



County's rezoning efforts stalled

By [Eric Deines](#) | Independent Tribune

Published: November 12, 2008

The Cabarrus Planning and Zoning Commission is stalled on a rezoning vote that would finalize a massive land-use plan for Concord's eastern future growth area.

In April through June, a consultant hired by Cabarrus and Concord performed a massive study of 39,200 acres to the south and east of Concord to find a land-use plan that would help manage growth. They formed a committee of community representatives and held several community-wide input sessions. Most residents who attended community meetings for the Central Area Plan said they wanted the area to remain rural or be rezoned for even less dense development.

About 24,500 acres of the land-use planning area were slated to be down-zoned for agricultural open space, which allows for one house per three acres.

At the Planning and Zoning Commission meeting in September, more than 100 residents opposing the rezoning were in attendance, said planning board member Larry Griffin.

Griffin motioned to postpone the vote for 60 days, and the board will again consider the rezoning once again next week, on Nov. 20.

"The county needs to have things to control growth, but I think what we're doing right now in the Central Area Plan is overkill," Griffin said. "This is not necessary in the county to control growth. I think what we have in place adequate."

Griffin said he was well aware of the plan going into the September meeting, but was not aware there were so many residents in opposition.

Griffin said he was very swayed by the arguments of resident, Jerry Newton, the county's former planning director, who at the meeting said the plan takes property rights away from landowners who acquired the land when it was zoned for more dense development.

According to the minutes of the September meeting, Newton said placing the new zoning districts on existing developments creates non-conformity.

Newton added that the county already has regulations in place to control growth and protect farmland, which is the purpose of the land-use plan.

Griffin said the down-zoning of the area may also have negative effects for the county as new residents come to the area to work at the North Carolina Research Campus.

"That will be the kind of development that will pay for itself two-fold," Griffin said, adding that development of that nature could just as easily go to Rowan County.

In November, County Chairman Bob Carruth said it would be important for the county to ride the momentum of the Concord growth area land use plan into the next land-use planning project — Harrisburg.

If the Planning & Zoning Commissioner does not have a super majority vote on the rezoning, the vote will go before the County Commission.

- Contact reporter Eric C. Deines: 704-789-9141

Find this article at:

<http://www2.independenttribune.com/content/2008/nov/12/countys-rezoning-efforts-stalled/news-local>

Check the box to include the list of links referenced in the article.

©2008 Media General Inc. All Rights Reserved.

[Member agreement](#) and [privacy statement](#)