



Cabarrus County Government

Cabarrus County Planning and Zoning Commission Tuesday,
November 12th, 2024 @ 6:30 p.m.
Board of Commissioners Meeting Room
Cabarrus County Governmental Center

Agenda

1. Roll Call
2. Approval of Meeting Minutes
3. **New Business Board of Adjustment:**
 - a) **Petition VARN2024-00003** – Variance request for setback requirements in Chapter 5 to allow a residence to encroach into the front setback. Douglas Summer is the applicant/owner. The address associated with the subject property is 1100 Oak Trail Circle (PIN: 5632-50-6782).
 - b) **Petition VARN2024-00004** – Variance request for setback requirements in Chapter 5 for setback encroachments of existing accessory structures and impervious area that exceeds the limit for the zoning district. Frank and Lisa LaRoche are applicants/owners. The address associated with the subject property is 2945 Parks Lafferty Road (PIN: 5547-44-875).
4. Legal Update
5. Director's Report
6. Adjourn

PLANNING STAFF REPORT
 CABARRUS COUNTY PLANNING AND ZONING COMMISSION
 11/12/2024

Staff Use Only:

Approved: _____

Denied: _____

Tabled: _____

Variance: VARN2024-00003

Applicant Information: Douglas Summer
 1045 Oak Trail Circle
 Concord, NC 28025

Owner Information: Douglas Summer
 1045 Oak Trail Circle
 Concord, NC 28025

PIN: 5632-50-6782

Area in Acres: +/- 2.22

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

- The applicant was issued permits to build a residence on the subject property in March of this year (See Exhibit E).
- A plot plan was submitted for zoning permitting showing the residence outside of the 50-foot front setback.
- The applicant subsequently proceeded with construction and the contractor began installation of the footings.
- The Zoning Compliance Officer visited the site on September 10 to confirm that the residence was being constructed as shown in the zoning permit.
 - It was determined at that time that the residence (footing) was encroaching into the front setback.

Site Description: A perennial stream traverses the rear of the subject property from north to south. There is special flood hazard area on the property. The water body buffer is required.

A single-family dwelling unit is currently under construction (footing).

Current Land Uses: The subject property is currently vacant but under construction.

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:	Agriculture/Open Space (AO)
Surrounding Zoning:	North: Agriculture/Open Space (AO) East: Agriculture/Open Space (AO) South: Agriculture/Open Space (AO) West: Agriculture/Open Space (AO)
Sign Posted:	October 21, 2024
Newspaper Notification 1:	October 31, 2024
Newspaper Notification 2:	November 5, 2024
Notification Letters:	October 17, 2024

Exhibits

- Exhibit A – Staff Report
- Exhibit B – Application
- Exhibit C – Survey
- Exhibit D – Staff Maps
- Exhibit E – Permitting
- Exhibit F – Neighborhood Meeting Information
- Exhibit G – Adjacent Owner Letter Information

Agency Review Comments

Emergency Services Review:

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

Fire Review:

We would have little to no impact on this variance. (per Jacob Thompson, Fire Marshal).

NCDOT Review:

We are fine with this request. (per Marc Morgan/Jason Faulkner, NCDOT)

Sherriff's Department Review:

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

Soil & Water Conservation Review:

No comments from soil and water other than 1100 Oak Trail Circle is close to the floodplain (per Abby Weinshenker, Resource Education Coordinator)

Cabarrus Health Alliance:

The Health Alliance has issued a construction authorization (SE2023-00228) for this lot. Changes from the original design can result in revocation of the CA. (Kurtis D Nelson, Cabarrus Health Alliance)

Zoning Review:

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

History / Other Information

- The subject property is currently zoned AO and has been vacant until construction of a residence began earlier this year.
- The subject property is approximately 2.22 acres in size.
- The applicant submitted a survey for permitting that confirms the residence is located outside of both the regulated special flood hazard area and the water body buffer. It also showed the house located outside of the 50-foot setback requirement.
- Oak Trail Circle is not listed on the Cabarrus-Rowan Metropolitan Planning Organization's (CRMPO) Comprehensive Transportation Plan (CTP) Index. Therefore, widening of the facility is not scheduled for the foreseeable future.
- The application states that the reason for the variance request is the footing of the house was not poured per the instructions given.
 - The footing is constructed correctly but is not in the location or dimensions desired.
 - The main body of the house was originally supposed to be 40 feet by 30 feet. It currently measures 39' by 31' 9".
 - The footing was misplaced by 10 feet, which results in a portion of the garage being too close to the right-of-way.
- The application states that correct the mistake made by the contractor, the entire foundation would have to be dug up, removed and soil recompact. The application further states that the entire building process would have to start over, which is not economically possible and would result in the loss of monies already spent on construction.

- The application states that the location of the house on the subject property is driven by a significant drop off to the rear of the lot (approximately 30 feet). It is the applicant's belief that the contractor was trying to provide as much space as possible between the drop off and the rear of the house, which ultimately caused the setback encroachment. The application states that move was not necessary. However, had the unique topography not been present, the mistake would not have been made.
- The plans for the house provided to the foundation contractor called for the house to be 40x30, but the foundation in fact measures 39' by 31' 9" as it is currently. The corners of the house were correctly marked. The contractor miscalculated the size and location of the house.
- The applicant contends that the property is located on a ½ mile loop. There is no through traffic and residents are the only consistent users. It is the applicant's opinion that it is highly unlikely Oak Trail Circle will be widened or used as a throughfare. It is also the applicant's opinion that a variance would not change the character of the neighborhood nor have any negative effect on the immediate area or plans of the county.

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.



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

Douglas Summer

NAME

1045 Oak Trail Circle

ADDRESS

Concord, NC 28025

CITY, STATE, ZIP CODE

704-787-0729

PHONE NUMBER

FAX NUMBER

ssppriinnngg2002@gmail.com

E-MAIL ADDRESS

PROPERTY OWNER

Douglas Summer

NAME

1100 Oak Trail Circle

ADDRESS

Concord, NC 28025

CITY, STATE, ZIP CODE

704-787-0729

PHONE NUMBER

FAX NUMBER

ssppriinnngg2002@gmail.com

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 Same

Existing Use of Property Vacant

Existing Zoning AO

Property Location Half way around Oak Trail Circle off of
 Penniger Rd

Tax Map and Parcel Identification Number (PIN) Pin [56325067820000](#)

TO THE BOARD OF ADJUSTMENT

I, Douglas Summer , 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: 5-5b of Dimensional Standards

2. Reason(s) for Seeking a Variance

 The footings of this house were not poured per the instructions given. They are
 correctly constructed but not in the location or dimensions desired. The main
 body of the house was supposed to be 40 feet by 30 feet. It measures 39' by
 31'9". It was also mislabeled by 10 feet. This resulted in a portion of the garage

being too close to the right-of-way.

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"?)

If the variance is not granted that would mean the entire foundation would have to be dug up, removed, soil recompacted so the entire building process

would have to start over. This expense is not economically possible and would result in the loss of all monies already spent.

-
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).

The parcel the house is located on has a significant drop off at the rear of the lot (approximately 30 feet). I think the contractor was trying to give us as much space as possible between the drop off and the rear of the house, which resulted in a portion of the front of the house being too close to the setback. This was unnecessary on his part but had this unique topography not been present, I think the mistake would not have been made.

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 plans for the house provided to the foundation contractor called for a house to be 40x30, but the foundation in fact measures 39' by 31'9". NO ONE builds a house with these dimensions. The corners of the house were correctly marked but the contractor miscalculated the size and location of the house. This has resulted in a portion of the garage to encroach on the right-of-way.

3. **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?)

This house is located on Oak Trail Circle which is ½ mile long loop off and then back onto Penninger Road. Oak Trail Circle has no thorough traffic with residents being the only consistent users. It is highly unlikely that the road would ever be widened or used as a throughfare due to its lack of connections to other roads. With that understanding, this variance would not result in changing the character of the neighborhood nor have any negative effect on the immediate area or any future plans of the county.

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.

Zoning rules and setbacks are in place for many valid reasons. But, given the very small likelihood that Oak Trail Circle will ever be widened or changed this variance will not have any material effect on the surrounding properties or neighborhood now or in the future. This was an unwanted error that was not planned and provides no material gain for me. So, I would ask for understanding and permission to continue construction.

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: Wendell James Semmer DATE: 10.5.24

SIGNATURE OF APPLICANT: Wendell James Semmer DATE: 10.5.24

Douglas J. Summer &
Kathy B. Summer
D. B. 1112, page 150.
Property Real ID: 05-018-0011.00

Point #	Northing	Easting	Elevation	Description
18	620418.57	1535783.53	624.74	ns
19	620472.76	1535791.55	625.12	5/8" rod fd.
20	620609.26	1535962.22	638.99	ns
83	620583.29	1535970.50	0.00	Monument Found
501	620543.61	1535713.40	614.58	5/8" rod fd.
512	620621.44	1535931.25	636.78	5/8" rod fd.
513	620619.09	1535921.16	637.06	Monument Found
1001	595611.29	1533753.92	606.25	CORS NCCO Concord

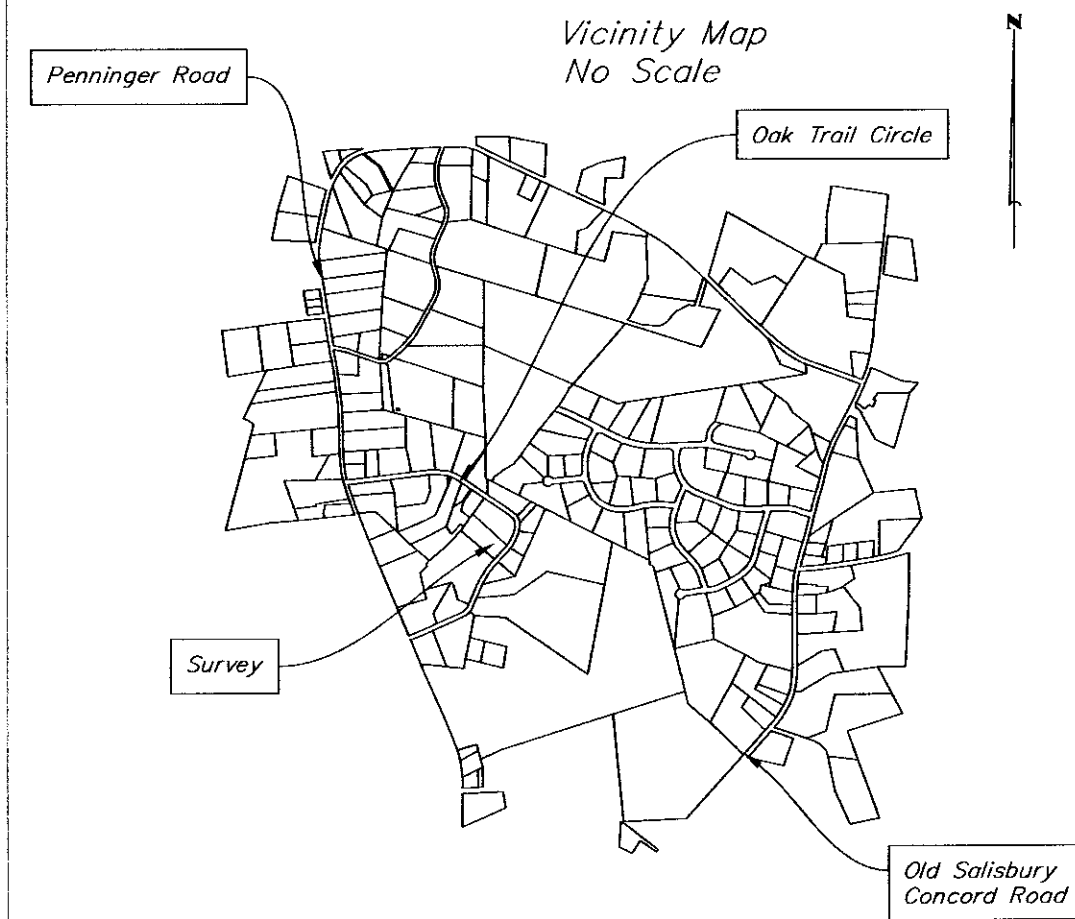
Douglas J. Summer &
Kathy B. Summer
D. B. 1112, page 150.
Property Real ID: 05-018-0036.00

See Survey of Lot 7 (Unrecorded Plat)
Per Tract 1 (Lots 6 & 7)
by Harrisburg Surveying
James West, PLS
dated October 27, 2023
For: Douglas & Kathy Summers.

50' Front Setback

Gregory C. Carpenter &
Michele K. Carpenter
D. B. 15286, page 0139.
Plat Book 64, page 84.
Tract Two.
Property Real ID: 05-018-0034.00

Mary K. Gore
D. B. 457, page 641.
Property Real ID: 05-018-0035.00



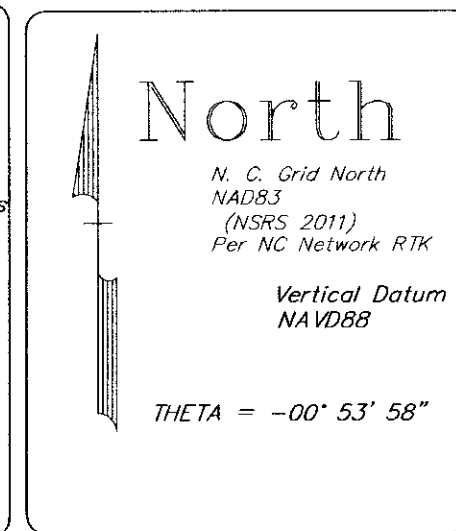
Note:
All distances given are reduced to the Grid Plane. Surface distances can be obtained by dividing by combined scale factor.

Horizontal Control ± 4.6 Centimeters
Vertical Control ± 4.6 Centimeters

Elevations are based on NAVD88

Measurements taken from North Carolina Network RTK with Trimble R12 GNSS Dual Frequency GPS Receiver

Conventional Ground Work performed with 1" Trimble SB or SX-12 Robotic Station.



Scale 1"=100'
1 centimeter = 12 meters Scale Ratio 1:1200

I, Norman Grey Ribelin, certify that this report was produced under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: "C"
- (2) Positional accuracy: ± 4.6 Centimeters
- (3) Type of GPS field procedure: Network RTK (North Carolina)
- (4) Dates of survey: 07/24/2024
- (5) Datum/EPOCH: NARS 2011, NAVD88
- (6) Published/field-control use: NCCO/Concord CORS
- (7) Geoid model: G2008
- (8) Combined grid factor(s): 0.9998527501
- (9) Units: U. S. Survey Feet

CERTIFICATE FOR BOUNDARY SURVEY
I, Norman Grey Ribelin, certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 112 page 150); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 112 page 150; that the ratio of precision as calculated is 1:12,224; that the Global Positioning System (GPS) observations were performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks at the 4 centimeter accuracy classification (95% confidence) using RTK Network and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600);

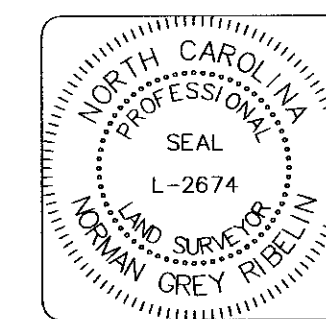
Witness my original signature and seal this the day

Norman Grey Ribelin

08/10/2024

Norman Grey Ribelin, PLS, L-2674
Ribelin Land Surveying, Inc. 6-1679

Date



- LEGEND**
- Iron Found
 - Iron Set
 - Stone Found
 - ⊕ Monument Found
 - ⊕ Monument Set
 - △ Nail Found
 - ▲ Nail Set
 - ⊠ Spike Found
 - ▲ Spike Set
 - Point (not set nor found)
 - ◆ Power Pole
 - Right-of-way
 - E-E — Overhead Lines

This survey is conducted by:
Norman Grey Ribelin, PLS, L-2674
Ribelin Land Surveying, Inc., C-1693
333 Surveyors Drive Salisbury, N. C.
28146-1538 Ph. (704) 633-2995

Survey Type: Homesite Staking Survey
FOR:
Present Owners: Douglas & Kathy B. Summer

City/Township: NA, No. 5 Township
County: Cabarrus County North Carolina

Parcel Id: 05-018-0036.00
Pin Number: 56325067820000

Total Acreage: NA Area by coordinates Error
Adjusted by Compass Rule

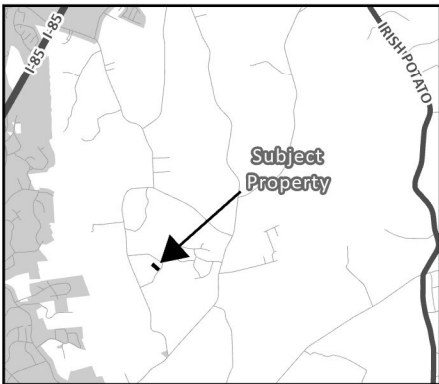
Beginning Field Survey Date: 07/24/2024 Last Survey
Date: 08/07/2024
Drawing Date: 8/10/24

COGO/CAD FILE: D:\Surveys\2200_S\2210\2214 D Summer\20240807
JOB NUMBER 2024-2214

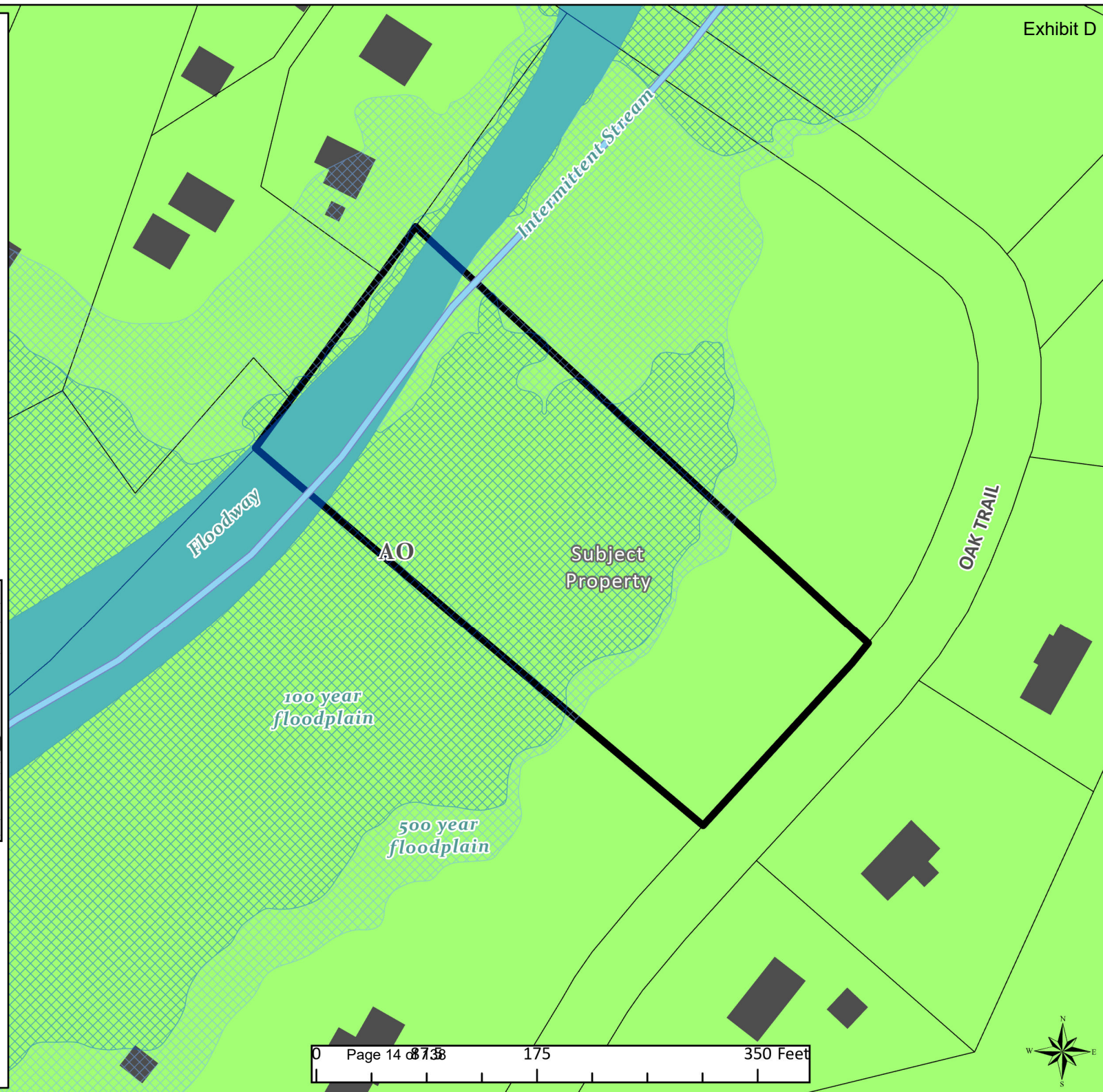
Central Planning Area
Zoning Map



Applicant: Douglas Summer
Owner: Douglas Summer
Case: VARN2024-00003
Address: 1100 Oak Trail Cir
Purpose: Front Setback
Encroachment
PIN: 5632-50-6782



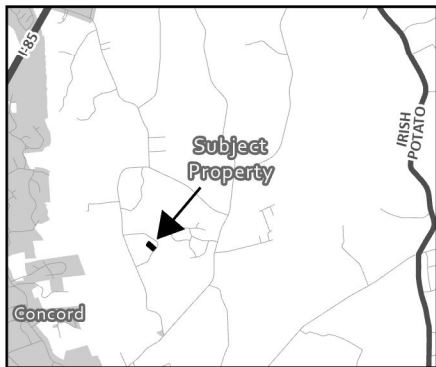
Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data. Map prepared by Cabarrus County Planning and Development November, 2024



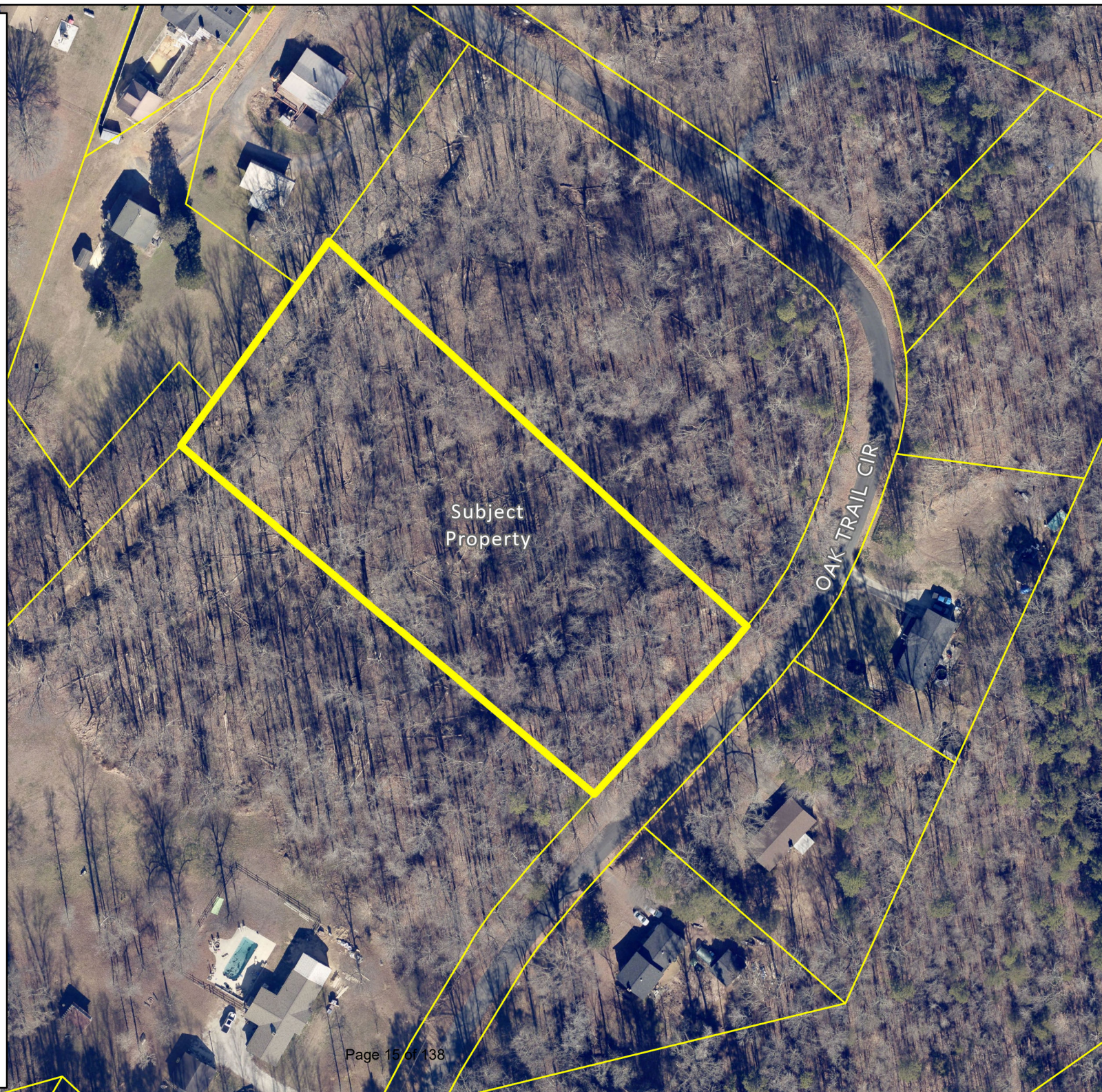
Central Planning Area
Aerial Map



Applicant: Douglas Summer
Owner: Douglas Summer
Case: VARN2024-00003
Address: 1100 Oak Trail Cir
Purpose: Front Setback
Encroachment
PIN: 5632-50-6782



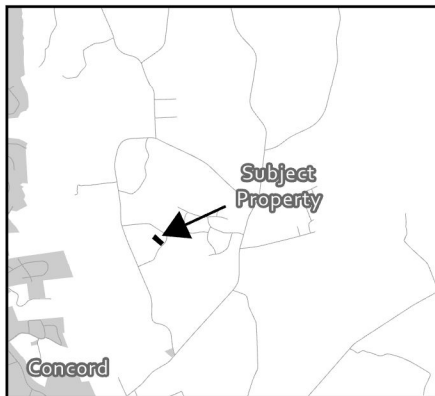
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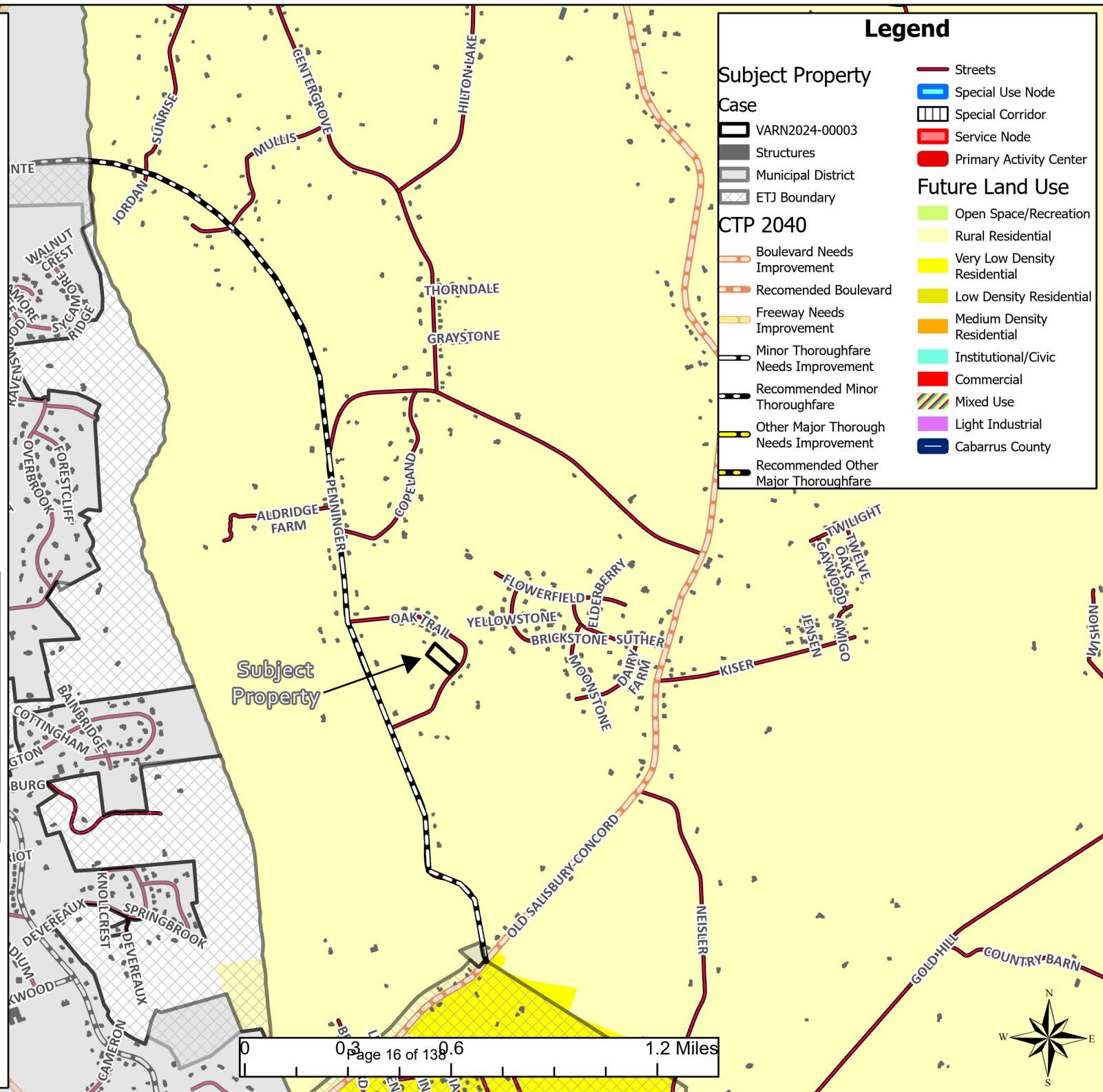
Central Planning Area
Future Land Use Map



Applicant: Douglas Summer
Owner: Douglas Summer
Case: VARN2024-00003
Address: 1100 Oak Trail Cir
Purpose: Front Setback
Encroachment
PIN: 5632-50-6782



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Septic Permit

PIN 56325067820000Permit Number SE2023-00228FEE \$425**CABARRUS HEALTH ALLIANCE
CONSTRUCTION AUTHORIZATION**

The construction and installation requirements of Rules .1950, .1952, .1954, .1955, .1956, .1957, .1958, and .1959 are incorporated by reference into this permit and shall be met. Systems shall be installed in accordance with the attached system layout.

ISSUED TO: SUMMER DOUGLAS J PROPERTY LOCATION: 1100 OAK TRAIL CIR
CONCORD NC 28025Facility Type: Single Family ☒ New ☐ Expansion ☐ RepairBasement? ☐ Yes ☒ No Basement Fixtures? ☐ Yes ☐ NoType of Wastewater System** 25% Reduction (Initial) Wastewater Flow: 240 GPD
(See note below, if applicable ☐) 25% Reduction (Repair)Maximum number of bedrooms: 2
Maximum number of occupants: 4**Installation Requirements/Conditions**Septic Tank Size: 1000 gallonsTotal Trench Length: 150 feetTrench Spacing: 9 Feet on CenterPump Tank Size: 1000 gallonsTrenches shall be installed on contour at a
Maximum Trench Depth of: 34 inches
(Trench bottoms shall be level to +/- 1/4"
in all directions)Soil Cover: --- inches
(Maximum soil cover shall not exceed
36" above the trench bottom)Pump Requirements: 21 ft. TDH vs. 20 GPMS.T. Lines 3ft x 150ft = 450 ft^2Stone depth (if applicable) ---

Conditions:

Must meet on site prior to installation.

This Construction Authorization is subject to revocation if the site plan, plat, or the intended use changes. The Construction Authorization shall not be transferred when there is a change in ownership of the site. This Construction Authorization is subject to compliance with the provisions of the Laws and Rules for Sewage Treatment and Disposal and to the conditions of this permit.

Authorized State Agent: Michael Morsch Date of Issuance: 11/3/2023Construction Authorization Expiration Date: 11/3/2028

See Attached Map

For final inspections call 704-920-1237 24 hours in advance



Well Permit



300 Mooresville Rd, Kannapolis, NC 28081
Office: 704-920-1207 fax: 704 933-3379
Email: EHApps@cabarrushealth.org

CABARRUS HEALTH ALLIANCE

WELL PERMIT

CHA-WE-2024-00061

WELL PERMIT NUMBER: _____

DATE ISSUED 4 / 26 / 2024

WELL OWNER: DOUGLAS & KATHYSUMMER

PHONE NUMBER: 704 - 787 - 0729

EMAIL: sspprriinnngg2002@gmail.com

WELL SITE ADDRESS: 1100 OAK TRAIL CIR

CITY: CONCORD ZIP: 28025

☒ **NEW WELL**

COMMENTS: _____

☐ **REPAIR** OF AN EXISTING WELL

COMMENTS: _____

☐ **ABANDONMENT** OF AN EXISTING WELL

COMMENTS: _____

See back of permit for approved well location. Call 704-920-1207 if well cannot be located in the proposed area.
Email: EHApps@cabarrushealth.org

Kurtis Nelson REHS

Authorized REHS.

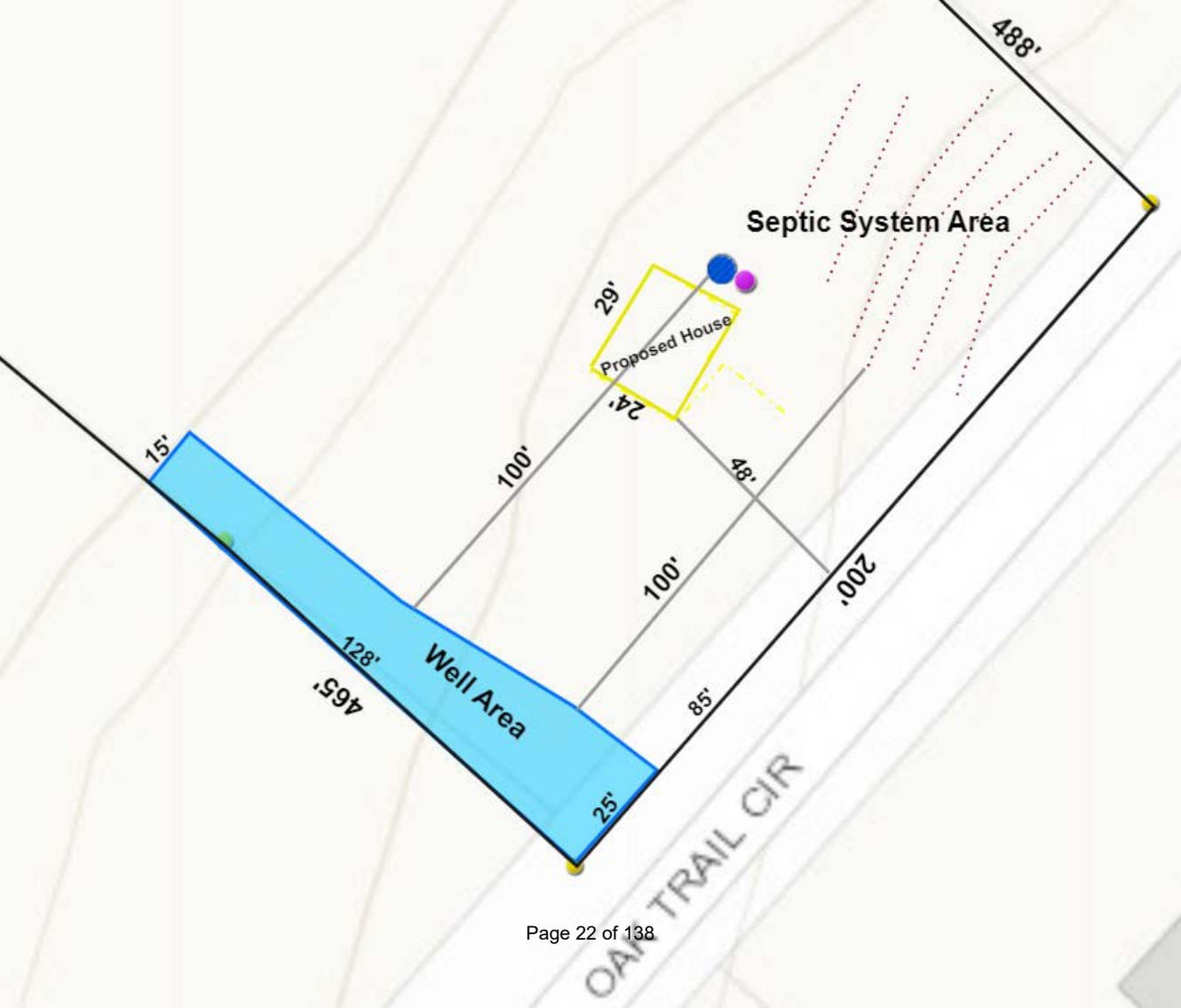
4/26/2024

Date Issued

4/26/2029

Expiration Date

ALL REQUESTS FOR GROUT INSPECTIONS MUST BE CALLED IN 24 HOURS IN ADVANCE
HOTLINE # - 704-920-1237



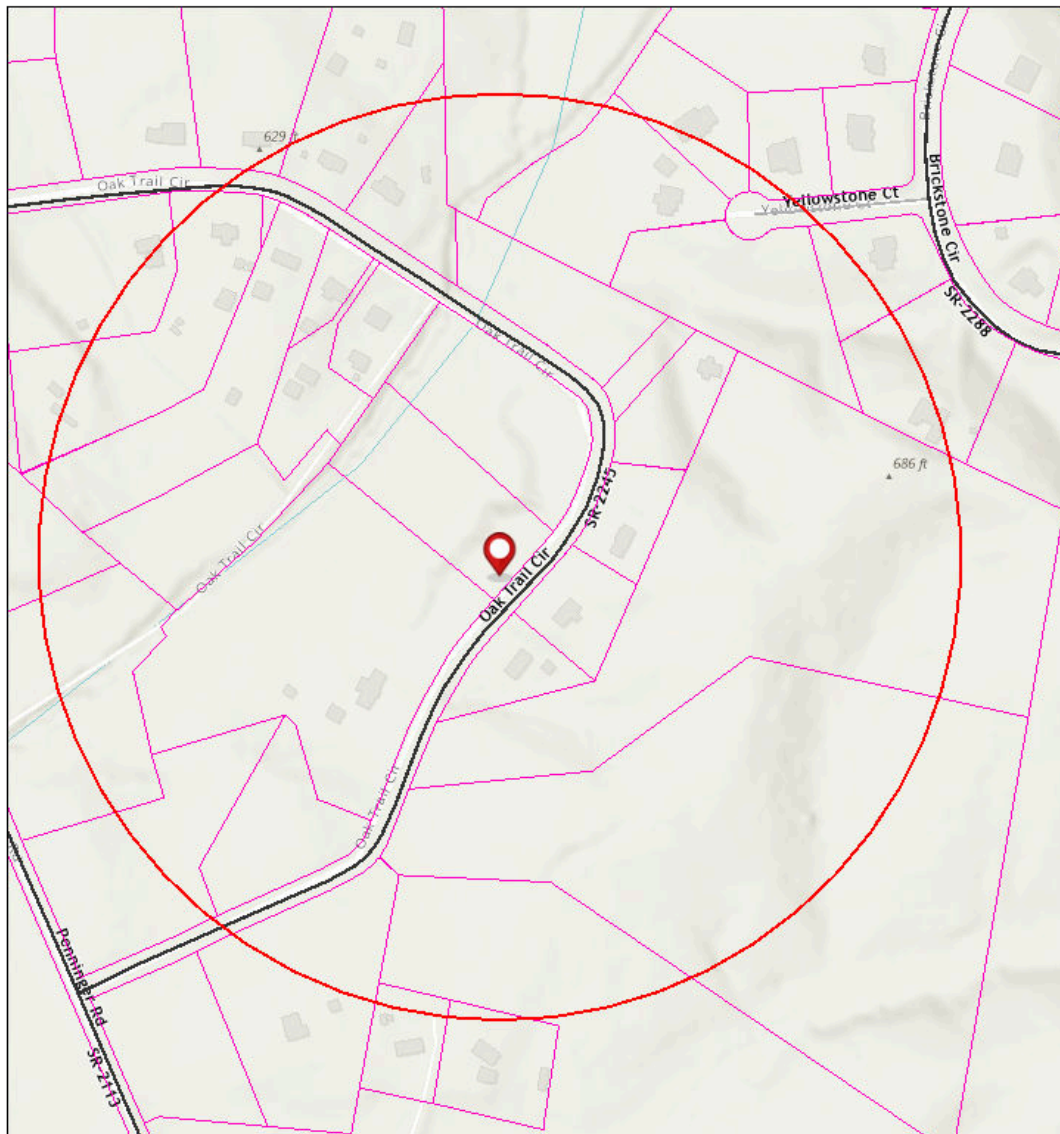


WPDT Screening Report

Area of Interest (AOI) Information

Area : 3,134,508.76 ft²

May 6 2024 9:32:50 Eastern Daylight Time



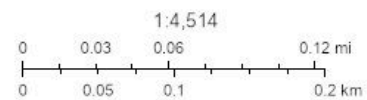
North Carolina Parcels (Polygons) - Parcels

County Boundary

Non-System Roads

Non-System

Secondary Route



NCDOT GIS Unit, Esri Community Maps Contributors, Cabarrus County Government, meckinc, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METV, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS.

All North Carolina Department of Environmental Quality (NCDEQ) GIS data is expressly provided "AS IS" and "WITH ALL FAULTS". The NCDEQ makes no warranty of any kind, express or implied, concerning this information, including but not limited to any warranties of merchantability or fitness for any particular purpose. The NCDEQ assumes no responsibility or legal liability concerning the Data's accuracy, reliability, completeness, timeliness, or usefulness. The data is not intended to constitute advice nor is it to be used as a substitute for specific advice from a professional. Users should not act (or refrain from acting) based upon information in the Data without independently verifying the information and obtaining any necessary professional advice. Users are solely responsible for ensuring the accuracy, currency and other qualities of any products derived from or in connection with the NCDEQ's Data. The Data is collected from various sources and may be modified over time without notice to improve spatial and attribute accuracy. The NCDEQ disclaims responsibility for the spatial accuracy and attribution of GIS features and makes no warranty concerning same.

Zoning Permit

Zoning / Compliance Certificate
Cabarrus County, NC (704) 920-2137
Date: 3/1/2024



Application #: ZN2024-00307
Parcel Number: 56325067820000

FLOOD

Fees: Single Family Detached or manufactured home zoning permit (SFD) \$100.00 3/1/2024
TOTAL \$100.00

Project Name: SUMMER DOUGLAS J

Applicant: Summer 635 Alfred Brown Court SW Concord, NC 28025	Work Location: 1100 OAK TRAIL CIR CONCORD, NC 28025 Phone: 7047870729
Property Owner: SUMMER DOUGLAS J	Owner Phone:
Contractor:	Proposed use: NEW RESIDENCE WITH APPROX. 40 ' X 26 ' DIMENSIONS, APPROX. 1040 SQ.FT FOOTPRINT Previous use: VACANT

Setback Information

Front Corner Lot: --	Front Local Road: 50'	Front Minor Collector: 75'
Side Yard: 20-40'	Side Yard Accessory: 20-40'	Max Impermeable Surface%: 15'
Rear Yard: 30'	Rear Yard Accessory Setback 5' 15ft or less:	

Subdivision and Lot Number:

Total Lot Area: 2.15

Number Of Dwelling Units:

Max Height (Principal/Acc): 40/40'

Project Description: NEW RESIDENCE WITH APPROX. 40 ' X 26 ' DIMENSIONS, APPROX. 1040 SQ.FT FOOTPRINT

Zone: AO Conventional

Development of this property will also involve:

<input type="checkbox"/> Approve Site Plan	<input type="checkbox"/> Accessory / Building / Structure Signs	<input type="checkbox"/> Watershed Overlay District
<input type="checkbox"/> Fence / Screen / Buffer Yard	<input checked="" type="checkbox"/> Flood Damage Prevention Ordinance	

Comments: NO WATERSHED WITHIN PROPERTY

FLOODWAY, 100 YEAR FLOODPLAIN & 500 FLOODPLAIN(NOT REGULATED BY THE COUNTY) WITHIN PROPERTY, BUILDING SITE IS NOT IN FLOODPLAIN OR FLOODWAY

ALL STRUCTURES MUST STAY OUT OF WATERBODY BUFFER ZONE AND NO BUILD SETBACK

Zoning Staff Signature:

I, the undersigned, certify that all work designated on this application and on approved attached plans (if any) will be performed as indicated, and arrangement of land and / or structures will conform to all information presented herein and to all regulations of the zoning ordinance. No structures will be used or occupied other than in compliance with a valid certificate of zoning compliance / occupancy issued.

Signature of Owner or Applicant as Owners' Authorized Agent:

Important Setback Information

CABARRUS COUNTY

65 CHURCH STREET S - PO Box 707

CONCORD, NC 28025

Office - 704-920-2137 Fax - 704-920-2144

This notice is to inform you that all proposed principle and/or accessory structures shall be built or placed on the subject property in compliance with the setback standards listed on your Zoning Compliance Permit.

Example structures shall include but not be limited to:

- Residential Structures: Site Built, Modular, Mobile Homes
- Residential Accessory Structures: Pools, Storage Buildings, Garages
- Non Residential Structures: Offices, Warehouses, Fire Stations, Banks
- Non Residential Accessory Structures: Display Areas, Gas Pumps, ATM's

A structure built or placed on a property which encroaches a setback boundary shall be considered a violation of the Zoning Ordinance. Such violations are subject to all civil penalties and remedies set forth in the Zoning Ordinance.

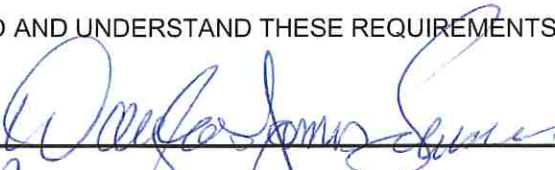
Prior to construction, verify setbacks to ensure the structure will be properly built or placed on the property.

All setbacks shall be measured from the existing or proposed right of way of record.

If you question the possibility of an encroachment consult with a land surveyor of your choice to plot out the structure placement.

I HAVE READ AND UNDERSTAND THESE REQUIREMENTS:

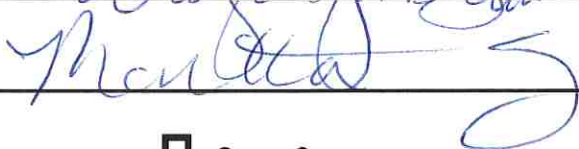
Applicant:



Date:

3.1.24

Staff:



Date:

3/1/24



Owner Copy



Staff Copy



ZONING PERMIT APPLICATION CABARRUS COUNTY-ZONING DIVISION

Application/Accela#: _____

Reviewed by: _____

Date: _____

Amount Paid: _____

WHEN IS A ZONING PERMIT APPLICABLE?

Zoning permits are required for all new construction. Whether it is a new residential or commercial structure, an addition to an existing structure, an outside storage building, or an attached deck, a zoning permit is required. Permits are also required for the installation of swimming pools (above or in ground), car ports, and to change the use of an existing structure or property.

GENERAL REQUIREMENTS:

UTILITIES

- ☐ If the property has an existing septic system, an inspection application will need to be completed online at CabarrusCounty.us or [Accela Citizen Access](#) the Cabarrus Health Alliance at 704-920-1207 or visit them at 300 Mooresville Road, Kannapolis. CHA will provide a letter for you to turn in with your application.
- ☐ If the property requires a new septic system, a site evaluation application will need to be completed online at CabarrusCounty.us or [Accela Citizen Access](#) or visit the Cabarrus Health Alliance at 300 Mooresville Road, Kannapolis.
- ☐ If the property will be served with **government water or sewer**, you must provide an Intent to Serve from the utility provider.

SITE/PLOT PLAN (to scale) that shows:

- ☐ size and configuration of the property, including lot dimensions and acreage
 - ☐ location and dimensions of all existing structures
 - ☐ location and dimensions of all existing parking and driveway areas
 - ☐ location and dimensions of any bodies of water or water channels (ponds, streams, wetlands, swales, etc.)
 - ☐ location of identified special flood hazard areas, including floodway, 100-year and 500-year
 - ☐ location and dimensions of proposed work (new structure, pool, addition to existing building, deck, etc.)
 - ☐ setbacks for the applicable zoning district (must meet established setbacks for district)
 - ☐ additional information as required if the property lies within an Overlay District as defined in Chapter 4 of the Cabarrus County Development Ordinance.
- Requests for zoning permits must comply with all applicable standards of the Cabarrus County Development Ordinance.

ZONING PERMIT APPLICATION SUBMISSION:

Zoning is located on the second floor of the Cabarrus County Governmental Center at 65 Church Street S, Concord, 28025. The application package should include a complete, signed application form along with the appropriate zoning permit fee, plot/site plan, and supporting documentation.

Incomplete plan submittals and applications will not be processed and will be returned to the applicant

BUILDING PLAN SUBMISSION:

The zoning review process does not include NC Building Code review. When you submit the zoning permit application, you should also submit to Cabarrus County Building Standards. For additional information, call 704-920-2128.

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

ZONING PERMIT TYPE REQUESTED: CHOOSE ONE

*****EACH PROPOSED USE OR STRUCTURE REQUIRES A SEPARATE APPLICATION*****

<input checked="" type="checkbox"/>	Primary Dwelling	\$100.00
<input type="checkbox"/>	Accessory Building <input type="checkbox"/> office space included	\$75.00
<input type="checkbox"/>	Swimming Pool	\$75.00
<input type="checkbox"/>	Deck/Porch	\$75.00

<input type="checkbox"/>	Manufactured Home	\$100.00
<input type="checkbox"/>	Accessory Dwelling _____ sq ft living area	\$75.00
<input type="checkbox"/>	Addition/Expansion	\$75.00
<input type="checkbox"/>	Other:	

UTILITIES: HOW THE PROPERTY WILL BE SERVED?

<input checked="" type="checkbox"/>	Septic Tank, Permit # SE <u>2023-0028</u>
<input checked="" type="checkbox"/>	Private Well

MUST provide Construction Authorization or Existing System Report from CHA

<input type="checkbox"/>	Governmental Sewer Service
<input type="checkbox"/>	Governmental Water Service

MUST provide copy of Intent to Serve letter from municipality providing service

GENERAL INFORMATION:

1045 sq Foot Residence
PROJECT DESCRIPTION AND DIMENSIONS

Douglas Summer
PROPERTY OWNER NAME

1100 Oak Trail Circle Concord
PROJECT ADDRESS

1045 Oak Trail Circle
PROPERTY OWNER MAILING ADDRESS

56325067820000
PROJECT PARCEL NUMBER (PIN)

CONCORD 28025
704-787-0729
PHONE NUMBER

AO
COUNTY ZONING DESIGNATION FOR PROPERTY

ssppj1nngg2002@gmail.com
EMAIL ADDRESS

APPLICANT INFORMATION:

This person will receive the official correspondence to and from Cabarrus County regarding the zoning permit application and plot plan review.

NAME

CONTRACTOR LICENSE NUMBER

PHONE NUMBER

ADDRESS

EMAIL ADDRESS

CITY, STATE, ZIP CODE

I hereby affirm that the above information is accurate and correct to the best of my knowledge. By signing below, I agree to conform to all applicable County ordinances and regulations and understand that deviations from the plan submitted may be cause for a zoning violation or a stop work order to be issued.

Signed by:

Douglas Summer

Date:

2.29.24



GPS CERTIFICATION
 I, James T. West, certify that this map was drawn under my supervision from an actual survey made by me or under my supervision; the following information was used to perform survey.

1. class of survey: A (1:10000)
2. Pos. Accur. H: N:0.00032 - E:0.00054
3. Real Time Kinematic
4. Date of Survey: 10/24/2023
5. Datum: Epoch NAD-83 (2011)
6. Fixed Control Base station: "Concord CORS"
7. Geoid Model: Geoid128
8. Combined Grid Factor: 0.99984765
9. Units: US Survey Feet



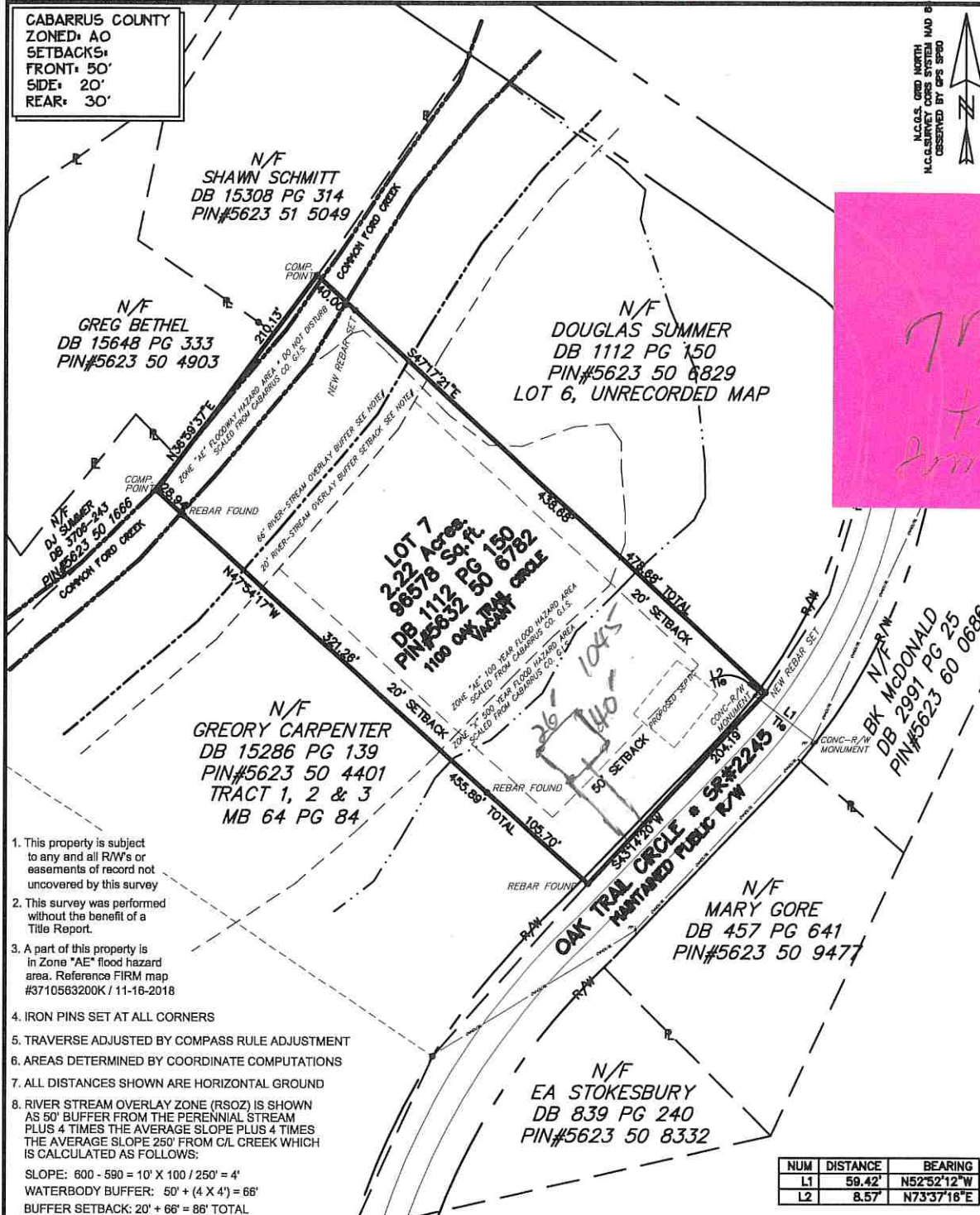
The State of North Carolina

I, James T. West, certify that this map was drawn by me or under my supervision from an actual survey made by me or under my supervision; deed description recorded in book 1112 page 150, that the error of closure as calculated by Latitudes and departures is 1:23,000+; That boundaries not surveyed shown as broken lines drawn from information found as noted, and that this plat is of a survey of another category such as the recombination of existing parcels, or other exception to the definition of subdivision.

Witness my hand and seal this 27th day of OCTOBER 2023

JAMES T. WEST
 James T. West NCPLS# 3392

**CABARRUS COUNTY
 ZONED: AO
 SETBACKS:
 FRONT: 50'
 SIDE: 20'
 REAR: 30'**



EIP - Existing Iron Pin / Pipe
 NIP - New Iron Pin (1/2" Iron Rod/Rebar)
 CP - Computed Point
 PIP - Power Pole
 RW Mon. - Right-of-Way Monument
 RW - Right of Way
 Asph. - Asphalt
 Conc. - Concrete

- To be Combined
 Tele - Telephone
 PWR - Power
 HVAC - Heating Vent & Cooling
 OVD - Overhead Utility
 Util - Utilities
 Esmt. - Easement
 C - Center Line

R/W
 EBM - Easement Boundary Monument
 PROPERTY LINE
 SETBACK
 FENCE
 UTIL. LINE (PWR, TELE, ETC.)
 APPX. LOCATION OF PROP. LINE

**HARRISBURG
 SURVEYING**

DEUT. V: 27-17/PROV. V: 22-28
 115 Plaza Dr. Hartsburg, N.C. 27044-4564
<http://www.harrisburgsurveying.com>

Survey of Lot 7 (Unrecorded plat) per Tract 1 (Lots 6 & 7), DB 1112 PG 150; PIN# 5632 50 6782

Owned by: Douglar & Kathy Summers Survey for: Douglas & Kathy Summers

NO.5 Township, CABARRUS COUNTY North Carolina

Scale: 1" = 100' Date: October 27, 2023 Page 30 of 138 Revision

References: ALL DEEDS AS SHOWN ON SURVEY

Drawn By: SDG Checked By: JTW MSCAD- 231007

Building Permit

**Building Residential BU2024-00792****Cabarrus County, NC****(704) 920 - 2128****3/1/2024**

Parcel Pin: 56325067820000
Work Location: 1100 OAK TRAIL CIR
CONCORD, NC 28025
Subdivision/Lot: /
Contractor:
License:
Applicant: SUMMER DOUGLAS J
1045 OAK TRAIL CIR
CONCORD, NC 28025
Owner: SUMMER DOUGLAS J
1045 OAK TRAIL CIR
CONCORD, NC 28025
Description: NEW HOME

PERMIT DETAILS

Heated Sq Ft:	1045	Unheated Sq Ft:	400	Total Sq Ft:	1445
Type Construction:	Frame	Type Heat:		Habitable Rooms:	4
Bathrooms:	1	Stories:	1	Estimated Cost:	80000

FEESItemFee

Total:

I, THE UNDERSIGNED, CERTIFY THAT THE WORK DESIGNATED IN THIS APPLICATION WILL BE DONE ACCORDING TO THE BUILDING LAWS OF THE STATE OF NORTH CAROLINA AND CABARRUS COUNTY, AND WILL COMPLY WITH THE ZONING ORDINANCE OF CABARRUS COUNTY AND COMPLY WITH THE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE OF CABARRUS COUNTY. IF SAID BUILDING IS TO BE ERECTED IN THE FIRE LIMITS AS ESTABLISHED BY THE CITY ORDINANCE AND CABARRUS COUNTY IN THE ONE MILE AREA, THEN SUCH BUILDING PERMIT IS ISSUED SUBJECT TO THE APPROVAL OF THE INSURANCE COMMISSIONER OF THE STATE OF NORTH CAROLINA.

For Building and Trade Permits only: Informal review of inspectors' decisions is available on the Cabarrus County website:

<https://www.cabarruscounty.us/departments/construction-standards>.

For questions concerning this process, please contact Chief Code Enforcement Officer, Matt Love, at 704-920-2128 or construction2222@cabarruscounty.us.

Notice for Building Permits: The Building for which this Permit is issued shall not be occupied until a Certificate of Occupancy has been issued as required by the terms of the City/County Zoning Ordinances and the North Carolina State Building Code.

Do not proceed with work until appropriate inspection has been completed. To verify an inspection has passed, or to schedule an inspection, access <https://citizenaccess.cabarruscounty.us>.

For questions, contact 704-920-2128

This permit will expire if:

- Work has not started and been inspected within six (6) months of issue date, or
- Work has been discontinued for a period of twelve (12) months.

No Refunds will be issued.

Applicant Signature:

Date:

3.1.24

Douglas Summer Zoning Variance Poll of Adjacent Property Owners

On Oct 8, 2024 letters asking if there were any concerns/objections to a zoning variance for my property at 1100 Oak Trail Circle were hand delivered to the 4 properties adjacent to my property. Letters were left at 1008 Oak Trail Circle, 1020 Oak Trail Circle, 1111 Oak Trail Circle and 1120 Oak Trail Circle. While delivering the letters, verbal conversations were had with the owners at 1120 and 1111 Oak Trail Circle explaining our request to which there were no concerns raised.

In the letter we asked for a response by Oct 11, 2024 if there were any concerns and as of Oct 15, 2024 we have had no negative responses.

Thank you for your time and attention in this matter.

Douglas Summer

704-787-0729

Dear Neighbor,

As you may have noticed we are in the process of building a house at 1100 Oak Trail Circle. We had the misfortune of using a contractor who put the house foundation 61 feet from the road, not the required 70 feet. So, we have asked the Cabarrus County Zoning Board for a variance to allow us to finish building the house. As part of that process, we are asking our neighbors with adjoining property if they have any concerns, questions or pushback that should be provided to the Zoning Board.

Hopefully there is none but we would glad to answer any questions you may have and will present any concerns brought forward to the Zoning Board. If you have any such concerns, please let us know via email at sspprriinnngg2002@gmail.com by 10.10.24.

Thank you!

Doug and Kathy Summer

Gregory Carpenter

Mary Gore

Lamar Bethel

Shawn Schmit



Cabarrus County Government – Planning and Development Department

October 17, 2024

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, November 12, 2024 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 | Douglas Summer |
| • Petition Number | VARN2024-00003 |
| • Property Location | 1100 Oak Trail Circle |
| • Parcel ID Number | 5632-50-6782 |
| • Existing Zoning | Agricultural / Open Space (AO) |
| • Variance Request | Relief from the dimensional standards Section 5-5.B to allow a proposed residence to encroach into the front setback. |

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.

PIN	Name	Address	City	State	Zip Code
5632-50-8829 & 5632-50-1666	Douglas & Kathy Summer	1045 Oak Trail Cir	Concord	NC	28025
5632-50-4903	Greg Lamar Bethel	1008 Oak Trail Cir	Concord	NC	28025
5632-50-4401	Gregory & Michele Carpenter	1140 Oak Trail Cir	Concord	NC	28025
5632-50-9477	Mary K Gore	311 Home Harrelson Rd	Whiteville	NC	28472
5632-60-0686	Brian & Sherrill McDonald	1075 Oak Trail Cir	Concord	NC	28025
5632-50-8332	Everett & Kimberly Stotesbury	49428 River Run Rd	Albemarle	NC	28001
5632-51-5049	Shawn Schmitt & Sharlene Phillips	1020 Oak Trail Cir	Concord	NC	28025
Subject Property					
5632-50-6782	Douglas & Kathy Summer	1045 Oak Trail Cir	Concord	NC	28025



Cabarrus County Government – Planning and Development Department

October 17, 2024

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, November 12, 2024 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 | Douglas Summer |
| • Petition Number | VARN2024-00003 |
| • Property Location | 1100 Oak Trail Circle |
| • Parcel ID Number | 5632-50-6782 |
| • Existing Zoning | Agricultural / Open Space (AO) |
| • Variance Request | Relief from the dimensional standards Section 5-5.B to allow a proposed residence to encroach into the front setback. |

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

Sincerely,

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

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

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

Public Hearing Notice

Cabarrus County Planning and Zoning Commission
Tuesday, November 12, 2024 @ 6:30 P.M.
Commissioners Meeting Room, 2nd Floor
65 Church St. S. Concord, NC 28026

Petition VARN2024-00003 – Variance request for setback requirements in Chapter 5 to allow a residence to encroach into the front setback. Douglas Summer is the applicant/owner. The address associated with the subject property is 1100 Oak Trail Circle (PIN: 5632-50-6782).

Petition VARN2024-00004 – Variance request for setback requirements in Chapter 5 for setback encroachments of existing accessory structures and impervious area that exceeds the limit for the zoning district. Frank and Lisa LaRoche are applicants/owners. The address associated with the subject property is 2945 Parks Lafferty Road (PIN: 5547-44-875).

For information, contact Planning and Development at 704.920.2141. If reasonable accommodations are needed, please contact the ADA Coordinator at 704.920.2100 at least 48 hours prior to the public hearing.

Publication Dates: October 31, November 5, 2024. COL-NC-400646

Monday, October 21, 2024 at 11:04 AM
Cabarrus County



PLANNING STAFF REPORT
 CABARRUS COUNTY PLANNING AND ZONING COMMISSION
 11/12/2024

Staff Use Only:

Approved: _____

Denied: _____

Tabled: _____

Variance: VARN2024-00004

Applicant Information: Frank & Lisa La Roche
 2945 Parks Lafferty Road
 Concord, NC 28025

Owner Information: Frank & Lisa La Roche
 2945 Parks Lafferty Road
 Concord, NC 28025

PIN: 5547-44-8705

Area in Acres: +/- 1.14

Purpose of Request: The purpose of this request is to seek relief from the setback requirements and the maximum impermeable area allowance of the Agricultural / Open Space (AO) district located in Section 5-5.B, Dimensional Standards of the Development Ordinance.

The applicant was engaged in the sale the subject property and a survey of the subject property was done showing the setback encroachments and excessive impervious area. The applicant then requested a zoning verification letter and the violations became known to staff. The Applicant was instructed, at that time, to request variances for these violations.

Setback Encroachments:

Residence

According to the appraisal card (see Exhibit E), the residence was built in 1997. The property was zoned Medium Density Residential (MDR) district. At that time, the home was within the allowable setbacks.

- The property is currently zoned AO, and the side setback requirement is 20 feet.
- According to the survey of the property, the residence 11.59 feet from Western property line (see survey map).

Accessory Structure 1

A permit was issued for the accessory building in the right rear corner of the subject property on November 26, 2002. The subject property was zoned MDR at that time. The structure was permitted as a 16' x 24' structure. According to the permit, the side setback was 5' – 20' and the

rear setback was 5'. The rear setback requirement for AO zoning is 30 feet. The survey submitted shows that this structure is 9.03 feet away from the rear property line.

Accessory Structure 2 & Well House

According to the aerial photography, a well house was built around the well and a small, prefabricated storage shed was placed on the subject property sometime between 2010 and 2013. No permits were found in the system for these structures.

- Sometime between 2015 and 2017 the small, prefabricated storage shed was moved from center of the property over to the left side of the property into the side setback.
- The survey submitted shows that this structure is 8.85 feet away from western property line. The side setback requirement in AO is 20 Feet.

Accessory Structure 3

An application for a zoning permit for a 20'x 24' accessory building was submitted on May 16, 2017. It is assumed that this was intended for the structure located closest to the residence.

- The zoning permit process for this structure was never completed.
- The survey submitted shows that this structure is 12.43 feet away from the western property line. The side setback requirement in AO is 20 Feet.

Accessory Structure 4

A permit was issued for a 30' x 60' accessory building to be in the center of the property near the rear property line on January 14, 2019.

- The permit specified that the property was zoned Agricultural / Open Space, and the rear setback was 30 feet.
- The survey submitted shows that this structure is 19.54 feet away from the rear property line.

Accessory Structure 5

A permit was issued for a 20' x 32' accessory building to be located along the eastern property line in front of the existing accessory structure on June 25, 2020.

- The permit specified that the property was zoned Agricultural / Open Space, and the side setback was 20 feet.
- The survey submitted shows that this structure is 19.32 feet away from the right-side property line.

Impermeable Area

- The AO zoning district restricts the amount of impermeable area to 15% of the parcel.
- The survey submitted shows that the subject property is 1.14 acres in size. The maximum allowable impermeable area for this size parcel is 7,448.76 square feet.
- The current total impermeable area is 13,607 square feet.

Site Description: A residence currently occupies the subject property. There are five accessory structures and a well house located to the rear of the

residence. Two driveways access the property from Parks Lafferty Road. One driveway accesses the principal residence. The other driveway accesses the accessory structures to the rear.

Current Land Uses:	The subject property is currently occupied by a single-family residence and six accessory structures (one of which is a well house).
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: AO East: AO South: Countryside Residential (CR) West: AO & CR
Signs Posted:	October 21, 2024
Newspaper Notification 1:	October 31, 2024
Newspaper Notification 2:	November 5, 2024
Notification Letters:	October 17, 2004

Exhibits

- Exhibit A – Staff Report
- Exhibit B – Application
- Exhibit C – Survey
- Exhibit D – Staff Maps
- Exhibit E – Historical / Permitting Information
- Exhibit F – Neighborhood Meeting Information
- Exhibit G – Adjacent Property Owner Information
- Exhibit H – Health Alliance Information

Agency Review Comments

Emergency Services Review:
No comments. *(per Justin Brines, Deputy Chief EMS).*

Fire Review:

Fire would have little to no impact or input on this variance. Our only request is that the structures on the subject property, once sold, continue to be used for accessory use only and no commercial use unless the proper change of use process is pursued with construction standards. *(per Jacob Thompson, Fire Marshal)*.

NCDOT Review:

We have no issues with the proposed variance as it relates to NCDOT right-of-way along SR 1138 (Parks Lafferty Road). *(per Marc Morgan, 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 Health Alliance:

The Health Alliance has received applications and issued approvals for accessory structures on this lot. Please see the attached records (Exhibit H) for details. *(Kurtis Nelson, Cabarrus Health Alliance)*

Zoning Review:

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

History / Other Information

- The subject property was zoned Medium Density Residential when the original residence was built and remained MDR until sometime between 2003 and 2005 when it was rezoned to CR. The property was rezoned from CR to AO sometime between 2008 and 2009. The subject property has been used for residential purposes since 1997.
- The subject property is approximately 1.14 acres in size.
- A recent survey identified the setback encroachments and excess impervious area.
 - The survey was completed as part of a sales process.
 - The applicant is seeking relief for these violations so that the sales process can be completed.
- The application submitted by the property owners states the following:

- That zoning regulation, while intended to serve the public good, would unreasonably and negatively affect this property and would also not provide any benefit to the surrounding community if adhered to.
- That in the case of the large shop (referred to as Fourth Accessory Structure above), a permit was pulled by the contractor and the building inspector signed off.
- That the locations of the accessory buildings on the property were placed in such a way to both take advantage of the flatter areas of the sloped plot, as well as avoid impeding water flow during heavy rains.
- That the zoning issues arose during the sales process and prior to that, there was no indication that the property had any violations.
- That the overall spirit of the zoning ordinance will remain intact if this variance is approved. It is the applicant's belief that these requests should be considered minor, and approval would not be contrary to the public interest of the community and will not have any adverse effects on public safety or welfare.

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 structures on the subject property, once sold, shall continue to be used for residential accessory purposes only. No commercial use is allowed unless the proper change of use process is pursued with Fire, Zoning, and Construction Standards.



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

Frank LaRoche III & Lisa LaRoche

NAME

2945 Parks Lafferty Road

ADDRESS

Concord, NC 28025

CITY, STATE, ZIP CODE

704-668-9662

PHONE NUMBER

FAX NUMBER

llaroche12@icloud.com

PROPERTY OWNER

Frank LaRoche III & Lisa LaRoche

NAME

2945 Parks Lafferty Road

ADDRESS

Concord, NC 28025

CITY, STATE, ZIP CODE

704-668-9662

PHONE NUMBER

FAX NUMBER

llaroche12@icloud.com

E-MAIL ADDRESS

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 Self

Existing Use of Property Residential

Existing Zoning AO

Property Location 2945 Parks Lafferty Road; Concord, NC 28025

Tax Map and Parcel Identification Number (PIN) 5547-44-8705

TO THE BOARD OF ADJUSTMENT

I, Frank III and Lisa LaRoche, 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 5-5.B Dimensional Standards - Setbacks and Maximum Impermeable Surface Restriction
Section: We are requesting Variance on accessory buildings on our property. A recent survey indicated of the AO
that multiple buildings are too close to the property line and one that exceeds a height limitation. Also District.
of note, the house was built in 1997. At that time, a letter of approval by adjoining landowner, Mr.
Earnest Porter, was provided to allow the home to be built closer to Mr. Porter's adjoining property
than the ordinance allowed. This was five years prior to us purchasing the home in 2002.

2. Reason(s) for Seeking a Variance

We have moved to Florida to seek medical care for Frank and to be near our daughter and extended
family for support. We are seeking a variance to ensure that the property can be sold without imposing
any zoning-related burdens on the future owner. A variance would provide peace of mind, assuring the
future owner that they will not face legal or regulatory challenges due to the property's configuration.

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"?)

The zoning regulation, while intended to serve the public good, would unreasonably and negatively affect this property and would also not provide any benefit to the surrounding community if adhered to.

The offending structures were not built or modified knowingly outside the terms of the ordinance. In the case of the large shop, a permit was pulled by the contractor and the building inspector signed off.

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).

The locations of the accessory buildings on this property were placed in such a way to both take advantage of the flatter areas of the sloped plot, as well as avoid impeding water flow during heavy rains.

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 zoning issues arose when we had a buyer for the property. Prior to this, we had no indication that our property had any violations. A survey that was completed in August of 2024 found these issues.

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?)

The overall "spirit" of the zoning ordinance will remain intact if this variance is approved. We, and our neighbors, consider this a minor variance. Approval of this variance will not be contrary to the public interest of our community and will not have any adverse effects on public safety or welfare.

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: *Linda L. Roche* DATE: 10-3-2024
Linda L. Roche

SIGNATURE OF APPLICANT: *Linda L. Roche* DATE: 10-3-2024
Linda L. Roche

LEGEND

- △ PK NAIL FOUND
- ▲ PK NAIL SET
- CONCRETE MONUMENT SET
- #4 REBAR SET
- # REBAR FOUND
- POINT NOT SET/ COMPUTED POINT
- ⊙ 1" IRON PIPE FOUND
- Boundary not surveyed
- - - Tie Line (Not to Scale)
- Right of Way

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS REGARDING THIS PROPERTY MAY NOT BE SHOWN

NOTE: NO GRID MONUMENT FOUND WITHIN 2000' OF THE SUBJECT PROPERTY

NOTE: SETBACKS PER AO ZONING ORDINANCE ARE AS FOLLOWED
1: FRONT SETBACK = 50'
2: SIDEYARD SETBACKS = 20'
3: REAR YARD SETBACK = 30'
4: ACCESSORY BUILDINGS = 5' WITH HEIGHT LESS THAN 15'

(NOTE ACCESSORY BUILDINGS OVER 15' IN HEIGHT REQUIRES TO MEET SETBACKS FOR PRIMARY DWELLING)

VICINITY MAP

NOT TO SCALE

IMPERVIOUS SURFACE CHART

- #1 HOUSE = 2230.83 SQ. FT.
- 2: REAR PORCH = 187.98 SQ. FT.
- 3: DRIVEWAY = 1610.12 SQ. FT.
- 4: RIGHT SIDE SIDEWALK = 155.51 SQ. FT.
- 5: REAR PATIO = 200.11 SQ. FT.
- 6: GRAVEL DRIVEWAY & AREA = 5460.92 SQ. FT.
- 7: BUILDING #1 = 485.81 SQ. FT. +-
- 8: BUILDING #2 = 1400.39 SQ. FT. +-
- 9: BUILDING #3 = 581.47 SQ. FT. +-
- 10: SHED = 100.47 SQ. FT. +-
- 11: WELL HOUSE = 76.29 +-
- 12: FRONT SIDEWALK = 229.73 SQ. FT. +-
- 13: FLAG PEDISTAL = 48.81 SQ. FT. +-
- 14: FREE STANDING CONCRETE PAD = 185.94 SQ. FT. +-
- 15: AC UNIT (REAR BUILD #2) = 10.50 SQ. FT. +-
- 16: CARGO UNIT WITH ROOF = 635.64 SQ. FT. +-
- 17: STEP REAR = 7.12 SQ. FT. +-

TOTAL = 13607.64 +-

LIMIT = 7451 +-

15% IMPERVIOUS SURFACE LIMIT

LOT 4

STEVEN E. IRMINGER
& KATHY C. IRMINGER
DEED BOOK 12750 PAGE 290

LOT 5
AC = 1.14 +-
ZONED AO
AREA BY P.C. SURVEY

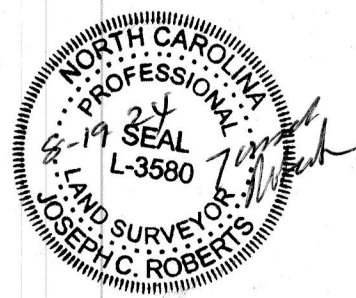
LOT 6

JERRY DICKSON HUNEYCUTT
& LISA D HUNEYCUTT
DB. 2280 PG 236

JOAN M OROS
& WILLIAM M OROS SR
DEED BOOK 16987 PAGE 29

Joseph C. Roberts Land Surveying, PLLC
P-2323
5400 Pecanbluff ct, Charlotte, N.C. 28216
(704) 995-1120
jrobertspl8@gmail.com

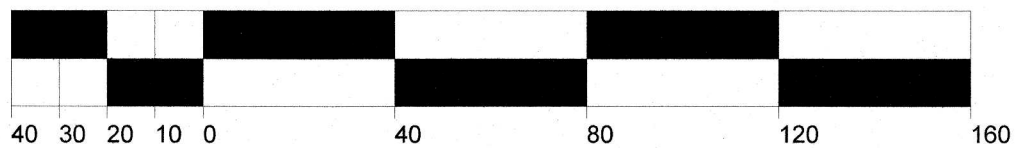
I, Joseph C. Roberts, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3679 page 103, ect) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 12750 page 290, or other reference source: MB 18 PG 51; that the ratio of precision or positional accuracy is 1: 10,000; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).
This 18th day of August 2024 Seal
Professional Land Surveyor L-3580



PARKS LAFFERTY ROAD SR 1138

60' PUBLIC R/W
(MB 18 PG 51)

SCALE 1" = 40' DATE OF SURVEY 8/6/2024



PHYSICAL SURVEY

OF
LOT 5 OF RAMBLING RIVER RSTATES, SECTION ONE
PER MAP BOOK 18 PAGE 51
BUYE: GREGG ROSS MCCULLOUGH
DEED BOOK 3679 PAGE 103
LOCATION: TOWNSHIP #10
CABARRUSN COUNTY, N.C.

LEGEND

- △ PK NAIL FOUND
- ▲ PK NAIL SET
- CONCRETE MONUMENT SET
- #4 REBAR SET
- # REBAR FOUND
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- 17: STEP REAR = 7.12 SQ. FT. +/-

TOTAL = 13607.64 +/-

LIMIT = 7451 +/-

15% IMPERVIOUS SURFACE LIMIT

Impervious Area Info

POWER POLE

POWER POLE

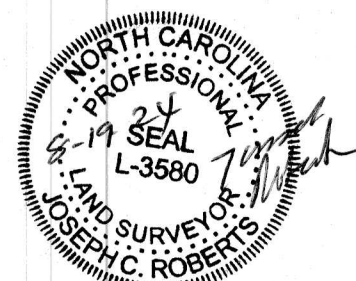
UNION ELECTRIC MEMBERSHIP CORP.
EASEMENT OF UNDETERMINED WIDTH
SEE (DB 1408 PG. 221)

OVERHEAD POWER

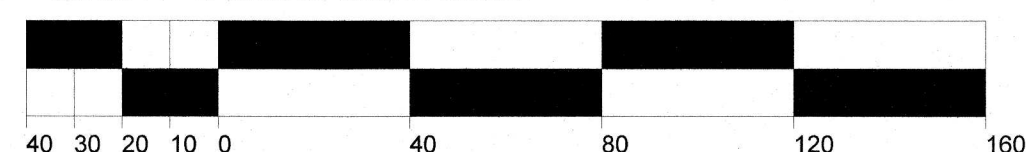
POWER POLE

Joseph C. Roberts Land Surveying, PLLC
P-2323
5400 Pecanbluff ct, Charlotte, N.C. 28216
(704) 995-1120
jrobertspl8@gmail.com

I, Joseph C. Roberts, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3679 page 103, ect) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 1250 page 290, or other reference source: MB 18 PG 51; that the ratio of precision or positional accuracy is 1: 10,000; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).
This 18th day of August 2024 Seal
Professional Land Surveyor L-3580



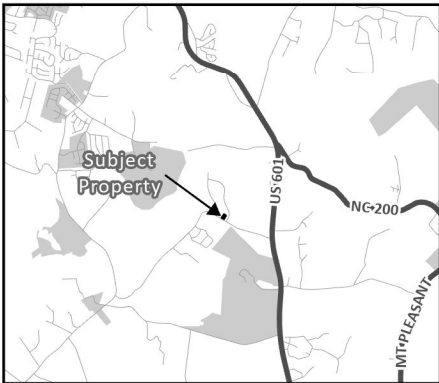
SCALE 1" = 40' DATE OF SURVEY 8/6/2024



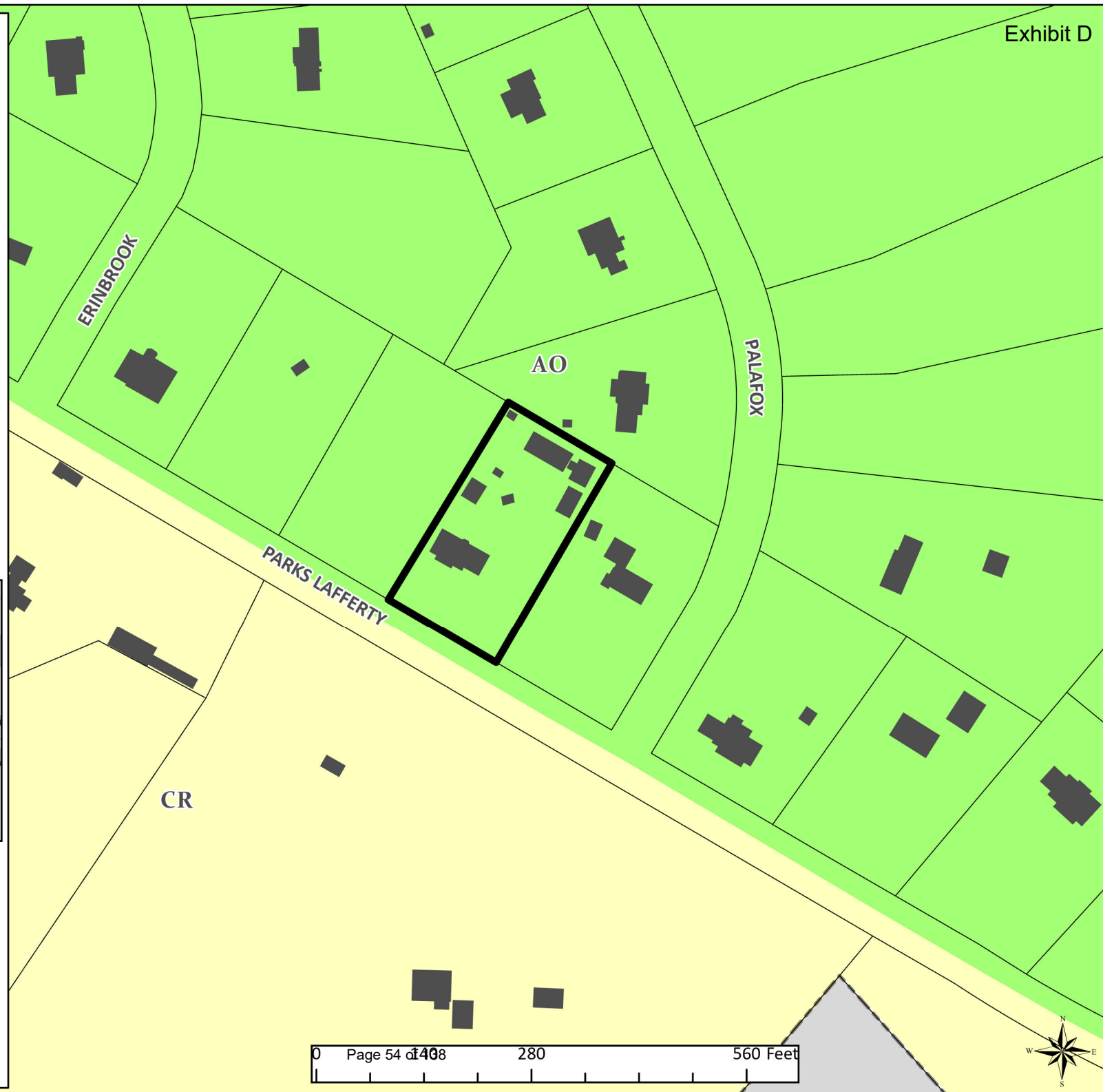
Central Planning Area
Zoning Map



Applicant: Frank & Lisa LaRoche
Owner: 2945 Parks Lafferty Road
Case: VARN2024-00004
Address: 2945 Parks Lafferty Road
Purpose: Setback Encroachments and
Impervious Area
PIN: 5547-44-8705



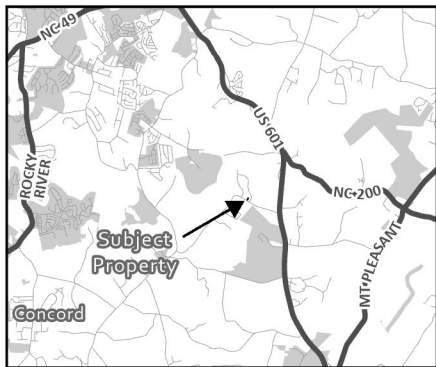
Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data. Map prepared by Cabarrus County Planning and Development November, 2024



Central Planning Area
Aerial Map



Applicant: Frank & Lisa LaRoche
Owner: 2945 Parks Lafferty Road
Case: VARN2024-00004
Address: 2945 Parks Lafferty Road
Purpose: Setback Encroachments and
Impervious Area
PIN: 5547-44-8705



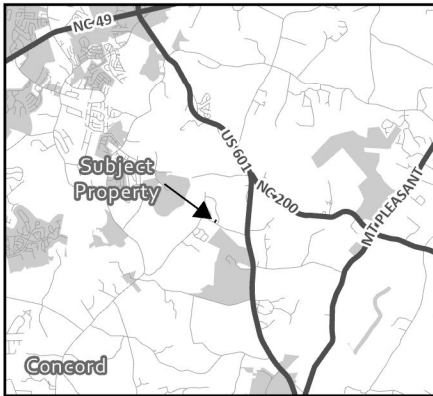
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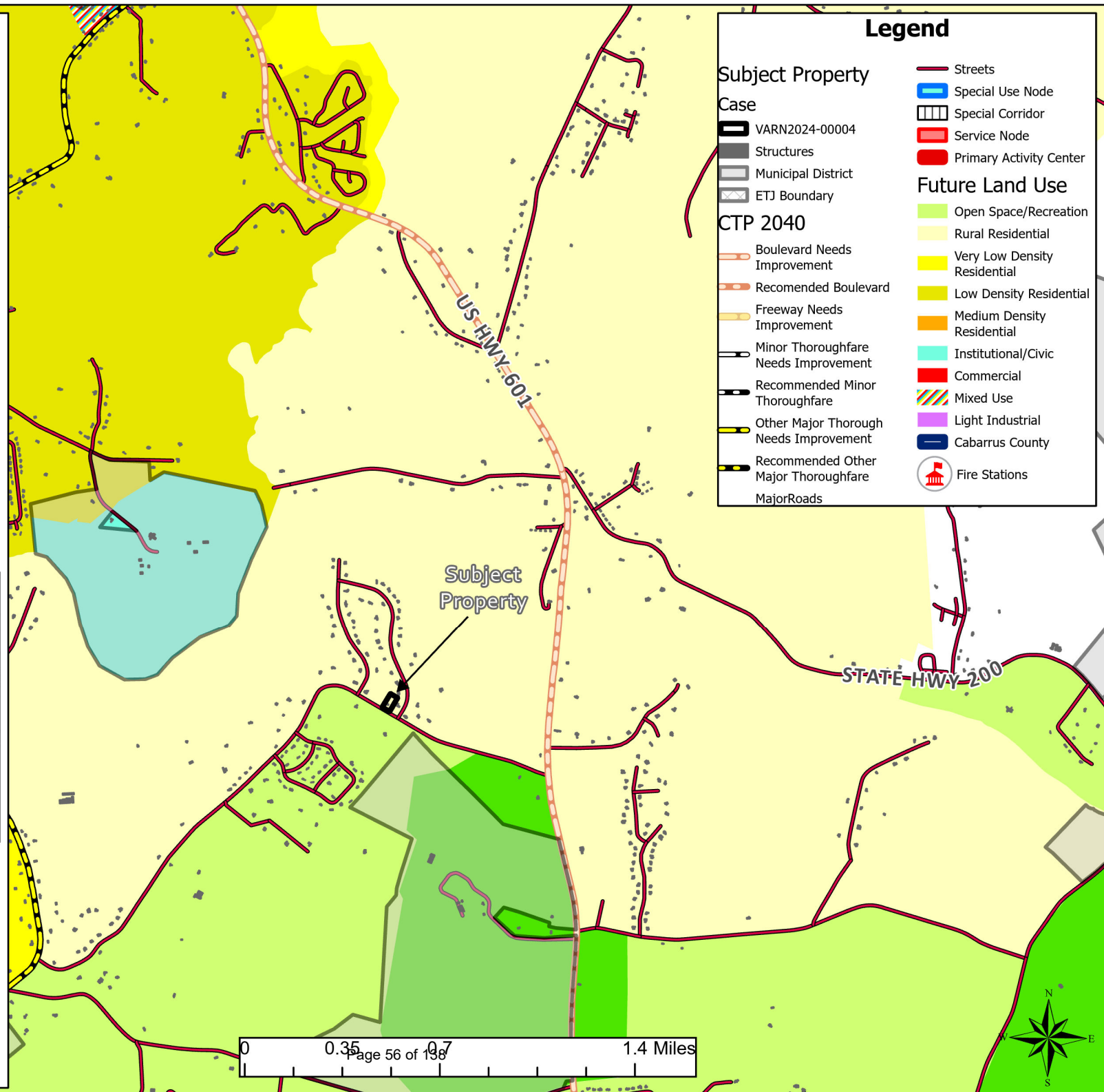
Central Planning Area Future Land Use Map



Applicant: Frank & Lisa LaRoche
 Owner: 2945 Parks Lafferty Road
 Case: VARN2024-00004
 Address: 2945 Parks Lafferty Road
 Purpose: Setback Encroachments and
 Impervious Area
 PIN: 5547-44-8705



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2024 - Orthophotos



2023 - Pictometry



2023 - Orthophotos



Zoning / Compliance Certificate
Cabarrus County, NC (704) 920-2137
Date: 6/25/2020



Application #: ZN2020-00666
Parcel Number: 55474487050000

Fees: Residential Addition / Accessory structures zoning permit (accessory) \$75.00 6/25/2020
TOTAL \$75.00

Project Name: LAROCHE ACCESSORY BUILDING

Applicant: LAROCHE
2945 PARKS LAFFERTY ROAD
CONCORD, NC 28025
Work Location: 2945 PARKS LAFFERTY RD
CONCORD, NC 28025
Phone: 9802486726
Property Owner: LAROCHE FRANK III
Owner Phone:
Contractor:
Proposed use: RESIDENTIAL
Previous use: SINGLE-FAMILY

Setback Information

Front Corner Lot: -- **Front Local Road:** 50' **Front Minor Collector:** 75'
Side Yard: 20-40' **Side Yard Accessory:** 20-40' **Max Impermeable Surface:** 15'
Rear Yard: 30' **Rear Yard Accessory Setback** 5' **Max Structural Coverage:** 10'
15ft or less:

Subdivision and Lot Number: RAMBLING RIVER

Total Lot Area: 1.14 **Max Acc Bldg Size:** 1489.751999 **Number Of Dwelling Units:** 9999997

Max Height (Principal/Acc): 40/40' **Project Description:**

Zone: AO Conventional

Development of this property will also involve:

☐ Approve Site Plan ☐ Accessory / Building / Structure Signs ☐ Watershed Overlay District
☐ Fence / Screen / Buffer Yard ☐ Flood Damage Prevention Ordinance

Comments:

Zoning Staff Signature:

Bay V. Starley

I, the undersigned, certify that all work designated on this application and on approved attached plans (if any) will be performed as indicated, and arrangement of land and / or structures will conform to all information presented herein and to all regulations of the zoning ordinance. No structures will be used or occupied other than in compliance with a valid certificate of zoning compliance / occupancy issued.

Signature of Owner or Applicant as Owners' Authorized Agent:

L. Laroche

Important Setback Information

CABARRUS COUNTY

65 CHURCH STREET S - PO Box 707

CONCORD, NC 28025

Office - 704-920-2137 Fax - 704-920-2144

This notice is to inform you that all proposed principle and/or accessory structures shall be built or placed on the subject property in compliance with the setback standards listed on your Zoning Compliance Permit.

Example structures shall include but not be limited to:

- Residential Structures: Site Built, Modular, Mobile Homes
- Residential Accessory Structures: Pools, Storage Buildings, Garages
- Non Residential Structures: Offices, Warehouses, Fire Stations, Banks
- Non Residential Accessory Structures: Display Areas, Gas Pumps, ATM's

A structure built or placed on a property which encroaches a setback boundary shall be considered a violation of the Zoning Ordinance. Such violations are subject to all civil penalties and remedies set forth in the Zoning Ordinance.

Prior to construction, verify setbacks to ensure the structure will be properly built or placed on the property.

All setbacks shall be measured from the existing or proposed right of way of record.

If you question the possibility of an encroachment consult with a land surveyor of your choice to plot out the structure placement.

I HAVE READ AND UNDERSTAND THESE REQUIREMENTS:

Applicant: L. Rasche

Date: _____

Staff: Boyd V. Stanley

Date: 6-25-2020

☐ Owner Copy

☐ Staff Copy

STAFF USE ONLY:

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

ZONING PERMIT TYPE REQUESTED:

	New Construction
	Accessory Building
	Swimming Pool
	Deck/Porch

	Addition/Expansion
	Accessory Dwelling
	Manufactured Home
	Other:

UTILITIES:

	Septic Tank
	Private Well

	Public Sewer
	Public Water

GENERAL INFORMATION:

32' x 20' shed.
 PROJECT DESCRIPTION

LAROCHE
 Frank LAROCHE
 PROPERTY OWNER NAME

2945 Parks Lafferty Rd.
 PROJECT ADDRESS
 Concord N.C.

2945 Parks Lafferty Rd. Concord N.C.
 PROPERTY OWNER MAILING ADDRESS

5547448705
 PROJECT PARCEL NUMBER (PIN)

980 248 6726
 PHONE NUMBER

Agriculture - Residential
 COUNTY ZONING DESIGNATION FOR PROPERTY

Flock @ carolina-rr.com
 EMAIL ADDRESS

APPLICANT INFORMATION:

This person will receive the official correspondence to and from Cabarrus County regarding the zoning permit application and plot plan review.

Frank LaRoche
 NAME

N/A
 CONTRACTOR LICENSE NUMBER

980 248 6726
 PHONE NUMBER

2945 Parks Lafferty Rd.
 ADDRESS

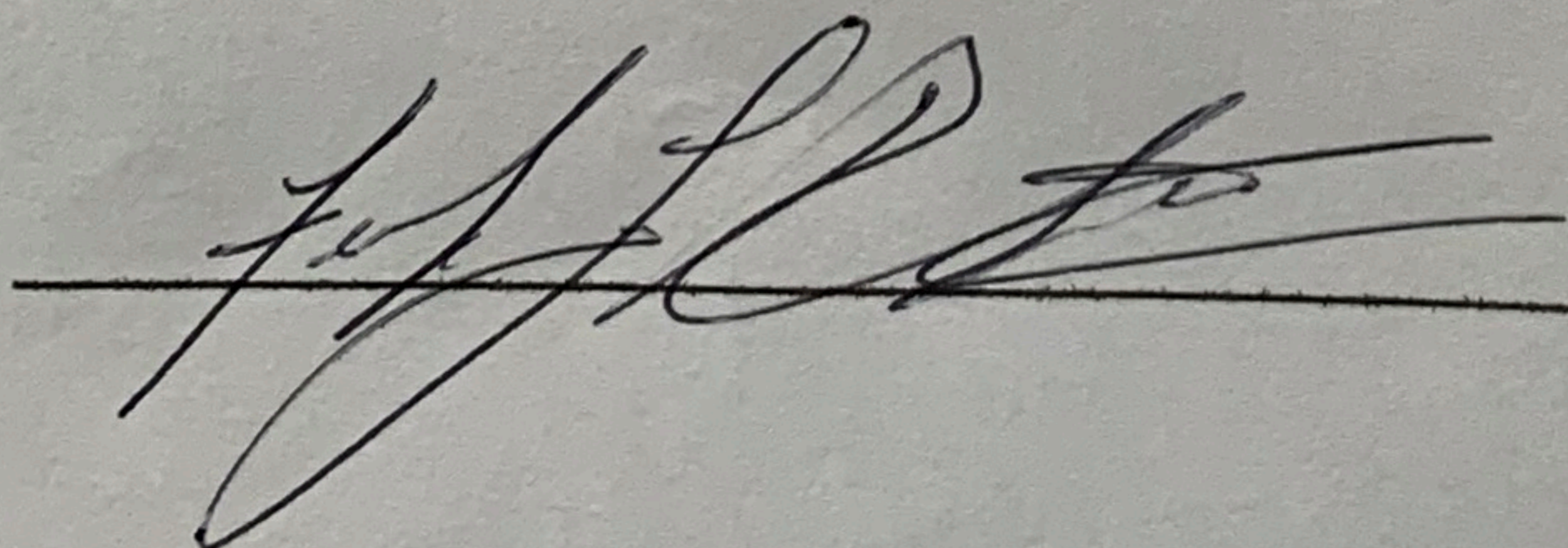
FLOCK @ carolina-rr.com
 EMAIL ADDRESS

Concord N.C. 28025
 CITY, STATE, ZIP CODE

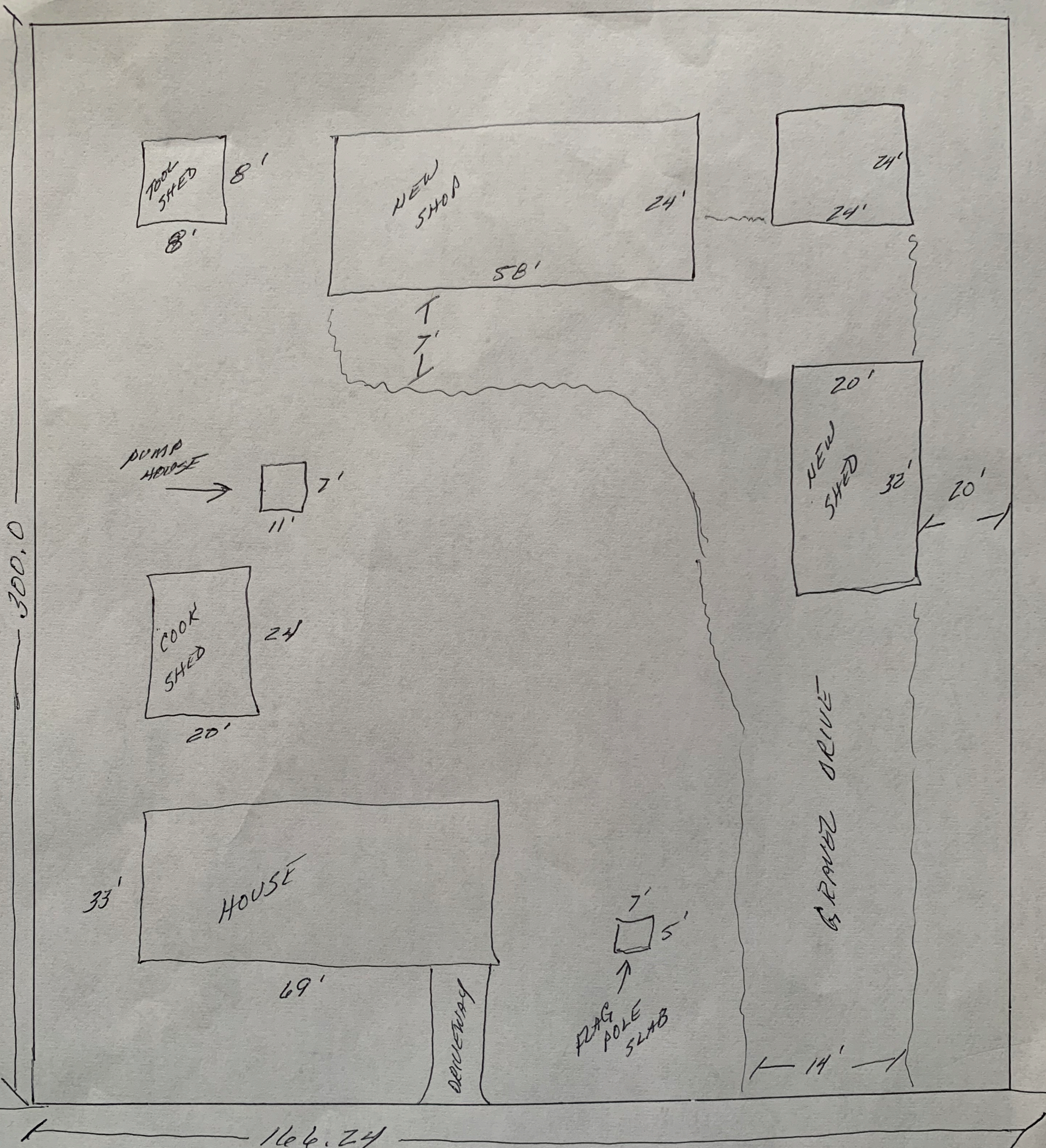
I hereby affirm that the above information is accurate and correct to the best of my knowledge. By signing below, I agree to conform to all applicable County ordinances and regulations and understand that deviations from the plan submitted may be cause for a zoning violation or a stop work order to be issued.

Signed by:

Date:



15 June 2020



PARKS LAFFERTY RD.

**Building Residential BU2020-02127****Cabarrus County, NC****(704) 920 - 2128****7/1/2020**

Parcel Pin: 55474487050000

Work Location: 2945 PARKS LAFFERTY RD
CONCORD, NC 28025

Subdivision/Lot: RAMBLING RIVER /

Contractor:

License:

Applicant: FRANK LAROCHE III
2945 PARKS LAFFERTY ROAD
CONCORD, NC 28025

Owner: LAROCHE FRANK III
2945 PARKS LAFFERTY ROAD
CONCORD, NC 28025

Description: 640 SQ FT SHED

PERMIT DETAILS

Heated Sq Ft: 0	Unheated Sq Ft: 640	Total Sq Ft: 640
Type Construction:	Type Heat:	Habitable Rooms:
Bathrooms:	Stories:	Estimated Cost: 5500

FEES

<u>Item</u>	<u>Fee</u>
Accessory Structure / Garage - Detached Residential (No MEP) - First 500 sf	\$250.00
Total:	\$250.00

I, THE UNDERSIGNED, CERTIFY THAT THE WORK DESIGNATED IN THIS APPLICATION WILL BE DONE ACCORDING TO THE BUILDING LAWS OF THE STATE OF NORTH CAROLINA AND CABARRUS COUNTY, AND WILL COMPLY WITH THE ZONING ORDINANCE OF CABARRUS COUNTY AND COMPLY WITH THE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE OF CABARRUS COUNTY. IF SAID BUILDING IS TO BE ERECTED IN THE FIRE LIMITS AS ESTABLISHED BY THE CITY ORDINANCE AND CABARRUS COUNTY IN THE ONE MILE AREA, THEN SUCH BUILDING PERMIT IS ISSUED SUBJECT TO THE APPROVAL OF THE INSURANCE COMMISSIONER OF THE STATE OF NORTH CAROLINA.

For Building and Trade Permits only: Informal review of inspectors' decisions is available on the Cabarrus County website:

<https://www.cabarruscounty.us/departments/construction-standards>.

For questions concerning this process, please contact Chief Codes Enforcement Officer, Todd Culp, at 704-920-2128 or construction2222@cabarruscounty.us.

Notice for Building Permits: The Building for which this Permit is issued shall not be occupied until a Certificate of Occupancy has been issued as required by the terms of the City/County Zoning Ordinances and the North Carolina State Building Code.

Do not proceed with work until appropriate inspection has been completed. To verify an inspection has passed, or to schedule an inspection, access <https://citizenaccess.cabarruscounty.us>.

For questions, contact 704-920-2128

This permit will expire if:

- Work has not started and been inspected within six (6) months of issue date, or
- Work has been discontinued for a period of twelve (12) months.

No Refunds will be issued.

Applicant Signature:

L. Lafferty Type text here

Date:

7012020

2021 - Pictometry



2021 - Orthophotos



Zoning / Compliance Certificate
Cabarrus County, NC (704) 920-2137
Date: 1/14/2019



Application #: ZN2019-00031

Parcel Number: 55474487050000

Fees:	Cabarrus - Zoning Permit Residential Addition / Accessory Structure	\$50.00	1/14/2019
	Cabarrus - Technology Fee	\$1.50	1/14/2019
	TOTAL	\$51.50	

Project Name: LAROCHE FRANK III

Applicant:	WILLIAM PHILLIP SMITH 3169 BUCKEYE RANCH RD MT PLEASANT, NC 28124	Work Location:	2945 PARKS LAFFERTY RD CONCORD, NC 28025
		Phone:	7047928532
Property Owner:	LAROCHE FRANK III	Owner Phone:	
Contractor:		Proposed use:	ACCESSORY BUILDING 1800 SQ.FT, WITH 30 'X 60 ' DIMENSIONS
		Previous use:	RESIDENCE

Setback Information

Front Corner Lot:	--	Front Local Road:	50'	Front Minor Collector:	75'
Side Yard:	20-40'	Side Yard Accessory:	20-40'	Max Impermeable Surface:	15'
Rear Yard:	30'	Rear Yard Accessory Setback 15ft or less:	5'	Max Structural Coverage:	10'

Subdivision and Lot Number: RAMBLING RIVER

Total Lot Area: 1.14	Max Acc Bldg Size: 1489.751999	Number Of Dwelling Units: 9999997
-----------------------------	---------------------------------------	--

Max Height (Principal/Acc): 40/40'	Project Description: ACCESSORY BUILDING 1800 SQ.FT, WITH 30 'X 60 ' DIMENSIONS
---	---

Zone: AO Conventional

Development of this property will also involve:

<input type="checkbox"/> Approve Site Plan	<input type="checkbox"/> Accessory / Building / Structure Signs	<input type="checkbox"/> Watershed Overlay District
<input type="checkbox"/> Fence / Screen / Buffer Yard	<input type="checkbox"/> Flood Damage Prevention Ordinance	

Comments: NO FLOODPLAIN OR WATERSHED WITHIN PROPERTY

ACCESSORY BUILDINGS UP TO 15 FEET IN HEIGHT MUST MEET THE FRONT AND SIDE SETBACKS REQUIREMENTS OF THE PRIMARY STRUCTURE. THE REAR SETBACK SHALL BE NO LESS THAN 5 FEET. IF STRUCTURE IS GREATER THAN 15 FEET IN HEIGHT THEN ALL PRIMARY STRUCTURE SETBACKS MUST BE MET IN ACCORDANCE WITH CABARRUS COUNTY ORDINANCE CHAPTER 7, SECTION 3, PART 1.

Zoning Staff Signature:

I, the undersigned, certify that all work designated on this application and on approved attached plans (if any) will be performed as indicated, and arrangement of land and / or structures will conform to all information presented herein and to all regulations of the zoning ordinance. No structures will be used or occupied other than in compliance with a valid certificate of zoning compliance / occupancy issued.

Signature of Owner or Applicant as Owners' Authorized Agent:

William P. Smith

Important Setback Information

CABARRUS COUNTY

65 CHURCH STREET S - PO Box 707

CONCORD, NC 28025

Office - 704-920-2137 Fax - 704-920-2144

This notice is to inform you that all proposed principle and/or accessory structures shall be built or placed on the subject property in compliance with the setback standards listed on your Zoning Compliance Permit.

Example structures shall include but not be limited to:

- Residential Structures: Site Built, Modular, Mobile Homes
- Residential Accessory Structures: Pools, Storage Buildings, Garages
- Non Residential Structures: Offices, Warehouses, Fire Stations, Banks
- Non Residential Accessory Structures: Display Areas, Gas Pumps, ATM's

A structure built or placed on a property which encroaches a setback boundary shall be considered a violation of the Zoning Ordinance. Such violations are subject to all civil penalties and remedies set forth in the Zoning Ordinance.

Prior to construction, verify setbacks to ensure the structure will be properly built or placed on the property.

All setbacks shall be measured from the existing or proposed right of way of record.

If you question the possibility of an encroachment consult with a land surveyor of your choice to plot out the structure placement.

I HAVE READ AND UNDERSTAND THESE REQUIREMENTS:

Applicant:

William P. Smith

Date:

Staff:

Mattie

Date:

1/4/19



Owner Copy



Staff Copy

ZONING PERMIT TYPE REQUESTED:

<input checked="" type="checkbox"/>	New Construction	<input type="checkbox"/>	Addition/Expansion
<input type="checkbox"/>	Accessory Building	<input type="checkbox"/>	Accessory Dwelling
<input type="checkbox"/>	Swimming Pool	<input type="checkbox"/>	Manufactured Home
<input type="checkbox"/>	Deck/Porch	<input type="checkbox"/>	Other: <u>out Building 30x60</u>

UTILITIES:

<input checked="" type="checkbox"/>	Septic Tank	<input type="checkbox"/>	Public Sewer
<input checked="" type="checkbox"/>	Private Well	<input type="checkbox"/>	Public Water

GENERAL INFORMATION

Project Description

Block Foundation with concrete
Floor building with 2x4 walls.
Roof Truss.

Physical Address

2945 Parks Lafferty Rd.
Concord N.C.

Property Owner Name

Frank Laroushe

County Zoning Designation for Property

Project Parcel Number (PIN)

Property Owner Mailing Address

same

Property Owner Phone Number

980-248-6726

APPLICANT INFORMATION

This person will receive the official correspondence to and from Cabarrus County regarding the zoning permit application and plot plan review.

Contact Name

William Phillip Smith

Contractor License # 40228

Address

3169 Buckeye Ranch Dr.
MT Pleasant N.C.

Phone

704 792 8532

Email Address

william.phillip.smith.builders@gmail.com

I hereby affirm that the above information is accurate and correct to the best of my knowledge. By signing below, I agree to conform to all applicable County ordinances and regulations and understand that deviations from the plan submitted may be cause for a zoning violation or a stop work order to be issued.

Signed by:

William P. Smith

Date:

1-14-19

Park LaFenty Rd. Concord

Sept 11/17

2945

Rd.

Driveway

House

Building Existing

Drive

Trees on Line

Existing

Proposed Building 30x60

60

30

60

20

47' 6"

**Building Residential BU2019-00114****Cabarrus County, NC****(704) 920 - 2128****1/14/2019**

Parcel Pin: 55474487050000
Work Location: 2945 PARKS LAFFERTY RD
CONCORD, NC 28025
Subdivision/Lot: RAMBLING RIVER /
Contractor:
License: 40228
Applicant: WILLIAM PHILLIP SMITH
3169 BUCKEYE RANCH RD
MT PLEASANT, NC 28124
Owner: LAROCHE FRANK III
2945 PARKS LAFFERTY ROAD
CONCORD, NC 28025
Description: ACCESSORY BUILDING 1800 SQ.FT, WITH 30 'X 60 '
DIMENSIONS

PERMIT DETAILS

Heated Sq Ft:	Unheated Sq Ft:	Total Sq Ft:
Type Construction:	Type Heat:	Habitable Rooms:
Bathrooms:	Stories:	Estimated Cost: 30000

FEES

<u>Item</u>	<u>Fee</u>
Cabarrus - Permit Fee (B)	\$120.00
Cabarrus - Technology Fee	\$3.60
Total:	\$123.60

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Applicant Signature:

William P. Smith

Date:

1-14-19

ZN2017-00233 - FRANK LAROCHE

Menu

Help

Description of Work:[24X20' ACCESSORY BUILDING](#)

Application Status:[Pending](#)

Application Detail:[Detail](#)

Application Type:[Permits/Zoning/Residential/Accessory](#)

Address:[2945 PARKS LAFFERTY RD, CONCORD, NC 28025](#)

Owner Name:[LAROCHE FRANK III](#)

Owner Address:[2945 PARKS LAFFERTY ROAD, CONCORD, NC 28025](#)

Application Name:[FRANK LAROCHE](#)

Application Comments:

View ID	Comment	Date
---------	---------	------

Custom Fields:

Zoning All Jurisdiction

[Cabarrus County](#)

Use

[ACCESSORY STRUCTURE](#)

Last Use

[SINGLE FAMILY RESIDENCE](#)

Total Lot Area

[1.09](#)

Zone

[AO Conventional](#)

Zone Description

[Agriculture Open](#)

Front Corner Lot Setback

[=](#)

Front Minor Collector Setback

[75'](#)

Max Front Setback

[75'](#)

Min Side Yard

[20-40'](#)

Min Rear Yard

[30'](#)

Min Side Acc

[20-40'](#)

Min Rear Acc

[5'](#)

Ma

[40'](#)

Max impermeable Surface

[15](#)

Max impermeable Surface Area

[7122.06](#)

Max Structural Coverage

[10](#)

Mobile Home

MH Length/Width

[-](#)

MH Year/Make

[-](#)

Rural Home Occupation

Conditional Use Compliance

Conditional Use Permit

[-](#)

Watershed Overlay Compliance

Watershed Overlay District

[-](#)

Flood Damage Ordinance

Acc Bldg Struct Sign Compliance

Fence Screen Buffer Yard Compliance

Site Plan Compliance

Comments

[SEPTIC TANK IS IN FRONT YARD](#)

[NO FLOOD ON PROPERTY](#)

[BUILDING CONSTRUCTION HAS ALREADY STARTED, BUT WORK HAS CEASED SINCE CUSTOMER FOUND OUT HE NEEDED A PERMIT. BUILDING IS 12' OFF SIDE OF PROPERTY LINE.](#)

INSPECTIONS

Insp Date	Inspector	Insp Type	Insp Result	Comments	Next Insp	TCOC Exp Date
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APF Subdivision

[-](#)

Total Fee Assessed: [\\$0.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Job Value: [\\$0.00](#)

Parcel No: [55474487050000](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status
	LAROCHE FRANK III		Applicant		2945 PARKS LAFF...	Active

Page 72 of 138

https://accela.cabarruscounty.us/portlets/web/en-us/#/core/spacev360/cabarrus.zn201700233

1/2

Licensed Professionals Info: Primary License Number License Type Name Business Name Business License #						
File Date: 05/16/2017						
Structure: Name Type Status Status Date						
Workflow Status: Task Assigned To Status Status Date Action By						
Check APF Agreement						
Zoning Review						
Issue Permit Pending						
Inspections						
Closure Closed						
Adhoc Task Status: Task Assigned To Status Status Date Action By						
Condition Status: Name Short Comments Status Apply Date Severity Action By						
Scheduled/Pending Inspections: Inspection Type Scheduled Date Inspector Status Comments						
Resulted Inspections: Inspection Type Inspection Date Inspector Status Comments						
Assigned To: Wayne Krimminger						
Failed Checklist Item: Inspection Type Checklist Name Checklist Item Status Score Major Violation						
Passed Checklist Item: Inspection Type Checklist Name Checklist Item Status Score Major Violation						

2019 - Pictometry



2019 - Orthophotos

ZN2017-00233?

- Issued: Incomplete
- Submitted: May 16, 2017
- For: 20' x 24' Acc. Building

ZN2019-00031/BU2019-00114

- Issued: January 14, 2019
- For: 30' x 60' Acc. Structure

PARKS LAFFERTY RD

PALM FOX DR

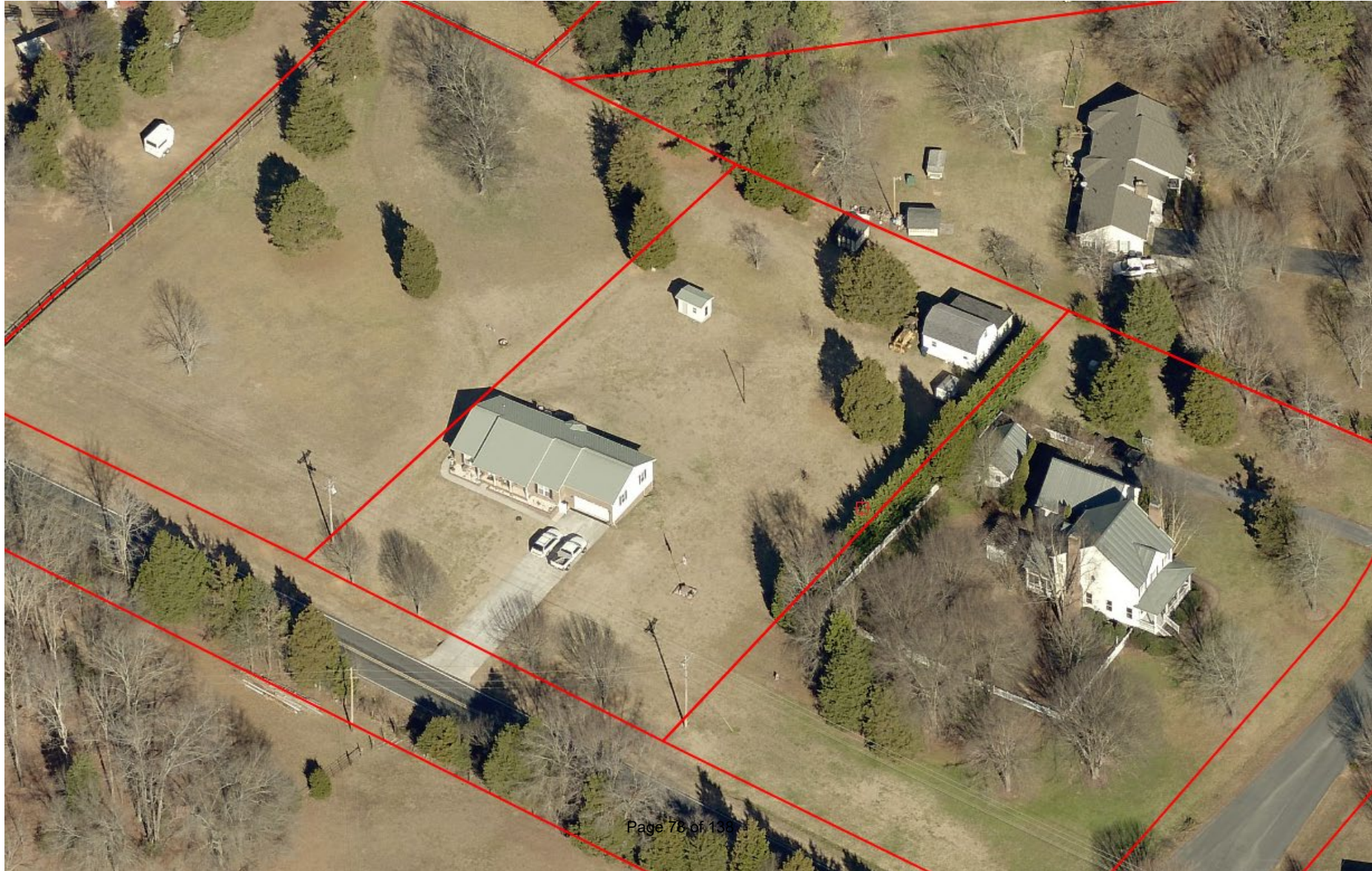
2017 - Pictometry



2017 - Orthophotos



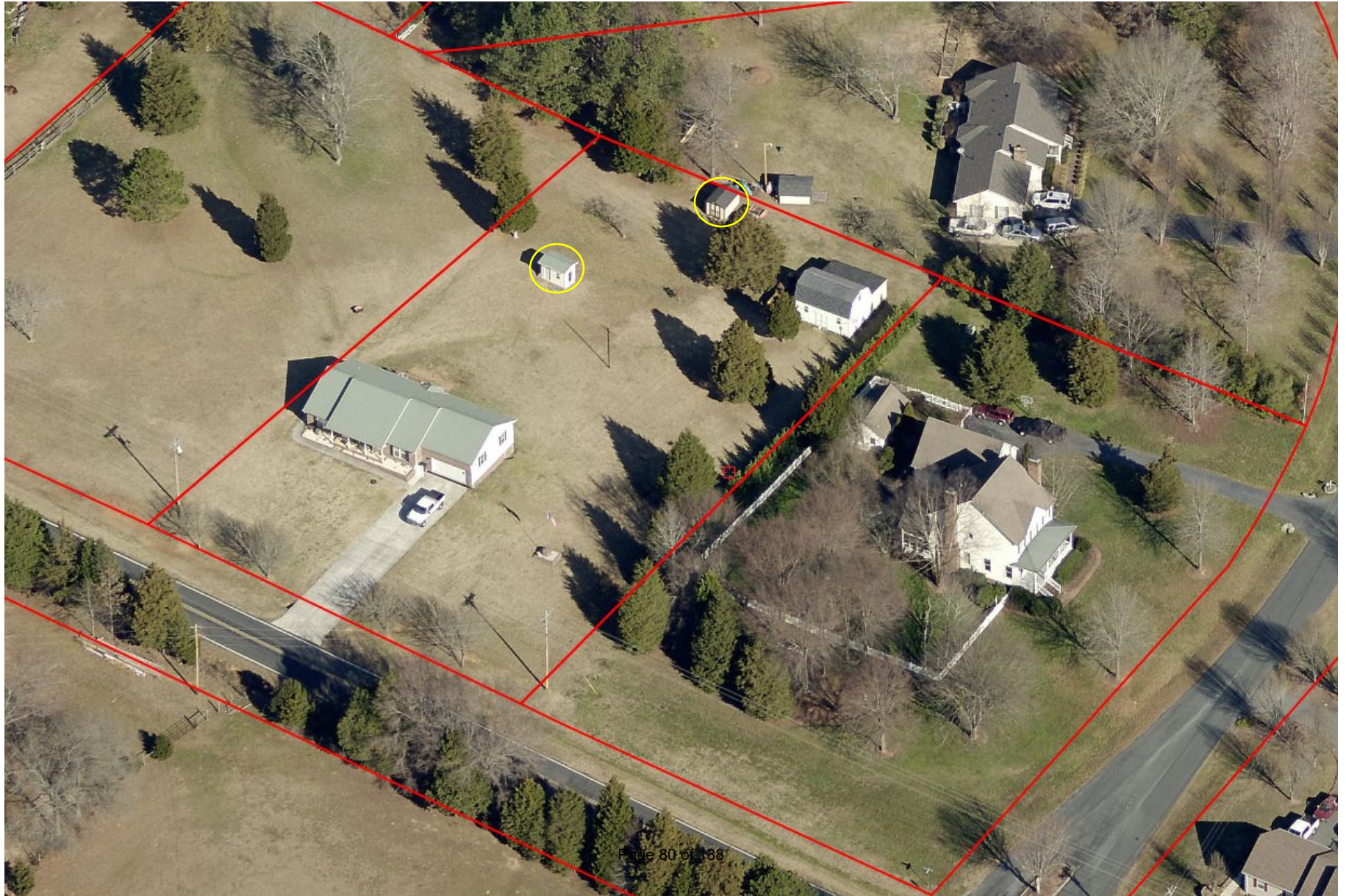
2015 - Pictometry



2015 - Orthophotos



2013 - Pictometry



2013 - Orthophotos



2010 - Pictometry



2009 - Pictometry



2009 - Orthophotos



2007 - Pictometry



2007 - Orthophotos



CABARRUS COUNTY
NORTH CAROLINA
DATE 11/26/2002
PROJECT NAME

(704) 920-2137

APPLICATION NUMBER
PIN NUMBER
ZONING COMPLIANCE FEE

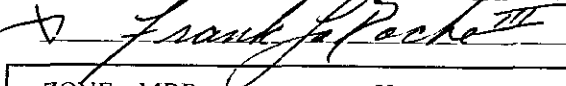
ZN017949
5547-44-8705.0000
\$20.00

APPLICATION FOR ZONING/COMPLIANCE CERTIFICATE

APPLICANT ADDRESS	LA ROCHE FRANK III 2945 PARKS LAFFERTY RD CONCORD	(704) 262-7403 NC 28025
PROPERTY OWNER ADDRESS	FRANK LA ROCHE III CONCORD	
CONTRACTOR ADDRESS	NO CONTRACTOR NO ADDRESS	CONTR NO: 400 NC 28025-
LOCATION OF LAND AND/OR STRUCTURE	2945 PARKS LAFFERTY RD CONCORD	
LAND OR STRUCTURE TO BE USED FOR	DET. STORAGE	
LAST USE OF LAND AND/OR STRUCTURE	RESIDENTIAL	
<input type="checkbox"/> MOBILE HOME	YEAR/MAKE	LENGTH/WIDT
<input type="checkbox"/> MOBILE HOME PARK AND LOT NO.		
<input type="checkbox"/> SUBDIVISION AND LOT NUMBER		LOT #:
<input checked="" type="checkbox"/> PRIVATE LAND		
TOTAL LOT AREA	1.14	NUMBER OF DWELLING UNITS 1
PLOT REMARKS	<input type="checkbox"/> COMPLIANCE WITH ALL CONDITIONS AND SPECIFICATIONS OF CONDITIONAL/SPECIAL USE PERMIT NUMBER 1	
DEVELOPMENT OF THIS PROPERTY WILL ALSO INVOLVE: <input type="checkbox"/> COMPLIANCE WITH APPROVED SITE PLAN <input type="checkbox"/> COMPLIANCE WITH WATERSHED OVERLAY DISTRICT <input checked="" type="checkbox"/> COMPLIANCE WITH FLOOD DAMAGE PREVENTION ORDINANCE <input checked="" type="checkbox"/> COMPLIANCE OF ACCESSORY/BUILDING/STRUCTURE SIGNS <input type="checkbox"/> COMPLIANCE OF A FENCE/SCREEN/BUFFER YARD		


I, THE UNDERSIGNED, CERTIFY THAT ALL WORK DESIGNATED ON THIS APPLICATION AND ON APPROVED ATTACHED PLANS (IF ANY) WILL BE DONE AS INDICATED, AND ARRANGEMENT OF LAND AND/OR STRUCTURES WILL CONFORM TO ALL INFORMATION PRESENTED HEREIN AND TO ALL REGULATIONS OF THE ZONING ORDINANCE OF CABARRUS COUNTY. NO STRUCTURES OR LAND WILL BE USED OR OCCUPIED OTHER THAN IN COMPLIANCE WITH A VALID CERTIFICATE OF ZONING COMPLIANCE/OCCUPANCY ISSUED

SIGNATURE OF OWNER OR APPLICANT AS OWNERS AUTHORIZED AGENT



ZONE	MDR	X	CONFORMING USE	NON-CONFORMING USE
MAXIMUM HEIGHT	40'	MAX (PRINCIPAL)	20'	MAX (ACCESSORY)
SETBACKS	Principal	30' MIN FRONT	5/20' MIN SIDE	
		MAX FRONT	30' MIN REAR	
	Accessories	5/20' MIN INTERIOR SIDE	5' MIN REAR	

COMMENTS FLD/NA/16X24X16 STORAGE SHED

ZONING SIGNATURE: 

CERTIFICATE OF ZONING COMPLIANCE/OCCUPANCY DATE 11-26-02

BUILDING PERMIT

11/26/2002

P.I.N: 55474487050000

TO BUILDING INSPECTOR:

I, FRANK LA ROCHE III, HEREBY MAKE APPLICATION TO BUILD ON
PROPERTY LOCATED AT: 2945 PARKS LAFFERTY RD CONCORD

LOT: SUBDIVISION:

OWNED BY: FRANK LA ROCHE III

PHONE

CONTRACTOR NO CONTRACTOR
NO ADDRESS

LICENSE NO.

PHONE () - 0

☐ RESIDENCE

USE OR PURPOSE OF BUILDING: RES STORAGE BLD

FLOOR AREA: HEATED 0 SQ/FT NUMBER OF UNITS 0
UNHEATED 0 SQ/FT EST. COST \$6,000.00

DESCRIPTION: 16 X 24

FOR CONSTRUCTION OTHER THAN REPAIRS:

CONNECTED TO CITY SYSTEM: ☐ Water ☐ Sewer Other:

TYPE OF CONSTRUCTION:

TYPE OF HEAT:

NO. HABITABLE ROOMS:

BASEMENT: ☐

NO. BATHROOMS:

NO. ELEVATORS

NO. STORIES:

FEE: \$35.00	CITY ZONE: COUNTY	PERMIT WAS APPROVED
COST: \$6,000.00	USE: RES STORAGE BL	BLDG. INSP: SCOTT MCANULTY
COMMENTS:		

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THIS PERMIT WILL EXPIRE:

- IF WORK HAS NOT STARTED AND BEEN INSPECTED WITHIN 6 MONTHS, OR
- IF WORK HAS BEEN DISCONTINUED FOR A PERIOD OF 12 MONTHS.

NO REFUNDS WILL BE GIVEN.

APPLICANT



2005 - Orthophotos



2001 - Orthophotos



CABARRUS COUNTY, NC

LAROCHE FRANK III LAROCHE LISA A /WIFE

2945 PARKS LAFFERTY RD CONCORD NC 28025 12767

10/4/2024 3:01:34 PM

Return/Appeal Notes: Parcel: 5547 44 8705 0000

PLAT: 00000/00000

ID NO: 10 001 A 0005.00 0000

CARD NO. 1 of 1

1.1400 AC

SRC= Owner

COUNTY TAX (100), FLOWES STORE FIRE TAX (100)

LT 5 RAMBLING RIVER ESTS SC 1

AT- LAST ACTION 20240626

Reval Year: 2024 Tax Year: 2024

Appraised by DP on 05/18/2023 16511 RAMBLING RIVER

TW-10 CI-00 FR-14 EX-

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION			CORRELATION OF VALUE		
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.14000	CREDENCE TO	MARKET
Foundation - 3											
Continuous Footing	5.00										
Sub Floor System - 4											
Plywood	8.00										
Exterior Walls - 21											
Face Brick	32.00										
Exterior Walls - 10											
Aluminum/Vinyl Siding	0.00										
Roofing Structure - 03											
Gable	7.00										
Roofing Cover - 13											
Metal Stand Seam	10.00										
Interior Wall Construction - 5											
Drywall/Sheetrock	20.00										
Interior Floor Cover - 12											
Hardwood	10.00										
Interior Floor Cover - 14											
Carpet	0.00										
Heating Fuel - 04											
Electric	1.00										
Heating Type - 10											
Heat Pump	4.00										
Air Conditioning Type - 03											
Central	4.00										
Bedrooms/Bathrooms/ Half-Bathrooms											
3/2/0	12.000										
Bedrooms											
BAS - 3 FUS - 0 LL - 0											
Bathrooms											
BAS - 2 FUS - 0 LL - 0											
Half-Bathrooms											
BAS - 0 FUS - 0 LL - 0											
Office											
BAS - 0 FUS - 0 LL - 0	0										
TOTAL POINT VALUE	113.000										
BUILDING ADJUSTMENTS											
Quality	4	Above Average	1.1000								
Shape/Design	6	MF6	1.1500								
Size	Size	Size	1.2000								
TOTAL ADJUSTMENT			1.520								
FACTOR											
TOTAL QUALITY INDEX			172								

STP (200 ft²)

31' 20' 3' 9' 3'

31' 20' 6' 10'

32' 22' 28'

13' 35' 22'

4' 28' FOP (102 ft²)

BAS (1635 ft²)

FGD (544 ft²)

Click on image to enlarge

SUBAREA		CODE	QUALITY	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,635	100	354337	DRIVE CON	100	19	1,900	4.20	100	100	1	0.80	1998	1998	S5		50	3192	
FGD	544	045	53096	STORAGE WD	25	16	400	19.00	135	100	1	1.10	2002	2002	S3		34	3837	
FOP	92	035	6935	STORAGE WD	12	20	240	14.00	100	100	1	1.20	2016	2016	S3		76	3065	
STP	200	025	10836	SHELTER PL	12	20	240	9.00	100	100	1	1.20	2016	2016	S5		60	1555	
				STORAGE WD	8	12	96	14.00	100	100	1	1.25	2001	2001	S3		31	521	
FIREPLACE	3 - 1 Story Single	2,750		GARAGE FR	24	42	1,008	33.00	100	100	1	0.88	2019	2019	S3		85	24881	
				CARPORT PL	16	24	384	18.00	100	100	1	1.10	2019	2019	S3		85	6463	
TOTAL OB/XF VALUE																			43,514
SUBAREA TOTALS		2,471		427,954															

BUILDING DIMENSIONS

FGD=W10S6W12S22E22N28Area:544;BAS=W20N3W9S3W31S32E13E35N26E12N6Area:1635;STP=N10W20S10E20Area:200;FOP=S4E23N4W23Area:92; ;TotalArea:2471

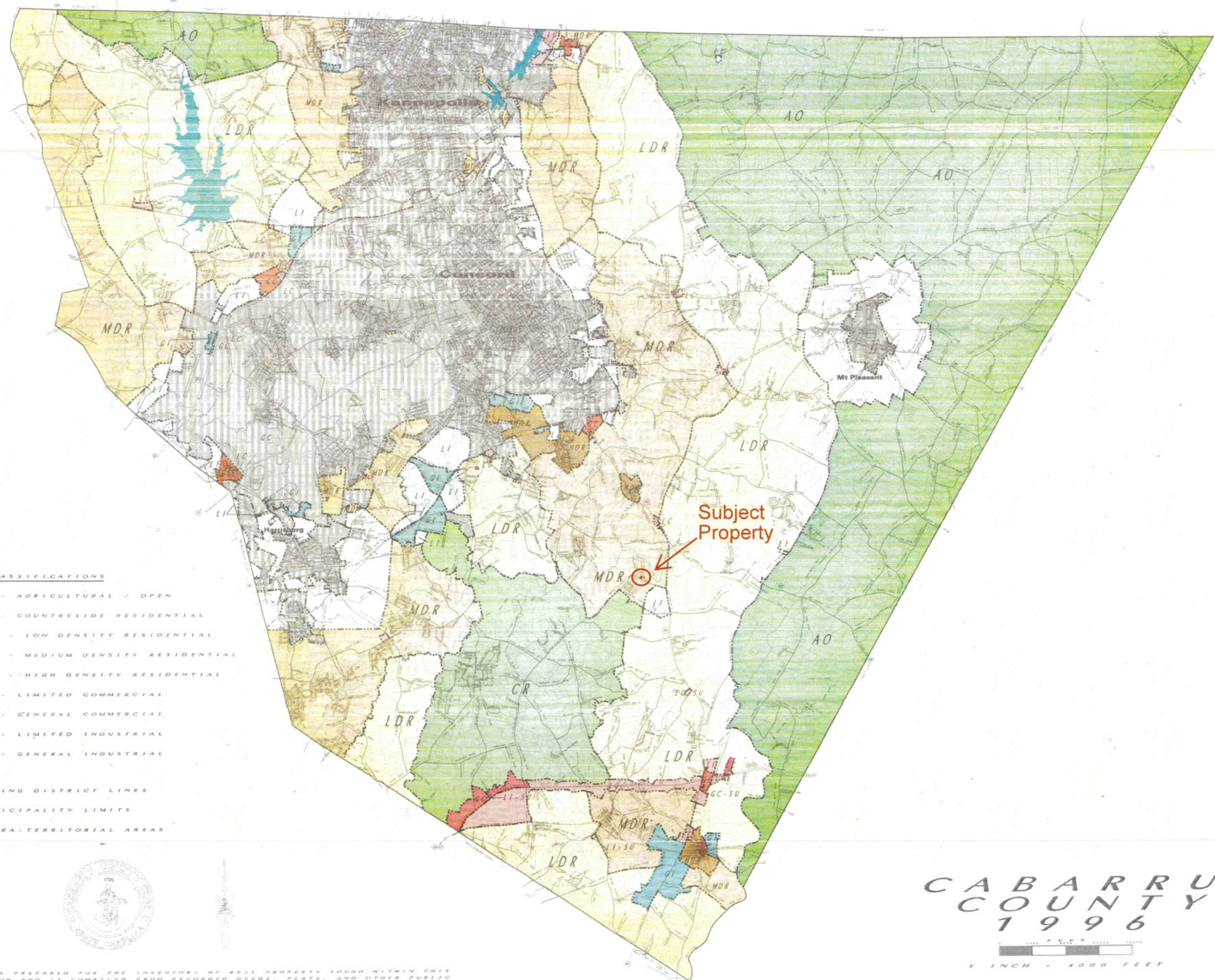
LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR	0100	AO	166	300	2.2280	4	1.0600	+06 +00 +00 +00 +00	RP	28,000.00	1.140	AC	2.362	66,136.00	75395		
TOTAL MARKET LAND DATA												1.140				75,400	
TOTAL PRESENT USE DATA																	

With availability of water and public sewer, two units per acre.	
•Setbacks:	
PRINCIPAL: -Front ... 50' -Side ... 10/30' (the structure may be set as close as 10' to one side property line, but the total of both sides must be at least 30') -Rear ... 30' ACCESSORY: -Front ... 50' -Side ... 10/30' -Rear ... 5' NOTES: 1) Accessory structures may not be located closer to the road than principal structures. 2) If the principal structure takes advantage of the flexibility of side setback placements, the accessory must situate within the same side dimensions.	PRINCIPAL: -Front ... 50' -Side ... flexible -Rear ... flexible ACCESSORY: -Front ... same as principal bldg. -Side ... flexible -Rear ... flexible NOTES: 1) Accessory structures may not be located closer to the road than principal structures. 2) The front yard setback is reduced to 30' for interior roads within the cluster neighborhood, as described in Part II. 3) Setbacks for Townhouse Development are identical to the above <u>except</u> for side and rear setbacks which are 30'
•Minimum average lot width:	
-120'	-flexible
•Maximum building height (principal/accessory):	
-40'/20'	-40'/20'
•Maximum impermeable surface:	
-20%	-40%
•Maximum structural coverage:	
-15%	-30%
TRADITIONAL ↓	CUSTOMIZED ↓
4) Zoning District - Medium Density Residential	
•Minimum lot size	Maximum density of total tract:
10,000 square feet	4.5 dwelling units/acre
•Setbacks:	
PRINCIPAL:	PRINCIPAL:

CABARRUS COUNTY ZONING ORDINANCE

<p>-Front ... 30'</p> <p>-Side ... 5/20'</p> <p>-Rear ... 30'</p> <p>ACCESSORY:</p> <p>-Front ... 30'</p> <p>-Side ... 5/20'</p> <p>-Rear ... 5'</p> <p>NOTES: 1) Accessory structures may not be located closer to the road than principal structures.</p> <p>2) If the principal structure takes advantage of the flexibility of side setback placements, the accessory must situate within the same side dimensions.</p>	<p>-Front ... 50% lots flexible; 50% lots 30'</p> <p>-Side ... flexible</p> <p>-Rear ... flexible</p> <p>ACCESSORY:</p> <p>-Front ... 30'</p> <p>-Side ... flexible</p> <p>-Rear ... flexible</p> <p>NOTES: 1) Accessory structures may not be located closer to the road than principal structures.</p>
3) Minimum average lot width:	
-70'	-flexible
•Maximum building height (principal/accessory):	
-40/20'	-40'/20'
•Maximum impermeable surface:	
-40%	-40%
•Maximum structural coverage:	
-30%	-30%
TRADITIONAL ↓	CUSTOMIZED ↓
5) High Density Residential/Mixed Use	
•Minimum lot size:	Maximum density of total tract:
-6,000 square feet for the first dwelling unit; 4,000 for the second and 2,000 for each additional unit thereafter.	same
•Setbacks:	
<p>PRINCIPAL:</p> <p>-Front ... 20'</p> <p>-Side ... 5/20' - Single Family 6/12'</p> <p>-Rear ... 25'</p> <p>ACCESSORY:</p> <p>-Front ... 20'</p> <p>-Side ... 5/20'</p> <p>-Rear ... 5'</p>	<p>PRINCIPAL:</p> <p>-Front ... 20'</p> <p>-Side ... flexible</p> <p>-Rear ... flexible</p> <p>ACCESSORY:</p> <p>-Front ... 20'</p> <p>-Side ... flexible</p> <p>-Rear ... flexible</p>



ZONING CLASSIFICATIONS

- AO - AGRICULTURAL / OPEN
- CR - COUNTRYSIDE RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MDR - HIGH DENSITY RESIDENTIAL
- LC - LIMITED COMMERCIAL
- GC - GENERAL COMMERCIAL
- LI - LIMITED INDUSTRIAL
- GI - GENERAL INDUSTRIAL

- ZONING DISTRICT LINES
- MUNICIPALITY LIMITS
- EXTRA-TERRITORIAL AREAS



THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY FOUND WITHIN THIS JURISDICTION AND IS COMPILED FROM RECORDED DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE HEREBY NOTIFIED THAT THE AFFOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. CABARRUS COUNTY ASSUMES NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED ON THIS MAP.

**CABARRUS
COUNTY
1996**



1 INCH = 4000 FEET

JANUARY 03, 1996

GIS DIVISION / IS DEPARTMENT

1995 - Orthophotos



**Cabarrus County Planning
& Development Dept.**

Memo

To: Board of Adjustment

From: Phillip Collins, AICP
Senior Planner

Date: 11/5/2015

Re: Neighborhood Meeting Information for LaRoche Variance Request

Attached is an email from the applicant explaining how they addressed the neighborhood meeting requirement.

From: [lisa laRoche](#)
To: [Phillip Collins](#)
Cc: [Frank](#)
Subject: Re: Neighborhood Meeting Information
Date: Friday, November 1, 2024 5:12:18 PM
Attachments: [image002.png](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

I just phoned/text and let them know what was happening with our property and the 3 adjoining properties owners wrote letters. The property owners behind did not feel she could. Our property was as is when they purchased their property, so basically it wasn't a meeting with them all present together, just individual. Joan Orrs is the owner that purchased behind us. Frank did explain to Bill Orrs when they bought how that property also got a lot of water and the previous owner had a sump pump put in.

Thank you,
Lisa

On Nov 1, 2024, at 16:49, Phillip Collins <PECollins@cabarruscounty.us> wrote:

Mrs. LaRoche,

I have the information that was sent to you from the surrounding property owners, but how did you get them to send those letters? I think we will need a short narrative that explains how you conducted your neighborhood meeting.

Thanks,



Phillip Collins, AICP

Senior Planner

Planning Department

Cabarrus County

65 Church St. SE, Concord, NC 28025

P.O. Box 707, Concord, NC 28026

O: 704-920-2181

F: 704-920-2227



E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties.

October 3, 2024

Jerry D Huneycutt Jr
Lisa DeLane Huneycutt
7100 Palafox Dr.
Concord, NC 28025

To Cabarrus County Zoning Board,

We are writing regarding the property belonging to Frank and Lisa Laroche that borders our back property line, their right-side property line. Their address is 2945 Parks Lafferty Road and we reside at 7100 Palafox Drive.

We understand that their building(s) are not the required amount of feet from our property line, and we have no objections, and hope you will make an exception for them.

Please contact us at (704) 621-6987 with any questions.

Thank you,


Jerry D. Huneycutt Jr.


Lisa DeLane Huneycutt

To Who It May Concern:

I, Ernest Porter, reside at 2850 Parks Lafferty Road, Concord NC.
I have no issues with the property across the street: 2945 Parks
Lafferty Road, Concord NC 28025.

Ernest Porter

704-310-840

10-3-2024

Steven and Kathy Irminger
7015 Erinbrook Drive
Concord, North Carolina 28025

October 4, 2024

Cabarrus County Zoning Board
65 Church Street S
Concord, North Carolina 28025

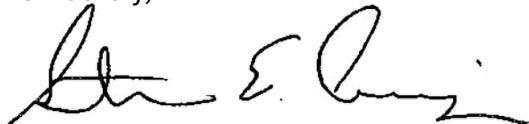
Re: Zoning Variance Request
Frank and Lisa LaRoche Property
2945 Parks Lafferty Road
PIN: 55474487050000
Concord, Cabarrus County, North Carolina

To Whom it May Concern:

The southeast border of our property at 2905 Parks Lafferty Road (Parcel Identification Number (PIN): 55474468950000) abuts the LaRoche property at 2945 Parks Lafferty Road (PIN: 55474487050000). We understand that building(s) on the LaRoche property may not meet Cabarrus County setback requirements and that this has become an impediment to their selling their property. Let it be known that we have no objections to Cabarrus County granting an exception to the setback rule, or whatever other variance required, such that the LaRoche's may proceed with whatever real estate transaction they desire on their property.

Should you have any questions, please do not hesitate to contact us at 704-701-9099.

Sincerely,



Steven E. Irminger



Kathy C. Irminger



Cabarrus County Government – Planning and Development Department

October 17, 2024

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, November 12, 2024 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 | Frank and Lisa LaRoche |
| • Petition Number | VARN2024-00004 |
| • Property Location | 2945 Parks Lafferty Road |
| • Parcel ID Number | 5547-44-8705 |
| • Existing Zoning | Agricultural / Open Space (AO) |
| • Variance Request | Relief from the dimensional standards Section 5-5.B to bring existing setback encroachments and excessive impervious area into conformance. |

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

October 17, 2024

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, November 12, 2024 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 | Frank and Lisa LaRoche |
| • Petition Number | VARN2024-00004 |
| • Property Location | 2945 Parks Lafferty Road |
| • Parcel ID Number | 5547-44-8705 |
| • Existing Zoning | Agricultural / Open Space (AO) |
| • Variance Request | Relief from the dimensional standards Section 5-5.B to bring existing setback encroachments and excessive impervious area into conformance. |

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

Sincerely,

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

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

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

PIN	Name	Address	City	State	Zip Code
5547-44-6026	Amanda & Thomas Thomas	2988 Parks Lafferty Rd	Concord	NC	28025
5547-44-6895	Steven & Kathy Irminger	7015 Erinbrook Dr	Concord	NC	28025
5547-44-9668	Jerry & Lisa Huneycutt	7100 Palafox Dr	Concord	NC	28025
5547-44-9987	Joan & William Oros Trustee	7050 Palafox Dr	Concord	NC	28025
Subject Property					
5547-44-8705	Frank & Lisa LaRoche	2945 Parks Lafferty Rd	Concord	NC	28025

Public Hearing Notice

**Cabarrus County Planning and Zoning Commission
Tuesday, November 12, 2024 @ 6:30 P.M.
Commissioners Meeting Room, 2nd Floor
65 Church St. S. Concord, NC 28026**

Petition VARN2024-00003 – Variance request for setback requirements in Chapter 5 to allow a residence to encroach into the front setback. Douglas Summer is the applicant/owner. The address associated with the subject property is 1100 Oak Trail Circle (PIN: 5632-50-6782).

Petition VARN2024-00004 –Variance request for setback requirements in Chapter 5 for setback encroachments of existing accessory structures and impervious area that exceeds the limit for the zoning district. Frank and Lisa LaRoche are applicants/owners. The address associated with the subject property is 2945 Parks Lafferty Road (PIN: 5547-44-875).

For information, contact Planning and Development at 704.920.2141. If reasonable accommodations are needed, please contact the ADA Coordinator at 704.920.2100 at least 48 hours prior to the public hearing.

PUBLISH: Tuesday, October 29th and Tuesday, November 5th, 2024

Oct 21, 2024 at 1:52:35 PM
2945 Parks Lafferty Rd
Concord NC 28025
United States



Accesssory Structure 5

Rickie T Walker

From: Rickie T Walker
Sent: Wednesday, June 10, 2020 3:45 PM
To: 'flock@carolina.rr.com'
Cc: 'mhernandez@cabarruscounty.us'
Subject: Approval Letter for 2945 Parks Lafferty Road
Attachments: Approval Letter for 2945 Parks Lafferty Road.pdf

A copy of the approval letter that was issued to Frank Laroche III for a shed to be built at 2945 Parks Lafferty Road, Concord, NC 28025 is attached.

Please let us know if you have questions or need anything else.

Thanks & have a great afternoon,

Rickie T. Walker
Office Assistant IV
Environmental Health
Cabarrus Health Alliance
300 Mooresville Road, Kannapolis, NC 28081
Office: (704) 920-1207
Email: Rickie.Walker@CabarrusHealth.org
www.cabarrushealth.org

29,03'
AC) Hensley, W.C.
Harris Rd. 782-6094
Craw Creek on right
10472 Harris Rd
Huntersville 28078
Rep w/
9742
4670 - 79-~~9665~~
11625



CABARRUS
HEALTH
ALLIANCE

at NC Research Campus

Mr. LaRoche,

2945 Parks Lafferty Road
Concord, NC 28025

Dear Mr. LaRoche,

On June 9th, 2020 an existing septic system inspection was performed at your residence located at 2945 Lafferty Road. The system appears to be operating properly at this time and permission is given to construct a 20'x 32' shed specified on your application.

The building foundation must be located a minimum of 5' from any part of the existing septic system. The building perimeter must be located a minimum of 25' from any well.

This inspection was visual and there is no guarantee that the system will continue to operate for any length of time.

If I can be of further assistance, please contact me at 704-920-1257.

Sincerely,

J. Harrison Dunn, REHS
Registered Environmental Health Specialist

87-117

TR
6/29/20

6-3-20
PAID
368734 #60
Card

Cabarrus Health Alliance Secondary Application for Improvement Permit and/or Authorization to Construct

300 Mooresville Road, Kannapolis, NC 28081

Office: 704-920-1207 Fax: 704-933-3379

Application is only valid 12 months from the date it was filled out

FILE NUMBER 87-117 EMAIL FLROCK@CAROLINA.PR.COM

APPLICANT INFORMATION

FRANK LAROCHE III 2945 PARKS LANTERN RD, CONCORD, NC 28025 980-248-6724
Applicant Address City Zip Home & Work Phone

S.A.A.
Owner Address City Zip Home & Work Phone

PROPERTY INFORMATION

Accessory Structure

S.A.A. N/A Lot 5
Street Address Subdivision Name Section/Phase/Lot#

Directions to Site: 601 S OUT OF CONCORD, TURN R ON PARKS LANTERN RD, 3RD DRIVEWAY ON RIGHT

DEVELOPMENT INFORMATION

- ☐ New Single Family Residence
☐ Expansion of Existing System
☐ Repair to Existing Subsurface Sewage Disposal System
☒ Non-Residential Type of Structure

Residential Specifications

Max number of bedrooms: _____
Max number of occupants: _____
If expansion: Current number of bedrooms: _____
Will there be a basement? ☐ yes ☒ no

Shed

(Additions to/or on Property)

Non-Residential Specifications:

Type of business: N/A Total Square footage of Building: _____
Maximum number of employees: _____ Maximum number of seats: _____

Water Supply:

☐ New well ☒ Existing Well ☐ Community Well ☐ Public Water

Please Indicate Desired System Type(s): (systems can be ranked in order of your preference)

____ Alternative ____ Conventional ____ Innovative ____ Modified Conventional ____ Existing System ____ Other (Specify _____)

The Applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer to any question is "yes", applicant must attach supporting documentation.

- ☐ yes ☒ no Does the site contain any jurisdictional wetlands?
☐ yes ☒ no Is any wastewater going to be generated on the site other than domestic sewage?
☐ yes ☒ no Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

Frank Laroche III
Property owner's or owner's legal representative** signature (required)

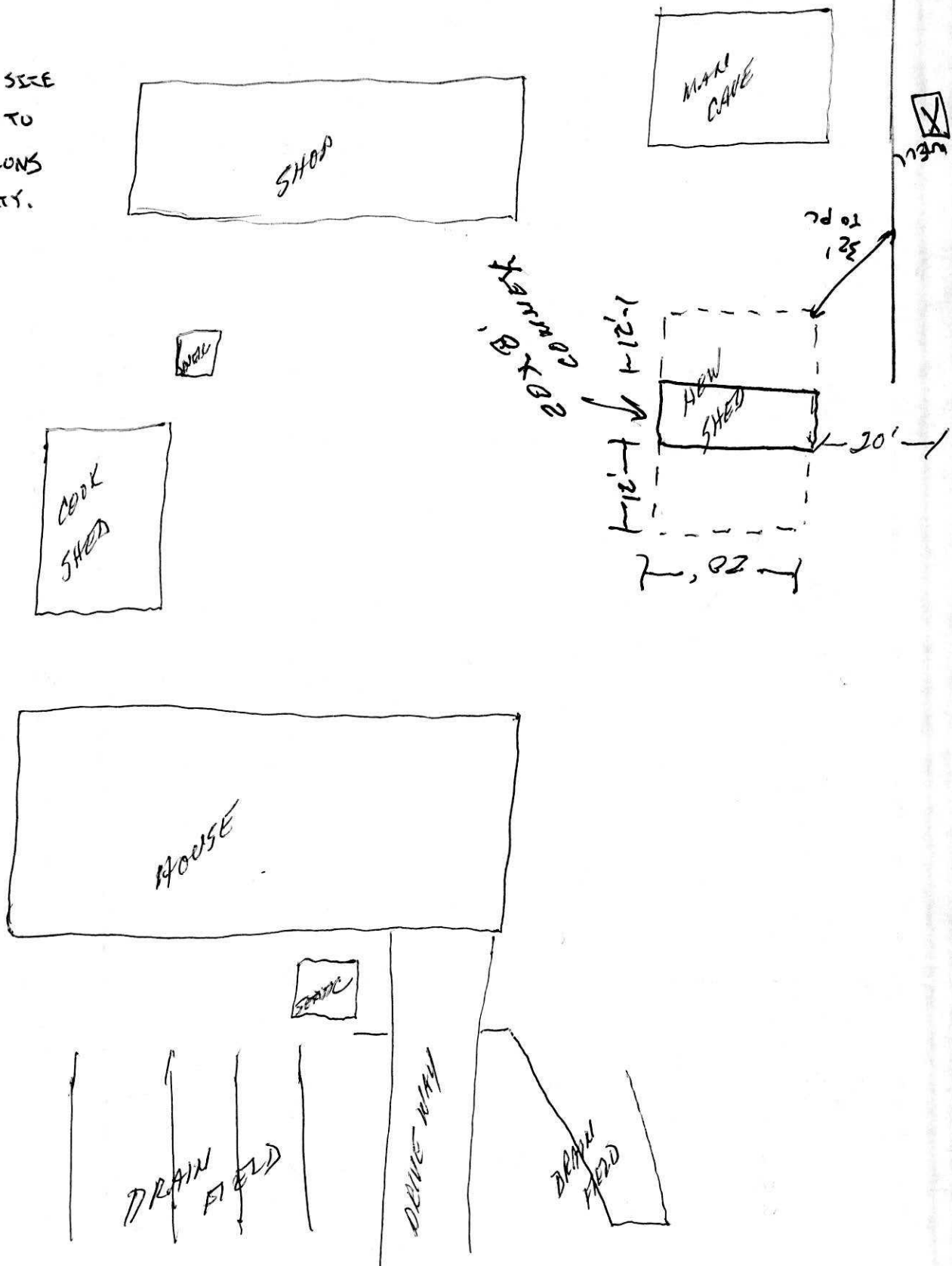
3 JUNE 2020
Date

**Must provide documentation to support claim as owner's legal representative

6-9-20

OWNER UPDATED SITE
PLAN IN FIELD TO
REFLECT DIMENSIONS
MARKED ON PROPERTY.

JHD



Accessory Structure 4

* * * Communication Result Report (Dec. 4. 2018 8:09AM) * * *

1)
2)

Date/Time: Dec. 4. 2018 8:09AM

File	No. Mode	Destination	Pg(s)	Result	Page Not Sent
1897	Memory TX	7049202144	P. 1	OK	

Reason for error

E. 1) Hang up or line fail
 E. 3) No answer
 E. 5) Exceeded max. E-mail size

E. 2) Busy
 E. 4) No facsimile connection
 E. 6) Destination does not support IP-Fax



Date: 12/4/18

Mr. Frank LaRoche

2945 Parks Lafferty Rd.

Concord, NC 28025

Dear Mr. LaRoche:

On December 3, 2018 an existing septic inspection was performed at 2945 Parks Lafferty Rd. The septic tank system appears to be operating properly. This was a visual inspection and there is no guarantee how long the system will operate and at this time permission is given to build a shop with no plumbing.

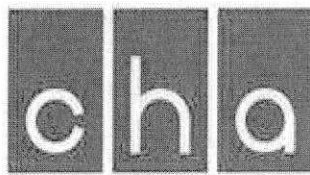
The shop must be located a minimum of five feet away from any part of the existing septic tank system and twenty five feet away from the well.

You may call or write the local health department if you need any additional information or assistance.
 7049201261

Sincerely,


 Tyler W. Robertson, M.E.H.S. - I

12.4-18
Copy sent to zoning/
owner per
Tyler



CABARRUS
HEALTH
ALLIANCE

at NC Research Campus

Date: 12/4/18

Mr. Frank LaRoche

2945 Parks Lafferty Rd.

Concord, NC 28025

Dear Mr. LaRoache

On December 3, 2018 an existing septic inspection was performed at 2945 Parks Lafferty Rd. The septic tank system appears to be operating properly. This was a visual inspection and there is no guarantee how long the system will operate and at this time permission is given to build a shop with no plumbing.

The shop must be located a minimum of five feet away from any part of the existing septic tank system and twenty five feet away from the well.

You may call or write the local health department if you need any additional information or assistance.
7049201261

Sincerely,

Tyler W. Robertson, P.E.H.S. - I

87-117

TR 12/6/18
Cabarrus Health Alliance Secondary Application for 660.02
Improvement Permit and/or Authorization to Construct Receipt 317553

300 Mooresville Road, Kannapolis, NC 28081
Office: 704-920-1207 Fax: 704-933-3379

Application is only valid 12 months from the date it was filled out

FILE NUMBER 87-117 FLROCK@CAROLINA.RR.COM

APPLICANT INFORMATION

FRANK LAROCHE III 2945 PARKS LAFRETY RD. CONCORD NC 28025 980-848-6726
Applicant Address City Zip Home & Work Phone

S.A.A.
Owner Address City Zip Home & Work Phone

PROPERTY INFORMATION

2945 PARKS LAFRETY RD. CONCORD, NC 28025 N/A Rambling River Ests, Sect. 1
Street Address Subdivision Name Section/Phase/Lot# LOT 5

Directions to Site: FROM CONCORD - SOUTH ON 601 TURN (R) ON PARKS LAFRETY RD.
5TH HOUSE ON (R)

DEVELOPMENT INFORMATION

- ☐ New Single Family Residence
☐ Expansion of Existing System
☐ Repair to Existing Subsurface Sewage Disposal System
☒ Non-Residential Type of Structure

Residential Specifications

Max number of bedrooms: _____
Max number of occupants: _____
If expansion: Current number of bedrooms: _____
Will there be a basement? ☐ yes ☒ no

(Additions to/or on Property)

Non-Residential Specifications:

Type of business: N/A Total Square footage of Building: 1008 SQ FT.
Maximum number of employees: N/A Maximum number of seats: N/A

Water Supply:

☐ New well ☒ Existing Well ☐ Community Well ☐ Public Water

Please Indicate Desired System Type(s): (systems can be ranked in order of your preference)

Alternative Conventional Innovative Modified Conventional Existing System Other (Specify

The Applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer to any question is "yes", applicant must attach supporting documentation.

- ☐ yes ☒ no Does the site contain any jurisdictional wetlands?
☐ yes ☒ no Is any wastewater going to be generated on the site other than domestic sewage?
☐ yes ☒ no Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

Frank L. Roche III
Property owner's or owner's legal representative** signature (required)

29 NOV 2018
Date

**Must provide documentation to support claim as owner's legal representative.

Cabarrus County Property Report

Parcel Information Number	Property Real ID	Legal Description
55474487050000	10-001A-0005.00	LT 5 RAMBLING RIVER ESTS SC 1
Land Units	Land Units Type	
1.14000000	AC	



First Owner Name	Second Owner Name
LAROCHE FRANK III	LAROCHE LISA A /WIFE

Mailing Address	Physical Address(es)
2945 PARKS LAFFERTY ROAD CONCORD NC 28025	2945 PARKS LAFFERTY RD CONCORD NC 28025

Land Value	Building Value	Assessed Value	Market Value
32310	133920	176450	176450

Sale Year	Sale Month	Sale Price	Deed Book	Deed Page
2002	2	160000.00000000	03679	0103

Elementary School	Middle School	High School
Bethel ES	C C Griffin MS	Central Cabarrus HS

Voter Precinct	Zoning	Municipal District	Township
10-00	AO	CABARRUS COUNTY	Township 10, Midland

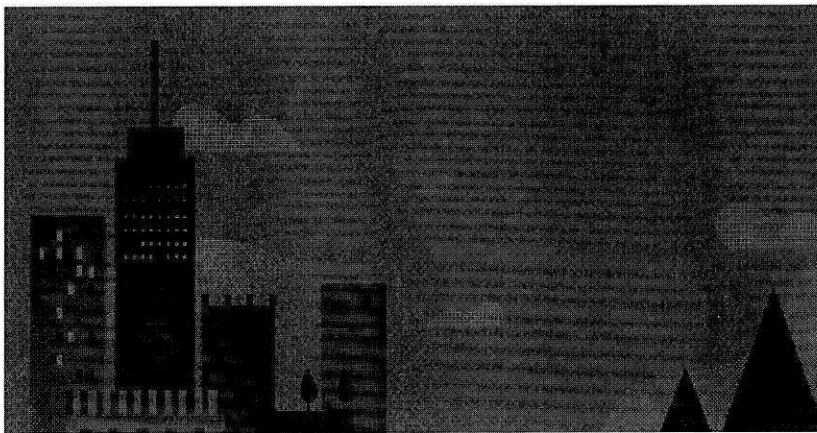
Soil Report for Parcel			Floodplain Report for Parcel		
Soil Type	Acreage	Percentage	Floodway	100 Year	500 Year
AaB	0.38	34.23	No	No	No
ApB	0.07	6.17			
CcD2	0.65	59.60			
			FIRM Panel Number		
			5547		

Permits Issued on Parcel			
Permit Number	Permit Type	Status	Issue Date
EL2017-01028	Trade Electrical	Final Complete	2017.04.05
HE2009-02501	Trade Mechanical Residential Upfit	Final Complete	2009.11.20
EL2009-02639	Trade Electrical Residential Upfit	Final Complete	2009.11.20

Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Report Created By Cabarrus County IT Department. 11/29/2018 2:25:55 PM
Data Sources: Cabarrus County Land Records, Microsoft Bing Maps



[illegible]

35.319671, -80.526033

8F9F+VH Midland, North Carolina

**Laserfiche**
WebLink[My WebLink](#) | [Help](#) | [About](#) | [Sign Out](#)[Home](#) [Browse](#) [Search](#)

55474487050000

Metadata

Thumbnails

Annotations

⌄ Entry Properties

Last modified

2/7/2013 9:00:29 PM

Creation date

2/7/2013 9:00:29 PM

⌄ Metadata

Fields**Template:** Property Photos**PIN**

55474487050000

Parcel

5547448705

St #

2945

Street

PARKS LAFFERTY

Type (2)

RD

Field Address

2945 PARKS LAFFERTY RD

City

CONCORD

Zip

28025

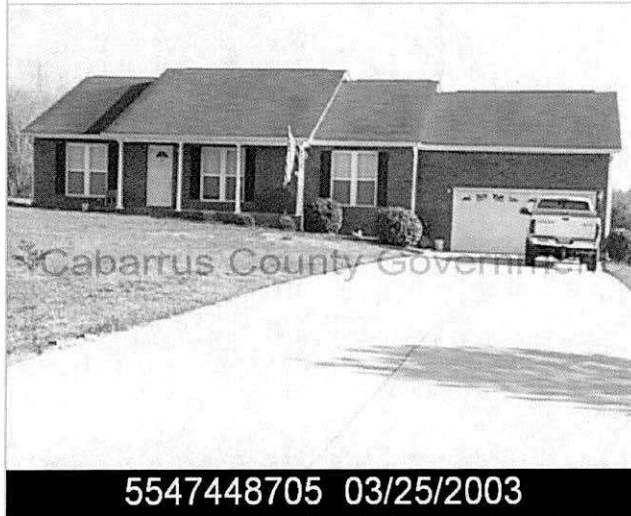
County

Cabarrus

Jurisdiction

Page 1 of 1

PDF



Document management portal powered by Laserfiche
WebLink 9 © 1998-2015 [Laserfiche](#). All rights reserved.

CABARRUS COUNTY, NC

11/29/2018 2:25:16 PM

LAROCHE FRANK III LAROCHE LISA A /WIFE
2945 PARKS LAFFERTY RD NC
12767

Return/Appeal Notes:

Parcel: 5547 44 8705 0000

PLAT: /

ID NO: 10 001 A 0005.00 0000

COUNTY TAX (100), FLOWES STORE FIRE TAX (100)

CARD NO. 1 of 1

1.140 AC

SRC= Inspection

TW-10

CI-00 FR-14

EX-

AT-

LAST ACTION 20180606

Reval Year: 2016 Tax Year: 2018 LT 5 RAMBLING RIVER ESTS SC 1

Appraised by TS on 01/01/2012 16511 RAMBLING RIVER

CONSTRUCTION DETAIL		MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
Foundation - 3							
Continuous Footing	5.00						
Sub Floor System - 4							
Plywood	8.00	01	01	1,922	107	79.72	155721
Exterior Walls - 21							
Face Brick	31.00						
Exterior Walls - 10							
Aluminum/Vinyl Siding	0.00						
Roofing Structure - 03							
Gable	7.00						
Roofing Cover - 03							
Asphalt or Composition Shingle	3.00						
Interior Wall Construction - 5							
Drywall/Sheetrock	20.00						
Interior Floor Cover - 08							
Sheet Vinyl	6.00						
Interior Floor Cover - 14							
Carpet	0.00						
Heating Fuel - 04							
Electric	1.00						
Heating Type - 10							
Heat Pump	4.00						
Air Conditioning Type - 03							
Central	4.00						
Bedrooms/Bathrooms/Half-Bathrooms							
3/2/0	12.000						
Bedrooms							
BAS - 3 FUS - 0 LL - 0							
Bathrooms							
BAS - 2 FUS - 0 LL - 0							
Half-Bathrooms							
BAS - 0 FUS - 0 LL - 0							
Office							
TOTAL POINT VALUE	101.000						
BUILDING ADJUSTMENTS							
Quality	3	Average	1.0000				
Shape/Design	4	MF4	1.0400				
Size	Size	Size	1.0200				
TOTAL ADJUSTMENT FACTOR	1.060						
TOTAL QUALITY INDEX	107						
TYPE: SINGLE FAMILY RESIDENTIAL STYLE: 1 - 1.0 Story SINGLE FAMILY HOME							
DEPR. BUILDING VALUE - CARD 133,920 DEPR. OB/XF VALUE - CARD 10,220 MARKET LAND VALUE - CARD 32,310 TOTAL MARKET VALUE - CARD 176,450 TOTAL APPRAISED VALUE - CARD 176,450 TOTAL APPRAISED VALUE - PARCEL 176,450 TOTAL PRESENT USE VALUE - PARCEL 0 TOTAL VALUE DEFERRED - PARCEL 0 TOTAL TAXABLE VALUE - PARCEL \$ 176,450							
PRIOR							
BUILDING VALUE 133,920							
OBXF VALUE 10,220							
LAND VALUE 32,310							
PRESENT USE VALUE 0							
DEFERRED VALUE 0							
TOTAL VALUE 176,450							
PERMIT							
CODE	DATE	NOTE	NUMBER	AMOUNT			
ROUT: WTRSHD:							
SALES DATA							
OFF.	RECORD	DATE	DEED	TYPE	Q/UV/I	INDICATE	SALES
	BOOK	PAGE	MOYR			PRICE	
	03679	0103	2	2002	GW*	Q	I
	2	01905	0213	6	1997	WD*	Q
	8	00912	0167	8	1992	WD*	U
	1	00912	0165	8	1992	WD*	U
HEATED AREA 1,635							
NOTES							
PMT 23563 10/97 HOUSE							
1992 AUCTION							
SUBAREA							
TYPE	GS AREA	%	RPL CS	CODE	DESCRIPTION	COUNT	UNIT PRICE
BAS	1,635	100	130342	10	PAVING CON	100	19
FGD	544	045	19531	01	STORAGE WD	25	16
FOP	92	035	2551				
PTO	200	005	797				
TOTAL OB/XF VALUE 10,217							
FIREPLACE 3 - 1 Story 2,500							
SUBAREA 2,471 155,721							
TOTALS							
BUILDING DIMENSIONS FGD=W10BAS=W20N3W9S3PTO=N10W20S10E20\$W31S32E13FOP=S4E23N4W23\$E35N26E12N6\$S6W12S22E22N28\$.							
LAND INFORMATION							
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT
SFR	0100	AO	166	300	2.2280	4	1.0600
OTHER ADJUSTMENTS AND NOTES							
RF AC LC TO							
+06 +00 +00 +00							
+00 LOC							
ROAD TYPE							
12,000.00							
TOTAL LAND UNITS 1.140							
UNT TYP							
TOTAL ADJUST							
ADJUSTED UNIT PRICE							
28,344.00							
LAND VALUE							
32312							
OVERRIDE							
0							
LAND NOTES							
TOTAL MARKET LAND DATA 1.140 32,310							
TOTAL PRESENT USE DATA							

Accessory Structure 1

PAID

1787

87-117

COMPLAINT RECORD

CABARRUS COUNTY HEALTH DEPARTMENT

Nature of Complaint Septic inspection. Plans to build storage building
(no plumbing). Also plans to add cement slab patio and
put in a pool.

(Use back side if more space is needed)

Address

Occupant

Owner Frank La Roche III
704-262-7403

Owner's Address 2945 Park Lafferty Rd.
Concord, N.C. 28025

Person making complaint

Address

Complaint received by LW

Date 11-19-02 Hour A. M.
P. M.

Referred to Chris Date 11-22-02

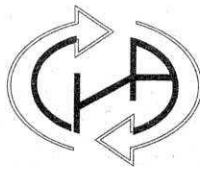
Disposition System functioning properly. O.K. to construct

11-26 Taped to BE & Mtd. to owner.

(Use back side if more space is needed)

Date 11-25-02

Signed Christy M. Shing



CABARRUS HEALTH ALLIANCE

ACHIEVING THE HIGHEST LEVEL OF INDIVIDUAL AND COMMUNITY HEALTH THROUGH COLLABORATIVE ACTION

November 26, 2002

Mr. Frank La Roche III
2945 Parks Lafferty Road
Concord, N.C. 28025

To Whom It May Concern:

An existing septic system inspection was made by a Cabarrus Health Alliance representative at the below location:

2945 Parks Lafferty Road

Location

November 25, 2002

Date

At the time of inspection the system appeared to be functioning properly.* If the system has not been used for a period of time there will be no evidence of a malfunction at the time of inspection.

Sincerely,

Christopher M. Sherrill
Environmental Health Specialist

*Note: This inspection was a visual inspection of the existing system and is not a guarantee that problems will not arise in the future. This inspection describes the appearance of the system at the time of inspection only.

A ground absorption sewage disposal system does require some maintenance and occasionally additional nitrification line is needed.

lw

cc: 87-117

Residence

QUAD: _____
SUBDIVISION: RAMBLING RIVER ESTATES
LOT: 5
P.I.N. 5547-44-7638

PERMIT: SE001403
DATE ISSUED: 02-20-1998
OPP NUMBER: 87-117
BUILD PERMIT #: BU023563

CABARRUS COUNTY WASTEWATER DISPOSAL OPERATIONS PERMIT

OWNER: MCLAUGHLIN, HENRY PHONE (O) _____ (H) 919 863-4292
ADDRESS: 2945 PARKS LAFFERTY ROAD CONCORD NC 28025
DIRECTIONS: RAMBLING RIVER ESTATES LOT # 5

BUSINESS TYPE: NO # EMPLOYEES 1ST 2ND 3RD
OTHER: NONE
NO. BDRMS: 03 NO. BATHS: 02
SINGLE FAMILY: _ MULTIPLE FAMILY: _

BASEMENT: N B'T PLMB: N
GAR. DISP: N WATER SUPPLY: WELL
TANK SIZE: 1000 GAL.
S.T. LINES: 450X3=1350 SQ. FT.
STONE DEPTH: 6+6=12 INCHES
W.M. LINES: N/A SQ. FT.
STONE DEPT: _____ INCHES
LOT SIZE: 1 ACRE
INITIALS: MDT

COMMENTS: HOUSE MUST BE PROPERLY LOCATED
TO ACHIEVE GRAVITY FEED

ALT SEWAGE TREATMENT:
N/A

* SEPTIC TANK SYSTEM WITH: *

* CONV GRAV? Y PUMPS ? _ *
* HG WT AL? N FLOW > 480GPD ? _ *
* OT APPAR: N/A *

* (SEPTIC FIELD) *
* # TRENCHES: 01 # D. BOXES: 00 *
* STONE DEPTH: 12 SEALS: PLA *

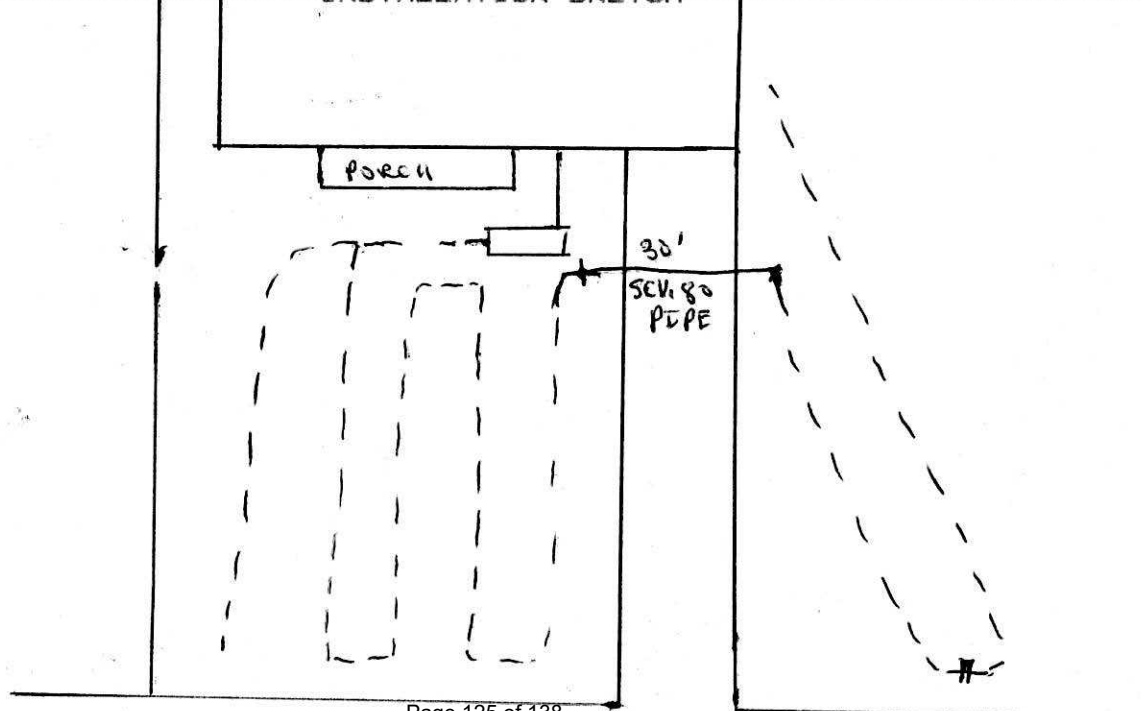
* (WASHER SYSTEM) *
* TANK: N/A # TRENCHES: COM *
* # D BOXES: _____ STONE DEPTH: _____ *
* SEALS: _____ *

INSTALLED BY: LARRY TUCKER

CONDITIONS OF PERMIT: LANDSCAPE TO DIVERT SURFACE AND GUTTER WATER OFF OF DRA
INFELD AND TANK AREA; SYSTEM MUST BE KEPT OPERATINAL
AT ALL TIMES!!!

INSPECTOR AT INSTALLATION: JDB DATE OF INSTALLATION: 02-20-1998 ✓

-----INSTALLATION SKETCH-----



QUAD.:
S/D: RAMBLING RIVER ESTATES
LOT NO.: 5
PIN NO.: 5547 44 7638 0000'0

FILE NO.: 87-117
APPL. NO.: 001403
DATE: 07/07/1992 *BE-10-97*
PERMIT FEE: 150.00

APPLICANT # 0003618 APPLICANT NAME: RICKENBACKER, HARRY

CABARRUS CO. AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION
VOID 60 MONTHS FROM DATE OF ISSUE OR IF CHANGED WITHOUT PRIOR WRITTEN APPROVAL
THIS PERMIT IS NON-TRANSFERRABLE

OWNER: RICKENBACKER, HARRY PHONE (O) (H) 919 863-4292
ADDRESS: P.O. BOX 1029 BLADENBORO, NC 28320
DIRECTIONS: RAMBLING RIVER ESTATES LOT # 5

TYPE OF FACILITY

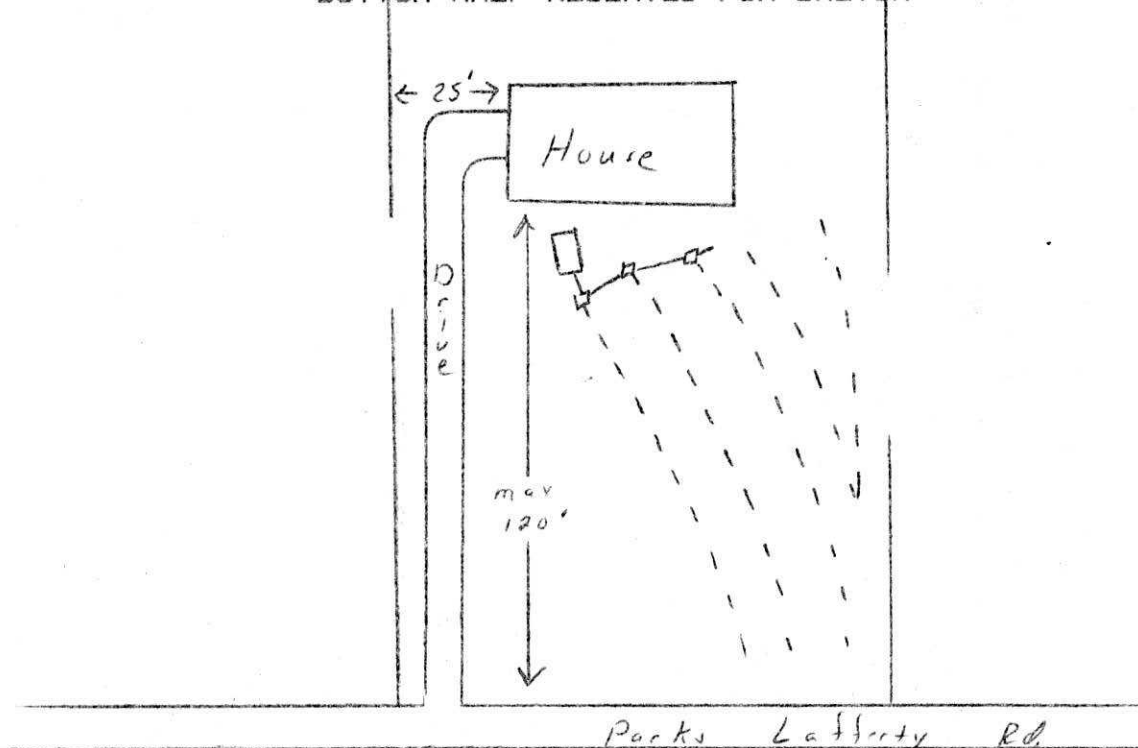
SINGLE FAMILY: MULTIPLE FAMILY:
BUSINESS TYPE: NO # EMPLOYEES 0000 1ST 0000 2ND 0000 3RD
OTHER: NONE

NO. BDRMS: 03 NO. BATHS: 02
BASEMENT: N B'T PLMB: N
GAR. DISP: N WATER SUPPLY: WELL
TANK SIZE: 1000 GAL.
W TANK SZ: GAL.
S.T. LINES: 450X3=1350
STONE DEPTH: 6+6=12
W.M. LINES: N/A
STONE DEPT:
LOT SIZE: 1 ACRE
INITIALS: MDT

HOUSE MUST BE PROPERLY LOCATED
TO ACHIEVE GRAVITY FEED

SPECIAL CONDITIONS/INSTRUCTIONS

-----BOTTOM HALF RESERVED FOR SKETCH-----



Mark
4-7-92

87-117

CABARRUS COUNTY

001403

APPLICATION FOR SEPTIC TANK PERMIT

P.I.N. 5547-44-7638.0000

DATE: 04/01/1992

APPLICATION FEE: 40.00

ACREAGE: 1

APPLICANT NAME: RICKENBACKER, HARRY (0003618)

PROPERTY OWNER: RICKENBACKER, HARRY

PHONE (OFFICE)

PHONE (HOME) 919 863-4292

MAILING ADDRESS: P.O. BOX 1029

BLADENBORO, NC 28320

DIRECTIONS: RAMBLING RIVER ESTATES

DESCRIPTION OF PROPOSED RESIDENCE:

# BEDROOMS -	PLUMBING IN BASEMENT ?
# BATHS -	GARBAGE DISPOSAL ?
BASEMENT ?	MOBILE HOME ?

SUBDIVISION: RAMBLING RIVER ESTATES

LOT: 45

PROPERTY DIMENSIONS: _____

AREA: _____

WATER SUPPLY - WELL ON PROPERTY?

IF NO WELL, WHERE DO YOU GET YOUR WATER?

PROPERTY ZONING: ARR

COMPLIANCE WITH ZONING ? Y

TIME: 11:30

COMPLIANCE WITH CABARRUS COUNTY SUBDIVISION ORDINANCE? Y TIME: 11:30

SEPTIC TANK PERMIT IS TO BE ISSUED TO X INSPECTION DEPT. ZONING DEPT.

COMMENTS: PRELIMINARY ONLY

Dr. Harry Rickenbacker OWNER/APPLICANT
by Magell Brown

3-12-87

87-117

P.I.N. Number 10-5547-45-7830 Lot 5 ^{Section 1} Subdivision Brambling River Estates

CABARRUS COUNTY APPLICATION FOR SEPTIC TANK PERMIT

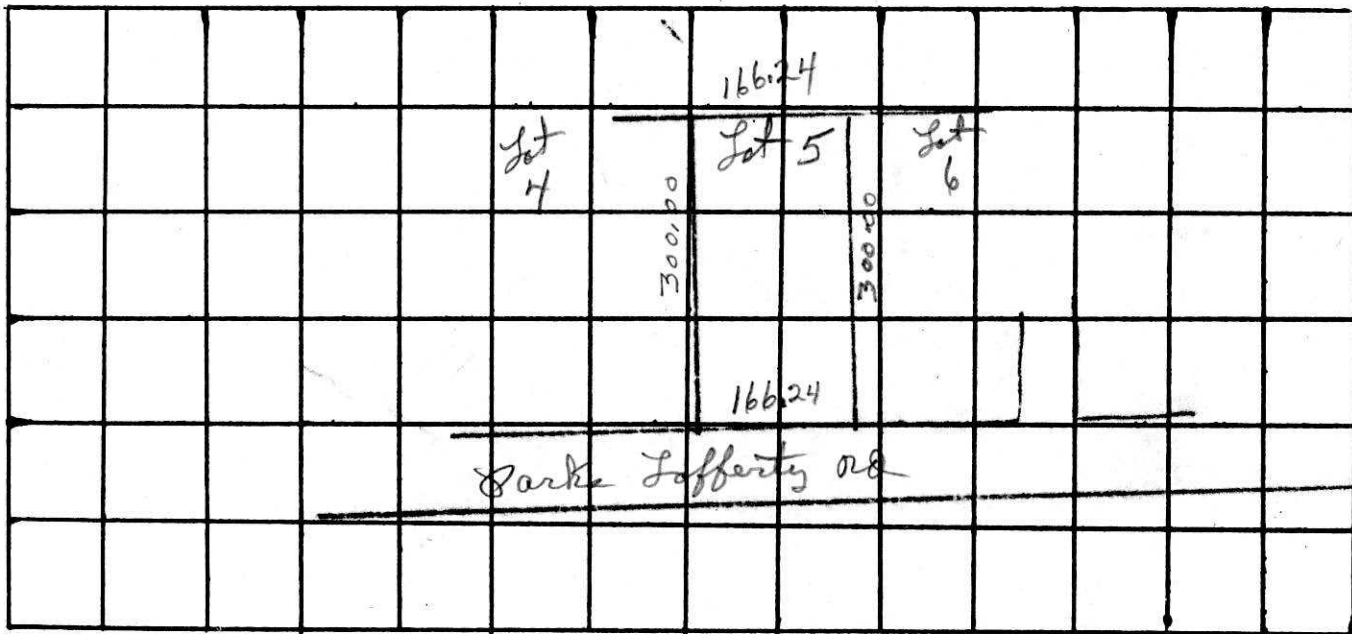
Property Owner J. J. Cook Phone (O) _____ (H) _____Mailing Address 481 Hwy 29N City _____ State _____ Zip _____Directions: 601 South to Barks Lafferty road turn right
2nd lot on right past Palefox Drive

Description of Proposed Residence-

Bedrooms _____ #Baths _____ Mobile Home ☐ yes ☐ no - Basement ☐ yes ☐ noPlumbing in Basement ☐ yes ☐ no - Garbage Disposal ☐ yes ☐ noProperty Dimensions _____ Area 1.14 ~~1.14~~ /AcresWater Supply - well on property ☐ yes ☐ no If you do not have a well where do you get your water? _____

Site Plan: Include house site, well site, street names and locations, existing buildings and wells - Indicate wells on adjacent property.

****HOUSE LOCATION MUST BE STAKED AND CORNERS OF PROPERTY MARKED CLEARLY!!!



I hereby make application to the Cabarrus County Health Department for a site evaluation for an on-site wastewater disposal system for the above described property and authorize Health Department representatives to go on such property from time to time for inspection purposes. I agree that the contents of this application are true and represent the maximum facilities to be placed on the property. I understand that if substantial changes are made the permit shall be null and void. The issuance of a permit does not relieve me from compliance with any and all other relevant laws or regulations. Any permit for a system is non-transferable without prior written approval of the Health Director.

J. J. Cook

Owner/Applicant

3-3-87

Date

FOR OFFICE USE ONLY:

Property Zoning ARR Compliance W/Zoning ☒ Yes ☐ No Date 3-3-87 Time 12.15Compliance with Cabarrus County Subdivision Ordinance ☒ yes ☐ no Date 3-3-87 Time 12.17Septic tank permit is to be issued ☒ yes ☐ no

Comments:

3-12-87

87-117

P.I.N. Number 11-000418-14 Lot 5 ^{Section 1} Subdivision Hambling Drive Estates

CABARRUS COUNTY APPLICATION FOR SEPTIC TANK PERMIT

RON

Property Owner John R. Cook Phone(O) _____ (H) _____

Mailing Address _____ City _____ State _____ Zip _____

Directions: 601 South to Banks Lafferty road turn right
2nd lot on right past Palafix Drive

Description of Proposed Residence-

Bedrooms _____ #Baths _____ Mobile Home ☐ yes ☐ no - Basement ☐ yes ☐ no
Plumbing in Basement ☐ yes ☐ no - Garbage Disposal ☐ yes ☐ no
Property Dimensions _____ Area 1.14 Sq. Ft./Acres
Water Supply - well on property ☐ yes ☐ no If you do not have a well where do you get your water? _____

Site Plan: Include house site, well site, street names and locations, existing buildings and wells - Indicate wells on adjacent property.

****HOUSE LOCATION MUST BE STAKED AND CORNERS OF PROPERTY MARKED CLEARLY!!!

I hereby make application to the Cabarrus County Health Department for a site evaluation for an on-site wastewater disposal system for the above described property and authorize Health Department representatives to go on such property from time to time for inspection purposes. I agree that the contents of this application are true and represent the maximum facilities to be placed on the property. I understand that if substantial changes are made the permit shall be null and void. The issuance of a permit does not relieve me from compliance with any and all other relevant laws or regulations. Any permit for a system is non-transferable without prior written approval of the Health Director.

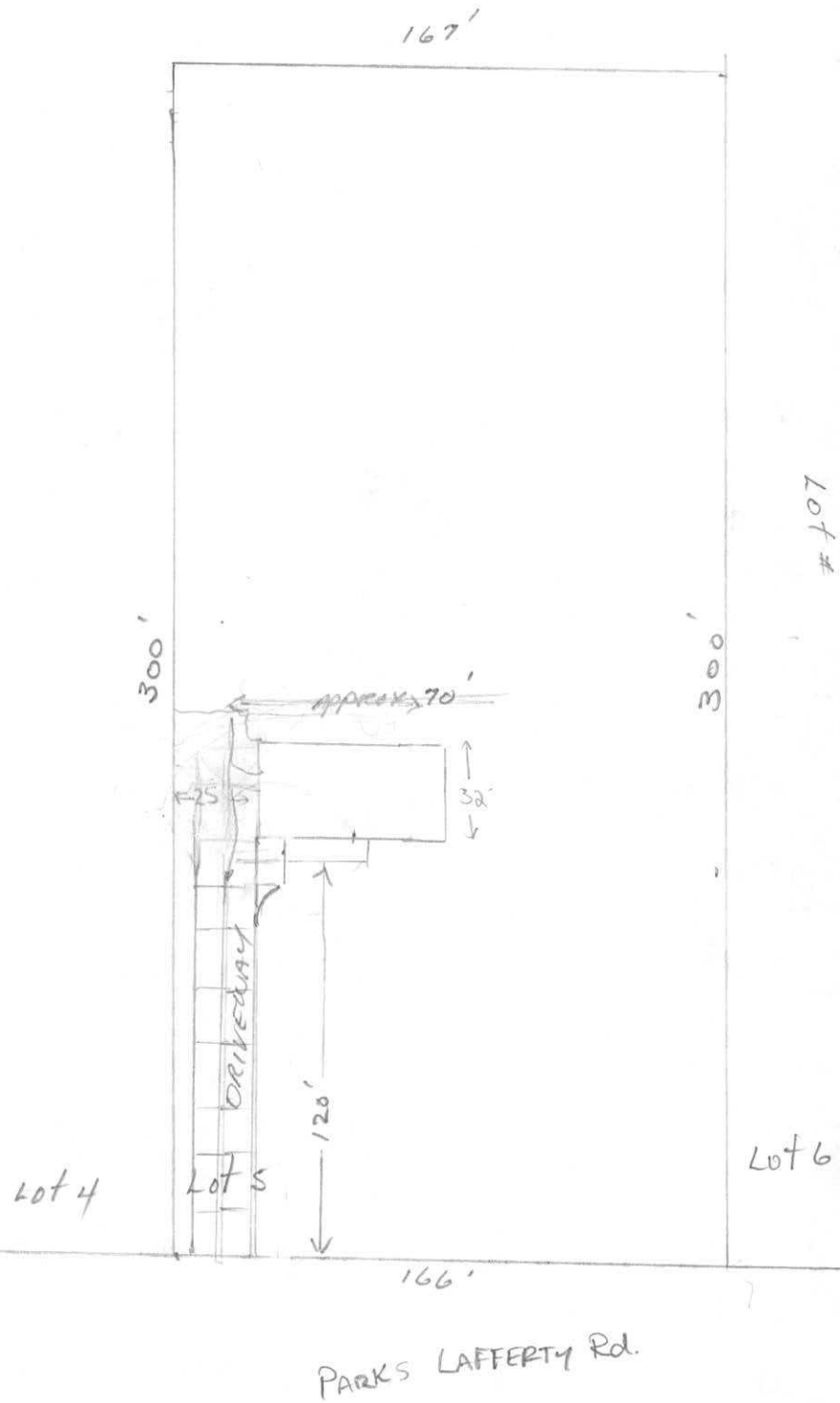
John R. Cook Owner/Applicant 3-3-87 Date

FOR OFFICE USE ONLY:

Property Zoning _____ Compliance W/Zoning ☒ Yes ☐ No Date _____ Time 12:15
Compliance with Cabarrus County Subdivision Ordinance ☐ yes ☐ no Date 3-3 Time 1:10
Septic tank permit is to be issued ☒ yes ☐ no

Comments:

RAMBLING RIVER ESTATES



Plot MAP

Void
See 87-116
lots combined

QUAD.:
S/D: RAMBLING RIVER ESTATES
LOT NO.: 5
PIN NO.: 5547 44 7638 0000 0
APPLICANT # 0003618

FILE NO.: 87-117
APPL. NO.: 001403
DATE: 07/07/1992 *BT*
PERMIT FEE: 75.00

APPLICANT NAME: RICKENBACKER, HARRY

CABARRUS CO. HEALTH DEPT. SEPTIC TANK IMPROVEMENTS PERMIT

VOID 60 MONTHS FROM DATE OF ISSUE OR IF CHANGED WITHOUT PRIOR WRITTEN APPROVAL

OWNER: RICKENBACKER, HARRY PHONE (O) _____ (H) 919 863-4292

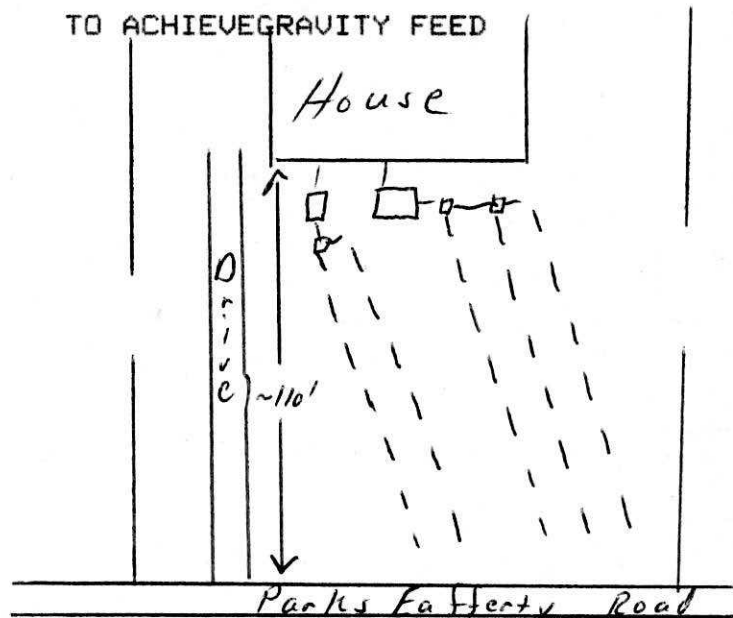
ADDRESS: P.O. BOX 1029 BLADENBORO, NC 28320

DIRECTIONS: RAMBLING RIVER ESTATES

NO. BDRMS: 03 NO. BATHS: 02
BASEMENT: N B'T PLMB: N
GAR. DISP: N WATER SUPPLY: WELL
TANK SIZE: 1000 GAL.
S.T. LINES: 300X3=900 SQ. FT.
STONE DEPTH: 6+6=12 INCHES
W.M. LINES: 150X3=450 SQ. FT.
STONE DEPT: 6+6=12 INCHES
LOT SIZE: 1 ACRE
LAYOUT BY: MDT OK'D BY:

HOUSE MUST BE PROPERLY LOCATED

TO ACHIEVE GRAVITY FEED



CABARRUS CO. HEALTH DEPT. SEPTIC TANK CERTIFICATE OF COMPLETION

SEPTIC TANK FIELD

NO. LINES: _____ NO. D. BOXES: _____
STONE: _____ IN. ELEVATION: _____
SEALS: _____

WASHING MACHINE FIELD

NO. LINES: _____ NO. D. BOXES: _____
STONE: _____ IN. ELEVATION: _____
SEALS: _____

INSTALLER: _____

APPROVED BY: _____ DATE: 00/00/0000

BUILDING PERMIT NBR: _____

QUAD.: FILE NO.: 87-117
S/D: RAMBLING RIVER ESTATES APPL. NO.: 001403
LOT NO.: 5 DATE: 07/07/1992
PIN NO.: 5547 44 7638 0000 0 PERMIT FEE: 75.00
APPLICANT # 0003618 APPLICANT NAME: RICKENBACKER, HARRY

CABARRUS CO. HEALTH DEPT. SEPTIC TANK IMPROVEMENTS PERMIT

VOID 60 MONTHS FROM DATE OF ISSUE OR IF CHANGED WITHOUT PRIOR WRITTEN APPROVAL

OWNER: RICKENBACKER, HARRY PHONE (O) _____ (H) 919 863-4292

ADDRESS: P.O. BOX 1029 BLADENBORO, NC 28320

DIRECTIONS: RAMBLING RIVER ESTATES

NO. BDRMS: 03 NO. BATHS: 02

HOUSE MUST BE PROPERLY LOCATED

BASEMENT: N B'T PLMB: N

TO ACHIEVE GRAVITY FEED

GAR. DISP: N WATER SUPPLY: WELL

TANK SIZE: 1000 GAL.

S.T. LINES: 300X3=900 SQ. FT.

STONE DEPTH: 6+6=12 INCHES

W.M. LINES: 150X3=450 SQ. FT.

STONE DEPT: 6+6=12 INCHES

LOT SIZE: 1 ACRE

LAYOUT BY: MDT OK'D BY:

Void

QUAD.:
S/D: RAMBLING RIVER ESTATES
LOT NO.: 5
PIN NO.: 5547 44 7638 0000 0
APPLICANT # 0003618

FILE NO.: 87-117
APPL. NO.: 001403
DATE: 07/07/1992 *BT*
PERMIT FEE: 75.00

APPLICANT NAME: RICKENBACKER, HARRY

CABARRUS CO. HEALTH DEPT. SEPTIC TANK IMPROVEMENTS PERMIT

VOID 60 MONTHS FROM DATE OF ISSUE OR IF CHANGED WITHOUT PRIOR WRITTEN APPROVAL

OWNER: RICKENBACKER, HARRY PHONE (O) _____ (H) 919 863-4292

ADDRESS: P.O. BOX 1029 BLADENBORO, NC 28320

DIRECTIONS: RAMBLING RIVER ESTATES

NO. BDRMS: 03 NO. BATHS: 02

HOUSE MUST BE PROPERLY LOCATED

BASEMENT: N B'T PLMB: N

TO ACHIEVE GRAVITY FEED

GAR. DISP: N WATER SUPPLY: WELL

TANK SIZE: 1000 GAL.

S.T. LINES: 300X3=900 SQ. FT.

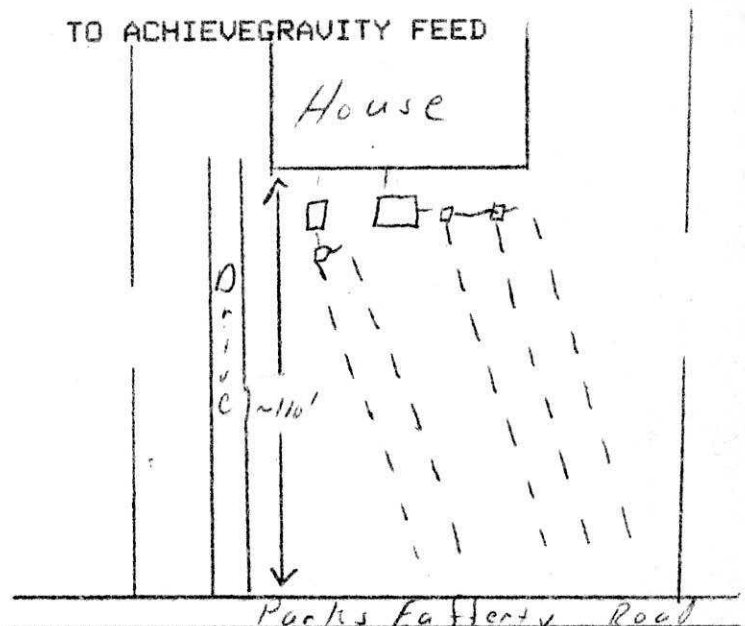
STONE DEPTH: 6+6=12 INCHES

W.M. LINES: 150X3=450 SQ. FT.

STONE DEPT: 6+6=12 INCHES

LOT SIZE: 1 ACRE

LAYOUT BY: MDT OK'D BY:



CABARRUS CO. HEALTH DEPT. SEPTIC TANK CERTIFICATE OF COMPLETION

SEPTIC TANK FIELD

NO. LINES: _____ NO. D. BOXES: _____

STONE: _____ IN. ELEVATION: _____

SEALS: _____

WASHING MACHINE FIELD

NO. LINES: _____ NO. D. BOXES: _____

STONE: _____ IN. ELEVATION: _____

SEALS: _____

INSTALLER: _____

APPROVED BY: _____ DATE: 00/00/0000

BUILDING PERMIT NBR: _____

DEPARTMENT OF HUMAN RESOURCES
DIVISION OF HEALTH SERVICESSITE/SOIL EVALUATION
FOR
SANITARY SEWAGE SYSTEM4/9/92 lot not
marked

OWNER: Rickenbacker, Harry (919) PHONE: 863-4292 DATE REQUESTED: 4/1/92 DATE EVALUATED: 4/21/92
 ADDRESS: P.O. Box 1029 Bladenboro PROPERTY IDENTIFICATION NO.: 5547-44-7638
 COUNTY: Cobarrus PROPERTY SIZE: 1 Acre PROPOSED FACILITY: ?
 LOCATION OF SITE: Rambling River Estates #5
 WATER SUPPLY: On-Site Well ☒ Community ☐ Public ☐ EVALUATION BY: Auger Boring ☒ Pit ☐ Cut ☐

FACTORS	PROFILE 1		PROFILE 2		PROFILE 3		PROFILE 4		PROFILE 5		PROFILE 6		PROFILE 7		PROFILE 8		PROFILE 9		PROFILE 10	
LANDSCAPE POSITION																				
SLOPE(%)																				
HORIZON I DEPTH	0-36	0-8	0-6	0-8	0-8	0-8	0-8	0-8	0-8	0-8	0-8	0-8	0-8	0-8	0-8	0-8	0-8	0-8	0-8	0-8
Texture Group	sl	sl	sl	sl	sl	sl	sl	sl	sl	sl	sl	sl	sl	sl	sl	sl	sl	sl	sl	sl
Consistence	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs
Structure	gr	gr	gr	gr	gr	gr	gr	gr	gr	gr	gr	gr	gr	gr	gr	gr	gr	gr	gr	gr
Mineralogy																				
HORIZON II DEPTH			7+	9-38	9-36	9-36	9-36	9-36	9-36	9-36	9-36	9-36	9-36	9-36	9-36	9-36	9-36	9-36	9-36	9-36
Texture Group			c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c
Consistence			vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs	vs
Structure			sbk	sbk	sbk	sbk	sbk	sbk	sbk	sbk	sbk	sbk	sbk	sbk	sbk	sbk	sbk	sbk	sbk	sbk
Mineralogy			mm	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1
HORIZON III DEPTH																				
Texture Group																				
Consistence																				
Structure																				
Mineralogy																				
HORIZON IV DEPTH																				
Texture Group																				
Consistence																				
Structure																				
Mineralogy																				
SOIL WETNESS																				
RESTRICTIVE HORIZON																				
SAPROLITE																				
CLASSIFICATION																				
LONG-TERM																				
ACCEPTANCE RATE																				

SITE CLASSIFICATION: P.S.EVALUATED BY: m. Thompson

REMARKS:

SITE LONG-TERM ACCEPTANCE RATE: 0.267 gpd ft²

OTHER(S) PRESENT:

no house site, mod 3dms

LANDSCAPE POSITION

R - Ridge
 S - Shoulder slope
 L - Linear slope
 FS - Foot Slope
 N - Nose slope
 H - Head slope
 CC - Concave slope
 CV - Convex slope
 T - Terrace
 FP - Flood Plain

TEXTURE

s - sand
 ls - loamy sand
 sl - sandy loam
 l - loam
 sil - silt
 sll - silt loam
 sicl - silty clay loam
 cl - clay loam
 scl - sandy clay loam
 sc - sandy clay
 sic - silty clay
 c - clay

LEGEND

CONSISTENCE

Moist
 vfr - very friable
 fr - friable
 fi - firm
 vfi - very firm
 efi - extremely firm

Wet
 ns - non-sticky
 ss - slightly sticky
 s - sticky
 vs - very sticky
 np - non-plastic
 sp - slightly plastic
 p - plastic
 vp - very plastic

STRUCTURE

sg - single grain
 m - massive
 cr - crumb
 gr - granular
 sbk - subangular blocky
 abk - angular blocky
 pl - platy
 pr - prismatic

MINERALOGY

1:1, 2:1, mixed

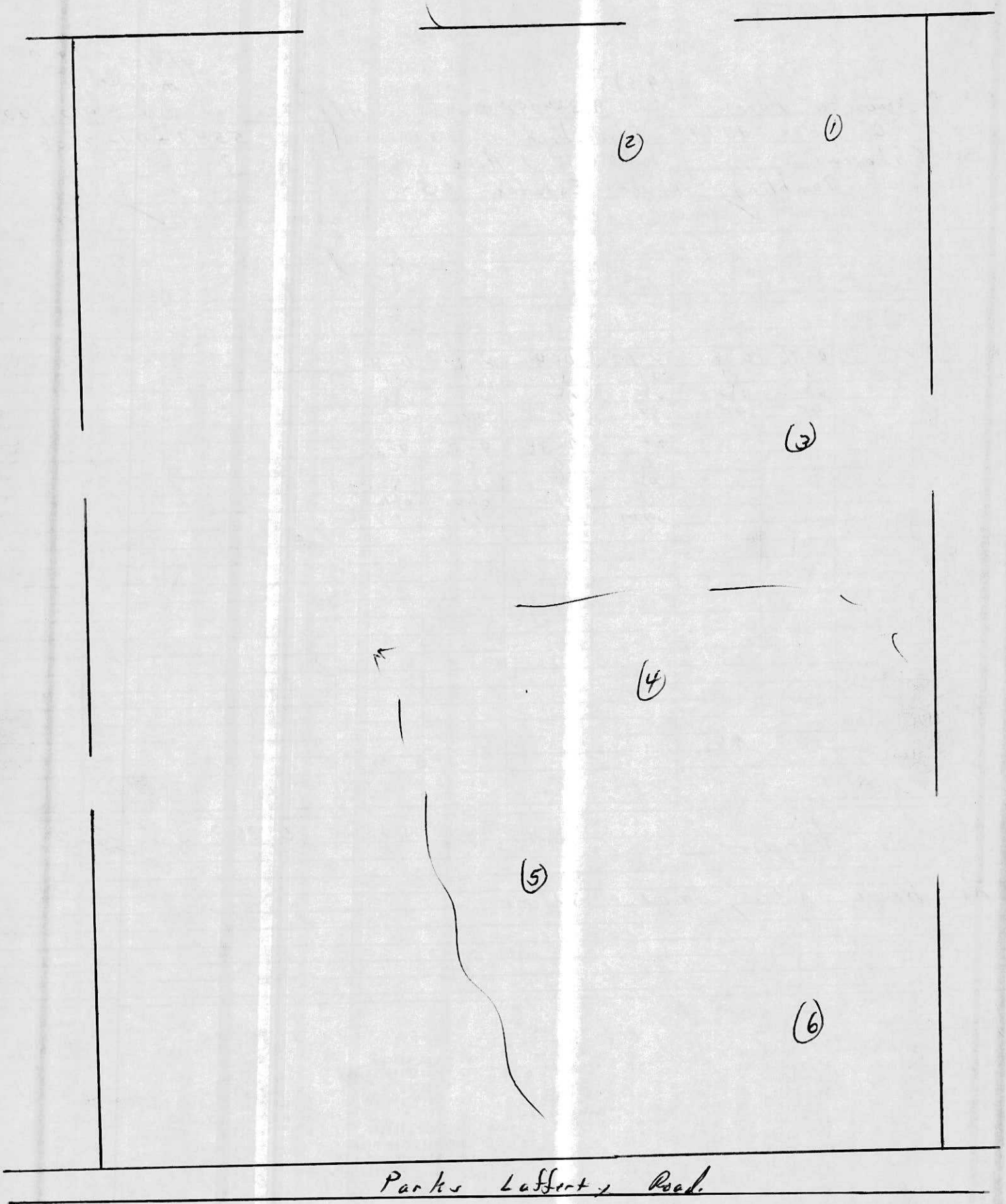
Use the above standard abbreviations.

NOTES:

Horizon Depth --inches
 Depth of Fill --inches from land surface
 Restrictive Horizon--thickness and inches from land surface
 Saprolite --S (suitable) or U (unsuitable)

NOTES:

Soil Wetness --inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less--record Munsell color chip designation
 Classification--S (suitable), PS (provisionally suitable) or U (unsuitable)
 Long Term Acceptance Rate--gal/day/ft²





Cabarrus County Health Department

715 Cabarrus Avenue W. • P.O. Box 1149 • Concord, N. C. 28026-1149 • Area Code 704/786-8121

William F. Pilkington, Health Director

July 10, 1992

Dr. Harry Rickenbacker
P.O. Box 1029
Bladenboro, N.C. 28320

Dear Dr. Rickenbacker:

On July 10, 1992 improvements permits were issued for lots #4, 5, 6, 16, 41, 42 and 43 in Rambling River Estates subdivision. These permits are valid for sixty months and some specific design requirements must be met.

If you have any questions please call the Cabarrus County Health Department between 8:00 - 9:00 a.m. weekdays.

Sincerely,

Mark Thompson, R.S.
Environmental Health Specialist

lw

cc: 87-147

**CABARRUS COUNTY ENVIRONMENTAL HEALTH
SECONDARY APPLICATION FOR A WASTEWATER
DISPOSAL SYSTEM**

DATE 6-16-97

FILE NUMBER _____

APPLICANT NAME Thomas L Thomas & wife Amanda O

ADDRESS 2988 Parks Lafferty Rd Concord

WORK PHONE# 338-4095

HOME PHONE 782-1096

NUMBER OF BEDROOMS 3 NUMBER OF BATHROOMS 2

WILL THE HOUSE HAVE A BASEMENT? YES ☐ NO ☒

IF THE ANSWER IS YES, WILL THE BASEMENT HAVE PLUMBING IN IT? YES ☐ NO ☐

DESCRIPTION OF PROPERTY RAMBLING RIVER ESTATES

LOT #5

1.2 ACRES

comments:

I understand that this is a formal application for an improvements permit or authorization to construct permit for a ground absorption sewage disposal system to serve the above described facility on said property. The Cabarrus County Health Department has my permission to evaluate said property and design a wastewater disposal system for proposed structure. I certify the above information to be correct and understand that if this information is not correct the permit can and will be revoked.

Thomas L Thomas

Amy Thomas

owner/applicant

6/16/97

date

#23563
Henry McLAUGHLIN
2945 PARKS LAFFERTY

