIVERBEND	APF2008-00078	GREATHORN PROPERTIES	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School			Approved	Single Family		28	0	28	12/20/2007	12/19/2013	10,752	5,404	7,168	23,324	10,752	5,404	7,168	23,324	
Concord	RIVERWALK	RIVERWALK	APF2008-00044	unknown	Jay M Robinson High School	HD Winkler Middle School	Carl A Furr Elementary School			Closed-Built Out	Single Family	8/2/2019	488	529	-41			187,392	94,184	124,928	406,504	-15,744	-7,913	-10,496	-34,153	
Concord	ROBERTA CROSSING	ROBERTA CROSSING	APF2014-00003	LIVE WELL HOMES	Jay M Robinson High School	HD Winkler Middle School	Pitt School Road Elementary School			Active Building Permitting	Single Family	7/27/2015	55	1	54		5/20/2016	21,12	10,615	14,08	45,815	20,736	10,422	13,824	44,982	
Concord	ROBERTA MEADOWS	ROBERTA MEADOWS	APF2008-00075	PITTS SCHOOL, LLC / TIM HUNTLEY	Jay M Robinson High School	HD Winkler Middle School	Pitt School Road Elementary School			Approved	Single Family	12/7/2020	33	28	5	6/20/2006	6/20/2012	12,672	6,369	8,448	27,489	1,92	0,965	1,28	4,165	
Concord	ROBERTA RIDGE SUBDIVISION	ROBERTA RIDGE SUBDIVISION	APF2016-00007	BLACKWELDER FANNIE B	Central Cabarrus High School	C C Griffin Middle School	Wolf Meadow Elementary School			Active Platting	Single Family	9/24/2020	206	198	8			79,104	39,758	52,736	171,598	3,072	1,544	2,048	6,664	
Concord	ROBERTA ROAD TOWNHOMES	ROBERTA ROAD TOWNHOMES	APF2019-00011	JONATHAN CARTER	Central Cabarrus High School	C C Griffin Middle School	Wolf Meadow Elementary School			Pending	Townhouse	8/18/2020	16	3	13			2,208	1,104	1,472	4,784	1,794	0,897	1,196	3,887	
Concord	ROCKLAND CIRCLE TOWNHOMES	ROCKLAND CIRCLE TOWNHOMES	APF2020-00020	SARA SHIRLEY	Jay M Robinson High School	HD Winkler Middle School	Wolf Meadow Elementary School			Pending			74	0	74			0	0	0	0	17,168	8,584	11,47	37,222	
Cabarrus County	ROCKY GLEN	ROCKY GLEN	APF2008-00077	RANDALL SCRIBNER	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School			Expired	Single Family		49	0	49	7/19/2007	7/18/2013	18,816	9,457	12,544	40,817	18,816	9,457	12,544	40,817	
Cabarrus County	ROCKY MEADOWS	ROCKY MEADOWS	APF2008-00164	Randy Humphrey and Associates	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School			Closed-Built Out	Single Family	6/4/2004	142	144	-2	1/15/1999		54,528	27,406	36,352	118,286	-0,768	-0,386	-0,512	-1,666	
Concord	ROCKY RIVER ESTATES PH 1	ROCKY RIVER ESTATES PH 1	APF2017-00005	DEVELOPMENT SOLUTIONS GROUP	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School			Pending	Single Family		56	0	56			21,504	10,808	14,336	46,648	21,504	10,808	14,336	46,648	
Kannapolis	ROGERS LAKE ROAD TOWNHOMES	ROGERS LAKE ROAD TOWNHOMES	APF2017-00021	JOURNEY CAPITAL LLC	A L Brown High School	Kannapolis Middle School	Forest Park Elementary School			Pending	Townhouse		0	0	0			0	0	0	0	0	0	0	0	
Kannapolis	ROY CHATHAM MINOR SUBDIVISION	ROY CHATHAM MINOR SUBDIVISION	APF2017-00022	ROY CHATHAM	A L Brown High School	Kannapolis Middle School	Fred L Wilson Elementary School			Pending		11/16/2018	8	3	5			0	0	0	0	1,16	0,58	0,775	2,515	
Concord	ROYSCROFT	ROYSCROFT	APF2008-00073	PROVIDENT DEVELOPMENT GROUP	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School			Active Platting	Single Family		0	0	0	3/15/2007	3/14/2013	0	0	0	0	0	0	0	0	
Cabarrus County	RUSTIC CANYON	RUSTIC CANYON	APF2008-00063	SHEA HOMES	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School			In Progress	Single Family		595	0	595	6/21/2007	6/20/2013	228,48	114,835	152,32	495,635	228,48	114,835	152,32	495,635	
Midland	SADDLEBROOK	SADDLEBROOK	APF2008-00133	LANDCRAFT	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School			Closed-Built Out	Single Family	5/8/2018	168	183	-15	3/13/2007	5/13/2017									

Jurisdiction	Subdivision	APF Base Data	Subdivision	APF	Applicant	High School	Middle School	Elementary School	Intermediate School	Status	Subdivision Type	Last Permit	Units Approved	Units Issued	Units Remaining	Per Order Approved	Per Order Expiration	Elementary Students	Middle Students	High Students	Total Students	Remaining Elementary	Remaining Middle	Remaining High	Remaining Total
Kannapolis	SHILOH VILLAGE		SHILOH VILLAGE	APF2008-00071	SHILOH RIDGE DEVELOPMENT, LLC	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Closed-Built Out	Single Family	5/25/2011	30	30	0	6/19/2006		11.52	5.79	7.68	24.99	0	0	0	0
Locust	SIGNATURE DEVELOPMENT		SIGNATURE DEVELOPMENT	APF2009-00007	Chris Hunter	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School		Pending	Single Family		70	0	70	1/8/2008		26.88	13.51	17.92	58.31	26.88	13.51	17.92	58.31
Cabarrus County	SKYBROOK		SKYBROOK	APF2008-00104	MVC, LLC/Bryan Properties	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School		Closed-Built Out	Single Family	2/23/2018	254	388	-134	12/17/1998		97.536	49.022	65.024	211.582	-51.456	-25.862	-34.304	-111.622
Cabarrus County	SKYBROOK APARTMENTS		SKYBROOK APARTMENTS	APF2017-00014	JIM GRDICH	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School		Issued	Multi Family	4/6/2017	268	280	-12			62.176	31.088	41.54	134.804	-2.784	-1.392	-1.86	-6.036
Mt. Pleasant	SOUTH SKYLAND TOWNHOMES		SOUTH SKYLAND TOWNHOMES	APF2018-00017	RONALD BURRAGE	Mt Pleasant High School	Mt Pleasant Middle School	Mt Pleasant Elementary School		Withdrawn			16	0	16			0	0	0	0	3.712	1.856	2.48	8.048
Kannapolis	SOUTH VILLAGE SINGLE FAMILY		SOUTH VILLAGE SINGLE FAMILY	APF2009-00001	Richard McGinnis	A L Brown High School	Kannapolis Middle School	Fred L Wilson Elementary School	Kannapolis Intermediate School	Inactive	Single Family		15	0	15	8/8/2012		5.76	2.895	3.84	12.495	5.76	2.895	3.84	12.495
Kannapolis	SOUTH VILLAGE TOWNHOMES		SOUTH VILLAGE TOWNHOMES	APF2009-00002	Richard McGinnis	A L Brown High School	Kannapolis Middle School	Fred L Wilson Elementary School	Kannapolis Intermediate School	Inactive	Townhouse		145	0	145	8/8/2012		20.01	10.005	13.34	43.355	20.01	10.005	13.34	43.355
Concord	SOUTHWOOD REALTY APTS		SOUTHWOOD REALTY APTS	APF2019-00023	WILLIAM RATCHFORD	Concord High School	HD Winkler Middle School	Weddington Hills Elementary School		Pending			0	0	0			0	0	0	0	0	0	0	0
Concord	SPRING MEADOW		SPRING MEADOW	APF2017-00041	BOYD STANLEY	Jay M Robinson High School	HD Winkler Middle School	Wolf Meadow Elementary School		Pending	Single Family		169	0	169			44.16	22.195	29.44	95.795	64.896	32.617	43.264	140.777
Concord	ST ANDREWS PHASE 7		ST ANDREWS PHASE 7	APF2008-00105	Danny Best T.W.L.S. Inc.	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School		Approved	Single Family	12/30/2014	32	5	27	11/19/2001		12.288	6.176	8.192	26.656	10.368	5.211	6.912	22.491
Cabarrus County	ST ANDREWS PLACE		ST ANDREWS PLACE	APF2013-00003	twis, inc	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School		Closed-Built Out	Single Family	3/21/2014	516	238	278			198.144	99.588	132.096	429.828	106.752	53.654	71.168	231.574
Harrisburg	STALLINGS FARM		STALLINGS FARM	APF2008-00037	JOE M STALLINGS ET. AL.	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Closed-Built Out	Single Family	12/29/2014	21	48	-27	4/18/2004		8.064	4.053	5.376	17.493	-10.368	-5.211	-6.912	-22.491
Harrisburg	STALLINGS FARM PHASE 5		STALLINGS FARM PHASE 5	APF2008-00126	VERNON BURRIS	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Closed-Built Out	Single Family	7/31/2013	35	26	9	6/21/2004	12/22/2007	13.44	6.755	8.96	29.155	3.456	1.737	2.304	7.497
Cabarrus County	STALLINGS GLEN		STALLINGS GLEN	APF2010-00004	CHRISTOPHER PROPERTIES	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Closed-Built Out	Single Family	8/1/2019	29	67	-38			11.136	5.597	7.424	24.157	-14.592	-7.334	-9.728	-31.654
Harrisburg	STALLINGS ROAD		STALLINGS ROAD SUBDIVISION	APF2018-00013	ROBERT W NIXON	Hickory Ridge High School	Hickory Ridge Middle School	Harrisburg Elementary School		Age Restricted Development	Single Family		191	0	191			73.344	36.863	48.896	159.103	73.344	36.863	48.896	159.103
Kannapolis	STONEWOOD TOWNHOMES		STONEWOOD TOWNHOMES	APF2017-00035	COLE JENEST & STONE	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Pending	Townhouse		22	0	22			3.036	1.518	2.024	6.578	3.036	1.518	2.024	6.578
Cabarrus County	SUGAR HILL SUBDIVISION		SUGAR HILL SUBDIVISION	APF2014-00010	JBR CUSTOM HOMES INC	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		In Progress	Single Family		9	0	9	11/12/2014	11/12/2016	3.456	1.737	2.304	7.497	3.456	1.737	2.304	7.497
Kannapolis	SUMMERLYN VILLAGE - SINGLE FAMILY ATTACHED		SUMMERLYN VILLAGE - SINGLE FAMILY ATTACHED	APF2020-00007	MATT PANNELL	A L Brown High School	Kannapolis Middle School	Fred L Wilson Elementary School		Pending			152	0	152			0	0	0	0	35.264	17.632	23.56	76.456
Kannapolis	SUMMERLYN VILLAGE - SINGLE FAMILY DETACHED		SUMMERLYN VILLAGE - SINGLE FAMILY DETACHED	APF2020-00006	MATT PANNELL	A L Brown High School	Kannapolis Middle School	Fred L Wilson Elementary School		Pending			220	0	220			0	0	0	0	51.04	25.52	34.1	110.66
Kannapolis	SUMMERS WALK		SUMMERS WALK	APF2009-00006	FC SUMMERS WALK LLC A NC LLC	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		In Progress	Single Family	12/10/2020	99	4	95	1/27/2014		38.016	19.107	25.344	82.467	36.48	18.335	24.32	79.135
Concord	THE ARBORS		THE ARBORS	APF2019-00028	GINGER MOORE	Concord High School	Concord Middle School	R Brown McAllister Elementary School		Pending			22	0	22			0	0	0	0	5.104	2.552	3.41	11.066
Cabarrus County	THE BLUFFS AT MILL BRIDGE		THE BLUFFS AT MILL BRIDGE	APF2008-00076	HARTSELL BROTHERS	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School		All Lots Platted	Single Family	9/19/2019	20	11	9	5/18/2006	5/17/2012	7.68	3.86	5.12	16.66	3.456	1.737	2.304	7.497
Cabarrus County	THE ENCLAVE AT TIMBER RIDGE		THE ENCLAVE AT TIMBER RIDGE	APF2008-00109	Metrolina Development Corp.	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		All Lots Platted	Single Family	12/9/2019	21	15	6	8/18/2005		8.064	4.053	5.376	17.493	2.304	1.158	1.536	4.998
Kannapolis	THE FALLS (ROWAN COUNTY)		THE FALLS (ROWAN COUNTY)	APF2017-00004	B & C LAND HOLDINGS	A L Brown High School	Kannapolis Middle School	Jackson Park Elementary School		Active (plating & permitting)	Single Family	12/10/2020	203	140	63			77.952	39.179	51.968	169.099	24.192	12.159	16.128	52.479
Kannapolis	THE FARM AT RIVERPOINTE		THE FARM AT RIVERPOINTE	APF2008-00152	Wayne Patrick Holdings, LLC	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Active (plating & permitting)	Single Family	4/13/2016	805	438	367	10/18/1999	1/21/2016	309.12	155.365	206.08	670.565	140.928	70.831	93.952	305.711
Kannapolis	THE GRAND		THE GRAND	APF2008-00112	MCCLAIN, BARR & ASSOCIATES, SCOTT NEELY AND STEVE	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Closed-Built Out	Multi Family	1/30/2009	240	258	-18	2/7/2007		55.668	27.84	37.2	120.72	-4.176	-2.088	-2.79	-9.054
Concord	THE MILLS AT ROCKY RIVER - MULTIFAMILY		THE MILLS AT ROCKY RIVER - MULTIFAMILY	APF2019-00001	NICK PARKER	Central Cabarrus High School	C C Griffin Middle School	Patriots Elementary School		Pending	Multi Family	8/24/2015	300	8	292			69.6	34.8	46.5	150.9	67.744	33.872	45.26	146.876
Concord	THE MILLS AT ROCKY RIVER - TOWNHOMES		THE MILLS AT ROCKY RIVER - TOWNHOMES	APF2019-00002	NICK PARKER	Central Cabarrus High School	C C Griffin Middle School	Patriots Elementary School		Pending	Townhouse		125	0	125			17.25	8.625	11.5	37.375	17.25	8.625	11.5	37.375
Concord	THE MILLS AT ROCKY RIVER MULTI FAMILY UNITS		THE MILLS AT ROCKY RIVER MULTI FAMILY UNITS	APF2010-00003	Grace Development LLC	Central Cabarrus High School	C C Griffin Middle School	Patriots Elementary School		Expired	Multi Family	4/15/2014	347	2	345	7/12/2016		80.504	40.252	53.785	174.541	80.04	40.02	53.475	173.535
Concord	THE MILLS AT ROCKY RIVER SINGLE FAMILY UNITS		THE MILLS AT ROCKY RIVER SINGLE FAMILY UNITS	APF2008-00151	Grace Development LLC	Central Cabarrus High School	C C Griffin Middle School	Patriots Elementary School		Active (plating & permitting)	Single Family	12/11/2020	853	788	65	12/15/2005	7/12/2016	327.552	164.629	218.368	710.549	24.96	12.545	16.64	54.145
Concord	THE POINTE AT SAINT ANDREWS		THE POINTE AT SAINT ANDREWS	APF2008-00068	DANNY G BOST	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School		Closed-Built Out	Single Family	6/3/2013	42	43	-1	1/18/2007	1/17/2013	16.128	8.106	10.752	34.986	-0.384	-0.193	-0.256	-0.833
Concord	THE SEASONS AT POPLAR TENT		THE SEASONS AT POPLAR TENT	APF2015-00002	PANARA JAYSUKHAL V	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Weddington Hills Elementary School		Active Building Permitting	Multi Family	11/21/2016	264	144	120			61.248	30.624	40.92	132.792	27.84	13.92	18.6	60.36
Harrisburg	THE SLOOP ESTATES AT ROCKY RIVER CROSSING		THE SLOOP ESTATES AT ROCKY RIVER CROSSING	APF2008-00123	MILDRED S. McMANUS	Hickory Ridge High School	Hickory Ridge Middle School	Pit School Road Elementary School		Closed-Built Out	Single Family		16	0	16	5/22/2005		6.144	3.088	4.096	13.328	6.144	3.088	4.096	13.328
Concord	THE STATION AT POPLAR TENT		THE STATION AT POPLAR TENT	APF2008-00182	Tom McClellan	Jay M Robinson High School	HD Winkler Middle School	Carl A Furr Elementary School		In Progress	Multi Family	4/28/2016	312	312	0			72.384	36.192	48.36	156.936	0	0	0	0
Locust	THE VILLAGE AT REDBRIDGE TOWNHOMES		THE VILLAGE AT REDBRIDGE TOWNHOMES	APF2009-00004	Mark Friedman	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School		Approved	Single Family	4/20/2020	417	37	380	3/1/2005		160.128	80.481	106.752	347.361	145.92	73.34	97.28	316.54
Concord	THE VILLAGES AT SKYBROOK NORTH		THE VILLAGES AT SKYBROOK NORTH	APF2008-00087	PULTE HOMES	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Active (plating & permitting)	Single Family	4/7/2020	467	415	52	1/18/2005	12/31/2015	179.328	90.131	119.552	389.011	19.968	10.036	13.312	43.316
Concord	THE WAYFORTH AT CONCORD		THE WAYFORTH AT CONCORD	APF2017-00018	MARTIN MARIETTA	Jay M Robinson High School	HD Winkler Middle School	Carl A Furr Elementary School		Pending	Townhouse	7/22/2020	150	157	-7			0	0	0	0	-0.966	-0.483	-0.644	-2.093
Concord	THE WOODS ON SOUTH UNION		THE WOODS ON SOUTH UNION	APF2013-00006	MSMC Venture, LLC	Concord High School	Concord Middle School	W M Irvin Elementary School		Closed-Built Out	Single Family	12/30/2019	77	28	49			29.568	14.861	19.712	64.141	18.816	9.457	12.544	40.817
Midland	THOMPSONS LAKE		THOMPSONS LAKE	APF2008-00134	FRANK JACOBUS, WILLIAM BREWSTER CO., INC	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School		Expired	Single Family	9/16/2011	58	1	57	2/6/2009		34.344	15.012	13.392	62.748	21.888	11.001	14.592	47.481
Concord	TOWER PLACE TOWNHOMES PHASE 2		TOWER PLACE TOWNHOMES PHASE 2	APF2009-00015	Fortune	Jay M Robinson High School	HD Winkler Middle School	Wolf Meadow Elementary School		In Progress	Townhouse		64	0	64			8.832	4.416	5.888	19.136	8.832	4.416	5.888	19.136
Kannapolis	TRINITY CREST		TRINITY CREST	APF2008-00158	Cindy Geater	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Active Platting	Single Family	11/3/2015	60	60	0			23.04	11.58	15.36	49.98	0	0	0	0
Kannapolis	TRINITY CHURCH ROAD DEVELOPMENT		TRINITY CROSSING ROAD DEVELOPMENT	APF2017-00046	ZACK GORDON	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Pending			130	0	130			0	0	0	0	30.16	15.08	20.15	65.39
Cabarrus County	TRINITY PLACE		TRINITY PLACE	APF2008-00159	Primestar Properties Inc	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Closed-Built Out	Single Family	10/5/2018	5	8	-3			1.92	0.965	1.28	4.165	-1.152	-0.579	-0.768	-2.499
Kannapolis	TRINITY ROAD APARTMENTS		TRINITY ROAD APARTMENTS	APF2020-00036	INDUS TRINITY	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Pending			114	0	114			0	0	0	0	26.448	13.224	17.67	57.342
Concord	TROUTMAN ENTERPRISES		TROUTMAN ENTERPRISES	APF2020-00010	JEFF YOUNG	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Wincoff Elementary School		Pending			14	0	14			0	0	0	0	3.248			

Jurisdiction	APF Base Subdivision	Subdivision	APF	Applicant	High School	Middle School	Elementary School	Intermediate School	Status	Subdivision Type	Last Permit	Units Approved	Units Issued	Units Remaining	Dev Order Approved	DO Lag Expiration	Elementary Students	Middle Students	High Students	Total Students	Remaining Elementary	Remaining Middle	Remaining High	Remaining Total
Concord	VILLAS AT LOGAN GARDENS RETIREMENT FACILITY	VILLAS AT LOGAN GARDENS RETIREMENT FACILITY	APF2009-00014	Doug Hart	Jay M Robinson High School	HD Winkler Middle School	W M Irvin Elementary School		Age Restricted Development	Age Restricted	1/28/2014	44	2	42	9/15/2009		0	0	0	0	0	0	0	0
Concord	VILLAS AT WINECOFF	VILLAS AT WINECOFF	APF2008-00043	Danny Bost	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Winecoff Elementary School		Expired	Single Family	5/26/2017	99	85	14	3/15/2005	12/31/2013	38.016	19.107	25.344	82.467	5.376	2.702	3.584	11.662
Mt. Pleasant	WALKER ROAD PROPERTIES	WALKER ROAD PROPERTIES	APF2019-00006	ERIN BURRIS	Mt Pleasant High School	Mt Pleasant Middle School	Mt Pleasant Elementary School		Pending	Single Family		97	0	97			37.248	18.721	24.832	80.801	37.248	18.721	24.832	80.801
Concord	WALLACE MEADOWS TOWNHOMES	WALLACE MEADOWS TOWNHOMES	APF2018-00008	PETE ELMER	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School		Pending			98	0	98			0	0	0	0	22.736	11.368	15.19	49.294
Kannapolis	WATERFORD ON THE ROCKY RIVER	WATERFORD ON THE ROCKY RIVER	APF2008-00066	Justin E Kies	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Active (plating & permitting)	Single Family	1/4/2018	278	246	32	4/21/2005	10/1/2016	106.752	53.654	71.168	231.574	12.288	6.176	8.192	26.656
Concord	WATERSTONE AT WEDDINGTON APARTMENTS	WATERSTONE AT WEDDINGTON APARTMENTS	APF2008-00137	Brian Kaiser	Jay M Robinson High School	HD Winkler Middle School	Carl A Furr Elementary School		Closed-Built Out	Multi Family	1/17/2013	412	476	-64	11/21/2006		61.8	22.66	29.664	114.124	-14.848	-7.424	-9.92	-32.192
Concord	WEDDINGTON HILLS OF CONCORD	WEDDINGTON HILLS OF CONCORD	APF2019-00020	ROBERT CASH	Jay M Robinson High School	HD Winkler Middle School	Carl A Furr Elementary School		Pending	Multi Family		720	0	720			167.04	83.52	111.6	362.16	167.04	83.52	111.6	362.16
Concord	WEDDINGTON ROAD SITE MATTAMY HOMES	WEDDINGTON ROAD SITE MATTAMY HOMES	APF2015-00005	MATTAMY HOMES	Jay M Robinson High School	HD Winkler Middle School	Carl A Furr Elementary School		Pending	Single Family		281	0	281			107.904	54.233	71.936	234.073	107.904	54.233	71.936	234.073
Concord	WEDDINGTON ROAD VILLAS	WEDDINGTON ROAD VILLAS	APF2020-00033	EDDIE MOORE	Jay M Robinson High School	HD Winkler Middle School	Carl A Furr Elementary School		Pending			90	0	90			0	0	0	0	20.88	10.44	13.95	45.27
Kannapolis	WELLINGTON CHASE	WELLINGTON CHASE	APF2008-00061	PARKER AND ORLEANS HOMEBUILDERS	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Active (plating & permitting)	Single Family	10/13/2017	349	366	-17	9/29/2005	5/22/2016	134.016	67.357	89.344	290.717	-6.528	-3.281	-4.352	-14.161
Kannapolis	WELLINGTON GARDENS	WELLINGTON GARDENS	APF2013-00013	REA VENTURE GROUP	Cox Mill High School	Harris Road Middle School	W R Odell Elementary School		Inactive	Multi Family		72	0	72	5/1/2013		16.704	8.352	11.16	36.216	16.704	8.352	11.16	36.216
Concord	WELLSPRING VILLAGE RETIREMENT COMMUNITY	WELLSPRING VILLAGE RETIREMENT COMMUNITY	APF2008-00177	Crosland Homes	Jay M Robinson High School	HD Winkler Middle School	Carl A Furr Elementary School		Age Restricted Development	Age Restricted	11/12/2008	52	8	44	3/20/2008	12/31/2013	0	0	0	0	0	0	0	0
Kannapolis	WEST G STREET	WEST G STREET	APF2018-00002	LONG RANGE DEVELOPMENT & PROPERTIES	A L Brown High School	Kannapolis Middle School	Fred L Wilson Elementary School		Pending			4	0	4			0	0	0	0	0.928	0.464	0.62	2.012
Kannapolis	WEST OAKS PHASE 2	WEST OAKS PHASE 2	APF2008-00111	Brandon Little & Stephen Wasserman	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Expired	Single Family	2/3/2017	13	1	12	9/23/2008	9/14/2012	4.992	2.509	3.328	10.829	4.608	2.316	3.072	9.996
Concord	Wexford Pointe Apartments	Wexford Pointe Apartments	APF2009-00012	Cathy Connors	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Winecoff Elementary School		Closed-Built Out	Multi Family	5/6/2010	106	106	0	12/15/2009		24.592	12.296	16.43	53.318	0	0	0	0
Kannapolis	WIGHTMAN OAKS	WIGHTMAN OAKS	APF2008-00031	WIGHTMAN HOMES	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Expired	Townhouse	7/21/2017	13	10	3	1/24/2008		1.794	0.897	1.196	3.887	0.414	0.207	0.276	0.897
Kannapolis	WILDWOOD RIDGE	WILDWOOD RIDGE	APF2014-00019	OAKMONT HOMES					Active (plating & permitting)	Single Family	11/2/2012	39	21	18	5/5/2004		14.976	7.527	9.984	32.487	6.912	3.474	4.608	14.994
Concord	WILKINSON COURT REDEVELOPMENT SINGLE FAMILY	WILKINSON COURT REDEVELOPMENT SINGLE FAMILY	APF2019-00015	CITY OF CONCORD	Concord High School	Concord Middle School	W M Irvin Elementary School		Pending			7	0	7			0	0	0	0	1.624	0.812	1.085	3.521
Concord	WILKINSON COURT REDEVELOPMENT TOWNHOMES	WILKINSON COURT REDEVELOPMENT TOWNHOMES	APF2019-00014	CITY OF CONCORD	Concord High School	Concord Middle School	W M Irvin Elementary School		Pending	Townhouse		20	0	20			2.76	1.38	1.84	5.98	2.76	1.38	1.84	5.98
Concord	WINDING WALK	WINDING WALK	APF2008-00092	Shea Homes	Cox Mill High School	Harris Road Middle School	Cox Mill Elementary School		Closed-Built Out	Single Family	10/16/2014	472	482	-10	7/13/2003	6/20/2013	181.248	91.096	120.832	393.176	-3.84	-1.93	-2.56	-8.33
Kannapolis	WINDSOR	WINDSOR	APF2013-00005	KANNAPOLIS REAL ESTATE	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Winecoff Elementary School		Expired	Single Family	3/9/2020	98	36	62			37.632	18.914	25.088	81.634	23.808	11.966	15.872	51.646
Concord	WINECOFF SCHOOL ROAD/TIMMONS GROUP	WINECOFF SCHOOL ROAD/TIMMONS GROUP	APF2018-00009	AMERICAN SOUTH MGMT LLC	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Winecoff Elementary School		Pending	Townhouse		117	0	117			16.146	8.073	10.764	34.983	16.146	8.073	10.764	34.983
Kannapolis	WHISPERING WINDS	WHISPERING WINDS	APF2014-00021	UNKNOWN	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		Closed-Built Out	Single Family	10/23/2008	36	33	3	9/8/2000		13.824	6.948	9.216	29.988	1.152	0.579	0.768	2.499
Concord	WOODBIDGE AT ZEMOSA	WOODBIDGE AT ZEMOSA	APF2008-00090	NIBLOCK DEVELOPMENT CORP.	Northwest Cabarrus High School	Northwest Cabarrus Middle School	Charles A Boger Elementary School		In Progress	Single Family	4/20/2020	50	49	1	5/15/2007	3/15/2015	19.2	9.65	12.8	41.65	0.384	0.193	0.256	0.833
Midland	WYNDHAM ESTATES	WYNDHAM ESTATES	APF2008-00135	SCOTT COLLINS	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School		Closed-Built Out	Single Family	9/18/2017	30	21	9	11/20/2007		11.52	5.79	7.68	24.99	3.456	1.737	2.304	7.497
Midland	WYNDHAM FOREST	WYNDHAM FOREST	APF2017-00024	DEPENDABLE DEVELOPMENT INC	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School		Pending	Single Family	10/19/2018	30	29	1			11.52	5.79	7.68	24.99	0.384	0.193	0.256	0.833
Midland	WYNTREE	WYNTREE	APF2008-00136	UNKNOWN	Central Cabarrus High School	C C Griffin Middle School	Bethel Elementary School		Pending	Multi Family	10/30/2020	149	89	60			34.568	17.284	23.095	74.947	13.92	6.96	9.3	30.18
Concord	YATES MEADOW	YATES MEADOW	APF2008-00088	YATES MEADOW	Jay M Robinson High School	HD Winkler Middle School	Pitt School Road Elementary School		Closed-Built Out	Single Family	10/1/2013	220	147	73			84.48	42.46	56.32	183.26	28.032	14.089	18.688	60.809
Harrisburg	ZION CHURCH RD RESIDENTIAL	ZION CHURCH RD RESIDENTIAL	APF2020-00005	FRANK SHEPHERDSON	Central Cabarrus High School	C C Griffin Middle School	Rocky River Elementary School		Pending			29	0	29			0	0	0	0	6.728	3.364	4.495	14.587
Concord	ZION CHURCH ROAD SINGLE FAMILY CONCEPT	ZION CHURCH ROAD SINGLE FAMILY CONCEPT	APF2018-00027	JEREMY HORTON	A L Brown High School	C C Griffin Middle School	A T Allen Elementary School		Withdrawn	Single Family		222	0	222			85.248	42.846	56.832	184.926	85.248	42.846	56.832	184.926
Concord	ZION CHURCH ROAD SITE	ZION CHURCH ROAD SITE	APF2018-00020	MATT MANDLE	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School		Pending	Single Family		116	0	116			44.544	22.388	29.696	96.628	44.544	22.388	29.696	96.628
Concord	ZION CHURCH ROAD TOWNHOME CONCEPT	ZION CHURCH ROAD TOWNHOME CONCEPT	APF2018-00026	JEREMY HORTON	Central Cabarrus High School	C C Griffin Middle School	A T Allen Elementary School		Withdrawn	Townhouse		153	0	153			21.114	10.557	14.076	45.747	21.114	10.557	14.076	45.747
												57667	26739	31,760			15368.02	7688.54	10157.25	33026.8	8555.8	4289.424	5709.228	18554.452

# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

Reports

**SUBJECT:**

EDC - December 2020 Monthly Summary Report

**BRIEF SUMMARY:**

The Cabarrus Economic Development Corporation (EDC) provides monthly updates on the local economic and industry activities in the form of the included report.

**REQUESTED ACTION:**

For informational purposes. No action required.

**EXPECTED LENGTH OF PRESENTATION:**

**SUBMITTED BY:**

Robert J. Carney, Jr., EDC

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda.

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**ATTACHMENTS:**

- Report

# December 2020 Project Activity Report



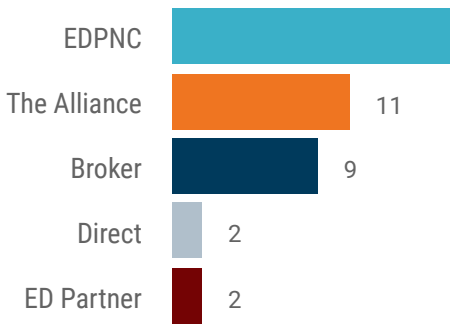
The EDC received 10 new RFIs (requests for information) in December and submitted sites/buildings for 9 of the new requests. There were no client/consultant visits in December.



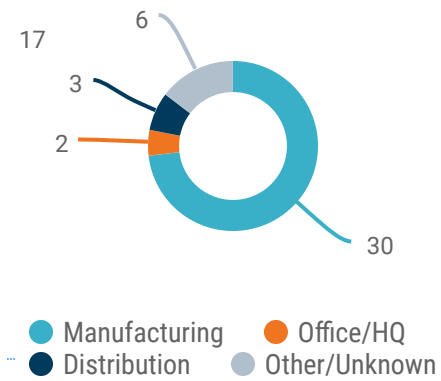
## Other Project Activity Stats



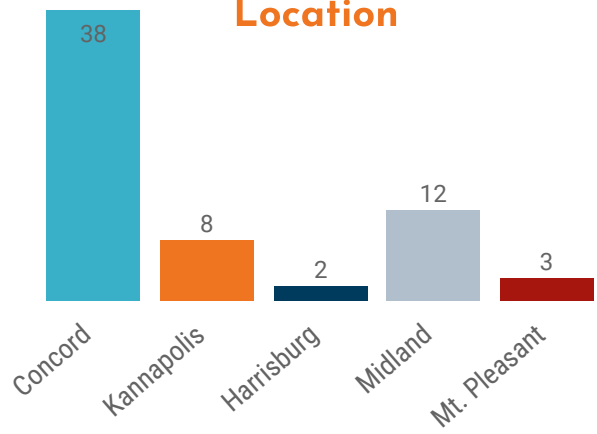
### Projects By Source



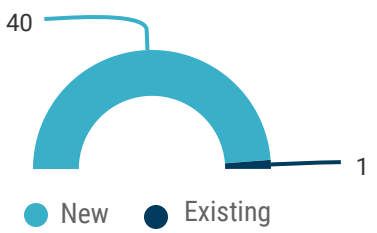
### Projects By Industry



### # of Projects By Location



### Projects By Type



**249**  
average jobs per project



**143K**  
average square feet per project



**36**  
average acres per project



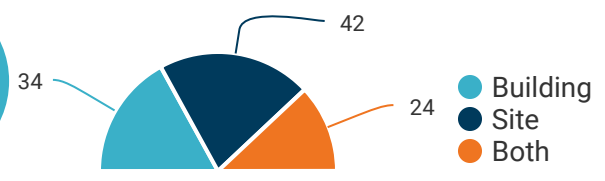
**20%**  
of Cabarrus EDC's projects involve companies outside of the U.S.



**68M**  
average investment per project



### Building vs. Site - %



# CABARRUS COUNTY



## BOARD OF COMMISSIONERS REGULAR MEETING

January 19, 2021  
6:30 PM

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**AGENDA CATEGORY:**

Reports

**SUBJECT:**

Finance - Monthly Financial Update

**BRIEF SUMMARY:**

The County Manager requested monthly reports from Finance displaying relevant information regarding the year-to-date budget.

**REQUESTED ACTION:**

For informational purposes. No action required.

**EXPECTED LENGTH OF PRESENTATION:**

**SUBMITTED BY:**

Susan Fearington, Finance Director

**BUDGET AMENDMENT REQUIRED:**

No

**COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:**

This item was approved by the Board for inclusion on the Agenda.

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**ATTACHMENTS:**

- Report



**Cabarrus County, North Carolina**  
**General Fund**  
**Statement of Revenues and Expenditures - Budget and Actual**  
**As of December 31, 2020\***

\*this report was pulled prior to month end close

	Budgeted Amounts		Actual Amounts	Encumbrances*	Variance with Final Budget	% Collected or Used
	Original	Final				
<b>REVENUES</b>						
Ad Valorem Taxes & Interest	(204,959,679)	(204,959,679)	(110,311,431)	\$ -	\$ 94,648,248	53.8%
Other Taxes	(28,017,701)	(28,017,701)	(12,893,290)	-	15,124,411	46.0%
Intergovernmental Revenues	(21,136,525)	(22,777,849)	(7,478,672)	-	15,299,176	32.8%
Permits and Fees	(7,747,427)	(7,747,427)	(5,865,130)	-	1,882,297	75.7%
Sales and Services	(13,485,653)	(13,490,653)	(5,265,306)	-	8,225,347	39.0%
Investment Earnings	(582,961)	(582,961)	(132,073)	-	450,888	22.7%
Miscellaneous/Other Finance Sources	(355,580)	(20,237,508)	(216,743)	-	20,020,765	1.1%
<b>TOTAL REVENUES</b>	<b>(276,285,526)</b>	<b>(297,813,778)</b>	<b>(142,162,646)</b>	<b>\$ -</b>	<b>\$ 155,651,132</b>	<b>47.7%</b>
<b>EXPENDITURES</b>						
<b>GENERAL GOVERNMENT</b>						
Board of Commissioners	\$ 1,229,742	\$ 1,229,742	\$ 528,721	\$ 10,162	690,859	43.0%
County Manager	2,105,879	2,144,582	911,453	-	1,233,129	42.5%
Communications	741,968	756,968	291,328	15,000	450,640	40.5%
Human Resources	1,108,514	1,096,814	461,020	6,508	629,286	42.6%
Tax Collector	1,100,385	1,100,385	525,984	-	574,401	47.8%
Tax Administration	2,506,714	2,506,714	1,240,803	-	1,265,911	49.5%
Board of Elections	1,084,213	1,389,794	989,328	64,605	335,860	75.8%
Register of Deeds	628,237	628,237	353,978	-	274,259	56.3%
Finance	1,373,734	1,400,499	714,140	35,633	650,727	53.5%
Information Technology	6,519,688	6,731,828	3,065,273	477,515	3,189,040	52.6%
Non-departmental*	4,762,394	5,071,838	383,491	581,305	4,107,042	19.0%
Infrastructure & Asset Management						
Grounds Maintenance	1,642,021	1,648,379	692,608	417,905	537,866	67.4%
Administration	2,005,671	2,008,671	868,480	44,862	1,095,329	45.5%
Sign Maintenance	169,908	169,908	92,635	-	77,273	54.5%
Building Maintenance	2,442,213	2,516,379	1,039,542	512,728	964,109	61.7%
Facility Services	1,867,127	1,887,887	806,796	115,180	965,911	48.8%
Fleet Maintenance	1,036,025	1,036,025	471,329	315,018	249,679	75.9%
Contribution to Other Funds	45,875,389	62,263,844	62,160,709	-	103,135	99.8%
<b>Total General Government</b>	<b>\$ 78,199,822</b>	<b>\$ 95,588,493</b>	<b>\$ 75,597,619</b>	<b>\$ 2,596,420</b>	<b>\$ 17,394,455</b>	<b>81.8%</b>
<b>PUBLIC SAFETY</b>						
Sheriff						
Administration & Operations	\$ 21,027,148	\$ 18,164,176	\$ 6,745,080	\$ 1,008,144	\$ 10,410,952	42.7%
Jail	12,400,703	12,536,699	6,035,464	848,595	5,652,640	54.9%
Animal Control	871,623	871,623	378,522	87,744	405,357	53.5%
Animal Shelter	602,366	606,066	290,031	1,200	314,835	48.1%
Courts Maintenance	294,785	294,785	93,181	8,738	192,865	34.6%
Construction Standards	2,735,613	2,767,113	1,309,560	34,451	1,423,102	48.6%
Emergency Management	339,912	748,992	244,887	5,281	498,825	33.4%
Fire Services	1,497,133	1,504,610	740,720	152,000	611,890	59.3%
Emergency Medical Services	10,712,889	10,732,802	4,963,871.43	533,770	5,235,160	51.2%
Other Public Safety*	2,129,059	2,149,059	931,669	993,256	224,134	89.6%
<b>Total Public Safety</b>	<b>\$ 52,611,231</b>	<b>\$ 50,375,925</b>	<b>\$ 21,732,985</b>	<b>\$ 3,673,177</b>	<b>\$ 24,969,762</b>	<b>50.4%</b>

\* In order to be compliant with G.S. 159-28, all p-card transactions are encumbered in the departmental functions within their budgets

**Cabarrus County, North Carolina**  
**General Fund**  
**Statement of Revenues and Expenditures - Budget and Actual**  
**As of December 31, 2020\***

\*this report was pulled prior to month end close

	Budgeted Amounts		Actual Amounts	Encumbrances*	Variance with Final Budget	% Collected or Used
	Original	Final				
<b>ECONOMIC &amp; PHYSICAL DEVELOPMENT</b>						
Planning & Development						
Planning	\$ 831,331	\$ 834,185	\$ 324,543	\$ -	\$ 509,642	38.9%
Community Development	615,872	643,174	268,632	-	374,542	41.8%
Soil & Water Conservation	270,520	270,520	119,270	-	151,250	44.1%
Zoning Administration	233,351	233,351	116,241	-	117,110	49.8%
Economic Development Corporation	432,001	432,001	176,536	-	255,465	40.9%
Economic Development Incentives	2,484,000	4,297,818	1,813,818	21,000	2,463,000	42.7%
Other Economic & Physical Development*	1,872,792	1,872,792	419,454	64,500	1,388,838	25.8%
<b>Total Economic &amp; Physical Development</b>	<b>\$ 6,739,867</b>	<b>\$ 8,583,841</b>	<b>\$ 3,238,495</b>	<b>\$ 85,500</b>	<b>\$ 5,259,846</b>	<b>38.7%</b>
<b>ENVIRONMENTAL PROTECTION</b>						
Waste Reduction	\$ 565,433	\$ 588,399	\$ 233,521	\$ 154,190	\$ 200,687	65.9%
<b>Total Environmental Protection</b>	<b>\$ 565,433</b>	<b>\$ 588,399</b>	<b>\$ 233,521</b>	<b>\$ 154,190</b>	<b>\$ 200,687</b>	<b>65.9%</b>
<b>HUMAN SERVICES</b>						
Veterans Services	\$ 305,545	\$ 305,545	\$ 149,544	\$ -	\$ 156,001	48.9%
Cooperative Extension	408,266	422,401	159,100	-	263,301	37.7%
Human Services						
Administration	4,433,152	4,721,509	2,848,785	294,003	1,578,721	66.6%
Economic Family Support Services	2,936,390	3,152,182	1,237,479	-	1,914,702	39.3%
Transportation	3,012,925	3,597,481	942,586	228,344	2,426,551	32.5%
Child Welfare	9,729,245	9,748,890	4,495,736	225,901	5,027,252	48.4%
Child Support Services	1,940,956	1,940,956	981,362	19,606	939,988	51.6%
Economic Services	8,816,760	8,816,760	4,039,871	-	4,776,889	45.8%
Adult and Family Services	1,977,072	1,982,072	955,860	33,989	992,223	49.9%
Nutrition	539,040	676,395	285,903	105,495	284,998	57.9%
Senior Services	743,886	786,600	316,450	218,485	251,665	68.0%
Other Human Services*	9,283,532	12,104,450	6,494,197	4,994,101	616,152	94.9%
<b>Total Human Services</b>	<b>\$ 44,126,769</b>	<b>\$ 48,255,240</b>	<b>\$ 22,906,872</b>	<b>\$ 6,119,924</b>	<b>\$ 19,228,444</b>	<b>60.2%</b>
<b>EDUCATION</b>						
Cabarrus County Schools Operating	\$ 74,649,650	\$ 74,649,650	\$ 43,546,135	\$ -	\$ 31,103,515	58.3%
Kannapolis City Schools Operating	9,138,615	9,138,615	5,523,373	-	3,615,242	60.4%
RCCC Operating	3,652,000	3,652,000	2,130,335	-	1,521,665	58.3%
Cabarrus County Schools Capital	36,324	36,324	18,162	-	18,162	50.0%
Kannapolis City Schools Capital	8,832	8,832	4,416	-	4,416	50.0%
RCCC Capital	-	-	-	-	-	-
Other Education*	134,405	134,405	78,400	35,170	20,835	84.5%
<b>Total Education</b>	<b>\$ 87,619,826</b>	<b>\$ 87,619,826</b>	<b>\$ 51,300,821</b>	<b>\$ 35,170</b>	<b>\$ 36,283,835</b>	<b>58.6%</b>
<b>CULTURE &amp; RECREATION</b>						
Active Living & Parks						
Parks	\$ 1,805,635	\$ 1,881,487	\$ 765,432	\$ 68,733	\$ 1,047,322	44.3%
Senior Centers	821,689	848,065	249,404	29,103	569,558	32.8%
Library System	3,769,254	4,046,502	1,812,354	230,873	2,003,275	50.5%
Other Cultural & Recreation*	26,000	26,000	26,000	109,800	(109,800)	522.3%
<b>Total Culture &amp; Recreation</b>	<b>\$ 6,422,578</b>	<b>\$ 6,802,054</b>	<b>\$ 2,853,189</b>	<b>\$ 438,509</b>	<b>\$ 3,510,356</b>	<b>48.4%</b>
<b>DEBT SERVICE</b>						
Schools	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other	-	-	-	-	-	-
<b>Total Debt Service</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 276,285,526</b>	<b>\$ 297,813,778</b>	<b>\$ 177,863,503</b>	<b>\$ 13,102,891</b>	<b>\$ 106,847,385</b>	<b>64.1%</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (35,700,857)</b>	<b>\$ (13,102,891)</b>	<b>\$ (48,803,747)</b>	

\* In order to be compliant with G.S. 159-28, all p-card transactions are encumbered in the departmental functions within their budgets

**Cabarrus County, North Carolina**  
**General Fund**  
**Statement of Revenues and Expenditures - Budget and Actual**  
**As of December 31, 2020\***

\*this report was pulled prior to month end close

	Budgeted Amounts		Actual Amounts	Encumbrances*	Variance with Final Budget	% Collected or Used
	Original	Final				
<b>Arena and Events Center</b>						
<b>REVENUES</b>						
Arena Other Finance Source Revenues	\$ (1,211,324)	\$ (1,211,324)	\$ (1,005,311)	\$ -	\$ 206,013	83.0%
Fair Sales and Services	(677,739)	(677,739)	-	-	677,739	0.0%
Fair Investment Earnings	(15,000)	(15,000)	(1,584)	-	\$ 13,416	10.6%
Fair Miscellaneous Revenue	(5,000)	(5,000)	-	-	\$ 5,000	0.0%
<b>Total Arena and Events Center Fund</b>	<b>\$ (1,909,063)</b>	<b>\$ (1,909,063)</b>	<b>\$ (1,006,896)</b>	<b>\$ -</b>	<b>\$ 902,167</b>	<b>52.7%</b>
<b>EXPENDITURES</b>						
Arena and Events Center	\$ 1,211,324	\$ 1,211,324	\$ 473,134	\$ 468,824	\$ 269,366	77.8%
County Fair	697,739	697,739	75,854	10,000	611,885	12.3%
<b>Total Arena and Events Center Fund</b>	<b>\$ 1,909,063</b>	<b>\$ 1,909,063</b>	<b>\$ 548,987</b>	<b>\$ 478,824</b>	<b>\$ 881,252</b>	<b>53.8%</b>
<b>Landfill Fund</b>						
<b>REVENUES</b>						
Intergovernmental Revenues	\$ (52,000)	\$ (52,000)	\$ (12,488)	\$ -	\$ 39,512	24.0%
Permits and Fees	(140,000)	(140,000)	(58,291)	-	81,709	41.6%
Sales and Services	(1,226,000)	(1,226,000)	(483,868)	-	742,132	39.5%
Investment Earnings	(28,508)	(28,508)	(3,989)	-	24,519	14.0%
<b>Total Landfill Fund</b>	<b>\$ (1,446,508)</b>	<b>\$ (1,446,508)</b>	<b>\$ (558,635)</b>	<b>\$ -</b>	<b>\$ 887,873</b>	<b>38.6%</b>
<b>EXPENDITURES</b>						
Landfill Operations	\$ 1,446,508	\$ 1,473,863	\$ 359,168	\$ 150,554	\$ 964,140	34.6%
<b>Total Landfill Fund</b>	<b>\$ 1,446,508</b>	<b>\$ 1,473,863</b>	<b>\$ 359,168</b>	<b>\$ 150,554</b>	<b>\$ 964,140</b>	<b>34.6%</b>
<b>911 Emergency Telephone Fund</b>						
<b>REVENUES</b>						
Intergovernmental Revenues	\$ (703,112)	\$ (703,112)	\$ (292,963)	\$ -	\$ 410,149	41.7%
Investment Earnings	(2,500)	(2,500)	(333)	-	2,167	13.3%
Other Finance Sources	(63,880)	(104,319)	-	-	104,319	0.0%
<b>Total 911 Emergency Telephone Fund</b>	<b>\$ (769,492)</b>	<b>\$ (809,931)</b>	<b>\$ (293,296)</b>	<b>\$ -</b>	<b>\$ 516,635</b>	<b>36.2%</b>
<b>EXPENDITURES</b>						
Operations	\$ 709,966	\$ 750,405	\$ 170,923	\$ 56,965	\$ 522,517	30.4%
Debt Service	59,526	59,526	29,763	-	29,763	50.0%
<b>Total 911 Emergency Telephone Fund</b>	<b>\$ 769,492</b>	<b>\$ 809,931</b>	<b>\$ 200,686</b>	<b>\$ 56,965</b>	<b>\$ 552,280</b>	<b>31.8%</b>
<b>Self-Insured Funds</b>						
<b>REVENUES</b>						
Sales and Services	\$ (15,774,501)	\$ (15,774,501)	\$ (7,272,176)	\$ -	\$ 8,502,325	46.1%
Investment Earnings	(45,000)	(45,000)	(6,773)	-	38,227	15.1%
Miscellaneous	(420,000)	(1,354,424)	(938,110)	-	416,314	69.3%
Other Finance Sources	-	(199,271)	-	-	199,271	0.0%
<b>Total Self-Insured Funds</b>	<b>\$ (16,239,501)</b>	<b>\$ (17,373,196)</b>	<b>\$ (8,217,058)</b>	<b>\$ -</b>	<b>\$ 9,156,138</b>	<b>47.3%</b>
<b>EXPENDITURES</b>						
Workers Compensation Insurance	\$ 1,361,607	\$ 1,361,607	\$ 499,907	\$ 6,530	\$ 855,170	37.2%
Liability Insurance	1,154,936	2,220,361	1,879,631	-	340,730	84.7%
Dental Insurance	475,500	475,500	235,454	-	240,046	49.5%
Hospitalization Insurance	13,247,458	13,315,728	5,650,311	1,036,196	6,629,221	50.2%
<b>Total Self-Insured Funds</b>	<b>\$ 16,239,501</b>	<b>\$ 17,373,196</b>	<b>\$ 8,265,303</b>	<b>\$ 1,042,726</b>	<b>\$ 8,065,166</b>	<b>53.6%</b>

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Cabarrus County, North Carolina  
 General Fund  
 Statement of Revenues and Expenditures - Budget and Actual  
 As of December 31, 2020\*

\*this report was pulled prior to month end close

	Budgeted Amounts		Actual Amounts	Encumbrances*	Variance with Final Budget	% Collected or Used
	Original	Final				
<b>Fire Districts Fund</b>						
<b>REVENUES</b>						
Ad Valorem Taxes	\$ (5,692,557)	\$ (5,692,557)	\$ (3,037,956)	\$ -	\$ 2,654,601	53.4%
<i>Total Fire Districts Fund</i>	<u>\$ (5,692,557)</u>	<u>\$ (5,692,557)</u>	<u>\$ (3,037,956)</u>	<u>\$ -</u>	<u>\$ 2,654,601</u>	<u>53.4%</u>
<b>EXPENDITURES</b>						
Fire Districts	\$ 5,692,557	\$ 5,692,557	\$ 3,037,956	\$ -	\$ 2,654,601	53.4%
<i>Total Fire Districts Fund</i>	<u>\$ 5,692,557</u>	<u>\$ 5,692,557</u>	<u>\$ 3,037,956</u>	<u>\$ -</u>	<u>\$ 2,654,601</u>	<u>53.4%</u>
<b>TOTAL REVENUES</b>	<u>\$ (26,057,121)</u>	<u>\$ (27,231,255)</u>	<u>\$ (13,113,842)</u>	<u>\$ -</u>	<u>\$ 14,117,413</u>	<u>48.2%</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 26,057,121</u>	<u>\$ 27,258,610</u>	<u>\$ 12,412,101</u>	<u>\$ 1,729,070</u>	<u>\$ 13,117,439</u>	<u>51.9%</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>\$ -</u>	<u>\$ (27,355)</u>	<u>\$ 701,741</u>	<u>\$ (1,729,070)</u>	<u>\$ (999,974)</u>	

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