



Concord Development Services Newsletter

The Development Services Department is designed to provide centralized service to the real estate and development industry as well as the general public who are seeking to obtain permits or other development requirements and information. It is designed to help streamline the process by cutting through the red tape and helping developers and citizens quickly obtain the services they need within a one-stop location. Whether a citizen is looking to build a deck addition to his home or a developer is looking to build a multi-million dollar facility, the Development Services Department is the place to visit.

Key functions of the Center include:

- * Providing a one-stop location to receive most any type of City permit (zoning, certificate of compliance, fire permits, plan reviews, engineering inquiries, mapping needs)
- * Streamlining the City's development processes
- * Improving customer service to developers and their agents
- * Serving as an initial point of contact with the City for significant development projects
- * Arranging preliminary development conferences
- * Providing a central point of continued contact for the developer through the development review process to ensure that schedules are maintained, interdepartmental issues are coordinated, problems are solved and the project is expedited in a timely manner
- * Establishing and maintaining regular communication with the development community and the general public

Getting Started:

Aaron Hicks & Travis McGaha, in Development Services are your first stop for any new residential or commercial building projects. They can assist you with answering zoning questions, submitting your plans and facilitating the plan review process. Development Services is also your first stop when starting a new business. They can help you obtain your compliance, ABC permit, occupancy paperwork, and answer questions concerning signage as well as permitting and advertising for special business or nonprofit events.

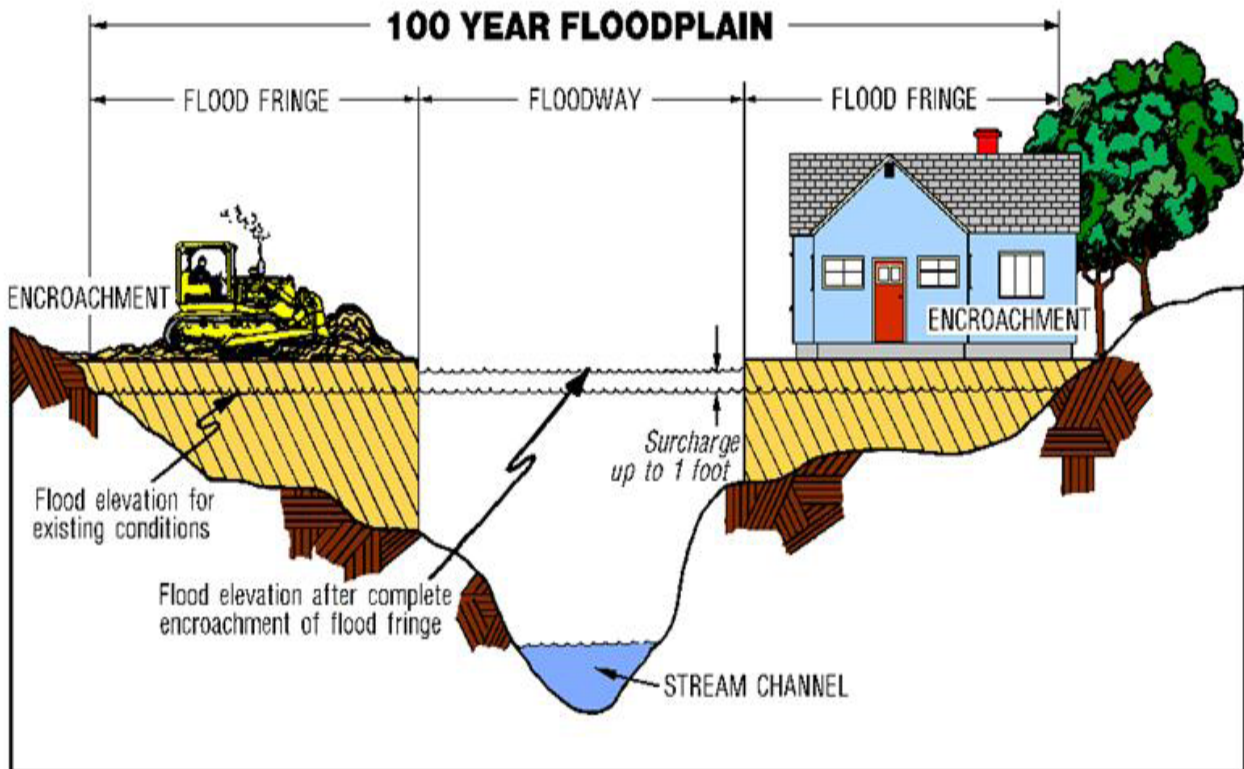
Travis McGaha – (704) 920-5128
mcgahajt@ci.concord.nc.us

Aaron Hicks – (704) 920-5131
hicksa@ci.concord.nc.us



Concord participates in the National Flood Insurance Program (NFIP)

Concord participates in the National Flood Insurance Program (NFIP), which is federal program that is intended to provide affordable flood insurance to property owners. The City also participates in the Community Rating System (CRS) program, which rates jurisdictions as to the effectiveness of their flood prevention programs. Based upon the CRS point system, the City of Concord has achieved a score of "8", which allows property owners to purchase flood insurance at a 10% discount.



Did you know:

The City of Concord has three downtown residential historic districts; each of which is regulated by a set of adopted guidelines and a Council appointed Historic Preservation Commission. The majority of alterations, renovations, and additions to homes or the properties in these districts require approval from the Historic Commission prior to commencing work on the project. A copy of the guidelines is available on the City's website for download and review at www.ci.concord.nc.us. However, when in doubt, Starla Allen in Development Services is eager to answer all of your inquiries concerning which projects require approval in the Historic District, including the pruning/removal of trees, installation of fences, and alteration of structures. Starla can guide you through the process of project design, application submittal, and proposal presentation, leaving you with a confident understanding of the process.



Starla Allen – (704) 920-5136
allens@ci.concord.nc.us



Message from the Desk
of the Director
of Development Services

Development Services recognizes the challenges the economy has imposed on our customers and we are constantly looking for methods to help alleviate the impact caused by many of these issues.

We are working with developers as well as business and home owners to extend previous permit approvals, working towards the development of Low Impact Development Standards and Green Initiatives.

As always, we are continuously looking for ways to simplify and improve the development review and permitting processes and welcome feedback from our customers.

Margaret Pearson

City Hall Annex
66 Union Street, South
Concord, NC 28025
704-920-5152
704-786-1212 fax

Margaret Pearson
Director of Development Services
704-920-5151
Pearson@ci.concord.nc.us

Angela Baldwin
Executive Assistant to the Director
704-920-5127
Baldwina@ci.concord.nc.us

Boyd V. Stanley
Development Review Administrator
704-920-5155
Stanleyb@ci.concord.nc.us

Letha Mauldin
Development Services Manager
(704) 920-5141
MauldinL@ci.concord.nc.us

Derrick Caudell
Senior Planner
704-920-5119
caudell@ci.concord.nc.us

Pam Parker
Senior Planner
(704) 920-5134
ParkerP@ci.concord.nc.us

Kevin Ashley
Senior Planner
704-920-5149
Ashleyk@ci.concord.nc.us

Starla Allen
Planner
704-920-5136
AllenS@ci.concord.nc.us

Travis McGaha
Development Services Technician
704-920-5128
mcgahajt@ci.concord.nc.us

Aaron Hicks
Development Services Technician
704-920-5131
hicksa@ci.concord.nc.us

Board of Adjustment

The Board of Adjustments meets on the fourth Tuesday of the each month at 6:00 p.m. in the Council Chambers at City Hall - 26 Union Street, S

The Planning and Zoning Commission meets every third Tuesday of each month at 6:00pm in Council Chambers at City Hall located at 26 Union Street, South Concord, NC 28025

The Historic Preservation Commission meets every third Thursday of each month at 7:00pm in Council Chambers at City Hall located at 26 Union Street, South, Concord, NC 28025



Development Services Department

www.ci.concord.nc.us for all the latest information and news

Call the Customer Care Center at 704-920-5555 for information concerning City Services