



Cabarrus County Government

Cabarrus County Planning and Zoning Commission

Wednesday, November 12, 2025 @ 6:30 p.m.

Board of Commissioners Meeting Room

Cabarrus County Governmental Center

Agenda

1. Roll Call
2. Oath of Office (Reappointment for two members).
3. Approval of Meeting Minutes for October 14, 2025.
4. Old Business Board of Adjustment:
 - A. **Petition VARN2025-00006**-Variance request for relief from the Arterial Street Buffer standards, the restriction of the cul-de-sac length and the requirement to connect to adjacent properties. Sherwood Morris Investments LLC is the applicant and the Harry T. Morris Trust is the owner. The address associated with the subject property is 6950 Stirewalt Road (PIN's: 4693-44-8805 & 4693-55-3301).
5. New Business Board of Adjustment:
 - A. **Petition VARN2025-00007**- Variance request for relief from the restriction of the cul-de-sac length, the requirement to connect to adjacent properties and the road design standards. Pavel A Shchetinin is the applicant and King Carolina Homes LLC is the owner. The addresses associated with the subject property are 2575 Shiloh Church Road, 11295, 11280, 11250, 11220, and 11145 Aubrey Elena Court (PIN's: 4672-43-0198, 4672-33-0198, 4009, 0565, 3332 & 4672-33-4395, 8027, 8206, 8554).
REQUEST TO TABLE
 - B. **Petition VARN2025-00008** – Variance request for relief from the landscape perimeter buffer yard requirement of Chapter 9. Remington Jackson is the applicant acting as agent for the owner, Duke Energy Carolinas LLC. The address associated with the subject property are 9001 Mooresville Road (PIN: 4683-44-0538).
6. Legal Update
7. Director's Report
8. Adjourn

Cabarrus County Government – Planning and Development



**Planning and Zoning Commission Minutes
November 12, 2025**

Mr. Brent Rockett, Chair, called the meeting to order at 6:30 p.m. Members present, in addition to the Chair, were Mr. Adam Dagenhart, Mr. Chris Pinto, Mr. Charles Paxton, Mr. Stephen Wise, Ms. Ingrid Nurse and Mr. Mohammed Idlibi. Attending from the Planning Department were, Mr. Phil Collins, Planning Supervisor, Ms. Susie Morris, Planning & Development Director, and Ms. Lisa Johnson, Clerk to the Commission. Also, in attendance was Mr. Douglas Hall, County Attorney. Absent from the meeting was Ms. Holly Edwards and Mr. Michael Bywaletz.

Call to Order

Mr. Brent Rockett, Chair, called the meeting to order at 6:30 p.m.

Roll Call

Ms. Lisa Johnson, Clerk to the Commission, called the roll.

Oath of Office

Ms. Lisa Johnson administered the oath to a re-appointed member, Mr. Mohammed Idlibi.

Approval of October 14, 2025 Meeting Minutes

Mr. Charles Paxton **MOTIONED, SECOND** by Ms. Ingrid Nurse, to **APPROVE** the meeting minutes for October 14, 2025. The vote was unanimous to **APPROVE**.

Mr. Brent Rockett, Chair, reminded the audience to fill out a blue card if they wished to speak.

Mr. Brent Rockett read the Rules of Procedure:

Rules of Procedure

1. The Cabarrus County planning staff person(s) shall first present the staff report and answer questions from the Commission. There will be no time limit on this presentation.
2. The Applicant or Appellant may make a presentation to the Board (optional) and will then answer questions from the Commission. There will be a 15-minute time limit on the presentation if the Applicant or Appellant chooses to make a formal presentation. There will be no time limit on questions from the Board following the presentation.
3. When the Board is ready to proceed, the proponents (those speaking generally in favor of the case) will have a total of 15 minutes to speak or present evidence in support of their position. The 15-minute time limit does not include questions directed to the proponents by the Commission.
4. After the proponents finish, the opponents (those speaking generally against the case) will have a total of 15 minutes to speak or present evidence in support of their position. The 15-minute time limit does not include questions directed to the opponents by the Commission.
5. Each side will then have 3 minutes for rebuttal, with the proponents going first. Again, questions directed to the speaker will not count against the time limit. This will conclude the public hearing portion of the meeting, and the Commission will proceed to deliberation.
6. Each side is strongly encouraged to use a spokesperson to present the positions commonly held by each. Each side is also strongly encouraged to organize their speakers and presentations to ensure that all persons wanting to speak will have time to do so.
7. If a speaker has questions of a person on the other side, such questions shall be addressed to the Commission members to be redirected to the person to be asked. There will be no direct questioning of one speaker by another except through the Commission.
8. Public demonstrations of support for a speaker's comments should be limited to clapping. Any other type of audible support shall be out of order and subject the offender to being removed from the building. Anyone speaking out of order shall likewise be subject to removal.

9. These rules are designed to have a full and fair hearing that is orderly and expeditious and avoid unnecessarily repetitious presentations.

Mr. Adam Dagenhart **MOTIONED, SECOND** by Mr. Mohammed Idlibi to **APPROVE** the Rules of Procedure. The vote was unanimous to **APPROVE**.

Mr. Brent Rockett swore in members of the audience that wished to speak.

Old Business Board of Adjustment

Petition VARN2025-00006-Variance request for relief from the Arterial Street Buffer standards, the restriction of the cul-de-sac length and the requirement to connect to adjacent properties. Sherwood Morris Investments LLC is the applicant and the Harry T. Morris Trust is the owner. The address associated with the subject property is 6950 Stirewalt Road (PIN's: 4693-44-8805 & 4693-55-3301).

Mr. Brent Rockett, Chair, asked if any members of the board had any conflicts of interest with the case.

There being none, the Chair proceeded.

Mr. Brent Rockett said, unfortunately, we have to consider continuing this motion since we only have seven voting members. At this time, we invite a motion to continue this case until December 9, 2025.

Mr. Charles Paxton, **MOTIONED, SECOND** by Mr. Stephen Wise to **CONTINUE** the case. The vote was unanimous to **CONTINUE**.

New Business Board of Adjustment

Petition VARN2025-00007- Variance request for relief from the restriction of the cul-de-sac length, the requirement to connect to adjacent properties and the road design standards. Pavel A Shchetinin is the applicant and King Carolina Homes LLC is the owner. The addresses associated with the subject property are 2575 Shiloh Church Road, 11295, 11280, 11250, 11220, and 11145 Aubrey Elena Court (PIN's: 4672-43-0198, 4672-33-0198, 4009, 0565, 3332 & 4672-33-4395, 8027, 8206, 8554). **REQUEST TO TABLE**

Mr. Adam Dagenhart **MOTIONED, SECOND** by Mr. Charles Paxton to **TABLE** the request. The vote was unanimous to **TABLE**.

Petition VARN2025-00008 – Variance request for relief from the landscape perimeter buffer yard requirement of Chapter 9. Remington Jackson is the applicant acting as agent for the owner, Duke Energy Carolinas LLC. The address associated with the subject property is 9001 Mooresville Road (PIN: 4683-44-0538).

Mr. Brent Rockett, Chair, asked if any of the board members had any conflicts of interest with the case.

There being none, the Chair called on Mr. Phil Collins, Planning Supervisor, to present the Staff Report.

Staff Report

A new public service facility is proposed for the subject property. A 75-foot perimeter landscape buffer is required around the entire site. There are two "arms" that extend from the subject property to the public right-of-way, one to Mooresville Road and the other to Windy Road. Neither "arm" is wide enough to support a 75-foot buffer on both sides. Therefore, the applicant is requesting relief from the perimeter buffer standards of the Ordinance.

The subject property is currently occupied by old, unused structures that will be removed as the property develops. A perennial stream traverses the subject property in a northwesterly to southeasterly direction. The stream also has regulated Special Flood Hazard Area (SFH) that runs along with the stream.

In 2017, the applicant obtained a floodplain development permit for disturbance and development of the floodplain area for the driveway as well as a culvert. In addition to submitting a floodplain development permit request, a Letter of Map Revision was subsequently approved by FEMA in July of 2022. A Letter of Map Revision was issued in 2022 that revised the limits of the floodplain around the culvert and the road.

The subject property is entirely located within the bounds of Coddle Creek Watershed. The eastern portion is within the critical area and the western portion is within the protected area. There is a map in your packets that shows the areas.

The subject property is surrounded by residential and agricultural uses and vacant properties. The subject property is currently zoned Agriculture/Open Space (AO) and surrounded by properties zoned AO.

The NCDOT reviewed the request and had the following comment:

"They already have a driveway permit from us. So long as nothing changes at the access point, we have no comments."

A few points that I would like to cover before concluding is that the subject property is located on the south side of Mooresville Road and the west side of Windy Road. The subject property is approximately 15.15 acres in size. The proposed project is a new Duke Power public service facility to accommodate and serve growth, and anticipated growth, in this area. No additional disturbance of the Special Flood Hazard Area is proposed as part of the new site development. Additional design standards are listed in Chapter 8, Section 8-4.17, and include a level two perimeter buffer yard.

The application states that the reason for requesting the variance is that the parcel configuration prohibits compliance with the required perimeter buffer standards.

- There are two different sections, referred to as the "arms" of the property, that extend to Windy Road and Mooresville Road.
- These areas are not wide enough to support the required 75-foot buffers from the property lines because the "arm" is approximately 125 feet wide on the part where it joins Mooresville Road and approximately 75 feet wide where the "arm" adjoins Windy Road.
- The required buffer would be 75 feet from each property line, for a total of 150 feet.

The application states that given the existing parcel configuration, implementation of the required 75-foot perimeter buffer would result in the parcel not having viable access to a public roadway as there are no other points of access.

- The access road that currently exists within the "arm" leading to Mooresville Road is shared by the adjacent property owners and residents. This use is not intended to change.

The applicant contends that the hardship did not result from any actions taken by the owner.

- It is due to the parcel configuration and the development standards for the proposed use.

Should the Board of Adjustment grant approval of the requested variances, the following conditions should be considered as part of the approval and case record:

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

2. The applicant shall submit a site plan for special use permit review and approval that complies with the findings and conclusions of this variance request.
3. The applicant shall adhere to the approved floodplain development permit as the project moves forward. Any deviations shall require amendments to the affected permit.
4. Approved variances must be reflected on all site plan submittals moving forward. Any changes would require additional review and approval from the Board of Adjustment.
5. Applicant shall comply with all applicable terms of the approved NCDOT Driveway Permit.

With that, I will answer any questions that you may have.

There were no questions and Mr. Brent Rockett called on the applicant to speak.

Mr. Remington Jackson said, I am a real estate attorney at Parker, Poe, Adams & Bernstein. The address is 620 South Tryon Street, Suite 800, Charlotte, NC 28202. We are representing Duke Energy.

Some of what I'm going to say is going to be a repeat of Phil's presentation, but that is just so it is on the record. The first thing I wanted to do was ask if our presentation could be entered into the record?

Mr. Brent Rockett, Chair, said, yes.

Mr. Remington Jackson said, as stated, this is for a landscape perimeter buffer. Duke Energy is requesting the variance from the perimeter landscape buffer requirement. The property is zoned AO, which requires a 75-foot perimeter buffer on both of the "arms". As you can see on the presentation, it shows the two "arms" in terms of how wide the buffers would need to be and why they don't fit. I have more pictures of the ground.

(Showing on map) This is a more detailed picture of the site. I think it has already been noted, but this variance is so that we can move to the next step, which is a Special Use Permit. Assuming everything is approved, that is the structure that will be built there. This is another aerial photo of where the site is located and the surrounding areas.

These are pictures on the ground that one of our project managers took at the site to show what these "arms" look like and why they're not wide enough to allow for the perimeter buffer. This is the Windy Road portion and this is the Mooresville Road portion of the "arm". As the progression goes down, there's just not enough space.

Regarding Section 8-4.17, the parcel configuration prohibits compliance with the required perimeter buffer standards, which are 75 feet. There are two different sections referred to as "arms" of the property that extend to Windy Road and Mooresville Road.

If you have questions regarding engineering of the project, we have one of our engineers here that may be able to answer questions more efficiently than I'm able to.

As mentioned the required buffer will be 75 feet from each property line for a total of 150 feet. As shown on one of the pictures, there's not enough space. This is just some additional viewing for you to in terms where the buffer would need to be and how much space we have, which is not enough.

Next, I will be talking about what the variance requirements are and addressing each one of them.

1. Unnecessary hardship would result in 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.

In response, given the existing parcel configuration implantation of the 75-foot perimeter buffer would result in parcel not having viable access to public roadway as there are no other points to access. Those two "arms" are the only access to the parcel currently.

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 a basis for granting a variance.

In response, given the existing parcel configuration implementation of required 75-foot perimeter buffer perimeter would result in parcel not having viable access to public roadway as there are no other points of access. Additionally, the access road that currently exists within the "arm" leading to Mooresville Road is shared by the adjacent property owners and residents. This use is not intended to change.

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.

In response, the hardship did not result from any actions taken by the owner. The creation of the parcel was according to the County code at the time of 2007, which allowed for the subdivision to occur. Proper due diligence was performed and now this variance is necessary for continued use of the parcel as intended by the owner.

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.

In response, the applicant intends to implement the perimeter buffer in the portions of the parcel where the geography allows and will provide the screening buffer from the substation to the surrounding property in the spirit of the Ordinance.

Now, I would like to take any questions you may have. Eddie Moore will take any engineering questions. Joe Crapster will speak if you have any questions regarding community outreach. Also, the project manager, Vinnie Sullivan, is here as well.

Brent Rockett, Chair, asked if there were any questions for the applicant.

Mr. Adam Dagenhart said, can you give more information on the shared use detail? Can you go back to the aerial in your presentation? Which is the property that shares access with your access; is it the one to the north or south?

Mr. Remington Jackson said, it would be the one to the north.

Mr. Adam Dagenhart said, it looks like the one to the south has a driveway that crosses this "arm" and has connection just north of your driveway. Also, the one to the north looks like they have access off that driveway, too.

Mr. Vinnie Sullivan said, my address is 22 Spooks Branch Road, Asheville, NC 28804.

Mr. Brent Rockett said, what Adam is referring to is labeled as Mooresville Road.

Mr. Adam Dagenhart said, it looks like the Mooresville Road drive crosses the "arm" and comes up just north of this newly constructed driveway. The other property to the north looks like they have access there, too. I'm trying to understand if they currently use that driveway now.

Mr. Vinnie Sullivan said, are you talking about the construction crews or the residents?

Mr. Adam Dagenhart said, the residents.

Mr. Vinnie Sullivan said, the residents of the area directly surrounding the parcel that Duke is intending to use comes in off the northern "arm". I've not seen anyone use the other part of Mooresville Road. I want to say there's some hydrological stuff there; I know there's a stream there. Before my time with Duke, in 2020, it was more of a construction road than anything else.

Mr. Adam Dagenhart said, do you know when that road was put in for you all (Duke)?

Mr. Vinnie Sullivan said, I'm sorry, I don't.

Ms. Susie Morris, Planning and Development Director said, that road was done through the floodplain development permitting process that is in the Staff Report. Duke Energy rents that house to Dominion, a gas company. The process started around 2016 and finished around 2018.

Mr. Brent Rockett said, is the house that is being rented by Dominion the one that is on the subject property?

Ms. Susie Morris said, it would be the property to the north on a separate parcel. It is my understanding from the conversations with Duke that the buildings on their property will all have to be removed. I do not think there is a residence there, correct?

Mr. Vinnie Sullivan said, correct.

Mr. Adam Dagenhart said, does anyone know what Dominion uses that property for? Do they have a transmission line in the area?

Ms. Susie Morris said, they own it; I don't know. I know that came up when we were discussing the floodplain permit and that's why they had to get the road fixed because it was becoming an emergency response issue.

Mr. Remington Jackson said, I wanted to mention that Duke is committed to the conditions that were put forward by Mr. Phil Collins. I just want to make sure that is on the record.

Mr. Adam Dagenhart said, are you asking for no buffer on those "arms"? Are you asking to mitigate it or reduce it?

Mr. Eddie Moore said, I'm with McAdams Civil Design. We are representing Duke on this project. Our address is 2100 South Tryon Street, Suite 400, Charlotte, NC 28203. There will be a 75-foot buffer completely surrounding the substation. The request will be to do away with the two, just along the "arms" themselves. Some of the trees that are along the southern "arm" will remain as part of a distribution line. The area where the red roof is located is where the substation will be. The road is already built to the current standard as it needs to be. We have NCDOT approval for the driveway permit. We are not requesting any change or variance for the internal part of the site; it's just along those two "arms".

Mr. Adam Dagenhart said, so you're asking to eliminate the requirement altogether for the "arms"?

Mr. Eddie Moore, said, yes.

Mr. Charles Paxton said, what's the downside of eliminating the buffer?

Mr. Eddie Moore said, with the buffer being 75 feet on each side, we only have 125 feet there at the northern "arm". The southern "arm" is roughly 75 feet wide. We can't have two buffers that total 150 feet in a swath that's so small.

Mr. Adam Dagenhart said, you didn't consider asking for a reduction to mitigate that? The width of the road is not 130 feet.

Mr. Eddie Moore said, we understand that. The use itself is internal to the site. Should the use be close against the road, we wouldn't be here requesting a variance. So, yes, it will just have landscape along the side to buffer the existing driveway that is there today.

Mr. Adam Dagenhart said, in pictures that one of your employees took, it looks like there were regular wooden poles, but it looks like you have steel towers. What is in the south "arm"?

Mr. Eddie Moore said, they're smaller transmission lines. There are two sets, you have the larger ones with the steel towers and then there's a line that comes into that line.

Mr. Adam Dagenhart said, I didn't recall seeing that on your construction drawing. You just gave us what was relative to your substation and not the entire property.

Mr. Remington Jackson said, the variance area is just the two "arms".

Mr. Adam Dagenhart said, I understand that, but you're assuming those shouldn't be shown on your construction plans. You're not showing information as to what's there other than a couple of pictures. Where on the construction drawing do you show the "arms"? That sheet shows me where the power line is or how wide the road is, relative to the "arm". There's a lot of missing information and you're asking us as a Board to say this is irrelevant because it's not a part of the actual workings of our proposed project.

Mr. Eddie Moore said, this is the site plan of the proposed substation itself. The areas that are in dark gray are the areas we're intending to keep as existing trees. In the right-hand corner is where the driveway stops and that is where we can get the buffer to come together. The request is to eliminate the buffers because one "arm" is already an existing power easement. The road itself is just a road and we're not developing there. We'll continue with the driveway and in the middle of the site is where the facility will be located.

Mr. Adam Dagenhart said, is that road 20 or 24 feet wide?

Mr. Eddie Moore said, it is whatever is needed for Fire.

Mr. Adam Dagenhart said, there's roughly 100 feet of property that can have some buffer on it.

Mr. Brent Rockett said, by my count, you've got about 53 feet on each side if it's perfectly centered. Is the existing access road perfectly centered in that "arm"?

Mr. Eddie Moore said, no, there's some deviation through there.

Mr. Adam Dagenhart said, I would say anywhere from 45 to 50 feet on each side.

Mr. Brent Rockett said, it doesn't appear that there is any significant vegetation on either side of that road currently; is that a fair statement?

Mr. Eddie Moore said, yes, it is. Again, the request is that we are providing the required 75-foot buffer around the actual use itself. The driveway will not change and will remain

as it is. Duke will just be connecting to their existing driveway for access to their substation site.

Mr. Adam Dagenhart said, if you're only required to buffer what you actually use, then you wouldn't be before us asking for a variance on the buffer along the "arms". You have the ability to ask for a reduction in that buffer, not just doing zero.

Mr. Eddie Moore said, I understand that, but again, the use is internal to the site and it's just an existing driveway that has been approved by the NCDOT.

Mr. Charles Paxton said, can you repeat that again?

Mr. Eddie Moore said, NCDOT has approved the access for this particular use.

Mr. Adam Dagenhart said, that's only relevant to your driveway apron. That has nothing to do with the "arm" and the zoning and the buffer requirements.

Mr. Eddie Moore said, correct.

Mr. Brent Rockett, Chair, asked the Board if there were any additional questions for the applicant.

Mr. Remington Jackson said, we would be open to a preferred reduction or something else, in order to move the variance forward at the next meeting. If that is proposed, I think Duke would be open to that. Currently, the proposal was for no buffer in that area. If that is the only way to move forward, we can have a discussion with Duke and see what that number would be. I wanted to leave that open as an option.

Mr. Brent Rockett said, I understand that. Most of the time in these scenarios, we're presented with a reduction and not an entire elimination. When there is something to work with there, it is more common than not, that something is offered in that scenario.

Mr. Adam Dagenhart said, I think we can probably agree that the one "arm" is more conducive to some buffer than the other for sure. It's up to you to suggest something at the next meeting. Obviously, you've got to have access. You know what vehicles are going to be coming in and out of there and you're going to need to have a clear path.

Mr. Chris Pinto said, should we go on a walk out there like we did the 600-acre farm?

Mr. Stephen Wise said, when the road was built in 2019, there were no requirements for a buffer; it was just an existing road?

Ms. Susie Morris said, it was just an access road. It was understood at that time when they came back, they would have to do what they needed to, in order to meet the Ordinance. They went through a mapping revision with FEMA. The first plan that came in showed expanding that road. They backed off that so that they didn't have to do another permit with FEMA. There would be some limitations to where landscape could be installed on that site unless they did another floodplain development permit. We did not have those discussions with them based on the nature of what they wanted to propose to the Board.

Mr. Adam Dagenhart said, that's what I was getting at earlier. They didn't show us information other than an aerial. We don't know the width of the road or the areas that may impact a revision to an existing permit with the County. That is the kind of information you need to provide so that we can understand if an area may need to be wider or smaller because of constraints.

Mr. Brent Rockett, Chair, opened the public hearing and said, I have one blue card from Mr. Joe Crapster.

Mr. Joe Crapster said that he would not be speaking. Mr. Brent Rockett closed the public hearing.

Mr. Brent Rockett said, I have a question for staff. Do we want to discuss any of these matters or consider a motion to continue?

Mr. Douglas Hall, County Attorney, said, at this point, there can't be any discussion since you don't have enough members. Presentation by applicant, presentation by staff and public hearing will be the conclusion of what you can do tonight. You can double check to make sure no one has anything to add.

Mr. Brent Rockett, Chair, said, if no one else wishes to speak, we will entertain a motion to continue until the December 9, 2025 meeting.

Mr. Mohammed Idlibi **MOTIONED, SECOND** by Mr. Stephen Wise to **CONTINUE**. The vote was unanimous to **CONTINUE**.

Legal Update

Mr. Douglas Hall, County Attorney, said, aside from the ground we've covered from the last meeting and tonight, I don't have anything else specific to bring before you.

Director's Report

We will be looking to try to seat some alternates. If you know anyone that is interested, please let them know that we have some open seats. That is all I have, thank you.

Adjourn

Mr. Mohammed Idlibi **MOTIONED, SECOND** by Mr. Stephen Wise to **ADJOURN** the meeting at 7:17 p.m. The vote was unanimous to **ADJOURN**.

APPROVED BY: Brent Rockett, Chair



SUBMITTED BY: Lisa Johnson, Clerk to the Planning & Zoning Commission



ATTEST BY: Susie Morris, Planning & Development Director



PLANNING STAFF REPORT
 CABARRUS COUNTY PLANNING AND ZONING COMMISSION
 10/14/2025

Staff Use Only:
 Approved: _____
 Denied: _____
 Tabled: _____

Variance: VARN2025-00006

Applicant Information: Joseph G. Untz
 Sherwood Morris Investments, LLC
 4200 Maid Marion Lane
 Kannapolis, NC 28081

Owner Information: Harry T. Morris Trustee
 Maralyn R. Morris Trustee
 14790 Round Mt. Heights
 Atascadero, CA 93422

PIN's: 4693-44-8805 & 4693-55-3001

Area in Acres: +/- 101.253

Purpose of Request: The applicant is proposing an AO open space design major subdivision project for the subject property and is currently in the preliminary development review process. The proposed design of the development, as is currently drawn, does not meet the identified standards of the ordinance. Variances will be needed for the project to proceed, or a redesign of the proposed development will be required.

The applicant is seeking relief from the following standards of the Cabarrus County Development Ordinance:

- Chapter 5, Section 5-7.D.2.C, Arterial Street Buffer Required
- Chapter 15, Section 15-9 Cul-de-sac Length
- Chapter 15, Section 15-9 Connections to Adjacent Properties

Site Description: The subject property is located within the protected area of the Coddle Creek watershed. Most of the subject property is currently vacant and undeveloped. A residence and accessory structure occupy a small area in the middle of the subject property.

Mill Creek traverses the subject property from north to south along the western boundary. Regulated Special Flood Hazard Area (SFHA) and wetlands are located on the subject property along and near Mill Creek. An unnamed intermittent stream feeds into Mill Creek

traversing the subject property from east to west through its northern half.

Multiple right of ways and easements are located on the subject property.

- There are two Duke Power right of ways on the subject property. A 200-foot Duke Power Transmission Line right of way traverses the western side of the subject property from southeast to northwest and contains two power lines. The second, smaller right of way is to the western side of the larger Duke Power right of way. It turns westward, exiting the larger right of way, proceeds west towards the SFHA and exits the subject property.
- A Town of Midland 30-foot utility easement for the Monroe-Midland Gas Line runs concurrently next to the transmission line, along with a Fiber Optic line.

Current Land Uses: A residence and outbuilding are in the center of the subject property. The remaining portions of the subject property are vacant.

Adjacent Land Uses: Residential and Vacant

Permitted Uses: Any use permitted within the AO zoning district would be allowed on the subject property.

Existing Zoning: Agricultural/Open Space (AO)

Surrounding Zoning: North: Agricultural/Open Space (AO)
East: Agricultural/Open Space (AO)
South: AO and Residential (R-1) Kannapolis zoning
West: Agricultural/Open Space (AO)

All surrounding properties are in either the Coddle Creek Watershed Critical Area or Coddle Creek Watershed Protected Areas and are subject to the Watershed Overlay Zone as described in Chapter 4.

Signs Posted: September 16, 2025

Newspaper Notification 1: September 30, 2025

Newspaper Notification 2: October 7, 2025

Notification Letters: September 15, 2005

Exhibits

- Exhibit A – Staff Report
- Exhibit B – Application
 1. Adjacent Property Owner Information
 2. Proposed Site Plan
 3. Existing Conditions Site Survey
 4. Existing Conditions Slope Analysis
 5. Stirewalt Road Classification
 6. Excerpt from NCDOT Subdivision Roads Manual
 7. GIS Map
 8. Site Soils Report
 9. Neighborhood Meeting Information
- Exhibit C – Staff Maps
- Exhibit D – Adjacent Property Owner Information

Agency Review Comments

Emergency Services Review:

No comments. *(per Justin Brines, Deputy Chief EMS).*

Fire Review:

No comments. *(per Ashleigh Ennis, Assistant Fire Marshal).*

NCDOT Review:

We have not begun reviews on this site or received anything from the engineer about the sight distance or accesses. Until we receive that we cannot make a determination on turn lanes. We also currently do not have any comments on interior roads until we have a full set of plans. *(per Jason Faulkner, Assistant District Engineer NCDOT)*

Sherriff's Department Review:

No comments. *(per Travis McGhee, Lieutenant Sherriff).*

Soil & Water Conservation Review:

No comments. *(per Abby Weinshenker, Resource Education Coordinator Cabarrus Soil & Water Conservation District)*

Cabarrus Health Alliance:

No comments. *(Jacob Snyder, Cabarrus Health Alliance)*

Zoning Review:

See staff report *(per Phillip Collins, Sr. Planner)*

History / Other Information

- The subject property is approximately 101.253 acres in size.
- The applicant is proposing to develop and AO open space design option major subdivision using the subject property.
- The Applicant has not submitted a preliminary plat for review or approval or Planning and Zoning Commission consideration.
 - The exhibit provided as part of this application is for illustrative purposes only and is conceptual in nature.
- The applicant is seeking relief from the following standards of the Cabarrus County Development Ordinance:
 - Chapter 5, Section 5-7.D.2.C, Arterial Street Buffer Required
 - Chapter 15, Section 15-9 Cul-de-sac Length
 - Chapter 15, Section 15-9 Connections to Adjacent Properties

Chapter 5 Request A:

- Pursuant to Chapter 5, Section 5-7, Ownership and Management of Open Space, Section D, Perimeter compatibility, Section 2 Buffer Required, subsection C, Arterial Street Buffer Required:
 - *An arterial street buffer shall be provided along any project boundary that abuts an arterial street. The buffer shall be measured perpendicular to the right-of-way line that defines the project area.*
 1. *The minimum width of the buffer shall be 50 feet.*
- Applicant contends that the 50-foot arterial buffer requirement is unreasonable and that the classification of Stirewalt Road does not warrant the required buffer to meet the intent of the code. (See Application)
- Proposed condition by applicant to be considered:
 - Applicant would be agreeable to a reduced buffer or enhanced plantings along the frontage to supplement the required street trees.

Chapter 15 Request A:

- Pursuant to Chapter 15 Chapter 15, Section 15-9, Road Design Standards, Cul-de-sac Length:
 - *NCDOT standards for cul-de-sac length must be met. No residential street cul-de-sac serving lots of 1 acre or greater in size shall exceed 1,000 feet. No residential street cul-de-sac serving lots less than one acre in size shall exceed 600 feet. The District Engineer for NCDOT has the right to vary this standard upon coordination with the Subdivision Administrator and County Engineer.*
- Applicant contends that a 1,000-foot maximum is unreasonable for a project proposing lots being 1 acre or greater in size and that is unreasonable due to the size and shape of the property and the restrictions from the existing utility easements. (See Application)
- Proposed condition by applicant (See application):
 - If there is a concern for the safety of a dead-end road being blocked for emergency access, applicant would consider modifications requiring an increase in the required pavement width to ensure a potential road blockage could be navigated around, even on the dead-end street.

Chapter 15 Request B:

- Pursuant to Chapter 15 Chapter 15, Section 15-9, Road Design Standards, Connections to Adjacent Properties:
 - *Where necessary to provide access or to permit the reasonable future subdivision or development of adjacent land, rights-of-way and improvements shall be extended to the boundary of a development.*
 - *Connections shall be placed at locations where future connection can be made at a reasonable cost and shall not be directed into wetlands, creeks, steep slopes, or other locations that would make the future extension of the road impractical.*
 - *A temporary turnaround may be required where the dead end exceeds 250 feet in length. Where such a connection has been established on adjacent property, each new subdivision shall be required to extend the connection as a link in the proposed subdivision street network.*
- Applicant contends that the site plan, survey and other exhibits showing the adjacent properties to the north, demonstrate that there is no reason to extend a stub street to the adjacent property. (See Application)

- Proposed condition by applicant (See Application:
 - Applicant would be agreeable to requiring all land in the development north of the intermittent stream, as outlined on the proposed site plan to be required to be dedicated as open space, not available for development, ensuring no reasonable extension to the north is available.

Conditions of Approval

Should the Board of Adjustment grant approval of the variances, the following conditions should be considered as part of the approval and case record:

- The Granting Order, stating restrictions and applicable conditions of approval, shall be recorded with the deed of the property.
- The preliminary plat must accurately reflect any variances approved by the Board of Adjustment as reflected and presented on the illustrative plan to be used as the Exhibit for the Granting Order. Any material deviations from the illustrative plan in the sole judgment of County staff, will need additional review and approval by the Board of Adjustment.



CABARRUS COUNTY VARIANCE APPLICATION

STAFF USE ONLY:

Application/Accela#: _____

Reviewed by: _____

Date: _____

Amount Paid: _____

INSTRUCTIONS/PROCEDURES:

1. Schedule a pre-application meeting with Staff. During this meeting, Staff will assess the proposed variance request to evaluate options that may be available to you through the zoning ordinance. If it is necessary to proceed with the request, Staff will explain the procedures and requirements, including the thresholds of consideration for variance requests.
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.
 - Required number of copies of the proposed site plan (determined at pre-app meeting).
At a minimum, the site plan must show the following:
 - The subject property and any adjacent properties.
 - All existing buildings, including setbacks from property lines.
 - All proposed buildings, parking facilities and accessory uses, including setbacks from property lines (if applicable).
 - The location and type of screening and buffering proposed (if applicable).
 - Impervious surface ratio (if applicable).
 - Waterbody buffers (if applicable).
 - Delineation of the proposed variance on the site plan so that the type and nature of the variance the applicant is seeking is clear. (This may be accomplished by submitting two site plans. One to show the requirements of the ordinance and a second to show what the variance request will achieve.)
 - Any additional item(s) that must be illustrated on the plan as determined during the pre-application meeting.
 - Neighborhood meeting documentation (minutes and list of attendees)
 - 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: Residential Variance request = \$500.00 first acre + \$15.00 each additional acre
 Non-residential Variance request = \$600.00 first acre + \$15.00 each additional acre
 (Plus cost of advertising and engineering fees if applicable)

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 request and the variance 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 comments are addressed, and errors corrected.
3. Once advised that the site plan and supporting documentation are complete and ready to be presented to the Board of Adjustment, you will need to submit the final material 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 the variance request.

Meeting Information: Meetings are held the second Tuesday of each month at 6:30 p.m. in the Cabarrus County Governmental Center located in downtown Concord at 65 Church Street, SE or an alternative location as announced.

Variance: Variance requests 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 variance request to pass is 80% or greater. Additional conditions may be added as part of the variance approval process.

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

APPLICANT	PROPERTY OWNER
<u>Sherwood Morris Investments LLC</u> NAME <u>Joseph G. Untz, Manager</u>	<u>Harry T. Morris trustee</u> NAME <u>Maralyn R. Morris trustee</u>
<u>4200 Maid Marion Ln</u> ADDRESS	<u>14790 Round Mt. Heights</u> ADDRESS
<u>Kannapolis NC 28081</u> CITY, STATE, ZIP CODE	<u>Atascadero CA 93422</u> CITY, STATE, ZIP CODE
<u>704-309-1982</u> PHONE NUMBER	<u>805-235-3081</u> PHONE NUMBER
<u>Joeuntz25@gmail.com</u> E-MAIL ADDRESS	<u>Slogliderman@Hotmail.com</u> E-MAIL ADDRESS

Is Applicant the designated Point Of Contact for comments and for billing? Yes X No _____

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

Legal Relationship of Applicant to Property Owner	<u>Owner Agent</u> <u>Property under Contract</u>
Existing Use of Property	<u>Single Family Home, Farmland</u>
Existing Zoning	<u>AO</u>
Property Location	<u>6950 Stirewalt Road, Concord, NC 28081</u>
Tax Map and Parcel Identification Number (PIN)	<u>46934488050000 & 46935530010000</u>

TO THE BOARD OF ADJUSTMENT

I, Joseph G. Untz, HEREBY PETITION THE BOARD OF ADJUSTMENT FOR A **VARIANCE** FROM THE LITERAL PROVISIONS OF THE **ZONING ORDINANCE**. ~~UNDER THE INTERPRETATION GIVEN TO ME BY THE ZONING ADMINISTRATOR, I AM PROHIBITED FROM USING THE AFOREMENTIONED PARCEL OF LAND.~~ I REQUEST A **VARIANCE** FROM THE FOLLOWING PROVISION(S) OF THE ORDINANCE.

The following information shall be completed by applicant(s) seeking a variance:

1. Variance Request Including Related Zoning Ordinance Section(s)

Section: A: UDO 5-7.D.2.c - Arterial Street Buffer Required

B: UDO Chapter 15, Section 9 - Cul-de-sac Length

C: UDO Chapter 15, Section 9 - Connections to Adjacent Properties

2. Reason(s) for Seeking a Variance

See attached

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. State law and local ordinance provide strict requirements on standards for granting a variance. Pursuant to G.S. 160D-705(d) and Cabarrus County Development Ordinance § 12-20, the Board must make the following four conclusions before issuing a variance:

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.
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.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

In order to make its determination, the Board will review the evidence submitted in this application as well as receive public comment during the scheduled public hearing. This application will be entered into the official record of the public hearing.

THE RESPONSIBILITY FOR PRESENTING EVIDENCE TO SUPPORT THE VARIANCE REQUEST, AS DESCRIBED DURING THE MEETING AND TO THE BOARD OF ADJUSTMENT, LIES COMPLETELY WITH THE APPLICANT.

FINDING OF FACT CHECKLIST

Please provide an explanation to each point in the space provided.

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.***

(This often will be the most difficult area in which to make a determination. The issue, as established by court decisions, deals with the nebulous term of "reasonableness." Generally, if the variance is sought to make a greater profit on this property at the expense of others in the area, this point cannot be met. This item is best reviewed with the concept of, "is the property barred from a reasonable use if the strict terms of the ordinance are adhered to"?)

See attached

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.

(The problem must be unique to the property and not a public hardship and must apply to the property, not the property owner).

See attached

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.

(The hardship must not be caused by the action or inaction of the applicant, such as failure to exercise reasonable due diligence before buying a property or building without a permit.)

See attached

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.

(If a variance is granted, is the overall "spirit" of the zoning ordinance still intact? While difficult to explain, some types of variance requests are not in accord with the general intent and purpose of the ordinance and therefore must be cautiously reviewed. These often include extending a non-conforming use in scope, a use variance (not allowed), and modifying a dimensional standard to the detriment of a neighborhood or area. Also, does the variance make sense? Will its approval or denial endanger anyone? Will the essential character of the area be altered if approved or denied?)

See attached

POSSIBLE CONDITIONS, SUGGESTED BY THE APPLICANT:

If the Board of Adjustment finds that a variance may be in order, but the Board still has concerns in granting the variance, reasonable conditions can be imposed to assure that any of the four points will continue to be met and not violated. In your review of the four points, are there any conditions that you believe would clarify the justification of a variance? If so, suggest these conditions in the space below.

See attached

I CERTIFY THAT ALL OF THE INFORMATION PRESENTED BY ME IN THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

X SIGNATURE OF OWNER: Thomas R. Mann DATE: 8-14-25

SIGNATURE OF APPLICANT: John E. Unity DATE: 8-14-25

The variance request is broken into three (3) sub-category requests that we ask the Board to consider in whole, or in part, at the members' discretion. We appreciate consideration of all items as follows:

Sub-Request 'A': UDO 5-7.D.2.c - Arterial Street Buffer Required

The required 50' street buffer is considered an unreasonable request to buffer the new residential properties from the traffic of the "arterial" street, being Stirewalt Road. Per UDO 5-7.D.1 *Applicability: Perimeter compatibility is required along project boundaries for open space subdivisions to provide a suitable transition between the proposed subdivision and adjacent development*, the intent of the required buffers is to protect adjacent owners from proposed development, while the Arterial Street Buffer is more targeted towards protecting development from potential impacts from traffic noise on Arterial Streets. We establish below that the classification of Stirewalt Road would not warrant the required buffer to meet the intent of the code, but as written, the Ordinance places an undue burden on the property, restricting suitable land for development.

Findings of Fact:

1. The site has a limited developable area based on several environmental factors, including stream buffers, floodplain areas, utility easements, steep topography, soil suitability areas for septic systems and required perimeter buffers. While the site contains 98 acres of land area, the developable area is limited to approximately 50 acres. Since the buffer is a consideration to protect the proposed development from the existing street corridor, there is no intended impact to adjacent properties by reducing the frontage buffer. However, by imposing a 50' buffer along the frontage of Stirewalt, in an area prime for development, being relatively flat with good septic suitability, the site is being unnecessarily restricted.
2. Per the attached site plan and septic suitability report, the frontage along the Stirewalt corridor is prime for development, being relatively flat and having good soils suitable for septic systems. The hardship is directly related to these existing site environmental features.
3. This hardship is not related to applicant actions as the site remains undeveloped, with the exception of the single dwelling structure on the property.
4. Per attached street classification documents from the Cabarrus MPO and NCDOT, Stirewalt Road is regionally classified as a "Local" road, not meeting the thresholds for a collector or Arterial designation that would otherwise warrant such a buffer. It is reasonably established that the intent of the buffer along a high-traffic corridor to the benefit of the proposed development is not warranted along the project road frontage,

as determined by the classification of the road, where the UDO provides no definition of an "Arterial" street.

Possible Variance Conditions

While we concur that the requirement of any frontage buffer is invalid due to the classification of Stirewalt Road, we would be agreeable to a reduced buffer or enhanced plantings along the frontage to supplement the required street trees.

Sub-Request 'B': UDO Chapter 15, Section 9 – Cul-de-sac Length

The cul-de-sac length restriction is an unreasonable request at 1,000 ft maximum for lots being 1 acre or greater in size due to the size and shape of the property and restrictions from the existing utility easements. Considering the UDO references NCDOT standards must be met, we anticipate NCDOT standards can still be met as outlined in the *NCDOT Subdivision Roads Minimum Construction Standards* design manual. The site has limited property frontage, being only, 1,212 LF usable for a street connection along Stirewalt Road compared to the 4,268 LF along the property's southern boundary line. To access the western part of the property, a dead-end length exceeding 1,000 LF is required.

Findings of Fact:

1. As outlined in the proposed site plan, the distance required to extend a road across the utility easement to access the western portion of the property is required to exceed 1,000 LF. Due to the shape of the property and required minimum lot size, the requirement imposes an undue hardship on the western third of the site.
2. The shape of the property and limited road frontage limit the ability to provide a subdivision with 1-acre minimum lots and not produce a cul-de-sac dead-end length exceed 1,000 LF.
3. The hardship is due to existing road frontage and shape of the property, not a result of any property owner or applicant action.
4. Per UDO, *NCDOT standards for cul-de-sac length must be met*. The attached excerpt from the NCDOT subdivision manual mentioned above outlines the requirements for dead-end to have a maximum length of 2,500 LF. This would appear to be the intent of the ordinance to meet the standards of the jurisdictional authority having future responsibility over the roads, being NCDOT for this development.

Possible Variance Conditions

We would be agreeable to requiring all land in the development north of the intermittent stream, as outlined on the proposed site plan to be required to be dedicated as open space, not available for development, ensuring no reasonable extension to the north is available.

Appendices:

- A. Adjacent Property Owner Information
- B. Proposed Site Plan (Including Markups)
- C. Existing Conditions Site Survey
- D. Existing Conditions Slope Analysis
- E. Stirewalt Road Classification (MPO Map, NCDOT Map and NCDOT Functional Classification Description)
- F. Excerpt from the NCDOT Subdivision Roads manual (Regarding dead-end lengths)
- G. GIS Map (For properties north of project site)
- H. Site Soils Report (for determination of suitable septic areas)

Exhibit B.1 Adjacent Property Owner Information



Parcel Information

Pin: 46826966730000
 Old Plt: 46931156980000
 Parent Real ID: N/A
 Real ID: 03010 0002 000000
 Fire District ID: Odell
 City: Rural

Plat Book: 0062
 Plat Page: 0064
 Combined With? N/A
 Retire Card? N/A
 Lot Size/Acreage: 353.8700
 Address: 4398 RANKIN RD CONCORD NC 28027

Property Description: BOTH SIDES LAKE HOWELL SOUTH NOT ADJOINING HWY 3
 Tax Payers: RANKIN FRANK A JR, RANKIN PATRICIA HARRIS
 Comments: CONSERVATION ESMT 2.38 AC DEED 7236/184

Annexation Information
 No annexation information

Current Owners
 N/A

Site Addresses
 4655 RANKIN RD, 4714 RANKIN RD, 7143 DRAKESTONE RD, 7361 STIREWALT RD, 7380 STIREWALT RD, 4128 WINDY RD, 4398 RANKIN RD

Property History

View Plat	Plat Book	Plat Page	Pin	Old Pin	Parent Real ID	City	Fire Department	Description	Size/Acreage	Date
00620064	62	64	46826966730000	46931156980000	N/A	Rural	Odell	BOTH SIDES LAKE HOWELL SOUTH NOT ADJOINING HWY 3	353.8700 AC	01/14/2019
00620064	62	64	46826966730000	46931156980000	N/A	Rural	Odell	BOTH SIDES LAKE HOWELLS OF BUT NOT ADJ TO HWY 3	353.8700 AC	01/09/2013

Historical Owners Card

View Deed	Type	Owner	%	Stamps	Date	Deed Book	Deed Page	Comments	Current Owner	Additional Deeds
No data available										

Permit Data

Permit Name	ID	Date Opened	Date Last Updated	Module	Description	Status	Record Class
HINSON ELECT CONTRACTORS OF KANNAPOLIS INC	CABARRUS-19TRD-00000-01055	01/29/2019	01/29/2019 09:14 AM	Permits		Final Complete	COMPLETE



Parcel Information

Pin: 46933328820000
 Old Plt: N/A
 Parent Real ID: N/A
 Real ID: 03004G0322.000000
 Fire District ID: City
 City: Kannapolis

Plat Book: 0047
 Plat Page: 0019
 Combined With? N/A
 Retire Card? N/A
 Lot Size/Acreage: 3.7500
 Address: 4792 KAY BIRD LN CONCORD NC 28027

Property Description: LT 22 JACOBS RIDGE
 Tax Payers: FAHMEY TAREK A, FAHMEY REGINA W SPOUSE
 Comments: N/A

Annexation Information
 No annexation information

Current Owners
 FAHMEY TAREK A, FAHMEY REGINA W SPOUSE

Site Addresses
 4792 KAY BIRD LN

Property History

View Plat	Plat Book	Plat Page	Pin	Old Pin	Parent Real ID	City	Fire Department	Description	Size/Acreage	Date
00470019	47	19	46933328820000		N/A	Kannapolis	City	LT 22 JACOBS RIDGE	3.7500 AC	04/22/2025
00470019	47	19	46933328820000		N/A	Kannapolis	City	LT 22 JACOBS RIDGE PH 2 MAP 2	3.7500 AC	11/20/2014
00470019	47	19	46933328820000		N/A	Kannapolis	City	LOT 22 JACOBS RIDGE PH 2 MAP 2 47-19	3.7500 AC	05/06/2009
N/A			46933328820000		N/A	Kannapolis		LOT 22 JACOBS RIDGE PH 2 MAP 2 47-19	3.7500 AC	02/22/2006

Historical Owners Card

View Deed	Type	Owner	%	Stamps	Date	Deed Book	Deed Page	Comments	Current Owner	Additional Deeds
173950324	Transfer	FAHMEY REGINA W TRUSTEE	0	0.00	04/21/2025	17395	0324		No	No
173950324	Transfer	FAHMEY TAREK A TRUSTEE	0	0.00	04/21/2025	17395	0324		No	No
173950324	Transfer	REGINA W FAHMEY REVOCABLE TRUST DTD 04-09-2025	0	0.00	04/21/2025	17395	0324		No	No
173950324	Transfer	TAREK A FAHMEY REVOCABLE TRUST DTD 04-09-2025	0	0.00	04/21/2025	17395	0324		No	No
111860306	Transfer	FAHMEY REGINA W SPOUSE	0.000	1250.00	11/14/2014	11186	0306		Yes	No
111860306	Transfer	FAHMEY TAREK A	0.000	1250.00	11/14/2014	11186	0306		Yes	No
69440104	Transfer	GUILFORD TRACY C WF	0	476.00	08/10/2006	6944	0104		No	No
69440104	Transfer	GUILFORD KENNETH G	0	476.00	08/10/2006	6944	0104		No	No
51720058	Split	YATES BOST DEVELOPERS LLC	0.000	0.00	03/03/2004	5172	0058		No	No

Permit Data

Permit Name	ID	Date Opened	Date Last Updated	Module	Description	Status	Record Class
🔍	CABARRUS-07HS1-00000-04012	07/18/2007	09/28/2008 02:46 AM	Permits			
🔍	CABARRUS-07HS0-00000-02516	07/17/2007	09/28/2008 12:02 PM	Permits	pool in ground pool	Converted	



Parcel Information

Plat: 46936565850000
 Old Plat: 46936608210000
 Parent Real ID: N/A
 Real ID: 03004 0015 700000
 Fire District ID: Odell
 City: Rural

Plat Book: 0000
 Plat Page: 0000
 Combined With? N/A
 Retire Card? N/A
 Lot Size/Acreage: 6.0410
 Address: 6620 STIREWALT RD KANNAPOLIS NC 28081

Property Description: NW SIDE STIREWALT RD
 Tax Payers: GOODMAN RICHIE ALEXANDER, GOODMAN HEATHER M WF
 Comments: N/A

Annexation Information
 No annexation information

Current Owners

GOODMAN RICHIE ALEXANDER, GOODMAN HEATHER M WF

Site Addresses

6620 STIREWALT RD

Property History

View Plat	Plat Book	Plat Page	Pin	Old Pin	Parent Real ID	City	Fire Department	Description	Size/Acreage	Date
N/A	00000	00000	46936565850000	46936608210000	N/A	Rural	Odell	NW SIDE STIREWALT RD	6.0410 AC	06/07/2024
N/A			46936565850000	46936608210000	N/A	Rural	Odell	NW SIDE STIREWALT RD	6.0410 AC	06/07/2024

Historical Deeds Card

View Deed	Type	Owner	%	Stamps	Date	Deed Book	Deed Page	Comments	Current Owner	Additional Deeds
169190195	Transfer	GOODMAN HEATHER M WF	0	0.00	05/03/2024	16919	0195		Yes	No
169190195	Transfer	GOODMAN RICHIE ALEXANDER	0	0.00	05/03/2024	16919	0195		Yes	No

Permit Data

Permit Name	ID	Date Opened	Date Last Updated	Module	Description	Status	Record Class
<input checked="" type="checkbox"/> D & R ELECTRICAL SERVICES INC.	CABARRUS-25TRD-00000-03556	03/21/2025	03/21/2025 01:35 PM	Permits	Temp power - NEW HOME	Final Complete	COMPLETE
<input checked="" type="checkbox"/> SOUTHERN HOME BUILDERS OF NC INC	CABARRUS-24BLD-00000-03355	11/05/2024	11/05/2024 09:54 AM	Permits	NEW HOME	Issued	COMPLETE
<input checked="" type="checkbox"/> D & R ELECTRIC	CABARRUS-24TRD-00000-14955	11/05/2024	11/05/2024 09:55 AM	Permits	NEW 200 AMP SERVICE - NEW HOME	Issued	
<input checked="" type="checkbox"/> BOSTIAN'S HEATING & COOLING INC	CABARRUS-24TRD-00000-14956	11/05/2024	11/05/2024 09:55 AM	Permits	1 GAS PAC/2 GAS CONNECTIONS - NEW HOME	Issued	
<input checked="" type="checkbox"/> JEFF UNDERWOOD PLUMBING	CABARRUS-24TRD-00000-14997	11/05/2024	11/05/2024 09:55 AM	Permits	PLUMBING FOR A NEW HOME	Issued	
<input checked="" type="checkbox"/> GOODMAN HOME	CABARRUS-24222-00000-00403	10/31/2024	10/31/2024 11:07 AM	Permits	NEW RESIDENCE WITH APPROX. 69' X 62' DIMENSIONS, APPROX. 4278 SQ.FT FOOTPRINT	Inspections in Progress	COMPLETE



Parcel Information

Pin: 46936560160000

Old Pin: 46935781300000

Parent Real ID: N/A

Real ID: 03004.0015.600000

Fire District ID: Kannapolis-Rural

City: Rural

Plot Book: 0000

Plot Page: 0000

Combined With? N/A

Retire Card? N/A

Lot Size/Acreage: 2.0000

Address: 6716 STIREWALT RD KANNAPOLIS NC 28081

Property Description: NORTH SIDE STIREWALT RD

Tax Payer: MACLAUGHLIN CHARLES PHILLIPS III, MACLAUGHLIN JACQUELYN WHITLEY

Comments: N/A

Annexation Information
No annexation information

Current Owners
MACLAUGHLIN CHARLES PHILLIPS III, MACLAUGHLIN JACQUELYN WHITLEY

Site Addresses
6716 STIREWALT RD

Property History

View Plat	Plot Book	Plot Page	Pin	Old Pin	Parent Real ID	City	Fire Department	Description	Size/Acreage	Date
N/A	00000	00000	46936560160000	46935781300000	N/A	Rural	Kannapolis Rural	NORTH SIDE STIREWALT RD	2.0000 AC	05/13/2025
N/A	00000	00000	46936560160000	46935781300000	N/A	Rural	Odeh	NORTH SIDE STIREWALT RD	2.0000 AC	11/06/2020
N/A			46936560160000	46935781300000	N/A	Rural	Odeh	NORTH SIDE STIREWALT RD	2.0000 AC	11/06/2020

Historical Owners Card

View Deed	Type	Owner	%	Stamps	Date	Deed Book	Deed Page	Comments	Current Owner	Additional Deeds
145770261	Transfer	MACLAUGHLIN JACQUELYN WHITLEY	0	0.00	10/14/2020	14577	0261		Yes	No
145770261	Transfer	MACLAUGHLIN CHARLES PHILLIPS III	0	0.00	10/14/2020	14577	0261		Yes	No

Permit Data

Permit Name	ID	Date Opened	Date Last Updated	Module	Description	Status	Record Class
<input checked="" type="checkbox"/>	CABARRUS-24CAP-00000-005K3	05/05/2024	05/05/2024 09:02 AM	Permits	inspect well head and do the water test	In Review	COMPLETE
<input checked="" type="checkbox"/>	D & R ELECTRIC	01/29/2024	01/29/2024 09:58 AM	Permits	TEMP POWER	Final Complete	
<input checked="" type="checkbox"/>	RICKY L. CURLEE	08/25/2023	08/25/2023 03:07 PM	Permits	NEW SINGLE FAMILY STICK BUILT HOME. TOTAL 4646 SQFT, HEATED 3120. UNHEATED 1526. 3 BEDROOMS 2.5 BATHS.	CO Issued	COMPLETE
<input checked="" type="checkbox"/>	D & R ELECTRIC	08/25/2023	08/25/2023 03:08 PM	Permits	NEW SINGLE FAMILY/ SAW SERVICE 200 AMP DUKE	Final Complete	
<input checked="" type="checkbox"/>	BOSTIAN'S HEATING & COOLING INC	08/25/2023	08/25/2023 03:08 PM	Permits	NEW SINGLE FAMILY SOMINION 2 GC 2 SPLIT 1 GAS 1 MINI SPLIT	Final Complete	
<input checked="" type="checkbox"/>	JEFF UNDERWOOD PLUMBING	08/25/2023	08/25/2023 03:08 PM	Permits	NEW SINGLE FAMILY 3 WC, 3 LAV, 1 BT, 1 SHOWER, 2 SINKI, 1 WM, 1 WH, WSC, 1 DW, 1 DISPOSAL	Final Complete	
<input checked="" type="checkbox"/>	CHARLES MACLAUHLIN	08/23/2023	08/23/2023 04:20 PM	Permits	NEW RESIDENCE WITH APPROX. 73' X 62' DIMENSIONS, APPROX. 4526 SQ. FT FOOTPRINT	Closed	COMPLETE
<input checked="" type="checkbox"/>	D & R ELECTRIC	08/14/2023	08/14/2023 03:14 PM	Permits	SAW SERVICE	Issued	COMPLETE
<input checked="" type="checkbox"/>	MacLaughlin Well Application	06/22/2023	06/22/2023 11:48 AM	Permits	City of Kannapolis will not allow hookup to city water without voluntary annexation so we now need to add a well to my already approved septic permit.	Issued	COMPLETE



Parcel Information

Plat: 46935699540000
 Old Pin: 46936608210000
 Parent Real ID: N/A
 Real ID: 03004.0015.000000
 Fire District ID: Odell
 City: Rural

Plat Book: 0000
 Plat Page: 0000
 Combined With? N/A
 Retire Card? N/A
 Lot Size/Acreage: 65.8990
 Address: 6760 MOORESVILLE RD KANNAPOLIS NC 28081

Property Description: BOTH SIDES MOORESVILLE RD
 Tax Payers: GOODMAN RICKARD A, GOODMAN CONNIE D
 Comments: 84% ODELL/16% KANNAPOLIS RURAL FIRE DISTRICT (ASB 5-15-24) * PLAT 51/43 FOR A 60' ROW * EDITH T GOODMAN GODFREY DEC'D 3/24/2011

Annexation Information
 No annexation information

Current Owners
 GOODMAN RICKARD A, GOODMAN CONNIE D

Site Addresses
 6741 MOORESVILLE RD, 6820 MOORESVILLE RD, 6760 MOORESVILLE RD

Property History

View Plat	Plat Book	Plat Page	Pin	Old Pin	Parent Real ID	City	Fire Department	Description	Size/Acreage	Date
N/A	00000	00000	46935699540000	46936608210000	N/A	Rural	Odell	BOTH SIDES MOORESVILLE RD	65.8990 AC	06/07/2024
N/A			46935699540000	46936608210000	N/A	Rural	Odell	BOTH SIDES MOORESVILLE RD	65.8990 AC	06/07/2024

Historical Owners Card

View Deed	Type	Owner	%	Stamps	Date	Deed Book	Deed Page	Comments	Current Owner	Additional Deeds
132210322	Transfer	GOODMAN CONNIE D	0	0.00	10/10/2018	13221	0322		Yes	No
132210322	Transfer	GOODMAN RICKARD A	0	0.00	10/10/2018	13221	0322		Yes	No
77160085	Transfer	GOODMAN RICHARD A	0	0.00	08/06/2007	7716	0085		No	No
37090252	Transfer	GOODMAN RICKARD A & CONNIE D	100	0.00	03/11/2002	3709	0252		No	No
LIFETIME	Transfer	SWAIM SADIE H ESTATE	0	0.00	03/11/2002	LIFE	TIME		No	No
LIFETIME	Transfer	SWAIM SADIE H	0	0.00	03/11/2002	LIFE	TIME		No	No
37090252	Transfer	GOODMAN RICKARD A & CONNIE D	100	0.00	03/11/2002	3709	0252		No	No

Permit Data

Permit Name	ID	Date Opened	Date Last Updated	Module	Description	Status	Record Class
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No data available



Parcel Information

Pin: 46936339750000

Old Pin: N/A

Parent Real ID: N/A

Real ID: 03004 0015 200000

Fire District ID: Kannapolis Rural

City: Rural

Plat Book: 0000

Plat Page: 0000

Combined With? N/A

Retire Card? N/A

Lot Size/Acreage: 76.0300

Address: 6777 STIREWALT RD CONCORD NC 28027

Property Description: S/S STIREWALT RD SR 1616

Tax Payers: WILKINSON JIMMY RAY, WILKINSON BILDA S WF

Comments: SUBJ TO UTILITY EASEMENT DB 9914-324 (ASB 4 12 12)

Annexation Information
No annexation information

Current Owners
N/A

Site Addresses
6777 STIREWALT RD

Property History

View Plat	Plat Book	Plat Page	Pin	Old Pin	Parent Real ID	City	Fire Department	Description	Size/Acreage	Date
N/A	00000	00000	46936339750000		N/A	Rural	Kannapolis Rural	S/S STIREWALT RD SR 1616	76.0300 AC	07/16/2019
N/A			46936339750000		N/A	Rural	Kannapolis Rural	S/S STIREWALT RD SR 1616	76.0300 AC	05/13/2010
N/A			46936339750000		N/A	Rural	Enochville	S/S STIREWALT RD SR 1616	76.0300 AC	09/27/2007
N/A			46936339750000		N/A	Rural		S/S STIREWALT RD SR 1616	76.0300 AC	09/13/2002
N/A			46936339750000		N/A	Rural		S/S STIREWALT ROAD SR 161 6	74.8200 AC	

Historical Owners Card

View Deed	Type	Owner	%	Stamps	Date	Deed Book	Deed Page	Comments	Current Owner	Additional Deeds
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No data available

Permit Data

Permit Name	ID	Date Opened	Date Last Updated	Module	Description	Status	Record Class
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No data available



Parcel Information

Pin: 46934492140000

Old Pin: N/A

Parent Real ID: N/A

Real ID: 03004-0016-300000

Fire District ID: Kannapolis Rural

City: Rural

Plat Book: 0000

Plat Page: 0000

Combined With? N/A

Retire Card? N/A

Lot Size/Acreage: 2.0000

Address: 7000 STIREWALT RD CONCORD NC 28027

Property Description: NORTH SIDE STIREWALT RD

Tax Payer: CAUTHEN SHANA

Comments: HARRY THOMAS MORRIS DEC'D 1-11-2015 & MARALYN RUTH WELCH MORRIS DEC'D 4-29-2023

Annexation Information
No annexation information

Current Owners
CAUTHEN SHANA

Site Addresses
7000 STIREWALT RD

Property History

View Plat	Plat Book	Plat Page	Pin	Old Pin	Parent Real ID	City	Fire Department	Description	Size/Acreage	Date
N/A	00000	00000	46934492140000		N/A	Rural	Kannapolis Rural	NORTH SIDE STIREWALT RD	2.0000 AC	08/13/2019
N/A			46934492140000		N/A	Rural	Kannapolis Rural	N/S STIREWALT ROAD	2.0000 AC	05/13/2010
N/A			46934492140000		N/A	Rural	Enochville	N/S STIREWALT ROAD	2.0000 AC	08/27/2007
N/A			46934492140000		N/A	Rural		N/S STIREWALT ROAD	2.0000 AC	03/16/2000

Historical Owners Card

View Deed	Type	Owner	%	Stamps	Date	Deed Book	Deed Page	Comments	Current Owner	Additional Deeds
169000091	Transfer	CAUTHEN SHANA	0	520.00	04/22/2024	16900	0091		Yes	No
167210027	Transfer	MORRIS CYNTHIA ANNETTE	0	0.00	11/16/2023	16721	0027		No	No
26540057		MORRIS MARALYN W ESTATE	0	0.00	09/08/1999	2654	0057		No	No
26540057		MORRIS HARRY T ESTATE	0	0.00	09/08/1999	2654	0057		No	No

Permit Data

Permit Name	ID	Date Opened	Date Last Updated	Module	Description	Status	Record Class
<input checked="" type="checkbox"/> GLORIA WEEKS	CABARRUS-18HA-00000-00073	03/16/2018	03/16/2018 04:24 PM	Permits	SEPTIC	Final Approved	COMPLETE



Parcel Information

Pin: 46934461780000

Old Pin: N/A

Parent Real ID: N/A

Real ID: 03004 0018 700000

Fire District ID: Kannapolis Rural

City: Rural

Plat Book: 0000

Plat Page: 0000

Combined With? N/A

Retire Card? N/A

Lot Size/Acreage: 2.2000

Address: 7026 STREWALT RD CONCORD NC 28027

Property Description: S OF MOORESVILLE ROAD

Tax Payer: MORRIS JOHN D

Comments: N/A

Annexation Information

No annexation information

Current Owners

MORRIS JOHN D

Site Address:

7026 STREWALT RD

Property History

View Plat	Plat Book	Plat Page	Pin	Old Pin	Parent Real ID	City	Fire Department	Description	Size/Acreage	Date
N/A	00000	00000	46934461780000		N/A	Rural	Kannapolis Rural	S OF MOORESVILLE ROAD	2.2000 AC	03/25/2021
N/A			46934461780000		N/A	Rural	Kannapolis Rural	S OF MOORESVILLE ROAD	2.2000 AC	05/13/2010
N/A			46934461780000		N/A	Rural	Enochville	S OF MOORESVILLE ROAD	2.2000 AC	08/28/2007
N/A			46934461780000		N/A	Rural		S OF MOORESVILLE ROAD	2.2000 AC	02/04/2004

Historical Owners Card

View Deed	Type	Owner	%	Stamps	Date	Deed Book	Deed Page	Comments	Current Owner	Additional Deeds
50230332	Transfer	MORRIS JOHN D	0.000	0.00	12/03/2003	5023	0332		Yes	No

Permit Data

Permit Name	ID	Date Opened	Date Last Updated	Module	Description	Status	Record Class
<input checked="" type="checkbox"/>	CABARRUS-06HS3-00000-00359	12/04/2006	09/27/2008 08:57 PM	Permits		Converted	



Parcel Information

Pin: 46934430990000

Old Pin: N/A

Parent Real ID: N/A

Real ID: 03004 0016 400000

Fire District ID: Kannapolis Rural

City: Rural

Plat Book: 0000

Plat Page: 0000

Combined With? N/A

Retire Card? N/A

Lot Size/Acreage: 2.6800

Address: 7032 STIREWALT RD CONCORD NC 28027

Property Description: WEST OF STIREWALT RD W/45R/W

Tax Payer: MORRIS JOHN DAVID

Comments: N/A

Annexation Information
No annexation information

Current Owners
N/A

Site Addresses
7032 STIREWALT RD

Property History

View Plat	Plat Book	Plat Page	Pin	Old Pin	Parent Real ID	City	Fire Department	Description	Size/Acreage	Date
N/A	00000	00000	46934430990000		N/A	Rural	Kannapolis Rural	WEST OF STIREWALT RD W/45R/W	2.6800 AC	03/25/2021
N/A			46934430990000		N/A	Rural	Kannapolis Rural	WEST OF STIREWALT RD W/45R/W	2.6800 AC	05/13/2010
N/A			46934430990000		N/A	Rural	Odell	WEST OF STIREWALT RD W/45R/W	2.6800 AC	08/27/2007
N/A			46934430990000		N/A	Rural		WEST OF STIREWALT RD W/45 R/W	2.6800 AC	09/07/2000

Historical Owners Card

View Deed	Type	Owner	%	Stamps	Date	Deed Book	Deed Page	Comments	Current Owner	Additional Deeds
No data available										

Permit Data

Permit Name	ID	Date Opened	Date Last Updated	Module	Description	Status	Record Class
	CABARRUS-99HSD-00000-03584	11/04/1999	09/28/2008 12:02 PM	Permits	MOVE IN STORAGE 12 X 20	Archived	
	CABARRUS-99HS5-00000-01112	11/04/1999	10/03/2008 09:18 PM	Permits		Converted	



Parcel Information

Pln: 46934307800000
 Old Pln: N/A
 Parent Real ID: N/A
 Real ID: 03004C0017.000000
 Fire District ID: City
 City: Kannapolis

Plot Book: 0047
 Plot Page: 0018
 Combined With? N/A
 Retire Card? N/A
 Lot Size/Acreage: 1.6500
 Address: 7266 THREE SISTERS LN CONCORD NC 28027

Property Description: LT 17 JACOBS RIDGE PH 2
 Tax Payer: CLINARD GEORGE CRAIG, CLINARD DIANE GRIFFIN WF
 Comments: N/A

Annexation Information
 No annexation information

Current Owners
 CLINARD GEORGE CRAIG, CLINARD DIANE GRIFFIN WF

Site Addresses
 7266 THREE SISTERS LN

Property History

View Plat	Plat Book	Plat Page	Pln	Old Pln	Parent Real ID	City	Fire Department	Description	Size/Acreage	Date
00470018	47	18	46934307800000		N/A	Kannapolis	City	LT 17 JACOBS RIDGE PH 2	1.6500 AC	04/26/2016
00470018	47	18	46934307800000		N/A	Kannapolis	City	LOT 17 JACOBS RIDGE PH 2 MAP 1 47-18	1.6500 AC	10/21/2009
N/A			46934307800000		N/A	Kannapolis		LDT 17 JACOBS RIDGE PH 2 MAP 1 47-18	1.6500 AC	10/10/2005

Historical Owners Card

View Deed	Type	Owner	%	Stamps	Date	Deed Book	Deed Page	Comments	Current Owner	Additional Deeds
82190310	Transfer	CLINARD DIANE GRIFFIN WF	0.000	470.00	05/02/2008	8219	0310		Yes	No
82190310	Transfer	CLINARD GEORGE CRAIG	0.000	470.00	05/02/2008	8219	0310		Yes	No
64800099	Transfer	CARDLINAS INC /A NC CORP	100	390.00	01/10/2006	6480	0099		No	No
64800099	Transfer	QUALITY HOME BUILDERS OF THE	100	390.00	01/10/2006	6480	0099		No	No
51720058	Split	YATES BOST DEVELOPERS LLC	0.000	0.00	03/03/2004	5172	0058		No	No

Permit Data

Permit Name	ID	Date Opened	Date Last Updated	Module	Description	Status	Record Class
POWER SOURCE ELECTRICAL SERVICES	CABARRUS-23TRD-00000-03981	04/05/2023	04/05/2023 11:02 AM	Permits		Final Complete	COMPLETE
WICKER TRADE SERVICE INC	CABARRUS-23TRD-00000-03987	04/05/2023	04/05/2023 11:23 AM	Permits		Final Complete	COMPLETE
BREAULT PLUMBING	CABARRUS-18TRD-00000-10520	06/23/2018	06/23/2018 11:36 AM	Permits	NEW TANKLESS WATER HEATER	Final Complete	COMPLETE
Jacobs Ridge Lot 17	CABARRUS-09ERD-00000-00747	09/10/2009	09/10/2009 08:05 AM	Permits	7266 Three Sisters Lane	Inspected	COMPLETE
FUNDERLID HEATING & AIR	CABARRUS-09TRD-00000-04780	07/31/2009	07/31/2009 09:35 AM	Permits		Final Complete	COMPLETE
Jacobs Ridge Lot 17	CABARRUS-09ERD-00000-00578	07/16/2009	07/16/2009 08:53 AM	Permits	7266 Three Sisters Lane	Complete	COMPLETE
coast to coast elec	CABARRUS-09TRD-00000-02879	05/14/2009	05/14/2009 02:15 PM	Permits	pool	Issued	COMPLETE
dirtwork	CABARRUS-09BLD-00000-00471	04/21/2009	04/21/2009 11:20 AM	Permits	pool	Issued	COMPLETE
Jacobs Ridge Lot 17	CABARRUS-09ERD-00000-00198	03/04/2009	03/04/2009 10:41 AM	Permits	7266 Three Sisters Lane	Inspected	COMPLETE
Jacobs Ridge Lot 17	CABARRUS-09ERD-00000-00148	02/11/2009	02/11/2009 08:05 AM	Permits	7266 Three Sisters Lane	NOV	COMPLETE
Jacobs Ridge Lot 17	CABARRUS-09ERD-00000-00104	01/30/2009	01/30/2009 01:16 PM	Permits	7266 Three Sisters Lane	NOV	COMPLETE
Jacobs Ridge Lot 17	CABARRUS-09ERD-00000-00096	01/23/2009	01/23/2009 09:57 AM	Permits	7266 Three Sisters Lane	Complete	COMPLETE
falapco	CABARRUS-08TRD-00000-08985	10/09/2008	10/09/2008 03:06 PM	Permits	residence	Final Complete	COMPLETE
	CABARRUS-08TRD-00000-08943	10/08/2008	10/08/2008 03:57 PM	Permits	residence	Issued	COMPLETE
	CABARRUS-08TRD-00000-08944	10/08/2008	10/08/2008 04:00 PM	Permits	residence	Final Complete	COMPLETE



Parcel Information

Pin: 46933386640000

Old Pin: N/A

Parent Real ID: N/A

Real ID: 03004C0019.000000

Fire District ID: City

City: Kannapolis

Plot Book: 0047

Plot Page: 0078

Combined With? N/A

Retire Card? N/A

Lot Size/Acreage: 1.6400

Address: 7292 THREE SISTERS LN CONCORD NC 28027

Property Description: LT 19 JACOBS RIDGE

Tax Payer: MASSENGILL ASHLEY K

Comments: N/A

Annexation Information
No annexation information

Current Owners
MASSENGILL ASHLEY K

Site Addresses
2292 THREE SISTERS LN

Property History

View Plot	Plot Book	Plot Page	Pin	Old Pin	Parent Real ID	City	Fire Department	Description	Size/Acreage	Date
00470018	47	18	46933386640000		N/A	Kannapolis	City	LT 19 JACOBS RIDGE	1.6400 AC	04/30/2021
00470018	47	18	46933386640000		N/A	Kannapolis	City	LT 19 JACOBS RIDGE PH 2	1.6400 AC	04/26/2016
00470018	47	18	46933386640000		N/A	Kannapolis	City	LOT 19 JACOBS RIDGE PH 2 MAP 1 47-18	1.6400 AC	10/21/2009
N/A			46933386640000		N/A	Kannapolis		LOT 19 JACOBS RIDGE PH 2 MAP 1 47-18	1.6400 AC	02/22/2006

Historical Owners Card

View Deed	Type	Owner	%	Stamps	Date	Deed Book	Deed Page	Comments	Current Owner	Additional Deeds
17820002	Transfer	SPENCER TIFFANY SPOUSE	0	4800.00	02/28/2025	17323	0002		No	No
173220002	Transfer	SPENCER RICHARD T IV	0	4800.00	02/28/2025	17323	0002		No	No
150840154	Transfer	MASSENGILL ASHLEY K	0	0.00	04/13/2021	15084	0154		Yes	No
150760330	Transfer	TATE PATRICK L	0	3798.00	04/09/2021	15076	0330		No	No
150760330	Transfer	MASSENGILL ASHLEY K	0	3798.00	04/09/2021	15076	0330		No	No
85620104	Transfer	GUPTA ARADHANA WF	0	420.00	01/30/2009	8562	0104		No	No
85620104	Transfer	GUPTA KAPIL	0	420.00	01/30/2009	8562	0104		No	No
61680276	Transfer	QUALITY HOME BUILDERS NC INC	100	398.00	08/17/2005	6168	0276		No	No
51720058	Split	VATES BOST DEVELOPERS LLC	0.000	0.00	03/03/2004	5172	0058		No	No

Permit Data

Permit Name	ID	Date Opened	Date Last Updated	Module	Description	Status	Record Class
ROBY ELECTRIC INC.	CABARRUS-22TRD-00000-12407	11/01/2022	11/01/2022 02:24 PM	Permits		Final Complete	COMPLETE
william aaron wicker	CABARRUS-11TRD-00000-00058	01/04/2011	01/04/2011 03:48 PM	Permits	POOL	Issued	COMPLETE
DIVERSIFIED ELECTRICAL CONTRACTORS	CABARRUS-10TRD-00000-07066	10/22/2010	10/22/2010 02:26 PM	Permits		Issued	COMPLETE
ANTHONY & SYLVAN POOLS	CABARRUS-10BLD-00000-01363	10/13/2010	10/13/2010 02:44 PM	Permits	POOL	Issued	COMPLETE
JOHN COLEY	CABARRUS-10TRD-00000-04124	06/17/2010	06/17/2010 06:51 PM	Permits		Final Complete	COMPLETE
ALL TEMP COMPANY	CABARRUS-10TRD-00000-02914	05/03/2010	05/03/2010 01:30 PM	Permits		Issued	COMPLETE
ALL TEMP COMPANY	CABARRUS-10TRD-00000-01353	03/02/2010	03/02/2010 10:46 AM	Permits		Final Complete	COMPLETE
Jacobs Ridge Lot 19 - Gupta Residence	CABARRUS-10ERO-00000-00037	01/13/2010	01/13/2010 04:18 PM	Permits		Inspected	COMPLETE
Jacobs Ridge Lot 19 - Gupta Residence	CABARRUS-10ERO-00000-00026	01/07/2010	01/07/2010 04:14 PM	Permits		Inspected	COMPLETE
SERVICE PLBG OF CHARLOTTE INC	CABARRUS-09TRD-00000-07061	10/22/2009	10/22/2009 08:26 AM	Permits		Issued	COMPLETE
JOHN COLEY	CABARRUS-09TRD-00000-06945	10/19/2009	10/19/2009 03:43 PM	Permits		Issued	COMPLETE
DW HOMES	CABARRUS-09BLD-00000-01490	10/14/2009	10/14/2009 03:16 PM	Permits	RESIDENCE	CO Issued	COMPLETE
undefined	CABARRUS-09TRD-00000-06827	10/14/2009	10/14/2009 03:17 PM	Permits		Issued	
Jacobs Ridge Lot 19 - Gupta Residence	CABARRUS-09ERO-00000-00826	10/08/2009	10/08/2009 09:02 AM	Permits	7292 Three Sisters Lane	Active	COMPLETE
D W HOMES INC	CABARRUS-09HA-00000-00069	10/07/2009	10/07/2009 02:37 PM	Permits	PERK TEST	ATC Issued	COMPLETE



Parcel Information

Pin: 46933365550000

Old Pin: N/A

Parent Real ID: N/A

Real ID: 03004C0021,000000

Fire District ID: City

City: Kannapolis

Plot Book: 0047

Plot Page: 0019

Combined With? N/A

Retire Card? N/A

Lot Size/Acreage: 1.6700

Address: 7298 THREE SISTERS LN GDNCCRD NC 28027

Property Description: LT 21 JACOBS RIDGE PH 2

Tax Payer: FROMKE JON E, FROMKE JENNIFER L /WIFE

Comments: N/A

Annexation Information
No annexation information

Current Owners
FROMKE JON E, FROMKE JENNIFER L /WIFE

Site Addresses
7298 THREE SISTERS LN

Property History

View Plat	Plat Book	Plat Page	Pin	Old Pin	Parent Real ID	City	Fire Department	Description	Size/Acreage	Date
00470019	47	19	46933365550000		N/A	Kannapolis	City	LT 21 JACOBS RIDGE PH 2	1.6700 AC	06/08/2016
00470019	47	19	46933365550000		N/A	Kannapolis	City	LOT 21 JACOBS RIDGE PH 2 MAP 2 47-19	1.6700 AC	05/27/2006
N/A			46933365550000		N/A	Kannapolis		LOT 21 JACOBS RIDGE PH 2 MAP 2 47-19	1.6700 AC	02/03/2006

Historical Owners Card

View Deed	Type	Owner	%	Stamps	Date	Deed Book	Deed Page	Comments	Current Owner	Additional Deeds
63150300	Transfer	FROMKE JENNIFER L /WIFE	0	398.00	10/21/2005	6315	0300		Yes	No
63150300	Transfer	FROMKE JON E	0	398.00	10/21/2005	6315	0300		Yes	No
51720058	Split	YATES BOST DEVELOPERS LLC	0.000	0.00	03/03/2004	5172	0058		No	No

Permit Data

Permit Name	ID	Date Opened	Date Last Updated	Module	Description	Status	Record Class
INDIAN TRAIL AIR & HEAT LLC	CABARRUS-24TRD-00000-06006	04/25/2024	04/25/2024 09:40 AM	Permits		Final Complete	COMPLETE
INDIAN TRAIL AIR & HEAT LLC	CABARRUS-23TRD-00000-04675	04/14/2023	04/14/2023 12:35 PM	Permits		Final Complete	COMPLETE
PUBLIC SERVICE CO OF NC INC	CABARRUS-19TRD-00000-01798	02/19/2019	02/19/2019 12:51 PM	Permits		Final Complete	COMPLETE
MIKE JAMES MURRAY	CABARRUS-19TRD-00000-01761	02/16/2019	02/16/2019 11:07 AM	Permits		Final Complete	COMPLETE
INDIAN TRAIL AIR & HEAT LLC	CABARRUS-18TRD-00000-05555	05/10/2018	05/11/2018 08:12 AM	Permits		Final Complete	COMPLETE
concentric electric	CABARRUS-15TRD-00000-11682	11/11/2015	11/11/2015 09:45 AM	Permits		Final Complete	COMPLETE
INDIAN TRAIL AIR & HEAT LLC	CABARRUS-15TRD-00000-11614	11/09/2015	11/09/2015 02:40 PM	Permits		Final Complete	COMPLETE
CABARRUS-06HS4-00000-05097		08/31/2006	09/27/2008 10:20 PM	Permits		Converted	
CABARRUS-06HS1-00000-04842		08/10/2006	09/28/2008 02:46 AM	Permits		Converted	
CABARRUS-06HS0-00000-01265		04/13/2006	09/28/2008 12:02 PM	Permits	RES IN GROUND POOL	Converted	
CABARRUS-06HS4-00000-01450		04/03/2006	09/27/2008 10:20 PM	Permits		Converted	
CABARRUS-06HS2-00000-00259		01/30/2006	09/28/2008 09:46 AM	Permits		Converted	
CABARRUS-05HS1-00000-06785		12/08/2005	09/25/2008 02:46 AM	Permits		Archived	
CABARRUS-05HS1-00000-06554		11/22/2005	09/25/2008 02:46 AM	Permits		Archived	
CABARRUS-05HS0-00000-03698		10/21/2005	09/28/2008 12:02 PM	Permits	RESIDENCE	Archived	



Parcel Information

Pin: 46932651010000

Old Pin: N/A

Parent Real ID: N/A

Real ID: 03004.0005.000000

Fire District ID: Odell

City: Rural

Plat Book: 0000

Plat Page: 0000

Combined With? N/A

Retire Card? N/A

Lot Size/Acreage: 129.2000

Address: 7621 TUCKASEEGEE RD KANNAPOLIS NC 28081

Property Description: BOTH SIDES MOORESVILLE RD

Tax Payer: MESIMER EDWARD D TRUST AGRMT

Comments: TRUST CERTIFICATION DB 12043-19 & 21 (ASB 8 3-14) EASEMENT DB 9862-205 (ASB 2-23-12) EASEMENT PER DB 8548-204 ** 3-11-2011 DB 9507/301 CONSERVATION AGREEMENT FOR ENHANCED VOLUNTARY AGRICULTURE DISTRICT **

Annexation Information
No annexation information

Current Owners:
U/A DATED 7-26-2016, MESIMER EDWARD D TRUST AGRMT

Site Address:
7618 TUCKASEEGEE RD, 7621 TUCKASEEGEE RD

Property History

View Plat	Plat Book	Plat Page	Pin	Old Pin	Parent Real ID	City	Fire Department	Description	Size/Acreage	Date
N/A	00000	00000	46932651010000		N/A	Rural	Odell	BOTH SIDES MOORESVILLE RD	129.2000 AC	03/25/2021
N/A			46932651010000		N/A	Rural	Odell	BOTH SIDES MOORESVILLE RD	129.2000 AC	05/13/2010
N/A			46932651010000		N/A	Rural	Enochville	BOTH SIDES MOORESVILLE RD	129.2000 AC	03/25/2009
N/A			46932651010000		N/A	Rural		BOTH SIDES MOORESVILLE RD	129.2000 AC	02/04/2004
N/A			46932651010000		N/A	Rural		STIREWALT	129.2000 AC	

Historical Owners Card

View Deed	Type	Owner	%	Stamps	Date	Deed Book	Deed Page	Comments	Current Owner	Additional Deeds
120430023	Transfer	MESIMER EDWARD D TRUST AGRMT	0.000	0.00	07/29/2016	12043	0023		Yes	No
120430023	Transfer	U/A DATED 7-26-2016	0.000	0.00	07/29/2016	12043	0023		Yes	No
32410232	Transfer	MESIMER EDITH G ESTATE OF	0.000	0.00	05/18/2001	3241	0232		No	No
32410232	Transfer	MESIMER VAUDREY B ESTATE OF	0.000	0.00	05/18/2001	3241	0232		No	No

Permit Data

Permit Name	ID	Date Opened	Date Last Updated	Module	Description	Status	Record Class
MASTEC NETWORK SOLUTIONS	CABARRUS-23BILD-00000-03216	10/11/2023	10/11/2023 02:08 PM	Permits	NEW AT&T EQUIPMENT ON NEW CONCRETE PAD & ANTENNAS ON MONOPOLE	Issued	COMPLETE
MASTEC NETWORK SOLUTIONS	CABARRUS-23TRD-00000-13241	10/11/2023	10/11/2023 02:10 PM	Permits	SET NEW METER IN MULTI-GANG STAND AND ROUTE POWER TO NEW AT&T EQUIPMENT	Final Complete	COMPLETE
MESIMER WTC TOWER	CABARRUS-23222-00000-00322	07/25/2023	07/25/2023 11:08 AM	Permits	235 FEET TALL MONOPOLE WIRELESS TELECOMMUNICATIONS TOWER.	Accepted	COMPLETE
PINKHAM CYR INC.	CABARRUS-23TRD-00000-08931	07/13/2023	07/13/2023 11:16 AM	Permits	CONSTRUCTING MONOPOLE CELL TOWER, ACCESS ROAD, UTILITIES, CONCRETE PAD FOR GROUND EQUIPMENT, ADDING CARRIER ANTENNAS AND GROUND EQUIPMENT.	Final Complete	COMPLETE
PINKHAM CYR, INC	CABARRUS-23BILD-00000-02224	07/12/2023	07/12/2023 02:57 PM	Permits	CONSTRUCTING MONOPOLE CELL TOWER, ACCESS ROAD, UTILITIES, CONCRETE PAD FOR GROUND EQUIPMENT, ADDING CARRIER ANTENNAS AND GROUND EQUIPMENT.	Issued	COMPLETE
MESIMER WTC TOWER	CABARRUS-23222-00000-00277	06/20/2023	06/20/2023 10:21 AM	Permits	PROPOSED 235 FEET TALL MONOPOLE WIRELESS TELECOMMUNICATIONS TOWER.	Inspections In Progress	COMPLETE
MESIMER WTC TOWER	CABARRUS-22SUP-00000-00001	04/12/2022	04/12/2022 12:31 PM	Planning	PROPOSED 235 FEET TALL MONOPOLE WIRELESS TELECOMMUNICATIONS TOWER.	Approved with Conditions	COMPLETE
HOLISTIC HVAC LLC DBA G & S HEATING AIR ENERGY SERVICES	CABARRUS-16TRD-00000-12338	11/21/2016	11/21/2016 08:30 AM	Permits		Final Complete	COMPLETE

Exhibit B.2 Proposed Site Plan

PARCEL SUMMARY:
PARCEL ID: 405348850000 & 4093530010000
PARCEL JURISDICTION: CABARRUS COUNTY
PARCEL EXISTING ZONING: AO
PARCEL PROPOSED ZONING: AO (OPEN SPACE SUBDIVISION)
PARCEL AREA: ±101.253 AC (±4,410,584 SF)

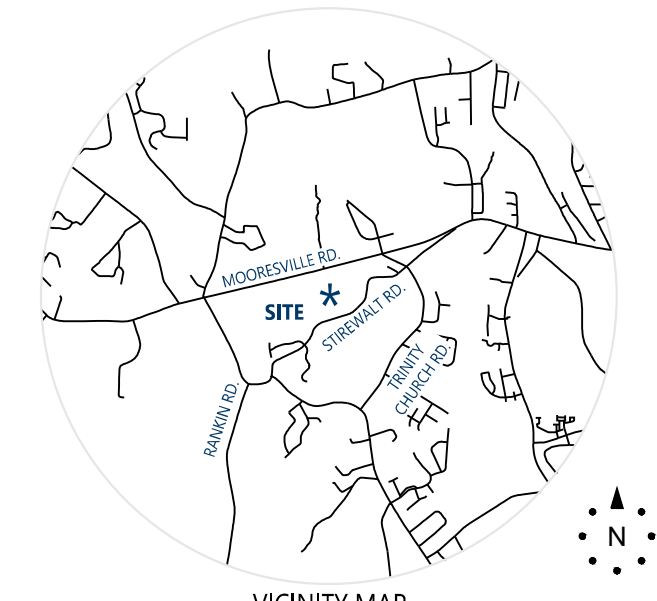
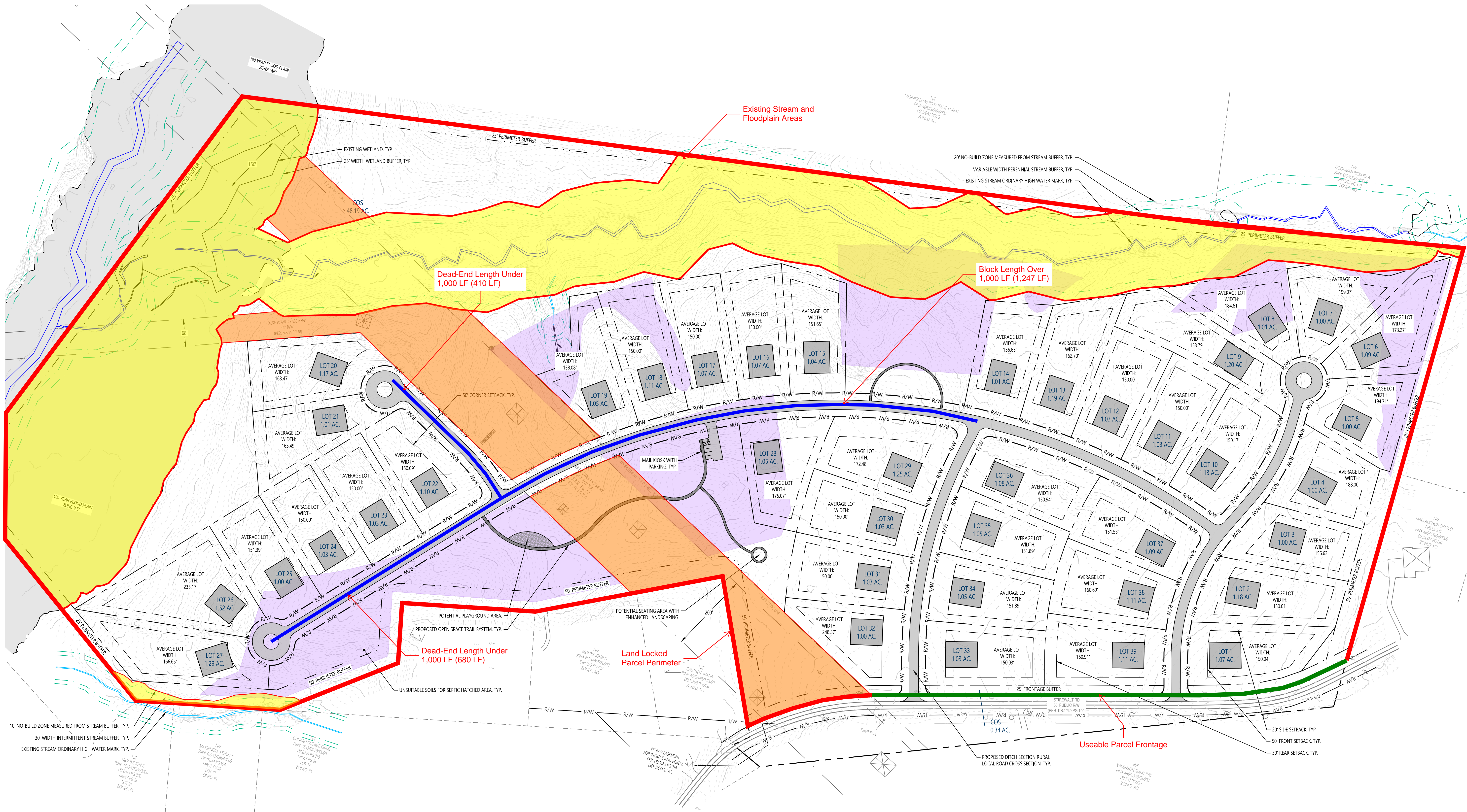
DEVELOPMENT SUMMARY:
PROPOSED USE: SINGLE FAMILY DETACHED
PROPOSED LOTS: 39 LOTS
PROPOSED DENSITY: 0.385 DUA

ZONING SUMMARY:
FRONT SETBACK: 50' (FROM RIGHT OF WAY)
CORNER SETBACK: 50'
SIDE SETBACK: 30'
REAR SETBACK: 30'
MAX DENSITY: 0.50 DUA
MINIMUM LOT WIDTH: AVERAGE OF 150'
MAX HEIGHT: 40'

OPEN SPACE SUMMARY:
REQUIRED: 40% OF DEVELOPMENT (±40,501 AC)
PROVIDED: ±48% (±48,53 AC)
CONTIGUOUS REQUIRED: 60% (24.30 AC)
CONTIGUOUS PROVIDED: ±99% (±48.19 AC)
IMPROVED REQUIRED: 25% (10.15 AC)
IMPROVED PROVIDED: ±25% (±10.125 AC)

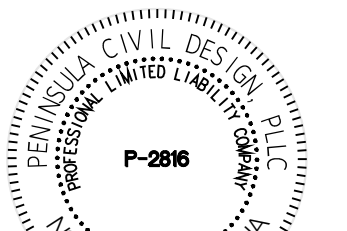
LANDSCAPE YARD SUMMARY:
25' PERIMETER BUFFER WHEN LOT WIDTH GREATER THAN ADJACENT DEVELOPMENT
50' PERIMETER BUFFER WHEN LOT WIDTH LESS THAN ADJACENT DEVELOPMENT
30' INTERMITTENT STREAM BUFFER WITH 10' NO-BUILD ZONE SETBACK
VARIABLE WIDTH PERENNIAL STREAM BUFFER WITH 10' NO-BUILD ZONE SETBACK
50' ARTERIAL STREET BUFFER (VARIANCE FOR 25' REQUESTED)

PARKING SUMMARY:
REQUIRED: 2 SPACES PER UNIT = 78 SPACES
PROVIDED: MINIMUM 78 RESIDENTIAL SPACES AND 5 AMENITY SPACES



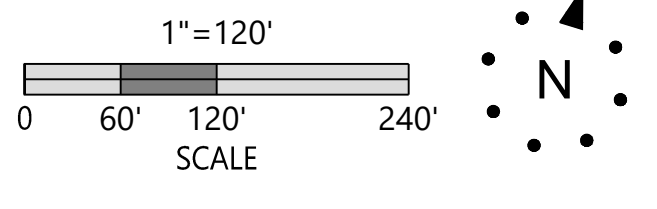
VICINITY MAP
BOUNDARY, TOPOGRAPHIC, AND UNDERGROUND UTILITY SURVEY DATED FEBRUARY, 6 2025 PROVIDED BY SOUTH POINT SURVEYING, PLLC, 1011 NORTH MAIN STREET, OAKBORO, NC 28129, 704-522-3626.

PCD PROJECT NUMBER:
2420



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Morris Tract Subdivision

6950 Stirewalt Road
Concord, NC 28081

ISSUE DATE:
September 17, 2025

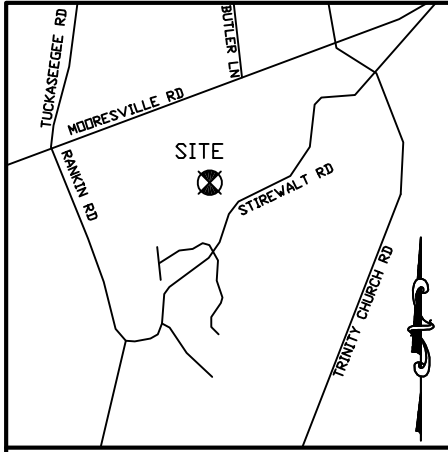
REVISIONS:

Conceptual Site Plan

SP01

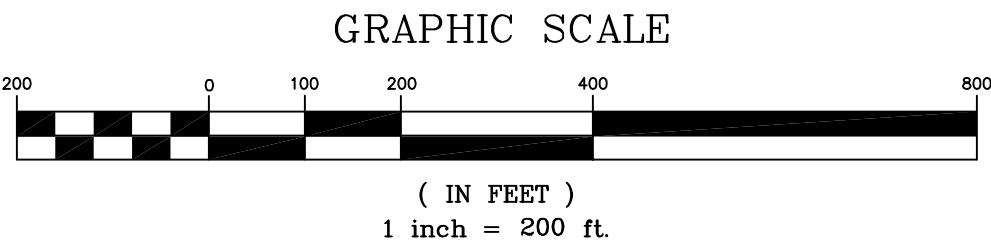
Exhibit B.3

Existing Conditions Site Survey



LINE	LENGTH	BEARING
L1	87.17	N67°34'16"W
L2	47.18	N47°19'47"E
L3	31.71	N27°00'28"W
L4	121.61	S01°27'37"E

PROPERTY	SQ.FT	ACREAGE
FULL BOUNDARY	4,410,584 SQ.FT.	101.25 ACRES
NDRTH SIDE OF ROAD	4,291,890 SQ.FT.	98.53 ACRES
SOUTH SIDE OF ROAD	118,694 SQ.FT.	2.72 ACRES
MIDLAND EASEMENT	71,080 SQ.FT.	1.63 ACRES
DUKE ENERGY EASEMENT	436,013 SQ.FT.	10.01 ACRES
STIREWALT RD R/W	76,952 SQ.FT.	1.77 ACRES
45' R/W EASEMENT	1,333 SQ.FT.	0.03 ACRES

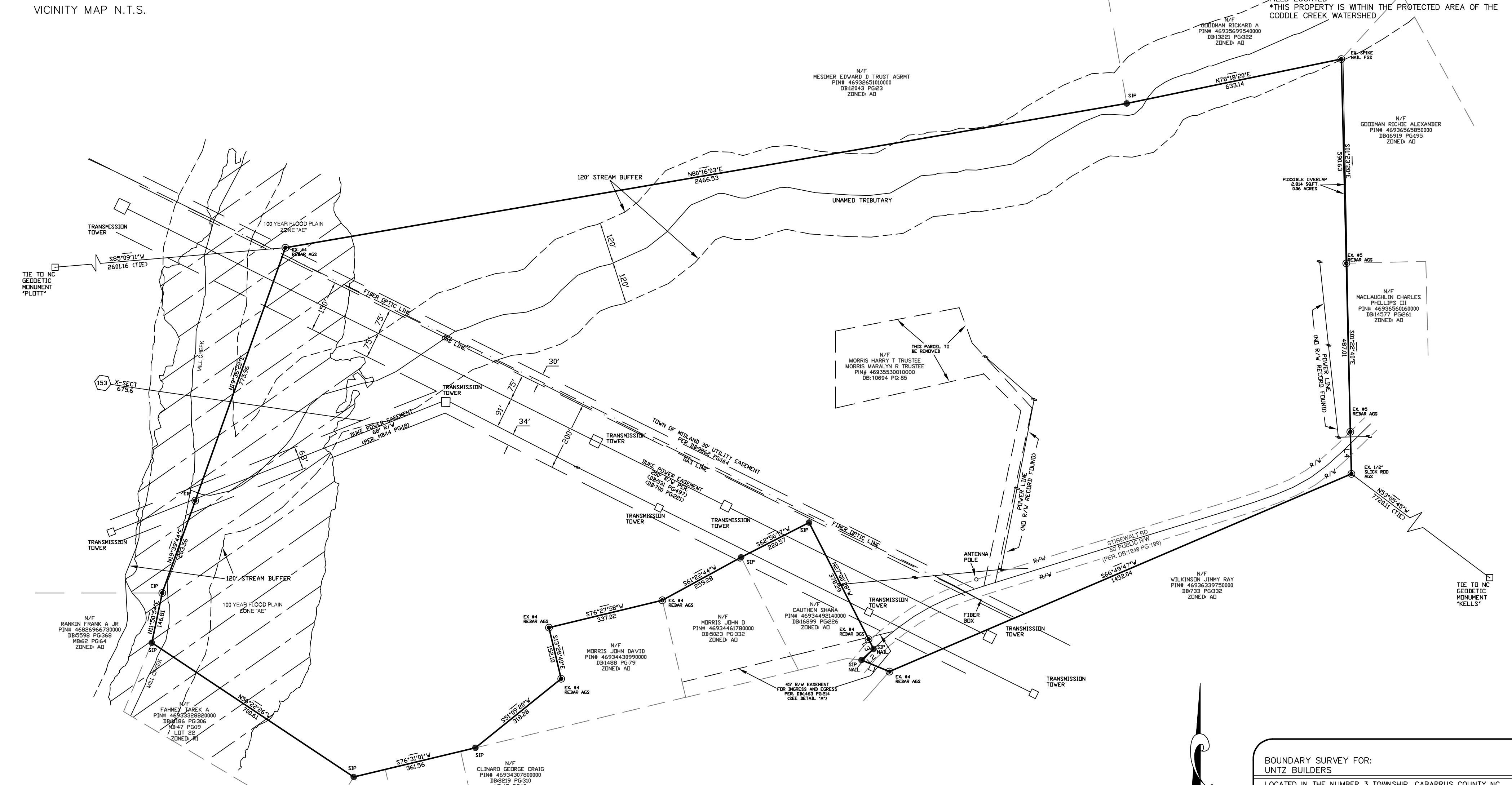


FLOOD NOTE
THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3710469300J EFFECTIVE DATE: NOVEMBER 5, 2008

NOTES:
1. TRAVERSE ADJUSTED BY COMPASS RULE.
2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCE ARE HORIZONTAL GROUND DISTANCE.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAY EITHER RECORDED OR IMPLIED.
5. ALL SIP ARE #4 REBAR UNLESS NOTED OTHERWISE.

REFERENCES:
1. MAPS AND DEEDS SHOWN ON THIS PLAT
2. CABARRUS COUNTY ONLINE GIS
3. DUKE ENERGY PLATS RECORDED IN MB:14 PG:13 AND MB:14 PG:18

SURVEYORS NOTES:
ZONED: COUNTY; AO
*FLOOD PLAIN AND STREAM ARE SCALED FROM MAP. NOT FIELD LOCATED
*THIS PROPERTY IS WITHIN THE PROTECTED AREA OF THE CODDLE CREEK WATERSHED



I DOUGLAS S. PRESSLEY JR., CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:10,000+; THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE ANGULAR ERROR OF CLOSURE WAS 05" PER TURN; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

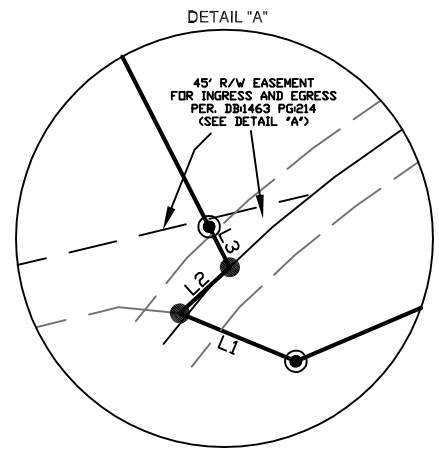
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS SURVEY IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF FEBRUARY, 2025

PRELIMINARY PLAT
PROFESSIONAL LAND SURVEYOR L-3488



LEGEND

—	BOUNDARY LINE	CL	= CENTERLINE
- - -	TIE LINE	C/O	= CLEANTO
- - -	SET BACK	U	UTILITY POLE
●	EXISTING IRON	U	UTILITY PEDESTAL
●	SET IRON PIN	⊖	POWER BOX
⊖	MONUMENT	⊖	GAS VALVE
⊖	COMPUTED POINT	⊖	WATER METER
EX	= EXISTING	⊖	FIRE HYDRANT
AGS	= ABOVE GROUND SURFACE	⊖	SS MANHOLE
BGS	= BELOW GROUND SURFACE	⊖	WATER VALVE
FGS	= FLUSH WITH GROUND SURFACE	⊖	LP
R/W	= RIGHT-OF-WAY		
MNF	= MAG NAIL FOUND		
MNS	= MAG NAIL SET		

BOUNDARY SURVEY FOR:
UNTZ BUILDERS

LOCATED IN THE NUMBER 3 TOWNSHIP, CABARRUS COUNTY NC

CURRENT OWNERSHIP:
MORRIS HARRY T TRUSTEE
MORRIS MARALYN R TRUSTEE
PIN# 46934438350000
DB: 5023 PG: 329
MB: 43 PG: 24

CURRENT OWNERSHIP:
MORRIS HARRY T TRUSTEE
MORRIS MARALYN R TRUSTEE
PIN# 46935530010000
DB: 10694 PG: 85

SITE ADDRESS:
4930 RANKIN RD
CONCORD NC 28027

SITE ADDRESS:
6950 STIREWALT RD
CONCORD NC 28081

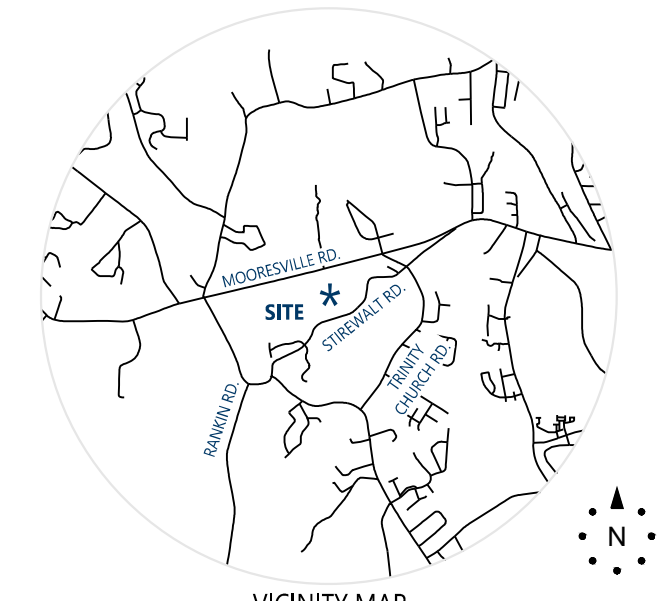
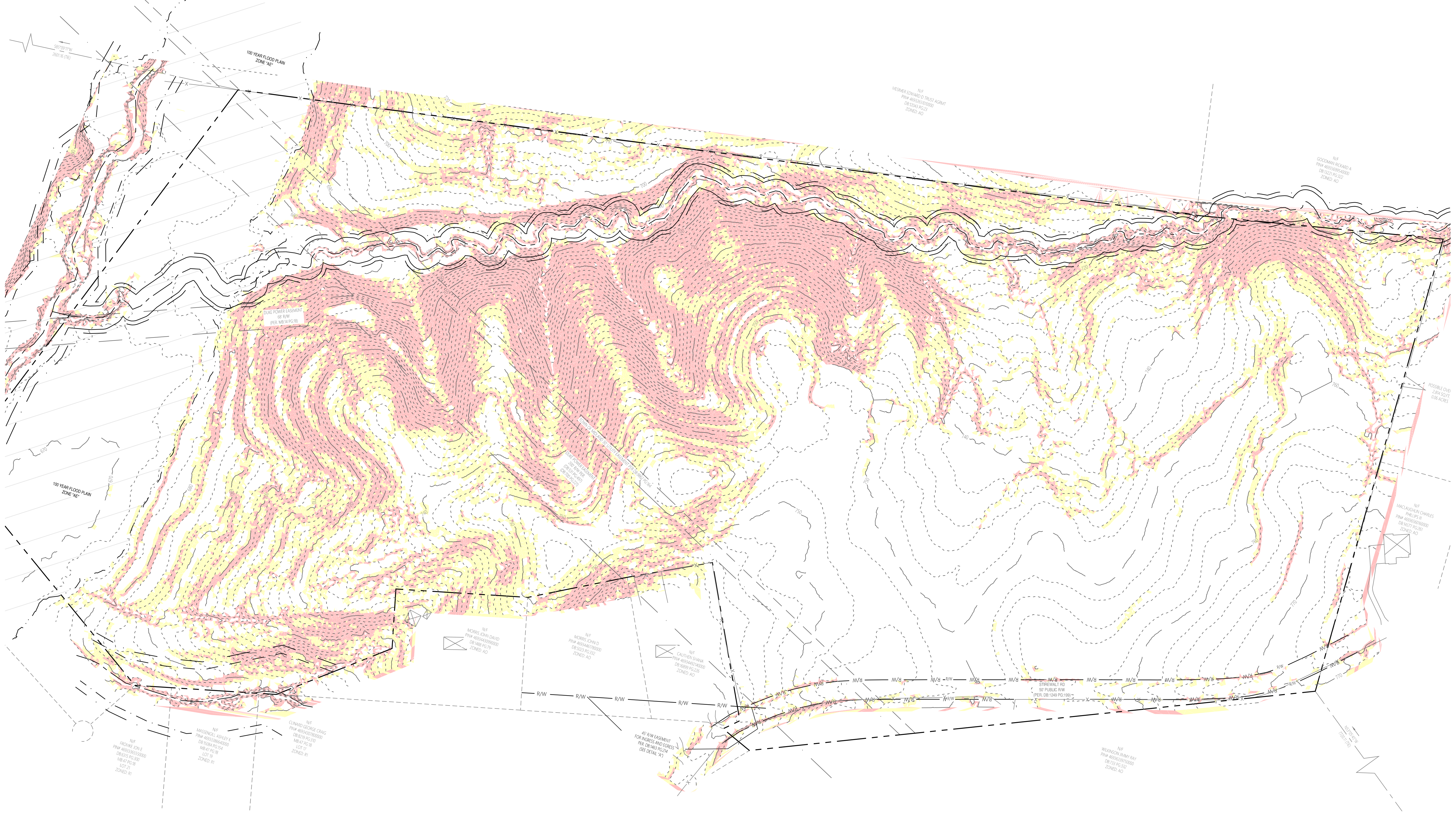
PREPARED BY:
SOUTH POINT SURVEYING PLLC
1011 NORTH MAIN ST OAKBORO, NC 28129
(704) 622-3626
DATE: FEBRUARY 6, 2025
SCALE: 1"=200'

PAGES	DRAWN BY	REVISION#
1 OF 1	MBD	

Exhibit B.4

Existing Conditions Slope Analysis

SLOPE ANALYSIS				
RANGE	MIN. SLOPE	MAX. SLOPE	COLOR	AREA
1	10%	15%	Yellow	19.60 AC.
2	15%	100%	Red	25.88 AC.



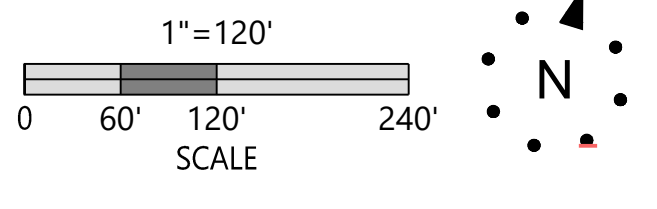
BOUNDARY, TOPOGRAPHIC, AND UNDERGROUND UTILITY SURVEY DATED FEBRUARY, 6 2025 PROVIDED BY SOUTH POINT SURVEYING, PLLC, 1011 NORTH MAIN STREET, OAKBORO, NC 28129, 704-522-3626.

PCD PROJECT NUMBER: 2420



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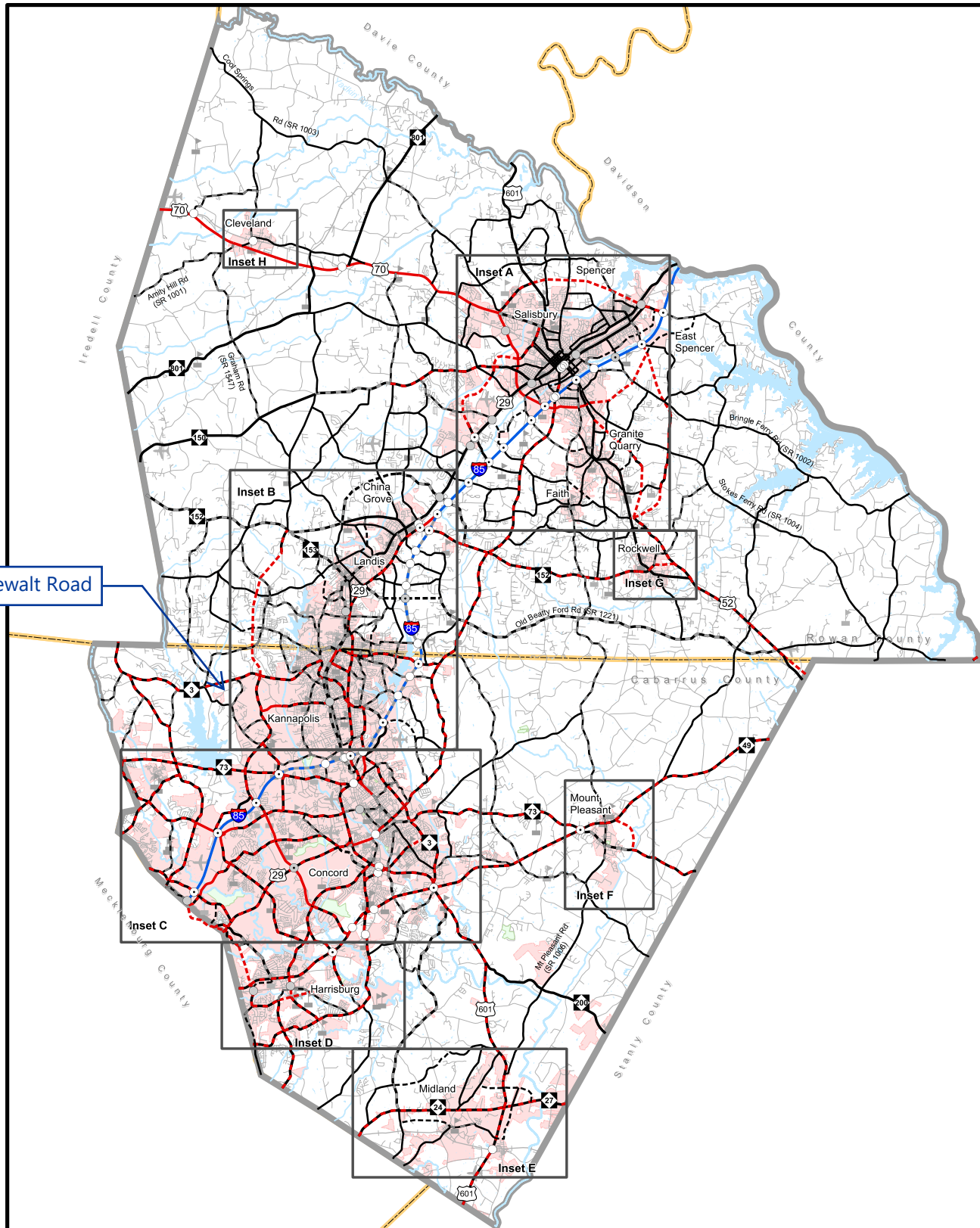


Morris Tract Subdivision
6950 Stirewall Road
Concord, NC 28081
ISSUE DATE: **June 10, 2025**
REVISIONS:

Conceptual Site Plan
SP01

Exhibit B.5

Stirewalt Road Classification



Stirewalt Road

<p>Freeways</p> <ul style="list-style-type: none"> — Existing - - - Needs Improvement · · · Recommended <p>Expressways</p> <ul style="list-style-type: none"> — Existing - - - Needs Improvement · · · Recommended <p>Boulevards</p> <ul style="list-style-type: none"> — Existing - - - Needs Improvement · · · Recommended 	<p>Other Major Thoroughfares</p> <ul style="list-style-type: none"> — Existing - - - Needs Improvement · · · Recommended <p>Minor Thoroughfares</p> <ul style="list-style-type: none"> — Existing - - - Needs Improvement · · · Recommended <p> ● Existing Interchange ● Proposed Interchange ○ Interchange Needs Improvement □ Existing Grade Separation □ Proposed Grade Separation </p>	<p>0 1 2 4 6 Miles</p> <p>Sheet 2 of 5</p> <p>Base map date: February 19, 2020</p> <p>Refer to CTP document for more details</p>
--	---	--

Highway Map
Cabarrus-Rowan
MPO
AMENDED
DRAFT

Cabarrus Rowan Metropolitan
 Planning Organization
 North Carolina

Comprehensive
Transportation Plan

Plan date: September 26, 2016
 Revision date: March 26, 2019
 Revision 2 date: March 10, 2020

NCDOT Road Characteristics

☑ Authoritative

NCDOT.GOV Organization
North Carolina Department of Transportation

Summary

NCDOT Road Characteristics

[View Full Details](#)

[Download](#)

Details

Dataset
Feature Layer

January 7, 2025
Info Updated

January 7, 2025
Data Updated

December 5, 2013
Published Date

Records: 1,206,372
[View data table](#)

Public
Anyone can see this content

Custom License
[View license details](#)

Records: 1,206,372

Road Characteristics

Zoom to

AadtSingle	0
AccessCont	null
AddDate	December 30, 1930
AddDocID	null
AddDocType	null
BarePvmtRoute	null
BaseDetail	null
BaseThickness	0
DesignSpd	null
FciltyType	null
FuncClass	7
FuncClassDate	
HOVLnCount	null
HOVType	null
ImprvDate	December 30, 1995
ImprvDocID	null
ImprvDocType	null
ImprvType	IP
LaneWidth	null
LftPvdShldrWidth	null
LftShldrType	null
LftShldrWidth	null
LftTrnLnType	null
LftTrnLnWidth	null
MaintOps	null
MedianType	null
MedianWidth	null
NHS	null
NHSDate	

NCRouteCharacteristics Field Description

General Notes:

The layer contains route data maintained by the state and counties. Fields dropped from the previous output product will be listed in the 'Removed Fields' section.

The LRS supports a dominant route (1) and up to 5 additional co-routes (2-6) for each segment. When a field definition includes X, the definition applies to each co-route 2-6. For example, the definition for RouteX applies to each of the following fields: Route2, Route3, Route4, Route5 and Route6.

The Data Owner is the group responsible for maintaining the data item. There may be one or more additional business owners associated with that information, but the Data Owner should be the first group to contact when there is a question about the data in this layer.

Domains are represented as coded values and descriptions. If the geodatabase table is exported, the resulting table will contain the coded values of the domains, not the descriptions.

NCRouteCharacteristics is a dual-carriageway system. In this system, divided roads (roads with medians) are represented as two separate lines, allowing different characteristics to be coded on each side of the route. On divided roads, most characteristics apply to just that side of the road. Undivided roads are represented as a single line.

The 11-Digit RouteID is a unique identification number assigned to each route. The first digit represents the route class. The second digit represents a route qualifier (for example a business route). The third digit represents the inventory or non-inventory direction. The fourth through eighth digits represent the route number. The ninth through eleventh digits represent the Sap County code. Please see 'Guide to the NCDOT Eleven-Digit Route Number' for further illustration ([Guide to NCDOT Eleven Digit Route Number \(pdf\)](#)).

Currently the BeginFeatureID and EndFeatureID fields have six (6) types of representation and are explained below.

1. Dominant intersecting route which is determined by:
 - a. lowest numeric RouteClass, then
 - b. lowest numeric RouteQualifier, then
 - c. lowest numeric RouteNumber, and lastly the
 - d. lowest numeric RouteInventory
2. County Boundary (BC000001 - BC000100) where the last three (3) digits represent the sap county number
3. State Boundary – BS000901 (Georgia), BS000902 (South Carolina), BS000903 (Tennessee), and BS000904 (Virginia)
4. Pseudo (Route event attributes change within a single segment such as StreetName and Pavement Type)
5. DEAD-END (the route terminates)
6. X-Cross (where a route intersects itself)

Domain:

Value	Description	Notes
1	Interstate	
2	PA-FrwyExp	Principal Arterial – Other Freeways and Expressways
3	PA-Other	Principal Arterial - Other
4	Minor Arterial	
5	Major Collector	
6	Minor Collector	
7	Local	

44. FuncClassDate

Common Name	Functional Classification Date
Definition	The date which the road became part of the Federal Highway Administration. Managed by the Program Development Branch at NCDOT.
Data Owner	Transportation Planning Division
Extent	Where applicable
Values	Dates
Notes	

45. HOVLnCount

Common Name	HOV Lanes
Definition	The number of HOV (high-occupancy vehicle) lanes
Data Owner	OPM (Operations Program Management)
Extent	Where applicable
Values	Positive numbers; domain range 1-12
Notes	

46. HOVType

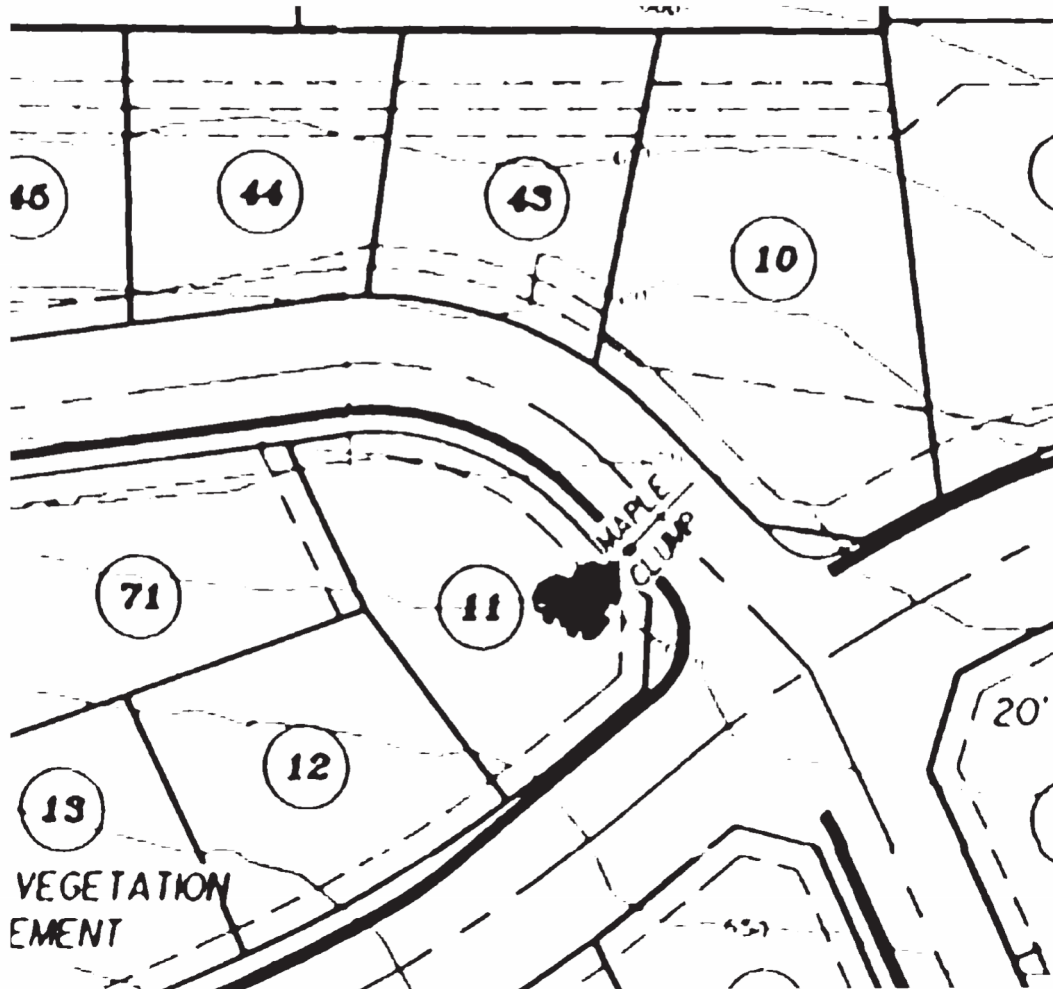
Common Name	HOV Type
Definition	The type of HOV lanes
Data Owner	OPM (Operations Program Management)
Extent	Where applicable
Values	Coded domain
Notes	

Exhibit B.6

Excerpt from NCDOT Subdivision Roads Manual



North Carolina Department of Transportation
SUBDIVISION ROADS
MINIMUM CONSTRUCTION STANDARDS



J. ERIC BOYETTE
SECRETARY OF TRANSPORTATION
TELEPHONE (919) 707-2800
jeboyette@ncdot.gov
RALEIGH, NORTH CAROLINA

TIM M. LITTLE, PE
CHIEF ENGINEER
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tmlittle@ncdot.gov
RALEIGH, NORTH CAROLINA

CHRIS PEOPLES, PE
DEPUTY CHIEF ENGINEER
TELEPHONE (919) 707-2500
cpeoples@ncdot.gov
RALEIGH, NORTH CAROLINA

JANUARY 2010
(Revised July 2020)

SUBDIVISION ROADS

A subdivision road is one that serves a parcel or tract of land that is subdivided into two or more lots, building sites or other divisions for sale or building development for residential purposes where such subdivisions include a new road or change in an existing road.

Subdivision roads shall be designated public or private. Public designations shall be designed and constructed to minimum construction standards of the North Carolina Department of Transportation as required under North Carolina General Statute 136-102.6. and are eligible to be added to the State system of roads. (See Page 29 of this document). Private roads are not eligible to be added to the state system of roads and need not meet minimum construction requirements.

Definitions

The following definitions shall apply in this manual:

1. Residential Local Subdivision Road - Either cul-de-sacs, loop roads, roads that do not connect thoroughfares or serve major traffic generators.
 - A. Dead End Roads - These are roads less than 2,500 feet in length, open at one end only without special provisions for turning around and have no collector characteristics.
 - B. Short Connecting Roads - These roads are normally one block long or extend on a block-by-block basis and have no collector characteristics.
 - C. Loop Roads - A road that has its beginning and ending points on the same route. It is less than one mile in length and has no collector characteristics.
 - D. Other Roads - These roads do not connect thoroughfares or serve major traffic generators and do not have "collector" characteristics.
 - E. Cul-De-Sacs - These are very short roads, open at one end only, with a special provision for turning around. They have a "bulb" end design with a specific turning radii and a limited number of lots.

2. Residential Collector Subdivision Road - A road which serves as the connecting street between local residential roads and the thoroughfare system.
 - A. Dead End Roads - These roads are more than 2,500 feet in length, open at one end only without special provisions for turning around, and have collector characteristics.
 - B. Connecting Roads - The roads which serve as the connecting road system between other roads within the subdivision and the thoroughfare system.
 - C. Loop Roads - A road that has its beginning and ending points on the same route. It is more than one mile in length and has collector characteristics.

- D. Other Roads - These are other roads having a "collector" type function in the thoroughfare system.
- E. Subdivision Access Road - This is a road built through vacant property to provide access to the property being developed. This road would not have lots platted along it.

Requirements for Addition of Subdivision Roads to the System:

1. The minimum construction standards and other requirements in this manual must be a part of the proposal to be reviewed for approval prior to development in order for a plat to be recorded by the County Register of Deeds.
2. A Petition for Addition (DOT Form SR-1) is required from the developer and/or property owners. (See Pages 33 and 34 of this document.)
3. Developers or property owners must dedicate right-of-way, as indicated in the minimum design and construction criteria section of this manual, free of charge and clear of all encumbrances, including structural stormwater control (SSC) devices. (See Page 16 of this document.)
4. Existing utilities may remain within the right-of-way of any subdivision road added to the Secondary Road System provided the location of same meets Division of Highways' approval and the utility owner executes an encroachment agreement on forms furnished by the Division of Highways. Should utility adjustments or relocation to conform to Division of Highways' requirements be required, (See *Policy and Procedures for Accommodating Utility on Highway Rights of Way*; <https://connect.ncdot.gov/municipalities/Utilities/Pages/UtilitiesManuals.aspx>) they shall be made at no expense to the Division of Highways. As per General Statute 136-102.6, "Utilities are defined as electric power, telephone, television, telegraph, water, sewage, gas, oil, petroleum products, steam, chemicals, drainage, irrigation and similar lines."

G. S. 136-102.6 dictates further that "The right of any utility placed or located on a proposed or existing subdivision public road right-of-way shall be subordinate to the road right-of-way, and the utility shall be subject to regulation by the Board of Transportation". NOTE: The developer and/or owners will be required to submit encroachment agreements for all utilities within a subdivision as dictated by G. S. 136-102.6. (See Page 29 of this document for Statute).
5. At least 20 percent of the lots bordering the road must be individually owned.
6. There must be at least two occupied residences for each one-tenth of a mile. A minimum of four occupied homes is required for the addition of roads less than two-tenths of a mile in length. If four occupied homes are not served, it will be treated as a private drive. An exception may be made if the cul-de-sac is fully developed, serves at least four platted lots, and has four occupied homes that abut the road. A minimum of two homes must have primary access to the cul-de-sacs.

Exhibit B.7 GIS Map

Property Data

Physical Address: There is no physical address associated with this property.
PIN: 46934488050000
Property Real ID: 03-004 -0016.70
CLaRIS: More property data here

Account Name: MORRIS HARRY T TRUSTEE
MORRIS MARALYN R TRUSTEE
Mailing Address: C/O TOM MORRIS ATASCADERO, CA 93422

Land Units: 98.58 AC
Land Value: —
Building Value: —
OBXF Value: —
Assessed Value: —
Market Value: —
Sale Date: 12/2003
Sale Price: —

Plat Book: 00104
Plat Page: 00031
Deed Book: 5023
Deed Page: 0329
Ownership History: View Ownership History Card
Tax Appraisal Card: View Property Record Card
Tax Bill: View Tax Bills
Deed: View Deed
Property Photo: View Property Photo
Fire District: Kannapolis Rural

Voting Precinct: 03-00
Email: elections@cabarruscounty.us
County: Lynn Shue, Laura Blackwell Lindsey,
Commissioners (At-Large): Jeff Jones, Kenneth Wortman, Larry Pittman
State House District: 83
State Senate District: 34
Congressional District: 6
Elementary School: Charles E. Boger ES
Middle School: Northwest Cabarrus MS
High School: Northwest Cabarrus HS

Floodway: No
100 Yr Flood: Yes
500 Yr Flood: No

Jurisdiction: Cabarrus County
Zoned: AO
Watershed Class: WS-II
Watershed Name: Coddle Creek
Watershed PCA: P
Mobile Home District: MH-2

[More Info](#)

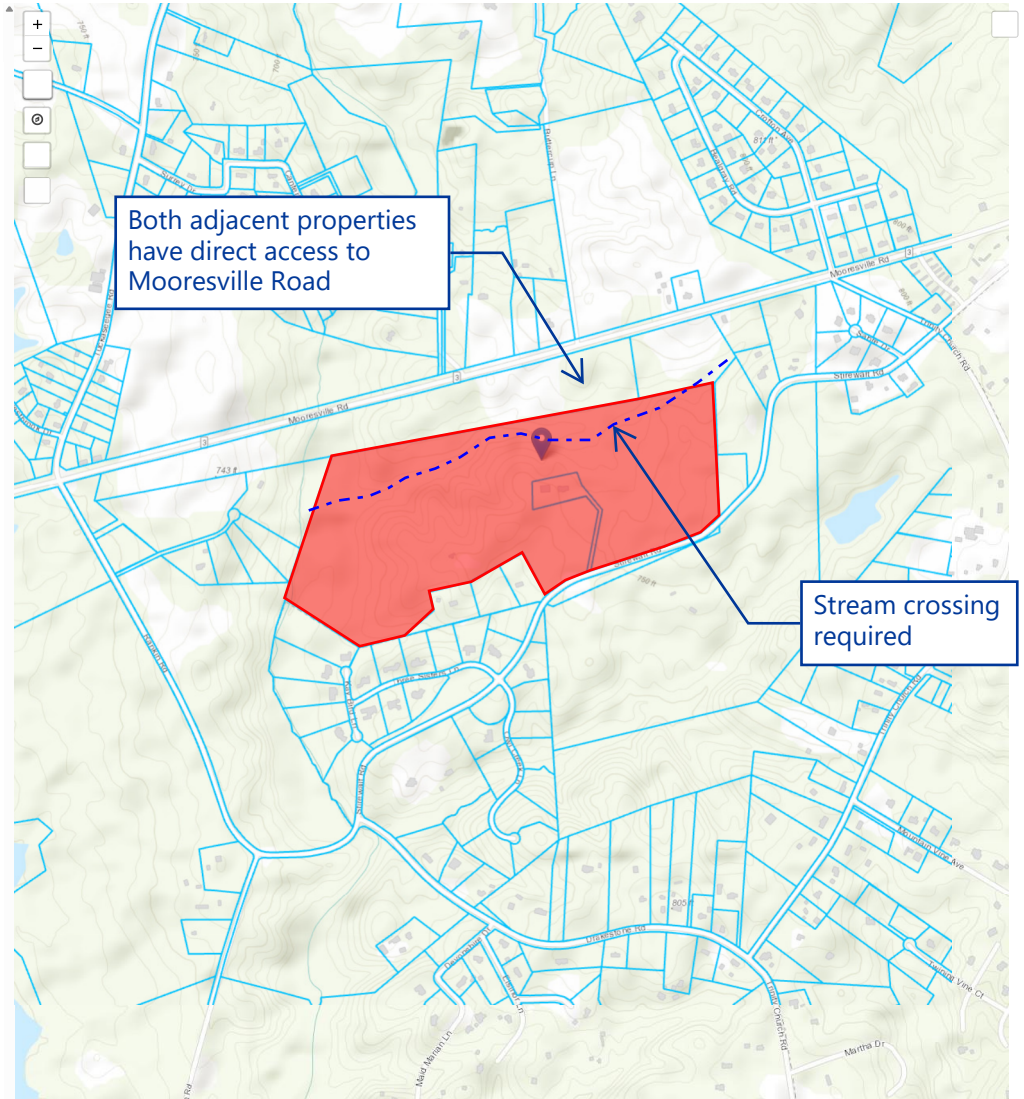


Exhibit B.8 Site Soils Report

PRELIMINARY SOIL AND SITE EVALUATION

Cabarrus County Parcel: 46934438350000
Stirewalt Road
Concord, NC 28081

Prepared For:

Sherwood Development Group, LLC
4200 Maid Marian Lane
Kannapolis, NC 28081

Prepared By:



Thompson Environmental Consulting, Inc.
PO Box 541
Midland, NC 28107

September 13, 2024



INTRODUCTION & SITE DESCRIPTION

This Preliminary Soil and Site Evaluation was performed on a portion of a 123-acre tract of land located on Stirewalt Road, Concord, North Carolina (Cabarrus County Parcel: 46934438350000).

Thompson Environmental Consulting, Inc. (TEC) was retained to determine whether the soils are suitable for onsite subsurface wastewater treatment and disposal. The property was evaluated in accordance with North Carolina statutes for waste disposal (“Laws and Rules for Sewage Treatment and Disposal Systems”, effective January 1, 2024).

INVESTIGATION METHODOLOGY & SITE PHYSICAL CHARACTERISTICS

Individual soil borings (hand-held augers) were evaluated, and soil color was determined with a Munsell Soil Color Chart. Observations of the landscape (slope, drainage patterns, etc.) as well as soil properties (depth, texture, structure, seasonal wetness, restrictive horizons, etc.) were recorded.

The project study area has been previously developed with a single-family residence that is located on the proposed Lot 31. There is a 200-foot Duke Energy easement that runs through property. Open areas are vegetated with mixed grasses and undisturbed areas are vegetated with a mixed deciduous forest. Several unsuitable topographic features were identified at the time of our evaluation and are depicted in the attached Figure 1 with red polygons.

FINDINGS

Our field survey was conducted the week of August 26, 2024 with a supplemental evaluation with pits being performed on September 12, 2024. The following soil units have been recorded:

Suitable for Conventional Type Systems. Soil areas classified as Suitable for Conventional Systems may include Gravel, Accepted, Alternative, Shallow-Placed, and Prefabricated Permeable Block Panel Systems and are denoted in the attached Figure with green polygons. While the particulars and costs between the system types can vary considerably, these are generally the preferred system types. These soils appeared adequate to support a long-term acceptance rate (LTAR) of 0.275 to 0.3 GPD/sq-ft.

Suitable for Subsurface Drip Systems. Subsurface Drip systems require a minimum of 13 inches of suitable soil. Soil with a restriction less than 17 inches will require the septic system to include a pretreatment unit that treats the wastewater to Treatment Standards II. Subsurface Drip systems are substantially more costly to install than Conventional Type and Low-Profile Chamber Systems. Long term acceptance rates (LTAR) for these soils often need to be confirmed via in-situ hydraulic conductivity measurements, but these are expected to support an LTAR of 0.1 GPD/sq-ft. These soil areas are represented by the purple polygons in the attached Figure.

Unsuitable. Areas that would typically be considered Unsuitable for subsurface wastewater treatment and disposal systems exhibited either unsuitable topography or a restrictive horizon with 12 inches of the ground surface. These areas are represented by red polygons in the attached Figure.

DISCUSSION

The soils located within the green polygons in the attached Figure are “Suitable” for Accepted System and Low-Profile Chamber drainfield products. It is estimated that between 7,000 to 10,500 square feet of suitable soil area would need to be allocated and left completely available for the installation and required repair area for a septic system installation serving a 4-bedroom single-family residence in these areas.

The soils located within the purple polygons are “Provisionally Suitable” for Subsurface Drip Dispersal. While supplemental soil work would be required to determine the appropriate LTAR for each drainfield area, TEC anticipates that 10,000 square feet of suitable soil area would need to be allocated and left completely available for the installation and required repair area for a subsurface drip dispersal system serving a 4-bedroom single-family residence in these areas.

Lot 31 was not evaluated due to the existing improvements. The existing septic system and other utilities would need to be located prior to conducting a soil evaluation.

CONCLUSION

The findings presented herein represent TEC’s professional opinion based on our Soil and Site Evaluation and knowledge of the current laws and rules governing on-site wastewater systems in North Carolina. Soils naturally change across a landscape and contain many inclusions. As such, attempts to quantify them are not always precise and exact. Due to this inherent variability of soils and the subjectivity when determining limiting factors, there is no guarantee that a regulating authority will agree with the findings of this report.

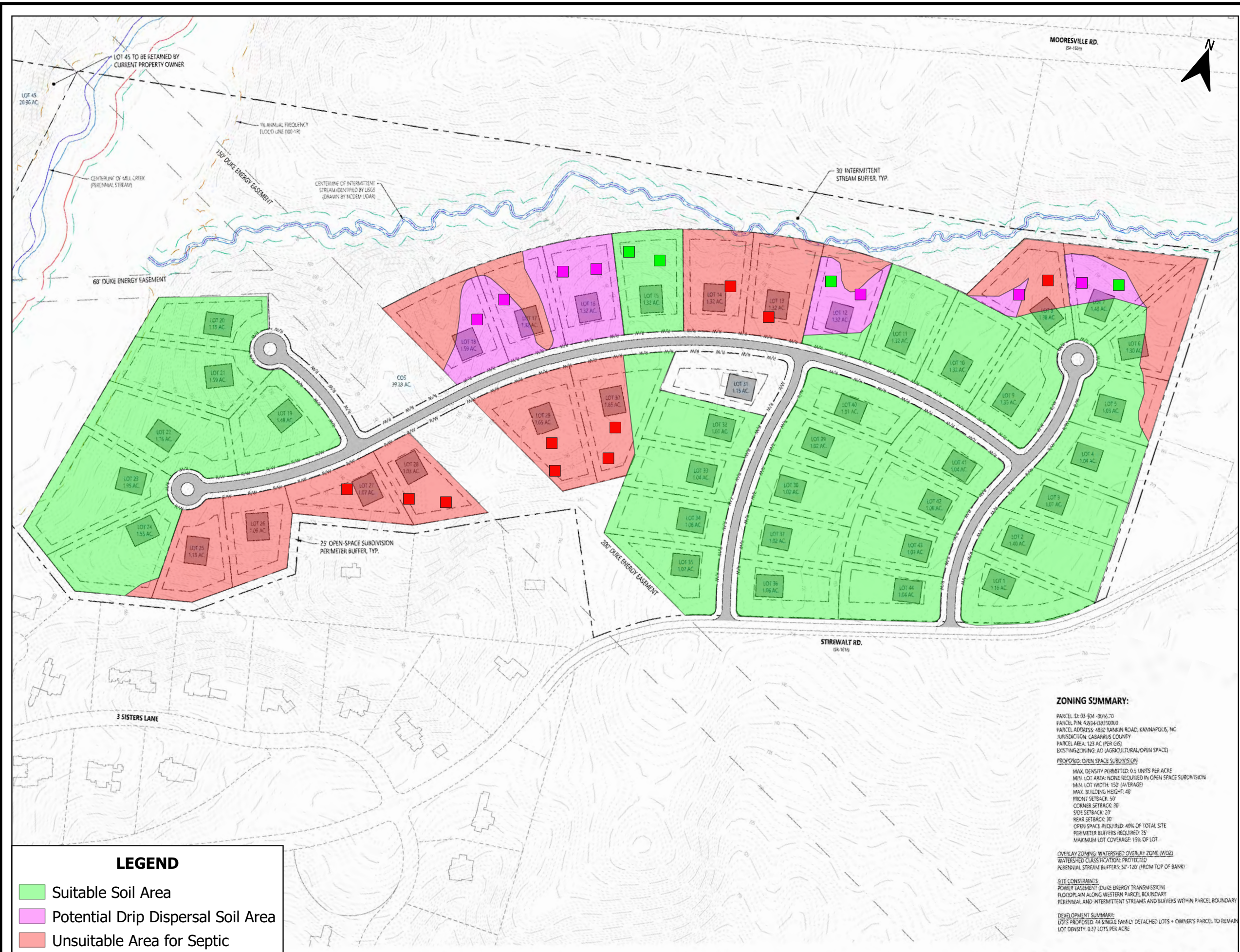


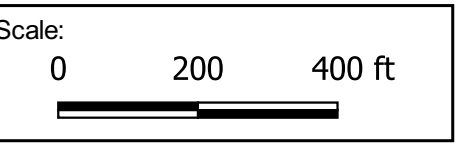
FIGURE 1

Prepared For:
 Sherwood Development Group, LLC

Soil and Site Evaluation

Parcel: 46934438350000
 Stirewalt Road
 Concord, NC 28081

Cabarrus County



Date: September 2024	TEC Job No. 24-333
-------------------------	-----------------------

LEGEND

- Suitable Soil Area
- Potential Drip Dispersal Soil Area
- Unsuitable Area for Septic

ZONING SUMMARY:

PARCEL ID: 03-04-0016.70
 PARCEL PIN: 46934438350000
 PARCEL ADDRESS: 4833 DANAHAN ROAD, KANNAPOLIS, NC
 JURISDICTION: CABARRUS COUNTY
 PARCEL AREA: 123 AC (PER GIS)
 EXISTING ZONING: AD (AGRICULTURAL/OPEN SPACE)

PROPOSED OPEN SPACE SUBDIVISION:

MAX. DENSITY PERMITTED: 0.5 UNITS PER ACRE
 MIN. LOT AREA: NONE REQUIRED IN OPEN SPACE SUBDIVISION
 MIN. LOT WIDTH: 150' (AVERAGE)
 MAX. BUILDING HEIGHT: 40'
 FRONT SETBACK: 30'
 CORNER SETBACK: 30'
 SIDE SETBACK: 20'
 REAR SETBACK: 30'
 OPEN SPACE REQUIRED: 40% OF TOTAL SITE
 PERIMETER BUFFERS REQUIRED: 25'
 MAXIMUM LOT COVERAGE: 15% OF LOT

OVERLAY ZONING: WATERSHED OVERLAY ZONE (WOZ)
 WATERSHED CLASSIFICATION: PROTECTED
 PERENNIAL STREAM BUFFERS: 50'-120' (FROM TOP OF BANK)

SITE CONSTRAINTS:
 POWER EASEMENT (DUKE ENERGY TRANSMISSION)
 FLOODPLAIN ALONG WESTERN PARCEL BOUNDARY
 PERENNIAL AND INTERMITTENT STREAMS AND BUFFERS WITHIN PARCEL BOUNDARY

DEVELOPMENT SUMMARY:
 LOTS PROPOSED: 44 SINGLE FAMILY DETACHED LOTS + OWNER'S PARCEL TO REMAIN
 LOT DENSITY: 0.37 LOTS PER ACRE

Thompson Environmental Consulting

WATER • WASTEWATER • WETLANDS

Exhibit B.9

Neighborhood Meeting Information

August 14, 2025

To Whom it may concern,

In accordance with the Cabarrus County Development Ordinance, On 7/23/25 The following property Owners were notified by mail of the upcoming Variance request by Sherwood Morris Investments. A copy of the letter is attached.

Owners

Rankin Frank A Jr, Rankin Patricia Harris
Fahmey Tarek A, Fahmey Regina W (Spouse)
Goodman Richie Alexander, Goodman Heather M (Spouse)
Maclaughlin Charles Phillips III, Maclaughlin Jacquelyn Whitley
Goodman Rickard A, Goodman Connie D
Wilkinson Jimmy Ray, Wilkinson Gilda S (Spouse)
Cauthen Shana
Morris John D
Morris John David
Clinard George Craig, Clinard Diane Griffin (Spouse)
Massengill Ashley K
Fromke Jon E, Fromke Jenniger L (Spouse)
Mesimer Edward D Trust Agrmt

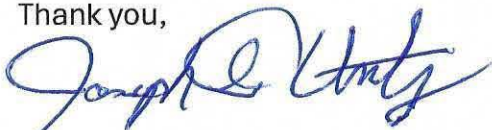
Address

4398 Rankin Road, Concord, NC 28027
4792 Kay Bird Ln. Concord, NC 28027
6620 Stirewalt Rd. Kannapolis, NC 28081
6710 Stirewalt Rd. Kannapolis, NC 28081
6760 Mooresville Rd. Kannapolis, NC 28081
6777 Stirewalt Rd. Concord, NC 28027
7000 Stirewalt Rd. Concord, NC 28027
7020 Stirewalt Rd. Concord, NC 28027
7032 Stirewalt Rd. Concord, NC 28027
7266 Three Sisters Ln. Concord, NC 28027
7292 Three Sisters Ln. Concord, NC 28027
7298 Three Sisters Ln. Concord, NC 28027
7621 Tuckaseegee Rd. Kannapolis, NC 28081

In addition, several door to door stops were made to give additional opportunity for the residents to address questions.

As of 8/14/25 I have only had one property Owner with questions. Charles Maclaughlin of 6710 Stirewalt Road, Kannapolis discussed if the buffer would be disturbed at his property line. My response was we would leave all current vegetation within the buffer. He is good with my reply, and no further conversations have taken place.

Thank you,



Sherwood Morris Investments, LLC
Joseph G. Untz, Manager

Sherwood Morris Investment, LLC

July 22, 2025

Dear Neighbor,

My name is Joe Untz; I have been in the local development business since 1996 and involved with various Construction Projects throughout Cabarrus County.

Currently I am working on a High-End Community that will be located on Stirewalt Road, Kannapolis NC.

Parcel Identification Numbers 46935530010000 and 46934438350000.

This project will consist of 40 Single-Family Homes with lots ranging from 1 to 2-acre parcels. The parent parcel consists of 102 acres giving a density of one residence per two acres. This low-density Single-Family Project will provide Luxury Housing in the beautiful Cabarrus County setting.

In the upcoming months, I will be petitioning the Cabarrus County Board of Adjustment for a Variance from the Literal Provisions of the Zoning Ordinance.

The Variance Request will be from the following provisions of the Ordinance.

A: UDO 5-7. D.2c – Arterial Street Buffer

B: UDO Chapter 15, Section 9 – Cul-de-sac Length

C: UDO Chapter 15, Section 9 – Connections to Adjacent Properties

I welcome you to reach out to me with any questions or concerns you may have regarding this Project.

Sincerely,

Joe G. Untz

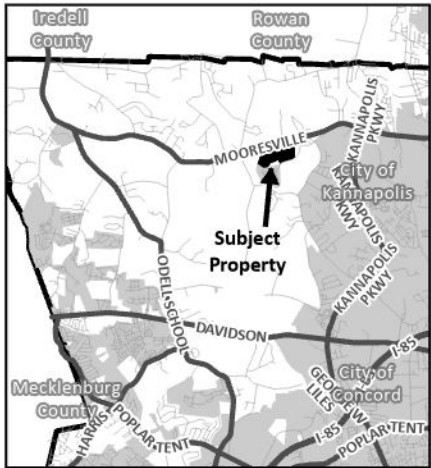
Joeuntz25@gmail.com

704.309.1982

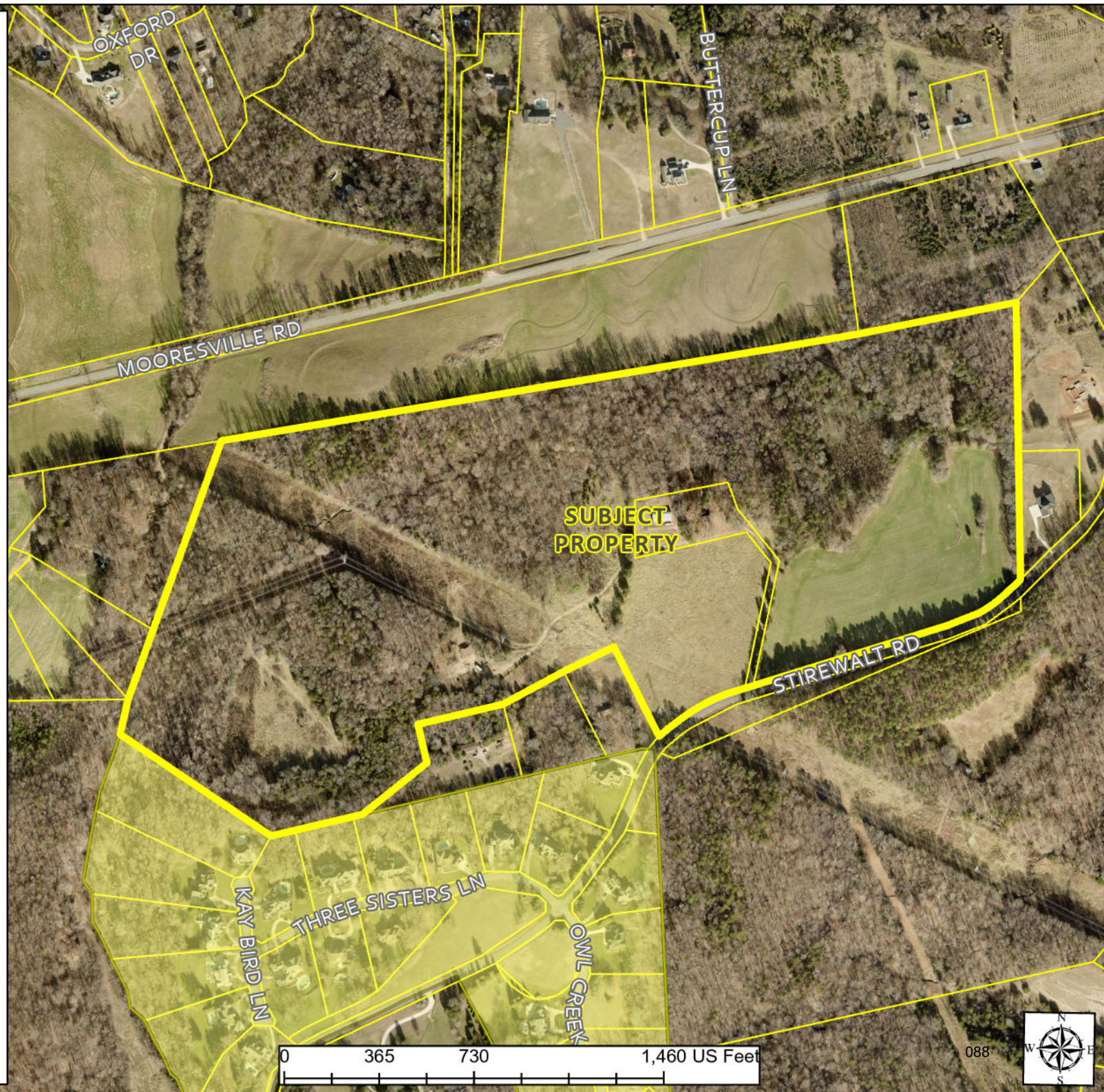
Western Planning Area
Aerial Map



Applicant: Sherwood Morris
Investments LLC
Owner: Harry T. Morris Trustee
Case: RZON2025-00005
Address: 3077 Pickens Rd
Purpose: Relief from setback, buffering
and connection requirements
PIN: 5589-95-0742



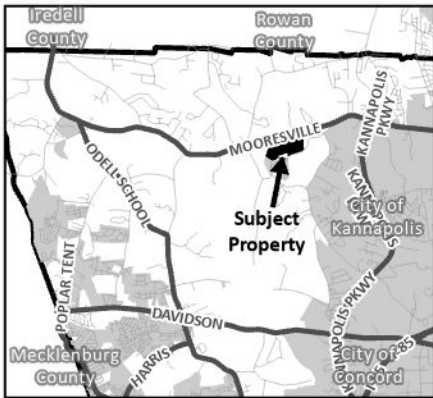
Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data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



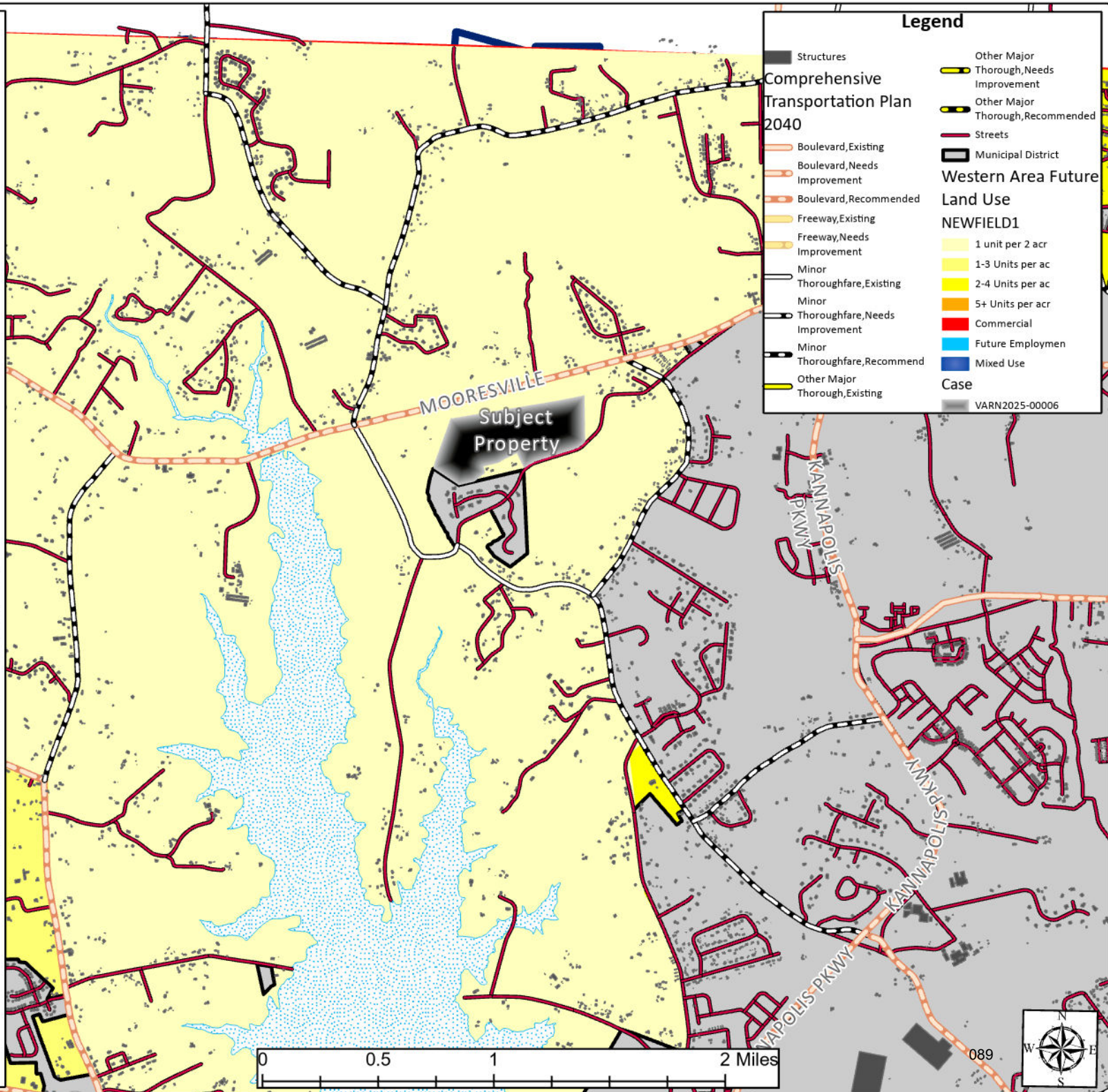
Western Planning Area
Future Land Use Map



Applicant: Sherwood Morris Investments LLC
 Owner: Harry T. Morris Trustee
 Case: RZON2025-00005
 Address: 3077 Pickens Rd
 Purpose: Relief from setback, buffering and connection requirements
 PIN: 5589-95-0742



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 October, 2025



Subject Property

4693-44-8805

Harry T & Maralyn R Morris Trustee
6320 Vineyard Dr
Paso Robles, CA 93446

4693-55-3001

Harry T & Maralyn R Morris Estate
c/o Tom Morris
14790 Round Mountain Hts
Atascadero, CA 93422

Adjacent Property Owners

4693-44-9214

Shana Cauthen
7000 Stirewalt Rd
Concord, NC 28027

4693-43-0780

George & Diane Clinard
7266 Three Sisters Ln
Concord, NC 28027

4693-33-2882

Tarek & Regina Fahmey Trustee
4792 Kay Bird Ln
Concord, NC 28027

4693-33-6555

Jon & Jennifer Fromke
7298 Three Sisters Ln
Concord, NC 28027

4693-65-6585

Richie & Heather Goodman
6746 Mooresville Rd
Kannapolis, NC 28081

4693-56-9954

Rickard & Connie Goodman
6746 Mooresville Rd
Kannapolis, NC 28081

4693-65-6016

Charles & Jacquelyn Maclaughlin
6710 Stirewalt Rd
Kannapolis, NC 28081

4693-26-5101

Edward Mesimer Trust Agrmt

7621 Tuckaseegee Rd
Kannapolis, NC 28081

4693-44-6178, 4693-24-7499,
4693-24-9539, 4693-34-0947,
4693-44-3099

John Morris
7032 Stirewalt Rd
Concord, NC 28027

4682-69-6673
Frank & Patricia Rankin
4435 Rankin Rd
Concord, NC 28027

4693-33-8664
Richard & Tiffany Spencer
2751 S Ocean Dr # Ph3
Hollywood, FL 33019

4693-63-3975
Jimmy & Gilda Wilkinson
9403 Mooresville Rd
Concord, NC 28027



Cabarrus County Government – Planning and Development Department

September 15, 2025

Dear Property Owner:

A Variance 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, October 14, 2025 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 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about this variance request, I encourage you to attend this meeting.

- | | |
|----------------------------|---|
| • Petitioner | Sherwood Morris Investment, LLC |
| • Petition Number | VARN2025-00006 |
| • Property Location | 6950 Stirewalt Rd |
| • Parcel ID Number | 4693-44-8805 & 4693-55-3001 |
| • Existing Zoning | Agricultural / Open Space (AO) |
| • Variance Request | Request for relief from the Arterial Street Buffer standards of Section 5-7.D.2.c, the restriction of the cul-de-sac length to Section 15-9 and the requirement to connect to adjacent properties of Section 15-9. |

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

If reasonable accommodations are needed please contact the ADA Coordinator at (704) 920-2100 at least 48 hours prior to the public hearing.



Cabarrus County Government – Planning and Development Department

September 15, 2025

Dear Property Owner:

A Variance Application has been filed in our office for property **adjacent** to yours. The property and specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Tuesday, October 14, 2025 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 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about this variance request, I encourage you to attend this meeting.

- **Petitioner** **Sherwood Morris Investment, LLC**
- **Petition Number** **VARN2025-00006**
- **Property Location** **6950 Stirewalt Rd**
- **Parcel ID Number** **4693-44-8805 & 4693-55-3001**
- **Existing Zoning** **Agricultural / Open Space (AO)**
- **Variance Request** **Request for relief from the Arterial Street Buffer standards of Section 5-7.D.2.c, the restriction of the cul-de-sac length to Section 15-9 and the requirement to connect to adjacent properties of Section 15-9.**

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

If reasonable accommodations are needed please contact the ADA Coordinator at (704) 920-2100 at least 48 hours prior to the public hearing.

CABARRUS COUNTY
ZONING
NOTICE
VARN2025-00006
FOR DETAILS CALL
704-920-2141



Stirewalt Rd
Sep 16, 2025 at 9:46:51 AM

Memo

To: Cabarrus County Planning and Zoning Commission
From: Phillip Collins, Planning Supervisor
CC: File
Date: November 4, 2025
Re: Mercer Estates Subdivision

An application for variances from Sections 15.8 and 15.9 and Appendix A of the Development Ordinance to allow relief from the street length, connections to surrounding properties and adherence to the design requirements for private roads serving more than 5 lots.

Staff is requesting that the case be tabled until the December Board of Adjustment meeting to in order to address site plan and design issues for the proposed subdivision.

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

The Board of Adjustment will need to vote to table the case until the December meeting, or the next available agenda.

PLANNING STAFF REPORT
 CABARRUS COUNTY PLANNING AND ZONING COMMISSION
 11/12/2025

Staff Use Only:
 Approved: _____
 Denied: _____
 Tabled: _____

Variance: VARN2025-00008

Applicant Information: Remington Jackson
 Agent for Duke Energy Carolinas LLC
 620 S. Tryon Street
 Suite 800
 Charlotte, NC 28262

Owner Information: Duke Energy Carolinas LLC
 PO Box 1007
 Charlotte, NC 28201

PIN: 4683-44-0538

Area in Acres: +/- 15.15 acres

Purpose of Request: Duke Power is proposing a build a new public service facility (electrical substation) on the site to serve the surrounding area and cannot meet the required perimeter landscape buffer for two sections of the subject property.

Site Description: The subject property is currently occupied by old, unused structures that will be removed as the property develops.

A perennial stream traverses the subject property in a northwesterly to southeasterly direction. The stream also has regulated Special Flood Hazard Area (SFHA) that runs along with the stream.

- In 2017, the applicant obtained a floodplain development permit (ZNFDP2017-00391) for disturbance and development of the floodplain area for the driveway as well as a culvert, in addition to submitting a request for a Letter of Map Revision that was subsequently approved by FEMA in July of 2022. A Letter of Map Revision (LOMR) was issued in 2022 that revised the limits of the floodplain around the culvert.

The subject property is entirely located within the bounds of the Coddle Creek Watershed. The eastern portion is within the critical area and the western portion is within the protected area (see staff maps).

Current Land Uses: Vacant

Adjacent Land Uses: Residential, Agricultural and Vacant

Permitted Uses: All uses permitted within the Agricultural / Open Space District

Existing Zoning: Agricultural / Open Space (AO)

Surrounding Zoning: North: Agricultural / Open Space (AO)
East: Agricultural / Open Space (AO)
South: Agricultural / Open Space (AO)
West: Agricultural / Open Space (AO)

Signs Posted: October 24, 2025

Newspaper Notification 1: October 30, 2025

Newspaper Notification 2: November 4, 2025

Notification Letters: October 23, 2025

Exhibits

- Exhibit A – Staff Report
- Exhibit B – Application
- Exhibit C – Neighborhood Meeting Information
- Exhibit D – Site Plan
- Exhibit E – Staff Maps
- Exhibit F – Adjacent Property Owner Information
- Exhibit G – County Engineer Review
- Exhibit H – Floodplain Development Permit
- Exhibit I – LOMR

Agency Review Comments

Emergency Services Review:

No issues. *(per Justin Brines, Deputy Chief EMS)*

Fire Review:

No comments. *(per Jacob Thompson, Fire Marshal)*

NCDOT Review:

They already have a driveway permit from us. So long as nothing changes at the access point, we have no comments. *(per Jason Faulkner, Assistant District Engineer NCDOT)*

Sherriff's Department Review:

No comments. *(per Travis McGhee, Lieutenant Sherriff)*

Cabarrus Soil and Water Conservation District

No comments. *(per Abby Weinshenker, Resource Education Coordinator)*

Cabarrus Engineer:

Comments provided, *See Exhibit G.*

Zoning Review:

See staff report (*Phillip Collins, Planning Supervisor*)

History / Other Information

- The subject property is located on the south side of Mooresville Road and on the west side of Windy Road.
- The subject property is approximately 15.15 acres in size.
- No additional disturbance of the SFHA is proposed as part of the new site development.
- The proposed project is a new Duke Power public service facility (substation) to accommodate and serve growth, and anticipated growth, in this area.
- Additional design standards for public service facilities are listed in Chapter 8, Section 8-4.17 and include a level two perimeter buffer yard.
- The application states that the reason for requesting the variance is that the parcel configuration prohibits compliance with the required perimeter buffer standards.
 - There are two different sections, referred to as the "arms" of the property, that extend to Windy Road and Mooresville Road.
 - These areas are not wide enough to support the required 75-foot buffers from the property lines because the "arm" is approximately 125 feet wide on the part where it joins Mooresville Road and approximately 75 feet wide where the "arm" adjoins Windy Road.
 - The required buffer would be 75 feet from each property line, for a total of 150 feet.
- The application states that given the existing parcel configuration, implementation of the required 75' perimeter buffer would result in the parcel not having viable access to a public roadway as there are no other points of access.
 - The access road that currently exists within the "arm" leading to Mooresville Road is shared by the adjacent property owners and residents. This use is not intended to change.
- The applicant contends that the hardship did not result from any actions taken by the Owner.
 - It is due to the parcel configuration and the development standards for the proposed use.

Conditions of Approval

Should the Board of Adjustment grant approval of the requested variances, the following conditions should be considered as part of the approval and case record:

1. The Granting Order, stating restrictions and applicable conditions of approval, shall be recorded with the deed to the property. (Planning/Zoning)

2. The applicant shall submit a site plan for special use permit review and approval that complies with the findings and conclusions of this variance request. (Planning/Zoning)
3. The applicant shall adhere to the approved floodplain development permit (ZNFPD2017-00391) as the project moves forward. Any deviations shall require amendments to the affected permit. (Planning/Zoning)
4. Approved variances must be reflected on all site plan submittals moving forward. Any changes would require additional review and approval from the Board of Adjustment. (Planning/Zoning)
5. Applicant shall comply with all applicable terms of the approved NCDOT Driveway Permit. (NCDOT)



CABARRUS COUNTY VARIANCE APPLICATION

STAFF USE ONLY:

Application/Accela#: _____

Reviewed by: _____

Date: _____

Amount Paid: _____

INSTRUCTIONS/PROCEDURES:

1. Schedule a pre-application meeting with Staff. During this meeting, Staff will assess the proposed variance request to evaluate options that may be available to you through the zoning ordinance. If it is necessary to proceed with the request, Staff will explain the procedures and requirements, including the thresholds of consideration for variance requests.
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.
 - Required number of copies of the proposed site plan (determined at pre-app meeting).
At a minimum, the site plan must show the following:
 - The subject property and any adjacent properties.
 - All existing buildings, including setbacks from property lines.
 - All proposed buildings, parking facilities and accessory uses, including setbacks from property lines (if applicable).
 - The location and type of screening and buffering proposed (if applicable).
 - Impervious surface ratio (if applicable).
 - Waterbody buffers (if applicable).
 - Delineation of the proposed variance on the site plan so that the type and nature of the variance the applicant is seeking is clear. (This may be accomplished by submitting two site plans. One to show the requirements of the ordinance and a second to show what the variance request will achieve.)
 - Any additional item(s) that must be illustrated on the plan as determined during the pre-application meeting.
 - Neighborhood meeting documentation (minutes and list of attendees)
 - 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: Residential Variance request = \$1000.00 first acre + \$50.00 each additional item
 Non-residential Variance request = \$2150.00 first acre + \$50.00 each additional item
 (Plus cost of advertising and engineering fees if applicable)

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 request and the variance 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 comments are addressed, and errors corrected.
3. Once advised that the site plan and supporting documentation are complete and ready to be presented to the Board of Adjustment, you will need to submit the final material 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 the variance request.

Meeting Information: Meetings are held the second Tuesday of each month at 6:30 p.m. in the Cabarrus County Governmental Center located in downtown Concord at 65 Church Street, SE or an alternative location as announced.

Variance: Variance requests 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 variance request to pass is 80% or greater. Additional conditions may be added as part of the variance approval process.

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

APPLICANT	PROPERTY OWNER
<u>Remington Jackson</u>	<u>Duke Energy Carolinas, LLC</u>
NAME	NAME
<u>620 S. Tryon St. Ste. 800</u>	<u>525 S. Tryon St EC09Q</u>
ADDRESS	ADDRESS
<u>Charlotte, NC 28262</u>	<u>Charlotte NC 28202</u>
CITY, STATE, ZIP CODE	CITY, STATE, ZIP CODE
<u>704-335-2732</u>	<u>828-258-4313</u>
PHONE NUMBER	PHONE NUMBER
<u></u>	<u></u>
FAX NUMBER	FAX NUMBER
<u>remingtonjackson@parkerpoe.com</u>	<u>vinnie.sullivan@duke-energy.com</u>
E-MAIL ADDRESS	E-MAIL ADDRESS

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

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

Legal Relationship of Applicant to Property Owner _____

Existing Use of Property Agriculture/Open Space

Existing Zoning AO

Property Location 9001 Mooresville Rd Concord NC 28027

Tax Map and Parcel Identification Number (PIN) 46834405380000

TO THE BOARD OF ADJUSTMENT

I, Remington Jackson, HEREBY PETITION THE BOARD OF ADJUSTMENT FOR A **VARIANCE** FROM THE LITERAL PROVISIONS OF THE **ZONING ORDINANCE**. UNDER THE INTERPRETATION GIVEN TO ME BY THE ZONING ADMINISTRATOR, I AM PROHIBITED FROM USING THE AFOREMENTIONED PARCEL OF LAND. I REQUEST A **VARIANCE** FROM THE FOLLOWING PROVISION(S) OF THE ORDINANCE.

The following information shall be completed by applicant(s) seeking a variance:

1. Variance Request Including Related Zoning Ordinance Section(s)

Section: Landscape Perimeter Buffer Yard Chapter 9, installation of 75' buffer along sections of property boundary.

2. Reason(s) for Seeking a Variance

Parcel configuration prohibits compliance with providing perimeter buffer. When parcel was purchased by Duke Energy in 2008, two sections "Arms" of the property extend to Windy Road and Mooresville Road. The Arms are not wide enough to support 75' buffers for both sides.

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. State law and local ordinance provide strict requirements on standards for granting a variance. Pursuant to G.S. 160D-705(d) and Cabarrus County Development Ordinance § 12-20, the Board must make the following four conclusions before issuing a variance:

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.
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.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

In order to make its determination, the Board will review the evidence submitted in this application as well as receive public comment during the scheduled public hearing. This application will be entered into the official record of the public hearing.

THE RESPONSIBILITY FOR PRESENTING EVIDENCE TO SUPPORT THE VARIANCE REQUEST, AS DESCRIBED DURING THE MEETING AND TO THE BOARD OF ADJUSTMENT, LIES COMPLETELY WITH THE APPLICANT.

FINDING OF FACT CHECKLIST

Please provide an explanation to each point in the space provided.

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.***

(This often will be the most difficult area in which to make a determination. The issue, as established by court decisions, deals with the nebulous term of "reasonableness." Generally, if the variance is sought to make a greater profit on this property at the expense of others in the area, this point cannot be met. This item is best reviewed with the concept of, "is the property barred from a reasonable use if the strict terms of the ordinance are adhered to"?)

— Given the existing parcel configuration implementation of required the 75' —
 — perimeter buffer would result in parcel not having viable access to public roadway —
 — as there are no other points of access. —

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.

(The problem must be unique to the property and not a public hardship and must apply to the property, not the property owner).

Given the existing parcel configuration implementation of required 75' perimeter buffer would result in parcel not having viable access to public roadway as there are no other points of access. Additionally the access road that currently exist within the "arm" leading to Mooresville Road is shared by the adjacent property owners/residents, this use is not intended to change.

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.

(The hardship must not be caused by the action or inaction of the applicant, such as failure to exercise reasonable due diligence before buying a property or building without a permit.)

The hardship did not result from any actions taken by the Owner. The creation of the parcel was according to the County code at the time (2007), which allowed for the subdivision to occur. Proper due diligence was performed and now this variance is necessary for continued use of the Parcel as intended by the Owner."

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.

(If a variance is granted, is the overall "spirit" of the zoning ordinance still intact? While difficult to explain, some types of variance requests are not in accord with the general intent and purpose of the ordinance and therefore must be cautiously reviewed. These often include extending a non-conforming use in scope, a use variance (not allowed), and modifying a dimensional standard to the detriment of a neighborhood or area. Also, does the variance make sense? Will its approval or denial endanger anyone? Will the essential character of the area be altered if approved or denied?)

Applicant intends to implement the perimeter buffer in the portions of the parcel where the geometry allows and will provide the screening buffer from the substation to the surrounding property in the spirit of the ordinance.

POSSIBLE CONDITIONS, SUGGESTED BY THE APPLICANT:

If the Board of Adjustment finds that a variance may be in order, but the Board still has concerns in granting the variance, reasonable conditions can be imposed to assure that any of the four points will continue to be met and not violated. In your review of the four points, are there any conditions that you believe would clarify the justification of a variance? If so, suggest these conditions in the space below.

I CERTIFY THAT ALL OF THE INFORMATION PRESENTED BY ME IN THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

SIGNATURE OF OWNER: Vinnie Sullivan Digitally signed by Vinnie Sullivan
DN: C=US, E=vinnie.sullivan@duke-energy.com,
O=Duke Energy, OU=PGO Permitting, CN=Vinnie
Sullivan
Date: 2025.09.30 08:42:41-04'00' DATE: 9/30/25

SIGNATURE OF APPLICANT: *Permitt* DATE: 9/30/25



October 29, 2025

Project Reference: Windy Road Retail

Important information about a Duke Energy project to help improve electric service in your community

Dear Neighbor,

Duke Energy is committed to providing our customers with safe, reliable and increasingly clean energy. We continually evaluate our network of power lines and substations that serve homes, schools and businesses to determine the best solutions to help meet the region’s energy needs now and in the future. To help keep this commitment, we are making improvements to the power grid in your area.

Following up on previous communications, Duke Energy is planning a new substation near the intersection of Mooresville Road and Windy Road in Concord, N.C. Upon approval and completion, the substation will connect to the existing transmission line that runs through this parcel as shown below.

With this in mind, Duke Energy is seeking a variance from Cabarrus County regarding the Landscape Perimeter Buffer Yard Chapter 9, which states that the installation of 75 feet of buffer along sections of the property boundary would be required. The reason for Duke Energy to seek this variance is due to the parcel’s configuration as two sections (“Arms”) of the parcel Duke Energy purchased in 2008 are not wide enough to accommodate that 75 feet of buffer. Considering the access roads needed to get to the main portion of the property, the “Arms” are simply too narrow to accommodate the required buffer. See enclosed image for reference.

If you have questions about this project, feel free to reach out to us at 800.365.8979 or by email at NCGridWork@duke-energy.com. Please include the project name **Windy Road Retail**, your name, property address and a phone number where we may reach you.

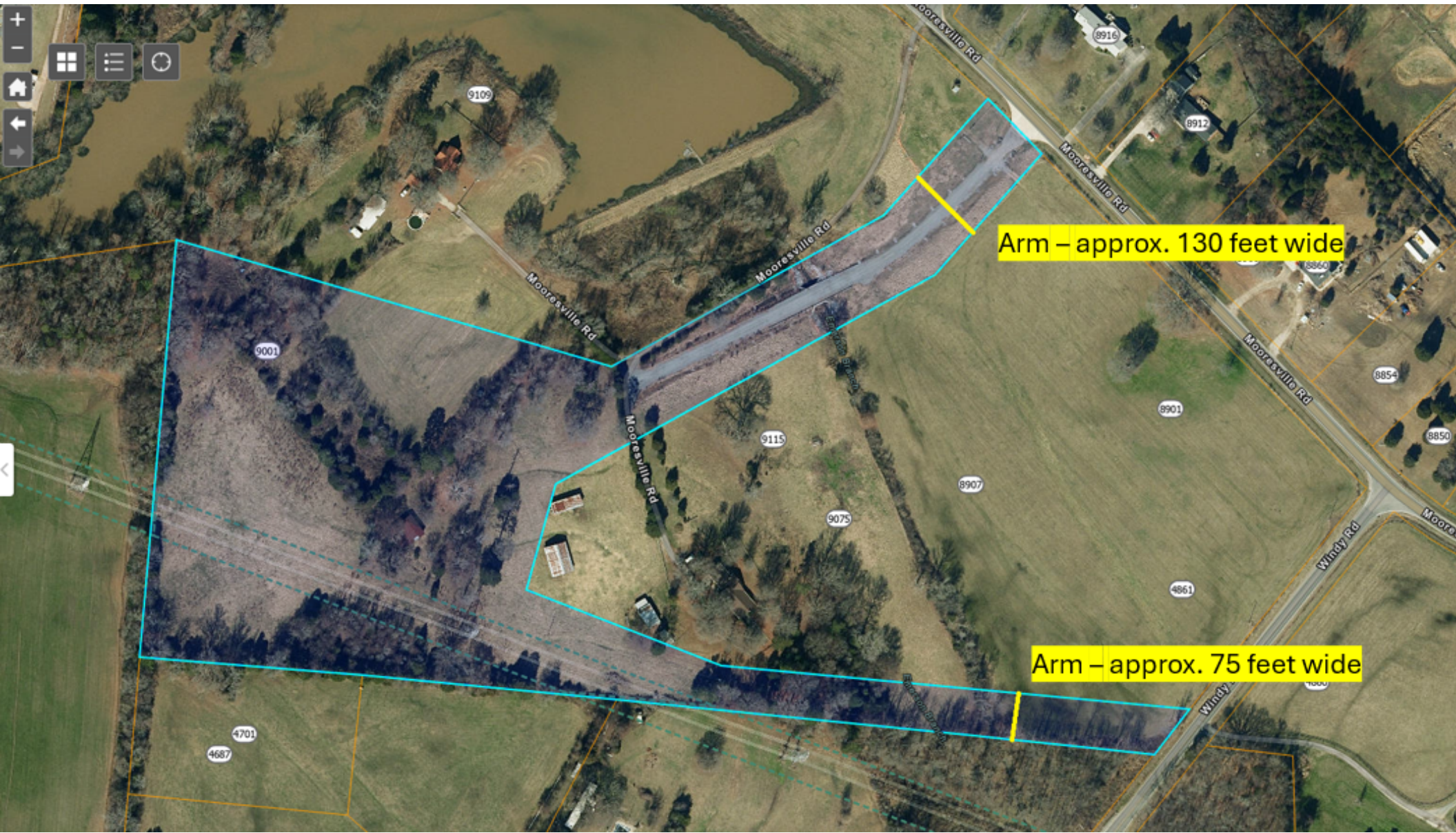
Thank you in advance for your patience as we work to serve your current and future energy needs.

Sincerely,

Duke Energy
Public Engagement

Parcel Identification Number(s):

Enclosure



Arm - approx. 130 feet wide

Arm - approx. 75 feet wide

WINDY ROAD RET SUBSTATION

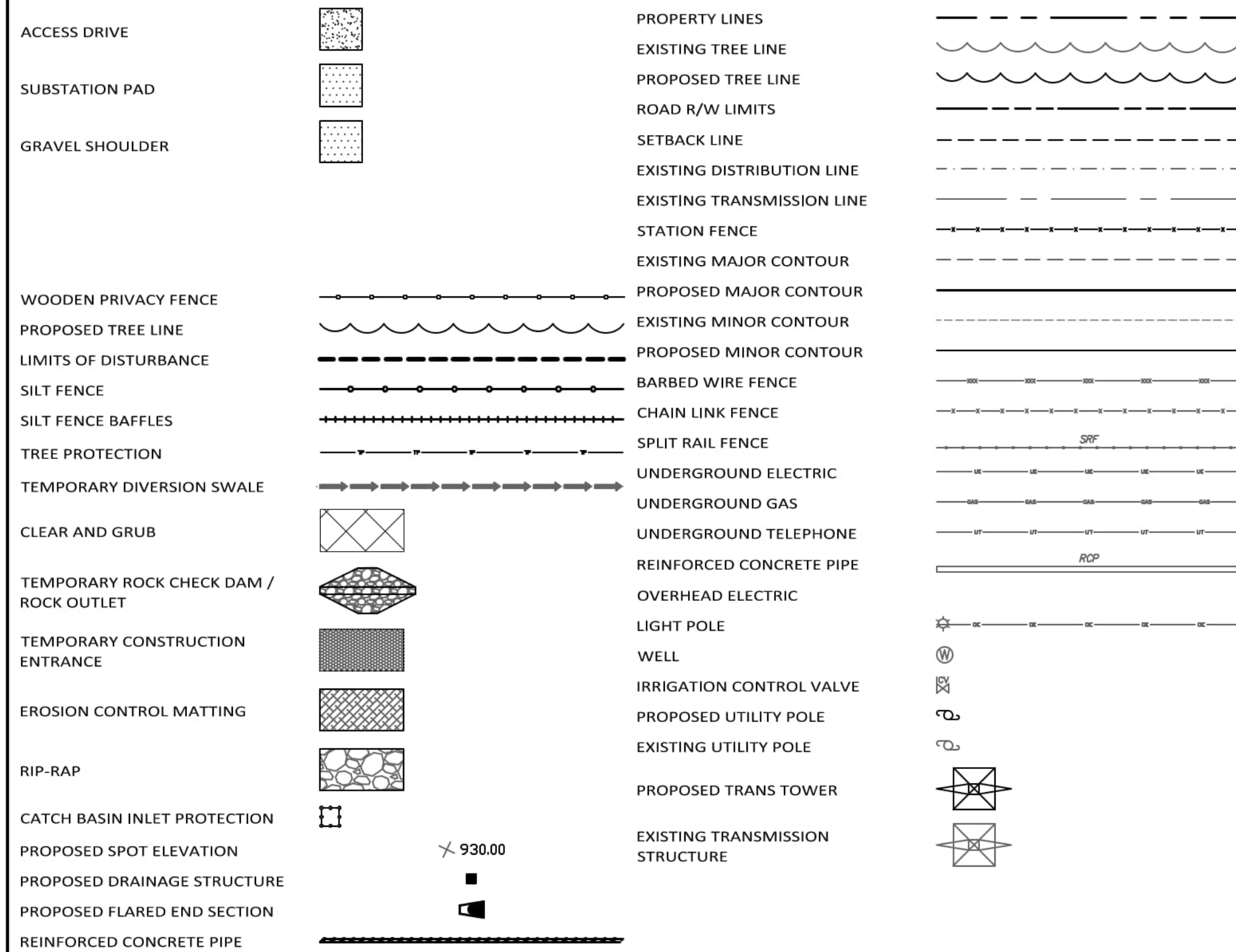
9001 MOORESVILLE RD, CONCORD, NC

CABARRUS COUNTY, NORTH CAROLINA

DATE: SEPTEMBER 26, 2025
LAT: 35.4829, LONG: -80.7295

PROJECT DRAWING LIST

DWG. NO.	DRAWING TITLE	REV.
SHT 1	COVER SHEET	0
SHT 2	EXISTING CONDITIONS	0
SHT 3	OVERALL SUBSTATION SITE PLAN	0
SHT 4	SUBSTATION SITE PLAN	0
SHT 5	CRITICAL AREAS EXHIBIT	0
SHT 6	SUBSTATION GRADING PLAN	0
SHT 7	DETAILS	0
SHT 8	LANDSCAPING PLANS	0
SHT 9	LANDSCAPING DETAILS	0

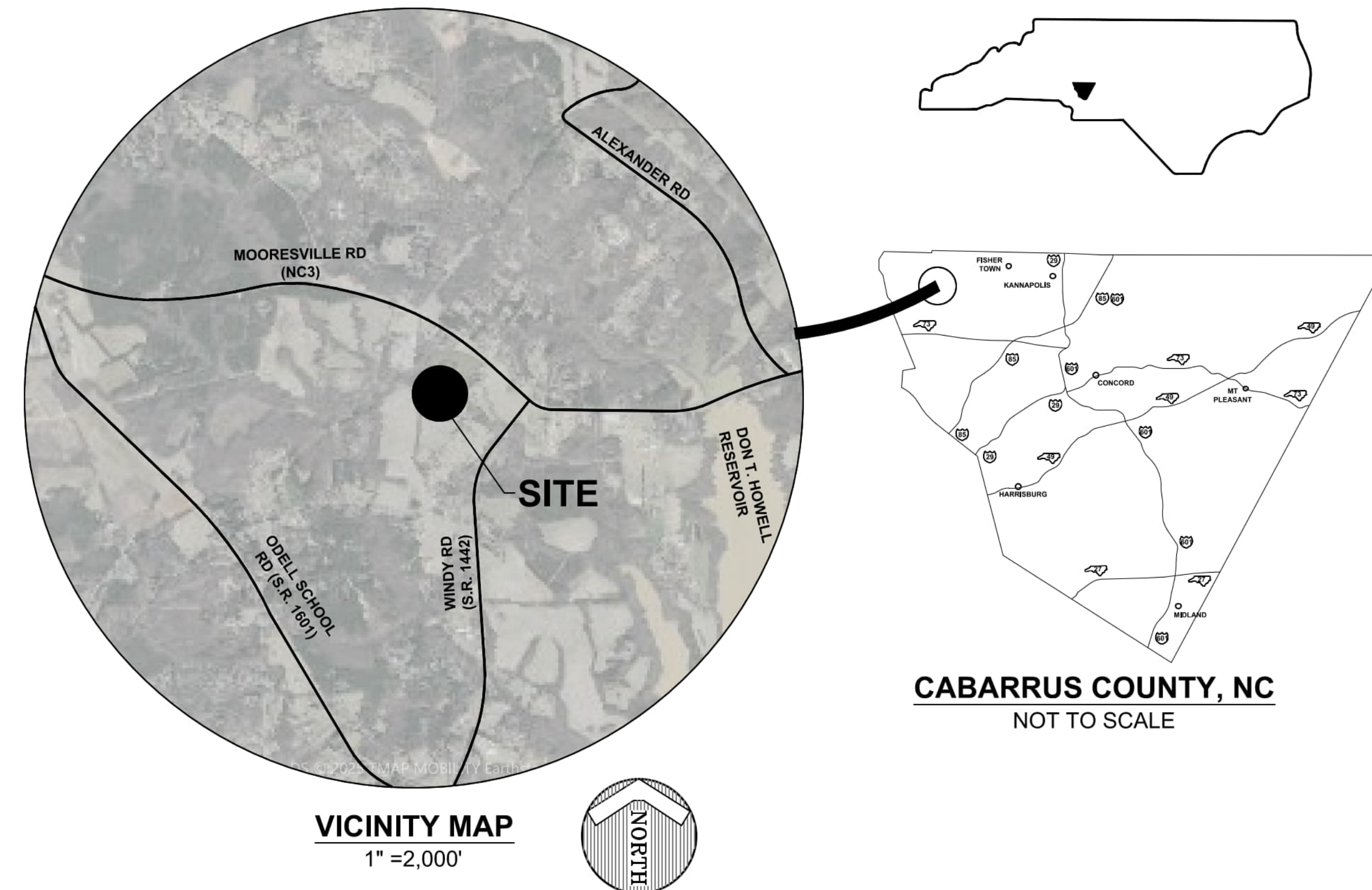


ABBREVIATIONS:

(BOB) BASIS OF BEARING	(C&M) CALC. AND MEASURED	(F) FOUND	(M) MEASURED	(R) RECORD	(R*) REFERENCE DOCUMENT	(S) SET	AB AGGREGATE BASE	AC ACRE	BC BRASS CAP	BCHH BRASS CAP IN HAND HOLE	BMP BEST MANAGE. PRACTICE	BWF BARB WIRE FENCE	CALC CALCULATED	CL CENTERLINE	CLF CHAIN LINK FENCE	CLR CLEARANCE	CMP CORRUGATED METAL PIPE	CONC CONCRETE	CONT CONTINUOUS	COR CORNER	CY CUBIC YARD	DIA DIAMETER	DIP DUCTILE IRON PIPE	E EAST, EASTING	E.O.I. END OF INFORMATION	EA EACH	EL/ELEV ELEVATION	EW EACH WAY	FDN FOUNDATION	FG FINISHED GRADE	FIRM FLOOD INSUR. RATE MAP	FL FLOW LINE	FND FOUND	FTG FOOTING	GA GAUGE	GALV GALVANIZED	GAS GAS LINE	HH HAND HOLE	HOR HORIZONTAL
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ABBREVIATIONS CONTINUED:

HSS HOLLOW STEEL	HWF HOG WIRE FENCE	JT JOINT	LF LINEAR FOOT	MIN MINIMUM	MOL MORE OR LESS	MON MONUMENT	N NORTH, NORTHING	N.O.I. NOTICE OF INTENT	N.O.T. NOTICE OF TERMINATION	NAD NORTH AMERICAN DATUM	NAVD N. AMERICAN VERT. DATUM	NGS NATIONAL GEODETIC SURVEY	NTS NOT TO SCALE	OC ON CENTER	OD OUTSIDE DIAMETER	OHE OVERHEAD ELECTRIC	OHVD OVERHEAD	PL PLATE	PUE PUBLIC UTILITY EASMENT	R/RAD RADIUS	R.O.P. RATION OF PRECISION	R/W RIGHT OF WAY	RB REBAR	RCP REINFORCED CONCRETE PIPE	S SOUTH	SCH SCHEDULE	SEC SECTIONS	SG SUB-GRADE	SQ SQUARE	STD STANDARD	SY SQUARE YARD	T TELEPHONE LINE	T&B TOP AND BOTTOM	TOC TOP OF CONCRETE	TOF TOP OF FOOTER	TOW TOP OF WALL	TYP TYPICAL	VERT VERTICAL	W WEST
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PARCEL DATA:

OWNER: DUKE ENERGY CAROLINAS, LLC 526 SOUTH CHURCH ST CHARLOTTE, NC 28202

PARCEL ID: 46834405380000

ALTERNATE ID: 03-005 -0015.00

TOTAL AREA: 15.1500

PARCEL ZONING: AO

LAND USE: AGRICULTURE/OPEN SPACE

RIVER BASIN: YADKIN-PEEDEE RIVER

WATERSHED: CODDLE CREEK

IMPERVIOUS SITE DATA:

TOTAL SITE AREA: 15.15 AC.

SITE AREA IN PROTECTED WATERSHED (5.13 AC.): 223,396 SQ. FT.

EXISTING IMPERVIOUS BEING REMOVED: 1,253 SQ. FT.

PROPOSED IMPERVIOUS BEING ADDED (SUBSTATION SHOULDER): 4,714 SQ. FT.

NET IMPERVIOUS (PROTECTED): 3,461 SQ. FT. (1.55%)

SITE AREA IN CRITICAL WATERSHED (10.02 AC.): 436,421 SQ. FT.

EXISTING IMPERVIOUS BEING REMOVED (PRE 2019 BRIDGE, EX BLDGS): 6,216 SQ. FT.

IMPERVIOUS ACCESS ROAD TO REMAIN (2019 BRIDGE): 21,054 SQ. FT.

PROPOSED IMPERVIOUS BEING ADDED (SUBSTATION SHOULDER): 4,598 SQ. FT.

NET IMPERVIOUS (CRITICAL): 19,436 SQ. FT. (4.45%)

PERVIOUS PAVEMENT ACCESS ROAD (SUBSTATION): 15,650 SQ. FT.

PROJECT DESCRIPTION:

DUKE ENERGY INTENDS TO DEVELOP A NEW 3-BANK RETAIL SUBSTATION CURRENTLY KNOWN AS THE WINDY ROAD RETAIL STATION ON A +/- 15.15-ACRE LOT IN CABARRUS COUNTY, NORTH CAROLINA.

THE ELECTRICAL SUBSTATION IS AN UNMANNED FACILITY THAT WILL CONTAIN ELECTRICAL EQUIPMENT AND STEEL SUPPORT STRUCTURES AS WELL AS AN ENCLOSURE FOR THE STATION'S ELECTRONIC AND COMPUTERIZED CONTROLS. ONCE COMPLETED, THE ONLY TRAFFIC/PERSONNEL ANTICIPATED AT THE SITE WILL BE FOR SHORT DURATION INSPECTIONS AND MAINTENANCE OF THE STATION'S EQUIPMENT AND BACK-UP SYSTEMS.

SCOPE OF WORK:

INSTALL ALL PERIMETER EROSION CONTROL MEASURES (SILT FENCE, CONSTRUCTION ENTRANCE) PRIOR TO THE START OF CONSTRUCTION.

CLEAR AND GRUB AREA REQUIRED FOR INSTALLATION OF SUBSTATION AND EROSION CONTROL MEASURES.

INSTALL TEMPORARY DIVERSION DITCHES, CHECK DAMS AND TEMPORARY BASINS

GRADE AND GRAVEL ACCESS DRIVE FROM MOORESVILLE ROAD

INSTALL DRAINAGE AND STRUCTURAL BACKFILL.

INSTALL SUBSTATION PAD AND FENCE INCLUDING WASH STONE SURFACE. REWORK TEMPORARY DIVERSION DITCHES AS NEEDED TO PROMOTE RUNOFF INTO SEDIMENT BASINS.

THE LIMITS OF DISTURBANCE SHOWN IS FOR SUBSTATION WORK ONLY. TRANSMISSION & DISTRIBUTION LINE WORK LIMITS OF DISTURBANCE ARE NOT SHOWN IN THIS DRAWING SET.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES FOR THE DURATION OF THE PROJECT. SIGNAGE OR OTHER CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION REQUIREMENTS.

GENERAL CONTRACTOR NOTES:

THE CONTRACTOR SHALL MAINTAIN THE STREETS AND ALL OTHER PUBLIC RIGHTS-OF-WAYS IN A CLEAN, SAFE, AND USABLE CONDITION. SPLITS OF SOILS, ROCK OR OTHER CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLIC PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.

CONSTRUCTION SHALL BE STOPPED IF CULTURAL RESOURCES ARE SUSPECTED. IF SIGNS OF AN ARCHAEOLOGICAL SITE, SUCH AS UNUSUAL AMOUNTS OF STONE, BONE, OR SHELL ARE UNCOVERED DURING CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND. A QUALIFIED ARCHAEOLOGIST SHALL BE RETAINED FOR AN ON-SITE EVALUATION.

CONSTRUCTION SHALL BE STOPPED AND THE LOCAL FIRE DEPARTMENT CONTACTED IMMEDIATELY IF HAZARDOUS MATERIALS, OR WHAT APPEARS TO BE HAZARDOUS MATERIALS ARE UNCOVERED DURING GRADING OPERATIONS. THE AREA CONTAINING THE HAZARDOUS MATERIAL SHALL BE MARKED OFF UNTIL A MEMBER OF THE FIRE DEPARTMENT CONDUCTS AN INVESTIGATION.

ALL SITE WORK SHALL CONFORM TO APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, REGULATIONS, PERMITS, AND DUKE STANDARD PRACTICES. ALL CONDITIONS OF PERMITTING SHALL BE FOLLOWED AND BE CONSIDERED PART OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL REQUIREMENTS AS OUTLINES IN THIS PACKAGE.

FLOOD ZONE INFORMATION:

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "AE" PER THE FEMA MAP NUMBER 3710468300K DATED NOVEMBER 16, 2018 AS PUBLISHED BY THE FEMA.

FLOOD INSURANCE RATE MAP:

COMMUNITY NUMBER: 370036
PANEL NUMBER: 4683
SUFFIX: K
FIRM DATE: 08/16/2011
FIRM ZONE: AE
BASE FLOOD DEPTH: 695.3

SURVEY:
PREPARED BY: WSP, USA, 128 TALBERT ROAD SUITE A MOORESVILLE, N.C. 28117
DATED: 10/04/2016



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

McADAMS

THE JOHN R. McADAMS COMPANY, INC.
621 Hillsborough St
Suite 500
Raleigh, NC 27603 phone 919. 361. 2269
5000 fax 919. 361. 2269
License Number: C-0293, C-187
(800) 733-5646 www.McAdamsco.com

REV	DESCRIPTION	ISSUE TYPE	JN	JN	CP	CP	5/7/2025
REV	DESCRIPTION	ISSUE TYPE	DPN	DFT	CHK	ENG	DATE
0	ISSUED FOR PERMITTING						

REVISION HISTORY

SEAL: [Professional Engineer Seal for J. M. Morris, License No. 045988]

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PRELIMINARY
 AS BUILT

Contract: W18004101
Company: MCADAMS
Phone: (919) 361-5000
Date: 09-26-2025

DUKE ENERGY

SUP SITE PLAN COVER SHEET NEW SUBSTATION

LOCATION: WINDY ROAD RET

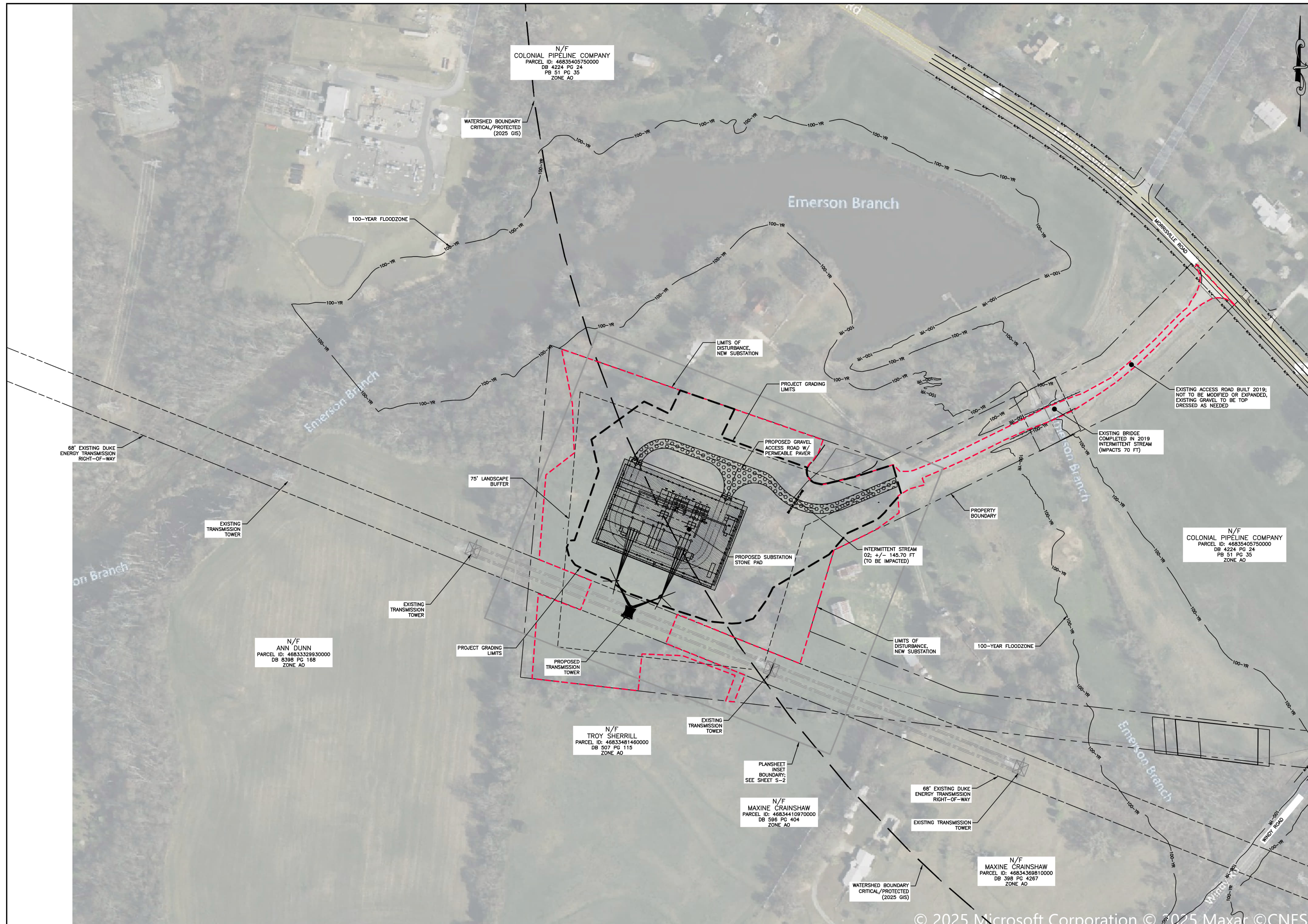
CITY: CONCORD REGION: NC COUNTY: CABARRUS STATE: NC

SHEET SIZE: ARCH D REGION: NC STATION NUMBER: 2594 DRAWING NUMBER: 3161306SDV REV: 0

FILENAME: DKE23060-CS1-SUP.DWG

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF CONCORD, CABARRUS COUNTY AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

DKE23060-CS1-SUP-0

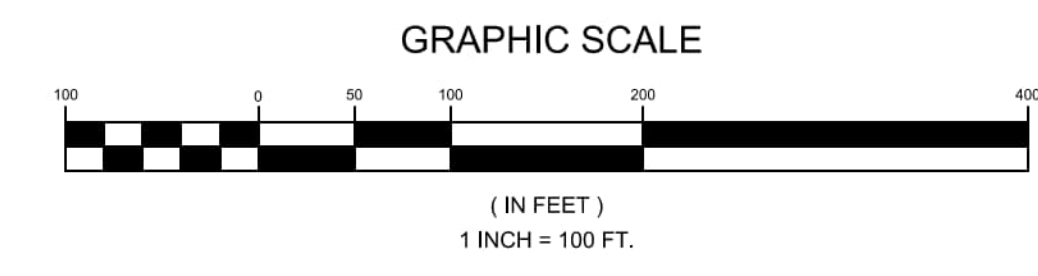


LEGEND:

PROPERTY LINES	---
EXISTING TREE LINE	~ ~ ~
ROAD R/W LIMITS	---R/W---
EXISTING TRANSMISSION LINE R/W LIMITS	---
SETBACK LINE	---
EXISTING DISTRIBUTION LINE	---
EXISTING TRANSMISSION LINE	---
STATION FENCE	---
WOODEN FENCE	---
OVERHEAD ELECTRIC	---
EXISTING UTILITY POLE	---
LIMITS OF DISTURBANCE: +/- 8.5 AC (SUBSTATION)	---
PROJECT GRADING LIMITS: +/- 4.8 AC	---
WATER SUPPLY WATERSHED DELINEATION	---
GRAVEL ACCESS DRIVE W/ PERMEABLE PAVER	---
SUBSTATION PAD	---
GRAVEL SHOULDER	---
CONCRETE PAD (FOR OIL WATER SEPARATOR)	---

PROJECT DATA:
PROPERTY OWNER:
 DUKE ENERGY CAROLINAS, LLC
 526 SOUTH CHURCH ST
 CHARLOTTE, NC 28202
PROJECT NAME:
 WINDY ROAD RETAIL SUBSTATION
PROJECT LOCATION:
 PARCEL ID: 46834403360000
 ALTERNATE ID: 03-005-0015.00
PROPERTY DATA:
 ZONING CLASSIFICATION: TBD
 TOTAL PROPERTY SIZE: 15.15
 NET IMPERVIOUS DEVELOPMENT:
 GRAVEL SUBSTATION PAD & ACCESS ROAD -
 (APPROXIMATELY 25,599 SQ FT)
PURPOSE STATEMENT:
 THE SUBSTATION IS BEING CONSTRUCTED FOR IMPROVED TRANSMISSION AND DISTRIBUTION RELIABILITY FOR THE SURROUNDING AREA.
CONSTRUCTION SEQUENCE:
 1) INSTALL ACCESS TO THE TAP LINE THROUGH THE SUB AREA, ON THE PLAN RIGHT SIDE AND AWAY FROM THE STREAM PERMITTING AREA
 2) INSTALL ACCESS TO THE T-LINE AND TAP LINE AREAS
 3) INSTALL ALL T-LINE AND TEMP POLES
 4) SUBSTATION GRADING, OIL WATER SEPARATOR INSTALLATION
 5) FINALIZING SUBSTATION BUILD
 6) FINAL CONNECTIONS TO TIE IN SUBSTATION TO THE TAP LINE

WARNING:
 OVERHEAD POWER IN VICINITY OF WORK AREA. CONTRACTOR SHALL USE CAUTION WHILE WORKING AROUND ENERGIZED POWER LINES.



THE JOHN R. McADAMS COMPANY, INC.
 621 Hillsborough St
 Suite 500
 Raleigh, NC 27603 phone 919. 361. 2269
 5000 fax 919. 361. 2269
 License Number: C-0293, C-187
 (800) 733-5646 www.McAdamco.com

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REV	DESCRIPTION	ISSUE TYPE	JN	JN	CP	CP	5/7/2025
REV	DESCRIPTION	ISSUE TYPE	DPN	DFT	CHK	ENG	DATE
0	ISSUED FOR PERMITTING						

SEAL: 2025.09.26 17:21:11-04'00"	THIS DRAWING OR ALL OF MATERIAL IS CONFIDENTIAL AND MAY NOT BE LOANED, REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DUKE ENERGY CORPORATION.	<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> AS BUILT Contract: W18004101 Company: MCADAMS Phone: (919) 361-5000 Date: 09-26-2025	DUKE ENERGY.	REVISION HISTORY	TITLE: SUP SITE PLAN SUBSTATION OVERALL SITE PLAN
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LOCATION: WINDY ROAD RET			
CITY: CONCORD	COUNTY: CABARRUS	STATE: NC	REV: 0
SHEET SIZE: ARCH D	REGION: NC	STATION NUMBER: 2594	DRAWING NUMBER: 31613306SDV

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF CONCORD, CABARRUS COUNTY AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

DKE23060-S1-SUPREV: 0

PARCEL NUMBER: 4683452250000
 COLONIAL PIPELINE CO
 DB: 4224 PG: 0021
 MB: 0051 PG: 0035

LATITUDE: 35.4317
 LONGITUDE: -80.7317

PARCEL NUMBER: 4683405750000
 COLONIAL PIPELINE CO
 DB: 4224 PG: 0024
 MB: 0051 PG: 0035

LEGEND:

PROPERTY LINES	---
EXISTING TREE LINE	~ ~ ~ ~
ROAD R/W LIMITS	— — — —
EXISTING LINE R/W LIMITS	— — — —
SETBACK LINE	— — — —
EXISTING DISTRIBUTION LINE	— — — —
EXISTING TRANSMISSION LINE	— — — —
STATION FENCE	— — — —
WOODEN FENCE	— — — —
OVERHEAD ELECTRIC	— — — —
EXISTING UTILITY POLE	⊕
LIMITS OF DISTURBANCE: +/- 8.5 AC (SUBSTATION)	- - - -
PROJECT GRADING LIMITS: +/- 4.8 AC	- - - -
GRAVEL ACCESS DRIVE W/ PERMEABLE PAVER	[Pattern]
SUBSTATION PAD	[Pattern]
GRAVEL SHOULDER	[Pattern]
CONCRETE PAD (FOR OWS)	[Pattern]

PROJECT DATA:
PROPERTY OWNER:
 DUKE ENERGY CAROLINAS, LLC
 526 SOUTH CHURCH ST
 CHARLOTTE, NC 28202

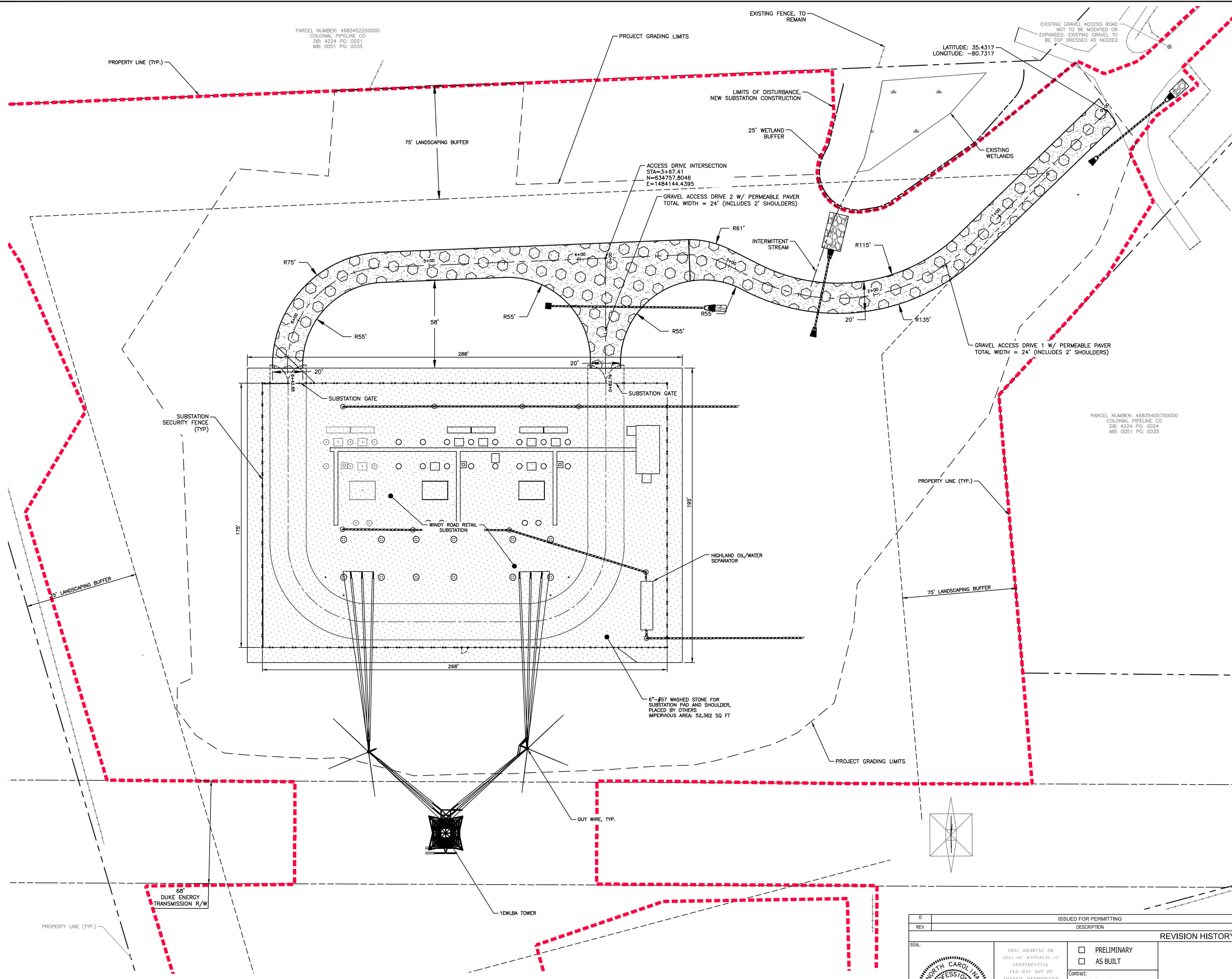
PROJECT NAME:
 WINDY ROAD RETAIL SUBSTATION

PROJECT LOCATION:
 PARCEL ID: 46834405380000
 ALTERNATE ID: 03-005-0015.00

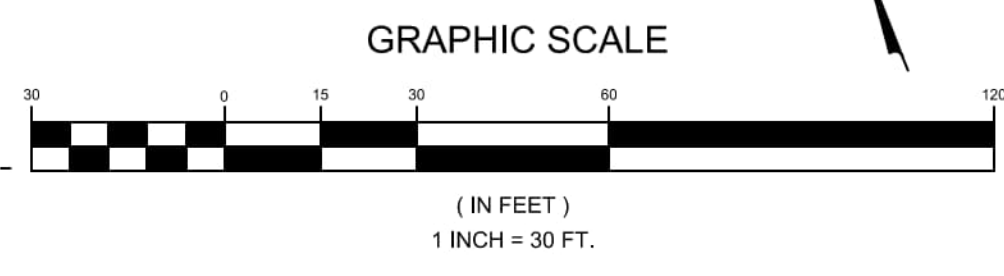
PROPERTY DATA:
 ZONING CLASSIFICATION: TBD
 TOTAL PROPERTY SIZE: 15.15
 NET IMPERVIOUS DEVELOPMENT:
 GRAVEL SUBSTATION PAD AND ACCESS ROAD -
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 3) INSTALL ALL T-LINE AND TAP POLES
 4) SUBSTATION GRADING, OIL WATER SEPARATOR INSTALLATION
 5) FINALIZING SUBSTATION BUILD
 6) FINAL CONNECTIONS TO TIE IN SUBSTATION TO THE TAP LINE



WARNING:
 OVERHEAD POWER IN VICINITY OF WORK AREA. CONTRACTOR SHALL USE CAUTION WHILE WORKING AROUND ENERGIZED POWER LINES.



McADAMS

THE JOHN R. McADAMS COMPANY, INC.
 621 Hillsborough St
 Suite 500
 Raleigh, NC 27603 phone 919. 361. 2269
 5000 fax 919. 361. 2269
 License Number: C-0293, C-187
 (800) 733-5646 www.McAdamco.com

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF CONCORD, CABARRUS COUNTY AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

REV	ISSUED FOR PERMITTING	DESCRIPTION	ISSUE TYPE	JN	JN	CP	CP	5/7/2025
0	REV	DESCRIPTION	ISSUE TYPE	DPN	DFT	CHK	ENG	DATE
0	REV	DESCRIPTION	ISSUE TYPE	DPN	DFT	CHK	ENG	DATE

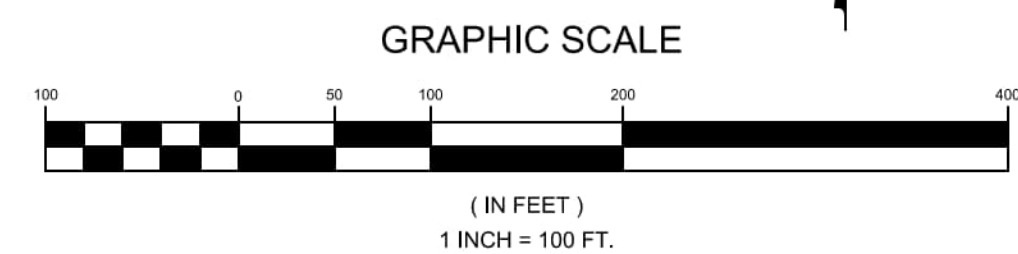
<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> AS BUILT		REVISION HISTORY	
Contract: W18004101 Company: MCADAMS Phone: (919) 361-5000 Date: 09-26-2025	THIS DRAWING OR ALL OF MATERIAL IS CONFIDENTIAL AND MAY NOT BE LOANED, REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, MADE PUBLIC IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DUKE ENERGY CORPORATION.	TITLE: SUP SITE PLAN SUBSTATION SITE PLAN	LOCATION: WINDY ROAD RET
City: CONCORD State: NC Station Number: 2594 Drawing Number: 3161306SDV	County: CABARRUS State: NC	SHEET SIZE: ARCH D REGION: NC	SHEET NUMBER: 2594 DRAWING NUMBER: 3161306SDV

DKE23060-S2-SUPREV: 0

	Area (ft ²)	Area (acre)	% of Boundary
Item within Protected Boundary			
Site Area	223,396	5.13	-
New Substation Shoulder	4,714	0.11	2.11%
Ex Bldg. To Be Removed	-1,253	-0.03	-0.56%
TOTAL IMPERVIOUS AREA	3,461	0.08	1.55%
Item within Critical Boundary			
Site Area	436,421	10.02	-
New Substation Shoulder	4,598	0.11	1.05%
2019 New Access Road	21,054	0.48	4.82%
Ex Access Road, Previously Removed	-4,173	-0.10	-0.96%
Ex Bldg. To Be Removed	-2,043	-0.05	-0.47%
TOTAL IMPERVIOUS AREA	19,436	0	4.45%

- SITE FEATURE WITHIN CRITICAL AREA
- EX SITE FEATURE TO BE REMOVED WITHIN CRITICAL AREA
- SITE FEATURE WITHIN PROTECTED AREA
- SITE FEATURE TO BE REMOVED WITHIN PROTECTED AREA

WARNING:
OVERHEAD POWER IN VICINITY OF WORK AREA. CONTRACTOR SHALL USE CAUTION WHILE WORKING AROUND ENERGIZED POWER LINES.



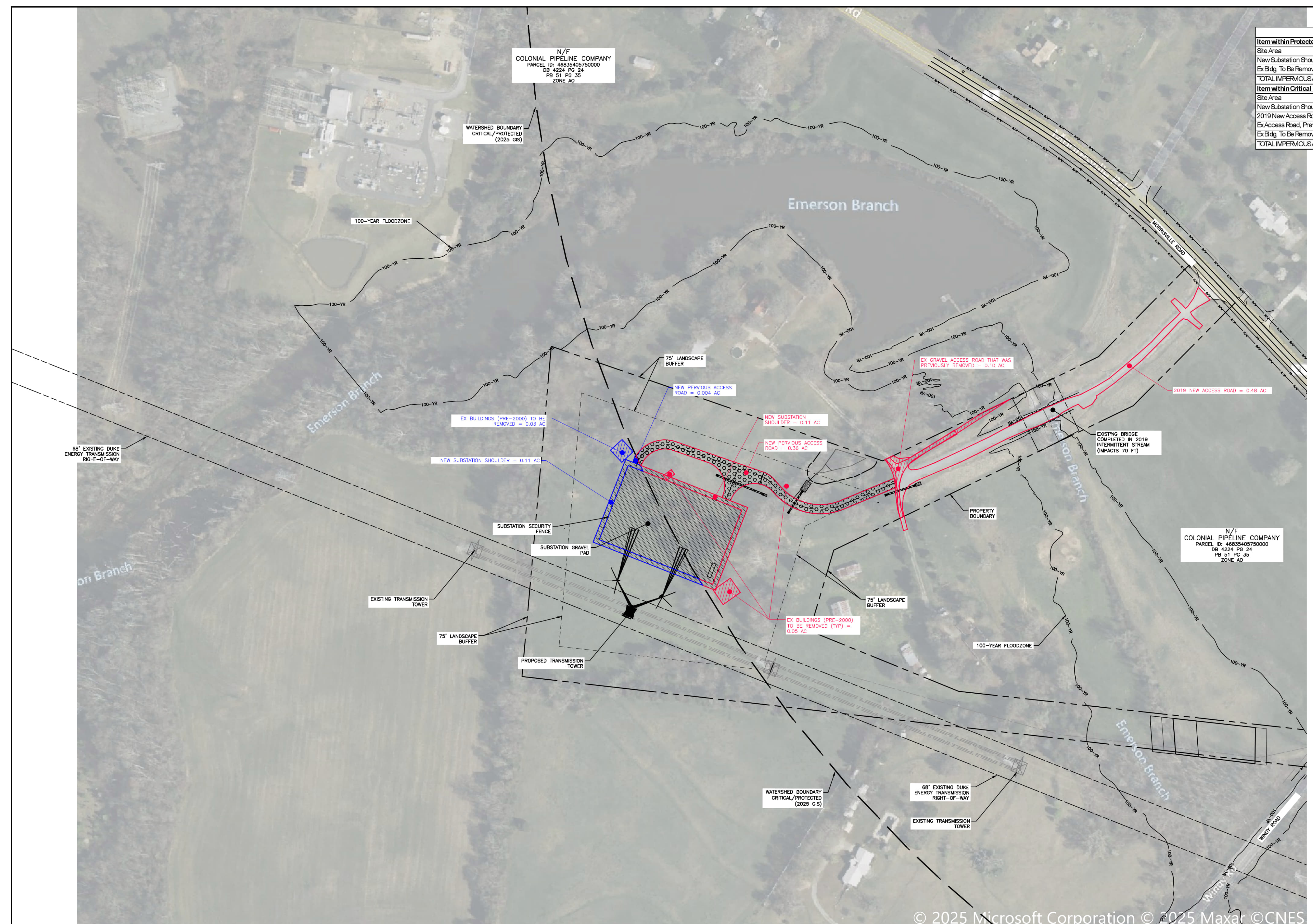
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REV	DESCRIPTION	ISSUE TYPE	JN DPN	JN DFT	CP CHK	CP ENG	5/7/2025
0	ISSUED FOR PERMITTING						

<p>SEAL:</p>	<p>THIS DRAWING OR ALL OF MATERIAL IS CONFIDENTIAL AND MAY NOT BE LOANED, REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DUKE ENERGY CORPORATION.</p> <p><input type="checkbox"/> PRELIMINARY <input type="checkbox"/> AS BUILT</p> <p>Contract: W18004101 Company: MCADAMS Phone: (919) 361-5000 Date: 09-26-2025</p>		<p>TITLE: SUP SITE PLAN CRITICAL AREAS EXHIBIT</p> <p>LOCATION: WINDY ROAD RET</p> <p>CITY: CONCORD COUNTY: CABARRUS STATE: NC</p> <p>SHEET SIZE: ARCH D REGION: NC STATION NUMBER: 2594 DRAWING NUMBER: 3161306SDV REV: 0</p>
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DKE23060-CRITREV/AREAS EXHIBIT

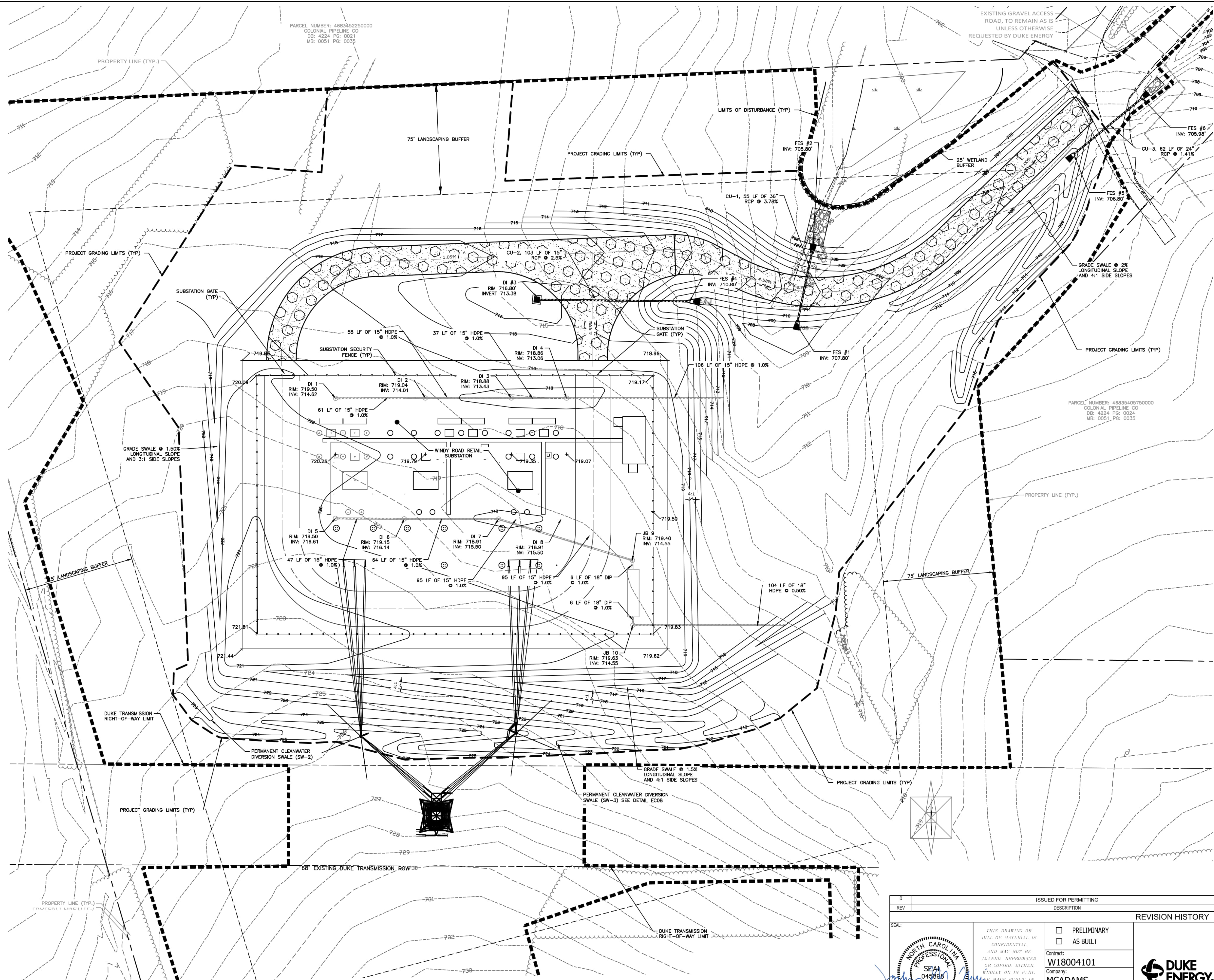
PARCEL NUMBER: 468345220000
 COLONIAL PIPELINE CO
 DB: 4224 PG: 0021
 MB: 0051 PG: 0035

EXISTING GRAVEL ACCESS ROAD, TO REMAIN AS IS UNLESS OTHERWISE REQUESTED BY DUKE ENERGY

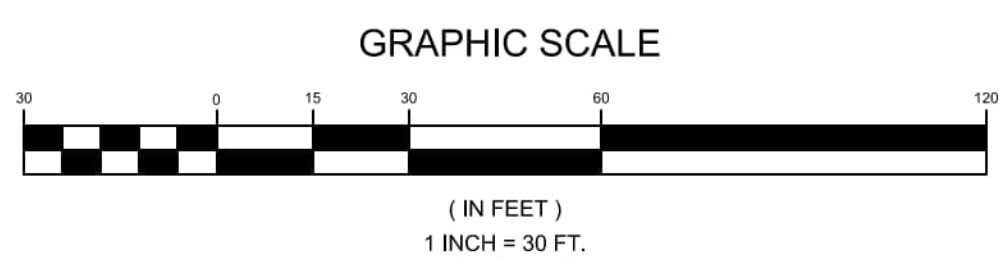
PROJECT DATA:
PROPERTY OWNER:
 DUKE ENERGY CAROLINAS, LLC
 528 SOUTH CHURCH ST
 CHARLOTTE, NC 28202
PROJECT NAME:
 WINDY ROAD RETAIL SUBSTATION
PROJECT LOCATION:
 PARCEL ID: 46834405380000
 ALTERNATE ID: 03-005-0015.00
PROPERTY DATA:
 ZONING CLASSIFICATION: TBD
 TOTAL PROPERTY SIZE: 15.15
 PROPOSED IMPERVIOUS DEVELOPMENT:
 GRAVEL SUBSTATION PAD & ACCESS ROAD -
 (APPROXIMATELY 66,903 SQ FT)
PURPOSE STATEMENT:
 THE SUBSTATION IS BEING CONSTRUCTED FOR IMPROVED TRANSMISSION AND DISTRIBUTION RELIABILITY FOR THE SURROUNDING AREA.
EROSION CONTROL:
 CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL AND MEASURES MAINTENANCE IS VINNIE SULLIVAN.
 PHONE 828-246-4313

LEGEND:

PROPERTY LINES	---
ROAD R/W LIMITS	---
PROPOSED LINE R/W LIMITS	---
EXISTING DISTRIBUTION LINE	---
LIMITS OF DISTURBANCE	---
PROJECT GRADING LIMITS	---
STATION FENCE	---
EXISTING MAJOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
PROPOSED SPOT ELEVATION	⊗ 746.00



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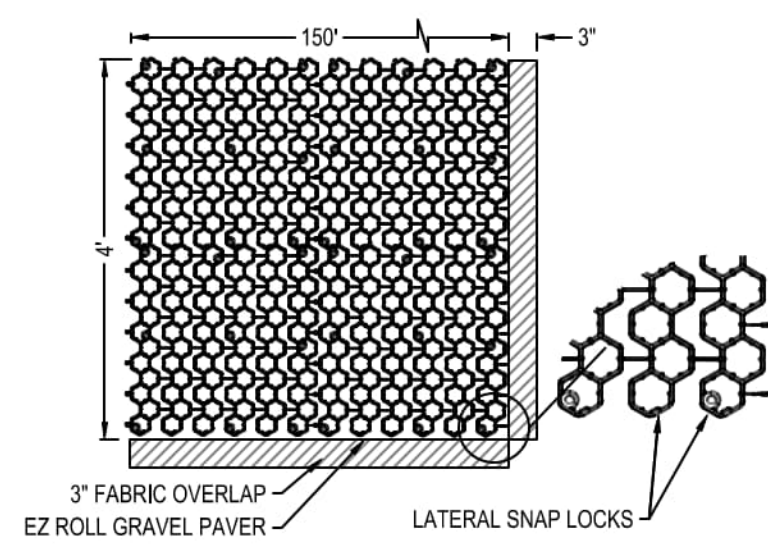
REV	DESCRIPTION	ISSUE TYPE	JN DPN	JN DFT	CP CHK	CP ENG	5/7/2025 DATE
0	ISSUED FOR PERMITTING						

SEAL 2025.09.26 17:21:15-04'00"	THIS DRAWING OR ALL OF MATERIAL IS CONFIDENTIAL AND MAY NOT BE LOANED, REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DUKE ENERGY CORPORATION.	<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> AS BUILT Contract: W18004101 Company: MCADAMS Phone: (919) 361-5000 Date: 09-26-2025	DUKE ENERGY	REVISION HISTORY TITLE: SUP SITE PLAN GRADING PLAN LOCATION: WINDY ROAD RET CITY: CONCORD COUNTY: CABARRUS STATE: NC SHEET SIZE: ARCH D REGION: NC STATION NUMBER: 2594 DRAWING NUMBER: 3161306SDV REV: 0 SHEET 11 FILENAME: DKE23060-G1-SUP.DWG
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DKE23060-G1-SUP-V: 0

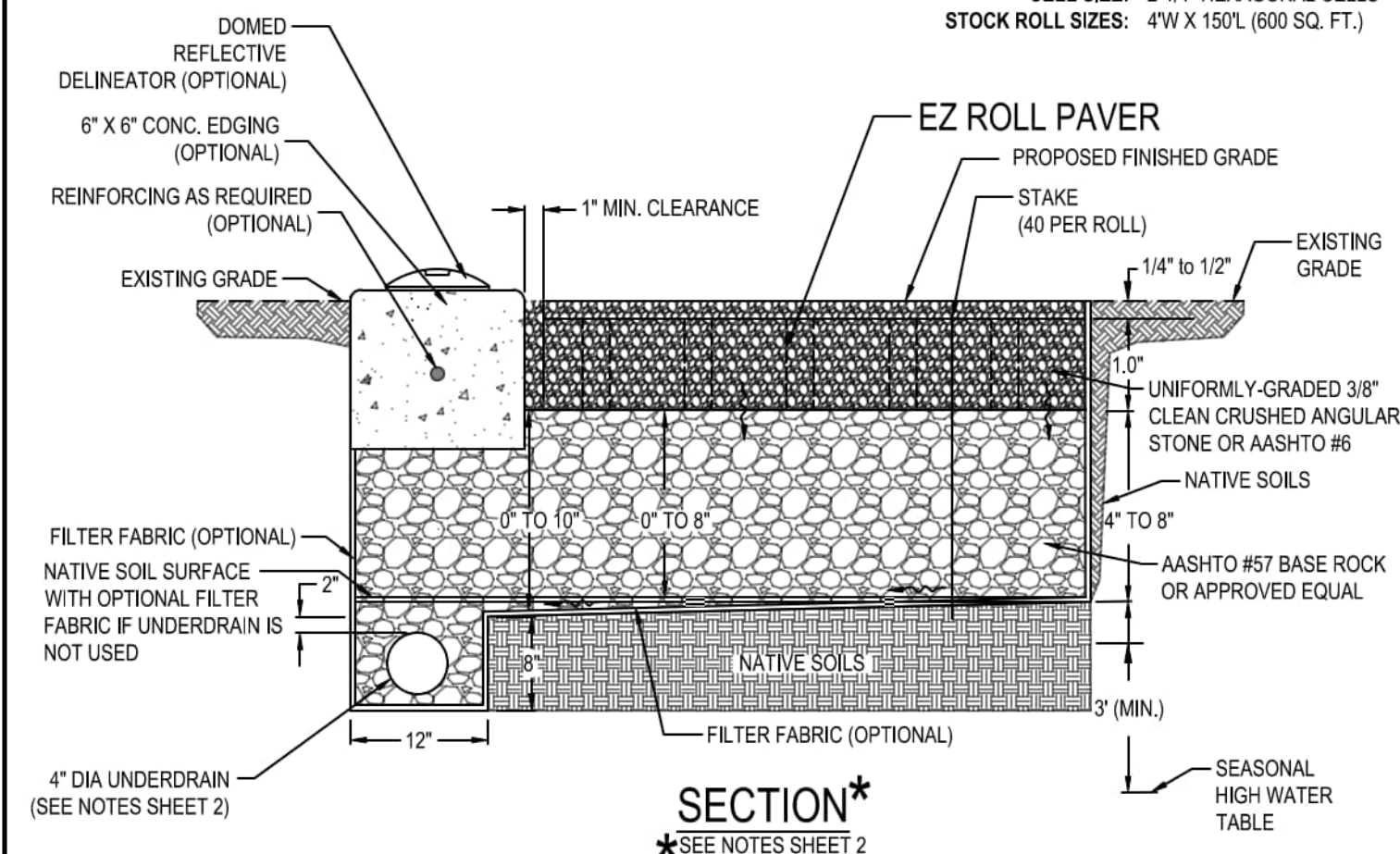


INSTALLATION DETAIL



PLAN VIEW

EZ ROLL™ GRAVEL PAVER PRODUCT DESCRIPTION
 CELL SIZE: 2-1/4" HEXAGONAL CELLS
 STOCK ROLL SIZES: 4" X 150' (600 SQ. FT.)



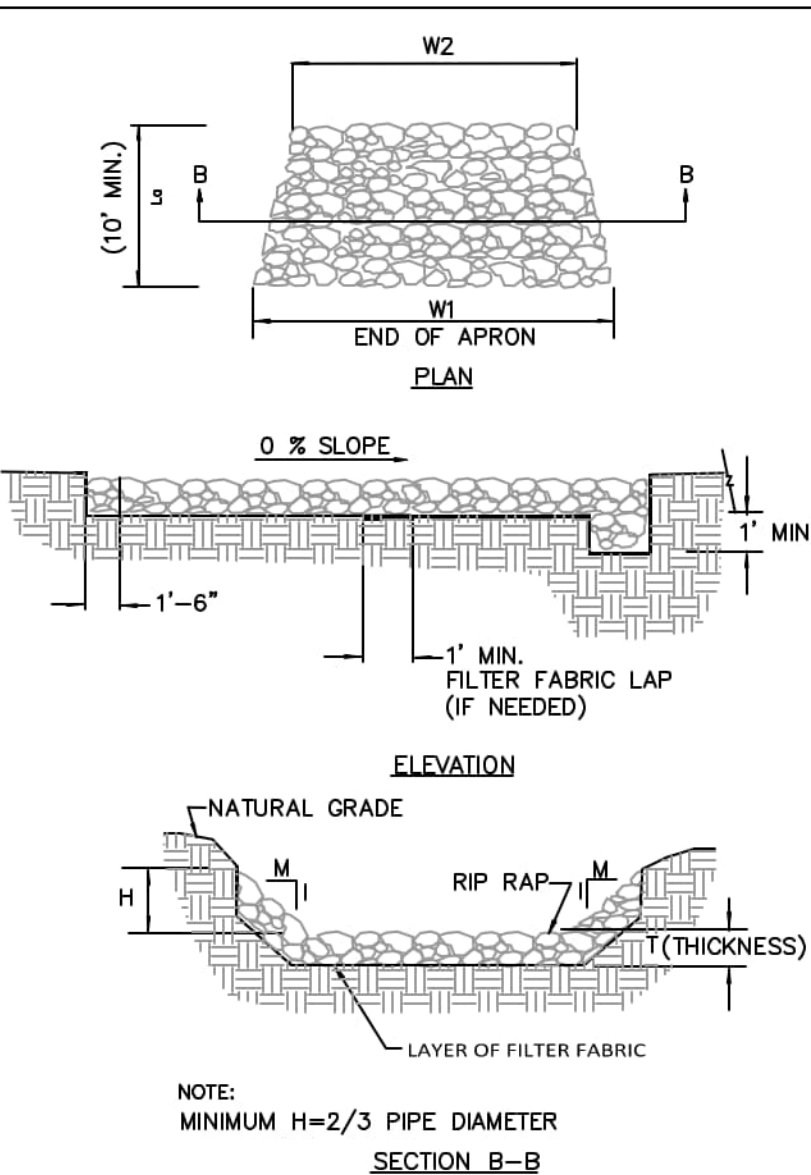
SECTION*

*SEE NOTES SHEET 2

EZ-ROLL GRAVEL PAVER

FOR PRODUCT ASSISTANCE, CONTACT NDS TECHNICAL SERVICE AT techservice@ndspro.com, DESIGN ASSISTANCE- designworks@ndspro.com
 851 N. HARVARD AVE., LINDSAY, CA 95247 WWW.NDSPRO.COM 1-800-726-1994

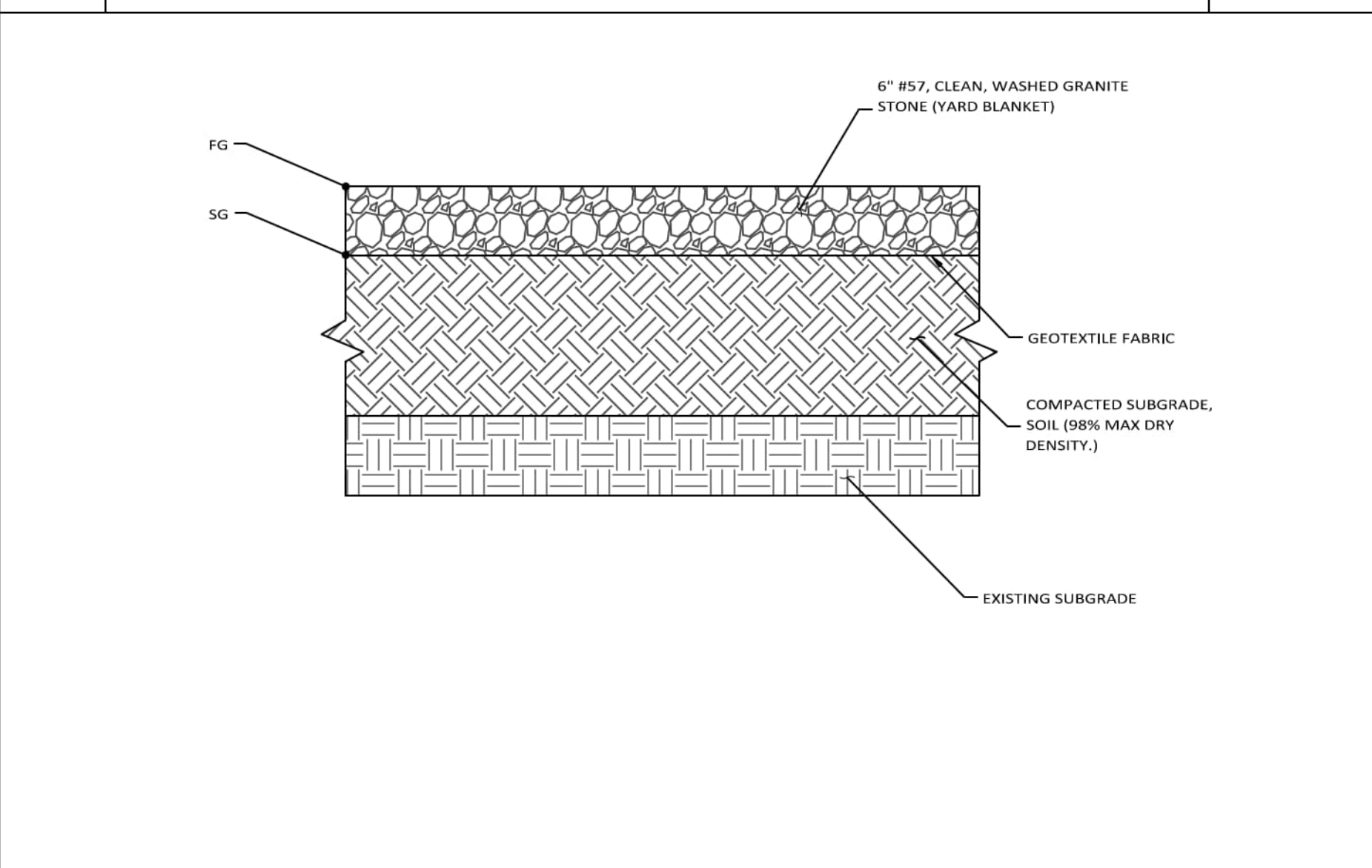
- NOTES:
1. CLASS OR MEDIAN SIZE OF RIPRAP AND LENGTH, WIDTH AND DEPTH OF APRON TO BE DESIGNED BY THE ENGINEER.
 2. RIPRAP SHOULD EXTEND UP BOTH SIDERS OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.
 3. THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL.
 4. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END. THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1.
 5. THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
 6. NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.
 7. FILTER FABRIC SHALL BE INSTALLED ON COMPACTED SUBGRADE PRIOR TO PLACEMENT OF RIP RAP.
 8. ANY DISTURBED AREA FROM END OF APRON TO RECEIVING CHANNEL MUST BE STABILIZED.



USE USDA NOMOGRAPH FROM NC SEDIMENT AND EROSION CONTROL MANUAL

NOTE: MINIMUM H=2/3 PIPE DIAMETER
 SECTION B-B

01 RIPRAP APRON AT OUTFALLS



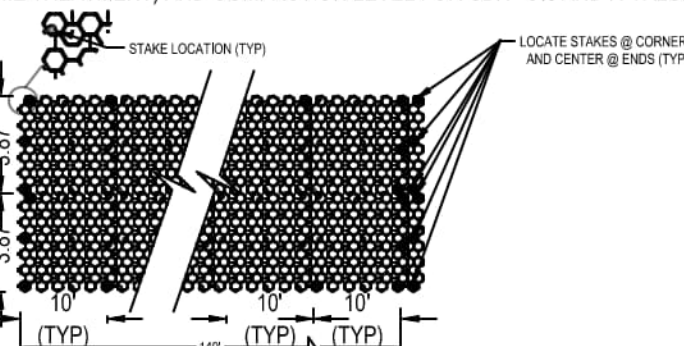
02 SUBSTATION PAD TYPICAL SECTION



NOTES:

ENGINEERING PROPERTIES:

1. COMPRESSIVE STRENGTH OF EZ ROLL:
 EMPTY PAVERS: ULTIMATE LOAD = 53,683 LBS / 373 PSI
 FILLED PAVERS: ULTIMATE LOAD = 500,000 LBS
2. POROSITY OF AASHTO #57 AGGREGATE = 0.4
3. GRAVEL FILL:
 NDS RECOMMENDS UNIFORMLY-GRADED 3/8" CLEAN CRUSHED ANGULAR STONE OR AASHTO #6.
4. EXTEND 3/8" GRAVEL INSIDE PAVER AN ADDITIONAL 1/4 TO 1/2 INCH ABOVE PAVER SURFACE AND MATCH SURROUNDING GRADE. PROPOSED FINISHED GRADE SLOPE PER PROJECT GRADING PLAN. PROVIDE 1" (MIN.) CLEARANCE BETWEEN ANY CONCRETE EDGE AND PAVER.
5. AASHTO #57 BASE ROCK:
 GRADATION OF AASHTO #57 COARSE BASE ROCK: 100% PASSING 1 1/2" SCREEN, 95-100% PASSING 1", 25-60% PASSING 3/4", AND 0-10% PASSING #6 SCREEN.
6. THICKNESS OF AGGREGATE LAYER IS AS FOLLOWS: NO BASE REQUIRED FOR EROSION CONTROL AND PEDESTRIAN-ONLY LOADS (COMPACTION OF NATIVE SOIL RECOMMENDED FOR SLOPES UP TO 3%); 4 INCHES FOR LIGHT LOADS (GOLF CARTS); 6 INCHES FOR MEDIUM LOADS (CARS AND PICKUP TRUCKS); 8 INCHES FOR HEAVY LOADS (FIRE TRUCKS).
7. COMPACT WITH ONE TO THREE PASSES OF 5-TON STEEL WHEEL ROLLER. SINCE IT IS DIFFICULT TO MEASURE DENSITY OF COARSE AGGREGATE, APPROACH OF REQUIRING A FIXED DENSITY IS NOT APPLICABLE.
8. FILTER FABRIC (OPTIONAL):
 FILTER FABRIC MAY BE USED TO PREVENT MIGRATION OF FINES FROM SURROUNDING NATIVE SOILS INTO COARSE AGGREGATE LAYER. THE FABRIC PREVENTS CLOGGING OF AGGREGATE LAYER AND EXTENDS ITS USEFUL LIFE. USE OF FILTER FABRIC IS STRONGLY RECOMMENDED AROUND EDGE DRAIN.
9. NDS RECOMMENDS NON-WOVEN NEEDLE-PUNCHED GEOTEXTILE. WOVEN GEOTEXTILES SHOULD NOT BE USED.
10. USE FILTER FABRIC WITH AOS < 0.60 MM FOR NATIVE SOILS WITH 50% OR LESS PARTICLES BY WEIGHT PASSING NO.200 SIEVE. USE FILTER FABRIC WITH AOS < 0.30MM FOR NATIVE SOILS WITH 50% OR GREATER PARTICLES BY WEIGHT PASSING THE NO.200 SIEVE.
11. UNDERDRAIN:
 NDS RECOMMENDS UNDERDRAIN TO COLLECT PERCOLATED WATER AND CONVEY TO PROJECT STORMWATER FACILITY FOR NATIVE SOIL THAT IS NRCS HYDROLOGIC SOIL GROUP C OR D (LOW INFILTRATION RATES). UNDERDRAIN IS OPTIONAL FOR SOIL GROUP B (MODERATE INFILTRATION) AND CAN BE ELIMINATED FOR SOIL GROUP A (GOOD INFILTRATION).
 USE MINIMUM 4-INCH DIA PERFORATED PVC OR POLYETHYLENE PIPE AT 250-FT CENTERS, MINIMUM ONE PIPE. PIPE TO BE INSTALLED AT MINIMUM 0.5% SLOPE. RECOMMENDED 2 SQ. INCHES OF OPENING / LINEAR FOOT.
12. UNDERDRAIN TO DAYLIGHT INTO PROJECT STORMWATER FACILITY (CATCH BASIN / OPEN CHANNEL / BASIN).
13. INVERT OF PIPE RECOMMENDED TO BE ABOVE PROJECT HIGH WATER LEVEL TO PREVENT BACKING-UP OF WATER INTO PAVER SYSTEM.
14. UNDERDRAIN TO BE SURROUNDED BY 4" OF AASHTO #57 COARSE AGGREGATE, WITH MIN. 2" BEDDING.
15. SUBGRADE NATIVE SOIL:
 COMPACT SUBGRADE NATIVE SOILS TO 95% STANDARD PROCTOR DENSITY PER ASTM D696 FOR SOILS WITH CALIFORNIA BEARING RATIO >20%, R-VALUE >30, AASHTO A-1, A-2, AND A-3 SOILS.
 NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSIDER HIGHER LEVEL OF COMPACTION FOR CBR 5 TO 20%, R-VALUE 10 TO 30, AASHTO A-4 SOILS FOR HEAVY LOADS WHERE INFILTRATION INTO NATIVE SOILS IS NOT A REQUIREMENT.
 NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSULT WITH PROJECT GEOTECHNICAL ENGINEER FOR POTENTIAL SOIL MODIFICATION (E.G. LIME TREATMENT) AND COMPACTION LEVEL FOR CBR <5% AND R-VALUE <10, AASHTO A-5, A-6, AND A-7 SOILS.



- A. THE DIAGRAM IS DESIGNED FOR STRAIGHT LINE RUNS. MITERS, CUTS AND DIRECTIONAL CHANGES MAY REQUIRE ADDITIONAL STAKES.
- B. STAKES WILL BE PROVIDED BY NDS AT A QUANTITY OF 40 PER 3.87' X 149' ROLL. IF ADDITIONAL STAKES ARE REQUIRED ORDER THROUGH YOUR AUTHORIZED NDS REPRESENTATIVE USING PART #6P STAKE.

EZ-ROLL GRAVEL PAVER

FOR PRODUCT ASSISTANCE, CONTACT NDS TECHNICAL SERVICE AT techservice@ndspro.com, DESIGN ASSISTANCE- designworks@ndspro.com
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0	ISSUED FOR PERMITTING	JN	JN	CP	CP	5/7/2025
REV	DESCRIPTION	DPN	DFT	CHK	ENG	DATE

REVISION HISTORY

SEAL: NORTH CAROLINA PROFESSIONAL ENGINEER JESHA M. NORRIS 049898 2025.09.26 17:21:15-04'00'

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PRELIMINARY
 AS BUILT

Contract: W18004101
 Company: MCADAMS
 Phone: (919) 361-5000
 Date: 09-26-2025

DUKE ENERGY

TITLE: SUP SITE PLAN DETAILS

LOCATION: WINDY ROAD RET

CITY: CONCORD COUNTY: CABARRUS STATE: NC

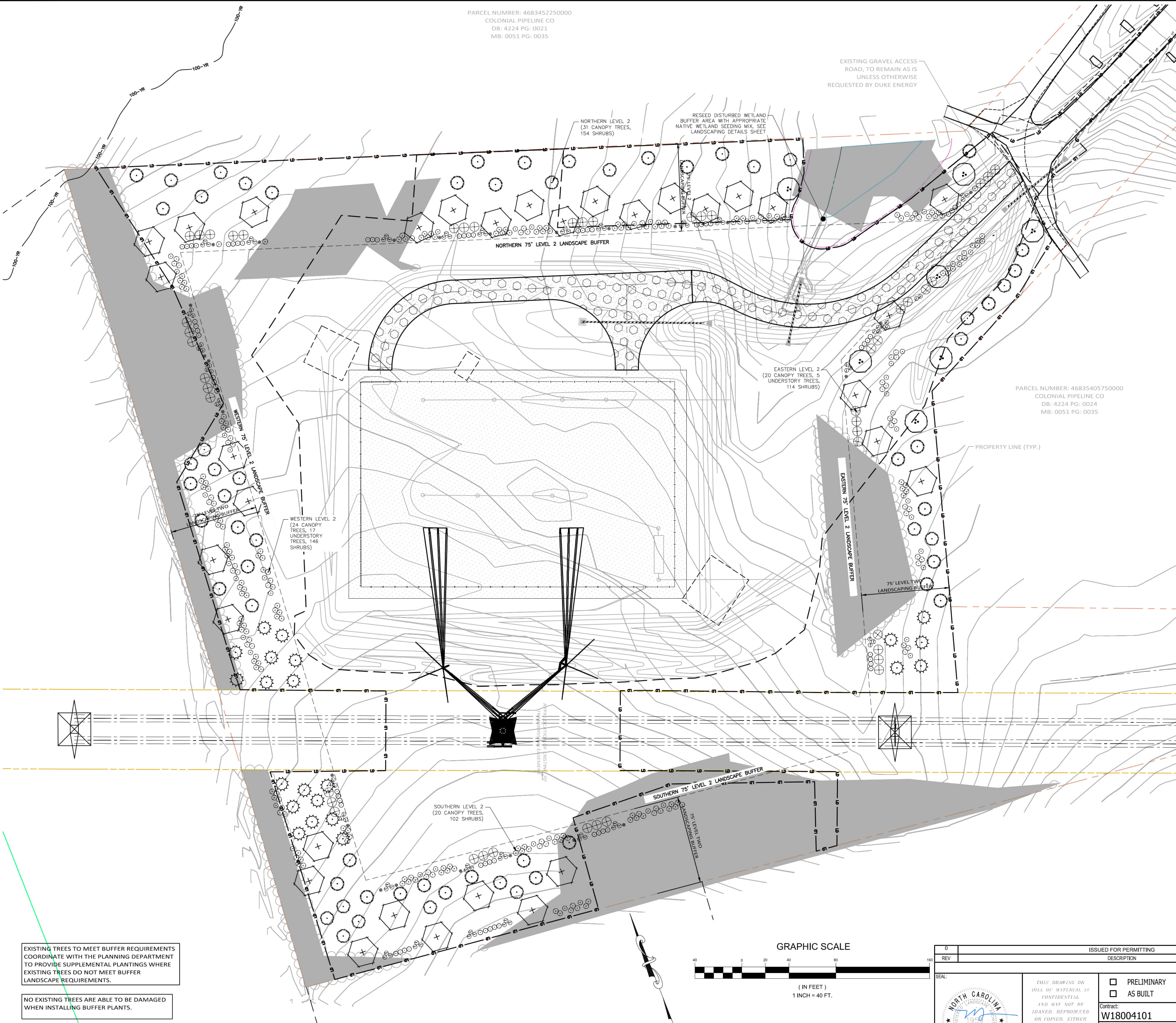
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SHEET 15 FILENAME: 0223060-D1-SUP.DWG

DKE23060-D1-SUPREV: 0

PARCEL NUMBER: 4683452250000
 COLONIAL PIPELINE CO
 DB: 4224 PG: 0021
 MB: 0051 PG: 0035

EXISTING GRAVEL ACCESS ROAD, TO REMAIN AS IS UNLESS OTHERWISE REQUESTED BY DUKE ENERGY



LEGEND:

PROPERTY LINES	
EXISTING TREE LINES	
ROAD R/W LIMITS	
EXISTING LINE R/W LIMITS	
SETBACK LINE	
EXISTING DISTRIBUTION LINE	
EXISTING TRANSMISSION LINE	
STATION FENCE	
WOODEN FENCE	
OVERHEAD ELECTRIC	
EXISTING UTILITY POLE	
ACCESS DRIVE	
SUBSTATION PAD	
GRAVEL SHOULDER	
CONCRETE PAD (FOR OWS)	
EXISTING TREES TO REMAIN	
LIMITS OF DISTURBANCE	

TREE PLANTING SUMMARY

LEVEL 2 LANDSCAPE PERIMETER BUFFER YARD REQUIREMENTS:	
PER 50 LF EITHER 2 SHADE TREES OR 4 UNDERSTORY TREES AND 10 SHRUBS PER 50 LF	
NORTHERN LEVEL 2 LANDSCAPE BUFFER:	
BUFFER LENGTH: 767'	
CANOPY TREES REQUIRED: (2 PER 50') = (767/50) X 2 = 31 TREES	
CANOPY TREES PROVIDED = 31 TREES	
SHRUBS REQUIRED: (10 PER 50') = (767/50) X 10 = 154 SHRUBS	
SHRUBS PROVIDED: 154 SHRUBS	
EASTERN LEVEL 2 LANDSCAPE BUFFER:	
BUFFER LENGTH: 570'	
CANOPY TREES REQUIRED: (2 PER 50') = (570/50) X 2 = 23 TREES	
CANOPY TREES PROVIDED = *20 TREES	
UNDERSTORY TREES REQUIRED: (4 PER 50') = (570/50) X 4 = 46 TREES	
UNDERSTORY TREES PROVIDED = *5 TREES	
*UNDERSTORY TREES UTILIZED DUE TO PROXIMITY TO TRANSMISSION LINES	
SHRUBS REQUIRED: (10 PER 50') = (570/50) X 10 = 114 SHRUBS	
SHRUBS PROVIDED: 114 SHRUBS	
WESTERN LEVEL 2 LANDSCAPE BUFFER:	
BUFFER LENGTH: 728'	
CANOPY TREES REQUIRED: (2 PER 50') = (728/50) X 2 = 29 TREES	
CANOPY TREES PROVIDED = *24 TREES	
UNDERSTORY TREES REQUIRED: (4 PER 50') = (728/50) X 4 = 58 TREES	
UNDERSTORY TREES PROVIDED = *17 TREES	
*UNDERSTORY TREES UTILIZED DUE TO PROXIMITY TO TRANSMISSION LINES	
SHRUBS REQUIRED: (10 PER 50') = (728/50) X 10 = 146 SHRUBS	
SHRUBS PROVIDED: 146 SHRUBS	
SOUTHERN LEVEL 2 LANDSCAPE BUFFER:	
BUFFER LENGTH: 509'	
CANOPY TREES REQUIRED: (2 PER 50') = (509/50) X 2 = 20 TREES	
CANOPY TREES PROVIDED = 20 TREES	
SHRUBS REQUIRED: (10 PER 50') = (509/50) X 10 = 102 SHRUBS	
SHRUBS PROVIDED: 102 SHRUBS	
TOTAL NEW TREES PROVIDED	126
TOTAL NEW SHRUBS PROVIDED	100

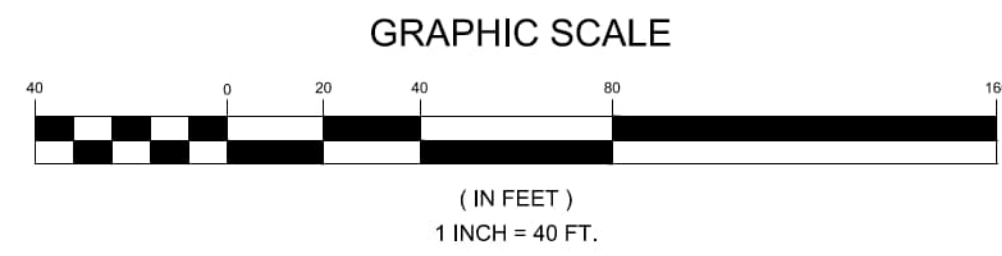
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EXISTING TREES TO MEET BUFFER REQUIREMENTS COORDINATE WITH THE PLANNING DEPARTMENT TO PROVIDE SUPPLEMENTAL PLANTINGS WHERE EXISTING TREES DO NOT MEET BUFFER LANDSCAPE REQUIREMENTS.

NO EXISTING TREES ARE ABLE TO BE DAMAGED WHEN INSTALLING BUFFER PLANTS.



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ISSUED FOR PERMITTING		JN	JN	CP	CP	5/7/2025
DESCRIPTION		DPN	DFT	CHK	ENG	DATE
REVISION HISTORY						
<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> AS BUILT		TITLE: SUP SITE PLAN LANDSCAPING PLAN LOCATION: WINDY ROAD RET CITY: CONCORD COUNTY: CABARRUS STATE: NC SHEET SIZE: ARCH D REGION: NC STATION NUMBER: 2594 DRAWING NUMBER: 3161306SDV REV: 0				
Contract: W18004101 Company: McADAMS Phone: (919) 361-5000 Date: 09-26-2025						



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DKE23060-LS1-SREV: 0

PLANT SCHEDULE CODE LANDSCAPE

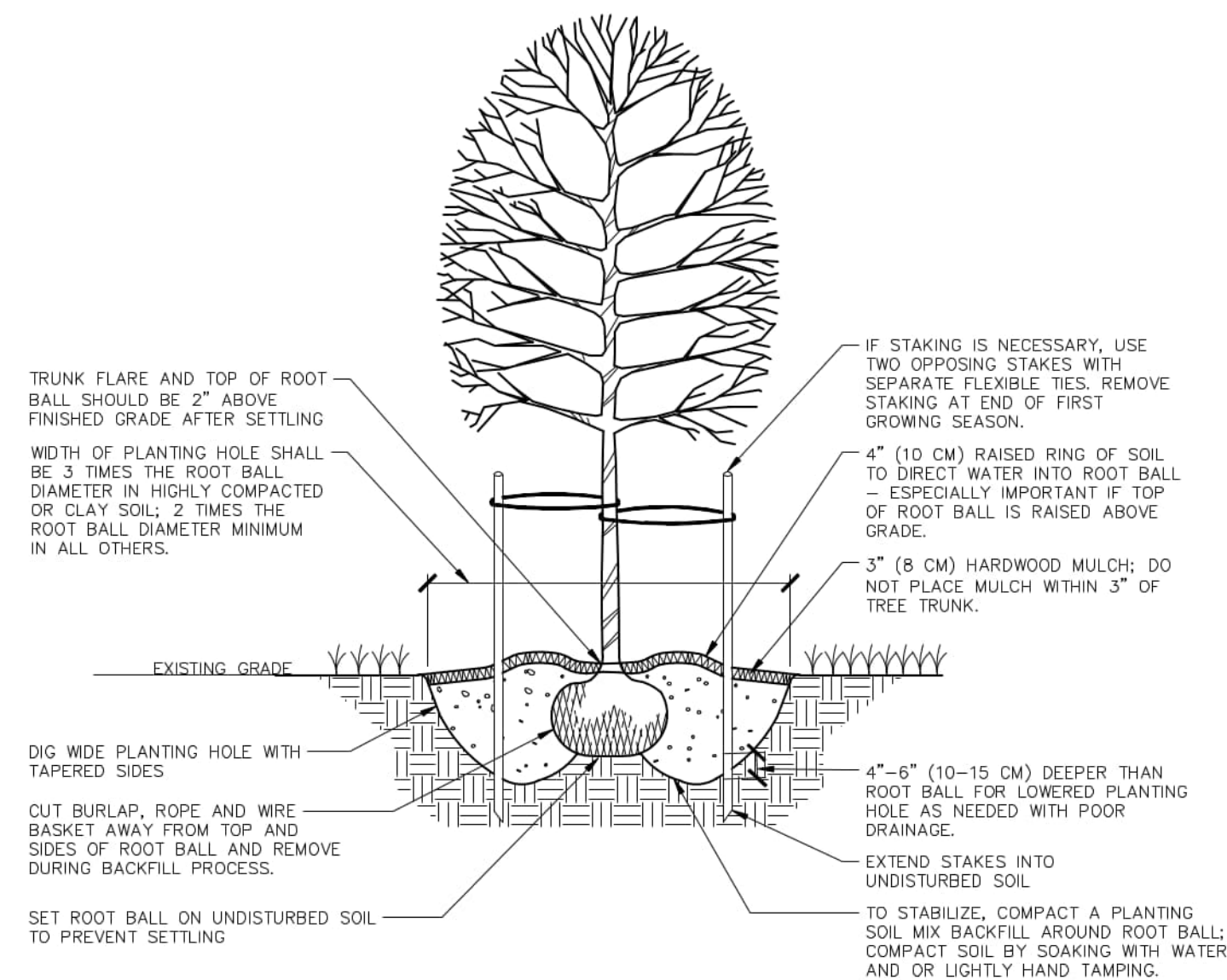
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT
CANOPY TREES					
	BND	7	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH	2.5" MIN	6' MIN
	LTT	29	LIRIODENDRON TULIPIFERA TULIP TREE	3" MIN	6' MIN
EVERGREEN TREES					
	JVE	20	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	2.5" MIN	6' MIN
	PTL	28	PINUS TAEDA LOBLOLLY PINE	2.5" MIN	6' MIN
EVERGREEN UNDERSTORY TREES					
	INS	33	ILEX X 'NELLIE R STEVENS' NELLIE STEVENS HOLLY	1.5" MIN	6' MIN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
DECIDUOUS SHRUBS					
	RTSS	46	RHUS TYPHINA STAGHORN SUMAC	-	30" MIN
EVERGREEN SHRUBS					
	CICA	70	CAMELLIA JAPONICA CAMELLIA	-	30" MIN
	ICBB	96	ILEX CORNUTA 'BURFORDII' BURFORD CHINESE HOLLY	-	30" MIN
	IVND	29	ILEX VOMITORIA 'NANA' DWARF YAUAPON	-	30" MIN
	JCPP	70	JUNIPERUS CHINENSIS 'PFITZERIANA' PFITZER JUNIPER	-	30" MIN
	MCWM	44	MYRICA CERIFERA WAX MYRTLE	-	30" MIN
	OFFO	151	OSMANTHUS X FORTUNEI FORTUNEI OSMANTHUS	-	30" MIN

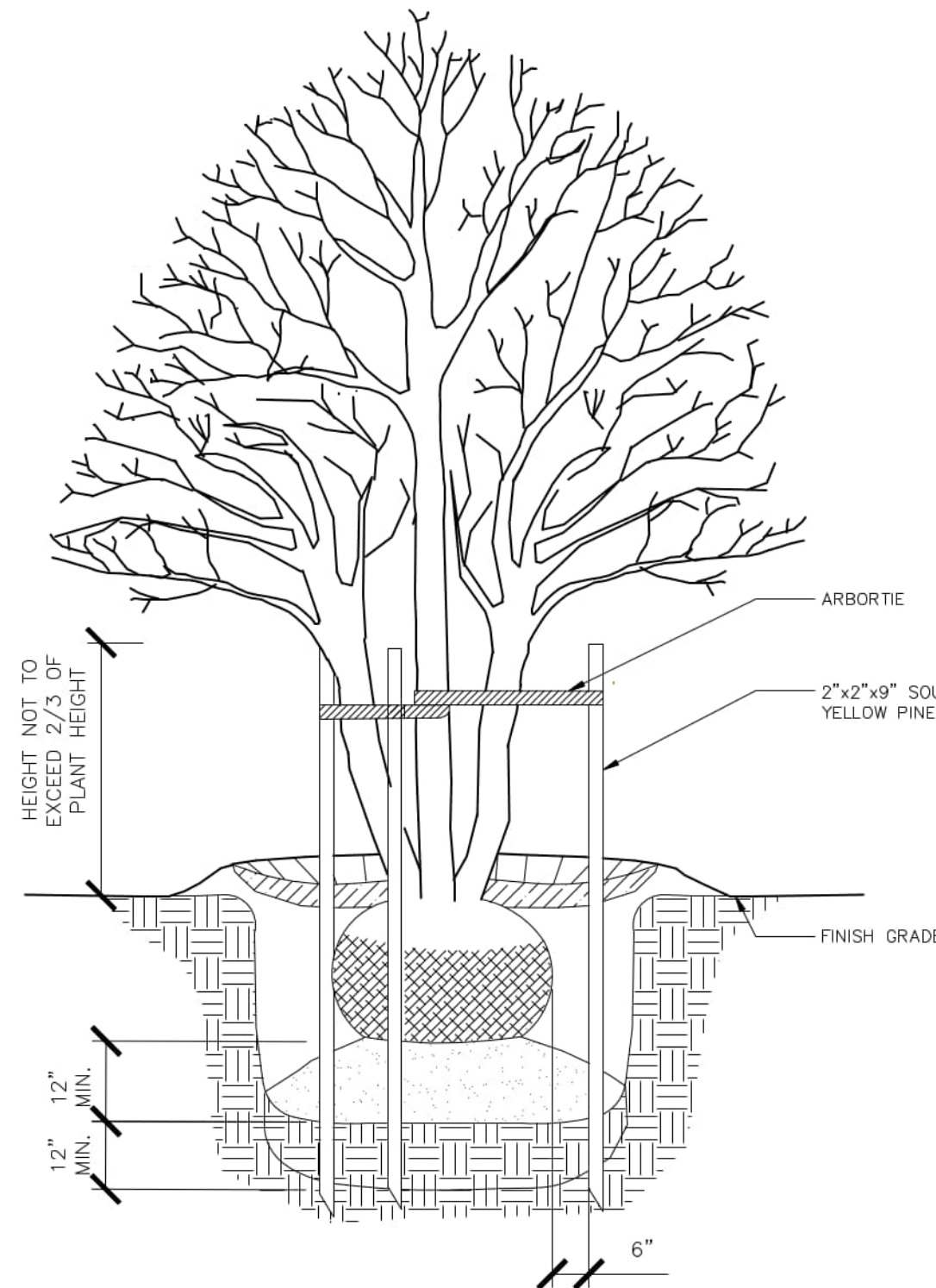
GENERAL LANDSCAPE NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CABARRUS COUNTY AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE LANDSCAPE PLANS ARE FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING STRUCTURES, GRADING, ETC., REFER TO STRUCTURAL, SITE AND GRADING PLANS.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & AMERICAN HORTICULTURE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOIL IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
- TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL STICKS, ROOTS, TRASH, OR OTHER EXTRANEUS MATERIAL.

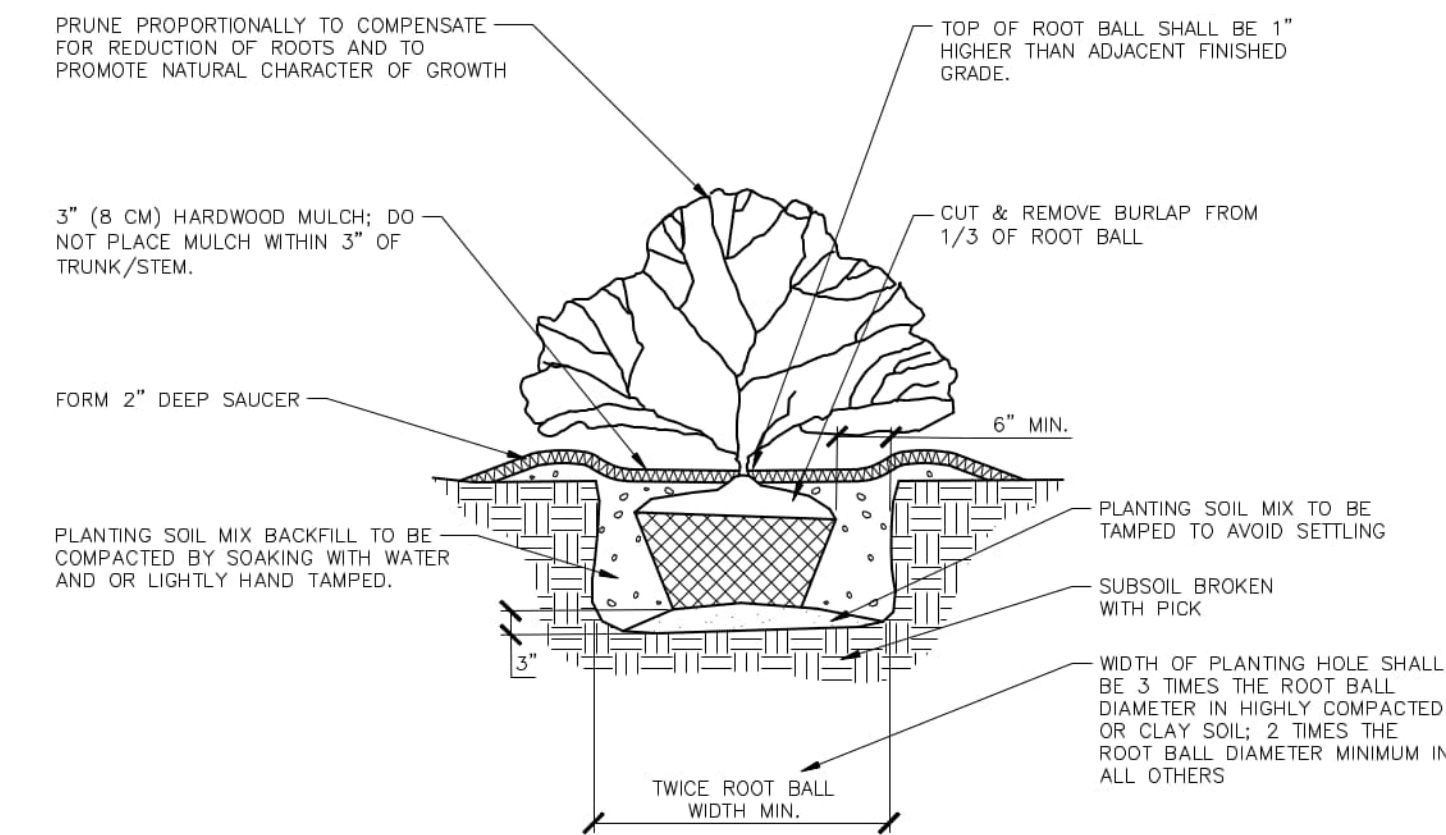
- LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRUPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- EXCAVATE EDGES OF ALL PLANTING BEDS TO 4-6 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- REMOVE ARBOR TIES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



- NOTES:**
- SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; ARE GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
 - BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL. BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
 - A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
 - IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
 - THOROUGHLY SOAK THE TREE, ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.



- NOTES:**
- STAKING BASIS OF DESIGN PRODUCT, ARBOR TIE OR APPROVED EQUAL.
 - STAKING FOR TREES 2" CAL. EA. TRUNK OR SMALLER.
 - REMOVE TREE STAKING AT END OF WARRANTY PERIOD OR ESTABLISHMENT PER MANUFACTURER'S SPECIFICATIONS.



1 TREE INSTALLATION
SCALE: NTS

2 MULTI-TRUNK TREE INSTALLATION
SCALE: NTS

3 SHRUB INSTALLATION
SCALE: NTS

NC Piedmont FACW Mix - ERNMX-308

Botanical Name	Common Name
34.50 % <i>Panicum rigidulum</i> , PA Ecotype	Redtop Panicgrass, PA Ecotype
34.00 % <i>Carex vulpinoidea</i> , PA Ecotype	Fox Sedge, PA Ecotype
20.00 % <i>Elymus virginicus</i> , Madison-NY Ecotype	Virginia Wildrye, Madison-NY Ecotype
5.00 % <i>Carex lurida</i> , PA Ecotype	Lurid Sedge, PA Ecotype
3.00 % <i>Juncus effusus</i>	Soft Rush
1.00 % <i>Helianthus angustifolius</i> , Coastal Plain NC Ecotype	Narrowleaf Sunflower, Coastal Plain NC Ecotype
1.00 % <i>Juncus tenuis</i> , NC Ecotype	Path Rush, NC Ecotype
1.00 % <i>Veronica noveboracensis</i> , PA Ecotype	New York Ironweed, PA Ecotype
0.50 % <i>Scirpus cyperinus</i> , PA Ecotype	Woolgrass, PA Ecotype

SEEDING RATE:
20 LB PER ACRE WITH A COVER CROP. FOR A COVER CROP USE EITHER GRAIN RYE (30 LBS/ACRE; 1 SEP TO 31 APR) OR JAPANESE MILLET (10 LBS/ACRE; 1 MAY TO 31 AUG)

4 NATIVE SEEDING MIX
SCALE: NTS

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF CONCORD, CABARRUS COUNTY AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

0	ISSUED FOR PERMITTING	JN	JN	CP	CP	5/7/2025
REV	DESCRIPTION	DPN	DFT	CHK	ENG	DATE
REVISION HISTORY						
SEAL:	<p>THIS DRAWING OR ALL OR PARTIAL IS CONFIDENTIAL AND MAY NOT BE LOANED, REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, OR MADE PUBLIC IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DUKE ENERGY CORPORATION.</p> <p>1945</p> <p>KRISTEN M. MANSTRETT</p>	<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> AS BUILT	TITLE: SUP SITE PLAN LANDSCAPING PLAN			
Contract: W18004101		LOCATION: WINDY ROAD RET				
Company: MCADAMS		CITY: CONCORD COUNTY: CABARRUS STATE: NC				
Phone: (919) 361-5000		SHEET SIZE: ARCH D REGION: NC STATION NUMBER: 2594 DRAWING NUMBER: 3161306SDV REV: 0				
Date: 09-26-2025		SHEET 18 FILENAME: 202509152.DWG				

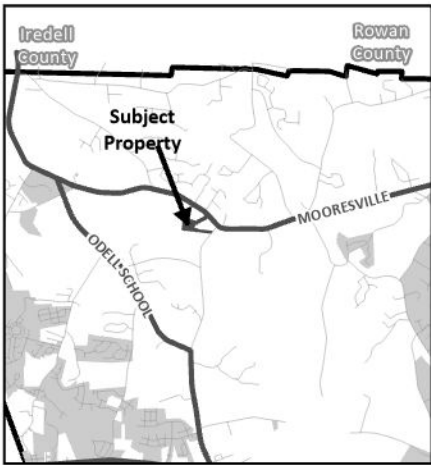
THE JOHN R. McADAMS COMPANY, INC.
621 Hillsborough St
Suite 500
Raleigh, NC 27603 phone 919. 361. 2269
5000 fax 919. 361. 2269
License Number: C-0293, C-187
(800) 733-5646 www.McAdamsco.com

DKE23060-LS2 REV: 0

Western Planning Area Zoning Map

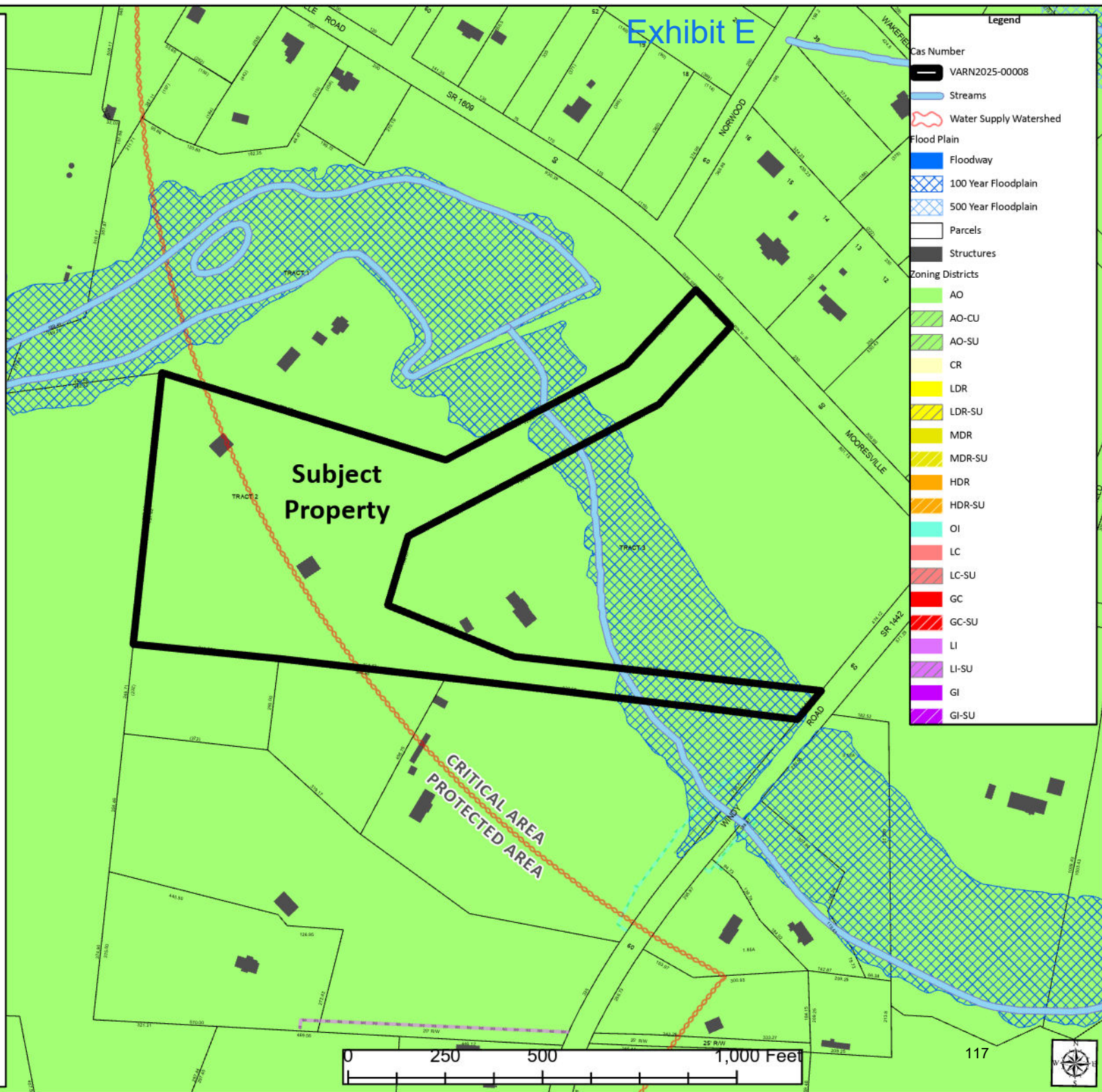


Applicant: Remington Jackson
 Owner: Duke Energy Carolinas LLC
 Case: VARN2025-00008
 Address: 9001 Mooresville Road
 Purpose: Variance from Perimeter
 Landscape Buffering
 PIN: 4683-44-0538



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 November, 2025

Exhibit E



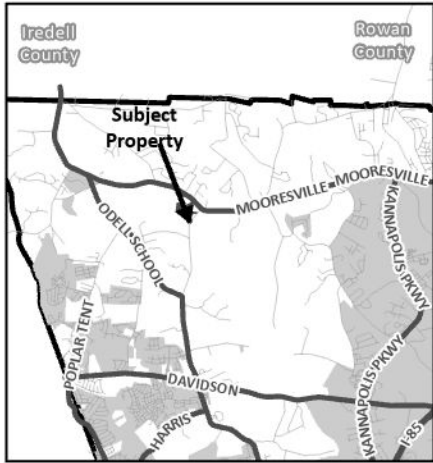
Legend	
	Cas Number VARN2025-00008
	Streams
	Water Supply Watershed
Flood Plain	
	Floodway
	100 Year Floodplain
	500 Year Floodplain
	Parcels
	Structures
Zoning Districts	
	AO
	AO-CU
	AO-SU
	CR
	LDR
	LDR-SU
	MDR
	MDR-SU
	HDR
	HDR-SU
	OI
	LC
	LC-SU
	GC
	GC-SU
	LI
	LI-SU
	GI
	GI-SU



Western Planning Area
Aerial Map



Applicant: Remington Jackson
Owner: Duke Energy Carolinas LLC
Case: VARN2025-00008
Address: 9001 Mooresville Road
Purpose: Variance from Perimeter
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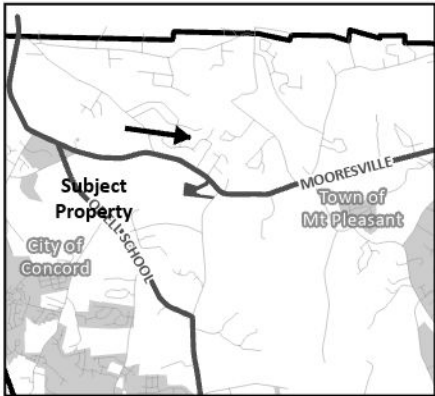
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Western Planning Area
Future Land Use Map



Applicant: Remington Jackson
 Owner: Duke Energy Carolinas LLC
 Case: VARN2025-00008
 Address: 9001 Mooresville Road
 Purpose: Variance from Perimeter
 Landscape Buffering
 PIN: 4683-44-0538

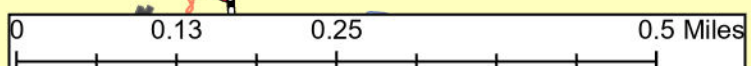


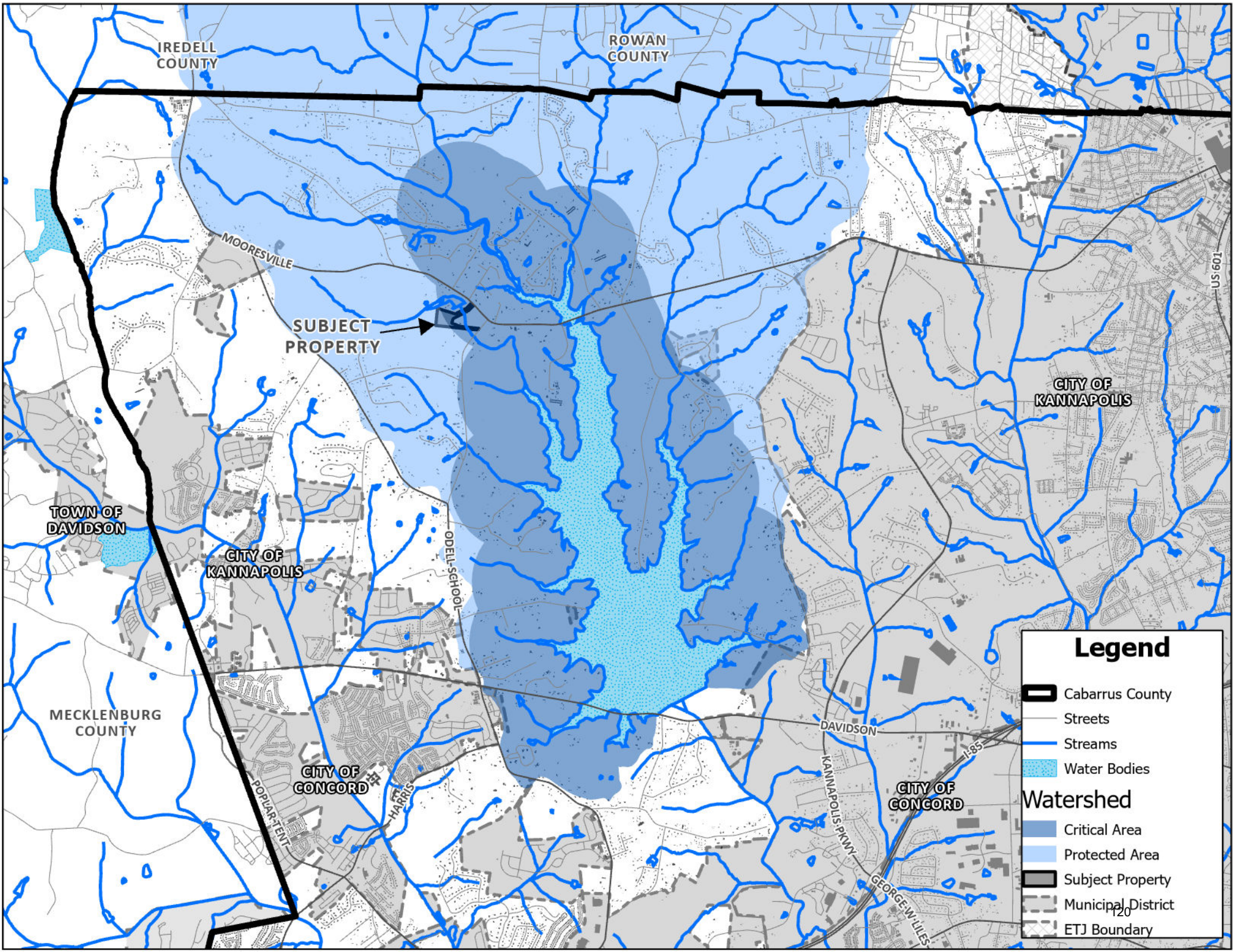
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Legend

- Comprehensive Transportation Plan 2040**
- Boulevard
 - Needs Improvement
 - Recommended
 - Freeway
 - Needs Improvement
 - Minor Thoroughfare
 - Needs Improvement
 - Recommended
 - Other Major Thorough
 - Needs Improvement
 - Recommended
 - Streets
 - Municipal District
- Western Area Plan Future Land Use**
- 1 unit per 2 acr
 - 1-3 Units per ac
 - 2-4 Units per ac
 - 5+ Units per ac
 - Commercial
 - Future Employment
 - Mixed Use
- Case**
- VARN2025-00008
 - Streams
 - Waterbodies
 - Water Supply Watershed





IREDELL COUNTY

ROWAN COUNTY

MOORESVILLE

SUBJECT PROPERTY

TOWN OF DAVIDSON

CITY OF KANNAPOLIS

CITY OF KANNAPOLIS

MECKLENBURG COUNTY

CITY OF CONCORD

CITY OF CONCORD

ODEELL SCHOOL

DAVIDSON

KANNAPOLIS PKWY

GEORGE W. JILES

I-85

US 601

Legend

- Cabarrus County
- Streets
- Streams
- Water Bodies
- Watershed
 - Critical Area
 - Protected Area
- Subject Property
- Municipal District
- ETJ Boundary



Cabarrus County Government – Planning and Development Department

October 22, 2025

Dear Property Owner:

A Variance Application has been filed in our office for property **adjacent** to yours. The property and specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Wednesday, November 12, 2025 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 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about this variance request, I encourage you to attend this meeting.

- | | |
|----------------------------|---|
| • Petitioner | Remington Jackson (agent) |
| • Petition Number | VARN2025-00008 |
| • Property Location | 9001 Mooresville Road |
| • Parcel ID Number | 4683-44-0538 |
| • Existing Zoning | Agricultural / Open Space (AO) |
| • Variance Request | Request for relief from the landscape perimeter buffer yard requirement of Chapter 9 |

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

If reasonable accommodations are needed please contact the ADA Coordinator at (704) 920-2100 at least 48 hours prior to the public hearing.



Cabarrus County Government – Planning and Development Department

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DAVID K & JAYNE A MAURER 5111 WAKEFIELD DR CONCORD NC 28027-5638	JERRY WAYNE PARKER JR 4650 WINDY RD CONCORD NC 28027-7447	MAXINE J CRAINSHAW 4675 WINDY RD CONCORD NC 28027-7447
TROY BOST SHERRILL 4701 WINDY RD CONCORD NC 28027-7448	JOHNNY & LORETTA DEATON 8899 MOORESVILLE RD CONCORD NC 28027-8459	CHRISTOPHER A & HEITI GUENOT 8912 MOORESVILLE RD CONCORD NC 28027-8460
LESTER J & MARY E WATTS 8916 MOORESVILLE RD CONCORD NC 28027-8460	LESTER J & MARY E WATTS 8916 MOORESVILLE RD CONCORD NC 28027-8460	KATIE OVERCASH EMERSON 9014 MOORESVILLE RD CONCORD NC 28027-8461
EMERSON MASON 9014 MOORESVILLE RD CONCORD NC 28027-8461	JIMMY RAY & GILDA S WILKINSON 9403 MOORESVILLE RD CONCORD NC 28027-8465	THEODORE FRANKLIN SUGGS 10563 HICKORY RIDGE RD HARRISBURG NC 28075- 7674
WENDY PARKER ALLEN 671 LITHIA INN RD LINCOLNTON NC 28092- 8782	DUKE ENERGY CAROLINAS LLC PO BOX 1007 CHARLOTTE NC 28201- 1007	ANDREW PARSONS 4100 SULKIRK RD CHARLOTTE NC 28210- 6252
ETHAN & LINDSEY SMITH 4028 KEBLE DR CHARLOTTE NC 28269- 1405	COLONIAL PIPELINE COMPANY PO BOX 1624 ALPHARETTA GA 30009- 1624	

October 24, 2025 at 1:58:44 PM
Mooreville Rd

CABARRUS COUNTY
ZONING
NOTICE
VARN2025-00008
FOR DETAILS CALL
704-920-2141



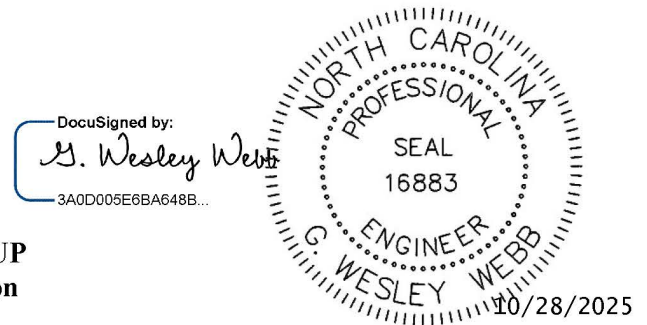
MEMORANDUM

Date: October 28, 2025

To: Susie Morris, Planning Director
Cabarrus County

From: Wesley Webb, PE
Alley, Williams, Carmen, & King Inc.

Project: Duke Energy Windy Road Substation SUP
Variance Request for Buffer Construction



The application is variance request to reduce the requirements for the construction of a 75’ buffer along the length of the property line.

The following items were noted:

- The developer is proposing to not build a landscaped buffer in an area marked as wetlands in the required undisturbed 25’ Waterbody Buffer to a wetland. Minimum disturbance in these areas is preferred by NCDEQ and the US Army Corp of Engineers. The requirement for a buffer adjacent to streams and wetlands is a requirement from the US Army Corp of Engineers. The engineer has also shifted the road, storm drainage, and site grading away from this area to reduce impacts on the buffer. The area is currently wooded and the construction plans do not show any impact to this area.
- A reduced landscape buffer width is shown in the area on either side of the new entrance road being constructed. Due to the need for a driveway for access and the location of the Waterbody buffer on the western side of the road, it is not possible to construct two 75’ wide buffers and an entrance road in this area. The landscaping plans do show proposed landscaping in the area between the road and the property line or buffer. The landscaping has been designed to minimize impacts to proposed site drainage channels.
- The location of the access road connection to Mooresville Road is in an area where the property is approximately 130 feet wide and two 75’ wide buffers cannot be constructed in this area. The road is a gravel road that was constructed several years ago to replace an existing gravel road and older bridge on the adjacent property with a new access road on the property owned by Duke Energy. The road also provides access to adjacent landowners residential structure and barns. The road was constructed with ditches along the side of the gravel road and a portion of the road crosses the 100 year floodplain. These items make construction of a landscaping buffer adjacent to the road difficult. From an emergency access standpoint, limiting the amount of trees adjacent to the road reduces the potential for a tree to be knocked down during a weather event tree, which could block access to the transformer. Screening constructed in this area does not screen the actual substation.



Cabarrus County Floodplain Development

Permit: ZNFPD2017-00391

Issued: 11/13/2019

Project: WINDY ROAD SUBSTATION ACCESS ROAD **Fees:** \$77.25

Description: NEW ROAD AND BRIDGE FOR THE DUKE ENERGY WINDY ROAD SUBSTATION. INSTALL 4 BOX CULVERTS WITHIN THE FLOOD PLAIN

Address: 9001 MOORESVILLE RD **Parcel:** 46834405380000

Stream Name(s): EMERSON BRANCH **Northing:** X:

FEMA Panel Num(s): 370036 - 3610468300J - EFFECTIVE **Easting:** Y:
370036 - 3610468300K - PRELIMINARY

Applicant: Mayur Patel

Applicant Address: 526 South Church Street, ECI-08Q, Charlotte, NC 28202 **Applicant Email:** mayur.patel@duke-energy.com

Applicant Phone: 2052490778 **Applicant Fax:**

Addl Contact:

Addl Contact Address: **Addl Contact Email:**

Addl Contact Phone: **Addl Contact Fax:**

Types of Development:

Type 1 - New Habitable building / structure

BFE: _____ **FFE:** _____

Type 2 - Addition

Substantial Improvement:

BFE: _____ **FFE:** _____

An elevation certificate (FEMA Form 81-31) is required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the floodplain administrator a certification of the elevation of the reference level, in relation to mean sea level. A final as-built elevation certificate (FEMA Form 81-31) is required after construction is completed and prior to certificate of compliance/occupancy issuance. Sec. 38-57 C

Type 2 - Improvements or repairs to existing building / structure

Substantial Improvement:

Flood openings requirements have been met, if in zones A, AO, AE or A1-30

Type 3 - Other development activity (mining, dredging, filling, grading, paving, excavating, drilling, etc...)

Location (area) of development activity:

- ✓ **Area A - within FEMA floodway** **Zone:** AE - PRELIM, X - EFF
- Area B - within community encroachment area** **Buffer:** REQUIRED
- Area C - outside the community encroachment area**

NO FILL MATERIAL OR OTHER DEVELOPMENT SHALL ENCROACH INTO THE FLOODWAY OR NON-ENCROACHMENT AREA OF ANY WATERCOURSE, AS APPLICABLE.

Comments: NEW ROAD AND BRIDGE FOR THE DUKE ENERGY WINDY ROAD SUBSTATION. INSTALL 2 BOX CULVERTS IN THE REGULATED FLOOD PLAIN. STUDY SUBMITTED AND NO RISE CONDITIONS VERIFIED BY WES WEBB. PLANS PAGES STAMPS ARE DATED 6/11/2019 AND 8/21/2019. APPLICANT WILL NEED TO PROVIDE THE AS-BUILT DOCUMENTS AND LOMR APPLICATION AFTER THE PROJECT IS COMPLETED.

The undersigned hereby certifies that he/she is either the owner or the authorized agent of the owner and hereby makes this application for permit and that all documents submitted in support of the application are correct to the best of my knowledge. Any proposed changes shall be submitted to the Floodplain Administrator for review and approval. Failure to comply with the Cabarrus County Flood Damage Prevention Ordinance including any modifications and/or performance reservations could result in assessment of civil penalties or initiation of civil or criminal court actions.

Mayur T. Patel

MT Patel

11/15/19

Applicant (Print)

Applicant (Signature)

Date

Susie Morris

Susie Morris

11/15/2019

Floodplain Administrator or Designee (Print)

Floodplain Administrator or Designee (Signature)

Date



Exhibit I

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Cabarrus County Unincorporated Areas North Carolina	CULVERT	BASE MAP CHANGES 1D HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 370036		
IDENTIFIER	NC-21-729 – Windy Hill Duke Energy Substation Access	APPROXIMATE LATITUDE & LONGITUDE: 35.482, -80.730 SOURCE: Other (ArcGIS) DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 3710468300K DATE: November 16, 2018		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: November 16, 2018 FLOODWAY DATA TABLE: 17	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE & REVISED REACH

Coddle Creek Tributary 4 – from a point approximately 800 feet upstream of Windy Road to a point approximately 1,300 feet upstream of Windy Road.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Coddle Creek Tributary 4	Zone AE BFE*	Zone AE BFE	Yes No	Yes Yes

*BFE – Base (1-percent-annual-chance) Flood Elevation

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Service Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Service Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jacky Bell
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Rhodes Building, 3005 Chamblee Tucker Road
Atlanta, GA 30341
(770)-220-5406

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Service Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at

https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *The Independent Tribune*

Dates: March 4, 2022 and March 11, 2022

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

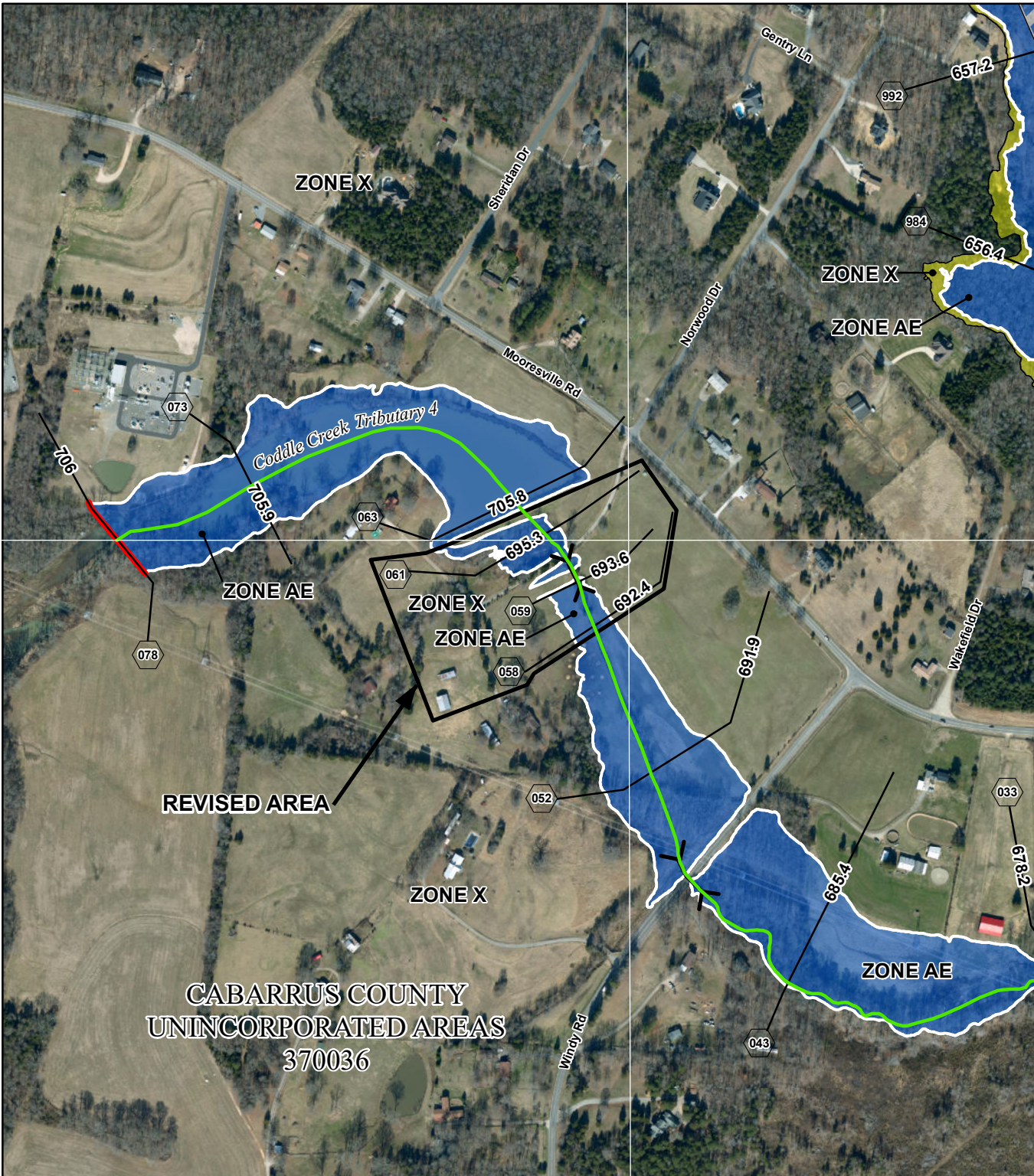
A handwritten signature in black ink, appearing to read "Rick F. Sacbbit".

Patrick "Rick" F. Sacbbit, P.E., Branch Chief
Engineering Service Branch
Federal Insurance and Mitigation Administration







Table 17 - Limited Detailed Flood Hazard Data

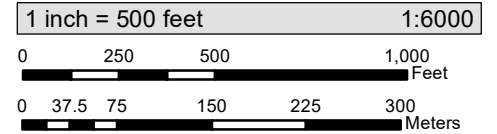
Cross Section	Stream Station	Flood Discharge (cfs)	1 % Annual Chance Water-Surface Elevation (feet NAVD 88)	Non-Encroachment Width (feet) Left/Right from Stream Centerline
Coddle Creek Tributary 4				
049	4923.0	833.0	691.5	57.6/57.6
052	5244.0	833.0	691.9	39.9/40.1
055	5533.0	833.0	692.1	35.5/34.5
058	5779.0	833.0	692.4	15.6/19.5
059	5939.0	833.0	693.6	18.0/16.8
060	6007.0	833.0	694.3	10.0 / 16.1
061	6080.0	833.0	694.4	6.9/32.0
061	6102.0	833.0	695.2	21.0/61.0
061	6140.0	833.0	695.3	22.0 / 100.0
062	6180.0	833.0	695.5	22.0 / 140.0
063	6295.0	833.0	705.8	273.0 / 273.0
065	6509.0	833.0	705.9	174.8/168.0
068	6792.0	833.0	705.9	92.0 / 82.5
071	7052.0	833.0	705.9	149.1/148.0
073	7322.0	833.0	705.9	117.4/115.7
075	7521.0	833.0	705.9	105.3/108.0
078	7822.0	833.0	706.0	84.6 / 85.5
Cold Water Creek				
776	77617.0	3940.0	650.0	867.0 / 483.0
779	77931.0	4015.0	650.0	325.0/210.0
785	78489.0	4015.0	650.0	340.0/447.0
791	79099.0	4015.0	650.0	365.0/435.0
798	79764.0	4015.0	650.0	320.0 / 346.0
799	79927.0	4015.0	650.2	275.0 / 414.0
806	80575.0	3784.0	650.2	420.0/170.0
811	81083.0	3784.0	650.4	200.0/40.0
815	81454.0	3784.0	650.9	200.0/40.0
820	81970.0	3784.0	651.7	85.0 / 84.0
Dutch Buffalo Creek				
427	42687.0	10484.0	523.8	36.0/394.0
436	43602.0	10036.0	524.1	35.8/361.1
445	44468.0	10036.0	524.5	36.8/501.5
454	45427.0	9952.0	524.7	32.5/656.3
463	46289.0	9952.0	524.9	350.3/295.7
471	47054.0	9952.0	524.9	224.7/113.2
484	48402.0	9952.0	525.9	253.2/330.0
493	49329.0	9952.0	526.3	38.8/616.6
503	50311.0	9849.0	526.5	32.6/320.8
514	51372.0	9789.0	527.6	416.4/35.6
523	52275.0	9789.0	528.2	505.9/26.0
534	53401.0	9789.0	529.0	405.3/316.5
547	54689.0	9789.0	530.0	731.9/214.1
556	55598.0	9789.0	530.5	440.6/486.2
567	56715.0	7980.0	531.7	32.2/447.1
573	57252.0	7980.0	532.3	35.0/405.1
583	58300.0	7980.0	534.1	35.0/213.0

Revised Area



FLOOD HAZARD INFORMATION

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		1% Future Conditions Zone X
OTHER AREAS		Area with Reduced Flood Risk due to Levee See Notes Zone X
		Areas Determined to be Outside the 0.2% Annual Chance Floodplain Zone X



NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

NORTH CAROLINA

PANEL 4683



FEMA

Panel Contains:

COMMUNITY	CID	PANEL	SUFFIX
CABARRUS COUNTY	370036	4683	K

**REVISED TO REFLECT
LOMR EFFECTIVE: July 11, 2022**

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



VERSION NUMBER
2.3.3.2

MAP NUMBER
3710468300K

EFFECTIVE DATE
November 16, 2018