



Cabarrus County Government

Cabarrus County Planning and Zoning Commission
Tuesday, January 11, 2022 @ 6:30 p.m.
Board of Commissioners Meeting Room
Cabarrus County Governmental Center

Agenda

1. Roll Call
2. Approval of December 14, 2021, PZ Meeting Minutes
3. Approval of the Granting Order with Finding of Facts for CUSE2021-00007 – Special Use Permit request for Public Service Facility (Well House). Applicant is Mr. Brian LaFranchi/Dewberry. Owner is Aqua North Carolina, Inc.
4. New Business Board of Adjustment Function:
 - A. SUSE2021-00045 –Special Use Permit – Amendment to approved Master Plan for Rocky River Regional Wastewater Treatment Plant. Applicant is Mr. Thomas Hahn. Owner is Water & Sewer Authority of Cabarrus County (WSACC), 6400 Breezy Lane. PIN'S: 5547-06-4548, 5537-98-7403, 5537-99-6094, 5547-17-5193, and 5547-17-5388
5. New Business Planning Board Function:
 - A. RZON2021-00005 – Request to apply Mobile Home Overlay (MH-2) to LDR zoned Property. Owner/Applicant is Larry Hamrick, 5952 Yale Avenue. PIN: 5603-49-9885. **Request to Table**
6. Legal Update
7. Director's Report
8. Adjourn



Cabarrus County Government – Planning and Zoning Commission

Planning and Zoning Commission Minutes

January 11, 2022

Mr. Adam Dagenhart, Chair, called the meeting to order at 6:30 p.m. Members present, in addition to the Chair, were Mr. Jeff Corley, Ms. Holly Grimsley, Mr. David Hudspeth, Ms. Ingrid Nurse, Mr. Charles Paxton, Mr. Chris Pinto, Mr. Brent Rockett, and Mr. Stephen Wise. Attending from the Planning and Zoning Division were, Ms. Susie Morris, Planning and Zoning Manager, Mr. Phillip Collins, Sr. Planner, Ms. Sandy Howell, Planner, Ms. Arlena Roberts, Clerk to the Board, Mr. Richard Koch, County Attorney and Mr. David Goldberg, Deputy County Attorney.

Roll Call

Approval of December 14, 2021, Planning and Zoning Commission Meeting Minutes

There being no corrections or additions to the minutes, Mr. Brent Rockett **MOTIONED, SECONDED** by Mr. Jeff Corley to **APPROVE** the December 14, 2021, meeting minutes. The vote was unanimous.

Approval of Granting Order with Findings of Facts for CUSE2021-00007 – Special Use Permit for Public Service Facility (Well House) Mr. Brian LaFranchi/Dewberry, Owner is Aqua Inc.

There being no corrections or additions to the Granting Order or Findings of Fact, Mr. Brent Rockett **MOTIONED, SECONDED** by Ms. Ingrid Nurse to **APPROVE** the Granting Order with Findings of Fact for CUSE2021-00007. The vote was unanimous.

The Chair moved to Item #5, RZON2021-00005, Request to apply Mobile Home Overlay (MH) to LDR zoned property. Owner/Applicant is Larry Hamrick, 5952 Yale Avenue. Request to Table.

The Chair asked Ms. Howell if she had a memo.

Ms. Sandy Howell, Planner, addressed the Board stating that the Applicant has requested to table the rezoning until the March meeting due to travel restraints. He lives out of State and needs time for scheduling travel.

The Chair asked for a motion to table this request until the March 8, 2022, Planning and Zoning Commission meeting.

Planning and Zoning Commission
Minutes
January 11, 2022

Mr. Jeff Corley **MOTIONED, SECONDED**, by Mr. Brent Rocket to **TABLE**, RZON2021-00005, Request to apply Mobile Home Overlay (MH) to LDR zoned property until the March 8, 2022, Planning and Zoning Commission meeting. The vote was unanimous.

The Chair said anyone wishing to speak tonight for an agenda item, needs to complete a blue card and give it the Clerk.

The Chair said we need to adopt the rules of procedures and asked if anyone needed them read. There being no one needing them to be read, the Chair asked for a motion to approve the rules and procedures (see attached).

Mr. Charles Paxton **MOTIONED, SECONDED**, by Mr. Brent Rockett to **Adopt** the Rules and Procedures for the meeting. The vote was unanimous.

The Chair said anyone wishing to speak for the Board of Adjustment case or to testify during the public hearing must be sworn in. If you wish to speak, we need to have a completed blue card as mentioned before and provide it to the Clerk.

The Chair asked those persons who will speak or testify for the Board of Adjustment case, to stand, and he administered the oath.

New Business –Board of Adjustment Function:

The Chair introduced Petition SUSE2021-00045 – Amendment to approved Master Plan for Rocky River Regional Wastewater Treatment Plant (RRRWTP). Applicant is Mr. Thomas Hahn. Owner is Water and Sewer Authority of Cabarrus County (WSACC), 6400 Breezy Lane. PIN'S: 5547-06-4548, 5537-98-7403, 5537-99-6094, 5547-17-5193, and 5547-17-5388.

The Chair said is there anyone that has any type of conflict or any information that needs to be shared at this time related to the case?

Mr. Jeff Corley stated that he serves on the Water and Sewer Authority Board of Directors and asked to be recused from the case.

The Chair asked for a motion to recuse Mr. Corley for this matter.

Mr. Brent Rockett **MOTIONED, SECONDED** by Ms. Holly Grimsley to recuse Mr. Corley. The vote was unanimous.

The Chair asked for a motion to seat Mr. Stephen Wise on the Board.

Mr. Brent Rockett **MOTIONED, SECONDED** by Ms. Holly Grimsley to have Mr. Stephen Wise seated on the Board. The vote was unanimous.

Planning and Zoning Commission
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The Chair called on Mr. Phillip Collins to present the staff report for SUSE2021-00045, Amendment to approved Master Plan for Rocky River Regional Wastewater Treatment Plant (RRRWTP). Applicant is Mr. Thomas Hahn. Owner is Water and Sewer Authority of Cabarrus County. (WSACC),

Mr. Phillip Collins, Sr. Planner, addressed the Board presenting the staff report. The subject property is approximately 261 acres in size. The purpose of this request is to amend the Master Plan that was approved in January of 2019 (CUSE2018-00006).

The subject property is currently the location of the Rocky River Regional Wastewater Treatment Plant (RRWWTP). The property is bounded to the south by the Rocky River and to the east by Irish Buffalo Creek. The subject property is surrounded to the north, east and south by residential and agriculture uses, and to the west, residential and vacant properties. Zoning on the subject property is LDR and any uses permitted in the LDR district would be permitted on the subject property. The subject property is surrounded by Agriculture Open Space (AO) and Low Density Residential (LDR).

The applicant has provided correspondence from NCDOT stating that there would not be any need for studies for this request.

Because there are no physical upgrades to building projects currently proposed, no stormwater or soil and erosion control plans were provided. The Applicant will be required to seek review and approval from NCDEQ as new development is proposed on the site. NCDEQ plan review and permitting will be required as part of commercial zoning site plan review and approval.

The applicant submitted the "Findings of Fact" sheet along with an amended Master Plan showing the proposed additions to, and deletions from, the approved Original Master Plan. If approved, the plan currently under consideration will serve as the Master Plan for the overall site moving forward.

The facility meets the current standards of the zoning ordinance for a Public Service Facility.

The applicant submitted a Stormwater Pollution Prevention Plan that covers the entire site and an Emergency Action Plan.

The total combined footprint for the existing impervious area is approximately 573,000 square feet.

The total combined footprint for the proposed impervious area is 105,500 square feet. With these proposed additions, approximately 0.7% of the site will be covered with new structure surfaces and approximately 6% of the site will be covered in impermeable surfaces. The LDR zoning districts permits sites to be covered with up to 20% impermeable surface.

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January 11, 2022

The purpose of the amended Master Plan is to expand the current treatment capacity at the facility to accommodate continuing growth in Cabarrus County. The original master plan was reviewed and approved by the Board of Adjustment at its regular meeting in January 2019.

If the revised Master Plan is approved, in the future, when new buildings or equipment installations are proposed, the Applicant would be required to submit plans for commercial zoning site plan review and approval only. So long as the proposed site plan matches the amended Master Plan, there would be no need to submit a new Special Use Permit to the Board of Adjustment.

Mr. Collins called to the Board's attention Exhibit F, the Comparison Maps. He said on this map, basically all the blue is what is being proposed with this proposal. All that is in red is the old, and none of the red is being renewed, it is just going to be the blue.

Mr. Collins wants to point out that Mr. Hahn was good enough to catch it after the packet was sent out, that there is a smaller building right here (showed on the map), that was not in the Board packet and an extension of a building right here (showed on the map) and a concrete pad that is here, and a vehicle equipment storage building. These were not included; he did not catch them and Mr. Hahn brought it to his attention. Mr. Collins wanted to include that information and submit it for the record.

Should the Board of Adjustment grant approval of the Special Use Permit, Staff requests the following conditions become part of the approval and case record:

1. Site plan review and approval is required subsequent to Board of Adjustment approval in order to ensure compliance with all applicable development requirements and conditions.
2. A granting order, stating restrictions and applicable conditions of approval, shall be recorded with the deed to the property.
3. The applicant shall procure any and all applicable federal, state, and local permits prior to commencement of the project.
4. Any modification of the proposed Master Plan, or deviation therefrom, that does not qualify as minor modifications, shall be reviewed by the Board of Adjustment in the form of an amendment to the Special Use Permit.
5. Applicant must submit copies of permits and documentation as required from NCDEQ for Phase 2 Post-Construction Stormwater and Soil and Erosion Control permitting with site plans submittals to zoning for review and approval. Approved permits from NCDEQ are required prior to zoning permitting.
6. Applicant must submit and obtain Floodplain Development Permits from Cabarrus County for all development, as defined by FEMA, located in the regulated floodplain.

Mr. Collins said conditions number 7 and 8 were from the Fire Marshal conditions carried over from the original Conditional Use Permit approval. He said in Number 7, strike the middle sentence because it refers to the old plan and the old plan is not there anymore. He would suggest that Number 7, should read:

7. Master Plan shows several new buildings and building expansions. Any additional buildings will require building plans to be submitted for construction.
8. Master Plan proposed access roads are adequate as shown. If buildings/structures are moved, access roads will need to be addressed further.

Mr. Collins would be happy to answer any questions the Board may have.

The Chair asked if there were any questions for the staff.

The Chair said it is his understanding that the applicant does not want to make a presentation, is that still the case?

Mr. Chad VonCannon, Engineering Director, Water and Sewer Authority of Cabarrus County (WSACC), 232 Davidson Highway, Concord, NC., addressed the Board stating that we do not have a formal presentation to make, but would like to thank the Board for consideration of this.

He understands, this is a very crucial project for Cabarrus County, to continue to support growth in our area. WSACC and our Design Engineer, at the direction of our Board of Directors, has pushed us to try to keep this a very compact project; to limit the impacts to our buffers that it would have to our neighbors with this project. He thinks their Engineers have done a really good job with that, and thus the changes that you see from the 2019 layout, of really preserving our buffer and preserving those areas for potential future needs.

Mr. VonCannon is here tonight to answer any questions. He said Mr. Thomas Hahn is our Assistant Engineering Director and is our Technical Lead from WSACC on this project, and Mr. George Anipsitakis, is our Lead Engineer, with Brown and Caldwell for the design of this project.

The Chair asked if there were any questions for the applicant. There being no questions, the Chair opened the Public Hearing. There being no one speaking for or against the case, the Chair closed the Public Hearing.

The Chair said at this time the Board will need to discuss the proposed Special Use Permit for the Public Service Facility Master Plan. The Board will need to discuss thoroughly and have findings to support or deny the request for the Amended Master Plan.

The Chair asked the Board if the amended Master Plan proposal meets the standards defined in the

ordinance for a Special Use Permit and have potential impacts of the proposed use been mitigated where possible.

Mr. Charles Paxton said it is a worthwhile project. Obviously, it is in the public interest because of the growth, and we need to accommodate the growth.

Mr. Brent Rockett agrees with Mr. Paxton. Obviously, water and the availability of water within our County has been a major point of conversation recently, and this seems to be with the intent of moving toward solving some of those issues.

The Chair notes that the landscaping for the site provides adequate screening with what is existing. If you looked over the neighborhood meeting minutes, a couple of the concerns that property owners had, they are addressing.

They are changing the aeration basin. The noise from the valves were an issue, their new processes should eliminate that and reduce odors from the plant. They are also changing the lighting, to have less impact on neighbors by transitioning from the taller light poles to the shorter poles. It appears they worked with the neighbors to mitigate the impacts with what they are proposing here.

There being no further discussion, Ms. Holly Grimsley **MOTIONED, SECONDED** by Mr. Brent Rockett to **APPROVE SUSE2021-00045**, Amendment to Approved Master Plan for Rocky River Regional Wastewater Treatment Plant with conditions recommended by Staff, and with the changes on Item #7 and Item #8 presented by Mr. Phillip Collins. The vote was unanimous.

Legal Update

Mr. David Goldberg, Deputy County Attorney, addressed the Board giving an update on the McClain RV case on Joyner Road. Since we last talked, via a Writ of Execution process, we will collect the debts owed.

He thinks we have a tentative deal that the Sheriff was able to facilitate. We will not tow off his cars and take money out of his bank accounts. In exchange, he is going to make a substantial upfront payment of a portion of his penalties, and a \$200 per month payment towards those penalties for 12 months.

If he does that, it will stop the accrual of the interest as it is accruing right now, and we will not tow all his cars. He must clear out the lot and come into compliance there too.

Mr. Goldberg thinks we are on the right path. It is not done until it is done. He thinks the deputies going over there and eyeballing his stuff has provided the proper motivation, and we are getting to a descent result. He said the next time we talk it could be a completely different situation.

Mr. Goldberg said if the Board has any questions, he knows we had a little email traffic on

conflicts of interest. He was talking with Ms. Morris, and in the not so distance future we will have a little more opportunity to talk through some of those statutes and a couple of other things. He said to just keep it in the back of your mind, so there are no surprises, and always be on the lookout.

The Board is the best identification of conflicts, and the changes to 160D put them really front and center. When you look at the statutes, they seem so simple, right up until you start thinking about them. We will have more discussions on that and more support, but if you have any questions before that, please feel free to reach out.

Directors Report

Ms. Susie Morris said the text amendments will be going to the Board of Commissioners on Tuesday (January 18, 2022) evening. Those were the text amendments related to the Flood Ordinance. Hopefully, that will be approved and then we can work on resolving our final outstanding issues for our five-year audit with FEMA and see what that result is going to be.

She said Ms. Nurse has attended a training and will take about five minutes to give an update on what that was about. There was a power point that went along with that, and Ms. Morris will send it out to the Board.

Now that it is the first of the year, we will be renewing our information and our subscription with the School of Government. She does not know if there will be any new modules in the new subscription. Once we have access to it, she will let the Board know if there are any additional online trainings that you may need to take.

In February, Ms. Morris will be submitting to the Board of Commissioners for a Midland representative to be appointed to the Board. At that point, we would have one open seat and that currently would be the Northwest Area representative. We may look at making some modifications to the mapping that is used, to broaden those areas, and broaden that reach for potential applicants for the Board.

The Chair called on Ms. Ingrid Nurse to give a briefing on the workshop she attended.

Ms. Ingrid Nurse addressed the Board stating that she attended a Quasi-Judicial workshop in August 2021. They defined what a quasi-judicial process is and how it is different from other decisions. The appropriate procedures for hearing a quasi-judicial case and considering the evidence and deciding the case and finalizing the decision.

There were some power point slides that she will send Ms. Morris to share with the Board that included resources to review.

Planning and Zoning Commission
Minutes
January 11, 2022

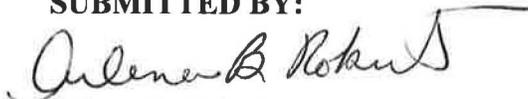
There being no further discussion, Ms. Holly Grimsley **MOTIONED, SECONDED** by Mr. Stephen Wise, to adjourn the meeting at 6:55 p.m. The vote was unanimous.

APPROVED BY:



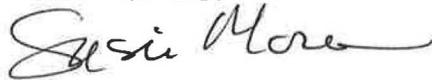
Mr. Adam Dagenhart

SUBMITTED BY:



Arlena B. Roberts

ATTEST BY:



Susie Morris, Planning and Zoning Manager

FILED
CABARRUS COUNTY NC
WAYNE NIXON
REGISTER OF DEEDS

FILED Feb 09, 2022
AT 01:47 pm
BOOK 15837
START PAGE 0299
END PAGE 0302
INSTRUMENT # 04661
EXCISE TAX \$0.00

MKL

SCANNED AND RETURNED

Prepared by:
Richard M. Koch
Cabarrus County Attorney

Application Number SUSE 2021-00045

PIN: 5547-06-4548; 5547-17-5388
5537-98-7403; 5547-17-5193
5537-99-6094

COUNTY OF CABARRUS
STATE OF NORTH CAROLINA

ORDER GRANTING A SPECIAL USE PERMIT

The Board of Adjustment for the County of Cabarrus, having held a public hearing on January 11, 2022, to consider application number SUSE 2021-00045, submitted by the Water and Sewer Authority of Cabarrus County and having heard all of the evidence and arguments presented at the hearing, makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

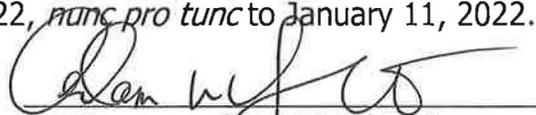
1. The Board makes and adopts the Findings of Fact contained in the attached Exhibit 1 labeled Findings of Fact.
2. It is the Board's CONCLUSION that the proposed use does satisfy the first General Standard listed in Section 8.3 of the Cabarrus County Zoning Ordinance ("Ordinance"); namely, that the use will promote the public health, safety and general welfare, if located where proposed and developed and operated according to the plan as submitted.
3. It is the Board's CONCLUSION that the proposed use does satisfy the second General Standard listed in the Ordinance; namely, the use does not adversely affect the adequacy or is appropriately located with respect to sewage disposal facilities, solid waste and water, police, fire and rescue, equal protection, schools, transportation systems (in and around the site) and other public facilities.

1 pgs 26-

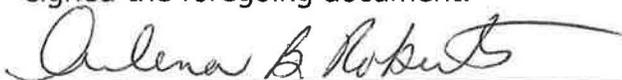
4. It is the Board's CONCLUSION that the proposed use does satisfy the third General Standard listed in the Ordinance; namely, that the use will not violate neighborhood character nor adversely affect surrounding land uses.
5. It is the Board's CONCLUSION that the proposed use does satisfy the fourth General Standard listed in the Ordinance; namely, the use is in compliance with the general plans for the physical developments of the County as embodied in the Ordinance or in the Comprehensive Plan, or portion thereof, adopted by the Board of County Commissioners.
6. It is the Board's CONCLUSION that the proposed use does satisfy the specific standards listed in the Ordinance for this use.

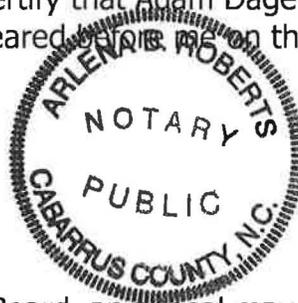
Therefore, because the Board concludes that all of the general and specific conditions precedent to the issuance of a SPECIAL USE PERMIT have been satisfied, it is ORDERED that the application for the issuance of a SPECIAL USE PERMIT be GRANTED, subject to the conditions contained in the staff report, if any, and the Findings of Fact and Conclusions. The applicant shall fully comply with all the applicable, specific requirements in the Ordinance. The Master Plan shall be considered the approved site plan at this time, although it is understood and agreed that the Master Plan can be modified in accordance with the conditions contained below. If any of the conditions shall be held invalid, this permit shall become void and of no effect.

Ordered this 8th day of February, 2022, *nunc pro tunc* to January 11, 2022.


 CHAIR of the CABARRUS COUNTY
 PLANNING AND ZONING COMMISSION
 Sitting as the BOARD OF ADJUSTMENT

I Arlena B. Roberts, Notary for Cabarrus County, NC certify that Adam Dagenhart, Chair of the Cabarrus Planning and Zoning Commission appeared before me on this day and signed the foregoing document.


 Arlena B. Roberts, Notary Public
 My Commission expires: March 21, 2022



NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Superior Court of Cabarrus County within thirty (30) days after the date of this order. See Section 12-25 of the Ordinance.

EXHIBIT 1

FINDINGS OF FACT SPECIAL USE PERMIT APPLICATION APPLICANT: WSACC ROCKY RIVER REGIONAL WASTEWATER TREATMENT PLANT SUSE 2021-00045

FINDINGS OF FACT

1. The use as proposed is not detrimental to the public health, safety or general welfare.

a) See Applicant's response to this requirement, which is incorporated by reference as a Finding of Fact.

b) The proposed use adds no new additional burden to the property that would affect the public adversely.

2. The use as proposed is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, etc.

a) See Applicant's response to this requirement, which is incorporated by reference as a Finding of Fact.

b) All such facilities, which are not specifically required for this additional use, are located nearby.

3. The use as proposed will not violate neighborhood character nor adversely affect surrounding land uses.

a) See Applicant's response to this requirement, which is incorporated by reference as a Finding of Fact.

b) The proposed use adds no new additional burden to the property that would affect the public adversely.

4. The use as proposed will comply with the general plans for the physical development of the County as embodied in the Zoning Ordinance or in the area development plans that have been adopted.

a) See Applicant's response to this requirement, which is incorporated by reference as a Finding of Fact.

b) The proposed use adds no new additional burden to the property that would affect the public adversely.

EXHIBIT 2
CONDITIONS
APPLICATION SUSE 2021-00045

1. Site plan review and approval is required subsequent to Board of Adjustment approval to ensure compliance with all applicable development requirements and conditions.
2. The granting order, stating the restrictions and applicable conditions of the approval, shall be recorded with the deed of the property.
3. Applicant shall procure any and all applicable federal, state, and local permits prior to commencement of project.
4. Any modification of the proposed Master Plan, or deviation therefrom, that does not qualify as a minor modification, shall be reviewed by the Board of Adjustment in the form of an amendment to the Special Use Permit.
5. Applicant must submit copies of permits and documentation as required from NCDEQ for Phase 2 Post-Construction Stormwater and Soil and Erosion Control permitting with site plan submittals to zoning for review and approval. Approved permits from NCDEQ are required prior to zoning permitting.
6. Applicant must submit and obtain Floodplain Development Permits from Cabarrus County for all development, as defined by FEMA, located in the regulated floodplain.
7. The Master Plan shows several new buildings and building expansions. Any new buildings or building expansions will require that building plans be submitted to Cabarrus County for review prior to construction.
8. The Master Plan proposed access roads are adequate as shown. If buildings/structures are moved, access roads will need to be addressed further.



Cabarrus County
Register of Deeds
P.O. Box 707
Concord, NC 28026
(704)920-2112
Wayne Nixon, Register of Deeds

Receipt For : CAB. CO. PLANNING

Instrument Type : ORDER
Instrument # : 04661
Book/Page : 15837 / 0299-00302 Pages : 4
1st Grantor : BOARD OF ADJUSTMENT
1st Grantee : CABARRUS COUNTY PLANNING AND ZONING COMMISSION
Description:

Receipt # : 2022-554725
Date : 02/09/2022 01:47pm
Document : 1 of 1

Description	Qty	Unit Cost	Extended
Miscellaneous document - first 15 pages	1	26.00	26.00
	Document 1		26.00
	Grand Total		26.00
	Voucher		-26.00
	Balance		0.00

Conditional Use Permit: SUSE2021-00045

Applicant Information: Water and Sewer Authority of Cabarrus County (WSACC)
Thomas Hahn
232 Davidson Highway
Concord, NC 28026

Owner Information: WSACC
Thomas Hahn
232 Davidson Highway
Concord, NC 28026

PIN#: 5547-06-4548, 5537-98-7403, 5537-99-6094, 5547-17-5193, &
5547-17-5388

Area in Acres: +/- 261.32 acres

Purpose of Request: The purpose of this request is to amend the Master Plan that was approved in January of 2019 (CUSE2018-00006).

Site Description: The site is approximately 261.32 acres total and is currently the location of the Rocky River Regional Wastewater Treatment Plant (RRWWTP). The property is bounded to the south by the Rocky River and to the east by Irish Buffalo Creek.

Current Land Uses: Public Service Facility

Adjacent Land Uses: North: Residential /Agricultural
East: Residential/Agricultural
South: Residential/Agricultural
West: Residential/Vacant

Permitted Uses: Any uses permitted in the LDR zoning district

Existing Zoning: LDR (Low Density Residential)

Surrounding Zoning: North: LDR (Low Density Residential)
East: AO (Agriculture / Open Space)
South: AO (Agriculture / Open Space)
West: AO (Agriculture / Open Space) and LDR (Low Density Residential)

Signs Posted: 12/17/21

Newspaper Notification: 12/29/21

Newspaper Notification 2: 1/5/22

Notification Letters: 12/20/21

Exhibits

Exhibit A – Staff Report

Exhibit B – Application

Exhibit C – Master Plan

Exhibit D – Staff Maps

Exhibit E – Neighborhood Meeting/Surrounding Property Information

Exhibit F – Comparison Maps

Agency Review Comments

Planning Review:

Staff Report. Phillip Collins, Senior Planner Cabarrus County

NCDOT Review:

No issues. Marc Morgan, NCDOT

Fire Marshal Review:

Once plans are submitted for actual roads and buildings, Fire Code will apply. Drew Barkley, Assistant Fire Marshal

EMS Review:

No issues. Justin Brines, Cabarrus County EMS Deputy Chief

Sheriff's Office Review:

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

Soil and Water Review:

No comments. Tammi Remsburg, Cabarrus County Resource Conservation Manager

Health Review:

No comment. Chrystal Swinger, Cabarrus Health Alliance

Erosion Review: Approved

No comment. Chris Graybeal, NCDEQ

Storm Water Review:

No comment. Corey Anen, NCDEQ

History / Other Information

1. The applicant provided correspondence from NCDOT stating that there would not be any need for studies for this request.
2. Because there are no physical upgrades or building projects currently proposed, no stormwater or soil and erosion control plans were provided. The Applicant will be required to seek review and approval from NCDEQ as new development is proposed on the site. NCDEQ plan review and permitting will be required as part of commercial zoning site plan review and approval.
3. The applicant submitted the "Findings of Fact" sheet along with an amended Master Plan showing the proposed additions to, and deletions from, the approved Original Master Plan (CUSE2018-00006).
 - a. If approved, the plan currently under consideration will serve as the Master Plan for the overall site moving forward.
4. An existing Public Service Facility (wastewater treatment plant) occupies the subject property.
 - a. The facility meets the current standards of the zoning ordinance for a Public Service Facility.
5. The applicant submitted a Stormwater Pollution Prevention Plan that covers the entire site and an Emergency Action Plan.
6. The total combined footprint for existing impervious area is approximately 573,000 SF (64,900 SF of which is structural coverage). The total combined footprint for proposed impervious area is 105,500 SF (18,300 SF of which is structural coverage). With these proposed additions, approximately 0.7% of the site will be covered with new structure surfaces and approximately 6% of the site will be covered in impermeable surfaces. The LDR zoning districts permits sites to be covered with up to 20% impermeable surface.
7. The purpose of the amended Master Plan is to expand current treatment capacity at the facility to accommodate continuing growth in Cabarrus County. The original master plan was reviewed and approved by the Board of Adjustment at its regular meeting in January 2019.

8. If the revised Master Plan is approved, in the future, when new buildings or equipment installations are proposed, the Applicant would be required to submit plans for commercial zoning site plan review and approval only. So long as the proposed site plan matches the amended Master Plan, there would be no need to submit a new Special Use Permit to the Board of Adjustment for review and approval.

Conditions of Approval

Should the Board of Adjustment grant approval of the Special Use Permit Amendment, Staff requests the following conditions become part of the approval and case record:

1. Site plan review and approval is required subsequent to Board of Adjustment approval to ensure compliance with all applicable development requirements and conditions. (Zoning)
2. The Granting Order, stating restrictions and applicable conditions of approval, shall be recorded with the deed of the property. (Zoning)
3. The applicant shall procure any and all applicable federal, state, and local permits prior to commencement of project. (Zoning)
4. Any modification of the proposed Master Plan, or deviation there from, that does not qualify as minor modifications, shall be reviewed by the Board of Adjustment in the form of an amendment to the Special Use Permit. (Zoning)
5. Applicant must submit copies of permits and documentation as required from NCDEQ for Phase 2 Post-Construction Stormwater and Soil and Erosion Control permitting with site plans submittals to zoning for review and approval. Approved permits from NCDEQ are required prior to zoning permitting. (Zoning)
6. Applicant must submit and obtain Floodplain Development Permits from Cabarrus County for all development, as defined by FEMA, located in the regulated floodplain. (Zoning)
7. Master Plan shows several new buildings and building expansions. Future Administration Building, current Admin Building Expansion, Blower Building, Main Pumping Station Expansion, Chemical Storage and Feed Facility, Electrical Building, Filter Building, Chemical Contact Basin, HPO₂ System Expansion, Odor Control Building, Headworks Building Expansion, Biological Treatment Area, Sludge Thickening and Storage Area, and any additional buildings will require building plans to be submitted for construction. (Fire Marshal – condition carried over from original Conditional Use Permit approval)
8. Master Plan proposed access roads are adequate as shown. If buildings/structures are moved, access roads will need to be addressed further. (Fire Marshal – condition carried over from original Conditional Use Permit approval)



SPECIAL USE PERMIT APPLICATION

STAFF USE ONLY:

Application/Accela#: _____
 Reviewed by: _____
 Date: _____
 Amount Paid: _____

INSTRUCTIONS/PROCEDURES:

1. Schedule a pre-application meeting with Staff to discuss the procedures and requirements for a Special Use Permit request.

Date of Pre-Application Meeting: 11/3/2021 Staff Facilitator(s): Susie Morris, Phillip Collins

2. Submit a complete application to the Planning Division. All applications must include the following:
 - Cabarrus County Land Records printout of all adjacent property owners. This includes properties located across the right-of-way and all on-site easement holders. The list must include owner name, address, and Parcel Identification Number.
 - A recent survey or legal description of the property.
 - Copies of the proposed site plan (number to be determined at pre-application meeting).
 - Any additional documents essential for the application to be considered complete. (Determined at pre-application meeting)
3. Submit cash, check, or money order made payable to Cabarrus County.

Fees: Special Use Permit \$650.00 (includes first acre) +\$15.00 *per acre*
 (Plus the cost of advertising and engineering fees if applicable)
 (if a 3rd submittal is required, an additional review fee will be assessed)

The deadline for submittal is always the same day as the Planning and Zoning Commission Meeting which is the second Tuesday of the month. Applications must be submitted before 2:00 PM that day for consideration on the next available agenda.

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

PROCESS SUMMARY:

1. Hold a pre-application meeting with Staff to discuss your Special Use Permit request and the Special Use Permit process.
2. Submit a complete application with the appropriate fees to the Cabarrus County Planning Division.

Staff and appropriate agents will review your complete application and site plan and comments will be forwarded to you. You will need to address the comments in writing, revise the site plan accordingly and resubmit a site plan showing that all comments are addressed, and errors corrected.

3. Once advised that the site plan is correct and ready to be presented to the Board of Adjustment, you will need to submit folded copies of the site plan (number determined by staff).
4. When the copies of the plan are received, Staff will begin to prepare a staff report, schedule a public meeting date, and notify adjacent property owners of the public meeting/public hearing date. A sign advertising the public hearing will also be placed on the property being considered for the Special Use Permit.

Meeting Information: Meetings are held the second Tuesday of each month at 6:30 PM in the Cabarrus County Governmental Center located in downtown Concord at 65 Church Street, SE.

Special Use Permit: Special Use Permits are considered by the Board of Adjustment during a quasi-judicial hearing. This means that anyone wishing to speak regarding the application must be sworn in. The vote requirement for the Special Use Permit to pass is a simple majority. Additional conditions may be added as part of the Special Use Permit approval process.

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

TO THE BOARD OF ADJUSTMENT:

I HEREBY PETITION THE BOARD OF ADJUSTMENT TO GRANT THE ZONING ADMINISTRATOR THE AUTHORITY TO ISSUE A SPECIAL USE PERMIT FOR THE USE OF THE PROPERTY AS DESCRIBED BELOW.

APPLICANT	PROPERTY OWNER
Water and Sewer Authority of Cabarrus County Thomas Hahn, PE	Water and Sewer Authority of Cabarrus County Thomas Hahn, PE
NAME	NAME
232 Davidson Highway	232 Davidson Highway
ADDRESS	ADDRESS
Concord, NC 28027	Concord, NC 28027
CITY, STATE, ZIP CODE	CITY, STATE, ZIP CODE
704 788-4164	704 788-4164
PHONE NUMBER	PHONE NUMBER
704 795-1564	704 795-1564
FAX NUMBER	FAX NUMBER
T.HAHN@WSACC.ORG	T.HAHN@WSACC.ORG
E-MAIL ADDRESS	E-MAIL ADDRESS

PARCEL INFORMATION:

Existing Use of Property	<u>Public Service Facility</u>
Proposed Use of Property	<u>Public Service Facility</u>
Existing Zoning	<u>Low-Density Residential</u>
Property Location	<u>6400 Breezy Lane Concord NC 28025</u>
Property Acreage	<u>261.32 Acres</u>
Parcel Number (PIN)	<u>5547064548, 5537987403, 5537996094</u>

LAND USE OF ADJACENT PROPERTIES:

NORTH Residential SOUTH Agricultural
EAST Residential WEST Agricultural / Residential

GENERAL REQUIREMENTS:

The Zoning Ordinance imposes the following general requirements on the use requested by the applicant. Under each requirement, the applicant should explain, with reference to the attached plans (when applicable) how the proposed use satisfies these requirements.

1. The Board must find that the uses(s) as proposed “are not detrimental to the public health, safety or general welfare.”

The proposed use is consistent with the operation of a wastewater treatment plant, providing necessary sanitary waste disposal services to the County. Current, site-specific stormwater pollution prevention plan and emergency action plan are attached. WSACC will continue to update the referenced plans as needed moving forward.

2. The Board must find that the use(s) as proposed “are appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, etc.”

The site is located in close proximity to Highways 601, 49, and 24/27. The plant expansion will provide additional capacity to serve the sanitary waste disposal needs of the County and surrounding area.

3. The Board must find that the use(s) as proposed “will not violate neighborhood character nor adversely affect surrounding land uses.”

The proposed use is well within the boundaries of the existing plant parcel. All required setbacks to adjacent properties shall be maintained.

4. The Board must find that the use(s) as proposed “will comply with the general plans for the physical development of the County or Town, as embodied in the Zoning Ordinance or in the area development plans that have been adopted.”

The proposed use is consistent with the existing wastewater treatment plant use. All required setbacks to adjacent properties shall be maintained.

SPECIFIC REQUIREMENTS:

The Zoning Ordinance also imposes SPECIFIC REQUIREMENTS on the use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Board, the proposed use(s) will comply with specific requirements concerning the following:

Nature of use (type, number of units, and/or area):

Public Service Facility – Wastewater Treatment Plant, expansion of existing facilities

Accessory uses (if any):

SETBACK PROVISIONS:

Principle Use:

Front: 414' Side yard Single: 513' Side yard Total: 2,008' Rear: 826'

Accessory Use:

Front: N/A Side yard Single: Side yard Total: Rear:

Height provisions: Principle Use: 40 feet (maximum) Accessory Use: N/A

Off street parking and loading provisions: (include calculations)

Compliance with off-street parking and loading provisions are included with the attached Development Plan Map and supporting data.

Sign provisions: (include sketch drawing with dimensions)

Provisions for screening landscaping and buffering: (show on site plan)

See attached Landscape Plan and supporting data.

Provisions for vehicular circulation and access to streets: (provide NCDOT permit and/or TIA)

Adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm waters, prevent erosion, subdue dust:

Appropriate grading, stormwater conveyance, and sediment and erosion control features shall be included as part of final design activities.

An adequate amount and safe location of play areas for children and other recreational uses according to the concentration of residential property:

Not applicable.

Compliance with applicable overlay zones: (see Chapter 4 of Zoning Ordinance)

No conflicts with overlay zones.

Compliance with the Flood Damage Prevention Ordinance: (see Chapter 16)

Any proposed structures located within 100 year flood boundary shall obtain applicable permits and approvals in accordance with Flood Damage Prevention Ordinance as part of final design activities.

Other requirements may be requested by the applicant or specified by the Board for protection of the public health, safety, welfare, and convenience:
None requested by applicant.

PREDEFINED STANDARDS:

Each individual Special Use listed in the Zoning Ordinance may have specific standards imposed. Refer to Chapter 8, the Special Use section of the Zoning Ordinance for these requirements. Each standard should be addressed in the site plan submitted along with this application.

CERTIFICATION:

I hereby confirm that the information contained herein and herewith is true and correct and that this application shall not be scheduled for official consideration until all the required contents have been submitted to the Planning and Development Department.

Signature of Applicant Chom Hhl Date: 11/24/2021

Signature of Owner Chom Hhl Date: 11/24/2021

To: Mark Fowler, Facilities Director

Water and Sewer Authority of Cabarrus County

Date: December 30, 2021

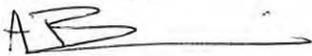
**PLACEMENT OF NEW ELECTRICAL EQUIPMENT IN CITY OF CONCORD
EASEMENT**

The City of Concord Electric Systems has no issue with Rocky River Waste Treatment plant placing new electrical equipment into the easement labeled Substation Easement 1, as shown on the attached drawings. This easement is referenced as survey sheet 2 of 2, Detail "A".

Once the new substation was completed, The City of Concord has no further need for the easement labeled Substation Easement 1, which is north of the substation site. At this time the City of Concord will begin the process of releasing that easement back to The Water and Sewer Authority of Cabarrus County.

Should you have any questions, or need anything further from us, please do not hesitate to let us know.

Respectfully,

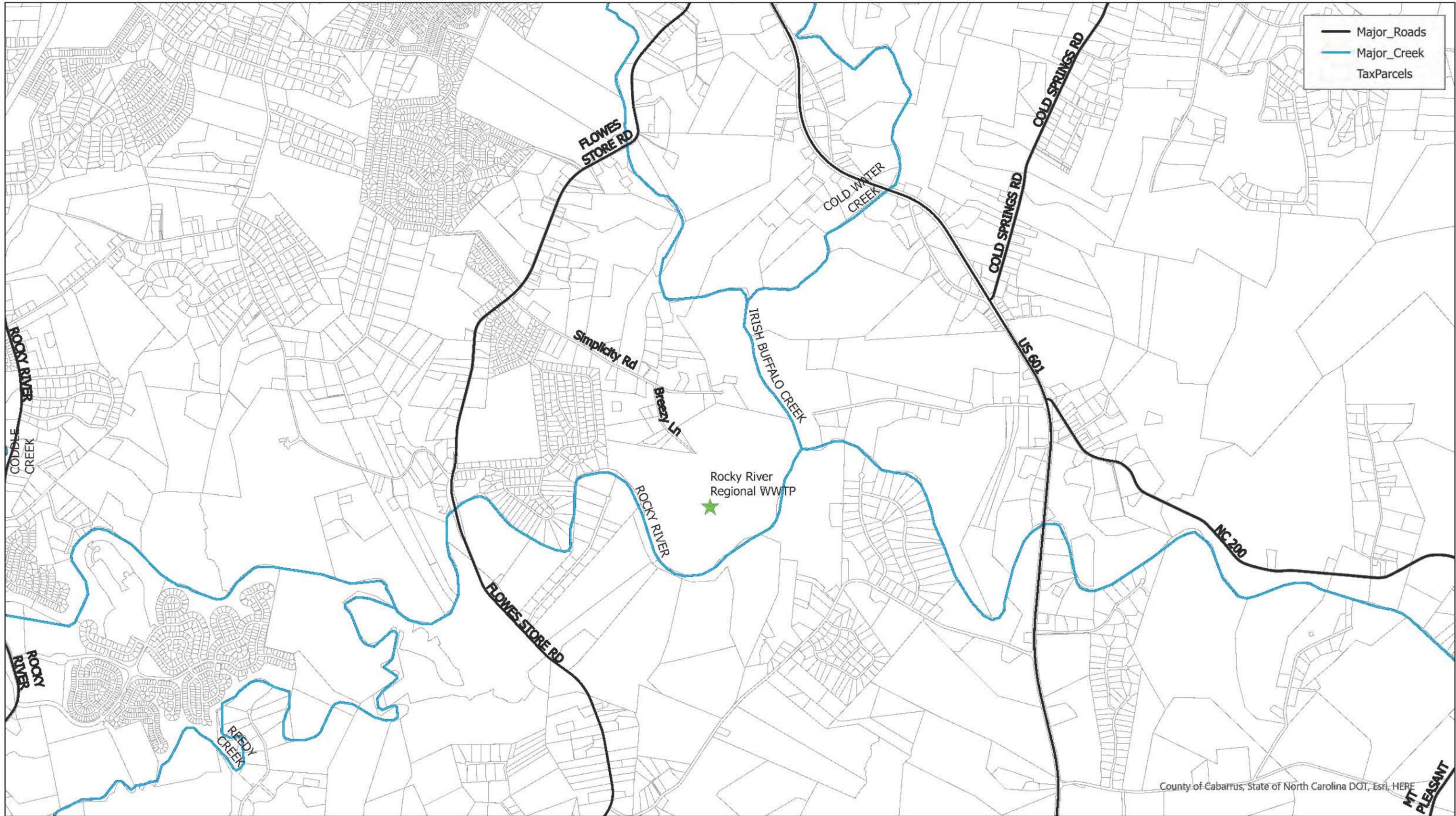


Alex Burris
Electric Director
City of Concord Electric Systems

Location Map

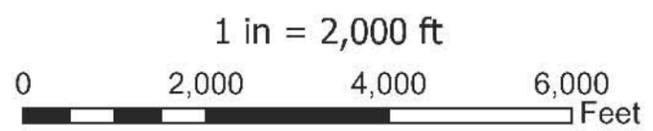
Features required to be shown on the Location Map are shown in the attached drawing as indicated below:

- ✓ The site and adjacent lots or tracts of land
- ✓ The intersection of at least two (2) public streets nearest the property
- ✓ The names of all public or private streets and right-of-ways, opened or unopened, clearly indicated
- ✓ North arrow



County of Cabarrus, State of North Carolina DOT, Esri, HERE

MT PLEASANT



Owner/Applicant:
 Water and Sewer Authority of Cabarrus County
 232 Davidson Highway, Concord, NC 28027
 Contact: Thomas Hahn, PE (704) 788 4164
 Engineer:
 Brown & Caldwell
 309 E Morehead St Ste 160, Charlotte, NC 28202
 Contact: George Anipsitakis, PE (704) 358 7204

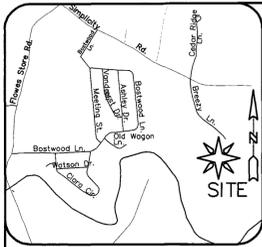
Location Map
 Phase 3 and Phase 4
 Expansion of RRRWWTP
 Created November 2021

Survey Map

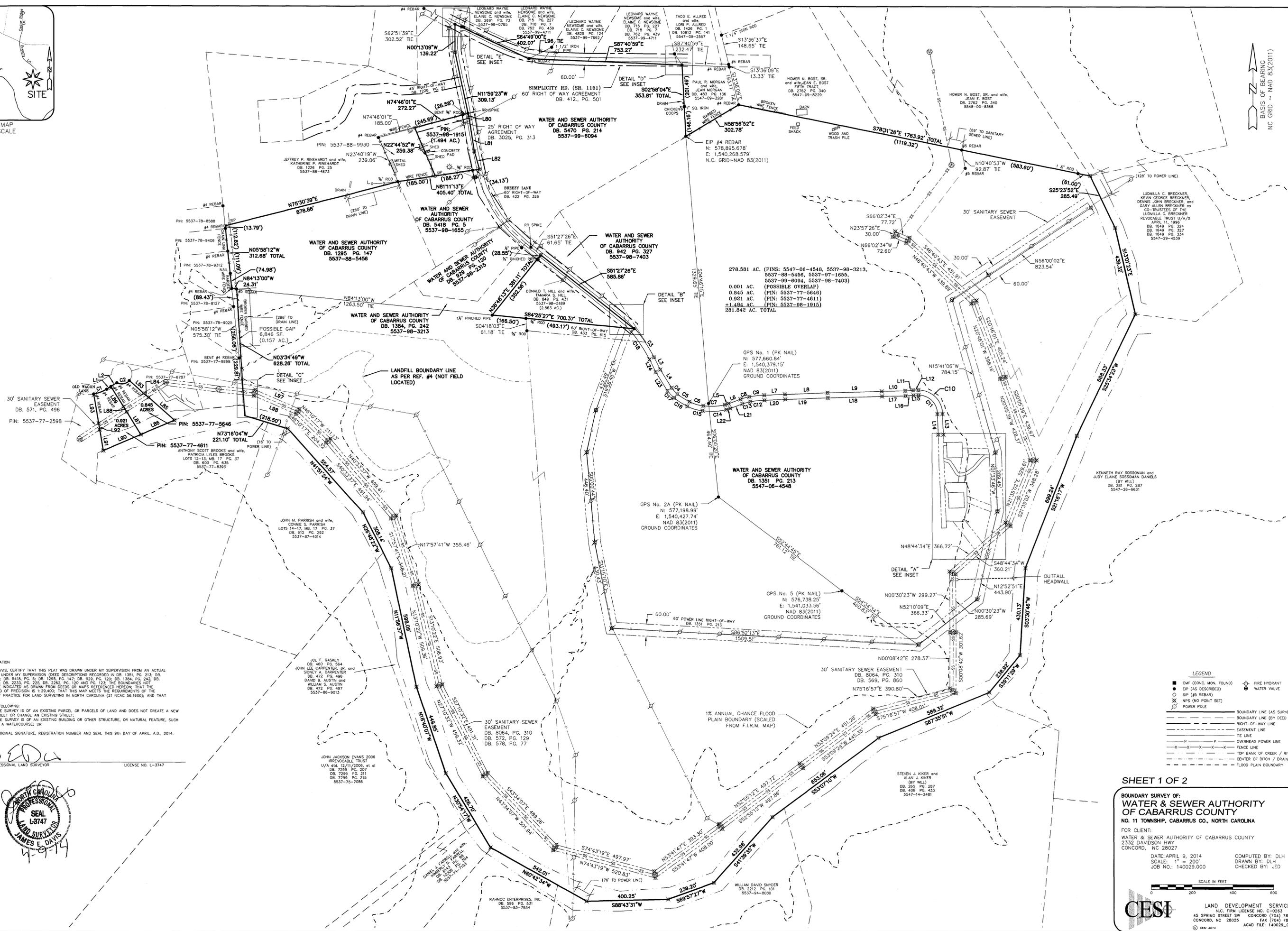
Features required to be shown on the Survey Map are shown in the attached drawings as indicated below:

- ✓ Name, address and contact information for the Design Professional responsible for preparing the map
- ✓ Date survey was made
- ✓ Scale, date, and North arrow
- ✓ Dimensions of the parcel and total area (square feet) of proposed site
- ✓ Deed Book and Page Number for subject property

A graphic scale is included on the Survey Map. Due to the size of the parcel, the Survey Map, Sheet 1 of 2, is presented at a scale greater than 1" = 100'.



BASIS OF BEARING
NAD 83(2011)
NC GRID ~ NAD 83(2011)



PLAT CERTIFICATION
I, JAMES E. DAVIS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN DB. 1351, PG. 213, DB. 5470, PG. 214, DB. 5418, PG. 5, DB. 1295, PG. 147, DB. 942, PG. 120, DB. 1384, PG. 242, DB. 1086, PG. 310, DB. 2233, PG. 223, DB. 2263, PG. 120 AND PG. 125, THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM DEEDS OR MAPS REFERENCED HEREON, THAT THE AVERAGE RATIO OF PRECISION IS 1:29,400, THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58.1600), AND THAT

C. THE FOLLOWING:
1. THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
2. THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9th DAY OF APRIL, A.D., 2014.

J. E. Davis
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3747



JOE F. GASKEY
DB. 460 PG. 564
JOHN LEE CARPENTER, JR. and
SIDNEY A. CARPENTER
DB. 472 PG. 496
DAVID B. AUSTIN and
WILLIAM S. AUSTIN
DB. 472 PG. 497
5537-98-9013

JOHN JACKSON EVANS 2006
IRREVOCABLE TRUST
U/A dtd. 12/11/2006, et al
DB. 7299 PG. 207
DB. 7299 PG. 211
DB. 7299 PG. 215
5537-98-7086

RAINCO ENTERPRISES, INC.
DB. 596 PG. 531
5537-83-7934

WILLIAM DAVID SNYDER
DB. 2212 PG. 101
5537-94-8080

STEVEN J. KIKER and
ALAN J. KIKER
(BY WILL)
DB. 285 PG. 287
DB. 408 PG. 433
5547-14-2481

LEGEND

■	CMF (CONC. MON. FOUND)	⊙	FIRE HYDRANT
●	EIP (AS DESCRIBED)	⊙	WATER VALVE
○	SIP (#3 REBAR)	---	BOUNDARY LINE (BY DEED OR PLAT)
⊗	NPS (NO POINT SET)	---	RIGHT-OF-WAY LINE
⊕	POWER POLE	---	EASEMENT LINE
---	BOUNDARY LINE (AS SURVEYED)	---	THE LINE
---	OVERHEAD POWER LINE	---	TOP BANK OF CREEK / RIVER
---	FENCE LINE	---	CENTER OF DITCH / DRAIN
---	1% ANNUAL CHANCE FLOOD PLAIN BOUNDARY (SCALED FROM F.I.R.M. MAP)	---	FLOOD PLAIN BOUNDARY

SHEET 1 OF 2

BOUNDARY SURVEY OF:
WATER & SEWER AUTHORITY OF CABARRUS COUNTY
NO. 11 TOWNSHIP, CABARRUS CO., NORTH CAROLINA

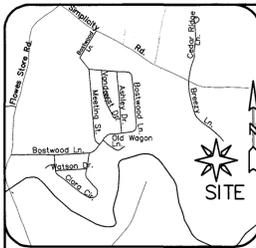
FOR CLIENT:
WATER & SEWER AUTHORITY OF CABARRUS COUNTY
2332 DAVIDSON HWY
CONCORD, NC 28027

DATE: APRIL 9, 2014
SCALE: 1" = 200'
JOB NO.: 140029.000

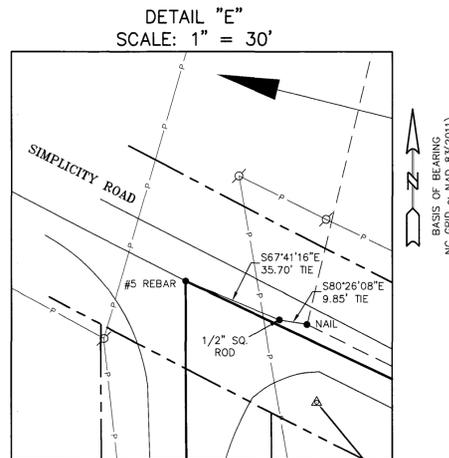
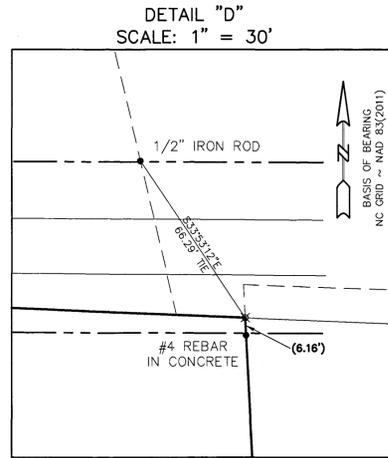
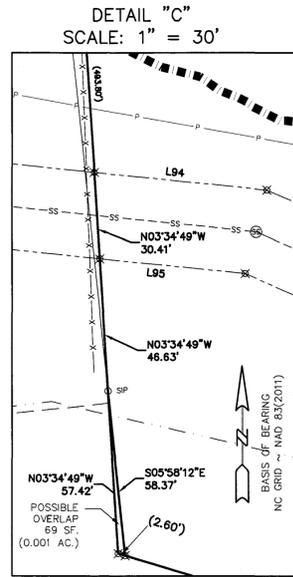
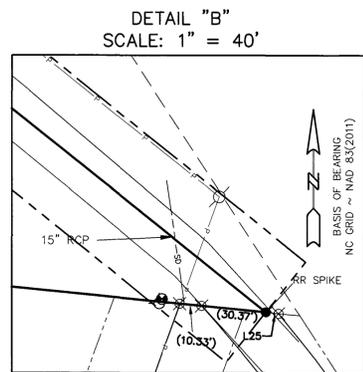
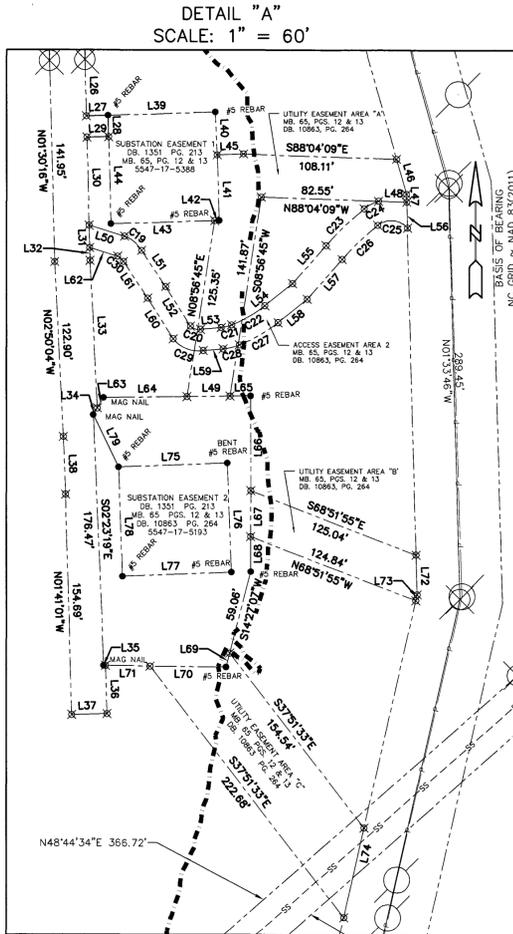
COMPUTED BY: DLH
DRAWN BY: DLH
CHECKED BY: JED

SCALE IN FEET
0 200 400 600

CESI LAND DEVELOPMENT SERVICES
N.C. FIRM LICENSE NO. C-9283
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
© 2014 ACAD FILE: 140029_000.DWG



VICINITY MAP
NOT TO SCALE



PARCEL TABLE			
PIN #	OWNER(S)	DEED BOOK & PAGE	LOT # (MAP BOOK AND PAGE)
5537-78-8588	EDWARD ALLEN	DB. 6339, PG. 1	LOT 222 (MB. 23, PG. 4)
5537-78-9406	MICHAEL S. BOTTA AND DAWN L. BOTTA	DB. 1220, PG. 279	LOT 223 (MB. 23, PG. 4)
5537-78-9312	ISRAEL LOA LUJAN	DB. 8493, PG. 179	LOT 224 (MB. 23, PG. 4)
5537-78-8127	LYNDA C. MLLIGAN	DB. 5925, PG. 163	LOT 225 (MB. 23, PG. 4)
5537-78-9025	M&W INDUSTRIES, INC. 6/2/6 BOSTWOOD ESTATES, INC.	DB. 1853, PG. 331	LOT 226 (MB. 23, PG. 4)
5537-77-8898	BOBBY JAMES RUSSELL AND WIFE, CLAUDIA M. RUSSELL	DB. 4287, PG. 20 DB. 4287, PG. 23	LT 227 (MB. 23, PG. 4)
5537-77-6787	M&W INDUSTRIES, INC. 6/2/6 BOSTWOOD ESTATES, INC.	DB. 1853, PG. 304	LOT 237 (23, PG. 5)
5537-77-5646	WATER AND SEWER AUTHORITY OF CABARRUS COUNTY	DB. 2262, PG. 120 DB. 2262, PG. 123	LOT 228 (MB. 23, PG. 5)
5537-77-4611	WATER AND SEWER AUTHORITY OF CABARRUS COUNTY	DB. 2233, PG. 225	LOT 229 (MB. 23, PG. 5)
5537-77-2598	M&W INDUSTRIES, INC. 6/2/6 BOSTWOOD ESTATES, INC.	DB. 1853, PG. 304	LOT 230 (MB. 31, PG. 7)
5537-88-9930	LARRY W. SHAWER, JR AND WIFE, KELLY SHAWER	DB. 3025, PG. 313	-
5537-98-1915	WATER AND SEWER AUTHORITY OF CABARRUS COUNTY	DB. 10856, PG. 310	-

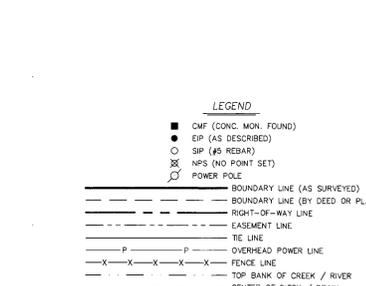
Line Table		
Line #	Length	Direction
L1	24.71'	S58°04'54"W
L2	35.00'	S58°04'54"W
L3	68.12'	S26°10'31"E
L4	107.43'	S31°48'56"E
L5	19.70'	N72°17'02"E
L6	61.73'	N69°44'23"E
L7	102.29'	N87°53'27"E
L8	209.81'	N87°54'40"E
L9	266.93'	N88°18'40"E
L10	114.99'	N88°48'33"E
L11	38.72'	N85°44'18"E
L12	26.18'	N87°51'06"E
L13	101.76'	S2°03'01"W
L14	102.20'	N2°03'01"W
L15	25.34'	S87°51'06"W
L16	38.91'	S85°44'18"W
L17	115.63'	S88°48'31"W
L18	266.67'	S88°18'40"W
L19	209.72'	S87°54'49"W
L20	102.28'	S87°53'27"W
L21	62.61'	S69°44'59"W
L22	20.83'	S72°17'02"W
L23	110.39'	N31°48'56"W
L24	68.96'	N26°10'00"W
L25	5.99'	N84°25'27"W
L26	39.82'	S1°30'16"E
L27	15.29'	N88°29'44"E
L28	15.00'	S1°36'15"E
L29	15.32'	S88°29'44"W
L30	62.12'	S1°30'16"E
L31	15.83'	S1°30'16"E
L32	9.01'	S1°30'16"E
L33	103.74'	S2°50'04"E

Line Table		
Line #	Length	Direction
L34	5.40'	S30°37'00"W
L35	1.37'	S89°21'56"E
L36	33.76'	S1°41'01"E
L37	25.00'	S88°18'59"W
L38	40.78'	N2°04'20"W
L39	75.82'	N88°00'25"E
L40	30.17'	S2°11'37"E
L41	46.36'	N2°08'40"W
L42	3.38'	N88°04'44"E
L43	73.19'	N88°04'44"E
L44	61.44'	S1°36'15"E
L45	18.58'	N87°46'19"E
L46	25.76'	S15°41'06"E
L47	5.46'	S1°33'46"E
L48	19.87'	N88°04'09"W
L49	30.44'	N89°14'46"E
L50	26.21'	S72°57'12"E
L51	30.42'	S33°47'43"E
L52	32.77'	S32°08'08"E
L53	14.62'	N84°56'08"E
L54	25.03'	S51°27'57"E
L55	36.06'	N41°10'07"E
L56	18.32'	S1°33'46"E
L57	37.41'	S41°10'07"W
L58	26.37'	S51°27'57"W
L59	14.01'	S84°56'08"W
L60	33.63'	N32°08'08"W
L61	30.79'	N33°47'43"W
L62	20.59'	N72°57'12"W
L63	8.58'	S30°37'00"W
L64	58.91'	N89°14'46"E
L65	14.57'	N89°14'46"E
L66	66.83'	S0°00'08"W

Line Table		
Line #	Length	Direction
L67	32.16'	S0°00'08"W
L68	24.75'	S0°00'08"W
L69	10.06'	S14°27'07"W
L70	85.06'	S89°21'56"E
L71	85.06'	S89°21'56"E
L72	27.97'	S1°33'46"E
L73	4.24'	S12°52'51"W
L74	64.57'	N12°52'51"E
L75	76.77'	N87°44'43"E
L76	76.77'	S2°14'23"E
L77	76.94'	S87°44'29"W
L78	76.78'	N2°06'35"W
L79	40.94'	S25°39'21"E
L80	21.19'	S10°27'29"E
L81	168.49'	S8°52'29"E
L82	93.24'	S15°54'29"E
L83	94.56'	S48°34'31"E
L84	31.04'	S48°34'31"E
L85	169.98'	S48°34'31"E
L86	179.45'	S66°49'41"W
L87	131.57'	N31°55'06"W
L88	30.01'	N31°55'06"W
L89	117.21'	N31°55'06"W
L90	201.64'	S66°49'41"W
L91	103.81'	N9°29'48"W
L92	32.89'	N9°29'48"W
L93	146.04'	N9°29'48"W
L94	61.19'	S84°08'12"E
L95	51.52'	N84°08'12"E
L96	125.90'	N62°58'19"E
L97	236.14'	N66°22'00"W
L98	226.10'	S66°22'00"E

- REFERENCES:
- ALL DEEDS AND MAPS SHOWN HEREON.
 - CABARRUS COUNTY ON-LINE C.I.S. TAX MAP.
 - RECORDED EASEMENT PLAT ENTITLED "EASEMENT PLAT PART OF THE PROPERTY OF WATER AND SEWER AUTHORITY OF CABARRUS COUNTY, BY CITY OF CONCORD ENGINEERING DEPARTMENT, DATED AUGUST 20, 2013, RECORDED IN MB 65, PG. 12 & 13. (CABARRUS COUNTY REGISTER OF DEEDS)
 - UNRECORDED MAP ENTITLED "BOUNDARY SURVEY FOR ROCKY RIVER WASTE WATER TREATMENT PLANT OF PROPERTY OF GROVER TUCKER" BY CONCORD ENGINEERING AND SURVEYING, INC. DATED MARCH 3, 1986. JOB NUMBER 86-02-27.
 - RECORDED MAP ENTITLED "FINAL PLAT OF BOSTWOOD ESTATES" BY SPRATT & BROOKS LAND SURVEYING, DATED NOVEMBER 12, 1987. RECORDED IN MAP BOOK 23, PAGE 3. (CABARRUS COUNTY REGISTER OF DEEDS)
 - UNRECORDED MAP ENTITLED "PLAT SHOWING TRACT 1 & 2 OF ROCKY RIVER WASTE TREATMENT PLANT" BY CONCORD ENGINEERING & SURVEYING, INC. DATED JANUARY 31, 1994. JOB NUMBER 93-11-17.
 - UNRECORDED MAP ENTITLED "TRACT 2 ROCKY RIVER WASTE TREATMENT PLANT" BY CONCORD ENGINEERING AND SURVEYING, INC. DATED DECEMBER 7, 1992. JOB NUMBER 93-11-17.
 - UNRECORDED MAP ENTITLED "RIGHT OF WAY SURVEY OF CITY OF CONCORD POWER LINE AT ROCKY RIVER WASTE TREATMENT PLANT" BY CONCORD ENGINEERING & SURVEYING, INC. DATED APRIL 29, 1992. JOB NUMBER 92-04-36.
 - RECORDED PLAT ENTITLED "FINAL PLAT OF BOSTWOOD ESTATES" BY SPRATT & BROOKS LAND SURVEYING, DATED MARCH 25, 1987. RECORDED IN MAP BOOK 23, PAGE 4. (CABARRUS COUNTY REGISTER OF DEEDS)
 - RECORDED PLAT ENTITLED "FINAL PLAT OF BOSTWOOD ESTATES" BY SPRATT & BROOKS LAND SURVEYING, DATED NOVEMBER 12, 1987. RECORDED IN MAP BOOK 23, PAGE 5. (CABARRUS COUNTY REGISTER OF DEEDS)
 - RECORDED PLAT ENTITLED "BOUNDARY SURVEY AND DIVISION OF LOT 230 AND LOT 231 OF BOSTWOOD ESTATES PROPERTY FOR BOSTWOOD ESTATES" BY SPRATT & BROOKS LAND SURVEYING, DATED APRIL 15, 1996. RECORDED IN MAP BOOK 31, PAGE 7. (CABARRUS COUNTY REGISTER OF DEEDS)
 - UNRECORDED MAP ENTITLED "TOPOGRAPHIC SURVEY OF ROCKY RIVER REGIONAL WASTE WATER TREATMENT PLANT" BY CONCORD ENGINEERING AND SURVEYING, INC. DATED NOVEMBER 6, 1988.

- NOTES:
- TRAVEL ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD. AVERAGE RAW ERROR OF CLOSURE: 1:29,400.
 - AREA COMPUTED BY COORDINATE COMPUTATIONS.
 - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - BASIS OF NC GRID ~ NAD 83(2011) WAS DERIVED FROM NCGS NETWORK RTK ON FEBRUARY 12, 2014. THIS WAS A CLASS AA SURVEY (POSITIONAL TOLERANCE < 0.09") USING FIXED CONTROL STATION "CONCORD CORES AMP" (NW 565,812.97', EA 1,533,753.95', ELEV 108.41', AND GEOID MODEL GEOID12A).
 - PROJECT POINT OF LOCALIZATION IS GPS TRAVELER NAIL #4: N49°37'46.04"E, E=1,544,379.15', G.C.F. = 0.09989778.
 - SUBJECT PROPERTY LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A REBASE FLOOD ELEVATIONS DETERMINED AS PER F.I.R.M. MAP NUMBER: 3710547002, EFFECTIVE DATE NOVEMBER 5, 2008 AND F.I.R.M. MAP NUMBER: 3710547003, EFFECTIVE DATE NOVEMBER 5, 2008).
 - THIS MAP DOES NOT CONFORM TO G.S. 47-30 AS AMENDED IN THAT IT HAS NOT BEEN PREPARED FOR RECORDATION PURPOSES.
 - PROPERTY SUBJECT TO DUKE POWER RIGHT OF WAYS (DB 160, PG. 474; DB 160, PG. 448; DB 160, PG. 473; DB 151, PG. 185; CABARRUS COUNTY REGISTER).
 - PROPERTY SUBJECT TO CONCORD TELEPHONE COMPANY RIGHT OF WAY (D.B. 344, PG. 233, CABARRUS COUNTY REGISTER).



SHEET 2 OF 2

BOUNDARY SURVEY OF:
WATER & SEWER AUTHORITY OF CABARRUS COUNTY
NO. 11 TOWNSHIP, CABARRUS CO., NORTH CAROLINA

FOR CLIENT:
WATER & SEWER AUTHORITY OF CABARRUS COUNTY
2332 DAVIDSON HWY
CONCORD, NC 28027

DATE: APRIL 9, 2014
SCALE: VARIES
JOB NO.: 140029.000

COMPUTED BY: DLH
DRAWN BY: DLH
CHECKED BY: JED

SCALE IN FEET
0 30 60 90

CESI LAND DEVELOPMENT SERVICES
N.C. FIRM LICENSE NO. C-2853
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
© CESI 2014 ACAD FILE: 140029_000.DWG

PLAT CERTIFICATION

I, JAMES E. DAVIS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN DB. 1351, PG. 213, DB. 1470, PG. 214; DB. 1418, PG. 5; DB. 1295, PG. 147; DB. 939, PG. 120; DB. 1384, PG. 242; DB. 10856, PG. 310; DB. 2233, PG. 225; DB. 2262, PG. 120 AND PG. 123). THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM DEEDS OR MAPS REFERENCED HEREON. THAT THE AVERAGE RATIO OF PRECISION IS 1:29,400; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58.1600); AND THAT

C. THE FOLLOWING:
1. THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
2. THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF APRIL, A.D., 2014.

J. E. Davis
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3747

Existing Features Maps

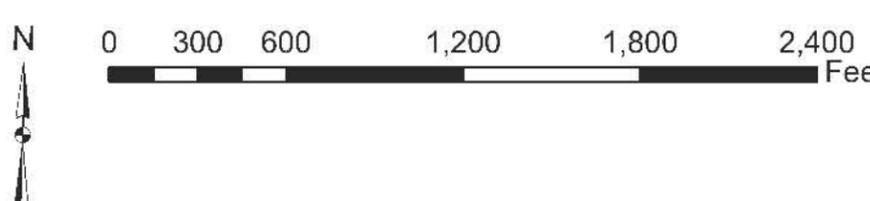
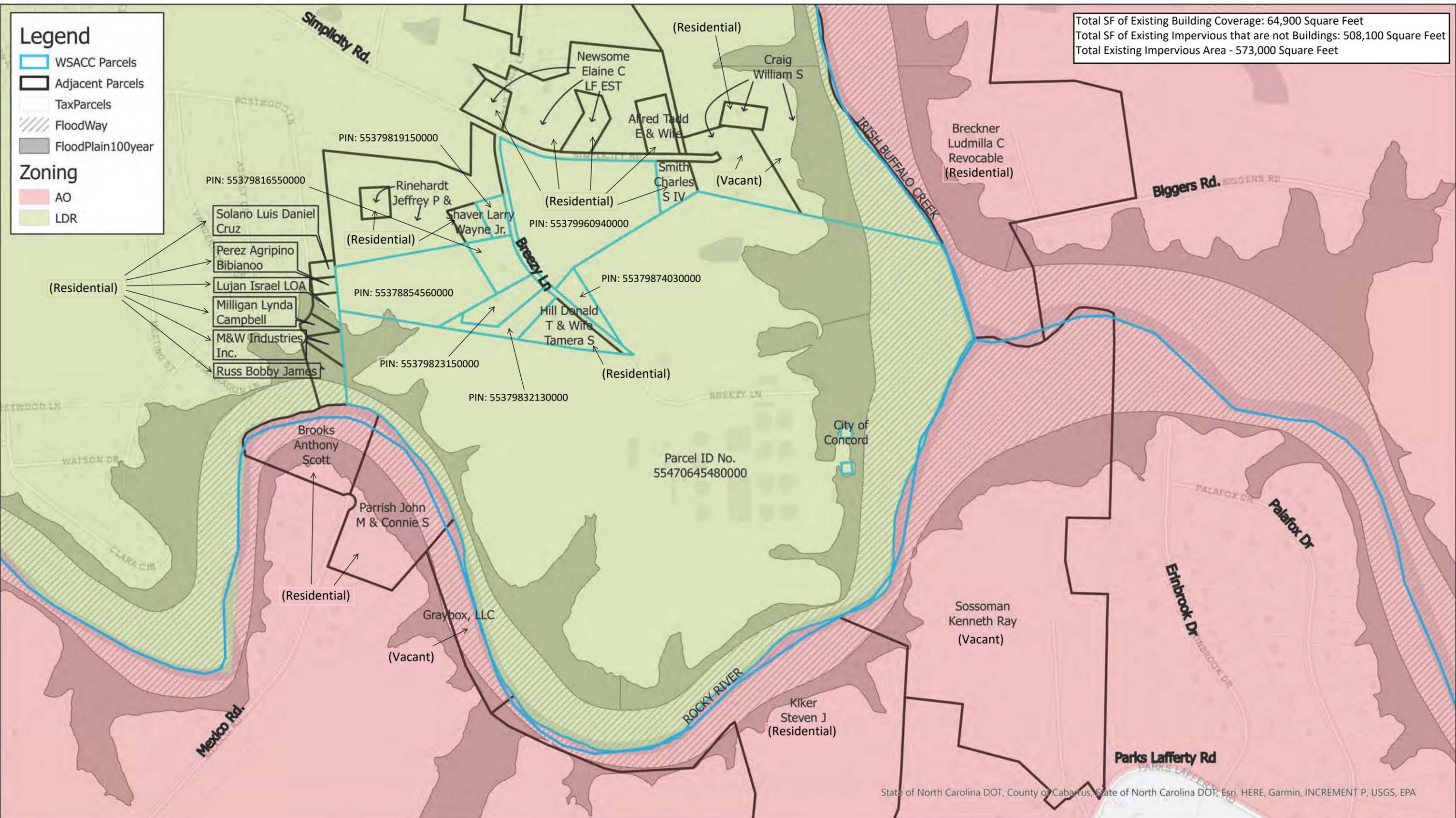
Features required to be shown on the Existing Features Map are shown in the attached drawing as indicated below:

- ✓ Parcel Identification Number(s) for site – **Existing Features Map, Sheet 1**
- ✓ Ownership, use and zoning designations of adjacent lots and/or tracts of land – **Existing Features Map, Sheet 1**
- ✓ The location of existing public rights-of-way, utility easements, railroads, power lines, culverts, drain pipes, drainage channels, flood channels, water bodies, streams, swamps, parks, cemeteries, bridges, irrigation ditches, waterlines, sewer lines, and/or natural gas lines – **Existing Features Map, Sheets 1 & 2; Survey Map**
- ✓ All existing structures including walls, fences, and other manmade features of the site – **Existing Features Map, Sheet 2**
- ✓ Topography shown at not greater than five (5) foot contour intervals – **Existing Features Map, Sheet 2**
- ✓ Proposed finished grade at no greater than five (5) foot contour intervals – **Proposed grading information will be provided as part of final design activities, and submitted to Cabarrus County with the Zoning Site Plan Review Application.**
- ✓ Delineation of the flood plain with FEMA map used and date – **Existing Features Map, Sheet 1**
- ✓ Existing driveways, walkways, and curb cuts – **Existing Features Map, Sheet 2**

Graphic scales are included on each Existing Features map. Due to the size of the parcel, the Existing Features Map, Sheet 1 is presented at a scale greater than 1" = 100'.

Information requested by Cabarrus County staff in comments submitted by email on December 22, 2021, and clarified in conversations on December 29 – 30, 2021, is also shown, including the following:

- ✓ Parcel Identifications Numbers for northern WSACC parcels – **Existing Features Map, Sheet 1**
- ✓ Use of adjacent lots and/or tracts of land – **Existing Features Map, Sheet 1**
- ✓ Total existing impervious area (both building coverage and impervious areas that are not buildings) – **Existing Features Map, Sheet 1**



Owner/Applicant: Water and Sewer Authority of Cabarrus County
 Engineer: Brown & Caldwell
 Notes:
 1-Floodplain Boundaries are shown per FEMA Flood Insurance Rate Map Panels 3710553700K & 3710554700K, dated 11/16/2018.
 2- Property Owner Data was taken from Cabarrus County GIS System as of November 2021.

Existing Features Map, Sheet 1
 Phase 3 and Phase 4
 Expansion of RRRWWTP
 Created November 2021, Modified January 2022

State of North Carolina DOT, County of Cabarrus, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, EPA



- GENERAL NOTES:**
1. APPLICANT / OWNER:
WATER AND SEWER AUTHORITY OF CABARRUS COUNTY
ROCKY RIVER REGIONAL WWTP
232 DAVIDSON HIGHWAY
CONCORD, NC 28027
CONTACT: THOMAS HAHN, PE, 704-788-4164
 2. ENGINEER:
BROWN AND CALDWELL
309 EAST MOREHEAD STREET, SUITE 160
CHARLOTTE, NC 28202
CONTACT: GEORGE ANIPSITAKIS, PE, 704-373-7137



THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE SEAL OF A DULY REGISTERED PROFESSIONAL



PHASE 3 AND PHASE 4 EXPANSION OF RRRWWTP

REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES AT FULL SIZE

DESIGNED:
DRAWN:
CHECKED:
CHECKED:
APPROVED:

FILENAME
EXISTING-FEATURES-MAP-SHEET-2.DWG
BC PROJECT NUMBER
156673
CLIENT PROJECT NUMBER

CIVIL

EXISTING FEATURES MAP, SHEET 2

EXISTING FEATURES MAP, SHEET 2
SCALE: 1" = 100'



Path: C:\BPC\W\1603289 FILENAME: EXISTING-FEATURES-MAP-SHEET-2.DWG PLOT DATE: 11/12/2021 4:38 PM CAD USER: DANIEL WRIGHT

WSACC Logo.jpg

Development Plan Map

Features required to be shown on the Existing Features Map are shown in the attached drawing as indicated below:

- ✓ Proposed use(s) – **Development Plan Map**
- ✓ Location of all proposed structures, fences, walls, signs, and exterior lighting; of the structure(s) – **Development Plan Map. Exterior lighting will be addressed as part of final design activities.**
 - Existing and proposed Sign(s) location should be shown on site plan. Color renderings showing dimensions must be submitted. Separate zoning permit(s) required for signage. – **Existing Features Map, Sheet 2 (for existing sign location inside fence)**
- ✓ Location of required building setback lines – **Development Plan Map**
- ✓ Renderings of building elevations – **See below for existing buildings similar in appearance.**
- ✓ Proposed roadway improvements, if any, serving the site should be provided. – **Development Plan Map**
- ✓ Natural features including any landscaping to be left undisturbed – **Development Plan Map**
- ✓ Proposed drainage and erosion control measures – **Appropriate drainage and erosion control measures will be included as part of final design activities.**
 - Erosion control measures cannot encroach into buffer yard areas
- ✓ Proposed location of utilities – **Development Plan Map, Existing Features Map, Sheet 2**
- ✓ Proposed location of easements, public streets and private drives, including rights-of-way and pavement widths, curb cuts, pedestrian ways and other paths – **Development Plan Map**
- ✓ Location of off-street parking areas and loading areas along with proposed paving material, include parking and loading calculations – **Development Plan Map. Paving material to be indicated during final design. See below for parking calculations.**
- ✓ Total SF of building coverage – **Development Plan Map**
- ✓ Total SF of impervious areas that are not buildings (parking, loading areas, sidewalks, streets, etc.) – **Development Plan Map**
- ✓ Total SF of impervious coverage for site (buildings, vehicular areas, sidewalks, patios, etc.) – **Development Plan Map**
- ✓ Delineation of special flood hazard and/or wetlands – **Development Plan Map**
- ✓ Location of Overlay Zones, if applicable – **Not applicable**
- ✓ Location of solid waste containers including proposed design provisions for screening – **No additional solid waste containers anticipated following expansion.**
- ✓ Number of proposed dwelling units or commercial units by type, size, and proposed ownership – **Not applicable**
- ✓ Height and floor area of all structures – **Development Plan Map**
- ✓ Site Triangles (10 x 70 required) – **Not applicable. New structures do not create any sight obstructions to any public right-of-way.**

Information requested by Cabarrus County staff in comments submitted by email on December 22, 2021, and clarified in conversations on December 29 – 30, 2021, is also shown, including the following:

- ✓ Original Case Number of 2018 “Master Plan” (CUSE2018-00006) – **Development Plan Map**
- ✓ Adjustment of plan title – **Development Plan Map**
- ✓ Summary of Building Setback Lines for LDR Zoning – **Development Plan Map**

- ✓ Summaries of New Disturbed Areas for Grading – **Development Plan Map**
- ✓ Adjustments to Conceptual Layout for Ash Disposal Site #2 – **Development Plan Map**
- ✓ Updated Parking Summary – **See below**

Building Examples

Similar to Proposed Blower Building (existing Warehouse Building)



Similar to Proposed Thickened Sludge Pump Station (existing Thickened Sludge Pump Station)

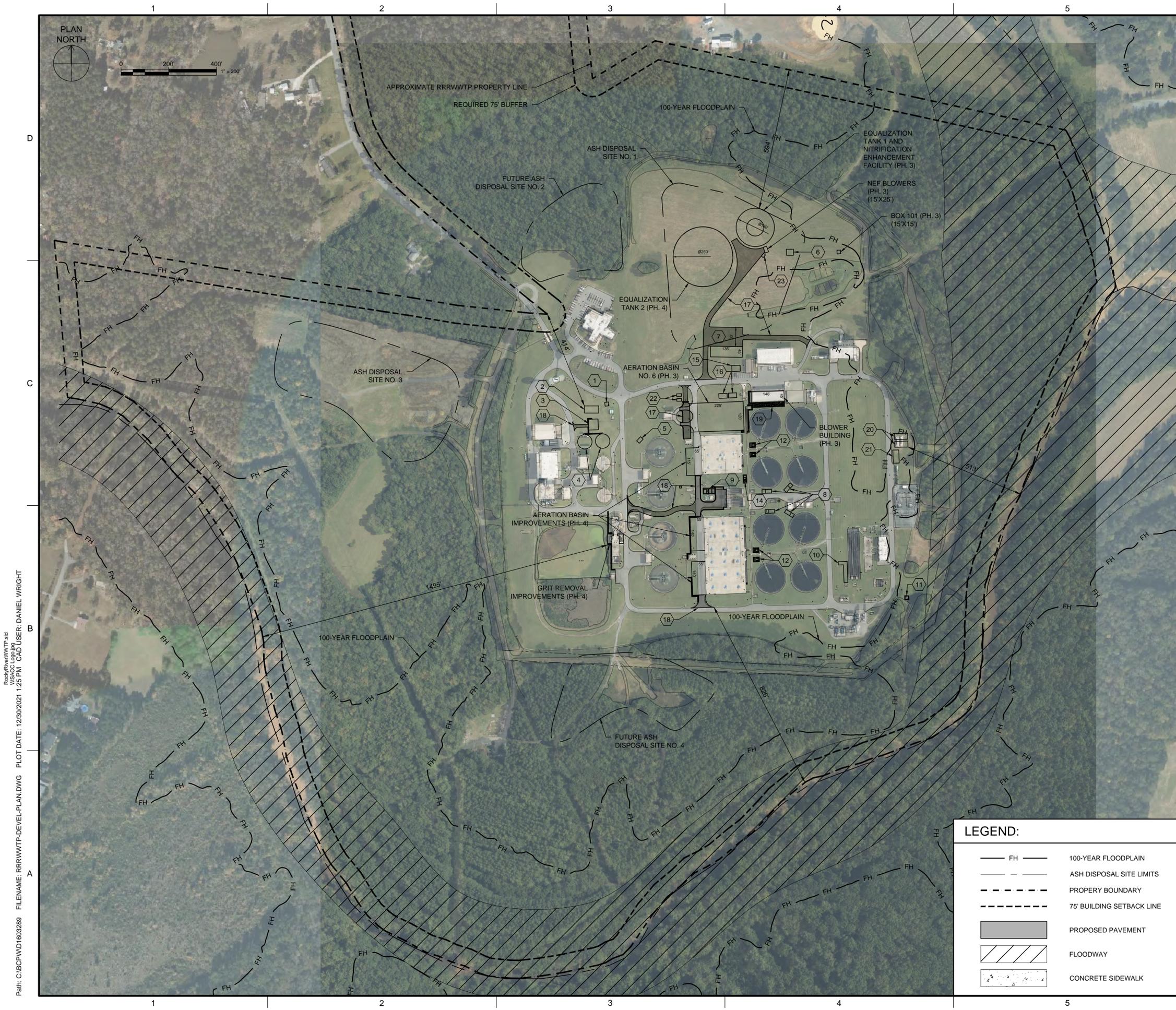


Parking

From Chapter 10 of the Cabarrus County Zoning Ordinance, Table 10-6, a minimum of 1 parking space per employee plus any expected visitor parking is required for a “Public Service Facility.” A maximum of 40 employees of the Water and Sewer Authority of Cabarrus County work at the Rocky River Regional WWTP each day, with those employees divided over two shifts per day.

Employee parking is available adjacent to the Administration Building, with a total of 55 standard parking spaces for personal vehicles. Twelve (12) additional spaces by the Administration Building are reserved for WSACC-owned vehicles. Two (2) handicapped-accessible spaces are provided at the Administration Building, and are closest to the building.

Employee parking is available adjacent to the Mobile Office Unit, with a total of nine (9) standard parking spaces. One (1) handicapped-accessible space is provided at the Mobile Office Unit, and is closest to the building.



Path: C:\BCP\MD1603289 FILENAME: RRRWTP-DEVEL-PLAN.DWG PLOT DATE: 12/30/2021 1:25 PM CAD USER: DANIEL WRIGHT
 RockyRiverWTP.sld
 WSACC Logo.jg
 WSACC

- GENERAL NOTES:**
- APPLICANT / OWNER:
WATER AND SEWER AUTHORITY OF CABARRUS COUNTY
ROCKY RIVER REGIONAL WWTP
232 DAVIDSON HIGHWAY
CONCORD, NC 28027
CONTACT: THOMAS HAHN, PE, 704-788-4164
 - ENGINEER:
BROWN AND CALDWELL
309 EAST MOREHEAD STREET, SUITE 160
CHARLOTTE, NC 28202
CONTACT: GEORGE ANIPSITAKIS, PE, 704-373-7137
 - SIZE AND LOCATION OF PROPOSED STRUCTURES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE.
 - FLOODPLAIN BOUNDARIES ARE SHOWN PER FEMA FLOOD INSURANCE RATE MAP PANELS 3710553700K & 3710554700K, DATED 11/16/2018. STRUCTURES LOCATED WITHIN THE 100-YEAR FLOODPLAIN SHALL OBTAIN FLOODPLAIN DEVELOPMENT PERMITS / APPROVALS IN ACCORDANCE WITH CABARRUS COUNTY FLOOD ORDINANCE.
 - REQUIRED BUFFER / SETBACK LINE IS SHOWN OFFSET FROM THE INWARD MOST ENCROACHMENT OF PROPERTY LINE, EDGE OF ROADWAY OR EDGE OF ROCKY RIVER.
 - EXISTING IMPERVIOUS AREAS
EXIST. IMP. BUILDING COVERAGE AREA: 64,900 SF
EXIST. IMP. AREAS THAT ARE NOT BUILDINGS: 508,100 SF
TOTAL EXIST. IMPERVIOUS AREA: 573,000 SF
 - PHASE 3 DISTURBED / IMPERVIOUS AREAS
NEW IMP. BUILDING COVERAGE AREA: 11,800 SF
NEW IMP. AREAS THAT ARE NOT BUILDINGS: 53,100 SF
NEW DISTURBED AREA FOR GRADING: 78,000 SF
TOTAL NEW DISTURBED / IMPERVIOUS AREAS: 142,900 SF
 - PHASE 4 DISTURBED / IMPERVIOUS AREAS
NEW IMP. BUILDING COVERAGE AREA: 6,500 SF
NEW IMP. AREAS THAT ARE NOT BUILDINGS: 34,100 SF
NEW DISTURBED AREA FOR GRADING: 31,500 SF
TOTAL NEW DISTURBED / IMPERVIOUS AREAS: 72,100 SF
 - TOTAL NEW DISTURBED / IMPERVIOUS AREAS
NEW IMP. BUILDING COVERAGE AREA: 18,300 SF
NEW IMP. AREAS THAT ARE NOT BUILDINGS: 87,200 SF
NEW DISTURBED AREA FOR GRADING: 109,500 SF
TOTAL NEW DISTURBED / IMPERVIOUS AREAS: 215,000 SF
 - MAXIMUM BUILDING HEIGHT: 40 FT
 - BUILDING SETBACK LINES
11.1. LOW-DENSITY RESIDENTIAL (LDR)
11.1.1. FRONT YARD (LOCAL ROAD) - 50 FEET
11.1.2. SIDE YARD - 20 FEET
11.1.3. REAR YARD - 30 FEET

- KEYNOTES:**
- NITRIFICATION ENHANCEMENT FACILITY JUNCTION BOX (PH. 3) (16'X16')
 - DISSOLVED AIR FLOTATION THICKENERS (PH. 4) (30'X60')
 - THICKENED SLUDGE PUMP STATION NO. 2 (PH. 4) (40'X45')
 - GRAVITY THICKENERS NO. 3 AND NO. 4 (PH. 4) (Ø60')
 - EQ INFLUENT METER VAULT (PH. 3) (15'X20')
 - EQ EFFLUENT METER VAULT (PH. 3) (25'X30')
 - VEHICLE AND EQUIPMENT STORAGE AND TURNAROUND AREA (PH. 3)
 - RAS PUMP STATIONS (PH. 4) (15'X40')
 - BOX 104 FLOW SPLITTING STRUCTURE (PH. 4) (25'X50')
 - FLUME 103 (PH. 3) (40'X90')
 - BOX 8 IMPROVEMENTS (PH. 3)
 - SECONDARY CLARIFIER FLOW SPLITTING (PH. 4) (20'X25')
 - INTERNAL MIXED LIQUOR RECYCLE FLUME (PH. 4) (15'X35')
 - SCUM PUMP STATION (PH. 4) (25'X35')
 - TRANSFORMER PADS (PH. 3) (20'X35')
 - PROPOSED ROAD (PH. 3)
 - PROPOSED ROAD (PH. 4)
 - CONCRETE PAD (PH. 3) (20'X135')
 - GENERATOR PADS (PH. 3) (25'X55')
 - SWITCHGEAR PAD (PH. 3) (25'X55')
 - SWITCHGEAR PADS (PH. 3) (11'X20')
 - ELECTRICAL ENCLOSURE (PH. 3) (10'X15')

LEGEND:

	100-YEAR FLOODPLAIN
	ASH DISPOSAL SITE LIMITS
	PROPERTY BOUNDARY
	75' BUILDING SETBACK LINE
	PROPOSED PAVEMENT
	FLOODWAY
	CONCRETE SIDEWALK



ORIGINAL CASE NUMBER:
CUSE2018-00006

THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE SEAL OF A DULY REGISTERED PROFESSIONAL



MASTER PLAN, AMENDMENT 1: PHASE 3 AND PHASE 4 EXPANSION OF RRRWTP

REVISIONS

REV	DATE	DESCRIPTION

DESIGNED: _____
 DRAWN: _____
 CHECKED: _____
 CHECKED: _____
 APPROVED: _____

FILENAME	RRRWTP-DEVEL-PLAN.DWG
BC PROJECT NUMBER	156673
CLIENT PROJECT NUMBER	

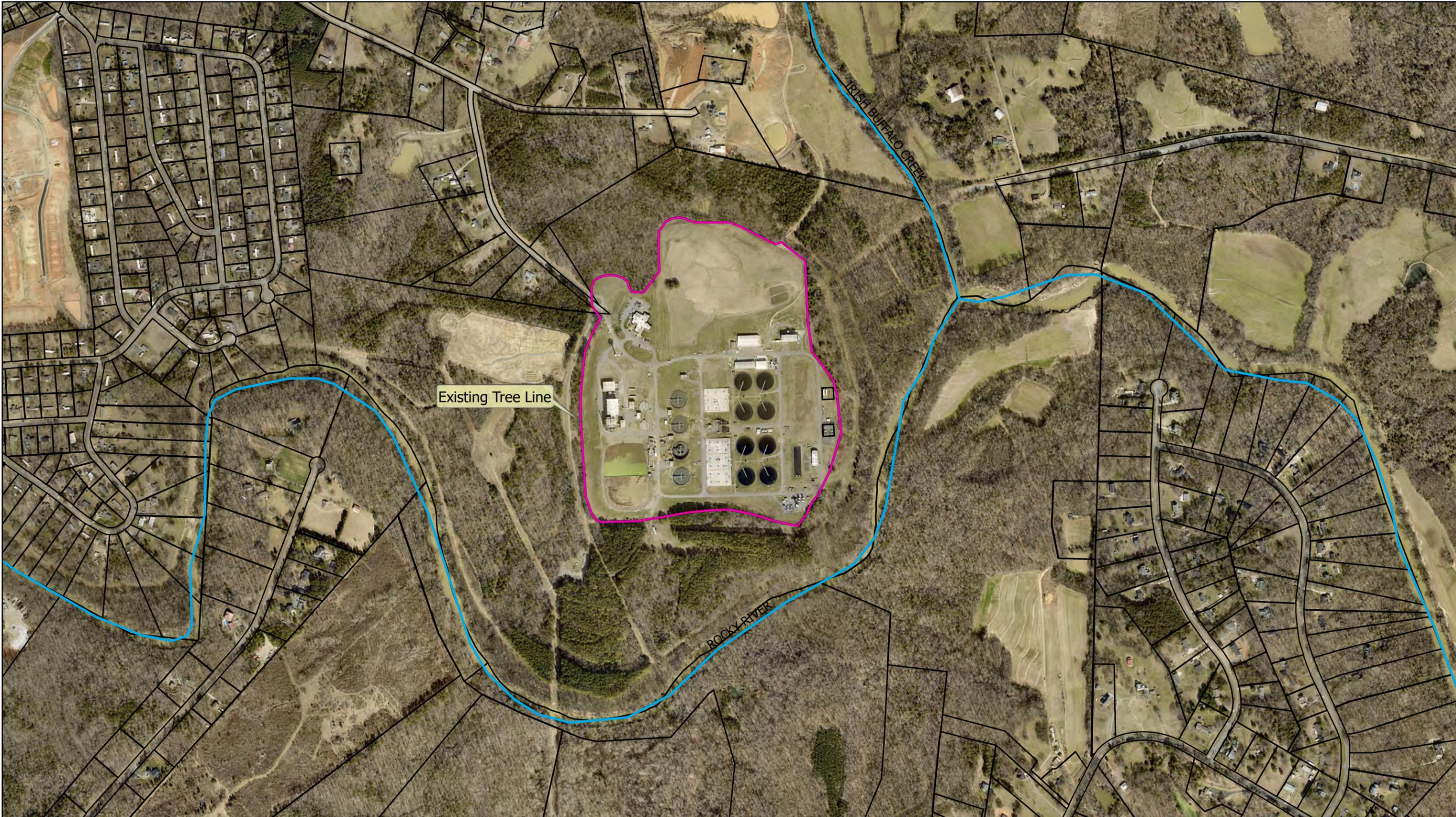
CIVIL

DEVELOPMENT PLAN MAP

DRAWING NUMBER	
SHEET NUMBER OF	1 OF 1

Landscape Plan

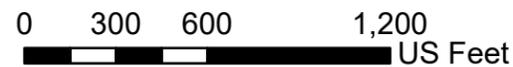
Following implementation of the plant expansion, the areas surrounding the affected buildings and process areas will be planted with grass seed (as needed) and maintained regularly as currently performed for other grassed areas at the site. The approximate outline with the existing treeline surrounding the site is shown on the attached drawing, and will not be affected by this project, leaving hundreds of feet of undisturbed buffer between the project area and surrounding parcels. It was determined as part of a follow-up call with Cabarrus County that the existing undisturbed buffer meets the intent of the Landscape Plan.



ISO 14001:2004 • NC Star Public Sector • OHSAS 18001:2007



1 in = 600 ft



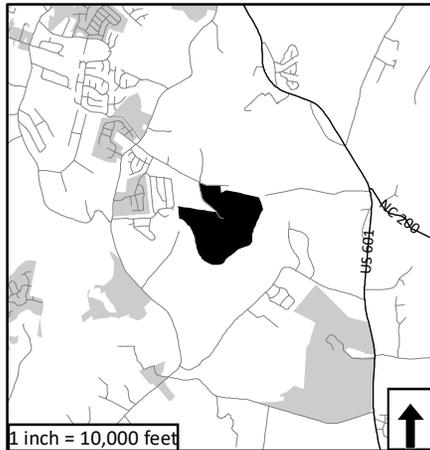
Owner/Applicant:
 Water and Sewer Authority of Cabarrus County
 232 Davidson Highway, Concord, NC 28027
 Contact: Thomas Hahn, PE (704) 788 4164
 Engineer:
 Brown & Caldwell
 309 E Morehead St Ste 160, Charlotte, NC 28202
 Contact: George Anipsitakis, PE (704) 358 7204

Landscape Plan
 Phase 3 and Phase 4
 Expansion of RRRWWTP
 Created November 2021

Central Planning Area Existing Zoning



Applicant: Water & Sewer Authority of Cabarrus County
 Owner: Water & Sewer Authority of Cabarrus County
 Case: SUSE2021-00045
 Address: 6400 Breezy Lane
 Purpose: Master Plan for Public Service Facility
 PINs: 5547-06-4548, 5537-98-7403, 5537-99-6094, 5547-17-5193, & 5547-17-5388



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

Map Prepared by Cabarrus County Planning & Development - January 2022

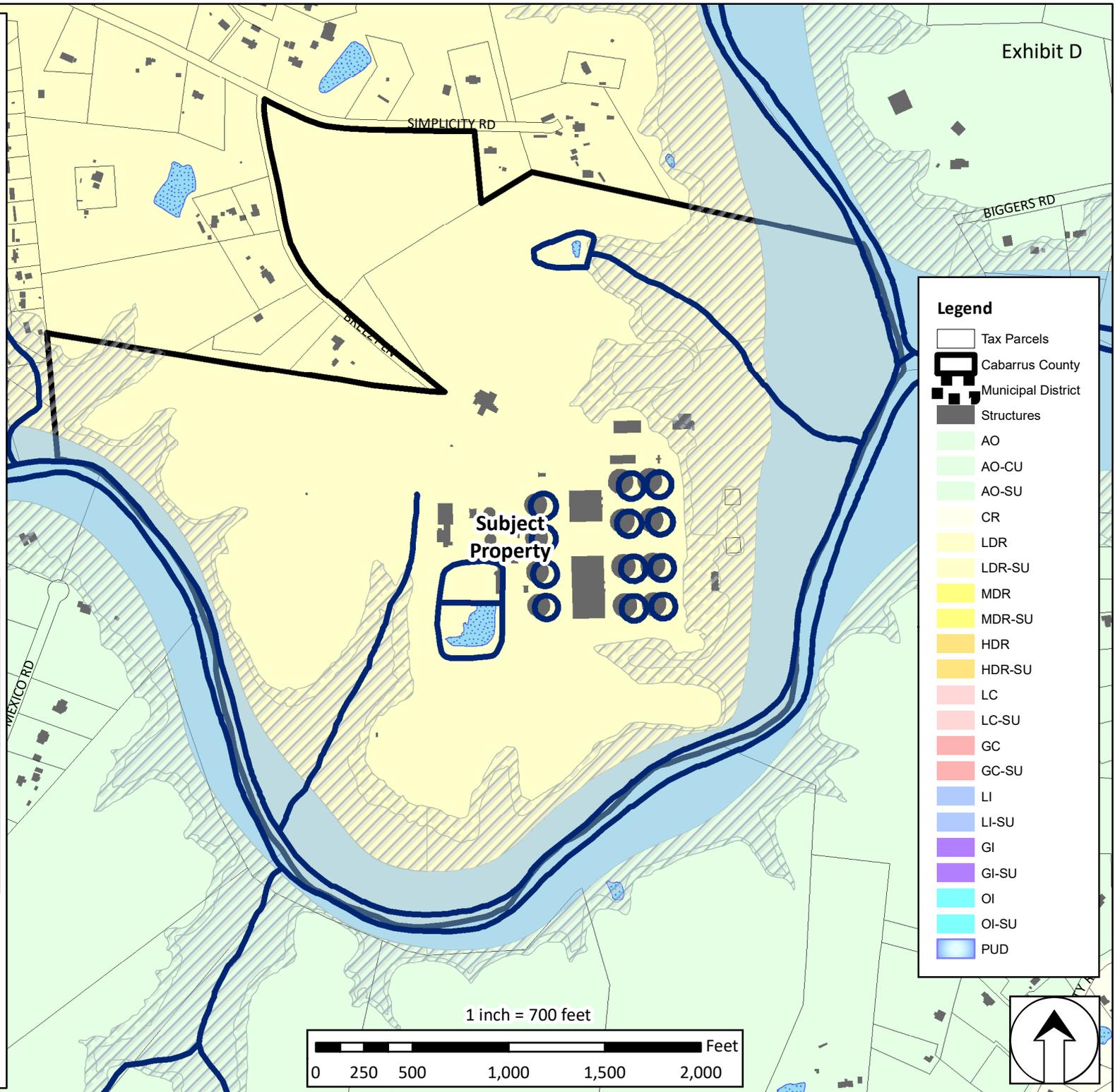


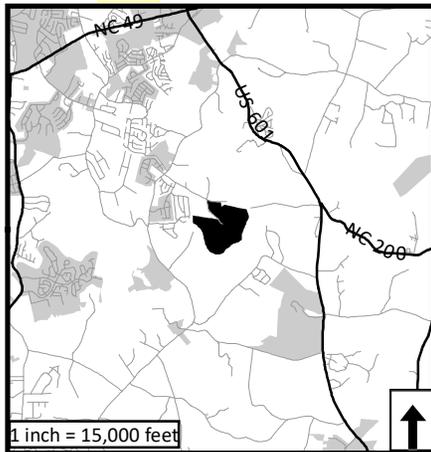
Exhibit D

Central Planning Area Aerial Map



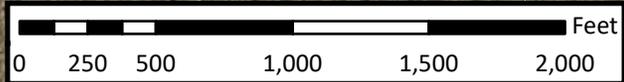
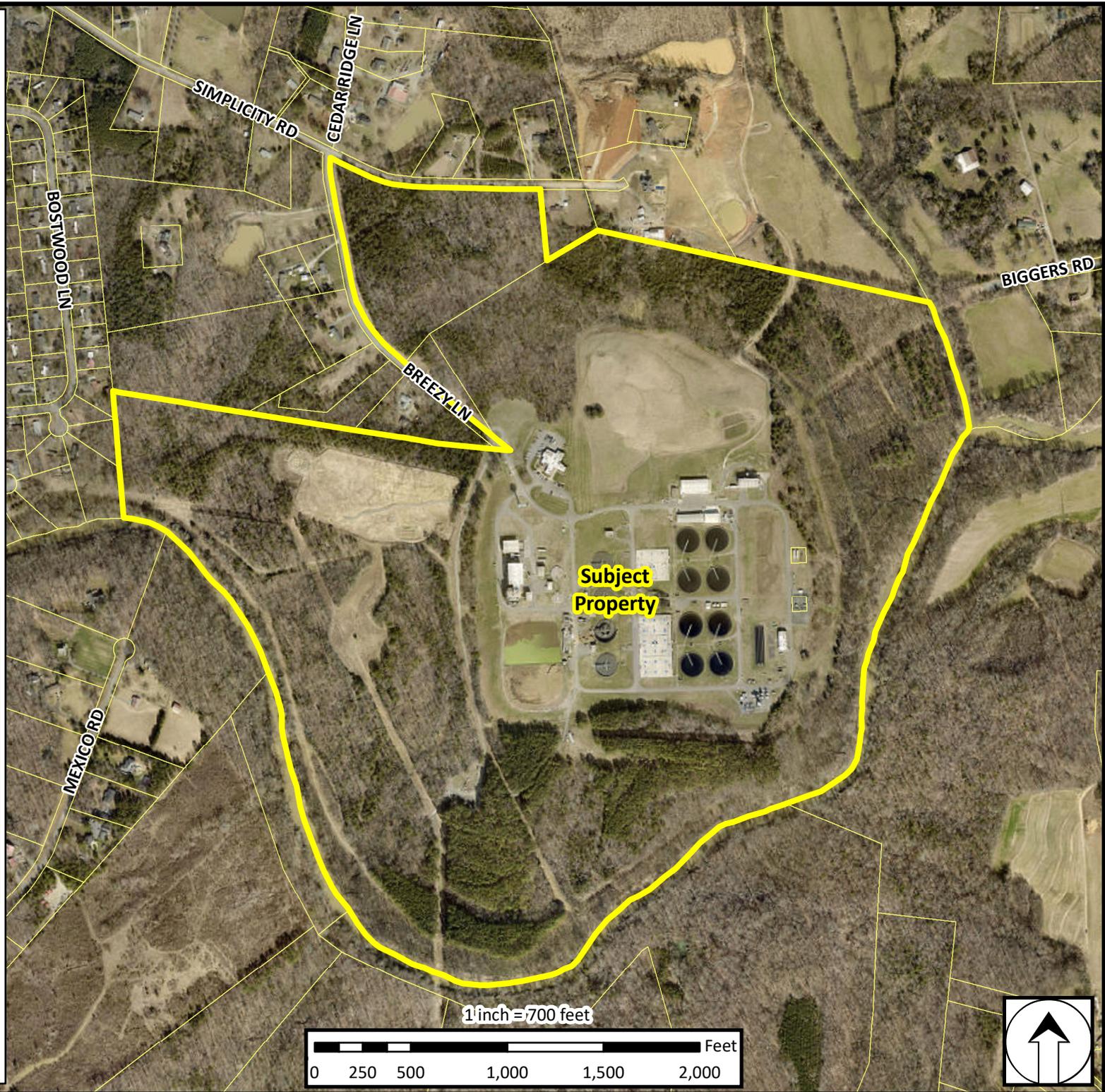
Applicant: Water & Sewer Authority of Cabarrus County
Owner: Water & Sewer Authority of Cabarrus County
Case: SUSE2021-00045
Address: 6400 Breezy Lane
Purpose: Master Plan for Public Service Facility
PINs: 5547-06-4548, 5537-98-7403, 5537-99-6094, 5547-17-5193, & 5547-17-5388

- Cabarrus County
- Municipal District
- Tax Parcels



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

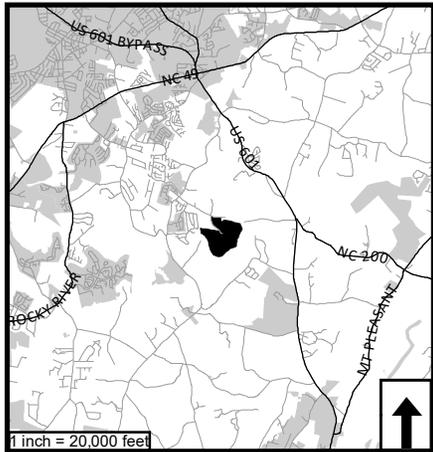
Map Prepared by Cabarrus County Planning & Development - January 2022



**Central Planning Area
Future Land Use**

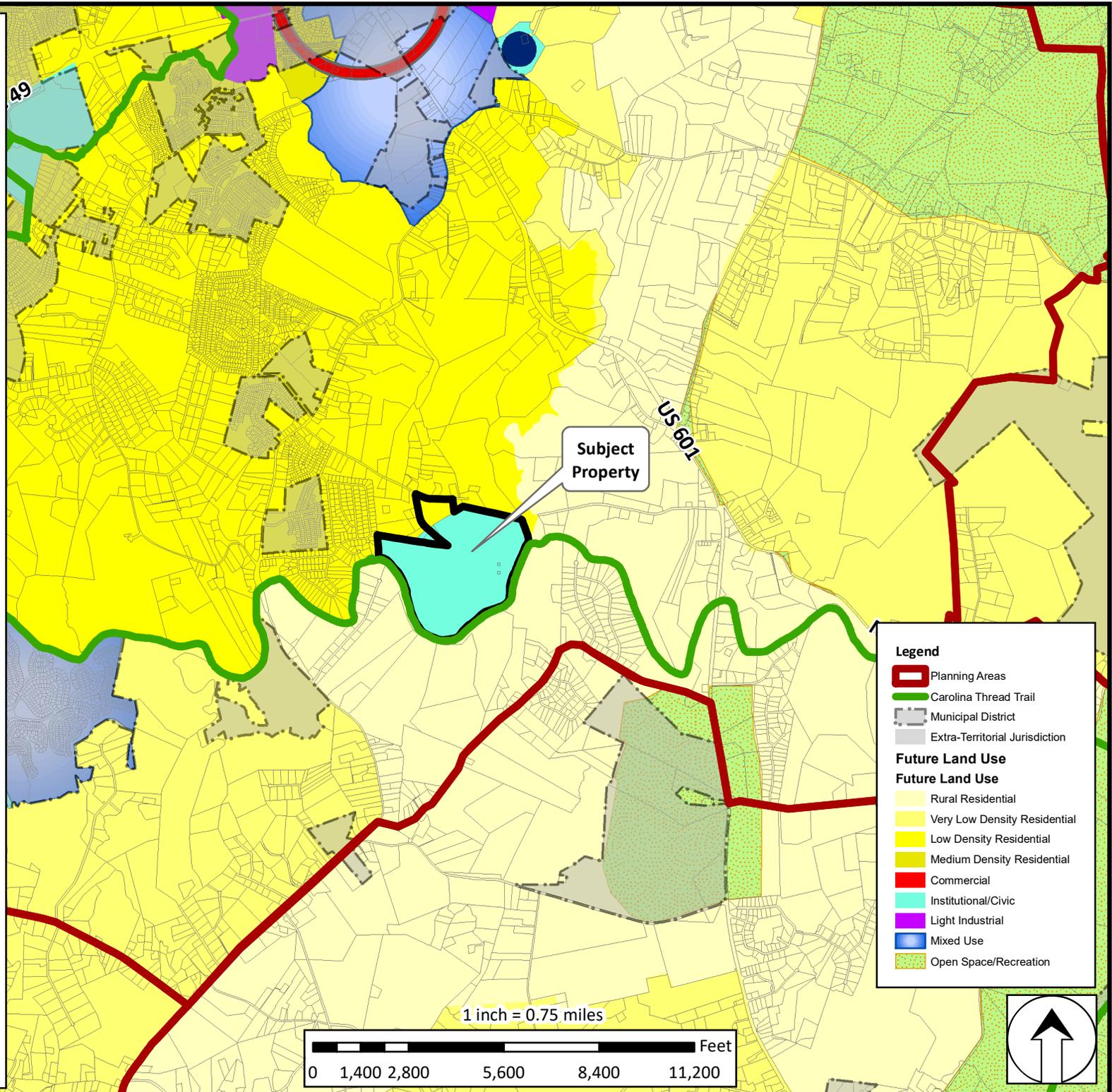


Applicant: Water & Sewer Authority of Cabarrus County
 Owner: Water & Sewer Authority of Cabarrus County
 Case: SUSE2021-00045
 Address: 6400 Breezy Lane
 Purpose: Master Plan for Public Service Facility
 PINs: 5547-06-4548, 5537-98-7403, 5537-99-6094, 5547-17-5193, & 5547-17-5388



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

Map Prepared by Cabarrus County Planning & Development - January 2022



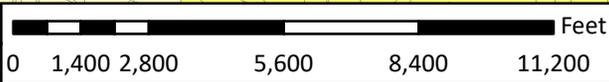
Subject Property

Legend

- Planning Areas
- Carolina Thread Trail
- Municipal District
- Extra-Territorial Jurisdiction

Future Land Use

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Commercial
- Institutional/Civic
- Light Industrial
- Mixed Use
- Open Space/Recreation



<p>5537-98-7403, 5537-99-6094, 5547-06-4548 & 5547-17-5193 WSACC 232 DAVIDSON HWY CONCORD, NC 28027</p>	<p>5547-17-5388 CITY OF CONCORD PO BOX 308 CONCORD, NC 28026</p>	
<p>5537-77-8393 ANTHONY & PATRICIA BROOKS 6600 MEXICO RD CONCORD, NC 28025</p>	<p>5537-77-8898 BOBBY & CLAUDIA RUSS 6018 FORNEY CT CHARLOTTE, NC 28273</p>	<p>5547-09-3281 CHARLES SMITH IV & MITZI KELLEY-SMITH 2070 SIMPLICITY RD CONCORD, NC 28025</p>
<p>5537-98-5189 DONALD & TAMERA HILL 6340 BREEZY LANE CONCORD, NC 28025</p>	<p>5537-99-0785, 5537-99-4711 & 5537-99-7692 ELAINE & LEONARD NEWSOME LF EST 1791 SIMPLICITY RD CONCORD, NC 28025</p>	<p>5537-86-9013 GRAY BOX LLC 2424 BAXTER PL SE CONCORD, NC 28025</p>
<p>5537-78-9312 ISRAEL LOA LUJAN 129 WILD DUCK CIR GREENSBORO, NC 27407</p>	<p>5537-88-4873 JEFFREY & KATHERINE RINEHARDT 6160 BREEZY LN CONCORD, NC 28025</p>	<p>5537-87-4014 JOHN & CONNIE PARRISH 6607 MEXICO RD CONCORD, NC 28025</p>
<p>5547-26-7538 KENNETH & JUDY SOSSOMAN 6680 ERINBROOK DR CONCORD, NC 28025</p>	<p>5547-29-4539 LUDMILLA C BRECKNER REVOCABLE TRUST 2555 BIGGERS ROAD CONCORD, NC 28025</p>	<p>5537-78-8127 LYNDA MILLIGAN ESTATE C/O MARY M MILLIGAN 1764 SUMMIT RIDGE LN APT 173 KANNAPOLIS, NC 28083</p>
<p>5537-78-9025 M & W INDUSTRIES INC D/B/A BOSTWOOD ESTATES INC PO BOX 8 LITTLE RIVER, SC 29566</p>	<p>5547-14-2481 STEVEN & ALAN KIKER 2575 PARKS LAFFERTY RD CONCORD, NC 28025</p>	<p>5547-09-2557 TADD & LORI ALLRED 2049 SIMPLICITY ROAD CONCORD, NC 28025</p>
<p>5537-88-5456, 5537-98-1655, 5537-98-1915, 5537-98-2315 & 5537-98-3213 WSACC 232 DAVIDSON HWY CONCORD, NC 28027</p>	<p>5547-09-8229 & 5548-00-8368 WILLIAM & SUZAN CRAIG 2100 SIMPLICITY RD CONCORD, NC 28025</p>	



Cabarrus County Government – Planning and Development Department

December 20, 2021

Dear Property Owner:

A Special Use Permit Application has been filed in our office for your property. The specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Tuesday January 11, 2022 at 6:30 PM in the 2nd floor Commissioner’s Chambers of the Cabarrus County Governmental Center, located at 65 Church Street S Concord, NC 28025. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about this request, I encourage you to attend this meeting.

Petitioner	Thomas Hahn / WSACC
Petition Number	SUSE2021-00045
Property Location	6400 Breezy Lane
Parcel ID Number	5547-06-4548, 5537-98-7403 and 5537-99-6094
Existing Zoning	Low Density Residential (LDR)
Special Use Request	Public Service Facility – Master Plan Amendment

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

Sincerely,

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



Cabarrus County Government – Planning and Development Department

December 20, 2021

Dear Property Owner:

A Special Use Permit Application has been filed in our office for property **adjacent** to yours. The specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Tuesday January 11, 2022 at 6:30 PM in the 2nd floor Commissioner’s Chambers of the Cabarrus County Governmental Center, located at 65 Church Street S Concord, NC 28025. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about this request, I encourage you to attend this meeting.

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Sincerely,

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

Dec 17, 2021 at 11:29:49 AM
Breezy Ln, Cabarrus County

CABARRUS COUNTY
ZONING

NOTICE
SUSE2021-00045
FOR DETAILS CALL
704-920-2141





**MEETING MINUTES
RRRWWTP EXPANSION PUBLIC MEETING
NOVEMBER 17, 2021**

The Water and Sewer Authority of Cabarrus County (“WSACC”) invited the adjacent property owners to the Rocky River Regional Wastewater Treatment Plant (“RRRWWTP”) to attend a Public Meeting at the RRRWWTP on November 17, 2021 at 6:00 P.M.

Adjacent Property Owners Present:	WSACC Staff Present:
Tadd Allred Lori Allred Charley Smith Mitzi Smith Scott Craig Suzan Craig Tyler Craig James Grady Cook	Thomas Hahn Chad VonCannon Mark Fowler Robin Moore Thomas Jakubisin Tammy Garifo
	Project Engineer Present:
	George Anipsitakis, Brown & Caldwell

Thomas Hahn, WSACC’s Assistant Engineer Director called the meeting to order.

The purpose of the public meeting was to provide information to the property owners adjacent to the RRRWWTP about the RRRWWTP expansion. A map of the existing RRRWWTP facilities, proposed facilities as part of the expansion, and the buffer surrounding the RRRWWTP was available for the property owners to view. Thomas said with the anticipated growth within the service area and due to WSACC’s permit requirements with North Carolina Department of Environmental Quality, WSACC needs to build additional facilities to expand the RRRWWTP.

Thomas spoke about the upgrades and described the equipment to be installed for the expansion of the RRRWWTP. He said Phase 3 of the project will expand the RRRWWTP to a permitted capacity of 30 million gallons per day (MGD) and Phase 4 will expand the RRRWWTP to a permitted capacity of 34 MGD.

Questions and Comments from the Property Owners

Explain how utility service extensions are managed around the Simplicity Road area?

Chad VonCannon, WSACC’s Engineer Director informed the property owners that WSACC provides wholesale service to five (5) member jurisdictions, the City of Concord, City of Kannapolis, Town of Harrisburg, Town of Mt. Pleasant, and Charlotte Water. Utility extensions for the Simplicity Road area would be managed by the City of Concord.

What is the timeframe for the completion of the RRRWWTP expansion?

The RRRWWTP expansion will be constructed in two phases. The goal is for WSACC to begin construction of Phase 3 to expand the RRRWWTP to 30 MGD in 2022, with a goal to then

complete Phase 3 in the spring of 2024. WSACC would then begin construction of Phase 4 to expand the RRRWWTP to 34 MGD, with a goal of completing the construction in the spring of 2027.

Will there be more traffic on Simplicity Road and will Simplicity Road need improvements due to traffic from the expansion?

WSACC is not anticipating additional traffic as a result of the RRRWWTP expansion.

A few property owners on Simplicity Road said they can hear the noise from valve changes at the RRRWWTP and wondered if WSACC was expecting an increase in noise or an increase in odors at the RRRWWTP? Also would there be increased outdoor lighting at the RRRWWTP?

Thomas explained that the noise from the valves comes from the oxygen plant. When the project is complete, WSACC will have a different source of air supply for the aeration basins instead of the oxygen plant and the noise level should improve. George Anipsitakis explained that he would expect reduced odors from the RRRWWTP itself overall. Outdoor lighting improvements at the RRRWWTP are anticipated as part of the overall project, with a transition expected from the taller “high-mast” lights to shorter light poles.

Is there a specific jurisdiction that has grown more resulting in the need to expand the RRRWWTP?

Chad said WSACC is seeing growth throughout the service area, not just a specific area.

If development continues to progress, how much more could the RRRWWTP expand and how would that affect the buffer surrounding the RRRWWTP?

Chad said there is potential that if the RRRWWTP expands far enough it could start encroaching some of the buffer but it would not be dramatic given the overall size of the RRRWWTP site.

Would WSACC help with road repairs on Simplicity Road?

Mark Fowler, Facilities Director explained that the road entering into the RRRWWTP is state owned and the RRRWWTP is owned by WSACC. Because the roads are owned by the state, WSACC cannot use public funds to assist with the state’s public infrastructures. However, WSACC can help the property owners encourage the Division of Transportation to improve the maintenance of the roads.

Chad encouraged the property owners to visit WSACC’s website www.wsacc.org for regular updates regarding the scheduling and progress of the RRRWWTP expansion.

Mark invited the property owners to take a tour of the RRRWWTP.

Several property owners complimented WSACC’s effort to protect and maintain the buffer area surrounding the RRRWWTP throughout the expansion.

With no more discussion or questions, the meeting adjourned at 6:26 P.M.



Red objects represent the approved Master Plan
Blue objects represent the recent submittal (SUSE2021-00045)

SIMPLICITY RD

BREEZY LN

Memo

To: Cabarrus County Planning and Zoning Commission

From: Sandy Howell, CZO, Planner

CC: File

Date: January 4, 2022

Re: RZON2021-00005

Larry Hamrick submitted an application for a Rezoning from LDR to LDR with MH-2 to allow a double wide manufactured home on the property.

The applicant is requesting that the case be tabled until the March Planning and Zoning Commission meeting to accommodate travel needs due to his out of state status.

The case has been advertised, the sign posted, and adjacent property owners notified.

The Planning and Zoning Commission will need to vote to table the meeting until the March meeting, or the next available agenda due to COVID-19 regulations and guidelines.