



## Planning & Development Department

### **Cabarrus County Government**

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Cabarrus County Planning and Zoning Commission  
Tuesday, January 14, 2025@ 6:30 p.m.

### **AGENDA**

- 1) Roll Call
- 2) Approval of Granting Order and Findings for VARN2024-0004 –Variance request for setback requirements in Chapter 5 for setback encroachments of existing accessory structures and impervious area that exceeds the limit for the zoning district. Frank and Lisa LaRoche are applicants/owners. Address is 2945 Parks Lafferty Road (PIN: 5547-44-875).
- 3) Approval of Granting Order and Findings for VARN2024-0003 –Variance request for setback requirements in Chapter 5 to allow a residence to encroach into the front setback. Douglas Summer is the applicant/owner. Address is 1100 Oak Trail Circle (PIN: 5632-50-6782).
- 4) New Business

#### Planning Board Function:

- a. RZON2024-00006 – Request to apply Mobile Home Overlay (MH-2) to LDR zoned property. Jerry Baxter is the owner and applicant. The address is 2436 Miami Church Road (PIN: 5549-10-8330).

- 5) Legal Update
- 6) Director's Report
- 7) Adjourn

PREPARED BY RETURN TO: Evan A. Lee, Poyner Spruill LLP, 300 S. College Street, Suite 2900, Charlotte, NC 28202, with copy to Rich Koch, County Attorney, PO Box 707, Concord, NC 28026

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

CABARRUS COUNTY PLANNING  
AND ZONING COMMISSION  
BOARD OF ADJUSTMENT  
VARN 2024-00004  
PIN 5547-44-8705

In re

FRANK AND LISA LAROCHE  
VARIANCE APPLICATION

ORDER GRANTING VARIANCE

THIS MATTER came before the Cabarrus County Planning and Zoning Commission, sitting as the Board of Adjustment on November 12, 2024, to consider the variance application submitted by Frank LaRoche III, and wife, Lisa LaRoche (the “Owners”). The Owners are requesting variances to the setback areas and the impermeable area on a certain tract of land containing approximately 1.14 acres located at 2945 Parks Lafferty Road, Concord, NC 28025 and designated as PIN 5547-44-8705 (the “Property”).

Notice was given to the Owners and to adjacent property owners as required by law.

A full complement of nine Board members was present to hear the application. After hearing and receiving the evidence and arguments presented at the evidentiary hearing, the Board makes the following Findings of Fact.

#### FINDINGS OF FACT

1. The Planning Staff Report and all exhibits, attachments, and maps attached thereto from the Cabarrus County Planning and Development Department was accepted into evidence (the “Staff Report”).

2. In support of its application, the Owners’ Cabarrus County Variance Application dated October 3, 2024 (the “Application”), including the exhibits attached thereto was included in the Staff Report accepted into evidence.

3. Owners, through their agent Frank LaRoche IV (“Mr. LaRoche”) offered additional pictures and a video of the Property, which was accepted into evidence by the Board.

4. The Owners were under contract to sell the Property and a survey was completed in August of 2024, which identified various issues under the Cabarrus County Development Ordinance (the “Ordinance”).

5. The following persons provided sworn testimony to the Board in support of the application for variance: (i) Frank LaRoche IV and (ii) Steven Irminger.

6. Joan Oros provided sworn testimony to the Board in opposition to the application and variances as well as additional documents received as evidence.

7. The current owners of the Property are Frank LaRoche III, and wife, Lisa LaRoche.

8. The subject Property is currently zoned Agricultural / Open Space (AO) under the Ordinance.

9. Section 5-5 of the Ordinance provides that the side setbacks for structures on a lot in the AO district shall be 20 feet, the rear setbacks 30 feet, and height maximum be 40 feet. Additionally, the entire lot may not contain more than 15% impermeable surface area (lot coverage).

10. Sometime in 1997, a single-story residence was constructed on the Property (the “Residence”). At the time the Residence was constructed, the Property was zoned Medium Density Residential (MDR).

11. In addition to the Residence, the Property contains six accessory structures (including a well house), which are identified as Accessory Structure 1; Accessory Structure 2 & Well House; Accessory Structure 3; Accessory Structure 4; and Accessory Structure 5 in the Staff Report. A survey map of the Property with staff comments was included in the Staff Report as Exhibit D, and attached hereto as Exhibit A.

12. The Owners request a variance from the side dimensional (setback) requirements under the Ordinance for the following: the Residence; Accessory Structure 2; Accessory Structure 3; and Accessory Structure 5 as identified on Exhibit A.

a. Residence. According to the most recent survey of the Property, the Residence is 11.59 feet from Western property line, which does not meet the 20 ft. minimum setback. The Residence was built in 1997 when the Property was zoned MDR. Upon construction, the Residence met the minimum allowable setbacks.

b. Accessory Structure 2. Accessory Structure 2 is a prefabricated storage shed, which was delivered by truck and placed on the Property. The structure is currently in the western rear corner of the Property approximately 8.85 feet away from the property line, which does not meet the 20 ft. minimum setback. Accessory Structure 2 does not sit on any foundation and no permits were recorded for this structure.

c. Accessory Structure 3. On May 16, 2017, an application for a zoning permit for a 20 x 24 ft. accessory building was submitted. Mr. LaRoche referred to this building as the “cook shed.” The structure is 12.43 feet away from the western property line, which does not meet the 20 ft. minimum setback. Neither a zoning compliance permit nor a building permit were issued for this structure.

d. Accessory Structure 5. On June 25, 2020, a permit was issued for a 20 x 32 ft. accessory building to be located along the eastern property line. The structure is 19.32 feet away from the right-side property line, which does not meet the 20 ft. minimum setback. This structure does not sit on a foundation, but the roof support posts are installed in concrete footers.

13. The Owners request a variance from the rear dimensional (setback) requirements under the Ordinance for Accessory Structure 1 and Accessory Structure 4, identified on Exhibit A.

a. Accessory Structure 1. On November 26, 2002, a permit was issued for a 16 x 24 ft. structure located in the right rear corner of the Property. The structure is 9.03 feet away from the rear property line, which does not meet the 20 ft. minimum setback. At the time the permit was issued, the Property was zoned MDR, and under the ordinance the side setbacks were a minimum of 5 – 20 ft. with a rear setback of 5 ft.

b. Planning and Zoning Director Susie Morris testified that prior to 2010 a GIS map or hand drawn plat were not required for issuance of a permit.

c. Accessory Structure 4. On January 14, 2019, a permit was issued for a 30' x 60' accessory building on the rear of the Property. The structure is 19.54 feet away from the rear property line. This structure is a large shop on a foundation attached to covered parking which includes a concrete slab.

14. The Owners also request a variance from the 15% restriction on impermeable surface area under the Ordinance for the entire Property.

15. In total, there are seven structures on the Property, which includes the principal residence, as well as a concrete slab patio, a concrete driveway, and a gravel driveway. The current

total impermeable area of the Property is 13,607 square feet. All the improvements on the Property were added by the current Owners.

a. The gravel driveway extends from Parks Lafferty Road to Accessory Structure 4. The gravel driveway and area are approximately 5460.92 sq. ft. Mr. LaRoche stated that no additional gravel had been hauled in or added to the Property. When questioned, Mr. LaRoche testified that there was not a fabric barrier under the gravel.

b. Based on the size of the lot, the 15% impervious surface area limit for the Property is 7451 sq. ft.

c. In 2002, the impervious surface area limit for the Property was 40% under the zoning in effect at the time.

16. Mr. LaRoche testified that until recently, the Owners resided on the Property and that the Owners thought all necessary permits were issued. Permits were issued for Accessory Structure 1, Accessory Structure 4, and Accessory Structure 5.

17. A zoning permit was requested for Accessory Structure 3, and Mr. LaRoche testified that the Owners hired a contractor but did not provide additional evidence about why the contractor did not secure a permit.

18. The owner of the adjacent property to the rear, Mrs. Joan Oros, testified in opposition to the variance. Mrs. Oros stated that due to the improvements on the subject Property, water from the Property ran into their side yard toward their residence and into their basement/crawlspace.

19. Owner's improvements on the Property existed when the Oros purchased their home in 2021. Mrs. Oros testified that she and her husband did not complete a survey when they purchased their property.

20. Based on testimony provided by the parties and witnesses, the Property slopes downward slightly from the western edge to the northeast corner.

#### CONCLUSIONS OF LAW

BASED on the foregoing Findings of Fact, the Board makes the following conclusions:

##### RESIDENCE AND ACCESSORY STRUCTURE 1

1. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the Property.

a. The Residence complied with the minimum setback standards under the development ordinance in effect at the time of its construction.

b. Likewise, when Accessory Structure 1 was constructed in 2002, the ordinance allowed for flexible setbacks, the minimum of which was 5 ft. Accessory Structure 1 complied with the ordinance and permits issued on its construction.

c. Moving the Residence the necessary 8 +/- feet toward the center of the Property would require either significant cost to remove and rebuild the foundation, exterior and interior walls, or demolition of a structure which otherwise conforms to the Ordinance.

d. Moving Accessory Structure 1 would require the Owners to move or demolish the entire structure as well as require moving additional structures and a new site plan based on the location of those existing structures.

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. The location of both the Residence and Accessory Structure 1 on the Property were selected because of the slight grade on the Property and the standards of the ordinance in effect at the time.

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.

a. The Owners submitted everything in compliance with the ordinance in effect at the time and a zoning and building permits were issued for both the Residence and Accessory Structure 1. Based on information provided, the Residence and structure were completed in compliance with the ordinance and permits.

b. When both structures were built, plot plans were not required as standard practice by the planning department and readily available access to GIS mapping was not in its current form.

c. As set forth, the 2002 ordinance allowed for flexibility regarding accessory structures when Accessory Structure 1 was permitted.

d. Accordingly, the hardship was not born out of changes or circumstances created by the Owners.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. The Property is zoned residential and remains residential consistent with the AO zoning district.

#### ACCESSORY STRUCTURE 2

1. Owners failed to present competent, substantial, or material evidence of hardship to support a variance for Accessory Structure 2. The structure was previously moved from another location on the Property, it is not affixed to any foundation, and it can be moved by truck. Therefore, the Board denies a variance for Accessory Structure 2 and orders that the Owners move the structure to comply with the Ordinance and this Granting Order, or in the alternative, to remove the structure.

#### ACCESSORY STRCUTURE 3

1. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the Property.

a. Moving the Accessory Structure 3 the necessary 6 +/- feet toward the center of the Property would require either significant cost to relocate the foundation or demolition of the structure.

b. Owners submitted a zoning permit and hired a contractor. Mr. LaRoche testified that they believed the contractor applied for a permit and were unaware of the nonconformity.

c. Accordingly, any error was made by the contractor and would require substantial cost to remove or relocate the structure.

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. The location of the Accessory Structure 3 on the Property was selected because of the slight grade on the Property to take advantage of the flatter areas of the sloped plot, as well as avoid stormwater flow.

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.

a. As stated, the contractor failed to secure a building permit after the zoning permit was applied for and the Owners mistakenly believed the structure was permitted.

4. The requested variance is consistent with the spirit, purpose and intent of the Ordinance, such that public safety is secured, and substantial justice is achieved. The Property is zoned residential and remains residential consistent with the AO zoning district.

#### ACCESSORY STRUCTURE 4

1. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the Property.

a. Moving the Accessory Structure 4 the necessary 11 +/- feet toward the center of the Property would require the Owners to move or demolish the entire structure as well as require moving additional structures and a new site plan based on the location of those existing structures.

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. The location of the Accessory Structure 4 on the Property was selected because of the slight grade on the Property, the proximity to structure 1, and to take advantage of the flatter areas of the sloped plot, as well as avoid stormwater flow.

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.

a. The Owners submitted a permit and hand drawn plan for Accessory Structure 4 and zoning and building permits were issued.

b. The rear setback when the permit was issued in 2019 was 5 ft. for accessory structures, and the location of the structure was consistent with those existing on the Property.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. The Property is zoned residential and remains residential consistent with the AO zoning district.

#### ACCESSORY STRUCTURE 5

1. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the Property.

a. Moving Accessory Structure 5 less than 1 foot toward the center of the Property does not justify the cost of relocating the structure and removing the concrete footers in order to strictly apply the ordinance.

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. The location of the Accessory Structure 5 on the Property was selected because of the slight grade on the Property, the proximity to structure 1, and to take advantage of the flatter areas of the sloped plot, as well as avoid stormwater flow

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.

a. The Owners submitted a permit and hand drawn plan for Accessory Structure 5 and zoning and building permits were issued.

b. As stated, the lot slopes slightly and the eastern and rear property lines are slightly different from the western and front property lines. Any difference may be accounted for by the more recent survey conducted for the sale.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. The Property is zoned residential and remains residential consistent with the AO zoning district.

#### IMPERMEABLE SURFACE LIMIT

1. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the Property.

a. Several of the structures were erected under a more flexible standard for impervious surface area. Moreover, the Property was previously zoned MDR, which allowed for more density on the lot.

b. Demolishing the structures or removing the gravel driveway would require significant cost from the Owners as well as require a new site plan.

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. The location of the improvements took place over time and were selected because of the slight grade on the Property as well as the standards of the ordinance in effect at the time.

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.

a. As stated, except for Accessory Structures 2 and 3, the Owners submitted everything in compliance with the ordinance in effect at the time and a zoning and building permits were issued.

b. The location of the conditions and structures took place over time and were subject to changes in the ordinance and departmental policy.

c. Accordingly, the hardship was not born out of changes or circumstances created by the Owners.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

a. The Property is zoned residential and at all times remained residential consistent with the AO district.

b. However, the Ordinance contemplates that development intensities match existing and proposed infrastructure. As stated, the conditions on the Property developed gradually over time and are not inconsistent with the current zoning use.

5. Based on the foregoing Findings of Fact which incorporates Conclusions of Law, the Cabarrus County Planning and Zoning Commission sitting as the Board of Adjustment hereby grants the variance consistent with the conditions presented at the November 12, 2024, hearing.

6. Pursuant to N.C. Gen. Stat. § 160D-705, the Board imposes the following conditions on the requested variance as allowed:

a. The Granting Order, stating restrictions and applicable conditions of approval, shall be recorded with the deed of the property.

b. The structures on the subject Property shall continue to be used for residential accessory purposes only. No commercial use is permitted unless the proper

change of use process is pursued with the Fire Marshal, Zoning, and Construction Standards.

- c. No additional impervious area shall be permitted on the subject Property.

This \_\_\_\_ day of \_\_\_\_\_, 2025, *nunc pro tunc* to November 12, 2024.

\_\_\_\_\_  
Charles Paxton  
Sitting as Chair  
Cabarrus County Board of Adjustment

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I, \_\_\_\_\_, a Notary Public in and for said County and State, do hereby certify that Charles Paxton, Sitting as Chair of the Cabarrus County Board of Adjustment, personally appeared before me this day and acknowledged the due execution of the foregoing Order.

Witness my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_ 2025.

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

My commission expires:\_\_\_\_\_

EXHIBIT A  
(Map of Property)



STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

CABARRUS COUNTY PLANNING  
AND ZONING COMMISSION  
BOARD OF ADJUSTMENT  
VARN 2024-00003

In re

DOUGLAS SUMMER )  
VARIANCE APPLICATION )  
\_\_\_\_\_ )

ORDER GRANTING  
VARIANCE

THIS MATTER came before the Cabarrus County Planning and Zoning Commission, sitting as the Board of Adjustment, on November 12, 2024 on the application of Douglas Summer for a variance on the “Property” of Mr. Summer located at 1100 Oak Trail Circle, Cabarrus County, North Carolina and designated PIN 5632-50-6782.

Notice was given to Mr. Summer and to adjacent property owners as required by law.

A full complement of nine Board member was present to hear this variance application. All of the witnesses were duly sworn and documents were received in evidence. There were no witnesses in opposition to the variance application.

After hearing and receiving the evidence, the Board makes the following Findings of Facts for the standards required for a variance from the Ordinance.

#### FINDINGS OF FACTS

The Cabarrus County Planning and Zoning Commission sitting as the Board of Adjustment, adopts the following Findings of Facts, which are supported by substantial, material and competent evidence in the record.

1. The purpose of the variance request is to seek relief from the 50-foot front setback requirement for the Agricultural/ Open Space (AO) zoning district located in Chapter 5, District Development Standards, Section 5-5.B, Dimensional Standards of the Cabarrus County Development Ordinance.

2. Mr. Summer was issued permits to build a residence on the Property in March of this year.

3. A plot plan was submitted for zoning permitting showing the residence outside of the 50-foot-front setback.

4. Mr. Summer subsequently proceeded with construction and the contractor began installation of the footings.

5. The Zoning Compliance Officer visited the site on September 10, 2024 to confirm that the residence was being constructed as shown in the zoning permit. It was determined at the time that the residence (footing) was encroaching into the front setback.

6. A perennial stream traverses the rear of the Property from north to south. There is a special flood hazard area on the Property. The water body buffer is required.

7. Mr. Summer's Property is currently zoned AO and has been vacant until construction of the residence began earlier this year.

8. Mr. Summer's Property is approximately 2.22 acres in size.

9. Mr. Summer submitted a survey for permitting that confirms the residence is located outside of both the regulated special flood hazard area and the water body buffer. It also showed the house located outside of the 50-foot setback requirement.

10. Oak Trail Circle is not listed on the Cabarrus-Rowan Metropolitan Planning Organization's (CRMPO) Comprehensive Transportation Plan (CTP) index. Therefore, widening of the facility is not scheduled for the foreseeable future. The road is a one-half mile loop in a residential area.

11. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the Property.

a) The footing was constructed correctly, but not in the location or dimensions desired.

b) The footing was misplaced by 10 feet, which results in a portion of the garage being in the front setback.

c) The mistake was made by the contractor, which would require the entire foundation to be dug up, removed and the soil recompact.

12. 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) The location of the house on the Property is driven by a significant drop off to the rear of the lot, where the stream is located.

b) This drop off is approximately 30 feet. If this unique topography were not present, the mistake would have not been made.

13. 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.

a) As indicated above, Mr. Summer submitted everything in compliance with the Ordinance. The contractor made the mistake which requires a variance.

14. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Based on the foregoing Findings of Fact which incorporates Conclusions of Law, the Cabarrus County Planning and Zoning Commission sitting as the Board of Adjustment hereby grants the variance consistent with the site plan presented at the November 12, 2024 hearing. The special condition for approval of the variance is attached as Exhibit A and incorporated by reference. This variance Order shall run with the land with reference to the Property and shall be recorded in the Cabarrus County Public Registry.

This \_\_\_\_ day of January, 2025, *nunc pro tunc* to November 12, 2024.

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Charles Paxton  
Sitting as Chair  
Cabarrus County Board of Adjustment

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I, \_\_\_\_\_, a Notary Public in and for said County and State, do hereby certify that Charles Paxton, Sitting as Chair of the Cabarrus County Board of Adjustment, personally appeared before me this day and acknowledged the due execution of the foregoing Order.

Witness my hand and notarial seal, this \_\_\_\_\_ day of January 2025.

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

My commission expires: \_\_\_\_\_

CONDITIONS OF APPROVAL

VARN2024-00003

Douglas Summer

1. The Granting Order, stating restrictions and applicable conditions of approval, shall be recorded with the deed of the Property.

PLANNING STAFF REPORT  
CABARRUS COUNTY PLANNING AND ZONING COMMISSION  
1/14/2025

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

**Petition: RZON2024-00006 Rezoning**

Applicant Information:	Jerry & Cheryl Baxter 2422 Miami Church Road Concord, NC 28025
Owner Information:	Jerry & Cheryl Baxter 2422 Miami Church Road Concord, NC 28025
Existing Zoning:	Low Density Residential (LDR)
Proposed Zoning:	LDR with MH-2 Overlay
Current Permitted Uses:	All uses permitted in the LDR zoning district are currently permitted on the subject property.
Proposed Uses:	All uses permitted in the underlying LDR zoning district and uses allowed in the Manufactured Home II Overlay.
Parcel ID Numbers:	55419-10-8333
Property Addresses:	2422 Miami Church Road
Area in Acres:	± 4.56 acres
Site Description:	The subject property is currently vacant and mostly wooded. An intermittent stream traverses the western side of the subject property from a northwest to southeast direction and eventually feeds into Cold Water Creek.
Adjacent Land Use:	The subject property is surrounded by residential uses and vacant properties.
Surrounding Zoning:	The subject property is surrounded by LDR zoned properties.
Utility Service Provider:	The subject property will be served by septic and the applicant intends to tap on to City of Concord Water.

## Exhibits

- A. Staff Report
- B. Application
- C. Property Deed
- D. Neighborhood Meeting Information
- E. Staff Maps
- F. Manufactured Home Overlay 2 (MH-2) Development Ordinance Excerpts
- G. Adjacent Property Owner & Property Owner Letters
- H. Soil and Water Conservation Review
- I. Existing Mobile Homes
- J. Interlocal Agreement Map

## Intent of Zoning Districts

### **PROPOSED OVERLAY DISTRICT: Manufactured Home Overlay 2 (MH-2)**

The purpose of the MH-2 district is to provide for the principal use of land developed in harmony with the Underlying Zoning District regulations; however, permitting the substitution of a Manufactured Home as a Principal Building, provided the specific design and/or installation regulations appearing in section 4-28 are met.

### **EXISTING DISTRICT: Low Density Residential (LDR)**

This district is intended to permit development with a low-density residential community character. This district allows conventional and open space 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.

## Agency Review Comments

### **Planning Review:**

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

### **NCDOT Review:**

*No Comments. Marc Morgan, NCDOT*

### **Fire Marshal Review:**

*No comments. Jacob Thompson, County Fire Marshal*

**EMS Review:**

*No comments. Justin Brines, Cabarrus County EMS*

**Cabarrus County Schools:**

*No comments. Frances Layne, Cabarrus County Schools*

**Soil and Water Review:**

*See Exhibit H. Abby Weinshenker, Cabarrus Soil & Water Conservation District*

**NCDEQ Review:**

*No issues, provided an acre of land disturbance is not exceeded when clearing/grading for the mobile home. Any disturbance greater than one acre will require DEQ DEMLR Permit and Approval. Ben Garrow, NCDEQ*

### Land Use Plan Analysis

The subject property is located within the boundary of the Central Area Land Use Plan (Plan). The Plan recommends Low Density Residential development in this area. The plan, more specifically, recommends that this area be developed at a density of up to 2 to 3 dwelling units per acre.

While the Plan recommends a certain density, this request is intended to allow the applicant to place a multi-section manufactured home on an existing lot of record where manufactured homes are currently not permitted as a building type. Therefore, this request would not have any effect on the application of the Plan.

As part of the Plan the City of Concord and Cabarrus County entered into an agreement which splits the Central Area into two areas; Areas A & B (see Exhibit J). The Agreement states that Concord will not extend water and sewer utilities in Area A except under certain circumstances and that Concord may extend utilities at its sole discretion in Area B. The subject property is located within Area B and the applicant has indicated on the application that they intend to tap on to City of Concord water.

### Conclusions

- The subject property is approximately 4.56 acres in size.
- The subject property is an existing lot of record within the Low Density Residential (LDR) zoning district. The request is not to allow for any further increases to density.
  - The request does not propose any change to density.
  - It only proposes allowing the substitution of a manufactured home for a stick built (or modular) home on the subject property.
- The request is for the MH-2 Overlay to be applied to the subject property.
  - The MH-2 Overlay restricts the use of manufactured homes to multi-section.

- The subject property is not adjacent to any properties with the MH-2 Overlay. The nearest property with the MH-2 Overlay is located approximately 1875 feet to the southeast of the subject property.
- There are existing mobile homes within the vicinity of this proposal (see Exhibit I) which have existed in this area for quite some time. The applicant is requesting to apply the overlay to the subject property to allow a new manufactured home on the property.

This is a conventional rezoning request; therefore, all uses permitted within the underlying LDR zoning district and the proposed MH-2 Overlay would be allowed on the subject property if approved. The Planning and Zoning Commission should consider all the information provided and determine if the proposed rezoning is consistent with the Commission's vision for this area of Cabarrus County.



## CABARRUS COUNTY REZONING APPLICATION

STAFF USE ONLY:

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

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

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

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

### **INSTRUCTIONS/PROCEDURES:**

1. Schedule a pre-application meeting with Staff to discuss the procedures and requirements for a zoning map amendment request.
2. Submit a complete application for an amendment to the official zoning map to the Planning Division. All applications must include the following:
  - Cabarrus County Land Records printout of all adjacent property owners. This includes properties located across the right-of-way and all on-site easement holders. The list must include owner name, address, and Parcel Identification Number.
  - A recent survey or legal description of the property or area of the property to be considered for rezoning.
  - Neighborhood meeting documentation (minutes and list of attendees).
  - Any additional documents essential for the application to be considered complete. (Determined as part of the pre-application meeting)
3. Submit cash, check, or money order made payable to Cabarrus County.
 

Fees: Residential rezoning request 1 acre or less = \$400.00  
 Residential rezoning request greater than 1 acre = \$400.00 *plus* \$15 per acre  
 Non-residential rezoning request = \$650.00 *plus* \$15 acre  
 (Plus, cost of advertising and engineering fees if applicable)  
 (if a 3<sup>rd</sup> submittal is required, an additional review fee will be assessed)

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

### **PROCESS SUMMARY:**

1. Hold a pre-application meeting with Staff to discuss your rezoning request and the map amendment process.
2. Submit a complete application with the appropriate fees to the Cabarrus County Planning Division.  
*Staff and appropriate agents will review your complete application and comments will be forwarded to you. You will need to address the comments in writing and correct errors.*
3. Once advised that the supporting documentation is complete and ready to be presented to the Planning and Zoning Commission, you will need to submit the final materials to staff (number determined by Staff).
4. When the information is 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 rezoning.

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

**Expedited Vote:** A vote of  $\frac{3}{4}$  or more of the members of the Planning and Zoning Commission is considered an Expedited Vote and will constitute a final decision. If approval or denial of a rezoning request is by a vote of less than  $\frac{3}{4}$  of the members, or if an appeal of the decision is filed within 15 days of the date of the decision, the application will automatically be forwarded to the Board of Commissioners for final consideration at a *de novo* hearing.

**Questions:** Any questions related to rezoning your property or to the rezoning process may be directed to the Planning Division at 704-920-2141, between 8 AM and 5 PM, Monday through Friday.

**SUBJECT PROPERTY INFORMATION:**

Street Address 2436 MIAMI CHURCH RD. CONCORD, NC 28025  
PIN(s) (10 digit #) 5549--10--8330; \_\_\_\_\_  
Deed Reference Book 565 Page 232  
Township # 11

**DESCRIPTION OF SUBJECT PROPERTY:**

Size (square feet or acres) 4.56 ACRES  
Street Frontage (feet) 0 FT  
Current Land Use of Property \_\_\_\_\_  
Surrounding Land Use North HOME  
South HOME  
East HOME  
West HOME

**REQUEST:**

Change Zoning From LDR To LDR-MH-2

Purpose for Request:

- TO ALLOW OUR DAUGHTER AND HER FAMILY TO BE  
ABLE TO AFFORD A HOME.
- 5 YEAR OLD GRANDSON HAS LEVEL/STAGE 3 AUTISM  
AND THE PROPERTY IS FENCED IN ON ALL SIDES.

**LAND USE PLAN CONSISTENCY STATEMENT**

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

- THIS WILL ALLOW OUR DAUGHTER AND HER FAMILY TO AFFORD A HOME
- 5 YEAR OLD GRANDSON HAS LEVEL/STAGE 3 AUTISM AND THE PROPERTY IS FENCED IN ON ALL SIDES.

**UTILITY SERVICE:**

Water Supply ☐ Well or ☒ Service Provider CITY OF CONCORD

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

Is Applicant the designated Point Of Contact for comments and for billing? Yes ☒ No ☐

If no, provide POC name, email, phone and address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

**PROPERTY OWNER****AGENT/APPLICANT**JERRY O. BAXTER JR.

NAME

NAME

2422 MIAMI CHURCH RD

ADDRESS

ADDRESS

CONCORD, NC 28025

CITY, STATE, ZIP CODE

CITY, STATE, ZIP CODE

704-621-1730 / 704-794-8843

PHONE NUMBER

PHONE NUMBER

FAX NUMBER

FAX NUMBER

JR.BAXTER@PROTONMAIL.CH

E-MAIL ADDRESS

E-MAIL ADDRESS

CM.BAXTER2@GMAIL.COM

Signature of Property Owner:



Date:

11/19/202412-31-2024

Signature of Property Agent/Applicant:

Date:

FILED  
CABARRUS COUNTY NC  
WAYNE NIXON  
REGISTER OF DEEDS

Exhibit C

FILED Jan 13, 2021  
AT 03:27 pm  
BOOK 14827  
START PAGE 0041  
END PAGE 0045  
INSTRUMENT # 01607  
EXCISE TAX \$0.00

ABA

## NORTH CAROLINA GENERAL WARRANTY DEED

No title opinion rendered unless stated on separate  
written certificate.

Excise Tax \$ -0-

Recording Time, Book and Page

Tax Lot No. 11-46-25.10; 11-46-25

Parcel Identifier No. 5549 10 8330; 5549 10 7589

Verified by

County on the

day of

by

Mail after recording to Grantee: Cheryl M. Baxter, 141 Division St., Concord, NC 28027

This instrument was prepared by Steve L. Medlin, MEDLIN &amp; MEDLIN, P.A., 43 Union Street South, Concord, NC 28025

Brief description for the Index

Two (2) Tracts Miami Church Road

THIS DEED made this 11<sup>th</sup> day of January, 2021, by and between

GRANTOR

GRANTEE

CHERYL ANN McEACHERN BAXTER

and husband,

JERRY O. BAXTER, JR.

and

CHERYL ANN McEACHERN BAXTER,

Executrix of the Estate of Bobby Joe McEachern

and

ANTHONY GEORGE McEACHERN, Unmarried

and

BARRY KEITH McEACHERN

and wife,

PAMELA H. McEACHERN

CHERYL M. BAXTER

and husband,

JERRY O. BAXTER, JR.

Address: 141 Division Street  
Concord, NC 28027

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that

certain lot or parcel of land situated in the City of \_\_\_\_\_, No. Eleven (11) Township, Cabarrus \_\_\_\_\_ County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED

Primary residence of Grantor? NO

Current taxes due \$ 0.00 City of \_\_\_\_\_

\$ 0.00 County of Cabarrus

SCANNED AND RETURNED

5/26

The property hereinabove described was acquired by Grantor by instrument recorded in Book 565 Page 232  
and Book 634 Page 282

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

\_\_\_\_\_  
(Corporate Name)  
By: \_\_\_\_\_  
\_\_\_\_\_  
President

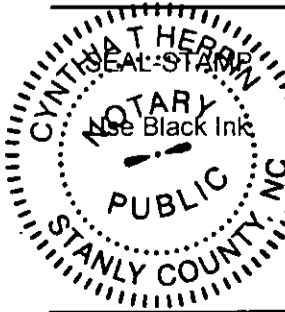
ATTEST:  
\_\_\_\_\_  
Secretary (Corporate Seal)

\_\_\_\_\_  
(Corporate Name)  
By: \_\_\_\_\_  
\_\_\_\_\_  
President

ATTEST:  
\_\_\_\_\_  
Secretary (Corporate Seal)

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Cheryl Ann McEachern Baxter  
Cheryl M. Baxter (SEAL)  
CHERYL ANN MCEACHERN BAXTER  
Jerry O. Baxter, Jr. (SEAL)  
JERRY O. BAXTER, JR.  
Anthony George McEachern (SEAL)  
ANTHONY GEORGE MCEACHERN, unmarried  
Barry Keith McEachern (SEAL)  
BARRY KEITH MCEACHERN  
Pamela H. McEachern (SEAL)  
PAMELA H. MCEACHERN  
Cheryl M. Baxter (SEAL)  
CHERYL ANN MCEACHERN BAXTER,  
Executrix of the Estate of Bobby Joe McEachern  
Cheryl Ann McEachern Baxter (SEAL)  
\_\_\_\_\_  
(SEAL)



NORTH CAROLINA, Stanley County.  
I, a Notary Public of the County and State aforesaid, certify that Cheryl Ann McEachern Baxter  
and husband, Jerry O. Baxter, Jr. Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument.  
Witness my hand and official stamp or seal, this 12th day of January, 2021.  
My commission expires September 22, 2024 Cynthia Herring Notary Public

SEAL-STAMP

Use Black Ink

CYNTHIA T. HERRIN

NOTARY PUBLIC

STANLY COUNTY, NC

NORTH CAROLINA, Stanly County.

I, a Notary Public of the County and State aforesaid, certify that Anthony George McEachern, Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 12th day of January, 2021.

My commission expires: My Commission Expires September 22, 2024 Cynthia T. Herrin Notary Public

SEAL-STAMP

Use Black Ink

CYNTHIA T. HERRIN

NOTARY PUBLIC

STANLY COUNTY, NC

NORTH CAROLINA, Stanly County.

I, a Notary Public of the County and State aforesaid, certify that Barry Keith McEachern Grantor,

and wife, Pamela H. McEachern personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 13th day of January, 2021.

My commission expires: My Commission Expires September 22, 2024 Cynthia T. Herrin Notary Public

SEAL-STAMP

Use Black Ink

CYNTHIA T. HERRIN

NOTARY PUBLIC

STANLY COUNTY, NC

NORTH CAROLINA, Stanly County.

I, a Notary Public of the County and State aforesaid, certify that Cheryl Ann McEachern Baxter, Grantor,

Executrix of the Estate of Bobby Joe McEachern personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 12th day of January, 2021.

My commission expires: My Commission Expires September 22, 2024 Cynthia T. Herrin Notary Public

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, \_\_\_\_\_ County.

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_,

personally came before me this day and acknowledged that \_\_\_\_\_ he is \_\_\_\_\_ Secretary of \_\_\_\_\_

\_\_\_\_\_ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its \_\_\_\_\_ President, sealed with its corporate seal and attested by \_\_\_\_\_ as its \_\_\_\_\_ Secretary.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires: \_\_\_\_\_ Notary

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, \_\_\_\_\_ County.

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_,

personally came before me this day and acknowledged that \_\_\_\_\_ he is \_\_\_\_\_ Secretary of \_\_\_\_\_

\_\_\_\_\_ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its \_\_\_\_\_ President, sealed with its corporate seal and attested by \_\_\_\_\_ as its \_\_\_\_\_ Secretary.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant – Register of Deeds

**EXHIBIT "A"****TRACT ONE            TSP 11 MAP 46 PARCEL 25.10  
PIN 5549 10 8330**

Lying and being in Number Eleven (11) Township, adjoining the lands of Hoyle B. McEachern and others, and being Lots Numbers 13, 14 and 15 of the property of W. F. Litaker as shown by map in the Office of the Register of Deeds in Map Book Number 5, Page 71, and described as follows:

**BEGINNING** at an iron stake in the Southwest edge of a ten foot right-of-way, corner of Hoyle B. McEachern, and running thence with his line and the line of Lot Number 12, South  $49 \frac{1}{4}$  West 625.9 feet to an iron stake, corner of Lots Numbers 8 and 9; thence South  $39 \frac{3}{4}$  East 319.8 feet to an iron stake, corner of Lots Numbers 2 and 16; thence with the line of Lot Number 16 North  $49 \frac{1}{4}$  East 623 feet to an iron stake in the Southwest edge of a ten foot right of-way; thence with said right-of-way North  $39 \frac{1}{4}$  West 320.2 feet to the **BEGINNING**, containing 4.56 acres, more or less.

For back title reference see Book 565, Page 232 from which the above description was taken verbatim.

**TRACT TWO            TSP 11 MAP 46 PARCEL 25  
PIN 5549 10 7589**

Lying and being in Number Eleven Township, adjoining the lands of Bobby Joe McEachern (565-232), Lucy L. Kennedy (176-264), Jackie K. Isenhour (493-249), Brady W. Clontz (311-066), Myrtle G. Hodges (587-894), George T. McEachern (352-281) and including all of Lot Number Twelve of the property of W. F. Litaker as shown on a recorded map in the Office of the Register of Deeds for Cabarrus County in Map Book No. 5, Page 71, more particularly described as follows:

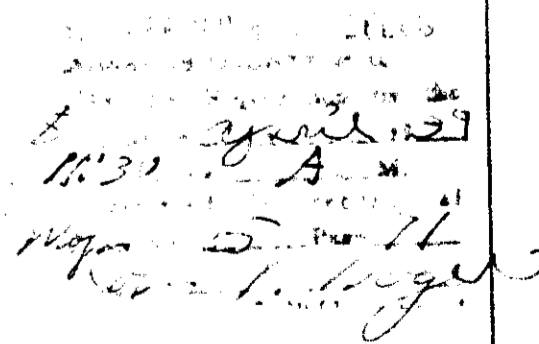
**BEGINNING** at a set iron pin in the Northeast edge of Miami Church Road, a corner in the line of Brady W. Clontz, said pin being set South 37-56-46 East 62.00 feet from an existing iron pin; thence with Clontz's line South 65-04-06 East 131.20 feet to a set iron pin a corner of Myrtle G. Hodges; thence with Hodges's line South 50-05-03 East 128.50 feet to a set iron pin a corner in the line of George T. McEachern; thence with McEachern's line South 19-15-22 West 103.30 feet to an existing iron pin in the East edge of a 10 foot right-of-way; thence with the East edge of the 10 foot right-of-way North 37-56-46 West 149.26 feet to an existing iron pin a corner of the ten foot right-of-way; thence with the East edge of the North end of the 10 foot right-of-way South 49-15-00 West 8.94 feet to a set iron pin; thence in the West edge of the 10 foot right-of-

way South 37-56-46 East 150.31 feet to an existing iron pin a corner of Bobby Joe McEachern; thence with McEachern's line and the line of Lot Number 13 South 49-16-45 West 623.67 feet to an existing iron pin a corner of McEachern in the line of Lucy L. Kennedy being the corner of Lots Numbers 8 and 9; thence with Kennedy's line the lines of Lots Numbers 9, 10 and 11 North 39-15-31 West 149.86 feet to an existing iron pin a corner of Kennedy Lot Number 11, in the line of Jackie K. Isenhour; thence with four (4) line of Isenhour (1) North 49-15-00 East 324.21 feet to an existing iron pin; thence, (2) North 21-15-08 East 174.25 feet to an existing iron pin; thence (3) North 44-44-57 East crossing an existing iron pin at 147.69 feet, a total of 163.09 feet, and; thence (4) North 37-56-46 West 54.38 feet to the **BEGINNING**, containing 2.969 acres, more or less, as shown by a Boundary Survey of McEachern Estate prepared by Concord Engineering & Surveying, Inc. dated 7/9/87.

Saving and excepting that real property conveyed in Book 13194, Page 72, Cabarrus County Registry.

For back title reference see Book 634, Page 282, Cabarrus County Registry from which the above description was taken verbatim.

Bobby Joe McEachern died testate October 4, 2020. See 20-E-1043 in the office of the Clerk of Superior Court for Cabarrus County. His will left his real property to Cheryl Ann McEachern Baxter, Anthony George McEachern and Barry McEachern.



## Rezoning From LDR to LDR-MH-2 Meeting Minutes

Location: 2436 Miami Church Road Concord, NC 28025

Date: November 23, 2024

Time: 10:00 a.m.

Attendees: Timothy McEachern, Anthony McEachern, Chris Elrod, Jayme Cimini, Robert Barnhardt, Rebecca Barbee, Jerry Baxter, Cheryl Baxter

### Agenda items

1. Spoke to and informed neighbors that Jerry and Cheryl Baxter are requesting the rezoning of their deeded property to be rezoned from LDR to LDR-MH-2 for the purpose of adding a doublewide mobile home for their daughter Marissa, her husband Dylan, two children Lennox and Elizabeth.

PIN	Owner(s)	Address	Status
55491045770000	Chris Elrod Jayme Cimini	2296 Mimi Church Rd Concord, NC 28025	Approved
55481937570000	Robert Barnhardt	4131 Hwy 601 Concord, NC 28025	Approved
55482918540000	Barnhardt Properties, LLC	2480 Mimi Church Rd Concord, NC 28025	Approved
55481946680000	Barnhardt Properties, LLC	4135 Hwy 601 Concord, NC 28025	Approved
55492015340000	Timothy A. McEachern Anthony McEachern	2464 Miami Church Rd Concord, NC 28025	Approved
55481919620000	Rebecca Barbee	4081 Hwy 601 Concord, NC 28025	Approved

A map of the area around Concord, NC. The map shows the City of Concord and the Town of Mt Pleasant. Major roads are labeled: NC-73, Irish Pottery, NC-49, US-601 Bypass, and US-601. An arrow points to a location on US-601 labeled "Subject Property".

**Legend**

- Streets
- Streams
- Flood Plain**
  - Floodway
  - 100 Year Floodplain
  - 500 Year Floodplain
- Subject Property**
  - RZON2024-00006
  - RecordedConservationEa
  - TaxParcels
  - Cabarrus County
  - Municipal District
  - ETJ Boundary
  - Structures
- Cabarrus County Zoning**
  - AO
  - AO-CU
  - AO-SU
  - CR
  - LDR
  - LDR-SU
  - MDR
  - MDR-SU
  - HDR
  - HDR-SU
  - OI
  - LC
  - LC-SU
  - GC
  - GC-SU
  - LI
  - LI-SU
  - GI
  - GI-SU
  - Mobile Home Overlay

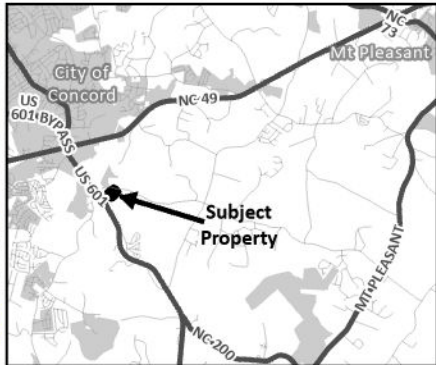
**Map Labels:** City of Concord, MIAMI CHURCH, CR, AO, LDR, US HWY 601, COUNTRY HOME, HDR-SU, Exhibit E



Central Planning Area  
Aerial Map



Applicant: Jerry & Cheryl Baxter  
Owner: Jerry & Cheryl Baxter  
Case: RZON2024-00006  
Address: 2436 Miami Church Road  
Purpose: Rezone from LDR to LDR MH-2  
PIN: 5549-10-8330

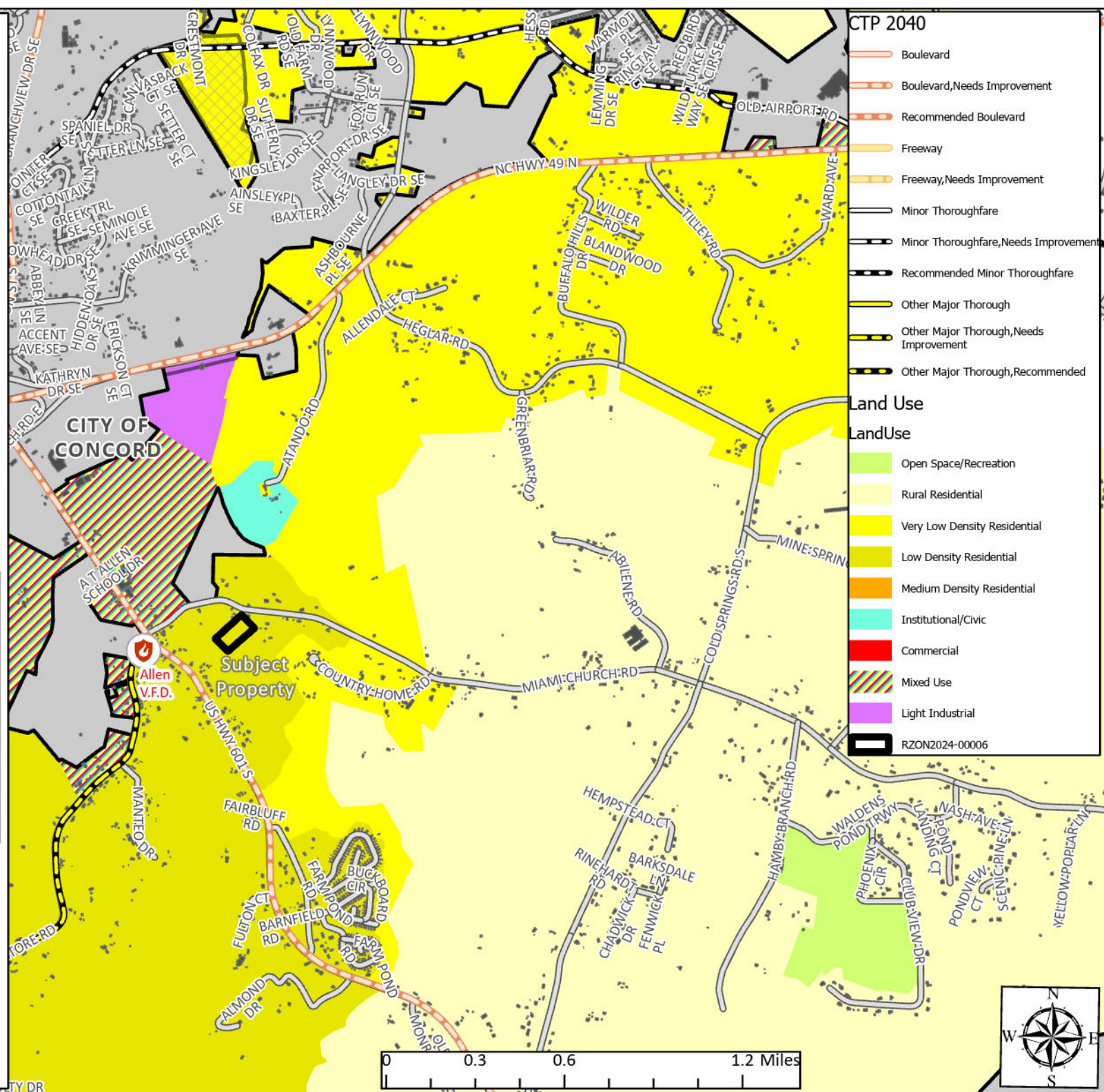


Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data. Map prepared by Cabarrus County Planning and Development January, 2025



The map shows the boundary between the City of Concord and the Town of Mt. Pleasant. The subject property is located in the City of Concord, near the intersection of US 601 and US 1001. Other roads shown include NC 49, NC 73, NC 200, and MT PLEASANT BLVD.

TY DR



**MOBILE HOME OVERLAY (MH-2) Excerpts from Development Ordinance****REFERENCE: CHAPTER 4, Section 4-25 MH-2, Manufactured Home Overlay 2****1. Purpose**

The purpose of the MH-2, Manufactured Home Overlay District, is to provide for the Principal Use of land developed in harmony with the Underlying Zoning District regulations; however, permitting the substitution of a Manufactured Home as a Principal Building, provided the specific design and/or installation regulations appearing in section 4- 28 are met.

**2. Uses Permitted**

Use permitted as of right within the MH-2 Overlay District include:

- All uses permitted in the Underlying Zoning District. (See Table of Permitted Uses, Chapter 3, Section 3-8 of this Ordinance).
- Manufactured Homes - Type II (permanent installations only)

**3. Design Standards**

- See Section 4-28, Design and Installation Standards for Individual Manufactured Homes.

**REFERENCE: Chapter 4, Section 4-28 Design and Installation Standards for Individual Manufactured Homes**

All manufactured homes shall comply with the following design and installation standards:

1. Any manufactured home on an individual lot shall conform to the same building setback standards, side and rear yard requirements, standards for enclosures, access, vehicle parking, and square footage standards and requirements to which a conventional single-family residential dwelling on the same lot would be subject. This provision shall not apply to a Manufactured Home Park where the lots are not subdivided into separate tracts of land. (Refer to #15 above for placement standards.)
2. A minimum 3:12 roof pitch is required for all Type I units. Type II units are not required a minimum roof pitch.
3. A continuous curtain wall made from brick or foundation made from brick or split-faced block, unpierced except for ventilation and access, shall be installed under the outer perimeter of the dwelling from its base to the ground so as to be compatible with surrounding residential uses. A brick curtain wall shall not be required for installations in a Manufactured Home Park or in the AO zoning district, in those cases other compatible skirting materials may be used.
4. The Dwelling shall be attached to a permanent foundation system in compliance with the N.C. State Building Code as may be amended, and the following requirements:
5. All wheels, axles, transporting lights and removable towing apparatus shall be permanently removed prior to installation of the dwelling unit. Hitches may remain, but shall be screened from view unless located within a manufactured home park.
6. For homes which are narrower than 17 feet in width, the unit shall be oriented on the lot so that its long axis is parallel to the street.



## Cabarrus County Government – Planning and Development Department

December 17, 2025

Dear Property Owner:

A Zoning Map Amendment Petition has been filed in our office for your property. The specifics of the request are listed below. The Cabarrus County Planning and Zoning Board will consider this petition on Tuesday, January 14th at 6:30 PM in the 2<sup>nd</sup> 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 the rezoning request, I encourage you to attend this meeting.

• <b>Petitioner</b>	<b>Jerry Baxter</b>
• <b>Petition Number</b>	<b>RZON2024-00006</b>
• <b>Property Location</b>	<b>2436 Miami Church Road</b>
• <b>Parcel ID Number</b>	<b>5549-10-833</b>
• <b>Existing Zoning</b>	<b>Low Density Residential (LDR)</b>
• <b>Proposed Zoning Map Change</b>	<b>LDR with MH-2 Overlay</b>

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

Sincerely,

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

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



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

---

December 17, 2024

Dear Property Owner:

A Zoning Map Amendment Petition has been filed in our office for property **adjacent** to yours. The properties and specifics of the rezoning are listed below. The Cabarrus County Planning and Zoning Board will consider this petition on Tuesday, January 14th at 6:30 PM in the 2<sup>nd</sup> 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 the rezoning, I encourage you to attend this meeting.

• <b>Petitioner</b>	<b>Jerry Baxter</b>
• <b>Petition Number</b>	<b>RZON2024-00006</b>
• <b>Property Location</b>	<b>2436 Miami Church Road</b>
• <b>Parcel ID Number</b>	<b>5549-10-833</b>
• <b>Existing Zoning</b>	<b>Low Density Residential (LDR)</b>
• <b>Proposed Zoning Map Change</b>	<b>LDR with MH-2 Overlay</b>

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

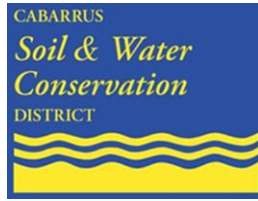
Sincerely,

A handwritten signature in cursive script, reading "Phillip Collins".

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

Dec 19, 2024 at 10:08:35 AM  
Cabarrus County





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

TO: Kayleigh Mielenz

FROM: Abby Weinshenker

NAME/NUMBER OF PLAN: 4-2025\_Rezone2346MiamiChurchRd PLAN TYPE: Commercial JURISDICTION: Concord

LOCATION: 2346 Miami Church Rd, Concord, NC 28025 ZONING: C-2

OWNER: Linda Moreau, Joseph Wayne Moreau, Joy Moreau, Danny Moreau

DATE SUBMITTED to CSWCD: 12/18/2024 DATE REVIEWED: 12/18/2024

PARCEL #: 5549108330 ACRES: 4.56 acres

RECEIVING WATERS: Cold Water Creek

PERENNIAL OR INTERMITTENT STREAMS PRESENT: ☒ Yes ☐ No

SOIL TYPE(S):

EnB and PoF

PERCENTAGE OF SOIL LIMITED:

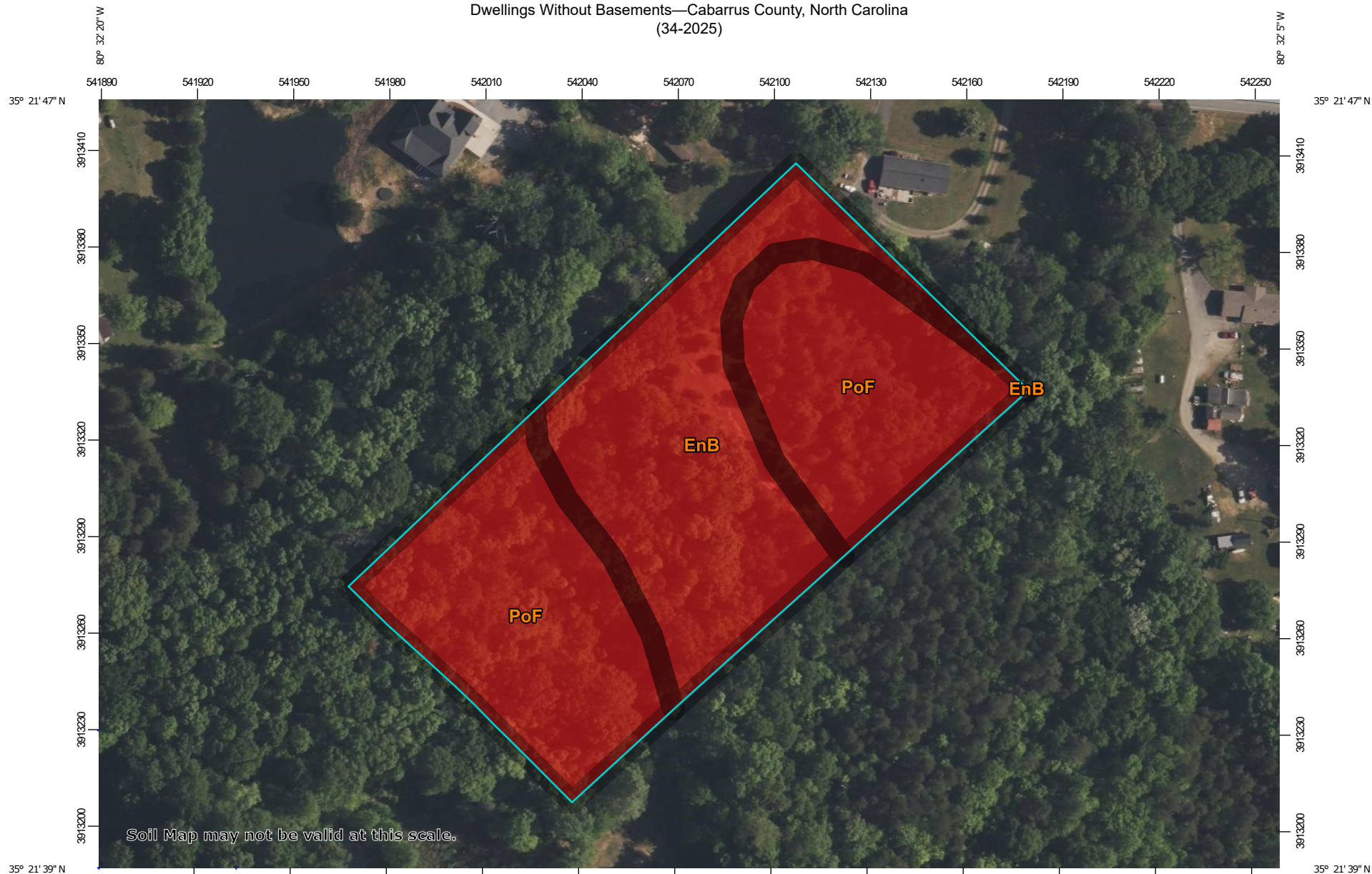
NOT LIMITED: 0  
 SOMEWHAT LIMITED: 0  
 VERY LIMITED: 100

HYDRIC SOILS: ☐ Yes ☒ No

PLAN COMMENTS: According to the plans, the area being rezone is on very limited soil. EnB has a percent slope of 2 to 8 and a 1.00 for shrink-swell. PoF has a 15 to 45 percent slope with a 1.00 slope. Engineers will have to consider the slopes and shrink-swell when regrading.

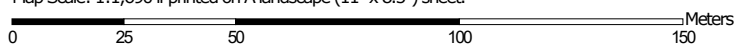
“Soil surveys can be used for general farm, local, and wider area planning. Onsite investigation is needed in some cases, such as soil quality assessments and certain conservation and engineering applications.”-Web Soil Survey operated by the USDA Natural Resource Conservation Service.

Dwellings Without Basements—Cabarrus County, North Carolina  
(34-2025)



Soil Map may not be valid at this scale.

Map Scale: 1:1,690 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84




Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey


12/18/2024  
Page 1 of 5

## MAP LEGEND

### Area of Interest (AOI)





 Area of Interest (AOI)

### Background





 Aerial Photography

### Soils





#### Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available


#### Soil Rating Lines

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available






#### Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

### Water Features

 Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cabarrus County, North Carolina  
Survey Area Data: Version 24, Sep 9, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 13, 2022—May 9, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
EnB	Enon sandy loam, 2 to 8 percent slopes	Very limited	Enon (85%)	Shrink-swell (1.00)	1.9	41.4%
PoF	Poindexter loam, 15 to 45 percent slopes	Very limited	Poindexter (80%)	Slope (1.00)	2.7	58.6%
<b>Totals for Area of Interest</b>					<b>4.7</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Very limited	4.7	100.0%
<b>Totals for Area of Interest</b>	<b>4.7</b>	<b>100.0%</b>

## Description

### ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

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

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

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

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

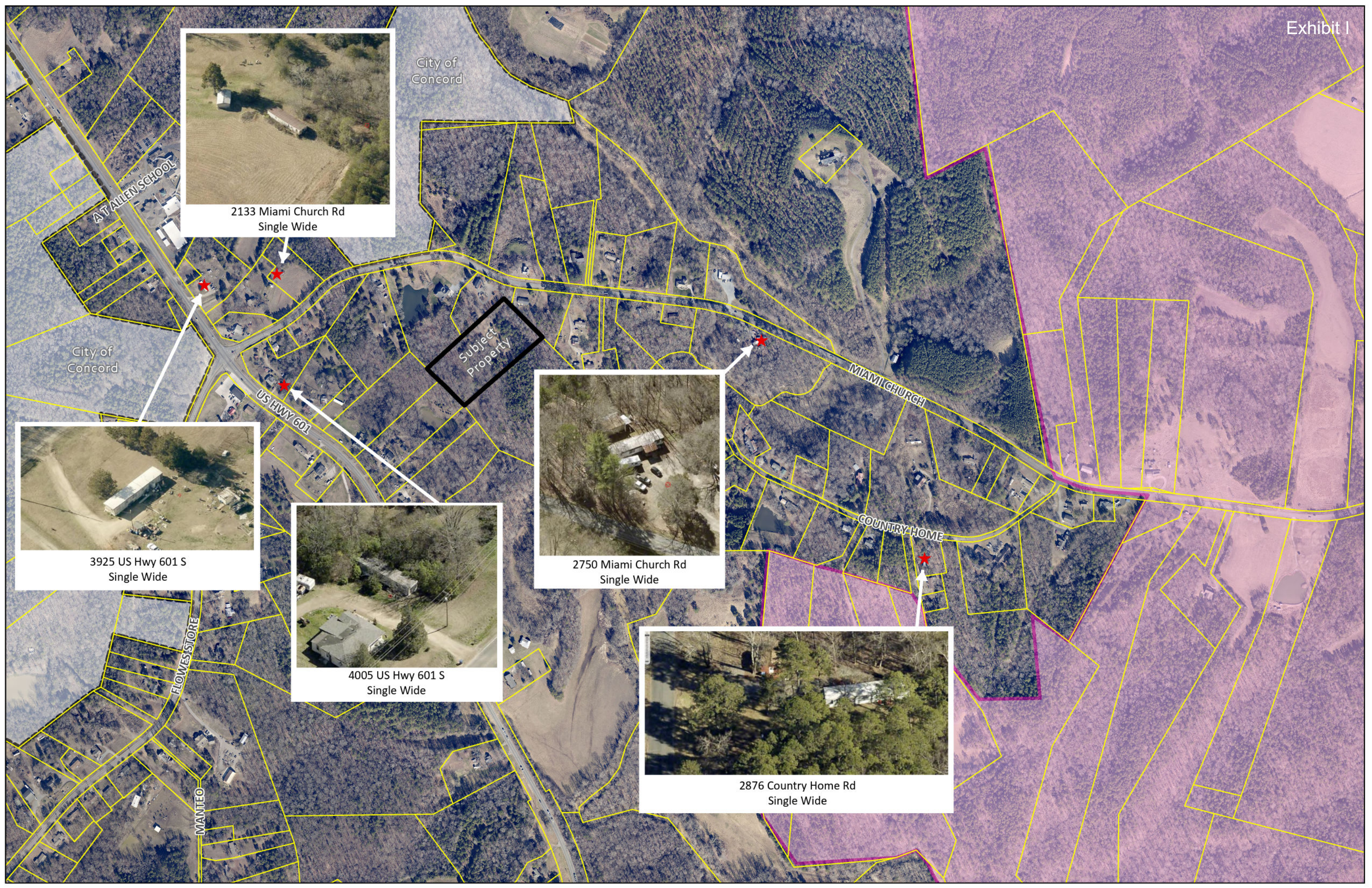
validate these interpretations and to confirm the identity of the soil on a given site.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

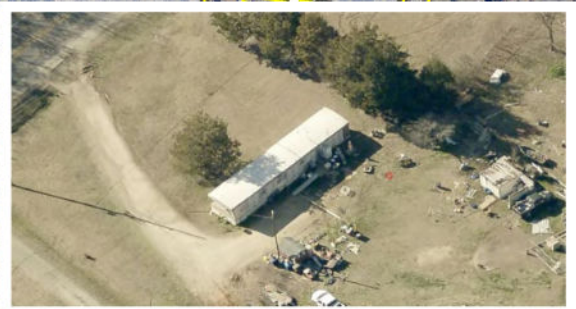


City of Concord



2133 Miami Church Rd  
Single Wide

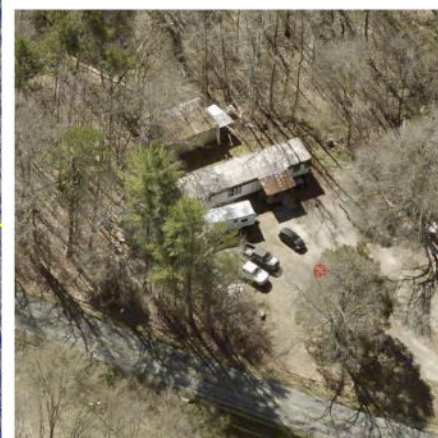
City of Concord



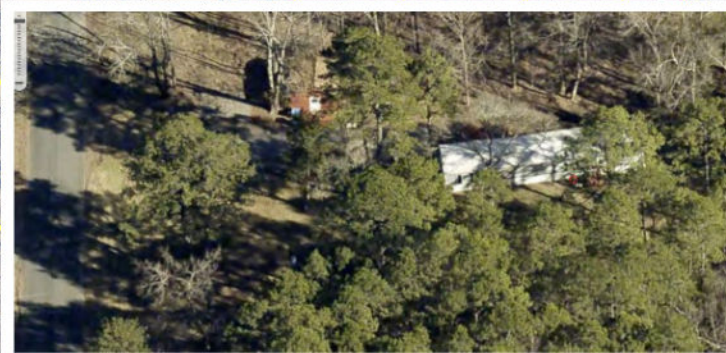
3925 US Hwy 601 S  
Single Wide



4005 US Hwy 601 S  
Single Wide



2750 Miami Church Rd  
Single Wide



2876 Country Home Rd  
Single Wide

CABARRUS COUNTY, NC

CAMO REHAB LLC

2133 MIAMI CHURCH RD CONCORD NC 28025

133823

ALLEN FIRE TAX (100), COUNTY TAX (100)

Reval Year: 2024 Tax Year: 2024

NORTH SIDE MIAMI CHURCH RD

Appraised by EM on 05/31/2023 05002 FAGGARTS EAST

Return/Appeal Notes:

Parcel: 5549 00 6747 0000

PLAT: 00000/00000 UNIQ ID 19503

ID NO: 11 049 0032.60 0000

CARD NO. 1 of 1

1.7000 AC

TW-11

SRC= Estimated

CI-00 FR-04 EX-

AT-

LAST ACTION 20231121

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION				CORRELATION OF VALUE										
TOTAL POINT VALUE		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB					CREDENCE TO									
BUILDING ADJUSTMENTS		01R	00							% GOOD				DEPR. BUILDING VALUE - CARD									
TOTAL ADJUSTMENT		TYPE: SINGLE FAMILY RURAL										DEPR. OB/XF VALUE - CARD											
FACTOR		STYLE:										MARKET LAND VALUE - CARD											
TOTAL QUALITY INDEX												TOTAL MARKET VALUE - CARD											
												TOTAL APPRAISED VALUE - CARD											
												TOTAL APPRAISED VALUE - PARCEL											
												TOTAL PRESENT USE VALUE - PARCEL											
												TOTAL VALUE DEFERRED - PARCEL											
												TOTAL TAXABLE VALUE - PARCEL \$											
												PRIOR											
												BUILDING VALUE											
												OBXF VALUE											
												LAND VALUE											
												PRESENT USE VALUE											
												DEFERRED VALUE											
												TOTAL VALUE											
												PERMIT											
												CODE DATE NOTE NUMBER AMOUNT											
												ROUT: WTRSHD:											
												SALES DATA											
												OFF. RECORD											
												BOOK PAGE DATE DEED TYPE Q/UV/I INDICATE SALES PRICE											
												15587 0090 10 2021 GW A V 205000											
												8550 0125 1 2009 GW A V 0											
												6610 0230 3 2006 QC E V 0											
												HEATED AREA											
												NOTES											

SUBAREA		CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
TYPE		GS AREA	%	RPL CS	TOTAL OB/XF VALUE													
FIREPLACE																		
SUBAREA																		
TOTALS																		

BUILDING DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
RURAL AC	0120	LDR	229	401	1.8240	4	0.9100	+06 +12 +00 -27 +00 NO PERK	PW	19,000.00	1.700	AC	1.660	31,540.00	53618			
TOTAL MARKET LAND DATA												1.700			53,620			
TOTAL PRESENT USE DATA																		

CABARRUS COUNTY, NC

GUILLEN LETICIA SANCHEZ

2750 MIAMI CHURCH RD CONCORD NC 28025

86365

MEDINA FRANCISCO HERRERA

ALLEN FIRE TAX (100), COUNTY TAX (100)

SOUTH SIDE MIAMI CHURCH RD

Appraised by EM on 05/31/2023 05002 FAGGARTS EAST

Return/Appeal Notes:

Parcel: 5549 30 4274 0000

PLAT: 00000/00000

ID NO: 11 053 0003.10 0000

CARD NO. 1 of 1

6.6720 AC

TW-11

SRC= Owner

CI-00 FR-04 EX-

AT- LAST ACTION 20231222

12/31/2024 11:24:40 AM

CONSTRUCTION DETAIL

TOTAL POINT VALUE

BUILDING ADJUSTMENTS

TOTAL ADJUSTMENT

FACTOR

TOTAL QUALITY INDEX

USE

MOD

Eff. Area

QUAL

BASE RATE

RCN

EYB

AYB

03

00

% GOOD

TYPE: MANU HOME (SINGLE WIDE)

STYLE:

DEPRECIATION

CORRELATION OF VALUE

CREDENCE TO

DEPR. BUILDING VALUE - CARD

DEPR. OB/XF VALUE - CARD

MARKET LAND VALUE - CARD

TOTAL MARKET VALUE - CARD

TOTAL APPRAISED VALUE - CARD

TOTAL APPRAISED VALUE - PARCEL

TOTAL PRESENT USE VALUE - PARCEL

TOTAL VALUE DEFERRED - PARCEL

TOTAL TAXABLE VALUE - PARCEL \$

PRIOR

BUILDING VALUE

OBXF VALUE

LAND VALUE

PRESENT USE VALUE

DEFERRED VALUE

TOTAL VALUE

PERMIT

CODE

DATE

NOTE

NUMBER

AMOUNT

ROUT: WTRSHD:

SALES DATA

OFF. RECORD

BOOK

PAGE

DATE

MOYR

DEED TYPE

Q/U/V/I

INDICATE SALES PRICE

16157

0016

8

2022

GW

Q

V

85000

15804

0300

1

2022

GW

Q

V

45000

678

0228

8

1988

WD\*

Q

V

12500

7385

0122

3

2007

QF\*

O

V

37000

HEATED AREA

NOTES

SUBAREA

TYPE

GS AREA

RPL CS

CODE

QUALITY

DESCRIPTION

COUNT

LTH

WTH

UNITS

UNIT PRICE

ORIG % COND

BLDG#

AYB

EYB

ANN DEP RATE

OVR

% COND

OB/XF DEPR. VALUE

D8

C

MH SITE

0

0

1

9,500.00

100.00

—

2007

2007

S0

100

9500

01

C

STORAGE WD

14

18

252

23.00

100.00

—

2007

2007

S3

49

3408

24P

C

SHED POLE

26

16

416

7.25

100.00

—

1997

1997

S5

30

1086

TOTALS

TOTAL OB/XF VALUE

13,994

BUILDING DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE

USE CODE

LOCAL ZONING

FRON TAGE

DEPTH

LND MOD

COND FACT

OTHER ADJUSTMENTS AND NOTES

RF

AC

LC

TO

OT

ROAD TYPE

LAND UNIT PRICE

TOTAL LAND UNITS

UNT TYP

TOTAL ADJST

ADJUSTED UNIT PRICE

LAND VALUE

OVERRIDE VALUE

LAND NOTES

RURAL AC

0120

LDR

859

2.4630

4

1.2000

+10 +10 +00 +00 +00

PW

19,000.00

0.852

AC

2.956

56,164.00

47852

FLOOD WAY

9612

LDR

1.0000

0

1.0000

PW

750.00

3.280

AC

1.000

750.00

2460

FLOOD ZONE 100

9610

LDR

1.0000

0

1.0000

PW

1,500.00

2.540

AC

1.000

1,500.00

3810

TOTAL MARKET LAND DATA

6.672

54,120

TOTAL PRESENT USE DATA

CABARRUS COUNTY, NC

12/31/2024 11:47:54 AM

STEADMAN RENEE TROUTMAN

2876 COUNTRY HOME RD CONCORD NC 28025

147383

Return/Appeal Notes:

Parcel: 5548 49 4095 0000

PLAT: 00000/00000 UNIQ ID 19327

ID NO: 11 052 0034.40 0000

ALLEN FIRE TAX (100), COUNTY TAX (100)

CARD NO. 1 of 1

1.0000 AC

SRC= Estimated

Reval Year: 2024 Tax Year: 2024 SOUTH SIDE COUNTRY HOME RD

Appraised by EM on 05/31/2023 05002 FAGGARTS EAST

TW-11

CI-00 FR-04 EX-

AT-

LAST ACTION 20231121

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION		CORRELATION OF VALUE						
TOTAL POINT VALUE		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO							
BUILDING ADJUSTMENTS		03	00							% GOOD							
TOTAL ADJUSTMENT FACTOR		TYPE: MANU HOME (SINGLE WIDE)															
TOTAL QUALITY INDEX		STYLE:															

DEPR. BUILDING VALUE - CARD

DEPR. OB/XF VALUE - CARD

MARKET LAND VALUE - CARD

TOTAL MARKET VALUE - CARD

TOTAL APPRAISED VALUE - CARD

TOTAL APPRAISED VALUE - PARCEL

TOTAL PRESENT USE VALUE - PARCEL

TOTAL VALUE DEFERRED - PARCEL

TOTAL TAXABLE VALUE - PARCEL \$

PRIOR

BUILDING VALUE

OBXF VALUE

LAND VALUE

PRESENT USE VALUE

DEFERRED VALUE

TOTAL VALUE

PERMIT

CODE

DATE

NOTE

NUMBER

AMOUNT

ROUT: WTRSHD:

SALES DATA

OFF. RECORD

BOOK

PAGE

DATE

MOYR

DEED TYPE

Q/U/V/I

INDICATE SALES PRICE

17200

0277

11

2024

GW

A

V

0

15308

0306

7

2021

GW

E

V

0

HEATED AREA

NOTES

UNABLE TO LOCATE SWMH ACCT#

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	% OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	%	RPL CS	D8	C	MH SITE		0	0	1	9,500.00	100.00	—	1985	1985	S0		100	9500
FIREPLACE				88	C	DECK		10	12	120	22.00	100.00	—	2000	2000	S5		30	792
SUBAREA				03L	C	CARPORT ML		18	20	360	7.00	100.00	—	2016	2016	S5		60	1663
TOTALS				01	E	STORAGE WD		14	16	224	14.00	100.00	—	2012	2012	S3		64	2408
TOTAL OB/XF VALUE																			14,363

BUILDING DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
MH HOMESITE	0201	CR	193		2.4000	4	1.1000	+10 +00 +00 +00 +00	RP	19,000.00	1.000	AC	2.640	50,160.00	50160		
TOTAL MARKET LAND DATA												1.000				50,160	
TOTAL PRESENT USE DATA																	

CABARRUS COUNTY, NC

SPURRIER NANCY S /TRUSTEE

3925 US HWY 601 S CONCORD NC 28025

41742

SPURRIER NANCY S TRUST-2/8/06

ALLEN FIRE TAX (100), COUNTY TAX (100)

Reval Year: 2024 Tax Year: 2024

Appraised by EM on 02/20/2024 05002 FAGGARTS EAST

Return/Appeal Notes:

Parcel: 5549 00 2736 0000

PLAT: 00000/00000

ID NO: 11 049 0032.10 0000

CARD NO. 1 of 1

3.0000 AC

TW-11

SRC= Inspection

CI-00 FR-04 EX-

AT- LAST ACTION 20240220

12/31/2024 11:52:00 AM

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE							
TOTAL POINT VALUE		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB				CREDENCE TO						
BUILDING ADJUSTMENTS		03	00							% GOOD			DEPR. BUILDING VALUE - CARD						
TOTAL ADJUSTMENT												0							
FACTOR		TYPE: MANU HOME (SINGLE WIDE)										DEPR. OB/XF VALUE - CARD							
TOTAL QUALITY INDEX		STYLE:										9,500							
												MARKET LAND VALUE - CARD							
												104,010							
												TOTAL MARKET VALUE - CARD							
												104,010							
												TOTAL APPRAISED VALUE - CARD							
												104,010							
												TOTAL APPRAISED VALUE - PARCEL							
												104,010							
												TOTAL PRESENT USE VALUE - PARCEL							
												0							
												TOTAL VALUE DEFERRED - PARCEL							
												0							
												TOTAL TAXABLE VALUE - PARCEL \$							
												104,010							
												PRIOR							
												BUILDING VALUE							
												0							
												OBXF VALUE							
												6,600							
												LAND VALUE							
												52,230							
												PRESENT USE VALUE							
												0							
												DEFERRED VALUE							
												0							
												TOTAL VALUE							
												58,830							
												PERMIT							
												CODE DATE NOTE NUMBER AMOUNT							
												ROUT: WTRSHD:							
												SALES DATA							
												OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE							
												BOOK PAGE MOYR							
												6609 0341 3 2006 QC E V							
												0							
												HEATED AREA							
												NOTES							
												MH ON LOT (13 X 68)							

SUBAREA		CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
TYPE	GS AREA %	RPL CS	D8	C				0	0	1	9,500.00	100.00		2000	2000	S0	100	9500
FIREPLACE		TOTAL OB/XF VALUE																
SUBAREA		9,500																
TOTALS																		

BUILDING DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
MH HOMESITE	0201	LDR	200	243	1.4670	4	1.1300	+01 +12 +00 +00 +00	PW	19,000.00	3.000	AC	1.658	31,502.00	94506		
TOTAL MARKET LAND DATA												3.000			94,510		
TOTAL PRESENT USE DATA																	

## CABARRUS COUNTY, NC

12/31/2024 12:01:26 PM

**SMITH CARL F MRS (BETTY B)**  
4005 US HWY 601 S CONCORD NC 28025  
6466500

Return/Appeal Notes: Parcel: 5549 00 5148 0000

PLAT: 00000/00000

ID NO: 11 046 0023.00 0000

ALLEN FIRE TAX (100), COUNTY TAX (100)

CARD NO. 1 of 1

1.7600 AC

SRC= Inspection

Reval Year: 2024 Tax Year: 2024

SMITH

TW-11

CI-00 FR-04

EX-

AT- LAST ACTION 20231121

Appraised by EM on 05/31/2023 05002 FAGGARTS EAST

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION			CORRELATION OF VALUE						
Foundation - 3		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		Standard	0.39000	CREDENCE TO	MARKET					
Continuous Footing	5.00	01R	01	1,596	127	160.02	255392	1985	1956	% GOOD			61.0	DEPR. BUILDING VALUE - CARD	155,790				
Sub Floor System - 4		TYPE: SINGLE FAMILY RURAL												DEPR. OB/XF VALUE - CARD	14,990				
Plywood	8.00	STYLE: 1 - 1.0 Story												MARKET LAND VALUE - CARD	73,230				
Exterior Walls - 10		SINGLE FAMILY HOME												TOTAL MARKET VALUE - CARD	244,010				
Aluminum/Vinyl Siding	30.00													TOTAL APPRAISED VALUE - CARD	244,010				
Roofing Structure - 04														TOTAL APPRAISED VALUE - PARCEL	244,010				
Hip	8.00													TOTAL PRESENT USE VALUE - PARCEL	0				
Roofing Cover - 03														TOTAL VALUE DEFERRED - PARCEL	0				
Asphalt or Composition Shingle	3.00													TOTAL TAXABLE VALUE - PARCEL \$	244,010				
Interior Wall Construction - 5														PRIOR					
Drywall/Sheetrock	18.00													BUILDING VALUE	86,310				
Interior Wall Construction - 4														OBXF VALUE	10,430				
Plywood Panel	0.00													LAND VALUE	40,470				
Interior Floor Cover - 07														PRESENT USE VALUE	0				
Cork or Vinyl Tile	10.00													DEFERRED VALUE	0				
Interior Floor Cover - 12														TOTAL VALUE	137,210				
Hardwood	0.00													PERMIT					
Heating Fuel - 02														CODE	DATE	NOTE	NUMBER	AMOUNT	
Oil, Wood or Coal	0.00													ROUT: WTRSHD:					
Heating Type - 04														SALES DATA					
Forced Air - Ducted	4.00													OFF. RECORD	DATE	DEED		INDICATE	
Air Conditioning Type - 03														BOOK	PAGE	MO/YR	TYPE	Q/U/V/I	SALES PRICE
Central	4.00													HEATED AREA 1,454					
Bedrooms/Bathrooms/Half-Bathrooms														NOTES					
4/1/0	8.000													(SW MH - 14 X 58)					
Bedrooms																			
BAS - 4 FUS - 0 LL - 0																			
Bathrooms																			
BAS - 1 FUS - 0 LL - 0																			
Half-Bathrooms																			
BAS - 0 FUS - 0 LL - 0																			
Office																			
BAS - 0 FUS - 0 LL - 0	0																		
TOTAL POINT VALUE	98.000																		
BUILDING ADJUSTMENTS																			
Quality	3	Average	1.0000																
Shape/Design	3	MF3	1.0000																
Size	Size	Size	1.3000																
TOTAL ADJUSTMENT FACTOR	1.300																		
TOTAL QUALITY INDEX	127																		

The diagram shows a complex building footprint with the following dimensions and areas:


- Basement (BAS):** 28' x 26' x 29' x 24' x 2' x 2'. Area: [1454 ft²]
- Upper Portion (UOP):** 16' x 13' x 8' x 2'. Area: [264 ft²]
- Upper Portion (UEP):** 17' x 10' x 10' x 2'. Area: [100 ft²]
- Staircase (STP):** 4' x 17' x 6' x 2'. Area: [102 ft²]

Click on image to enlarge

Click on image to enlarge

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE		
TYPE	GS AREA	%	RPL CS																			
BAS	1,454	100	232669	24	D	SHED FRAME		10	15	150	8.00	100	1	1.20	1981	1994	S5		30	432		
				24	D	SHED FRAME		26	12	312	8.00	100	1	1.20	1993	1994	S5		30	899		
STP		102	025	4161	24M	D	SHED METAL		12	14	168	8.00	100	1	1.20	1992	1992	S5		30	484	
UEP		100	050	8001	24	D	SHED FRAME		20	22	440	8.00	100	1	1.20	1998	1998	S5		30	1267	
UOP		264	025	10561	24	D	SHED FRAME		38	22	836	8.00	100	1	1.20	1981	1981	S5		30	2407	
FIREPLACE 1 - None				0	08	C	MH SITE		0	0	1	9,500.00	100	1		1991	1991	S0		100	9500	
SUBAREA TOTALS				1,920			255,392	TOTAL OB/XF VALUE														14,989
BUILDING DIMENSIONS BAS=W2W24N4W2N8W16S12W2S28E29N2E17N26Area:1454;UEP=E10N10W10S10Area:100;STP=S4E17N6W17S2Area:102;UOP=N13E16S17W14N4W2Area:264;TotalArea:1920																						
LAND INFORMATION																						
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES		
RURAL AC	0120	LDR	476	229	1.7950	4	1.2200	+10 +12 +00 +00 +00				PW	19,000.00	1.760	AC	2.190	41,610.00	73234				
TOTAL MARKET LAND DATA														1.760					73,230			
TOTAL PRESENT USE DATA																						

**Legend**

 Subject Property

 TaxParcels

 Municipal District

**Inter Local  
Areement**

 Area A

 Area B

