

# SCAM ALERT:

If you are a developer who recently applied for sewer allocation or a rezoning permit, please be aware of a scam targeting applicants. The scammers are trying to steal your money by sending what appears to be an email from the City asking applicants to pay an attached invoice by wiring funds.

The City of Concord will never ask you to wire funds. All development fee payments are received through our permitting software, Accela, or in-person.

Here are some red flags to look for:

- Always check the send email address. We do NOT have a USA[.]com email address. Emails from City of Concord employees use ConcordNC.gov.
- All development fee payments are made through Accela or in person, we will never ask you to wire money.
- Look for incorrect grammar, misspelled words, and incorrect names. For example, we do not have a "Planning Commission," but we do have a "Planning & Zoning Commission" and a "Planning & Neighborhood Development Department."
- Before sending us any money, call us using a phone number you know is correct – like the one on our website or a direct contact you are working with at the City.

**From:** Planning commission Concord North Carolina <[Planningdept.concordnorthcarolina@usa.com](mailto:Planningdept.concordnorthcarolina@usa.com)>  
**Date:** June 13, 2025 at 8:27:31 AM EDT  
**To:**  
**Subject:** Settlement of Invoice for Preliminary Wastewater Allocation Application Approval

**Concord North Carolina Planning Commission**  
35 Cabarrus Ave W  
Concord, NC 28025, USA

We are pleased to inform you that your application for **Preliminary Wastewater Allocation** has been **reviewed and recommended for approval** by our staff. Congratulations on reaching this important milestone in the process.

To proceed with the final approval, please review and promptly settle the **attached invoice** for the application approval fee. Timely payment is required to continue with the allocation process.

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**Purpose of the Fee**

The application fee supports the following:

- Offsetting
- Fee
- Fee
- Fee

Your

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**Next Steps**

Please complete the following:

1. **Review** the invoice for accuracy.
2. **Use** the information in the **attached invoice** to submit payment.
3. **Email** the **transfer receipt** to the address provided in the invoice for confirmation and processing.


Please note that **failure to settle the invoice** may result in delays or potential withdrawal of your application's approval recommendation.

Should you have any questions, feel free to contact us directly by replying to this message.

We appreciate your attention to this matter and look forward to receiving your payment confirmation.

Sincerely,

**Steve Osborne**  
Director  
Concord North Carolina Planning Commission  
35 Cabarrus Ave W  
Concord, NC 28025, USA





## **PAYMENT INSTRUCTION**

### **ISSUED BY:**

**Planning and Neighborhood Development  
City of Concord  
35 Cabarrus Ave W  
Concord, NC 28025**



- **Invoice Number:** #00836330
- **Invoice Date:** 09/23/2025
- **Due Date:** Upon Receipt
- **Due Amount:** \$4,000.00
- **Payment Method:** Wire Transfer

### **Breakdown of Application Approval Fee:**

**Application Submission Fee:** \$500.00  
**Zoning Review Fee:** \$800.00  
**Environmental Impact Assessment Fee:** \$750.00  
**Administrative Processing Fee:** \$950.00  
**Final Review and Approval Fee:** \$1,000.00  
**Total Amount Due:** \$4,000.00USD

### **Payment Instructions:**

**From:** City of Concord Planning and Zoning Commission <[concordnc.gov@usa.com](mailto:concordnc.gov@usa.com)>  
**Date:** September 24, 2025 at 12:44:15 PM EDT  
**To:** [REDACTED]  
**Subject:** Action Required! Final Approval of Preliminary Wastewater Flow Application

*Planning and Zoning Commission  
City of Concord  
35 Cabarrus Ave W  
Concord, NC 28025*

Dear [REDACTED],

I hope this message finds you well.

We are writing to provide an important update regarding your development application for the 805 Branchview Subdivision. As you are aware, this project entails the construction of a new residential community consisting of 24 single-family homes across approximately 13.03 acres, located at 805 Branchview Dr. NE (PIN: 5630553690). Each home will range between 2,500 and 4,000 square feet. The project includes supporting infrastructure such as erosion control, storm drainage, roadway construction, and utility installation.

Additionally, the project involves a sewer allocation request for 23 single-family detached residential units located at 1200 Cox Mill Rd. NW. This location was rezoned and approved on June 15, 2021, as part of a larger mixed-use development. The broader plan includes 118 single-family attached units and approximately 25,000 square feet of commercial space (restaurant, retail, and daycare). This development is adjacent to Jim Ramsey Park and is being processed under record number CN-PLP-2022-00006.

We understand that MI Homes is now the applicant of record, and staff has not yet seen any indication of proposed changes to the previously approved rezoning. Please note that any significant modifications could necessitate re-entry into the rezoning process.

**Staff Recommendation: Approval**

Based on our review, City staff has determined that your proposal meets all applicable criteria under the City Ordinance, City Administrative Rules, and Revised Statutes. We are pleased to inform you that staff is recommending approval of your application.

**Next Step: Payment Required**

To proceed with finalizing this approval, **payment of the application approval fee is now required.** Please find the attached invoice for your reference.

We kindly ask that you **settle the invoice at your earliest convenience** and **return your payment receipt to this email** for confirmation and proper documentation.

Should you have any questions regarding payment methods or require assistance, please do not hesitate to reach out.

Thank you for your prompt attention to this matter.

Best regards,

**Lloyd Payne: City Manager**  
*Planning and Zoning Commission  
City of Concord  
35 Cabarrus Ave W  
Concord, NC 28025*

