



City of Salisbury

North Carolina

COUNCIL MEETING AGENDA

February 1, 2022
6:00 p.m.

The City is operating under a State of Emergency declaration related to the spread of COVID-19. The City Council meeting will be held electronically to remain consistent with limiting physical interactions and the potential spread of COVID-19, and Council Chambers will be closed. The meeting will be streamed live at salisburync.gov/webcast and on the City's Twitter account. *Anyone who wishes to speak during public comment must sign-up by 5:00 p.m. on February 1, 2022 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233.*

1. Call to order.
2. Moment of Silence.
3. Pledge of Allegiance.
4. Adoption of Agenda.
5. Mayor to proclaim the following observances:

AFRICAN AMERICAN HISTORY MONTH
NAACP BIRTHDAY COMMEMORATION

February 2022
February 12, 2022

6. Council to consider the CONSENT AGENDA:
 - (a) Adopt a budget **ORDINANCE** Amendment to the FY2021-2022 budget in the amount of \$5,000 to appropriate Joint Operations funds from the U.S. Secret Service for the purchase of equipment used in criminal investigations.
 - (b) Receive the Certificate of Sufficiency and adopt a **RESOLUTION** setting the date of the public hearing for March 1, 2022 for the voluntary annexation of Cloninger Investments located at 645 Julian Road.
7. Council to receive public comment. *Public comment will begin following adoption of the Consent Agenda. For electronic meetings speakers must sign-up before 5:00 p.m. by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233. Citizens who are unable to speak during the meeting may submit written comments by 5:00 p.m. to the email above and they will be shared with Council.*

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8. Council to consider LDOTA-02-2021 to amend Chapter 4 (Subdivisions and Infrastructure), Chapter 6 (Lot, Infill, Additions and Accessory Provisions), Chapter 9 (Environmental Provisions), Chapter 16 (Development Plan Requirements), and Chapter 18 (Definitions) of the Land Development Ordinance: *(Presenter – Development Services Manager Teresa Barringer)*
 - (a) Receive a presentation from staff
 - (b) Hold a public hearing
 - (c) Issue a Statement of Consistency and Statement of Reasonableness, and consider adopting an **ORDINANCE** amending the Land Development Ordinance.
9. Council to receive a presentation regarding the Rowan County Cooperative Extension “Working Ag Lands Plan” Survey. *(Presenter – Agriculture Extension Director Amy Lynn Albertson)*
10. Council to consider receive an update on Kiva. *(Presenter – Councilmember David Post)*
11. City Attorney’s Report.
12. City Manager’s Report.
13. Council’s Comments.
14. Mayor Pro Tem’s Comments.
15. Mayor’s Announcements and Comments.
16. Council to go into Closed Session to consult with an attorney as allowed by NCGS 143-318.11(a)(3) and an economic development matter as allowed by NCGS 143-318.11(a)(4)
17. Adjourn.



City of Salisbury

North Carolina

PROCLAMATION

WHEREAS, in 1976, African American History Month was created by Carter G. Woodson and formally adopted to honor and affirm the importance of African American History throughout our American experience, and serves to promote cultural enrichment, pride, and self-esteem by celebrating the lives and achievements of great African Americans; and

WHEREAS, the 2022 National theme for African American History Month observance is “Black Health and Wellness;” and

WHEREAS, during the month of February our Nation takes pause to reflect on the injustices and struggles fought and overcome by African Americans throughout our Nation’s history, and to pay tribute to the battles they have fought in the name of equality; and

WHEREAS, African Americans have made valuable and lasting contributions to the City of Salisbury, achieving exceptional success in all aspects of society including business, education, politics, science, and the arts; and

WHEREAS, African American History Month is a time for every citizen to remember the stories and teachings of those who helped build our City and our nation by taking a stance against prejudice to build lives of dignity and opportunity, advanced the cause of civil rights and strengthened our community.

NOW, THEREFORE, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, DO HEREBY PROCLAIM the month of February 2022, as

AFRICAN AMERICAN HISTORY MONTH

in Salisbury, and encourage all citizens to reflect on past successes and challenges of African Americans and look to the future to continue to improve society so that we live up to the ideals of freedom, equality and justice.

This the 1st day of February 2022.

Karen K. Alexander, Mayor



City of Salisbury
North Carolina

PROCLAMATION

WHEREAS, the National Association for the Advancement of Colored People, known as NAACP, was founded in New York in 1909 to improve the political, educational, social, and economic status of minority groups; and

WHEREAS, since 1909 the organization strives to end racial segregation and other forms of discrimination in areas such as education, housing, jobs, transportation, jury service, police actions and voting rights; and

WHEREAS, the Salisbury-Rowan Branch of the NAACP celebrates its 113th Annual Birthday Commemoration as they continue to be a valuable force in the community, and work in areas to protect civil rights and civil liberties, voter education and empowerment, educational excellence, economic empowerment and leadership development opportunities.

NOW, THEREFORE, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, DO HEREBY PROCLAIM Friday, February 12, 2022 as

NAACP BIRTHDAY COMMEMERATION

in Salisbury, North Carolina and commend this observance to all citizens.

This the 1st day of February 2022.

Karen Alexander, Mayor

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 02/01/2022

Name of Group(s) or Individual(s) Making Request: Salisbury Police Department/Chief Jerry Stokes

Name of Presenter(s): Chief Jerry Stokes

Requested Agenda Item: Adopt a budget ORDINANCE Amendment to the FY2021-2022 budget in the amount of \$5,000 to appropriate Joint Operations funds from the US Secret Service.

Description of Requested Agenda Item: The Police Department received funds from the Treasury Executive Office for Asset Forfeiture, Joint Operations / Secret Service to be used for the purpose of purchasing equipment for Criminal Investigations.

Attachments: Yes No

Fiscal Note: (If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

This grant has no matching requirement.

Action Requested of Council for Agenda Item: (Please note if item includes an ordinance, resolution or petition)

Contact Information for Group or Individual: Chief Jerry Stokes, SPD 704-638-5333

Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

S. Wade Funches

Finance Manager Signature



Department Head Signature

Edward Ballard

Budget Manager Signature

*****All agenda items must be submitted at least 7 days before the requested Council meeting date*****

For Use in Clerk's Office Only

Approved

Delayed

Declined

Reason:

AN ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO
APPROPRIATE JOBS SECRET SERVICE FUNDS

Be it ordained by the City Council of the City of Salisbury, North Carolina, as follows:

Section 1. The City has received funds from the Joint Operations / Secret Service branch of the Treasury Executive Office for Asset Forfeiture (TEOAF). These funds will be used to purchase equipment and training for Criminal Investigations Unit. NC General Statutes require that the City appropriate these revenues so that they can be legally spent.

Section 2. That the 2021-2022 Budget Ordinance of the City of Salisbury, adopted on June 15, 2021, is hereby amended as follows:

(a) That the following General Fund line items be amended as follows:

- | | | |
|-----|---|----------------|
| (1) | Increase line item 010-000-000-4463.01 Police Grants Revenue | <u>\$5,000</u> |
| (2) | Increase line item 010-511-326-5131.03 Crime Prevention | <u>\$5,000</u> |

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage.

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: February 1, 2022

Name of Group(s) or Individual(s) Making Request: City of Salisbury, Engineering Department

Name of Presenter(s): N/A

Requested Agenda Item: Sufficiency of Annexation Petition – Cloninger Investments, Inc.

Description of Requested Agenda Item:

The Engineering Department, on behalf of the City Clerk, has investigated the sufficiency of the petition received for the voluntary annexation of Cloninger Investments, Inc located at 645 Julian Road. The petition contains a description of the proposed contiguous annexation area, as well as the signature of the sole property owner. It is, therefore, sufficient in accordance with NCGS 160A-31.

Attachments: Yes No

Fiscal Note: *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

Fiscal impact is unknown at this time. This will be included in the next step of the process.

Action Requested of Council for Agenda Item: *(Please note if item includes an ordinance, resolution or petition)*

City Council to receive the Certificate of Sufficiency and adopt a Resolution setting the date of the public hearing for March 1, 2022 for the voluntary annexation of Cloninger Investments, Inc.

Contact Information for Group or Individual:

Wendy Brindle, City Engineer
704-638-5201/wbrin@salisburync.gov

Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

*****All agenda items must be submitted at least 7 days before the requested Council meeting date*****

For Use in Clerk's Office Only

Approved

Declined

Reason:



**CERTIFICATE OF SUFFICIENCY
FOR
CLONINGER INVESTMENTS, INC.**

To the City Council of the City of Salisbury, North Carolina:

I, Kelly Baker, City Clerk, do hereby certify that I have investigated the petition for Cloninger Investments, Inc., attached hereto, and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G. S. 160A-31.

In witness thereof, I have hereto set my hand and affixed the Seal of the City of Salisbury, this _____ day of _____, 2022.

(SEAL)

Kelly Baker
City Clerk

“RESOLUTION SETTING DATE OF PUBLIC HEARING ON QUESTION OF THE ANNEXATION OF CLONINGER INVESTMENTS, INC., PURSUANT TO G.S. 160A-31.

WHEREAS, petitions requesting the annexation of Cloninger Investments, Inc., as described herein have been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of said petitions has been made;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Salisbury, North Carolina:

Section 1. To remain consistent with limiting physical interactions and the potential spread of COVID-19, the public hearing on the question of annexation of the area described herein will be held virtually at 6:00 p.m. on March 1, 2022. Additional information for accessing the meeting and participating in the public hearing will be posted to the City’s website at www.salisburync.gov

Section 2. The areas proposed for annexation are described as follows:

Beginning at a new #5 rebar in the western right of way line of Julian Road SR 2528, said iron being in the northern line of WNCVS, LLC (deed book 1191 page 904, Rowan County Parcel ID# 400 009) thence with WNCVS's line S 73° 53' 49" W, 663.43' to a new #5 rebar in the line of Belle Realty Development Co.,Inc. (deed book 768 page 726, deed book 1216 page 213, deed book 1317 page 143, Rowan County Parcel ID# 400 008) thence three lines with Belle Realty,

- 1 - N 16° 06' 03" W, 186.95' to a new #5 rebar,
- 2 - N 73° 02' 51" E, 696.16' to a new #5 rebar, in the western right of way line of Julian Road,
- 3 - N 73° 02' 51" E, 51.44' to a point in the existing City Limit line of the City of Salisbury as recorded in Book of Maps 9995 Page 2320, thence two lines with the existing City Limit line within the right of way of Julian Road,

- 1 - S 07° 36' 15" E, 79.26' to a point,
- 2 - with a curve to the right having a radius of 3170.00', an arc length of 121.37', a chord bearing of S 06° 30' 26" E and a chord distance of 121.36' to a point within the right of way of Julian Road, thence a new line S 73° 53' 49" W, 52.15' to the point and place of Beginning and Being 3.234 Acres as shown on Survey and Map by Shulenburg Surveying Company, P.A. dated 12/08/2021. Note: this total area is 3.000 Acres of Cloninger's and 0.234 Acres within NCDOT's right of way.

Section 3. Notice of said public hearing shall be published in the SALISBURY POST at least (10) days prior to the date of said public hearing.”

Karen K. Alexander
Mayor

ATTEST:

Kelly Baker, City Clerk

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: February 1, 2022

Name of Group(s) or Individual(s) Making Request: Amy Lynn Albertson, County Extension Director

Name of Presenter(s): Amy Lynn Albertson

Requested Agenda Item: Rowan County Working Ag Lands Plan

Description of Requested Agenda Item: The Agriculture Extension Office is starting an initiative to preserve agricultural land and working farms in Rowan County and they are trying to gain community input to inform their planning efforts.

Attachments: Yes No

Fiscal Note: (If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

Action Requested of Council for Agenda Item: Receive a presentation

. Please note if item includes an ordinance, resolution or petition)

Contact Information for Group or Individual: Amy Lynn Albertson, Ag Extension

Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

*****All agenda items must be submitted at least 7 days before the requested Council meeting date*****

For Use in Clerk's Office Only

Approved

Delayed

Declined

1. Introduction

Your input is needed to create a Working Agricultural Lands Plan for Rowan County. This plan will show the current state of agriculture and forestry, outline the challenges and opportunities for agriculture and forestry that exist, and develop recommendations to help maintain family farms and forests in Rowan County. The general public, agribusinesses, producers and landowners are targeted audiences for this survey. If the comprehensive strategies are to be meaningful, they need to be shaped by the input of the farm and forest producers. Your responses will help us to understand the needs of agriculture.

Rowan County received a grant from NC Department of Agriculture's Agricultural Development and Farmland Preservation Trust Fund to create the Working Agricultural Lands Plan. The Lois G. Britt Agribusiness Center at the University of Mount Olive is directing the project.

Many challenges face agriculture such as a heightened awareness of the relationships between farm uses and other land uses. Farms and forests, when located adjacent to industries and communities, are considered "compatible use partners" and provide numerous benefits to the county and its residents. A comprehensive strategy will assist with the county's agriculture and land use policies and programs as well as develop these compatible partnerships. The Rowan County Working Agricultural Lands Plan will provide that strategy.

The intent of this plan is neither to limit nor restrict landowners' rights and uses. The plan will increase awareness of agricultural development opportunities and appreciation of agriculture and forestry. The preservation of agriculture is important to the well being of family farms as well as to county and its economy. However, the ultimate decision of agricultural development rests in the hands of the landowners of farms and forests.

Please note that all information will be strictly confidential. Responses to the surveys will remain anonymous and are not identifiable. Your participation in this study is strictly voluntary.

Thank you for your interest and participation. If you have additional concerns or questions please contact semory@umo.edu or william.dixon@umo.edu.



NORTH CAROLINA

Be an original.



SURVEY #1 AG PRODUCER

2. AGRICULTURAL PRODUCER SURVEY

You should complete this survey ONLY IF you have income in excess of \$1000 from the production of crops, livestock, or aquaculture OR if you own timberland OR if you receive income from renting farm acreage.

All information is STRICTLY CONFIDENTIAL as referenced on introduction page.

3. CURRENT STATE OF AGRICULTURE

Please tell us the type and the size of your farm/forest enterprise(s) in the following categories.

1. Please answer each item as appropriate for your operation:

How many total acres of land do you farm within Rowan County?

Of this total acreage farmed, how many acres do you rent?

If you are a landowner who rents your land to farmers, how many acres do you rent?

How many total acres of timberland do you own within Rowan County?

Of this total, how many acres are managed for timber production?

How many acres of farm and/or forestland do you manage outside of Rowan County?

2. Help us understand more about your operations. Please select the statement that best describes your operation:

- Timber production only
- Farm production only
- Primarily timber production with some farm production
- Primarily farm production with some timber production

3. How long has your farm/forest been in operation?

- 0 to 9 years
- 10 to 20 years
- 20+ years

4. What is your age?

5. Is farming/forestry your primary occupation?

- Yes
- No

6. What percentage of your household income comes from your farm or forest operation?

- 0-24%
- 25-49%
- 50-74%
- 75-100%

7. Have you, in the past 5 years, expanded your farm or forest operations?

- Yes
- No

8. If you did not expand, what were the primary reasons?

(Check ALL that apply)

- | | |
|---|--|
| <input type="checkbox"/> Satisfied with current size | <input type="checkbox"/> Lack of available land to be purchased |
| <input type="checkbox"/> Age of owner/operator | <input type="checkbox"/> Lack of available land to rent |
| <input type="checkbox"/> High cost of equipment | <input type="checkbox"/> Land is available, but too close to development to farm or manage |
| <input type="checkbox"/> Lack of available equipment | <input type="checkbox"/> Lack of available labor |
| <input type="checkbox"/> Inability to obtain needed financing | <input type="checkbox"/> High cost of additional labor |
| <input type="checkbox"/> Low profit margin | <input type="checkbox"/> Personal or others reasons |
| <input type="checkbox"/> Market volatility and excessive risk | <input type="checkbox"/> Environmental or other governmental restrictions |
| <input type="checkbox"/> Other (please specify) | |

9. Do you currently own sufficient property to expand or diversify your farm/forest operation?

- Yes
- No

10. How much longer do you plan to operate your farm/forest?

- Less than 5 years
- 5 to 9 years
- 10 to 19 years
- More than 20 years

11. Of the issues listed below which do you anticipate to most influence your operation in the next five years: (Check ALL that apply)

- | | |
|---|---|
| <input type="checkbox"/> Production input costs | <input type="checkbox"/> Market competition |
| <input type="checkbox"/> Marketing costs | <input type="checkbox"/> Competition for available land |
| <input type="checkbox"/> Regulatory costs | <input type="checkbox"/> Development pressure |
| <input type="checkbox"/> Commodity prices | <input type="checkbox"/> Export demand for products |
| <input type="checkbox"/> Available labor | <input type="checkbox"/> Local demand for products |
| <input type="checkbox"/> Affordable labor | <input type="checkbox"/> Land rental rates |

12. When you retire, what do you expect to do with your farm/forestland?

- Sell to other farmers
- Transfer to family for farming
- Sell to non-farmers
- Transfer to family for non-farm use

13. Do you currently have a farm transition plan/estate plan?

- Yes
- No

14. Have you shared your thoughts of farm transition with your family members?

- Yes
- No

15. If you have forestland, do you have a written forestry management plan to follow?

- Yes
- No

16. Is your farm or forest enrolled in Rowan County's deferred present use value tax program?

- Yes
- No
- Don't know

17. If your operation is involved in the production of produce, have you obtained Good Agricultural Practices (GAP) certification for your farm to assure food safety?

- Yes
- No
- Do not grow produce

18. If you are a landowner, do you currently lease any of your property for:
(Check ALL that apply)

- Farming
- Cell Towers
- Solar Farm
- Mining/Quarry
- Hunting/Fishing
- Do Not Lease
- Other (please specify):

19. If you do lease land, how many acres do you lease?

20. Have you had neighbor problems concerning your farming or forestry operation?

- Yes
- No

21. If you answered yes to the previous question, what was the nature of the complaint?

(Check ALL that apply)

- | | |
|---|--|
| <input type="checkbox"/> Manure application complaint | <input type="checkbox"/> Smoke or dust |
| <input type="checkbox"/> Boundary or trespassing conflict | <input type="checkbox"/> Noise complaint |
| <input type="checkbox"/> Drainage issue | <input type="checkbox"/> Slow-moving vehicle complaint |
| <input type="checkbox"/> Dumping/littering issue | <input type="checkbox"/> Chemical use or application issues |
| <input type="checkbox"/> Impact of farming on wildlife | <input type="checkbox"/> Adverse environmental impact of farming |
| <input type="checkbox"/> Other (please specify) | |

22. Please answer each question presented below:

Yes

No

Are you aware of the Voluntary Agricultural District (VAD) and Enhanced Voluntary Agricultural District (EVAD) programs?

Do you have acreage enrolled in the VAD or EVAD Program?

4. FUTURE OF AGRICULTURE

Please answer the following questions about the future of agriculture and opportunities for agriculture.

1. Do you think local government funding should support agricultural development?

Yes

No

2. Do you think educating non-farming citizens about the economic and social contributions of farming/forestry will increase community support for farms/forests and improve your operating conditions?

Yes

No

3. Of the taxes listed below, please select the top three that you feel impose an unreasonable burden to agriculture/agribusiness.

Local property tax on land

Local property tax on buildings and equipment

Federal income tax

State income tax

Federal self employment tax

Federal social security and Medicaid taxes for employees (payroll taxes)

State unemployment tax

Estate tax

4. Do you see agritourism as an expansion/diversification opportunity for agriculture and agribusiness in Rowan County?

Yes

No

5. Is it important to promote agriculture and forestry as career opportunities?

Yes

No

6. Agriculture, horticulture, forestry and agribusiness should be taught in:

(Check ALL that apply.)

- Elementary school
- Middle school
- High school
- 4-H Youth Development
- Community college
- Colleges and Universities

7. Would you consider training an intern/young farmer within your farming operation to encourage the next generation to enter production agriculture?

- Yes
- No
- Only if monetary incentives were provided.

5. TRAINING AND BUSINESS DEVELOPMENT

Please answer the following questions about training and business development opportunities to maintain the viability of your farm or forested land.

1. Select which of these potential trainings you would attend: (Check ALL that apply)

- Timber management
- Development of a Forestry Management Plan
- Selecting Consulting Foresters
- None of the above

2. Would you attend training on business planning such as these: (Check ALL that apply)

- Direct to Consumer Marketing of Products
- Business Website Development
- Regional Product Branding
- Identifying and Managing Risk
- Diversifying through Agritourism
- Marketing and Sales Promotions
- Forward Pricing and Hedging
- Organizing Buyer/Seller Groups

Other (please specify)

3. Would you attend training on Estate Planning and Farm/Forest Transition?

- Yes
- No

4. Would you attend training on how to apply for federal and state contracts for your products?

- Yes
- No

5. Both opportunities and threats exist for agriculture and agribusiness in Rowan County.

Please list two threats you perceive to agriculture/forestry/agribusiness in Rowan County.

Please list two opportunities that exist for agriculture/forestry/agribusiness in Rowan County.

6. Please add any additional comments you may have about agriculture and forestry in Rowan County.

6. THANK YOU!

Your time and effort on this survey will help create a Working Agricultural Lands Plan for Rowan County. This plan will provide recommendations for both short and long-term strategies to support agriculture and forestry in Rowan County. Once the plan is written, it will be presented to the county commissioners for endorsement. Once it is endorsed, it will be sent to NC Department of Agriculture for certification. When the plan is certified, the county will receive priority status for funding from NC Department of Agriculture's Agricultural Development and Farmland Preservation Trust Fund.

If you have any questions or would like more details, please contact Ed Emory at semory@umo.edu or Stan Dixon at william.dixon@umo.edu

1. Introduction

Your input is needed to create a Working Agricultural Lands Plan for Rowan County. This plan will contain the current state of agriculture and forestry, outline the challenges and opportunities for agriculture and forestry that exist, and develop recommendations to help maintain family farms and forests in Rowan County. The general public, agribusinesses, producers and landowners are targeted audiences for this survey. Many of Rowan County's agribusinesses are individual, independent operations with unique interests, needs and concerns. If the Rowan County Agricultural Development Plan is to be meaningful, it needs to be shaped by the input of agribusiness owners.

Rowan County received a grant from NC Department of Agriculture's Agricultural Development and Farmland Preservation Trust Fund to create a Working Agricultural Lands Plan for Rowan County . The Lois G. Britt Agribusiness Center is directing the project.

Many challenges face agriculture such as a heightened awareness of the relationships between farm uses and other land uses. Farms and forests, when located adjacent to industries, military installations and communities, are considered "compatible use partners" and provide numerous benefits to the county and its residents. A comprehensive strategy will assist with the county's agriculture and land use policies and programs as well as develop these compatible partnerships. The Rowan County Working Agricultural Lands Plan will provide that strategy.

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Please note that all information will be strictly confidential. Responses to the surveys will remain anonymous and are not identifiable.

Your participation in this study is strictly voluntary. Thank you for your interest and participation. If you have additional concerns or questions please contact semory@umo.edu or william.dixon@umo.edu



NORTH CAROLINA

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SURVEY #3 AG BUSINESS SURVEY

2. AGRICULTURAL BUSINESS SURVEY

Please complete this survey **ONLY** if you own a business that is tied to agriculture, aquaculture and/or forestry through services, trainings, products, manufacturing, processing, etc.

All information is **STRICTLY CONFIDENTIAL** as referenced on introduction page.

1. What type of agribusiness do you operate?

(Check ALL that apply)

- | | |
|---|--|
| <input type="checkbox"/> Feed dealer | <input type="checkbox"/> Processor/distributor |
| <input type="checkbox"/> Equipment dealer | <input type="checkbox"/> Veterinarian |
| <input type="checkbox"/> Equipment repair | <input type="checkbox"/> Logger or forester |
| <input type="checkbox"/> Ag consultant | <input type="checkbox"/> Dairy or other ag processor |
| <input type="checkbox"/> Farm supply store | <input type="checkbox"/> Landscape/horticulture |
| <input type="checkbox"/> Seed/fertilizer/lime/agri-chemical | <input type="checkbox"/> Financial/insurance |
| <input type="checkbox"/> Nursery/greenhouse | |
| <input type="checkbox"/> Other (please specify) | |

2. How many people do you employ in Rowan County? (Please provide number of employees)

Full-time

Part-time

3. How long has this business been in operation?

- | | |
|---------------------------------|-----------------------------------|
| <input type="radio"/> 0-4 years | <input type="radio"/> 10-20 years |
| <input type="radio"/> 5-9 years | <input type="radio"/> 20+ years |

4. Approximately what percentage of your business comes from the farm/forest community?

- 0 to 24%
- 25 to 49%
- 50 to 74%
- 75 to 100%

3. OVERVIEW OF LAST FIVE YEARS

Please help us understand what has occurred in your business in the LAST five years.

1. Have you increased your operation size in the last five years?

Yes

No

2. Have you added service area to hold or expand your market share in the last five years?

Yes

No

3. Have you increased agricultural inventories and sales in the last five years?

Yes

No

4. If you have NOT expanded in the last 5 years what are the primary reasons?

(Check ALL that apply)

Satisfied with current size

Low profit margins

Loss of market share

Declining agricultural sales

Lack of labor supply

Lack of room to expand

Age of owner

Regulatory obstacles

Lack of financial capital

Receivables collection problems

Other (please specify)

4. OVERVIEW OF NEXT FIVE YEARS

Please help us understand what you foresee for your business in the NEXT five years.

1. Do you expect to increase your operation size in the next five years?

Yes

No

2. Do you expect to increase the number of employees at your place of business in the next five years?

Yes

No

3. Do you expect to add new product lines or services for farm/forestry operators in the next five years?

Yes

No

4. Do you expect to add new product lines or services for non farmers in the next five years?

Yes

No

5. TRENDS IN AGRICULTURE

1. What agricultural trends have you observed in Rowan County?

(Check ALL that apply)

- | | |
|---|--|
| <input type="checkbox"/> A change to new types of farms | <input type="checkbox"/> A shift to more sophisticated farm operations |
| <input type="checkbox"/> More small farms | <input type="checkbox"/> More part-time farms |
| <input type="checkbox"/> Fewer small farms | <input type="checkbox"/> More specialty and direct market operations |
| <input type="checkbox"/> More large farms | <input type="checkbox"/> More diversification |
| <input type="checkbox"/> Fewer large farms | <input type="checkbox"/> No significant changes |
| <input type="checkbox"/> Other (please specify) | |

2. Based on what you have observed, will you modify your business to adapt to these trends?

- Yes
- No

3. If yes, what modifications will you make?

6. THE FUTURE OF AGRICULTURE

1. Is transition/estate planning an issue facing agribusinesses in Rowan County?

- Yes
 No

2. Do agribusiness owners need assistance with transition/estate planning?

- Yes
 No

3. Is it important that agriculture and agribusinesses be promoted as career opportunities?

- Yes
 No

4. Is it important to have neighbor and/or community education about the importance of agriculture and agribusiness in Rowan County?

- Yes
 No

5. Do you have labor issues at your business?

- Yes
 No

6. If you answered yes to the above question, what issues do you face? (Check all that apply)

- Lack of qualified staff
 Lack of training opportunities for staff
 Lack of capital to hire staff
 Unable to provide required benefits such as health insurance, employment taxes, etc.
 Other (please specify)

7. Is there a need for consumer education on the economic impact of buying "local" in Rowan County?

- Yes
 No

8. Is there a need for youth agriculture education to be taught in the schools of Rowan County?

Yes

No

9. Do you see agritourism as an expansion/diversification opportunity for agriculture/agribusiness in Rowan County?

Yes

No

10. For your business to succeed, what topics are most important to you?

(Check ALL that apply)

Ability to receive adequate financing to maintain/expand business

Succession/transition of the business to interested parties

Training and education on new technologies that are being developed for agriculture/forestry

Other (please specify)

11. Would you support county government funding of agricultural development?

Yes

No

12. Both opportunities and threats exist for agriculture and agribusiness in Rowan County.

Please list two threats to agriculture/forestry/agribusiness.

Please list two opportunities that exist for agriculture/forestry/agribusiness.

13. Please add any additional comments you may have about agriculture and forestry in Rowan County.

7. THANK YOU!

Your time and effort on this survey will help create a Working Agricultural Lands Plan for Rowan County. This plan will provide recommendations for both short and long-term strategies to support agriculture and forestry in Rowan County. Once the plan is written, it will be presented to the county commissioners for endorsement. Once it is endorsed, it will be sent to NC Department of Agriculture for certification. When the plan is certified, the county will receive priority status for funding from NC Department of Agriculture's Agricultural Development and Farmland Preservation Trust Fund.

If you have any questions or would like more details, please contact Ed Emory at semory@umo.edu or Stan Dixon at william.dixon@umo.edu

1. Introduction

Your help is needed to create a Working Agricultural Lands Plan for Rowan County. This plan will contain the current state of agriculture and forestry, outline the challenges and opportunities for agriculture and forestry that exist, and develop recommendations to help maintain family farms and forests in Rowan County. The general public, agribusinesses, producers and landowners are targeted audiences for this survey. Non-farm resident participation is essential to ensure that views on open space, values placed on farms and forests, and impacts of development are part of the plan.

The word "agriculture" in this survey refers to farms (row crops, livestock, fruits/vegetables, flowers/plants, aquaculture) and forests.

Rowan County received a grant from NC Department of Agriculture's Agricultural Development and Farmland Preservation Trust Fund to create the Rowan County Working Agricultural Lands Plan. The Lois G. Britt Agribusiness Center at the University of Mount Olive is directing the project.

Many challenges face agriculture such as a heightened awareness of the relationships between farm uses and other land uses. Farms and forests, when located adjacent to industries, military installations and communities, are considered "compatible use partners" and provide numerous benefits to the county and its residents. A comprehensive strategy will assist with the county's agriculture and land use policies and programs as well as develop these compatible partnerships. The Rowan County Working Agricultural Lands Plan will provide that strategy.

The intent of this plan is neither to limit nor restrict landowners' rights and uses. The plan will increase awareness of agricultural development opportunities and appreciation of agriculture and forestry. The preservation of agriculture is important to the well being of family farms as well as to the county and its economy. However, the ultimate decision of agricultural development rests in the hands of the landowners of farms and forests.

Please note that all information will be strictly confidential. Responses to the surveys will remain anonymous and are not identifiable. Your participation in this study is strictly voluntary.

Thank you for your interest and participation. If you have additional concerns or questions please contact semory@umo.edu or william.dixon@umo.edu.



NORTH CAROLINA

Be an original.



SURVEY # 2 NON AG RESIDENT

2. Non-Farm Resident Survey

Please DO NOT complete this survey if you are a farmer/timberland owner OR if you receive income from renting land for farming OR if you own a business primarily dependent on farm and timber customers. These individuals will be surveyed separately.

All information is STRICTLY CONFIDENTIAL as referenced in the introduction.

1. Please tell us, by town and/or community, where you live in Rowan County:

2. How long have you lived in Rowan County?

- <5 years 5 to 9 years 10 to 14 years 15 to 19 years 20+ years

3. Please answer each question below:

| | Yes | No |
|---|-----------------------|-----------------------|
| Have you ever lived near a farm or timber operation? | <input type="radio"/> | <input type="radio"/> |
| Have you ever owned or operated a farm or timber operation? | <input type="radio"/> | <input type="radio"/> |
| Do you live near (within 1/4 mile) of a farm or timber operation? | <input type="radio"/> | <input type="radio"/> |
| If yes, is that farmer or land owner a good neighbor? | <input type="radio"/> | <input type="radio"/> |

4. When was the last time that you visited a farm or timber operation?

- Within the last year More than 10 years ago
 Within last 2 to 9 years Never

5. Which statement best represents your view of Rowan County agriculture?

- Agriculture is a declining industry with no future growth potential
 Agriculture is holding its own as an industry and may have some future growth potential
 Agriculture is an expanding industry with significant future growth potential

6. Can you estimate the size of Rowan County's agricultural industry?

- Less than \$10 million \$100 million to \$300 million
 \$10 million to \$99 million Over \$300 million

7. Do you feel that Rowan County should take steps to help preserve farms and forests?

- Yes No Not sure

8. How do you support the agricultural economy of Rowan County? (Check ALL that apply)

- I buy local produce at Farmers Markets, Pick-Your-Own farms, roadside stands, etc.
- I buy plants from local nurseries and greenhouses.
- I participate in agritourism activities such as corn mazes, pumpkin patches, hay rides, etc.
- I lease farmland and forest land for hunting and fishing
- Other (please specify)

9. How do you verify that the produce you purchase comes from local farmers? (Check ALL that apply)

- I look for the "Got to Be NC" labels
- I search on line at the "NC Farm Fresh" website
- I look for "NC Catch" labels
- I ask the vendor
- I know my farmer/producer and see where the products come from
- I don't verify product origin

10. Have you ever experienced problems with a farm or forest neighbor regarding any of the following? (Check ALL that apply)

- | | | |
|---|---|---|
| <input type="checkbox"/> No problem | <input type="checkbox"/> Slow-moving vehicles | <input type="checkbox"/> Boundary/trespass issues |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Drainage issues | <input type="checkbox"/> Fencing/cattle loose |
| <input type="checkbox"/> Odors | <input type="checkbox"/> Pesticide use | <input type="checkbox"/> Crop dusting |
| <input type="checkbox"/> Smoke/Dust | <input type="checkbox"/> Timber Harvest | |
| <input type="checkbox"/> Manure application | <input type="checkbox"/> Irrigation | |
| <input type="checkbox"/> Other problems such as dogs, personal, etc. (please specify) | | |

11. If you had problems with a farm or forest neighbor, how did you resolve them?

- Called authorities
- Contacted the producer/landowner
- Mediation
- Nothing

12. When you dealt with the above issues, how did you feel about the resolution?

- I gained a better understanding of why the landowner/producer did the activities that upset me initially.
- The issue was not resolved
- Litigation was pursued
- I still do not understand why that activity is necessary

13. Please tell us whether you agree or disagree with the following statements: (PLEASE SELECT A RESPONSE FOR EACH ITEM PRESENTED).

| | Agree | Disagree | Not Sure |
|--|-----------------------|-----------------------|-----------------------|
| Farms and forests enhance the scenic beauty and open space of Rowan County | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Farmers are good neighbors | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Local farmers deliver generally high-quality products | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Farming is positive for the environment | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Tax breaks for farmers are important | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Agriculture and farming are high-technology industries | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| The price of most farm food commodities is relatively low | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Farming presents a good career for enterprising persons | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Agriculture and forestry should be promoted as viable career opportunities | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

14. Would you support farm and forest preservation efforts in Rowan County?

- Yes
- No

15. Would you support the use of county government funds for farm and forest development?

- Yes
- No

16. Both opportunities and threats exist for agriculture and agribusiness in Rowan County.

What are two threats to agriculture/forestry/agribusiness that you see in Rowan County?

What are two opportunities that exist for agriculture/forestry/agribusiness in Rowan County?

17. Please add any additional comments you may have about agriculture and forestry in Rowan County.

3. Thank you!

Your time and effort on this survey will help create Rowan County Working Agricultural Lands Plan. This plan will provide recommendations for both short and long-term strategies to support agriculture and forestry in Rowan County. Once the plan is written, it will be presented to the county commissioners for endorsement. Once it is endorsed, it will be sent to NC Department of Agriculture for certification. When the plan is certified, the county will receive priority status for funding from NC Department of Agriculture's Agricultural Development and Farmland Preservation Trust Fund.

If you have any questions or would like more details, please contact Ed Emory at semory@umo.edu or Stan Dixon at william.dixon@umo.edu

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: February 1, 2022

Name of Group(s) or Individual(s) Making Request: Community Planning Services

Name of Presenter(s): Teresa Barringer, Development Services Manager

Requested Agenda Item: LDOTA-02-2021

Description of Requested Agenda Item: An ordinance amending Chapter 4 Subdivisions and Infrastructure; Chapter 6 Lot, Infill, Additions & Accessory Provisions; Chapter 9 Environmental Provisions; Chapter 16 Development Plan Requirements; and Chapter 18 Definitions of the Land Development Ordinance.

Attachments: Yes No

Fiscal Note: *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

Action Requested of Council for Agenda Item: Council to hold a public hearing with consideration to adopt an ordinance amending the Land Development Ordinance at the February 1, 2022 City Council meeting.

Contact Information for Group or Individual: Teresa Barringer, 704-638-5210 or tbarr@salisburync.gov

Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Hannah Jacobson

Department Head Signature

Budget Manager Signature

*****All agenda items must be submitted at least 7 days before the requested Council meeting date*****

For Use in Clerk's Office Only

Salisbury City Council Agenda Item Request Form



Approved

Delayed

Declined

Reason:



MEMORANDUM

TO: City Council
FROM: Teresa Barringer, Development Services Manager
DATE: City Council Meeting – February 1, 2022
SUBJECT: Land Development Ordinance Amendments – Multiple Chapters

The summary below is to provide insight into the proposed amendments of multiple chapters of the Land Development ordinance. The proposed amendments were reviewed by the Technical Review Committee on December 16, 2021 with a unanimous recommendation for approval. After much discussion, and contingent upon a few minor revisions to the proposals, Planning Board unanimously recommended approval at the January 11, 2022 courtesy hearing. Staff requests City Council consider approval of the proposed text amendments per the summary provided and attachments identified as Exhibits A-E :

Chapter 4 Subdivisions and Infrastructure: Staff proposes to revise the ‘sidewalk pay in lieu program’ to remove the planning districts and priority index scoring measures. This process locks funding in the specific districts prohibiting the City from utilizing the funding in nearby proximities. This measure has resulted in funding sitting for more than 10 years based upon improvement needs not being the priority to those specific districts. Changing the verbiage to improvements within the ‘general area’ of the City provides the much needed flexibility to access the funding for nearby improvements as needed. The amendment is also proposing to remove the discount rate per linear foot and calculate per the FY adopted fee schedule per linear foot which is still a cost savings to the developer. This alleviates the cost of development from being applied to the City. Additional text changes are for providing clarity to the development process and required improvements.



Page Two
Council Memo
February 1, 2022

- **Chapter 6 Lot, Infill, Additions, and Accessory Provisions:** Staff proposes to simplify the infill provisions relative to the comparison of lot width averages. The proposed process will maintain the intent of meeting the average lot widths, but reduce the amount of special exception requests. Staff is also requesting to remove the architectural compatibility standards from this chapter due to potential conflict with the NCSL 2015-86 which prohibits the design regulations of single family residential unless located in a national or local historic district. Minor changes of text for clarification are also included.
- **Chapter 9 Environmental Provisions:** Staff proposes revisions for consistency with the recent Council approval of the Uniform Construction Standards for single family sedimentation and erosion control requirements.
- **Chapter 16 Development Requirements:** Staff proposes a minor change that removes the requirement to submit hard copies of plans. All submittals are now digital.
- **Chapter 18: Definitions:** Staff proposes amendments to the definition of Bar, Tavern, and Nightclub to allow permitted-by-right primary uses to have on-site alcohol consumption under the regulation of ABC. This proposal is in line with the current discussions for future “Social Districts” to encourage a vibrant and growing downtown.

The proposed exhibits are attached for your review.



The Salisbury Planning Board held a called virtual meeting on Tuesday, January 11th 2022, at 4 p.m. with the following being present:

PRESENT: John Struzick, Tim Norris, John Schaffer, Bill Burgin, Dennis Rogers, Jayne Land, Yvonne Dixon, and Jon Post.

STAFF: Teresa Barringer, Elizabeth Burke, Emily Vanek, Michael Hana, Craig Powers, Wendy Brindle, and Graham Corriher

WELCOME GUESTS AND VISITORS

John Schaffer, Chair, called the Planning Board meeting to order at 4 p.m. on 11/09/2021

APPROVAL OF MINUTES

Planning Board Minutes of December 16, 2021 approved as submitted. Motion by Bill Burgin, seconded by Dennis Rogers. All in favor.

STAFF PRESENTATION

CASE NO. LDOTA-02-2021 MULTI-CHAPTER AMENDMENTS

Petitioner(s): Teresa Barringer

CHAPTER 4: SUBDIVISIONS AND INFRASTRUCTURE

Teresa Barringer provided the proposed amendments with additional discussion identifying the purpose for each amendment. Ms. Barringer and additional staff members answered questions and provided clarification of each.

DISCUSSION

4.5: Mr. Schaffer inquired about inspections to provide support to enforce the new amendment. Mrs. Barringer and Mr. Schaffer had conversation regarding the process of accepting projects. Mrs. Barringer further clarified that acceptance is a separate process and is enforced through the constructions standards. Staff also explained the current functionality of the existing code.

4.9: The proposal includes changes to LDO 4.9.B relative to sidewalk alternatives to existing streets. Section 4.6.C was then discussed relative to changes to the sidewalk payment in lieu program. The current program allows a developer to choose to pay in lieu of installation with a potential reduced fee per the SPI scoring. Mr. Schaffer inquired if the City Employees who uses the funds are in support of the proposal. Mrs. Barringer did confirm that the departments and employees involved are in support. Staff also explained the current functionality of the existing code. Staff and board further discussed the intent of the text amendment and the legality behind it. Staff explained that funds previously collected prior to this meeting will still not be able to be utilized due to when the funds were collected, but it allows future funds to be used in the general area rather than the specific designated pedestrian zone. Staff and the board discussed the application of pedestrian zone, how it currently works and how it would work getting rid of it. Mr. Schaffer inquired if it applies to ETJ and Mrs. Barringer confirmed that it does not. Mr. Schaffer inquired about the effectiveness of the proposed text amendment to assure it will not comeback due to ineffectiveness. Mr. Corriher clarified that there is a constitutional standard regarding charging developers and how it should benefit the development.

CHAPTER 6: LOT, INFILL, AND ACCESSORY PROVISIONS

Request for a text amendment associated with content in sections 6.3.E, 6.3.G., and 6.5.D relative to frontage width compatibility standards.

DISCUSSION

6.3.E: Mr. Schaffer inquired about the sequence of b and c. Mrs. Brindle assured that it would not make a difference due to 6.1.c providing the standards and b and c are following for clarification.

CHAPTER 9: ENVIRONMENTAL PROTECTION

Request for a LDO text amendment associated with content in section 9.3.

DISCUSSION

The board inquired where the number \$5,000 came from regarding fines. The staff stated that based on other ordinances within the City also states up to up to \$5,000. Mr. Burgin had a concern that it was to severe and staff responded that it is to prevent harm the environment. Mr. Tester confirmed that the state and the proposed text amendment confirmed that they were similar in restriction which is permitted but the City cannot be less restrictive. Staff also highlighted that there are multiple steps prior to fines being applied. The procedure is outlined in the stormwater ordinance. Mrs. Barringer recommended that the text amendment states upon notification prior to the paragraph. Staff and the board further discuss the difference between the current text and the proposed text amendment. Mr. Corriher highlights that there is a cap/max penalty is 25,000 within 180 days and can be placed in the text amendment. Mr. Burgin recommends referencing the stormwater standards. Mr. Powers highlighted the intent of the text amendment to inform and educate. The board recommends separating the paragraph moving to #1: failure to install or maintain erosion control will result in fines and renumber the others.

CHAPTER 16: DEVELOPMETN PLAN REQUIREMENTS

Request for a LDO text amendment to remove section 16.2 regarding the number of plans required for submittal to remove the requirement for hard copy plans.

DISCUSSION

Mr. Schaffer inquired should it be replaced with requirements regarding electronic submittals. Staff responded that it is included within the application process and does not need to be in the ordinance.

CHAPTER 18: DEFINITIONS

Request for a LDO text amendment associated to the definition of a Bar, Tavern, & Nightclub.

DISCUSSION

Proposal to eliminate the requirement to have a SUP approval in order for permitted by right primary uses to have the ability to have on site alcohol consumption available for their patrons. The issuance of a beer and wine license and regulatory enforcement will be governed by ABC board.

MOTION

Mr. Burgin made a motion to recommend approval to City Council of the LDOTA-02-2021 Multi-Chapter Amendments of Chapters 4, 6, 9, 16, and 18 request contingent upon revisions to relocate the verbiage relative to the fine to item #1 as a standalone statement while stating the proposal is consistent with Vision 2020. Seconded by Mrs. Dixon. All members voting AYE.

STAFF PRESENTATION

CONSTRUCTION STANDARDS AMENDMENT: RESIDENTIAL STREET CROSS SECTION

Petitioner(s): Craig Powers

Request to amend the City's Construction Standards for Residential Street Cross Section regarding asphalt and compacted stone requirements.

DISCUSSION

The board and staff discussed the difference between the existing standards and proposed changes due to the substandard street construction. The staff also discussed that the amendment will apply to all new projects after approved. Projects that received master plan approval prior the adoption of the new standards will have the option to choose old code or new code.

MOTION

Dennis Rogers made a motion to recommend approval to City Council as proposed. Seconded by Bill Burgin. All members voting AYE.

STAFF PRESENTATION

CONSTRUCTION STANDARDS AMENDMENT: SINGLE FAMILY EROSION CONTROL AND SEDIMENTATION STANDARDS

Petitioner(s): Michael Hanna

Request to amend the City's Construction Standards' Single Family Erosion Control and Sediment Standards section regarding requirements for developments less than an acre.

DISCUSSION

MOTION

Mr. Burgin made a motion to recommend approval to City Council contingent upon penalty comment shown in 9.3.B.3 be relocated to become a standalone comment as 9.3.B.1 with subsequent numbers following. Seconded by Mr. Rogers. All members voting AYE.

Other Business

None

ADJOURN 6 p.m.

There being no further business to come before the Planning Board the meeting was adjourned.

John Schaffer, Chair

Sheighla Temple, Planning Board Secretary

LAND DEVELOPMENT ORDINANCE

LDOTA-02-2021 MULTI-CHAPTER AMENDMENTS:

CHAPTER 4 SUBDIVISIONS AND INFRASTRUCTURE

CHAPTER 6 LOT , INFILL, AND ACCESSORY PROVISIONS

CHAPTER 9 ENVIRONMENTAL PROTECTION

CHAPTER 16 DEVELOPMENT PLAN REQUIREMENTS

CHAPTER 18 DEFINITIONS



CHAPTER 4.5

Installation of Improvements

- A. **Performance Guarantees:** Approval of the final plat shall be subject to the developer having installed the improvements designated on the approved engineering drawings or having guaranteed, to the satisfaction of the city, the installation of said improvements. Upon completion of construction, the streets and public utilities will be accepted into the City system at which time the guarantee of construction will be released.

CHAPTER 4.9 SIDEWALK PROGRAM

B. Sidewalk Alternatives for Existing Streets

When the approving authority determines that the construction of a required sidewalk along an existing publicly-maintained street ~~in the corporate city limits~~ is unfeasible due to special circumstances, including but not limited to: ~~an impending road widening, significant street trees, severe roadside conditions, substandard street sections, or unreasonable cost considerations; impracticality due to topography, streams, or other environmental limitations,~~ or if constructed it would not connect with a similar existing or proposed improvement therefore would not provide an immediate or future or future transportation or public safety benefit, the approving authority may approve ~~require either:~~ 1) a payment in lieu of sidewalk construction.. 2) ~~construction of an equal linear foot of sidewalk elsewhere within the applicable Planning District, or 3) a combination of the previous.~~ In determining alternate sidewalk locations within the applicable Planning District, the approving authority shall consider ~~elevated Sidewalk Priority Index scores.~~

CHAPTER 4.9 Sidewalk Program

C. Sidewalk Payment In Lieu Program

As authorized under this section, a payment may be made to the City of Salisbury in lieu of sidewalk construction. The value of the payment shall equal the average linear foot sidewalk project cost, as determined on an annual basis by the Engineering & Development Services department of the City of Salisbury and calculated per the adopted fee schedule of the applicable budget year. The applicant is informed of the amount to be paid upon issuance of the zoning permit, or adoption of the ordinance for a Conditional District Overlay development, and payment shall be made prior to issuance of the Certificate of Occupancy.

Payments received in lieu of construction shall be placed in a restricted fund and set aside in a deferred revenue account to be used to install or repair sidewalks within the general area of the corporate city limits, assigned to one of nine (9) Planning Districts (as identified on the Sidewalk Priority Index Map (Appendix B of this LDC)) based on the location of the development seeking use of the payment in lieu program. These districts are areas in which payments shall be spent for the safety and convenience of pedestrians utilizing the sidewalk or pedestrian network within that district. Each district best follows census tract boundaries as well as representing, to the extent practical, an area where pedestrian circulation can take place without traversing major barriers, such as interstate freeways, major federal or state highways,

railroad corridors, and significant streams or creeks which are, by definition, unsafe or unsuitable for pedestrian crossing.

The amount to be paid is determined by using the Sidewalk Priority Index (SPI) and the aggregate SPI street segment scores. The scores are prioritized Low, Medium, and High as follows:

1. **Low SPI Score = 0-5.** Street segments within this scoring range may either construct the required sidewalk or receive a 75% discount on the pay in lieu fee.
2. **Medium SPI Score = 6-11.** Street segments within this scoring range may either construct the required sidewalk or receive a 50% discount on the pay in lieu fee.
3. **High SPI Score = 12 or greater.** Street segments within this scoring range may either construct the required sidewalk or pay in lieu with no discount.



The Sidewalk Priority Index (SPI) is intended to ensure that sidewalks are first constructed or repaired where existing need is the greatest and where the potential for pedestrian traffic is the greatest. In general, pedestrian activity is directly attributable to factors, or pedestrian-generating characteristics, such as proximity to major destinations, specific zoning districts, and transit routes. By overlapping multiple characteristics, one can easily visualize the concentration of resources in a particular area. The cumulative intensity of all characteristics at a specific location determines the varying levels of prioritization. The SPI effectively adapts this methodology by identifying the specific characteristics that most affect the potential for walking in Salisbury. Those districts and pedestrian-generating characteristics have been assigned the following values, and scores are determined for street segments based on aggregating overlapping characteristics:

1. All applicable zoning districts have been assigned a value according to the following table:

| OSP | GR | UR | | CI | | HB |
|-----|-----------|-----------|-----------|-----------|-----------|-----------|
| RR | MHD | HR | NMX | DMX | HS | LI |
| | | RMX | CMX | TND | | HI |
| SPI | SPI value |
| n/a | of 0 | of 1 | of 2 | of 3 | of 1 | of 0 |

2.—The following are marginal values of 2:

- a—Colleges—Papers, membership in colleges, governing body, patronage, entry, include a young population, but many do not include students, and the fee for many students does not vary according to address, academic, family, and self-interests only. Therefore, all items significant in the W scale of all colleges compare as marginal values of 2.
- b—Crawfords, J. Park—Crawfords and parks are recreational users of all ages. Crawfords, specifically, are part of the patronage infrastructure used and are used for recreational purposes. Additionally, Salisbury is unique in the all parks in the system except for the Community Park, are accessible by foot and are all adjacent to an existing neighborhood. Therefore, all items significant in the W scale of existing Crawfords and parks are marginal values of 2.
- c—Tramway—Almost all bus users begin and end their trips in patronage. Accordingly, safe and convenient patronage facilities are an integral component of a public transit system. Therefore, all items significant in the W scale of transit routes are marginal values of 2.

3.—The following are marginal values of 3:

- a—High Schools—Based on the fee for elementary, middle, and high schools are generally entry duty values trips by students, these items typically make items among the most valuable patronage, all items significant in the W scale of high schools are marginal values of 3.
- b—Historic Overlay—Based on the railroad grid areas, historic railroad and historic planning, and the proximity of these districts are likely to neighborhood services and support, all items significant in the scale are marginal values of 3.

4.—The following are marginal values of 4:

- a—Care Facilities—Because Salisbury's care buildings provide services to a wide range of users, including children, senior adults, and disabled people, all items significant in the W scale of these facilities have been marginal values of 4.
- b—Commercial Nodes—Based on the potential for higher density housing and mix of uses, generally located in parks or significant recreation throughout the city, all items significant in the W scale of these nodes are marginal values of 4.
- c—Easton Greenway Overlay—Based on the spirit and intent of the original overlay ordinance, the importance of the patronage and appropriately used development, marginal values of 4 to the items significant in the scale.
- d—Elementary & Middle Schools—Based on the fee for elementary, middle, and high schools are generally entry duty values trips by students, these

items typically make items among the most valuable patronage, all items significant in the W scale of elementary and middle schools are marginal values of 4.

- e—Crawford, J. Park's Club—Due to the current lack of regional commercial development in Salisbury, the majority of all grocery stores will make the best use of commercial nodes and adjacent to existing neighborhood. Therefore, all grocery stores will be the only source of services to the public in a manner similar to small-scale convenience. Regarding land use, Salisbury recognizes the importance of both of housing and commercial uses in the community. Accordingly, all items significant in the W scale of grocery and land use have been marginal values of 4.

f—Market Facilities—Hotels and smaller market facilities in Salisbury are large employment centers, and use of these are located adjacent to well-established neighborhoods and transit facilities. This also means that patronage is a considerable amount of patronage activity and transit use. Accordingly, all items significant in the W scale of these facilities have been marginal values of 4.

- g—Premises of Sideralls—The premises of existing sideralls make existing real-estate systems have been marginal values of 4. This factor recognizes the complexity of sideralls services and provides a measure of patronage generally the greater values patronage.

- b—Thoroughfare—Thoroughfare is the most significant through routes in a real-estate system and provides an access to many destinations. In addition, the speed and volume of service provides effective patronage and for service facilities. Accordingly, major and minor Thoroughfares have been marginal values of 4.

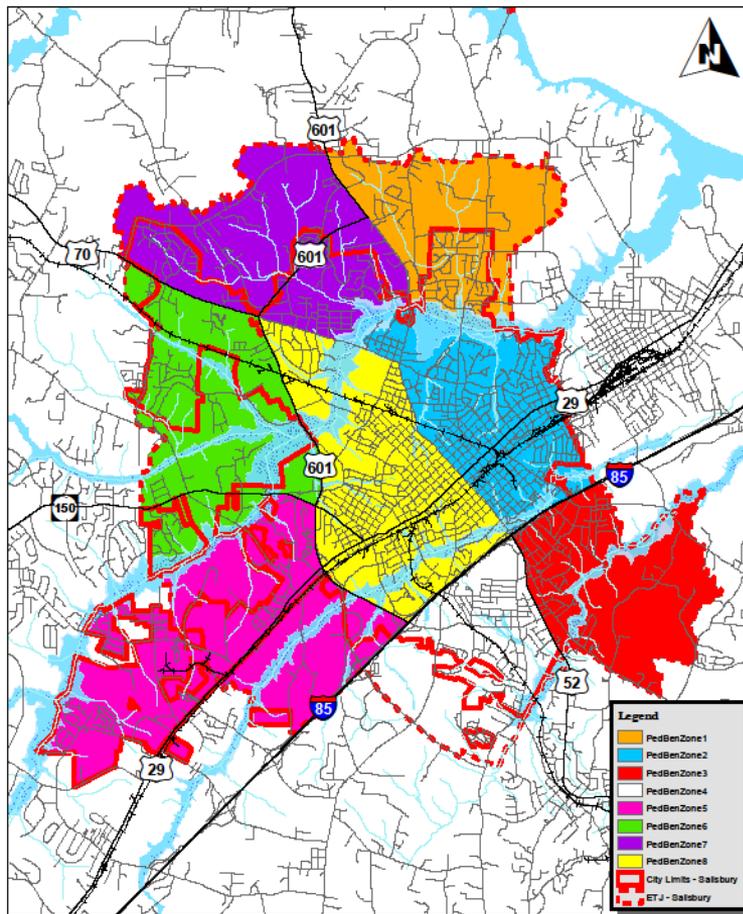
Service is deemed a high level of service regardless of development or potential. This provides individual user patronage governing projects from an individual taking outside of many of the existing characteristics and existing conditions. In addition, it is a measure of the value of service to the user. "Significant" is a measure of value, not a measure of importance. The significant is a term employed to describe the SDI items that are the most important, to any individual, shall be as follows:

- 1—Significant is a measure
- 2—Four-way stop intersections
- 3—Two-way stop intersections
- 4—Railroad crossings
- 5—Or a medium of approximately W scale to the items is a measure, or a measure of value of one of the items is a measure

REMOVAL OF APPENDIX B PEDESTRIAN BENEFIT ZONES

APPENDIX B of this LDO

Pedestrian Benefit Zones



CHAPTER 6.3 INFILL PROVISIONS

6.3.E

E. Frontage Width Compatibility Standards

When an infill lot is proposed for subdivision, the following standards shall apply:

1. Follow the General Provisions for Infill Compatibility, above, to determine Comparison and Exclusion Lots.
2. Frontage Width Compatibility Procedures
 - a. Any reduced lot area or reduced frontage width due to averaging shall not fall below the required minimum lot area or lot width as established in the Building Types and Architectural Standards chapter of this Ordinance.
 - ~~b. Determine the average frontage width of the comparison lots excluding the largest and smallest frontage width. This result then is the minimum lot frontage width required for compatibility. After determining the comparison lots, exclude the lot with the smallest frontage width. The minimum lot frontage shall be equal to, or greater than the smallest frontage of the lots that remain.~~
 - ~~c. If the procedure for determining comparison lots (6.3.C.1) results in four (4) or less comparison lots, the process shall be modified to include lots on the opposite side of the street (excluding major or minor thoroughfares) within the 300-foot boundary. The minimum frontage width required for compatibility shall be the average frontage width of all lots selected by this method and not excluding the largest and smallest.~~

6.3.G

~~G. Architectural Compatibility Standards~~

~~When an infill lot is proposed for development of a single family, duplex, triplex, or quadruplex house building type, the following standards shall apply. In addition, all applicable provisions of Chapter 5, Building Types and Standards, shall remain in effect.~~

~~1. Follow the General Provisions for Infill Compatibility, above, to determine Comparison and Exclusion Structures.~~

~~2. Architectural Compatibility Procedures~~

~~a. After determining the comparison structures, establish a standard that at least 50% of the comparison structures meet or exceed the architectural elements listed below. The proposed infill structure shall then meet or exceed that established standard.~~

~~b. Architectural elements in hierarchical order of conformance to the Salisbury Vision 2020 Comprehensive Plan:~~

~~i. Roof Pitch~~

- ~~* Pitched Roof greater than 6:12~~
- ~~* Pitched Roof between 2:12 and 6:12~~
- ~~* Flat Roof or Pitched Roof up to 2:12~~

~~ii. Foundation Type~~

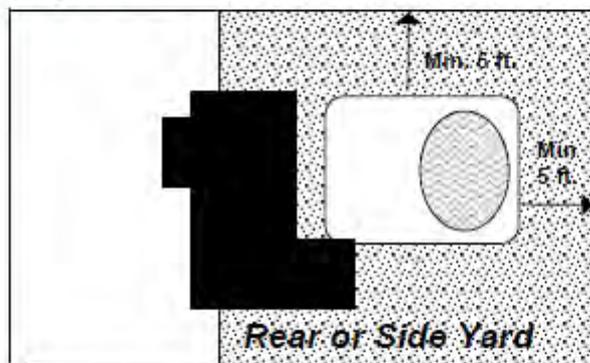
- ~~* Crawlspace or Basement~~
- ~~* Split level~~
- ~~* Slab on grade~~

~~iii. Garage Orientation~~

- ~~* Detached~~
- ~~* Attached Side or Rear Facing~~
- ~~* Attached Street Facing~~

D. Pools

1. All pools, whether above-ground or in-ground, shall be located in the side or rear yards. The definition of a pool shall include all buildings and walks or patio areas of cement, stone, or wood, at or above grade, built for and used in conjunction with the pool.



2. Pools, as defined above, shall be set back a minimum of five (5) feet from all side and rear property lines. Patio areas at grade have no setback requirements from rear and side lot lines.
3. Pools shall be enclosed by a **privacy** fence (with self-latching gate) at a minimum height of four (4) feet and a maximum of eight (8) feet.

CHAPTER 9 ENVIRONMENTAL PROTECTION

9.3 Sedimentation and Erosion Control

A. All Land Disturbing Activity Exceeding One (1) Acre

In order to prevent soil erosion and sedimentation pollution, the developer shall comply with all requirements of the North Carolina Sedimentation Pollution Control Act of 1973, as amended. A Sedimentation and Erosion Control Plan approved by Rowan County ~~Environmental Services~~ Erosion Control (or other agencies having jurisdiction) shall be in place prior to any land disturbing activity.

B. All Land Disturbing Activity Under (1) Acre

The City of Salisbury Stormwater Ordinance requires that anyone conducting land-disturbing activity control sediment and provide adequate measures to retain sediment at the disturbed site. The total disturbed area of the site includes any borrow or waste areas that are used for the residential site, if the borrow or waste areas are not currently permitted by the City of Salisbury or NCDEQ. Land-disturbing activities include demolition and land clearing. Erosion Control measures must be installed in accordance with the City of Salisbury *Engineering Design & Construction Standards Procedures Manual*.

1. Failure to install or maintain erosion control measures may result in penalties of up to \$5,000 per day.
2. A stabilized entrance pad of soil stabilization fabric, #5 washed stone and railroad ballast mix shall be located where construction traffic will enter or leave the construction site onto a street. The construction entrance shall be a minimum of 25 feet long by 14 feet wide, and 6" thick. The soil stabilization fabric shall extend the full length and width of the construction entrance.
3. The construction entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto streets or existing pavement. This may require periodic top dressing with additional stone as conditions warrant and repair or cleanout of any measures used to trap sediment.
4. Any sediment spilled, dropped, washed, or tracked onto streets or sidewalk must be removed immediately. Any aggregate tracked into the street or sidewalk must be swept back onsite on a nightly basis.

CHAPTER 16 DEVELOPMENT PLAN REQUIREMENTS

16.2—~~Number of Plan Sets Required~~

~~Five (5) sets of each applicable plan type shall be submitted.~~

CHAPTER 18 DEFINITIONS

Bar/Tavern/Nightclub: A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant use or other permitted by right primary use with alcohol consumption being secondary to the primary use. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery and other beverage tasting facilities. Entertainment including live music, and/or dancing, comedy, etc. may also be included.

CONSISTENCY STATEMENT:

The proposed amendments to the Land Development Ordinance as underlined or stricken herein are reasonable, in the public interest, and consistent with the Vision 2020 Comprehensive Plan relative to continually refining the policies and provisions of the development process and finding creative solutions for unique properties while protecting neighborhood interests.



The City of Salisbury Planning Board unanimously recommended approval of the aforementioned amendments of the Land Development Ordinance at the January 11, 2022 Planning Board Meeting contingent upon minor revisions which have been met.

Required Infrastructure Improvements (Subdivisions & Site Development)

- A. In addition to the standards found elsewhere in this Ordinance, all development shall install or provide the following improvements, as applicable. All infrastructure shall be designed and constructed in accordance with the City of Salisbury *Uniform Construction Standards Manual*.
- Water supply distribution and fire hydrants
 - Sanitary sewer
 - Streets (paved) and other public rights-of-ways (e.g., greenway paths)
 - Easements
 - Sidewalks
 - Curb and gutter
 - Street lighting (upgraded or decorative)
 - Wiring (All utilities serving new development shall be underground.)
 - Dedicated recreational open space (in residential districts)
 - Landscaping (Including Supplemental Tree Plantings, such as Street Trees)
 - Storm drainage infrastructure
 - Special street signs and other traffic control devices in accordance with the Manual of Uniform Traffic Control Devices, latest edition
- B. Proposed subdivisions or any new development with frontage on existing publicly maintained streets shall upgrade those streets with the following elements:
- Only within the corporate city limits, sidewalks shall be installed in all zoning districts, except the OSP and RR districts, within the right-of-way of the applicable parcel(s) street frontage, per Section 4.9 and the type, size, location, and finish provisions of Section 4.7
 - A definable pedestrian connection shall be provided from a primary building entrance to the fronting public sidewalk system
 - Only within the corporate city limits, Street Trees shall be planted within the right-of-way of the applicable parcel(s) street frontage, if applicable per Section 4.7
 - Right-of-way reservation shall be granted along the applicable parcel(s) street frontage pursuant to the adopted MPO Comprehensive Transportation (CTP) and applicable NC-DOT standards

Installation of Improvements

- A. **Performance Guarantees:** Approval of the final plat shall be subject to the developer having installed the improvements designated on the approved engineering drawings or having guaranteed, to the satisfaction of the city, the installation of said improvements. Upon completion of construction, the streets and public utilities will be accepted into the City system at which time the guarantee of construction will be released.
- B. **Type of Performance Guarantee:** Where the required improvements have not been completed prior to the submission of the plat for final approval, the approval of said

Sidewalk Program

A. Sidewalk Requirements

1. Existing Streets: As part of a proposed subdivision or new development along an existing publicly-maintained street in the corporate city limits, sidewalks shall be constructed along all applicable street frontages per the standards of Section 4.7 of this chapter.
2. Infill Lots: Sidewalk construction may not be required if the new development lot is considered an infill lot pursuant to Section 6.3.I, Infill Provisions, Sidewalk Compatibility Standards.
3. New Streets: As part of new street construction, ~~within the corporate city limits or areas requesting annexation,~~ sidewalks shall be constructed along both sides of the new street per the standards of Section 4.7 of this chapter.

B. Sidewalk Alternatives for Existing Streets

When the approving authority determines that the construction of a required sidewalk along an existing publicly-maintained street ~~in the corporate city limits~~ is unfeasible due to special circumstances, including but not limited to: ~~an impending road widening, significant street trees, severe roadside conditions, substandard street sections, or unreasonable cost considerations; impracticality due to topography, streams, or other environmental limitations, or if constructed it would not connect with a similar existing or proposed improvement and would not provide an immediate or future transportation or public safety benefit,~~ the approving authority may require either: 1) a payment in lieu of sidewalk construction, 2) construction of an equal linear foot of sidewalk elsewhere within the applicable Planning District, or 3) a combination of the previous. In determining alternate sidewalk locations within the applicable Planning District, the approving authority shall consider elevated Sidewalk Priority Index scores.

C. Sidewalk Payment In Lieu Program

As authorized under this section, a payment may be made to the City of Salisbury in lieu of sidewalk construction. The value of the payment shall equal the average linear foot sidewalk project cost, as determined on an annual basis by the Engineering & Development Services department of the City of Salisbury ~~and calculated per the adopted fee schedule of the applicable budget year.~~ The applicant is informed of the amount to be paid upon issuance of the zoning permit, or adoption of the ordinance for a Conditional District Overlay development, and payment shall be made prior to issuance of the Certificate of Occupancy.

Payments received in lieu of construction shall be ~~shall be placed in a restricted fund and set aside in a deferred revenue account to be used to install or repair sidewalks within the general area of the corporate city limits. assigned to one of nine (9) Planning Districts (as identified on the Sidewalk Priority Index Map (Appendix B of this LDO) based on the location of the development seeking use of the payment in lieu program. These districts are areas in which payments shall be spent for the safety and convenience of pedestrians utilizing the sidewalk or pedestrian network within that district. Each district best follows census tract boundaries as well as representing, to the extent practical, an area where pedestrian circulation can take place without traversing major barriers, such as interstate freeways, major federal or state highways,~~

~~railroad corridors, and significant streams or creeks which are, by definition, unsafe or unsuitable for pedestrian crossing.~~

~~The amount to be paid is determined by using the Sidewalk Priority Index (SPI) and the aggregate SPI street segment scores. The scores are prioritized Low, Medium, and High as follows:~~

- ~~1. Low SPI Score = 0-5. Street segments within this scoring range may either construct the required sidewalk or receive a 75% discount on the pay in lieu fee.~~
- ~~2. Medium SPI Score = 6-11. Street segments within this scoring range may either construct the required sidewalk or receive a 50% discount on the pay in lieu fee.~~
- ~~3. High SPI Score = 12 or greater. Street segments within this scoring range may either construct the required sidewalk or pay in lieu with no discount.~~



~~The Sidewalk Priority Index (SPI) is intended to ensure that sidewalks are first constructed or repaired where existing need is the greatest and where the potential for pedestrian traffic is the greatest. In general, pedestrian activity is directly attributable to factors, or pedestrian-generating characteristics, such as proximity to major destinations, specific zoning districts, and transit routes. By overlapping multiple characteristics, one can easily visualize the concentration of resources in a particular area. The cumulative intensity of all characteristics at a specific location determines the varying levels of prioritization. The SPI effectively adapts this methodology by identifying the specific characteristics that most affect the potential for walking in Salisbury. Those districts and pedestrian-generating characteristics have been assigned the following values, and scores are determined for street segments based on aggregating overlapping characteristics:~~

- ~~1. All applicable zoning districts have been assigned a value according to the following table:~~

| OSP | GR | UR | CI | IB |
|-----|-----------|-----------|-----------|-----------|
| RR | MID | HR | DMX | LI |
| | | RMX | TND | HS |
| SPI | SPI value | SPI value | SPI value | SPI value |
| n/a | of 0 | of 1 | of 3 | of 0 |

2.—The following are assigned a value of 3:

- a.—Colleges: Factors contributing to colleges generating heavy pedestrian activity include a young population, businesses that cater to students, and the fact that many students do not own automobiles. In addition, students, faculty, and staff often live nearby. Therefore, all street segments within ¼ mile of all college campuses are assigned a value of 3.
- b.—Greenways & Parks: Greenways and parks attract recreational users of all ages. Greenways, specifically, are part of the pedestrian infrastructure itself and are used for transportation purposes. Additionally, Salisbury is unique in that all parks in the system, except for the Community Park, are accessible by foot and are all adjacent to an existing neighborhood. Therefore, all street segments within ¼ mile of existing Greenways and parks are assigned a value of 3.
- c.—Transit: Almost all bus users begin and end their trips as pedestrians. Accordingly, safe and continuous pedestrian facilities are an integral component of a public transit system. Therefore, all street segments within ¼ mile of a transit route are assigned a value of 3.

3.—The following are assigned a value of 2:

- a.—High Schools: Based on the fact that elementary, middle, and high schools can generate many daily walking trips by students, whose ages typically make them among the most vulnerable pedestrians, all street segments within ¼ mile of high schools are assigned a value of 2.
- b.—Historic Overlay: Based on the traditional grid street network, traditional medium-density platting, and the proximity of these district overlays to neighborhood service and support, all street segments within the overlay are assigned a value of 2.

4.—The following are assigned a value of 1:

- a.—Civic Facilities: Because Salisbury's civic buildings provide services to a wide range of users, including children, senior adults, and disabled people, all street segments within a ¼ mile of these facilities have been assigned a value of 1.
- b.—Commercial Nodes: Based on the potential for higher density housing and mixing of uses generally located in pods at significant intersections throughout the city, all street segments within ¼ mile of the nodes are assigned a value of 1.
- c.—East Innes Gateway Overlay: Based on the spirit and intent of this separate overlay ordinance, the importance of the pedestrian and appropriately-sealed development assigns a value of 1 to the street segments within this district.
- d.—Elementary & Middle Schools: Based on the fact that elementary, middle, and high schools can generate many daily walking trips by students, whose

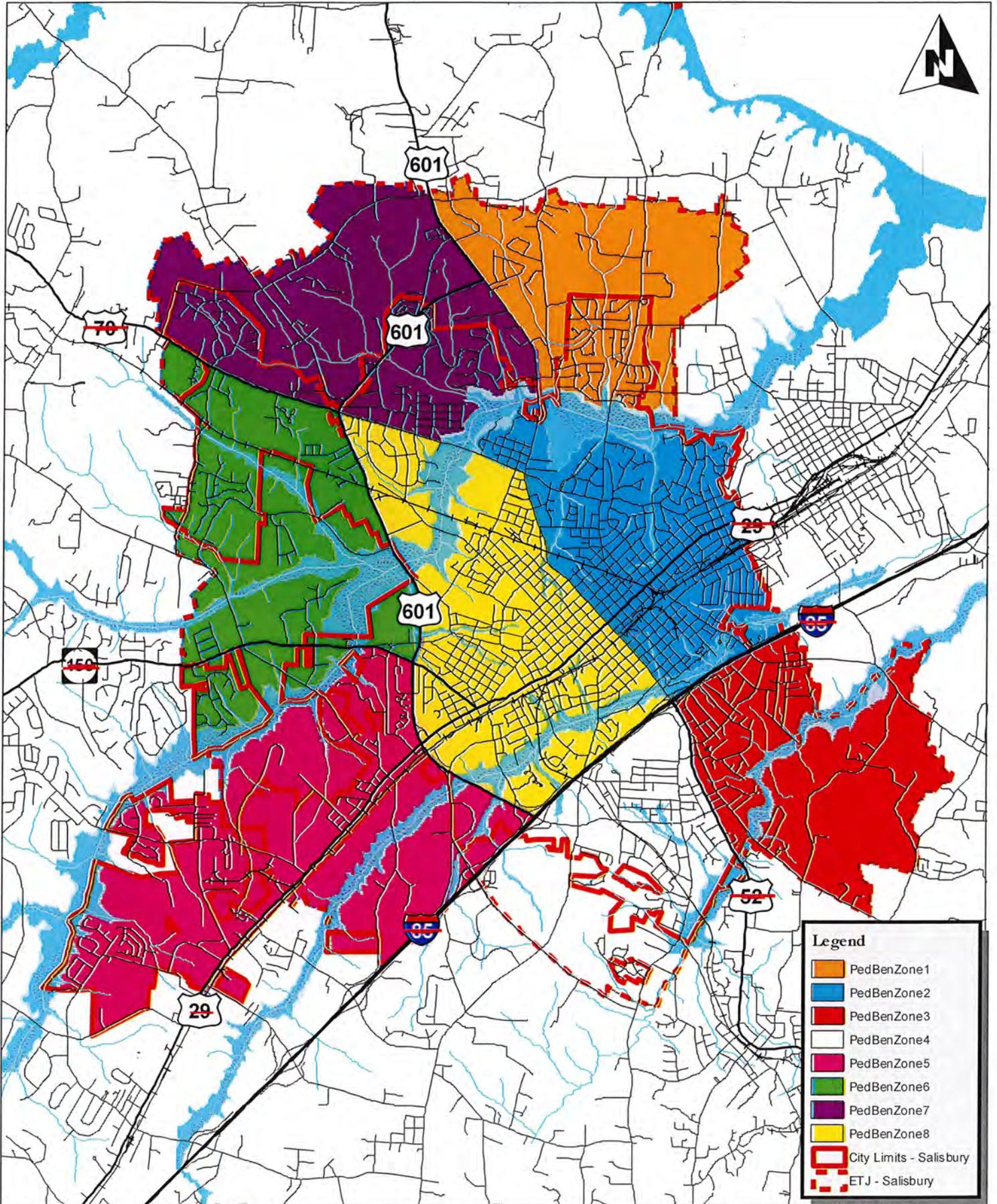
ages typically make them among the most vulnerable pedestrians, all street segments within ¼ mile of elementary and middle schools are assigned a value of 1.

- e.—Groceries & Health Clubs: Due to the current lack of regional commercial development in Salisbury, the majority of all grocery stores are still within the heaviest commercial nodes and adjacent to existing neighborhoods. Our large-scale grocery stores still have the advantage of serving the public in a manner similar to small-scale convenience. Regarding health clubs, Salisbury recognizes the importance of healthful living and becoming a more active community. Accordingly, all street segments within ¼ mile of groceries and health clubs have been assigned a value of 1.
- f.—Medical Facilities: Hospitals and smaller medical facilities in Salisbury are large employment centers, and two of which are located adjacent to well-established neighborhoods and transit facilities. This characteristic generates a considerable amount of pedestrian activity and transit use. Accordingly, all street segments within ¼ mile of these facilities have been assigned a value of 1.
- g.—Presence of Sidewalk: The presence of existing sidewalk within a scoring roadway segment has been assigned a value of 1. This factor recognizes that completing a sidewalk network and providing continuity of facilities generally has greater value to pedestrians.
- h.—Thoroughfares: Thoroughfares are the most significant through-streets in a roadway system and provide direct access to many destinations. In addition, the speed and volume of motor vehicle traffic intensifies pedestrians need for separate facilities. Accordingly, Major and Minor Thoroughfares have been assigned a value of 1.

Scoring is determined along roadway segments—regardless of development or parcel size. This prevents individual major pedestrian-generating projects from coincidentally falling outside of many of the scoring characteristics and avoiding installation. In addition, it ensures continuity of the sidewalk network between “significant” intersections, railroad crossings, or other important features. The segment boundaries employed to determine the SPI score that are first encountered, in any combination, shall be as follows:

- 1.—Signalized intersections
- 2.—Four-way stop intersection
- 3.—Two-way stop intersections
- 4.—Railroad crossings
- 5.—Or a distance of approximately ½ mile to the nearest intersection, crossing, or environmental feature if none of the above occur earlier

Pedestrian Benefit Zones



D. Building Type Compatibility Standards

When an infill lot is located within, or along the edge of, an established neighborhood, the following standards shall apply:

1. Multi-family development in the House building type may be located along the same, or opposing, block face as other single, duplex, or multi-family House building types.
2. Townhouse or Apartment building types shall only be located along a major or minor thoroughfare or at any street intersection.

E. Frontage Width Compatibility Standards

When an infill lot is proposed for subdivision, the following standards shall apply:

1. Follow the General Provisions for Infill Compatibility, above, to determine Comparison and Exclusion Lots.
2. Frontage Width Compatibility Procedures
 - a. Any reduced lot area or reduced frontage width due to averaging shall not fall below the required minimum lot area or lot width as established in the Building Types and Architectural Standards chapter of this Ordinance.
 - ~~b. Determine the average frontage width of the comparison lots excluding the largest and smallest frontage width. This result then is the minimum lot frontage width required for compatibility. After determining the comparison lots, exclude the lot with the smallest frontage width. The minimum lot frontage shall be equal to, or greater than the smallest frontage of the lots that remain.~~
 - e. If the procedure for determining comparison lots (6.3.C.1) results in four (4) or less comparison lots, the process shall be modified to include lots on the opposite side of the street (excluding major or minor thoroughfares) within the 300-foot boundary. ~~The minimum frontage width required for compatibility shall be the average frontage width of all lots selected by this method and not excluding the largest and smallest.~~
3. Frontage Width Special Exception

A frontage width special exception is an authorization to subdivide the subject property when the compatibility procedures, above, require a minimum frontage width that is unattainable and where the preferred or attainable frontage width would otherwise be prohibited.

- a. The Planning Board shall be authorized to grant a frontage width special exception.
- b. The frontage width special exception process shall follow quasi-judicial proceedings.
- c. Frontage width special exception procedures:

F. Structure Build-To and Siting Compatibility Standards

When an infill lot is proposed for development of a single-family, duplex, triplex, or quadruplex house building type, the following standards shall apply:

1. Structure Build-To Procedures
 - a. Any reduced front build-to line due to averaging shall not fall below the required minimum front setback as established in the Building Types and Architectural Standards chapter of this Ordinance.
 - b. Determine the average front setback of the closest house building type on either side of the subject lot facing the same street. This result, or a match of the closer setback to the street, shall be the established front build-to line for compatibility.
 - c. When the subject lot is a corner lot, determine which street the subject lot fronts upon and then determine the average front setback of the two closest house building types facing the same street. This result, or a match of the closer setback to the street, shall be the established front build-to line for compatibility.
2. Siting Compatibility Procedures
 - a. Follow the General Provisions for Infill Compatibility, above, to determine Comparison and Exclusion Structures.
 - b. When the predominant (more than 50%) comparison structures are aligned parallel or perpendicular relative to the street centerline, the proposed infill structure shall conform to that alignment.

G. Architectural Compatibility Standards

~~When an infill lot is proposed for development of a single-family, duplex, triplex, or quadruplex house building type, the following standards shall apply. In addition, all applicable provisions of Chapter 5, Building Types and Standards, shall remain in effect.~~

- ~~1. Follow the General Provisions for Infill Compatibility, above, to determine Comparison and Exclusion Structures.~~
- ~~2. Architectural Compatibility Procedures

 - ~~a. After determining the comparison structures, establish a standard that at least 50% of the comparison structures meet or exceed the architectural elements listed below. The proposed infill structure shall then meet or exceed that established standard.~~
 - ~~b. Architectural elements in hierarchical order of conformance to the Salisbury Vision 2020 Comprehensive Plan:~~~~

~~i. Roof Pitch~~

- ~~* Pitched Roof greater than 6:12~~
- ~~* Pitched Roof between 2:12 and 6:12~~
- ~~* Flat Roof or Pitched Roof up to 2:12~~

~~ii. Foundation Type~~

- ~~* Crawlspace or Basement~~
- ~~* Split level~~
- ~~* Slab on grade~~

~~iii. Garage Orientation~~

- ~~* Detached~~
- ~~* Attached Side or Rear Facing~~
- ~~* Attached Street Facing~~

G.H. Access Compatibility Standards

1. When an infill lot is located along a block face that has vehicular access only via public or private alleys, vehicular access to the site shall be via the alley.
2. When an infill lot is located along a block face that has access to public or private alleys but the predominant (more than 50%) form of vehicular access to the block face is via street-side driveways, either the alley or street-side driveway may be utilized.
3. When an infill lot is located along a block face that predominantly (more than 50%) utilizes shared driveways, vehicular access to the site shall be via the shared driveway, if possible.

H. Sidewalk Compatibility Standards

1. Follow the General Provisions for Infill Compatibility, above, to determine Comparison and Exclusion Lots;
2. If a public sidewalk is present along the block face of the subject lot within the street right-of-way of the comparison lots, then the applicable length of sidewalk shall be installed along the subject lot's street frontage or payment made into the Sidewalk Payment In Lieu Program per Section 4.9 of this Ordinance.

CHAPTER 6: LOT, INFILL, ADDITION, AND ACCESSORY PROVISIONS

6.7 Containment Areas for Trash and Recyclables (Excluding Single Family and Duplex Uses)

All containment devices for trash and recyclables, including compactors, dumpsters, commercial roll-out bins, and areas for storing cardboard shall be located and designed so as not to be visible from the view of adjacent streets and properties and shall be placed in the side or rear yards only. All containment areas shall meet the following standards:

- A. All containment areas shall be enclosed to contain windblown litter.
- B. The enclosure shall be at least as high as the highest point of the compactor or dumpster.
- C. The enclosure shall be made of a material that is opaque at the time of installation and compatible with and/or similar to the design and materials of the principal building.
- D. All compactors and dumpsters shall be placed on a concrete pad that is large enough to provide adequate support, allows for positive drainage, and conforms to the Rowan County Health Department regulations governing compactor pads. A concrete apron shall also extend from the pad for support.
- E. The enclosure shall contain gates that are constructed out of a solid opaque material to allow for access and security. Chain link enclosures or gates are prohibited.
- F. Dumpsters and compactors shall be located within the side or rear yard behind buildings and away from sidewalks or pedestrian circulation. Such locations should be accessible to service vehicles.

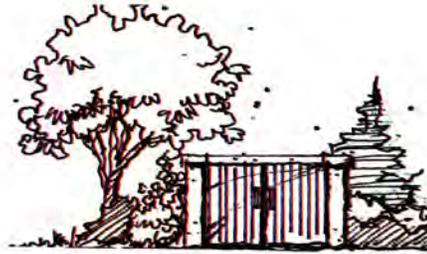


Image depicting appropriate screening requirements of dumpsters.

6.8 Mechanical Equipment Screening

- A. Mechanical equipment for non-residential buildings (which includes HVAC units and other such external utility equipment as defined in Chapter 18, Definitions) at ground level shall be placed on the parking lot side of the building and away from buildings on adjacent sides. It shall be screened from the public street by walls, fencing and/or landscaping.
- B. Mechanical equipment for residential buildings shall be in the side or rear yards only.
- C. Mechanical equipment on rooftops shall be screened from the view of the public street.

EXHIBIT C

Chapter 9. ENVIRONMENTAL PROTECTION

9.1 Purpose and Intent

A primary and fundamental element of this Ordinance is the protection of our existing environmental resources including floodplains and other stream corridors, wetlands, watersheds and groundwater recharge areas, soils, forest stands, specimen trees and other significant vegetation and wildlife. These elements are of economic value to the City and make it a desirable place to live and visit.

| |
|---------------------------------------|
| 9.1 Purpose and Intent |
| 9.2 Demolition Landfill Development |
| 9.3 Sedimentation and Erosion Control |
| 9.4 Predevelopment Site Grading |
| 9.5 Flood Damage Protection Ordinance |
| 9.6 Watershed Protection Ordinance |
| 9.7 Phase II Storm Water Ordinance |

9.2 Demolition Landfill Development

Areas that have been used for the disposal of solid waste shall not be subdivided into commercial or residential building sites. This includes areas that have been used for the disposal of trash, demolition waste, construction debris, stumps, and other waste materials.

9.3 Sedimentation and Erosion Control

A. All Land Disturbing Activity Exceeding One (1) Acre

In order to prevent soil erosion and sedimentation pollution, the developer shall comply with all requirements of the North Carolina Sedimentation Pollution Control Act of 1973, as amended. A Sedimentation and Erosion Control Plan approved by Rowan County ~~Environmental Services~~ Erosion Control (or other agencies having jurisdiction) shall be in place prior to any land disturbing activity.

B. All Land Disturbing Activity Under (1) Acre

The City of Salisbury Stormwater Ordinance requires that anyone conducting land-disturbing activity control sediment and provide adequate measures to retain sediment at the disturbed site. The total disturbed area of the site includes any borrow or waste areas that are used for the residential site, if the borrow or waste areas are not currently permitted by the City of Salisbury or NCDEQ. Land-disturbing activities include demolition and land clearing. Erosion Control measures must be installed in accordance with the City of Salisbury *Engineering Design & Construction Standards Procedures Manual*.

1. Failure to install or maintain erosion control measures may result in penalties of up to \$5,000 per day.
2. A stabilized entrance pad of soil stabilization fabric, #5 washed stone and railroad ballast mix shall be located where construction traffic will enter or leave the construction site onto a street. The construction entrance shall be a minimum of 25 feet long by 14 feet wide, and 6" thick. The soil stabilization fabric shall extend the full length and width of the construction entrance.

3. The construction entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto streets or existing pavement. This may require periodic top dressing with additional stone as conditions warrant and repair or cleanout of any measures used to trap sediment.
4. Any sediment spilled, dropped, washed, or tracked onto streets or sidewalk must be removed immediately. Any aggregate tracked into the street or sidewalk must be swept back onsite on a nightly basis.

9.4 Pre-Development Site Grading

Predevelopment site grading may commence only with a permit issued in accordance with the provisions of Section 15.5. Predevelopment site grading, for the purpose of this Ordinance, is any land disturbing activity of one acre or more that is not regulated by a previously-approved site plan. The grading may be considered a “low impact” or “high impact” activity based on the table below. If one or more of the high impact activities exist, it is considered high impact.

| Low Impact Activity | High Impact Activity |
|---|---|
| 1. Land disturbing activity is more than 100 feet from a residential district. | 1. Land disturbing activity is 100 feet or less from a residential district. |
| 2. Land disturbing activity will not intrude into either the Street Yard landscaping area or Planting Yard landscaping area (<i>see Chapter 8, Landscaping</i>) | 2. Land disturbing activity will intrude into either the Street Yard area or the Planting Yard landscaping area (<i>see Chapter 8, Landscaping</i>) |
| 3. The steepness of the proposed slope at clearing limit is 3:1 (horizontal: vertical) or flatter | 3. The steepness of the proposed slope at clearing limit is greater (steeper) than 3:1 (horizontal: vertical) |
| 4. The height of proposed grade change (cut or fill) is less than or equal to 3 feet. | 4. The height of the proposed grade change is greater than 3 feet. |

9.5 Flood Damage Protection Ordinance

The Flood Damage Prevention Ordinance is codified into the City of Salisbury Land Development Ordinance as Appendix C.

9.6 Watershed Protection Ordinance

A. General Provisions

1. Authority

The Legislature of the State of North Carolina has, in Chapter 160A, Article Section 174, General Code Authority; and in Chapter 143, Article 21, Watershed Protection Rules, delegated the responsibility or directed local governmental units to adopt regulations designed to promote the public health,

EXHIBIT D

Chapter 16. DEVELOPMENT PLAN REQUIREMENTS

16.1 Purpose and Intent

This Chapter describes the information required for all development activity to ensure compliance with the standards found in this Ordinance. The submission of a complete application in accordance with this Chapter is necessary prior to the scheduling of any review by the Administrator, Technical Review Committee, Planning Board, and/or City Council.

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|--|
| 16.1 Purpose and Intent |
| 16.2 Number of Plan Sets Required |
| 16.3 Schematic Plan Requirements |
| 16.4 Master Plan / Preliminary Plat Requirements |
| 16.5 Construction Document Requirements |
| 16.6 Final Plat Requirements |
| 16.7 Final Plat Required Certifications |
| 16.8 Record Plat Requirement |
| 16.9 Floodplain Development Permit Requirements |
| 16.10 Landscape Plan Requirements |
| 16.11 Lighting Plan Requirements |
| 16.12 Building Design Plan Requirements |
| 16.13 Transportation Impact Analysis |

~~16.2 Number of Plan Sets Required~~

~~Five (5) sets of each applicable plan type shall be submitted.~~

16.3 Schematic Plan Requirements

The Schematic Plan shall show in simple form the proposed layout of streets, lots, buildings, public open spaces and other features in relation to existing conditions based upon the size of the tract proposed for development. Schematic Plans shall be reviewed as binding documents for Zoning Permits, but shall be used for non-binding review for all other development application processes in which a Schematic Plan is required. All plans shall be submitted at a scale not less than 1 inch = 50 feet unless otherwise authorized by the Administrator.

Schematic Plans shall include the following information:

- A. A vicinity map, including north arrow, showing the location of the subdivision in relation to neighboring tracts, subdivisions, roads, and waterways.
- B. The name, address, and telephone number of the property owner.
- C. The name of the proposed development.
- D. The boundary lines of the property and total acreage.
- E. Proposed lot lines and street network.
- F. The existing and proposed land uses and the existing land uses of adjacent properties.
- G. If deemed necessary by the Administrator, existing topographic conditions shall be provided. Contours should not exceed 5 foot intervals. Rowan County or City of Salisbury topographic information may be used to fulfill this requirement.

RETAIL

Alcoholic Beverage Sales Store: The retail sales of beer, wine, and/or other alcoholic beverages for off-premise consumption as a primary use. (LBCS F2155)

Auto Parts Sales: Establishments selling new, uses, or rebuilt automotive parts and accessories. Examples include parts and supply stores, automotive stereo stores, speed shops, truck cap stores, and tires and tube shops. (LBCS F2115)

Bar/Tavern/Nightclub: A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant use or other permitted by right primary use with alcohol consumption being secondary to the primary use. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery and other beverage tasting facilities. Entertainment including live music, and/or dancing, comedy, etc. may also be included.

Drive-Thru Retail/Restaurants: A facility where food and other products may be purchased by motorists without leaving their vehicles. Examples include: fast-food restaurants, drive-through coffee, dairy product, photo stores, pharmacies, etc.

Gas Station: Establishment that primarily retails automotive fuels. These establishments may further provide services such as automotive repair, automotive oils, and/or replacement parts and accessories. Gas stations include structures that are specialized for selling gasoline with storage tanks, often underground or hidden. Bays for car washes may also be included. (LBCS F2116 and S2270)

General Retail-3,500 sf or less: A use category allowing premises to be available for the commercial sale of merchandise and prepared foods, but excluding manufacturing.

Ranging in size of 10,000 square feet or less. (LBCS F2100)

General Retail-3,501 sf – 50,000 sf: A use category allowing premises to be available for the commercial sale of merchandise and prepared foods, but excluding manufacturing. Ranging in size between 10,001 square feet and 50,000 square feet. (LBCS F2100)

General Retail-Greater than 50,000 sf: A use category allowing premises to be available for the commercial sale of merchandise and prepared foods, but excluding manufacturing. Greater than 50,000 square feet.

Restaurant: A retail business selling ready-to-eat food and/or beverages for on or off-premise consumption. Customers may be served from an ordering counter (i.e. cafeteria or limited service restaurant); at their tables (full-service restaurant); and, at exclusively pedestrian-oriented facilities that serve from a walk-up ordering counter (snack and/or nonalcoholic bars). (LBCS F2510, F2520, and F2530)

Shopping-Neighborhood Center: Sizes vary from 30,000 to 150,000 square feet on sites ranging from 3 to 15 acres, and have a 3-mile primary trade area radius. Typically serves immediate neighborhood with convenience shopping. Often anchored by a supermarket or drugstore. (LBCS S2510)

Shopping Center-Community Center: Usually configured as a strip center. Sizes vary from 100,000 to 350,000 square feet on sites ranging in size from 10 to 40 acres and have a 3- to 6-mile primary trade area radius. Serves a wider market than neighborhood and also offers wider range of goods, especially apparel goods. Anchors include supermarkets, super drug stores, and discount department stores. Some centers may also contain off-price retail stores selling toys, electronics, sporting goods, and home improvement and furnishings. (LBCS S2520)

AN ORDINANCE AMENDING CHAPTERS 4 (SUBDIVISIONS AND INFRASTRUCTURE), 6 (LOT, INFILL, AND ACCESSORY PROVISIONS), 9 (ENVIRONMENTAL PROVISIONS), 16 (DEVELOPMENT PLAN REQUIREMENTS), AND 18 (DEFINITIONS) OF THE LAND DEVELOPMENT ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA. (PETITION NO. LDOTA-02-2021)

WHEREAS, the Salisbury Planning Board, an advisory board to the Salisbury City Council, reviewed the text amendment on January 11, 2022 and hereby recommends its approval; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting of February 1, 2022; and

WHEREAS, the City Council hereby finds and determines that adoption of an ordinance to amend the Land Development Ordinance of the City of Salisbury as underlined or stricken herein is reasonable, in the public interest, and not inconsistent with the Vision 2020 Comprehensive Plan.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Salisbury, North Carolina:

SECTION 1. That CHAPTERS 4 (SUBDIVISIONS, 6 (LOT, INFILL, AND ACCESSORY PROVISIONS), 9 (ENVIRONMENTAL PROVISIONS), 16 (DEVELOPMENT PLAN REQUIREMENTS), AND 18 (DEFINITIONS) EXHIBITS A, B, C, D, AND E are amended as underlined or stricken.

SECTION 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. That this ordinance shall be effective from and after its passage.



Salisbury City Council will hold a public hearing Tuesday, February 1, 2022 during its 6:00 p.m. meeting to consider the following request. The City is operating under a State of Emergency declaration related to the spread of COVID-19. To remain consistent with limiting physical interactions and the potential spread of COVID-19, the regularly scheduled February 1, 2022 City Council meeting will be held electronically. Anyone who wishes to speak during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, February 1, 2022 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233. Information on accessing the meeting will be available on the City’s website at www.salisburync.gov. The meeting can also be viewed on the City’s livestream at www.salisburync.gov/webcast or the City’s Twitter account at <https://twitter.com/CitySalisburyNC>.

ZONING TEXT AMENDMENT: LDOTA-02-2021

Petitioner(s).....City of Salisbury
Size / Scope.....Chapters 4, 6, 9, 16, and 18

REQUEST - LDO TEXT AMENDMENT:

Request to amend multiple chapters of the Salisbury Land Development Ordinance, Chapters 4, 6, 9, 16, and 18 relative to infrastructure, infill, and environmental provisions with additional minor changes to plan submittal requirements and a clarified definition of Bar, Tavern, and Nightclub.

PLANNING BOARD RECOMMENDATION:

This request was considered by the City of Salisbury Planning Board on January 11, 2021 at its regular scheduled meeting online via Zoom. The Salisbury Planning Board recommended approval of LDOTA-02-2021 as propose with a minor change to the text formatting.

A copy of the proposed amendment is available for public review at Development and Code Services (132 North Main Street). Persons wishing a copy, or additional information, should call (704) 638-5208. If persons would like to respond in writing, they may do so by mailing a letter to 132 North Main St., Salisbury, NC 28144; or by e-mail to kbake@salisburync.gov.

Citizens interested in the proposal are invited to attend and participate in the public hearing. Changes may be made in the above proposal as a result of debate, objection, or discussion.

This the day of January 14, 2022.

CITY COUNCIL OF THE CITY OF
 SALISBURY, NORTH CAROLINA

BY: Kelly Baker, MMC
 Administrative Services Director/City Clerk

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: February 1, 2022

Name of Group(s) or Individual(s) Making Request: Councilmember David Post

Name of Presenter(s): Councilmember David Post

Requested Agenda Item: Council to receive an update on Kiva.

Description of Requested Agenda Item: Councilmember Post will provide an update on the Kiva initiative.

Attachments: Yes No

Fiscal Note: *(If fiscal note requires approval by finance department because item exceeds \$100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)*

Action Requested of Council for Agenda Item: Receive an update on Kiva

. Please note if item includes an ordinance, resolution or petition)

Contact Information for Group or Individual: Councilmember David Post

Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

Regular Agenda (item to be discussed and possibly voted on by Council) Announcement

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

*****All agenda items must be submitted at least 7 days before the requested Council meeting date*****

For Use in Clerk's Office Only

Approved

Delayed

Declined



kiiva

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POLLINATE
farm & garden

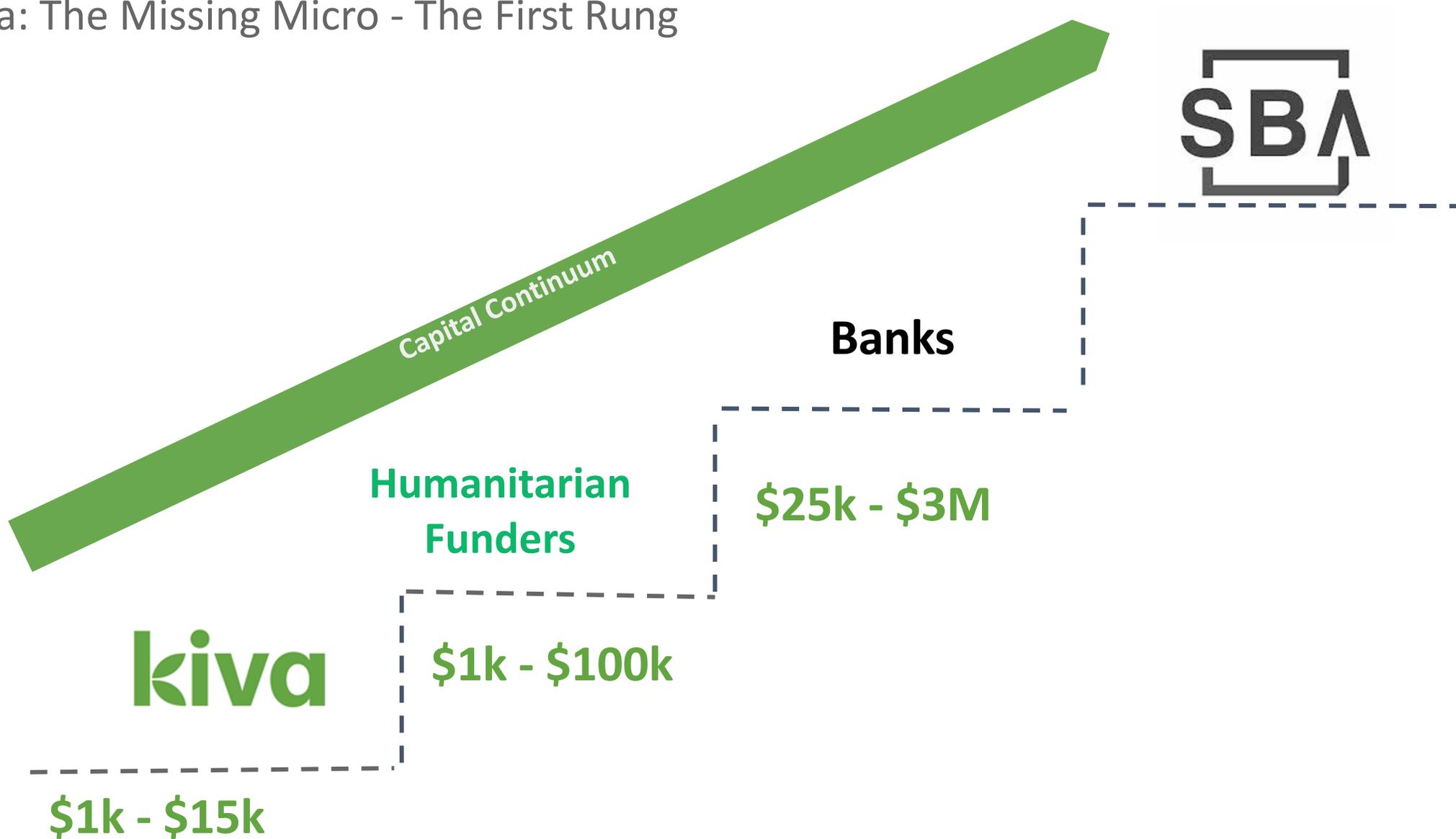
kiva

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ZERO FEES.
EXTENDED
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Capital Ladder

Kiva: The Missing Micro - The First Rung



Kiva Model



Funders

- Platform Fee
- Matching Funds

“3-legged stool”



Trustee

- Borrower endorsement
- Assist HUB with technical assistance
- Board of 10-12 of local citizens



Hub

Capital Access Manager
Marketing, borrower support

Kiva Hubs: Leveraging Oakland's Community's Existing Strengths

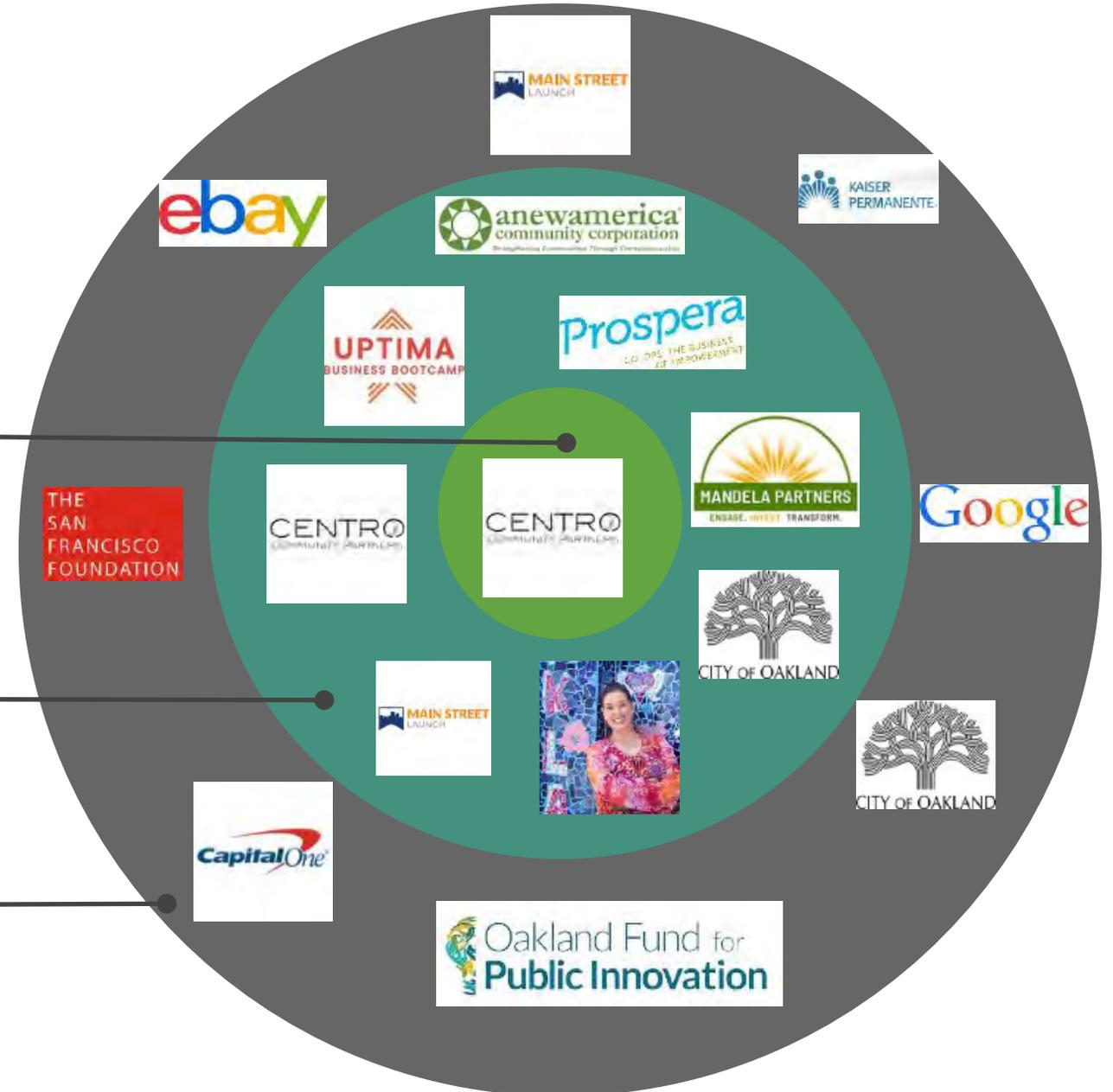
The Kiva Ecosystem in Oakland

Through the Kiva Hubs model, multiple existing economic development stakeholders can find a new way to collaborate:

Hubs, through their CAMs, connect borrowers and Trustees to the Kiva platform

Trustees provide technical assistance crucial for strengthening small businesses

Funders cover the cost of the CAM salary and the Kiva membership fee



Every Community is Unique

Collaboration Among Multiple Stakeholders

Through the Kiva Hubs Model, the community designs the combination of stakeholders that works for it.

Funders cover Kiva (\$25,000 per year, (sometimes the cost of the CAM), and (optional) borrower matching funds.

Hubs provide marketing, Capital Access Manager (CAM), servicing, and connecting to trustees.

Trustees provide technical assistance crucial for strengthening small businesses.

| Funder | Hub | Trustee |
|--------------------|----------------------|----------------------|
| Foundation | City Government | Incubator |
| City Government | Technical Assistance | City Government |
| Local Corporations | CDFI | Technical Assistance |
| Bank | Incubator | CDFI |



How other Cities are organized

Fayetteville, AR

| Funder | Hub | Trustee |
|--------------------------|----------------|----------------|
| Walton Family Foundation | Startup Junkie | Startup Junkie |

City of Rochester, NY

| Funder | Hub | Trustee |
|-----------------|-----------------|-----------------|
| City Government | City Government | City Government |

Madison, Wisconsin

| Funder | Hub | Trustee |
|-------------------|------|-------------|
| Local Corporation | CDFI | TA Provider |

Chattanooga, TN

| Funder | Hub | Trustee |
|-----------------|-----------|-------------|
| City Government | Incubator | TA Provider |

Borrower Profiles

- **Minority or Woman**
- **Low credit rating**
- **No collateral**
- **Below bank minimum lending limit**

→→→ In other words, no access to financing / capital

Types of loans in US

- **\$7,500 for food truck (Female in FL)**
- **\$5,000 Equipment for studio spa (Female in Winston-Salem, NC)**
- **\$8,000 for environmentally conscious general store (Female in WI)**
- **\$2,500 for African Light Book and Coffee Shop” (Male in MN)**

Funder & Matching Fund



City of Salisbury

Paid \$25,000 fee to join Kiva

Providing \$60,000 for Matching Fund

Matching Program

- Matches funds raised on Kiva platform
- **Originally 2-to-1** (so \$1 raised is matched with another \$1)
- In late 2021, Kiva permitted 3- or 4-1 match
- May have more than one Funder
- Salisbury has set aside \$60,000 for matching fund
- Efforts to raise additional \$50,000-100,000 underway

Borrower process

Hub Capital Access Manager

- Markets Kiva, sources Borrowers, “quasi-underwrites” Borrower
- Trustee endorses Borrower

Borrower raises funds:

- Private period – 15 days – 10-20 loans from family & friends (\$25 each)
- Public Period – 30 days to raise balance of loan

Example: Borrower seeks \$5,250 and is approved by Kiva with Managed Lending Fund in place

1. During first 15 days, Borrower raises \$25 from 10 friends and family = \$250
2. Public goal = \$5,000
3. During next 30 days, public loans borrower \$2,500
4. Managed Lending Fund invests \$2,500

All or Nothing

If \$5,250 raised, Borrower receives funds and has 3 years to repay

If \$5,250 not raised, all Lender and Managed Fund monies are refunded and Borrower gets \$0

Nationally: 95% of loans are funded

Problems encountered

Self-Help

- Changes in Capital Access Manager (CAM)
- Change in leadership
- Manager is parttime teller so lacks time to get out into the community

Matching Program

- Stay the course (March is start)
 - Renew contract with Kiva
 - Kiva renews with Self-Help
- Change HUB and CAM
 - CDC as HUB; Gemale Black as CAM
 - Funding provided by Robertson for at least first year
- City or city-agency become HUB
 - Understanding the process well enough
 - Logistical issues: Underwriting and servicing

Results for 2021-2022

4 borrowers put on Kiva platform

No notice to Salisbury or to “Trustees”