

Planning and Development- Planning

MISSION

The mission of Cabarrus County Planning and Zoning is to enhance the quality of life for citizens through the implementation of federal, state, and local laws, ordinances, and regulations related to the use of land, thereby building a viable community where citizens, businesses, and industry thrive together.

MANDATE

Enabling Legislation GS 153A for subdivision and zoning control, GS §143-214 for mandated watershed protection and GS §153-341 requires zoning to be in accordance with a comprehensive plan.

OVERVIEW

The Planning Division is responsible for providing planning services in unincorporated Cabarrus County. Current planning services include administering the subdivision and zoning ordinances, processing subdivision plat applications, processing rezoning requests, conditional use permits and variance requests, coordinating subdivision and rezoning reviews, and initiating and preparing ordinance amendments. Long range planning services include creating and updating long range planning documents, performing population estimates for Cabarrus County and analyzing growth patterns in Cabarrus County. The planning division also provides staff assistance to the Cabarrus County Schools for site selection and future growth planning. Transportation planning services are provided through staff representation and participation on Metropolitan Planning Organization committees. Planning Division Staff serve as support staff to the Planning and Zoning Board and the Board of Commissioners and work on special projects for the County Manger. Additionally, the Planning Division provides support services for plan updates and studies conducted by other departments, as well as regional studies. This division is also responsible for E911 addressing administration, including data entry and system maintenance for all of Cabarrus County.

MAJOR ACCOMPLISHMENTS

- Resolution of legal status of several Adequate Public Facilities Ordinance cases
- Successful completion of program year with Cabarrus County Youth Council
- Transition of Cabarrus County Youth Council to Cooperative Extension
- CONNECT Our Future Regional Plan Participation
- WSACC Master Plan Participation
- CSU (Cabarrus, Stanly, Union) Regional Hazard Mitigation Plan Participation
- Cabarrus County Emergency Operations Plan (EOP) Participation
- Commencement of Town of Midland 2030 Land Use Plan analysis for co-adoption

CHALLENGES & TRENDS

- Number of subdivision lots being recorded in unincorporated county remains similar to FY2013

BUDGET HIGHLIGHTS & CHANGES

- The few changes relate to reduction in travel and health insurance per Board of Commissioner's amendment.
- Explore co-adoption of amendments to Eastern Area Plan as Adopted by Town of Mount Pleasant.

BUDGET SUMMARY

Planning and Development- Planning

	FY 2013 ACTUAL	FY 2014 ADOPTED	FY 2014 REVISED	FY 2015 ADOPTED	ADOPTED CHANGE	PERCENT CHANGE
REVENUES						
PERMITS & FEES	6,376	2,700	2,700	2,900	200	7.41%
SALES & SERVICES	2,411	2,030	2,030	1,910	(120)	-5.91%
MISCELLANEOUS	-	-	-	-	-	0.00%
OTHER FINANCING SOURCES	25,838	81,041	81,041	81,041	-	0.00%
TOTAL	\$ 34,625	\$ 85,771	\$ 85,771	\$ 85,851	\$ 80	0.09%
EXPENDITURES						
PERSONNEL SERVICES	387,229	458,743	458,743	452,648	(6,095)	-1.33%
OPERATIONS	41,666	48,897	46,747	37,555	(11,342)	-23.20%
TOTAL	\$ 428,895	\$ 507,640	\$ 505,490	\$ 490,203	\$ (17,437)	-3.43%
STAFFING						
FULL-TIME EMPLOYEES	6.0000	6.0000	6.0000	6.0000	0.0000	0.00%

PERFORMANCE SUMMARY

County-wide Goal(s) Supported:

- Preserve and enhance the quality of life by addressing growth with sound public policies that sustain resources, provide high quality services, and fund infrastructure needs.

Program Goals:

- Provide technical assistance to Cabarrus County Schools for effective management of student growth.
- Provide effective long range planning services for Cabarrus County.
- Review of zoning and subdivision ordinances related to ease of use by customers and conformance with current State Statutes.
- Participate in partnerships for growth management.

Program Strategies:

- Maintain accurate building permitting data and project data to determine where growth is occurring.
- Assist with the site selection process.
- Determine consistency with proposed project and plans.
- Staff reports for Planning and Zoning Commission and Board of Commissioners include information on long range plans and consistency with adopted plans.
- Periodic review of ordinance for relevancy.
- Periodic review of ordinance for recurring issues.
- Continue to foster relationships with other jurisdictions and agencies where there are opportunities to partner.
- Continue to participate in regional opportunities for collaboration.

Assumptions/Considerations:

- Applicant proceeds with project and construction
- Plan or plat complies with ordinances (zoning, flood, subdivision) and land use plans
- Comments are addressed in a timely manner

Measures:

Planning and Development- Planning

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 TARGET
Output Measures			
# of planning and zoning cases submitted for Commission consideration	3	6	5
# of plats reviewed by staff	44	81	63
Result Measures			
# of cases approved by Planning and Zoning Commission within 45 days	3	6	3
# of plats approved within 30 days of submittal	42	80	63
% of plats approved within 30 days of sumittal	95%	99%	100%
Impact Measures			
TBD			

DEPARTMENT CONTACT

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Planning & Development – Community Development

MISSION

To provide housing rehabilitation and referral services to underserved populations that result in energy efficient, safe, affordable housing for low to moderate income, disabled, and elderly residents to promote aging in place.

MANDATE

Community Development is not mandated but is authorized by § 153A-376.

OVERVIEW

The Community Development Division applies for, and administers, grants to rehabilitate housing, provide energy efficiency upgrades, construct new infrastructure, and provide economic opportunities to low income families in Cabarrus County. Cabarrus County participates in a consortium with seven other jurisdictions to receive HOME Investment Partnership program funds from the US Department of Housing and Urban Development. The HOME program allows for general housing rehabilitation. Cabarrus County has also obtained Community Development Block Grant funds from the NC Department of Commerce to provide housing rehabilitation to low income, elderly and disabled homeowners. Other programs include the Weatherization Assistance program (WAP), Heating and Air Repair and Replacement Program (HARRP) and Housing and Home Improvement (HHI). These programs provide energy efficiency upgrades to homes, repairs and/or replacements of HVAC systems and mobility and accessibility improvements for the elderly. Housing and Home Improvement is a program that is only for elderly persons and the WAP and HARRP programs are for very low income persons and families, with priority given to elderly and disabled persons. All of these programs are used cooperatively to provide low income, elderly and disabled residents with safe, affordable housing. Additional benefits to the county are reducing Medicare and Medicaid costs by reducing falls and allowing elderly and disabled persons to age in place.

MAJOR ACCOMPLISHMENTS

- Cabarrus County completed the 2010-2012 CDBG Scattered Site Housing Rehabilitation program.
- Staff met unit obligations for the Weatherization and the Heating and Air Repair and Replacement programs last year.
- Community Development staff have been working on certifications and training that is required for the Weatherization program.

CHALLENGES & TRENDS

- Staffing and budgeting are difficult for the Community Development Division due to late release dates for funding amounts from all of the grant programs. The funding amounts are typically released well after the county's budget submission dates.

BUDGET HIGHLIGHTS & CHANGES

- The Community Development budget will be projected with last year's grant information due to the late notice regarding funding amounts. This has been the method used for projections the last three years. This method expects a slight increase in revenues and expenses.

Planning & Development – Community Development

BUDGET SUMMARY

	FY 2013 ACTUAL	FY 2014 ADOPTED	FY 2014 REVISED	FY 2015 ADOPTED	ADOPTED CHANGE	PERCENT CHANGE
REVENUES						
INTGOVERNMENTAL - GRANTS	188,063	168,490	371,764	191,745	23,255	13.80%
SALES & SERVICES	475	300	4,300	4,100	3,800	1266.67%
TOTAL	\$ 188,538	\$ 168,790	\$ 376,064	\$ 195,845	\$ 27,055	16.03%
EXPENDITURES						
PERSONNEL SERVICES	165,994	174,733	174,733	173,156	(1,577)	-0.90%
OPERATIONS	153,582	175,544	382,818	199,346	23,802	13.56%
TOTAL	\$ 319,576	\$ 350,277	\$ 557,551	\$ 372,502	\$ 22,225	6.34%
STAFFING						
FULL-TIME EMPLOYEES	3.0000	3.0000	3.0000	3.0000	-	0.00%

PERFORMANCE SUMMARY

County-wide Goal(s) Supported:

- Ensure that all citizens have equal opportunity and access to education, health care, and economic prosperity and encourage citizens to fulfill their potential and contribute to their community.

Program Goals:

- Provide energy efficiency and handicap accessibility improvements to housing for low income, elderly, disabled persons and families.
- Provide safe, affordable, energy efficient housing for low income persons and families.
- Obtain grant funds to provide housing rehabilitation services.

Strategies:

- Rehabilitate homes to bring from substandard to standard condition.
- Increase energy efficiency of homes through Weatherization services.
- Improve access to homes through installation of accessibility features.
- Repair or replace HVAC systems.
- Make miscellaneous housing repairs to provide safe, sanitary housing conditions.
- Work with DSS/ Cooperative Christian Ministries/ other jurisdictions to identify candidates for substantial home repairs, usually valued over \$30,000.
- Make application to granting agencies for housing rehabilitation funds.

Assumptions/Considerations:

- The amount of funding is unknown. Assumptions are following FY13 numbers due to expected reductions in funding. Assumes comparable housing stock that is being worked on.
- Assumes normal weather patterns that do not increase energy usage.
- The clients are healthy enough to continue staying in their residence.

Planning & Development – Community Development

Measures:

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 TARGET
Output Measures			
# Homes weatherized	24	25	29
# handicap modifications	44	30	20
# HVAC systems repaired or replaced	1	3	20
# Units brought to standard	1	1	2
Result Measures			
CFM Reduction in air infiltration	985	700	900
Impact Measures			
% Customer satisfaction	NEW	NEW	80%

DEPARTMENT CONTACT

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Planning and Development – Soil & Water Conservation

MISSION

Cabarrus Soil and Water Conservation District encourages the informed and responsible stewardship of the land and all of its natural resources. Our customized local programs assist and educate landowners, land users, responsible institutions, and various groups in the community with planning, application, and maintenance of sound conservation and land use practices.

MANDATE

NCGS § 139 Soil & Water Conservation District Law of North Carolina, as amended; NC Agricultural Cost Share Program for Non-point Source Pollution Control (NCGS § 143-215.74); Community Conservation Assistance Program (GS § 143-215.74, Part 11, as added by Session Law 2006-78); Environmental Management Commission Regulations for Animal Waste Management (15A NCAC 2H.0217; and Sediment Pollution Control Act (NCGS § 113A-61).

OVERVIEW

CSWCD exists to encourage the informed and responsible stewardship of the land and all natural resources. CSWCD was chartered as a single-county sub-unit of state government fifty years ago last year on August 28, 1963. Under the local guidance of the CSWCD Board, natural resource stewardship opportunities in both incorporated and unincorporated areas of the county are identified and prioritized. CSWCD conservation plans and environmental education/information programs address stewardship of soil, water, animals, plants, and air resources. Successful conservation of these natural resources not only provides for food and fiber, but also maintains the green infrastructure that provides environmental services including clean air and water for the benefit of all residents in, and visitors to, Cabarrus County. SWCD works under an operational agreement in partnership with the federal Natural Resources Conservation Service, state division of Soil & Water Conservation in the Department of Agriculture and Consumer Sciences and local Cabarrus County government. The resulting comprehensive natural resources conservation program reflects a unique blend of voluntary conservation, financial initiatives and federal, state, and local mandates. County and private funds leverage federal and state funds and in-kind contributions.

MAJOR ACCOMPLISHMENTS

- Received Technical District of the Year Award from N. C. Association of Soil and Water Conservation Districts
- Board Secretary-Treasurer Ned Hudson received Outstanding Supervisor of the Year Award from N. C. District Employees Association
- Conservation Education – Local students advance to the state annual Envirothon, Public speaking contest winners place 1st and 2nd in Area contest, and Slide show contest winner placed 1st at state contest.

CHALLENGES & TRENDS

- Respondents in the 2010 Cabarrus County Community Survey indicated that protecting water quality and the environment was their top priority for community leaders; there are approximately 184 stream miles monitored in the county of which 150 miles (82%) are officially designated as having “impaired” water quality.
- A 38% increase in population growth rate during previous decades continues to strain both natural resources and CSWCD’s ability to provide financial and technical assistance. Complaints have increased since elimination of county erosion and sedimentation control program.
- Capital Improvement Project requests for protection of sites designated as Significant Natural Heritage Areas by the county and state have gone unfunded for three years
- County grant proposals for state and federal grant funds to purchase farmland conservation easements should be more competitive now that county funds have been set aside for such purposes.

Planning and Development – Soil & Water Conservation

BUDGET HIGHLIGHTS & CHANGES

- The slight decrease primarily relates to reductions in health insurance and travel due to Board of Commissioners amendment.

BUDGET SUMMARY

	FY 2013 ACTUAL	FY 2014 ADOPTED	FY 2014 REVISED	FY 2015 ADOPTED	ADOPTED CHANGE	PERCENT CHANGE
REVENUES						
(63) INTGOVT - GRTS -	30,275	30,450	32,450	30,275	(175)	-0.57%
(68) MISCELLANEOUS	-		4,500	-	-	
TOTAL	\$ 30,275	\$ 30,450	\$ 36,950	\$ 30,275	\$ (175)	-0.57%
EXPENDITURES						
(91) PERSONNEL SERVICES	189,164	195,396	195,396	190,205	(5,191)	-2.66%
(94) OPERATIONS	30,403	33,760	40,260	30,774	(2,986)	-8.84%
TOTAL	\$ 219,566	\$ 229,156	\$ 235,656	\$ 220,979	\$ (8,177)	-3.57%
STAFFING						
FULL-TIME EMPLOYEES	3.0000	3.0000	3.0000	3.0000	-	-

PERFORMANCE SUMMARY

County-wide Goal(s) Supported:

- Preserve and enhance the quality of life by addressing growth with sound public policies that sustain resources, provide high quality services, and fund infrastructure needs.
- Promote a fully engaged community with a shared understanding of its issues and challenges and working together to achieve its goals.

Program Goals:

- Promote sustainability through long-term land tenure that results in environmental benefits.
- Provide stewardship education that supports a sustainable economy through environmental literacy and green collar careers.

Program Strategies:

- Protect official significant natural heritage areas and prime and state-significant farmland soils with donated and purchased, permanent and long-term conservation easements.
- Protect water quality stream buffers with donated and purchased conservation easements.
- Develop and implement conservation contracts where financial incentives are available.
- Encourage participation in local Voluntary Agriculture District program, especially the 10-year Enhanced Voluntary Agriculture District Program.
- Prepare conservation plans for landowners.
- Assist qualified landowners with enrolling in state Century Farm Program.
- Support educators with opportunities to integrate stewardship education into school curriculum and recognize accomplishments of both students and educators.

Assumptions/Considerations:

- No staff turnover
- Continued support and interest from public
- Financial support from local and state government and private sources

Planning and Development – Soil & Water Conservation

- Greater use and requirement of an engineer and public works
- Improved stewardship values throughout the County

Measures:

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 TARGET
Output Measures			
# Miles of stream with impaired water quality	60	60	60
# of individuals participating in stewardship education	7,000	4,675	4,000
# of soil samples assisted	NEW	50	50
# of grants submitted		2	3
Result Measures			
Conservation easements/fee simple titles managed	112	128	215
# Long-term conservation agreements/contracts	154	169	175
Impact Measures			
lbs Nitrogen managed	227,900	233,465	234,000
tons Soil conserved	295	124	150
l. ft. Livestock excluded from streams	84,000	84,950	89,000

DEPARTMENT CONTACT

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Planning and Development – Zoning

MISSION

The mission of Cabarrus County Planning and Zoning is to enhance the quality of life for citizens through the implementation of federal, state, and local laws, ordinances, and regulations related to the use of land, thereby building a viable community where citizens, businesses, and industry thrive together.

MANDATE

Enabling legislation GS §153A for zoning control, GS §143-214 for mandated watershed protections and §153-341 requires zoning to be in accordance with a comprehensive plan.

OVERVIEW

The Zoning Division is responsible for providing zoning services in unincorporated Cabarrus County. These services include administrating and enforcing the zoning and flood damage prevention ordinances, completing zoning certificate of compliance inspections, conducting commercial site plan reviews, responding to citizen complaints, issuing zoning permits, issuing septic tank permits, issuing zoning verification letters, processing Certificate of Non-Conformity applications, developing and maintaining case files and reports, attending court to present enforcement cases and providing staff support to the Planning and Zoning Commission and to the Cabarrus County Board of Commissioners.

MAJOR ACCOMPLISHMENTS

- Zoning inspection processing moved to Accela Mobile Office module for more efficient field operations.

CHALLENGES & TRENDS

- Number of site plans submitted remains similar to FY2014
- Number of complaints investigated remains similar to FY2013

BUDGET HIGHLIGHTS & CHANGES

- Reductions in expenses are primarily related to reductions in travel and health insurance.

BUDGET SUMMARY

	FY 2013 ACTUAL	FY 2014 ADOPTED	FY 2014 REVISED	FY 2015 ADOPTED	ADOPTED CHANGE	PERCENT CHANGE
REVENUES						
(65) PERMITS & FEES	29,300	24,100	24,100	24,700	600	2.49%
(66) SALES & SERVICES	1,295		-	-	-	
TOTAL	\$ 30,595	\$ 24,100	\$ 24,100	\$ 24,700	\$ 600	2.49%
EXPENDITURES						
(91) PERSONNEL SERVICES	199,141	204,743	204,745	185,014	(19,729)	-9.64%
(94) OPERATIONS	8,128	16,839	16,714	7,582	(9,257)	-54.97%
TOTAL	\$ 207,268	\$ 221,582	\$ 221,459	\$ 192,596	\$ (28,986)	-13.08%
STAFFING						
FULL-TIME EMPLOYEES	3.0000	3.0000	3.0000	3.0000	-	0.00%

Planning and Development – Zoning

PERFORMANCE SUMMARY

County-wide Goal(s) Supported:

- Preserve and enhance the quality of life by addressing growth with sound public policies that sustain resources, provide high quality services, and fund infrastructure needs.

Program Goals:

- Provide timely response to citizen complaints.
- Reduce the number of repeat investigations or site visits required for complaint cases to less than 30%.
- Review and approve 90% of site plans submitted for review within 60 days.

Program Strategies:

- Investigate 90% of validated complaints within 3 days.
- Educate property owners about non-compliance.
- Assist with strategies for compliances for larger cases as needed.
- Maintain office hours to expedite plan review.

Assumptions/Considerations:

- Plan complies with ordinances (zoning, flood, subdivision) and land use plans
- Comments addressed in timely manner
- Owner/tenant cooperation
- Limited number of visits to achieve compliance
- Applicant proceeds with project, permitting, and construction

Measures:

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 TARGET
Output Measures			
# Plans submitted for commercial site plan review	21	28	20
# Zoning complaints investigated	228	234	220
Result Measures			
# Plans approved within 60 days of submittal	18	22	18
% Plans approved within 60 days	86%	79%	90%
# Zoning complaints requiring multiple site visits	121	127	66
% Zoning complaints requiring multiple visits	53%	54%	30%
# Zoning permits reviewed with floodplain	64	84	50
# Floodplain development permits issued	1	0	0
Impact Measures			
# Zoning complaint cases in compliance and closed	146	155	143
% Complaint cases in compliance and closed	64%	66%	45%

DEPARTMENT CONTACT

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Planning and Development- Local Food System Program

MISSION

The mission of the Cabarrus County Food Policy Council and the Lomax Agricultural Learning Center is to support the revitalization of the local food economy and promote a healthier population. Our staff, partnering organizations and volunteers provide needed education and programming and bring awareness to the strategies, recommendations, and policies necessary to encourage the development of a robust and secure local food economy.

MANDATE

Not Mandated. Food Policy Council operates under the direction of Cabarrus County Resolution 2010-12 Resolution Establishing the Cabarrus County Food Policy Council and Approval of the Council's Written Guidelines.

The Elma C. Lomax Incubator Farm must comply with the federal, state and local government food regulatory framework.

OVERVIEW

The Cabarrus County Food Policy Council was created to help identify and strengthen the connections between food, health, natural resource protection, economic development and the agricultural community. It was charged with performing research, educating the community, developing strategies and making policy recommendations that would encourage the development of a robust, sustainable local food economy and a healthier population.

Cabarrus County and the NC Cooperative Extension – Cabarrus Center have partnered to develop the Elma C. Lomax Incubator Farm. The farm works much like a business incubator. Individuals interested in starting a farm-based business can enroll in the program which provides classroom instruction on the business of farming in Cabarrus County as well as hands-on experience on the farm. Participants in the program develop and manage their own agriculture business while receiving guidance from staff and seasoned farmers.



MAJOR ACCOMPLISHMENTS - Food Policy Council 2013

- Council developed **Locally Grown** countywide local food marketing campaign agreements.
- Held Third Annual Food Policy Council Retreat
- Participated in FPC Fieldtrip to Triad area local food businesses.
- Participated in the Know Your Farms Charlotte Region Farm Tour.
- Hosted 10 days of cooking with local food at the Cabarrus County Fair.
- Held Third Annual Friends of the Piedmont Farmers Market 'Harvest Gala' event.
- Participated in Concord Christmas Parade

MAJOR ACCOMPLISHMENTS – Lomax Agricultural Learning Center 2013

- 11 Farmers-in-Training
- Partnership with Central United Methodist for hunger relief effort
- Many tours and public educational opportunities
- Project redevelopment plan coauthored with potential partnering organizations

CHALLENGES & TRENDS

- The aging population of farmer's means there is a need to establish new famers within our community to do the work of growing food in order to rebuild our local food economy.

Planning and Development- Local Food System Program

- Those individuals with the knowledge base necessary to make farming profitable in our area are aging out of the profession.
- The increasing threats of hunger and diet-related disease; addressing long-term food security and short term need.
- An increasing number of local food businesses and organizations are attempting to maximize the potential of the local food economy.
- In the process of developing a master plan in coordination with Rowan Cabarrus Community College, the University of North Carolina at Charlotte, and Cooperative Extension.

BUDGET HIGHLIGHTS & CHANGES

- Due to Board amendment, all FY 15 funding for the program was eliminated
- Between FY09 and FY13, the budget was in a multi-year fund

BUDGET SUMMARY

	FY 2013 ACTUAL	FY 2014 ADOPTED	FY 2014 REVISED	FY 2015 ADOPTED	ADOPTED CHANGE	PERCENT CHANGE
REVENUES						
SALES & SERVICES	-	3,500	3,500		(3,500)	-100.00%
MISCELLANEOUS	-	1,500	1,500		(1,500)	-100.00%
TOTAL	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)	-100.00%
EXPENDITURES						
PERSONNEL SERVICES	-	72,862	72,862		(72,862)	-100.00%
OPERATIONS	-	33,727	40,627		(33,727)	-100.00%
CAPITAL OUTLAY	-	7,500	3,000		(7,500)	-100.00%
TOTAL	\$ -	\$ 114,089	\$ 116,489	\$ -	\$ (114,089)	-100.00%
STAFFING						
FULL-TIME EMPLOYEES	1.00	1.00	1.00	-	(1)	-100.00%

PERFORMANCE SUMMARY

County-wide Goal(s) Supported:

- Ensure that all citizens have equal opportunity and access to education, health care, and economic prosperity and encourage citizens to fulfill their potential and contribute to their community.

Program Goals:

- Develop whole farm production model that begins to establish funding source for future operations.
- Identify opportunities to increase retail access to local food.

Program Strategies:

- Identify opportunities to reduce the amount of funding needed to operate the farm through data tracking and farm operational policy adjustments.
- Increase the number of participants at the farm who pay tuition for the various programs offered at the farm.
- Recruit partner organizations to assist with long term planning and with whom resources and funding sources can be shared.
- Support the efforts of local brick and mortar businesses who would like to make local food available to retail customers.

Planning and Development- Local Food System Program

- Assist collaborating organizations in the planning and development of Rotary Square, a public open space in Downtown Concord that would host a twice weekly farmers market.
- Leverage underused resources at the Lomax Farm to help local farm businesses to coordinate sales and distribution of locally grown and raised food products.

Assumptions/Considerations:

- Participation in the local food economy increases across the County
- Greater action by citizens and businesses involved in the local food economy in coordination with Cooperative Extension
- No staff turnover
- Continued support and interest from public
- Financial support from local government and partnering organizations

Economic Development – Incentive Grants

PROGRAM DESCRIPTION

In order to expand economic development options for Cabarrus County that will diversify the tax base, offer improved employment opportunities for its citizens and promote the economic growth and welfare of the business and industrial community, the Board of County Commissioners has implemented guidelines to encourage new industry location decisions within the county and to assist existing industrial expansions. The Industrial Development Incentive program has assisted in bringing major corporations to Cabarrus County, along with encouraging expansions of several existing corporations.

- **390 Business Boulevard, LLC (TY2014 FY2015 - TY2016 FY2017)**

Based on an Estimated Eligible Fixed Asset Valuation of approximately \$2,950,000 for TY 2014, we will appropriate \$18,000 to FY2015. 85% of qualifying amount will be granted to industry for three consecutive years. FY2015 will be the first year for 390 Business Boulevard, LLC.

- **Celgard (TY2012 FY2013 – TY2015 FY2016)**

Celgard has been granted two EDC Grants with multiple phases for each Grant. The grants will overlap for several years. The initial grant years (TY2012 and 2013) were budgeted based on the projections provided in the grants. At this time Celgard is ahead of schedule and as a result there is a projected budget shortfall of \$286,000 which will therefore be added to the FY2015 budget. Based on a Combined Estimated Eligible Fixed Asset Valuation of approximately \$153,500,000 we budget \$914,000 for FY2015 plus the fore mentioned \$286,000 totaling \$1,200,000 with a \$1,070,000 carry forward from FY2014. FY2015 will be the third year for Celgard.

- **Corning Inc., (TY2013 FY2014 – TY2015 FY2016)**

Corning has been granted two EDC Grants with overlapping timeframes. Based on a Combined Estimated Eligible Fixed Asset Valuation of approximately \$115,000,000 we have budgeted \$686,000 to FY2015 with a \$757,000 carry forward from FY2014. 85% of qualifying amount will be granted to industry for three consecutive years, per grant, with each year's value being adjusted by a factor for depreciation. FY2015 will be the second year for Corning Inc.

- **Creamery Concord, LLC (TY2012 FY2013 - TY2016 FY2017)**

Based on an Estimated Eligible Fixed Asset Valuation of approximately \$1,750,000 we have budgeted \$11,000 to FY2015. 85% of qualifying amount will be granted to industry for five consecutive years with each year's value being adjusted by a factor for depreciation. FY2015 will be the third year for Creamery Concord, LLC.

- **Distribution Technologies-** Company failed to meet the terms of their grant agreement.

- **DNP IMS America Corp (TY2012 FY2013 - TY2014 FY2015)**

Based on an Estimated Eligible Fixed Asset Valuation of approximately \$22,430,000 we have budgeted \$135,000 to FY2015 with a \$283,000 carry forward from FY2014. 85% of qualifying amount will be granted to industry for three consecutive years with each year's value being adjusted by a factor for depreciation. FY2015 will be the third year for DNP IMS America Corporation.

- **FlyRight (TY2014 FY2015 - TY2016 FY2017)**

Phase 1 of the EDC Grant has been completed. Phase 2 of this grant is currently based on an Estimated Eligible Fixed Asset Valuation of approximately \$5,500,000 and correspondingly we will appropriate \$33,000 to FY2015. We are using the standard 85% of qualifying amount for grant to industry for three consecutive years with each year's value being adjusted by a factor for depreciation. FY2015 will be the first year for this phase of the FlyRight Grant.

Economic Development – Incentive Grants

- **Great Wolf Lodge of the Carolinas (TY2010 FY2011 - TY2014 FY2015)**
Based on an Estimated Eligible Fixed Asset Valuation of approximately \$84,000,000 we have budgeted \$500,000 to FY2015. 85% of qualifying amount will be granted to industry for five consecutive years with each year's value being adjusted by a factor for depreciation. FY2015 will be the fifth year for Great Wolf Lodge of the Carolinas.
- **Hendrick/ JRH Vehicle-** grant ended in FY 14
- **PreGel (TY2012 FY2013 - TY2015 FY2016)**
PreGel applied for and was granted a three phase expansion Grant. Based on an Estimated Eligible Fixed Asset Valuation of approximately \$11,800,000 we have budgeted \$71,000 to FY2015 with a carry forward of \$72,000 from FY2014. 85% of qualifying amount will be granted to industry for three consecutive years per phase with each year's value being adjusted by a factor for depreciation. FY2015 will be the third year for PreGel's expansion Grant.
- **Saddle Creek-** grant ended in FY 13.
- **Mall at Concord Mills Limited Partnership for Sea Life Charlotte LLC (TY2014 FY2015 - TY2019 FY2020)**
Mills applied for and was granted a six year expansion Grant. Based on an Estimated Eligible Fixed Asset Valuation of approximately \$8,900,000 we have budgeted \$53,000 to FY2015. 85% of qualifying amount will be granted to industry for six consecutive years with each year's value being adjusted by a factor for depreciation. FY2015 will be the first year for Simon Properties.
- **Shoe Show-** grant ended in FY14
- **SP Richards (TY2013 FY2014 - TY2015 FY2016)**
Based on an estimated Eligible Fixed Asset Valuation of approximately \$11,600,000 we will appropriate \$70,000 to FY2015 with a carry forward of \$73,000 from FY2014. 85% of qualifying amount will be granted to industry for three consecutive years, with each year's value being adjusted by a factor for depreciation. FY2015 will be the second year for SP Richards.

BUDGET SUMMARY

The total incentive grant expenditures for FY 15 are estimated to be \$ 5,032,000 with \$2,777,000 coming from FY 15 funding and \$ 2,255,000 coming from carryovers from FY 14 projects that were not completed by June 30, 2014.

Economic Development – Incentive Grants

	FY 2013 ACTUAL	FY 2014 ADOPTED	FY 2014 REVISED	FY 2015 ADOPTED	ADOPTED CHANGE	PERCENT CHANGE
Incentive Grant Expenditures						
390 Business Blvd	-	-	-	18,000	18,000	100.00%
ACN/LKN Global Holdings	51,748	13,217	13,217	-	(13,217)	-100.00%
Celgard	-	823,000	1,070,000	1,200,000	377,000	45.81%
Corning	-	757,000	757,000	686,000	(71,000)	-9.38%
Creamery Concord LLC	9,964	10,000	10,328	11,000	1,000	10.00%
Distribution Technologies	-	13,000	-	-	(13,000)	-100.00%
DNP IMS American Corp	-	134,000	283,000	135,000	1,000	0.75%
FlyRight	-	-	-	33,000	33,000	100.00%
Great Wolf Lodge	522,957	514,000	514,000	500,000	(14,000)	-2.72%
Hendrick/JRH Vehicle	86,099	42,000	41,672	-	(42,000)	-100.00%
PreGel, Inc.	-	68,000	72,000	71,000	3,000	4.41%
Saddle Creek	196,312	-	-	-	-	0.00%
Sea Life	-	-	-	53,000	53,000	100.00%
Shoe Show	62,519	63,000	63,000	-	(63,000)	-100.00%
SP Richards	-	60,000	73,000	70,000	10,000	16.67%
TOTAL	\$929,599	\$2,497,217	\$2,897,217	\$2,777,000	\$279,783	11.20%

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