

COUNCIL MEETING AGENDA – PAGE 2 – December 6, 2022

- (d) Adopt a budget Ordinance amendment to the FY2022-2023 budget in the amount of \$2,323 to appropriate a donation to the Parks and Recreation Department for expenses related to the Salisbury-Rowan Sports Hall of Fame.
 - (e) Receive the Certificate of Sufficiency for the voluntary annexation of 12.179 acres located on Julian Road, Tax Map 400 Parcels 009 and 042, and adopt a Resolution setting the date of the public hearing for January 3, 2023.
 - (f) Receive the Certificate of Sufficiency for the voluntary annexation of .100 acres located at 1132 Barbour Street, Tax Map 025 Parcel 018, and adopt a Resolution setting the date of the public hearing for January 3, 2023.
11. Council to receive public comment. *Speakers who wish to speak via Zoom must sign-up before 5:00 p.m. by contacting Connie Snyder at csnyd@salisburync.gov.* Citizens who wish to speak in person can sign-up in Council Chambers. Citizens who are unable to speak during the meeting may submit written comments to the email above and they will be shared with Council.
12. Council to consider adopting an Ordinance amending the Land Development District Map to rezone two parcels, approximately 111 acres, located at the end of Reid Farm Road from Rural Residential to Light Industrial zoning: *(Presenter — Senior Planner Victoria Bailiff)*
- (a) Receive a report from staff
 - (b) Hold a public hearing
 - (c) Issue a Statement of Consistency and Statement of Reasonableness and consider adopting an Ordinance rezoning the property.
13. Council to consider adopting an Ordinance amending the Land Development District Map to rezone one parcel, approximately 6.62 acres, located at the intersection of Julian Road and Corporate Circle from Highway Business to Highway Business with a Conditional District Overlay to request an alternative design for the construction of a new medical office building: *(Presenter — Senior Planner Victoria Bailiff)*
- (a) Receive a report from staff
 - (b) Hold a public hearing
 - (c) Issue a Statement of Consistency and Statement of Reasonableness and consider adopting an Ordinance rezoning the property.
14. Council to consider authorizing the City Manager to amend incentive grant agreements for 121 West Council Street, 133 South Main Street, and 115 South Jackson Street. *(Presenter – Planning Director – Hannah Jacobson)*
15. Council to consider adopting an Ordinance to update fines for parking violations in the City Code. *(Presenter – Police Chief Jerry Stokes)*
16. Council to receive an update regarding the Fisher Street Bridge. *(Presenters – Interim Public Works Director Chris Tester and Administrative Services Manager Michael Hanna)*
17. Council to receive an update regarding Sustainable Salisbury initiatives. *(Presenters – Administrative Services Manager Michael Hanna and Sustainability Coordinator Allie Thies)*

COUNCIL MEETING AGENDA – PAGE 3 – DECEMBER 6, 2022

18. City Attorney's Report
19. City Manager's Report.
20. Council's Comments.
21. Mayor Pro Tem's Comments.
22. Mayor's Announcements and Comments.
 - (a) Community Planning Services will host two input sessions regarding the draft Forward 2040 Comprehensive Plan. The first session will take place Thursday, December 8th from 11:30 a.m. until 1:30 p.m. at the Rowan Museum located at 202 North Main Street. The second session will take place Saturday, December 10th from 10:00 a.m. until 12:00 noon at the Rowan Cabarrus Community College North Campus, Building 600. For additional opportunities to review the draft plan visit www.SalisburyNC.gov/forward2040 or call 704-638-5230.
 - (b) The City of Salisbury will host a drop-in open house for job seekers interested in City employment Friday, December 9th from 10:00 a.m. until 2:00 p.m. at various City departments. Those departments include Fire, Police, Public Works, Parks and Recreation, Salisbury-Rowan Utilities, Finance and Engineering. Please visit salisburync.gov or our official City of Salisbury social media platforms for specific building addresses.
 - (c) Downtown Salisbury, Inc. will host photos with Santa and the Grinch Saturday, December 10th from 10:00 a.m. until 1:00 p.m. at Bell Tower Green Park. Free rides on the antique fire truck with Santa and the Grinch will take place from 1:30 p.m. until 4:00 p.m. For more information visit www.DowntownSalisburyNC.com or call 704-637-7814.
23. Adjourn.

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: December 6, 2022

Name of Group(s) or Individual(s) Making Request: Kelly Baker, Administrative Services Director

Name of Presenter(s): Mayor Alexander

Requested Agenda Item: Oath of office to be administered to new City Clerk Connie Snyder.

Description of Requested Agenda Item: Mayor Alexander will administer a ceremonial oath of office for new City Clerk Connie Snyder

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: *(Please note if item includes an ordinance, resolution or petition)*

Oath of office to be administered to new City Clerk Connie Snyder.

Contact Information for Group or Individual: Kelly Baker, 704-638-5233

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

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: December 6, 2022

Name of Group(s) or Individual(s) Making Request: Kelly Baker, Administrative Services Director

Name of Presenter(s): City Council

Requested Agenda Item: Council to consider adopting a Resolution of Recognition for retiring Assistant City Manager Zack Kyle.

Description of Requested Agenda Item: Assistant City Manager Zack Kyle will retire effective January 1, 2023 and a Resolution is presented to recognize his years of service to the City.

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: *(Please note if item includes an ordinance, resolution or petition)*

Council to consider adopting a Resolution of Recognition for retiring Assistant City Manager Zack Kyle.

Contact Information for Group or Individual: Kelly Baker, 704-638-5233

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

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Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: December 6, 2022

Name of Group(s) or Individual(s) Making Request: Kelly Baker, Administrative Services Director

Name of Presenter(s): City Council

Requested Agenda Item: Council to consider adopting a Resolution of Recognition for retiring Police Chief Jerry Stokes.

Description of Requested Agenda Item: Police Chief Jerry Stokes will retire effective January 1, 2023 and a Resolution is presented to recognize his years of service to the City.

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: *(Please note if item includes an ordinance, resolution or petition)*

Council to consider adopting a Resolution of Recognition for retiring Police Chief Jerry Stokes.

Contact Information for Group or Individual: Kelly Baker, 704-638-5233

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*****

Salisbury City Council Agenda Item Request Form



For Use in Clerk's Office Only

Approved

Delayed

Declined

Reason:

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: December 6, 2022

Name of Group(s) or Individual(s) Making Request: Mayor Karen Alexander

Name of Presenter(s): Mayor Karen Alexander

Requested Agenda Item: Mayor to present the Community Appearance Commission Mayor's Award for Betty Dan Spencer to Anne Scott Clement.

Description of Requested Agenda Item: Mayor Alexander will present the Community Appearance Commission Mayor's Award for Betty Dan Spencer to her daughter, Anne Scott Clement.

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: *(Please note if item includes an ordinance, resolution or petition)*

Mayor to present the Community Appearance Commission Mayor's Award for Betty Dan Spencer to Anne Scott Clement.

Contact Information for Group or Individual: Atalie Bare, 704-216-2719

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*****

Salisbury City Council Agenda Item Request Form



For Use in Clerk's Office Only

Approved

Delayed

Declined

Reason:



City of Salisbury

North Carolina

PROCLAMATION

WHEREAS, the season between Thanksgiving and New Year's Day is what the National Association of Drug Court Professionals describes as "one of the deadliest and most dangerous times on America's roadways due to an increase in impaired driving"; and

WHEREAS, almost 30 percent of all traffic crash fatalities in the United States involve drunk drivers including studies revealed in 2017 that collisions due to drunk driving killed one American approximately every 48 minutes; and

WHEREAS, in 2019 there were 10,142 deaths that occurred across the nation from drunk and drugged driving, and studies have also shown 28 people die daily in alcohol or drug related traffic accidents; and

WHEREAS, the U.S. Department of Transportation's National Highway Traffic Safety Administration redoubles its efforts each holiday season to promote the "Drive Sober or Get Pulled Over" campaign, joining forces with law enforcement agencies across the country; and

WHEREAS, holiday partygoers are urged to consider their safe transportation options ahead of time, through public transportation, ride services or a committed designated driver.

NOW, THEREFORE, I, Karen K. Alexander, Mayor of the City of Salisbury, DO HEREBY PROCLAIM December 2022 as

NATIONAL IMPAIRED DRIVING PREVENTION MONTH

in Salisbury, and encourage all citizens to commit to a safe holiday season by avoiding distraction on our roadways.

This the 6th day of December 2022.

Karen K. Alexander, Mayor

Salisbury, North Carolina
November 15, 2022

REGULAR MEETING

PRESENT: Mayor Karen K. Alexander, Presiding; Mayor Pro Tem Tamara Sheffield, Council Members Harry McLaughlin, David Post, and Anthony Smith; City Manager Jim Greene, Jr., Deputy City Clerk Connie Snyder; and City Attorney J. Graham Corriher.

ABSENT: None.

Salisbury City Council met in Council Chambers in City Hall located at 217 South Main Street. The meeting was called to order by Mayor Alexander at 6:00 p.m. A moment of silence was taken.

PLEDGE OF ALLEGIANCE

Mayor Alexander led participants in the Pledge of Allegiance to the United States flag.

ADOPTION OF THE AGENDA

Thereupon, Mayor Pro Tem Sheffield made a **motion** to adopt the Agenda as presented. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

RECOGNITION – PUBLIC WORKS EMPLOYEES

Mayor Alexander recognized Public Works Employees Greg Hyde, Charles King and Joey Carter for assisting an injured citizen who had fallen on the sidewalk.

Councilmember Smith introduced Executive Director of InsideOut Global Beth Fusser. He explained InsideOut Global is a community of filmmakers and artists providing opportunities for youth in Salisbury.

Ms. Fusser stated seven local students gathered at City Hall to experience storytelling through video. She noted the students created a video about recycling as part of InsideOut Global's fall 2022 Video Camp. She displayed the video to Council.

Mayor Alexander recognized Communications Director Linda McElroy and Communications Specialist Kaisha Brown for assisting the students with the video production.

PROCLAMATIONS

Mayor to proclaim the following observances:

INTERNATIONAL SURVIVORS OF SUICIDE LOSS DAY	November 19, 2022
SURVIVORS OF HOMICIDE VICTIMS AWARENESS MONTH	November 20-December 20, 2022
SMALL BUSINESS SATURDAY	November 26, 2022

CONSENT AGENDA

(a) **Minutes**

Approve Minutes of the regular meeting of November 1, 2022.

(b) **Right-of-Way Use Permit**

Approve a Right-of-Way Use Permit for the use of three parking spaces, adjacent to 132 North Main Street, on North Main Street or West Council Street for interior renovations to 132 North Main Street from October 31, 2022 through December 2, 2022.

(c) **Right-of-Way Use Encroachment**

Approve a Right-of-Way encroachment by Spectrum for the installation of approximately 9,300 linear feet of trenched and directional bore duct on Industrial Avenue and Old Wilkesboro Road to serve 1330 Jake Alexander Boulevard in accordance with Section 11-24(27) of the City Code, subject to approval by the North Carolina Department of Transportation.

(d) **Ordinance – Off-Street Parking Lots**

Adopt an Ordinance amending Chapter 13, Article X of the City Code as it relates to off-street parking lots.

ORDINANCE AMENDING CHAPTER 13, ARTICLE X OF THE CITY CODE AS IT RELATES TO OFF-STREET PARKING LOTS.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 193, and is known as Ordinance 2022-75.)

(e) Contract – Kisinger-Campo

Authorize the City Manager to enter into a contract with Kisinger-Campo in the amount of \$72,926.17 for construction engineering inspection services on Project HL-0005 for the installation of upgrades to the traffic system.

(f) Contract – Alley, Williams, Carmen, and King

Authorize the City Manager to enter into a unit price contract with Alley, Williams, Carmen, and King in the amount of \$182,468.77 for professional engineering services for project EB-5619C for the Grants Creek Greenway.

(g) Voluntary Annexation – Barbour Street

Receive a request for the voluntary annexation of .100 acres on Tax Map 025 Parcel 018 located at 1132 Barbour Street and adopt a Resolution instructing the City Clerk to investigate the sufficiency of the request.

RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31, FOR VOLUNTARY ANNEXATION OF TAX MAP 025 PARCEL018, .100 ACRES LOCATED AT 1132 BARBOUR STREET.

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 74, and is known as Resolution 2022-53.)

(h) Budget Ordinance Amendment – Grant Funds

Adopt a budget Ordinance amendment to the FY2022-2023 budget in the amount of \$25,000 to appropriate grant funds from the North Carolina Governor’s Highway Safety Program for traffic safety efforts.

AN ORDINANCE AMENDING THE 2022-2023 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE NC GOVERNOR’S HIGHWAY SAFETY PROGRAM GRANT FUNDS.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 194, and is known as Ordinance 2022-76.)

(i) Update – Employee Pay Grade and Classification Schedule

Consider approving an update to the adopted employee pay grade and classification schedule.

Thereupon, Councilmember Post made a **motion** to adopt the Consent Agenda as presented. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

PUBLIC COMMENT

Mayor Alexander opened the floor to receive public comments.

There being no one to address Council, Mayor Alexander closed the public comment session.

DOWNTOWN SALISBURY PARKING PILOT PROGRAM

City Manager Jim Greene noted staff has heard from citizens regarding the possibility of leasing parking spaces in the downtown. He asked Downtown Development Director Sada Troutman and City Engineer Wendy Brindle to address Council regarding a Downtown Salisbury Parking Pilot Program.

Ms. Troutman stated staff has heard from citizens regarding the need for downtown parking options for residents, property owners, merchants, and employees and staff wanted to make sure the City's parking options met the needs of the people who visit downtown. She pointed out the proposed pilot program would open Main Street and Innes Street parking for visitors and customers and potentially create a revenue source that could be used to improve parking infrastructure elements.

Ms. Troutman reviewed the current parking map, and she pointed out various parking opportunities. She stated the City-owned parking lots have a total of 535 parking spaces. She referenced the pilot program, and she noted:

- Downtown Development will handle applications and parking permits on a first come, first served basis for 30 parking spaces in various downtown locations
- Pilot program will run from January 1 through December 31, 2023
- Updates will be provided to Council

Ms. Troutman pointed out people interested in leasing available parking spaces later in the year would pay prorated rates. She added refunds would only be permitted if the City can re-lease the parking space. She stated marketing will begin once the program is approved by Council. She indicated leasing will commence on December 14, 2022, and the parking program will begin on

January 1, 2023. She explained leasing a parking space would cost \$35 per parking space per month or \$420 per parking space per year, and she pointed out the cost was determined by the current market rate for parking in the City.

Ms. Troutman noted Downtown Development will have quarterly check-ins with permitted individuals to make sure the parking spaces are used appropriately. She stated current identification, a completed application, proof of residency, building ownership or employment would be required to lease a parking space. She pointed out a permit will be available within three to five days of approval. She indicated the permit will not be parking space specific, rather it will be parking lot specific and designated by color. She displayed examples of the placard and signage that could be used, and she noted staff reached out to the Police Chief Jerry Stokes who recommended the signage. She added Downtown Development would assist with monitoring the leased parking spaces.

Ms. Troutman reviewed a map of the proposed pilot program, and she pointed out the program will include parking lots on North and South Main Streets and a parking lot that is central to the City. She noted there would be a total of 30 leased parking spaces which equates to 5.6% of the total City-owned parking spaces. She commented staff will provide updates to Council regarding the changing needs of the program.

Ms. Troutman stated 10 parking spaces will be located in the West Fisher Lot, formerly the Wells Fargo Lot, and will encompass 20% of the total parking area. She noted 15 parking spaces will be located in the lower lot at the City Office Building which equates to approximately 20% of the total parking area. She indicated five parking spaces will be located in the Center City Lot, formerly known as the Bernhardt Lot, which equates to approximately 12% of the parking area.

Ms. Troutman noted staff reached out to downtown stakeholders:

- 90.5% of respondents supported the program
- Many felt the program would need to expand to accommodate demand
- One person stated \$35 per month is too expensive for residents
- Multiple people indicated better lighting and safety measures are needed for existing parking lots
- Another person indicated the proposal does not address the need for additional parking spaces
- One person voiced opposition to the program because it will limit space turnover in two-hour parking (five parking spaces in the Bernhardt Lot), which is essential to economic development, and parking for upper floor tenants should not come at the expense of first floor business and retail profitability

Councilmember Post asked if a vehicle would be towed if someone without a parking permit parks in a permitted parking space. Officer Lynn Foster explained the vehicle would be cited and if there were other permitted parking spaces available the vehicle would not be towed,

but if all permitted parking spaces were taken, the Police Department would be obligated to tow the vehicle.

Mayor Alexander and Councilmember Post questioned if parking enforcement fines need to be considered. Ms. Troutman noted a recommendation has been made to consider increasing the parking enforcement fines. Mr. Post asked if staff will conduct an analysis to determine how often the parking spaces are used. Ms. Troutman agreed.

Councilmember Smith asked if scheduling fees were considered, and he pointed out employees with downtown service jobs may have trouble paying for a parking space. Ms. Troutman noted scheduling fees have not been discussed, and she noted some business owners may lease a parking space for their employees. Mayor Pro Tem Sheffield pointed out the City has over 500 free parking spaces. Mr. Smith asked about the location of the free parking spaces. Mr. Greene commented the free parking lots are in various locations throughout the downtown. Mayor Pro Tem Sheffield indicated most people could park in the free parking spaces and have three blocks or less to walk to their destination. She added scheduled fees may need to be addressed in the future.

Councilmember McLaughlin asked if there will be any limitations on the parking spaces. Ms. Troutman explained staff has considered mechanisms to make sure parking spaces are not subleased and also using verbiage in the lease to make individuals aware that the parking space may not be available certain days of the year.

Ms. Troutman stated downtown is growing and the goal is to provide parking options. She noted the Center City lot has free two-hour parking, the City Office Building lot is free on the weekends, and the Fisher Street/Wells Fargo Lot leased parking spaces from the previous owner that are being honored by the City. She added the remaining parking spaces have not been designated. Mayor Pro Tem Sheffield pointed out the City could add parking spaces to the downtown parking inventory. Ms. Troutman agreed. City Engineer Wendy Brindle explained the Fisher Street/Wells Fargo lot was added into the City Code so restrictions can be assigned to the parking lot.

Mayor Pro Tem Sheffield noted 5.6% of the downtown parking spaces are included in the pilot program. Ms. Troutman clarified it is 5.6% of the parking spaces in City-owned parking lots which does not include on-street parking.

Mayor Pro Tem Sheffield stated she supports the proposed pilot program, and she pointed out parking is critical to downtown development.

Councilmember Smith indicated he is concerned about the safety of downtown employees that work late nights. Ms. Brindle explained on-street parking is available after 7:00 p.m. when the 2-hour parking limit expires.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to authorize implementing a pilot program for downtown parking and to approve the proposed parking rates of \$35 per month per parking space or \$420 per year per parking space. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

ANNUAL DOWNTOWN SALISBURY REPORT

Downtown Development Director Sada Troutman and Downtown Salisbury Inc. (DSI) Board Chair Gianni Moscardini presented DSI's Annual Report to Council. Ms. Troutman explained DSI was established in 1980 as one of the original Main Street Programs in North Carolina.

Ms. Troutman stated a market analysis was recently completed and assessed by the North Carolina Department of Commerce. She commented the purpose of the study was to evaluate retail gaps and highlight which industries could be recruited to help downtown thrive.

Ms. Troutman provided a summary of the market analysis including the American Association of Retired Persons Livability Index which scored Downtown Salisbury a 57 with a walkscore of 76. She added the analysis revealed that Salisbury accounts for approximately 70% of annual retail sales while having 24 % of the County population. She stated the total retail sales per capita is \$27,927.

Mrs. Troutman reviewed downtown statistics:

- 42 completed building and property improvement projects
- Over \$31 million in public and private investment for physical improvements
- Vacancy rate below 10% with increasing average rental rates
- 50 full-time jobs gained in the past year and 24 part-time jobs
- Net gain of 13 new businesses and four expanded businesses

Ms. Troutman added DSI takes the same approach as the National and North Carolina Main Street organizations which includes utilizing organization, economic vitality, design and promotion to achieve its goals.

Mrs. Troutman provided an update to Council regarding the Empire Hotel. She added the City continues to work with developers Brett Krueger and Josh Barnhardt to ensure a successful project.

Mrs. Troutman explained staff is working on the Supporting Existing Business Grant made possible by the Duke Energy Foundation. She stated business owners in the Municipal Service District are invited to apply for grants between \$500 and \$2,500 to improve their businesses. She commented the grant has been released to the public and applications will be received until December 21, 2022.

Ms. Troutman provided an update on the Downtown Salisbury Social District. She stated 14 ABC-permitted establishments are participating and over 2,000 social district drinks have been sold since July 1, 2022. She commented in a recent survey of participating businesses 71.4% reported a 1% to 20% increase in revenue. She added there are over 40 businesses that allow the social district drinks in their store and no issues have been reported.

Ms. Troutman highlighted 2023 Downtown Salisbury goals, including developing a downtown residential neighborhood, decreasing commercial vacancies, and communicating design opportunities that perpetuate downtown Salisbury's historic character while encouraging new opportunities.

Mr. Moscardini thanked Council for its continuous support for downtown businesses.

FIRST QUARTER FINANCIAL UPDATE

City Manager Jim Greene thanked Finance Director Wade Furches and Finance Department staff for its work on the City's finances. He stated at a previous meeting Council requested an update on capital projects. He added Interim City Manager Brian Hiatt recommended setting aside a list of projects to be funded as sale tax revenue increased above the budgeted amount. He commented the City is doing well regarding sales tax revenue, and staff will present projects for Council's consideration.

Mr. Furches provided an overview of revenue expenditures in the General Fund, and he pointed out the General Fund has approximately \$1 million in increased revenue from last year, and expenses are about the same. He noted the Water and Sewer Fund has taken in more revenue than it has in the last three fiscal years. He commented expenditures are down, and he pointed out the largest Water and Sewer Fund expenditures are due in February.

Mr. Furches reviewed property tax revenue, and he noted last year at this time the City had collected 67% of its property tax revenue and this year 69% has been collected. He pointed out an increase in billed tax of \$249,831 which equates to approximately \$34 million in valuation, or a 1% growth rate.

Mr. Furches noted the City has received two months of the current fiscal year's sales tax revenue, and he explained the City receives sale tax revenue 45 days after it is due to the North Carolina Department of Revenue. He reviewed the sales tax trends of the last 10 years, and he noted the upward trend.

Mr. Furches stated Council set aside approximately \$4 million worth of projects to be completed with ARPA funds. He pointed out:

- Work began on the implementation of the Enterprise Permitting Software and additions were made to the City-wide camera system (Council priority)

- Parks and Recreation is working on renovation designs and will begin some of its projects (\$1.2 million)
- Civic Center replace/improvement (\$1 million)
 - These funds could be used for the Civic Center or the Wells Fargo Building
- Construction documents for Fire Station 3 are ready for pre-bid reviews

Mr. Furches pointed out the biggest capital project is for Salisbury-Rowan Utilities (SRU). He stated in April 2020 the City borrowed \$35 million including \$26.8 million for the Grants Creek Waste Water Treatment Plant Train Improvement project which is 93% complete and \$7.2 million for the Water Treatment Plant Improvements which is 99% complete. He pointed out the AMI Endpoint Exchange has \$1,095,000 budgeted and \$505,373 expended. He commented the Peeler Road Project is complete and included a 50/50 cost-share with the developer for a final cost of \$537,511.

Mr. Furches explained the majority of Stormwater funding was budgeted for study and design. He stated the bids for Jackson Street were over the estimate, and he noted staff is waiting on bids for North Long Street and then it will determine how to proceed. He added the goal is to have both projects in the design phase by the end of the fiscal year. He commented work is expected to begin on the Hurley Park Pipeline project in December.

Mr. Furches noted the boiler in the City Office Building has been replaced and is waiting on inspection. He pointed out mold remediation on the second floor is complete and repair work is under way. He added design work has begun on the Cornice and Water Table repair for the City Office Building which is budgeted at \$65,000 and could go over budget.

Mr. Furches stated \$50,000 was budgeted to repave sections of the Greenway. He noted the repaving of Greenway Trails on Stanback and Memorial Park are planned for spring when the annual street paving is done. He indicated work has not begun on the Stanback Greenway bridge refurbishment which is budgeted at \$30,000. He added the Greenway expansion from Catawba College to Wiltshire Village is in the design and right-of-way acquisition phase. He added the design contract for the Greenway expansion from Wiltshire Village to Kelsey-Scott Park was included in the Consent Agenda.

Mr. Furches explained Construction Level Design for Main Street is needed so the City can apply for grants to assist in development for downtown. He added the request for qualification was sent to engineering and planning firms on November 9, 2022. He indicated the budget includes an update to the Uniform Construction Standards and a consultant has been selected for the project.

Mr. Furches pointed out the Ryan Street and Lash Drive sidewalk projects have been completed. He added right-of-way acquisition for the sidewalk project on Old Concord Road is complete and Brenner Avenue from Statesville Avenue to Hoarah Street is in the right-of-way acquisition phase. He commented the next step will be the bidding process. He noted a letter of interest for engineers was released on November 10, 2022 for the sidewalk project on Jake Alexander Boulevard from Brenner Avenue to the existing sidewalk.

Mr. Furches explained ordering equipment is not complete until the vehicle identification number is received. He commented if staff is able to place an order delivery is taking much longer. He referenced a firetruck that has been on order since September 2021 and is not in production. He stated staff has had to reconsider how and when it orders vehicles due to cost and delivery time.

Mr. Furches stated the General Fund has \$3.1 million of vehicles and equipment that have been ordered in FY2023 and three vehicles totaling \$360,715 have been received. He indicated the remaining vehicles are due in the 2023 calendar year. He commented over \$1 million in vehicles and equipment has been ordered for SRU and Stormwater with a few pieces being received.

Mr. Furches explained during budget preparation \$1 million worth of projects and equipment was set aside for Council's consideration if sales tax revenue continued to be strong. He pointed out a list of the scheduled projects and their estimated costs was included in the Budget handbook. He added staff recommends Council consider approving the projects listed in the First \$500,000 of sales tax revenue. He noted staff set aside \$30,000 for an Employee Recruitment Project that was not included in the original list. He indicated staff is requesting that Council consider approving a budget Ordinance Amendment appropriating additional sales tax revenues in the amount of \$504,460.

Councilmember McLaughlin asked if the sales tax revenue increase is based on new business. Mr. Furches stated staff does not have data on whether sales tax revenue is from local or online sources but it is probably a combination of both. He noted he has monitored sales tax revenue since 2013 when the City collected approximately \$400,000 per month. He added the City has had six consecutive months of over \$1 million in sales tax revenue, and staff budgeted approximately \$10 million in sales tax revenue.

Councilmember Post pointed out the City is generating approximately 70% of retail sales in the County, but it is only 24% of the total population. He added a portion of the sales tax revenue collected in the City goes to the County and other municipalities. Mr. Furches clarified the sales tax revenue generated in the City helps support the smaller municipalities, and he pointed out the County receives more sales tax revenue than the City.

Councilmember McLaughlin asked about the property tax revaluation. Mr. Furches noted the revaluation will go into effect on January 1, 2023, and he indicated most property tax bills will increase based on market sales.

Mr. Greene thanked staff for its work on the capital project update, and he indicated staff will review capital projects monthly as part of the functional team meetings.

Mayor Alexander questioned if Council voted on the listed projects during the budget process. Mr. Furches explained the list was presented for informational purposes, but was not voted on during the budget process. Mayor Alexander stated the sales tax estimates are conservative and there may be an opportunity to revisit the list and make adjustments.

Mr. Greene pointed out ARPA funds are still available for projects that Council has supported. He noted staff will continue to review the list and also determine if higher priorities come up. He added Finance staff worked with each department to bring their priorities to Council for its consideration.

Thereupon, Councilmember McLaughlin made a **motion** to adopt an Ordinance amending the FY2022-2023 Budget Ordinance of the City of Salisbury, North Carolina in the amount of \$504,460 to appropriate additional sales tax revenue and adopt the proposed project list for use of the funds. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

ORDINANCE AMENDING THE FY2022-2023 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA IN THE AMOUNT OF \$504,460 TO APPROPRIATE ADDITIONAL SALES TAX REVENUE.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 195-196, and is known as Ordinance 2022-77.)

UPDATE – SALIS POLICE DEPARTMENT

Police Chief Jerry Stokes reviewed current Police Department staffing levels, and he pointed out there are 66 filled positions, one officer in field training, three officers in Basic Law Enforcement Training (BLET), four potential officers in the background phase, and 12 vacancies. He pointed out the number of positions decreased from 83 to 82 due to converting a sworn position to a Civilian Crime Scene Investigator.

Chief Stokes reviewed the demographics of the Police Department, and he explained staff demographics are good when compared statewide. He stated the turnover rate is at 9.6% which has not changed since his last report on August 2, 2022

Chief Stokes pointed out it has been estimated that the City has experienced a 41% increase in population over the past 20 years including a 3.75% growth every five years. He added there is a 5% growth in population expected in 2025. He noted Salisbury-Rowan Utilities' purchase of 2,000 new taps for household meters indicates a 13.5% growth in a population or 4,800 new residents. He added with the rate of 2.3 officers per 1,000 residents the Police Department would need 11 additional officers to meet the needs of the anticipated growth.

Chief Stokes explained the two types of calls are public-initiated calls and police-initiated activity calls where officers engage with the public. He added increases to the City's population impact public safety services due to the increase in public-initiated calls for service over the last two decades. He pointed out officer-initiated calls have stayed relatively stable over the past 20 years, include traffic stops, citations, foot patrol, community engagement events which increased in 2019 due to the Police Department being fully staffed and crime was at a 20-year low.

Chief Stokes provided information about the total workload of patrol officers for calls for service during the 20-year period including the average rate of calls handled per month per patrol officer. He indicated between 2004 and 2012 there was an average of 34.73 calls per month per patrol officer and in 2013 through 2022 the average increased to 59.54 calls per month per patrol officer.

Chief Stokes referenced crime statistics through October 2022, and he pointed out homicides are down by 40%, aggravated assaults are down 10%, assaults with guns are down 30%, and shooting into occupied dwellings decreased by 10%, which reduced total violent crime by 13%. He stated overall crime is down 3%, and he pointed out increases are primarily larceny from motor vehicle, motor vehicle thefts, and commercial burglary. He explained larceny from motor vehicle has increased to 219 crimes for the third quarter of 2022. He indicated there is an average of larceny from motor vehicle crimes of one gun per week stolen. He added motor vehicle theft has increased to 107 for the third quarter of 2022.

Chief Stokes reviewed gun crime for the third quarter of 2022, and he pointed out reductions in robbery with a firearm, assault with a gun, and shooting into an occupied dwelling which are still below the rates from last year.

Chief Stokes stated opioid overdoses continue to be an issue, and he noted known overdoses in 2022 have increased well over the deaths since 2020.

Chief Stokes pointed out Grant Coordinator Chanel Nestor began her career with the City on October 31, 2022. He noted she is expected to work with grant funding and become engaged with the members of the West End Community to explore ways to assist in crime and violent crime reduction.

Councilmember McLaughlin asked if the conversion of the crime center work station would lessen officer workload. Chief Stokes agreed, and he added it would provide better gang activity tracking, and intelligence gathering. Mr. McLaughlin then asked if the upgrade needs to be discussed soon. Chief Stokes suggested Council discuss upgrades to the workstation as a priority at its Retreat in January, and to also discuss innovative ways to staff the Police Department especially using non-sworn personnel to assist citizens with calls that do not require a police officer.

Mayor Alexander thanked Chief Stokes for his presentation. Mayor Pro Tem Sheffield also thanked Chief Stokes, and she noted 2019 showed how crime was reduced due to the Police Department being fully staffed.

Chief Stokes commented the recruiting officers are working with Livingstone College to develop a plan to bring graduates from the Criminal Justice Program straight to the Police Department.

2023 CITY COUNCIL MEETING SCHEDULE

Administrative Services Director Kelly Baker presented the proposed meeting schedule for 2023 City Council meetings. She pointed out the August 1, 2023 meeting would be moved to 3:00 p.m. to allow Council to participate in National Night Out events. She stated the second proposed change would be to move the November meeting from Tuesday, November 7, 2022 which is election day to Wednesday, November 8, 2022.

Thereupon, Councilmember Post made a **motion** to adopt the 2023 City Council Meeting Schedule. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

CITY ATTORNEY'S REPORT

City Attorney Graham Corriher had nothing to report to Council.

CITY MANAGER'S REPORT

City Manager Jim Greene wished everyone a wonderful Thanksgiving holiday. He noted at the last Council meeting he distributed Council Retreat topic recommendations. He stated he did not receive any changes and staff would like to begin working on the Retreat topics. He pointed out the Retreat theme will be "Partnerships and Progress" and the plan is to include City partners in presentations and discussions.

Mr. Greene stated traditionally the City closes at 12:00 noon on the Wednesday before Thanksgiving to allow staff to volunteer and watch the parade. He indicated he wanted to make sure Council agrees with closing downtown office buildings and Parks and Recreation facilities at noon. Mayor Alexander commented it is a tradition in the City and by consensus, Council agreed to the closing.

COUNCIL COMMENTS

Councilmember Post stated the City is going to miss Police Chief Jerry Stokes, and he noted communication has improved during his tenure as police chief.

MAYOR PRO TEM'S COMMENTS

Mayor Pro Tem Sheffield stated a Neighborhood Leadership Alliance meeting took place on November 2, 2022 where ways to combat litter were discussed.

Mayor Pro Tem Sheffield asked about the status of Old Mocksville Road past the hospital. She noted the road is maintained by the North Carolina Department of Transportation (NCDOT), but there is development and growth in that area.

MAYOR'S ANNOUNCEMENTS AND COMMENTS

(a) Holiday Night Out

Mayor Alexander announced Holiday Night Out will take place in downtown Salisbury on Friday, November 25th from 5:00 p.m. until 9:00 p.m. For more information visit www.DowntownSalisburyNC.com or call 704-637-7814.

(b) Small Business Saturday

Mayor Alexander announced Small Business Saturday will take place in downtown Salisbury on Saturday, November 26th. For more information visit www.DowntownSalisburyNC.com or call 704-637-7814.

ADJOURNMENT

Motion to adjourn the meeting was made by Councilmember Post. Mayor Alexander, Mayor Pro Tem Sheffield and Councilmembers McLaughlin, Post and Smith voted AYE. (5-0)

The meeting was adjourned at 8:32 p.m.

Karen Alexander, Mayor

Kelly Baker, City Clerk

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: December 6, 2022

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

Name of Presenter(s): Emily Vanek, Planner

Requested Agenda Item: Council to consider adopting a Budget Ordinance Amendment to the FY 2022-2023 budget to appropriate revenue in the amount of \$24,900 for the architectural survey update of the Salisbury National Register Historic District (Special Projects).

Description of Requested Agenda Item: On August 22, 2022, Salisbury was awarded a Historic Preservation Fund grant to Certified Local Governments from the State Historic Preservation Office in the amount of \$24,900 to conduct an architectural survey of the Salisbury National Register Historic District, all three district extensions, and a fifteen-block area to the northwest and west. The survey is a precursor to update the district documentation and to examine potential border expansions to the National Register Historic District. Staff anticipates a project starting date of February 1, 2023 and a completion date of September 2, 2023.

Attachments: Yes No

Fiscal Note: A \$17,500 local match is required. Community Planning Services had budgeted \$20,000 for two nomination studies to the National Register that will not occur this year. Those budgeted funds are sufficient to cover the local match.

Action Requested of Council for Agenda Item: Council to consider adoption of a budget ordinance amendment to the FY 2022-2023 budget to appropriate \$24,900 to the Salisbury National Register Historic District Update Project.

Contact Information for Group or Individual: Emily Vanek, emily.vanek@salisburync.gov, 704-638-5311

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:

Handwritten signature of the Finance Manager.

Finance Manager Signature

Handwritten signature of the Department Head.

Department Head Signature

Handwritten signature of S. Wade Funches.

Salisbury City Council Agenda Item Request Form



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 2022-2023 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO
APPROPRIATE HISTORIC PRESERVATION FUND GRANT

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

Section 1. The City has been awarded a \$24,900 grant from the State Historic Preservation Office to conduct an architectural survey of the Salisbury National Register Historic District, all three district extensions, and a fifteen-block area to the northwest and west. NC General Statutes require that the City appropriate these revenues so that they can be legally spent.

Section 2. That the 2022-2023 Budget Ordinance of the City of Salisbury, adopted on June 21, 2022, is hereby amended as follows:

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

- | | | |
|-----|--|------------------|
| (1) | Increase line item 010-491-00-5450.00
Training | <u>\$ 24,900</u> |
| (2) | Increase line item 010-000-000-4460.02
Miscellaneous State Grants | <u>\$ 24,900</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: 12.06.2022

Name of Group(s) or Individual(s) Making Request: Salisbury Parks and Recreation Department

Name of Presenter(s): Nick Aceves

Requested Agenda Item: Adopt a Budget ORDINANCE Amendment Appropriating a Parks & Recreation donation to the FY2022-2023 budget in the amount of \$7,940 to help with expenses related to the Christmas tree and tree lighting throughout the park at Bell Tower Green.

Description of Requested Agenda Item. The City has received a donation in the amount of \$7,940.90 for expenses related to the Christmas tree and tree lighting throughout the park at Bell Tower Green. NC General Statutes require that the City appropriate these revenues so that they can be legally spent.

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)*

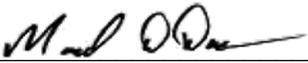
Action Requested of Council for Agenda Item: Adopt a Budget Ordinance amending the FY2022-2023 Budget in the General Fund \$7,940.90 for additional revenue. *(Please note if item includes an ordinance, resolution or petition)*

Contact Information for Group or Individual: Nick Aceves 704-638-5299

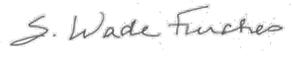
Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

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

AN ORDINANCE AMENDING THE 2022-2023 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO
APPROPRIATE A DONATION FOR THE PARKS AND RECREATION DEPARTMENT

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

Section 1. The City's Parks and Recreation Department has received \$7,940 for expenses related to the Christmas tree and tree lighting at Bell Tower Green. NC General Statutes require that the City appropriate these revenues so that they can be legally spent.

Section 2. That the 2022-2023 Budget Ordinance of the City of Salisbury, adopted on June 21, 2022, is hereby amended as follows:

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

- | | | |
|-----|---|-----------------|
| (1) | Increase line item 010-611-000-5131.05
Recreation Programs | <u>\$ 7,940</u> |
| (2) | Increase line item 010-000-000-4515.04
Recreation Grants and Donations | <u>\$ 7,940</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: 12.06.2022

Name of Group(s) or Individual(s) Making Request: Salisbury Parks and Recreation Department

Name of Presenter(s): Nick Aceves

Requested Agenda Item: Adopt a Budget ORDINANCE Amendment Appropriating a Parks & Recreation donation to the FY2022-2023 budget in the amount of \$2323 to help with expenses related to the Salisbury-Rowan Sports Hall of Fame.

Description of Requested Agenda Item. The City has received a donation in the amount of \$2323.89 for expenses related to the Salisbury-Rowan Sports Hall of Fame. NC General Statutes require that the City appropriate these revenues so that they can be legally spent.

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: Adopt a Budget Ordinance amending the FY2022-2023 Budget in the General Fund \$2323.89 for additional revenue. *(Please note if item includes an ordinance, resolution or petition)*

Contact Information for Group or Individual: Nick Aceves 704-638-5299

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

AN ORDINANCE AMENDING THE 2022-2023 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO
APPROPRIATE A DONATION FOR THE PARKS AND RECREATION DEPARTMENT

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

Section 1. The City's Parks and Recreation Department has received \$2,323 for expenses related to the Salisbury-Rowan Sports Hall of Fame. NC General Statutes require that the City appropriate these revenues so that they can be legally spent.

Section 2. That the 2022-2023 Budget Ordinance of the City of Salisbury, adopted on June 21, 2022, is hereby amended as follows:

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

- | | | |
|-----|---|-----------------|
| (1) | Increase line item 010-621-606-5131.05
Recreation Programs | <u>\$ 2,323</u> |
| (2) | Increase line item 010-000-000-4515.04
Recreation Grants and Donations | <u>\$ 2,323</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: December 6, 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 – Julian Road (Henderson Grove Church Apartments)

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 Tax Map 400 Parcels 009 and 042 located on 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 January 3rd, 2023 for the voluntary annexation of Julian Road (Henderson Grove Church Apartments), Tax Map 400 Parcels 009 and 042.

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



**CERTIFICATE OF SUFFICIENCY
FOR
JULIAN ROAD (HENDERSON CHURCH GROVER APARTMENTS)**

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

I, Kelly K. Baker, City Clerk, do hereby certify that I have investigated the petition for Julian Road (Henderson Grove Church Apartments), off of Julian Road, Parcels 400 009 and 400 042, attached hereto and have found as a fact that said petitions are 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 3rd day of November, 2022.



Kelly K. Baker
City Clerk

“RESOLUTION SETTING DATE OF PUBLIC HEARING ON QUESTION OF THE ANNEXATION OF HENDERSON GROVE CHURCH APARTMENTS, PARCELS 400 009 AND 400 042, PURSUANT TO G.S. 160A-31.

WHEREAS, petitions requesting the annexation of Parcels 400 009 and 400 042 at Henderson Grove Church Apartments, 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. The regularly scheduled January 3rd, 2023 City Council meeting will be held in a hybrid format. The public is invited to attend virtually. Anyone who wishes to speak during the hearing regarding the proposed annexation must sign-up by 5:00 p.m. on Tuesday, January 3rd, 2023 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233.

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

BEGINNING at an existing right of way disc on the westerly margin of the right of way of Julian Rd, said disc having North Carolina State Plane Coordinates of N:691,786.06 E:1,556,102.51 (NAD83/2011), and being the common corner of the property of Martha Rheta Suther (now or formerly) recorded in Deed Book Page 1315, Page 897; thence following the common line of Suther and a new city limits line with a bearing of N 87°06'55" W and a distance of 875.93' to an existing pipe, being the common corner of the property of Floyd A. Ritchie Heirs (now or formerly) recorded in Deed Book Page 233, Page 325; thence following the common line thereof and new city limits lines two (2) calls: (1) with a bearing of N 35°10'33" W and a distance of 210.07' to an existing pipe; (2) with a bearing of N 35°38'46" W and a distance of 124.51' to an existing rebar, being the common corner of the property of Belle Realty Development Company LLC (now or formerly) recorded in Deed Book 768, Page 726, Deed Book 1216 Page 213, & Deed Book 1317 Page 143; thence following the common line thereof two (2) calls: (1) with a bearing of N 30°42'32" E and a distance of 110.91' to an existing concrete monument; (2) with a bearing of N 73°53'49" E and a distance of 384.23' to an existing rebar, being the common corner of the property of Cloninger Investments Inc (now or formerly) recorded in Deed Book 1378 Page 418, and being on the existing city limits line; thence following the common line thereof and the existing city limits line with a bearing of N 73°53'49" E and a distance of 663.80' to a set rebar on the westerly margin of the right of way of Julian Rd; thence with the existing city limits line a bearing of N 73°53'49" E and a distance of 52.15' to a point within the right of way of Julian Rd; thence within the right of way with the existing city limits line with a curve to the right having a radius of 3170.00' and an arc length of 364.92', and being chorded by a bearing of S 02°02'45" E, and a distance of 364.72' to a point; thence within the right of way of with a bearing of S 01°15'07" W and a distance of 355.64' to a point; thence leaving the existing city limits line with a bearing of N 87°06'55" W and a distance of 50.56' to an existing right of way disc; being the point of **BEGINNING**, having an area of 13.094 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

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

Date: 10/17/2022



PETITION REQUESTING VOLUNTARY ANNEXATION
FOR Parcels 400 042 & 400 009

We the undersigned owners of real property respectfully request that the area described on the attached documents be annexed into the City of Salisbury. By signing this petition, we understand that the following conditions are the responsibility of the petitioners. Failure to meet the conditions may delay or invalidate the request:

1. The petition must be signed by all owners of real property in the area described and shall contain the address of each property owner.
2. The petition must include a metes and bounds description of the area to be annexed and a preliminary annexation boundary survey prepared by a Registered Land Surveyor. Two original mylars of the final annexation boundary survey shall be completed after consultation with the City.
3. If the area is not contiguous to the primary City limits, the petition shall include documentation that:
 - a) The nearest point of the described area is not more than three miles from the primary City limits.
 - b) No point on the described boundary is closer to another municipality than to the City of Salisbury.
 - c) No subdivision, as defined in GS 160A-376, will be fragmented by the proposed annexation.
4. Upon the effective date of annexation and thereafter, the described citizens and property shall be subject to municipal taxes and to all debts, laws, ordinances and regulations in force in the City of Salisbury and shall be entitled to the same privileges and benefits as other citizens and property in the City of Salisbury.

Property Identification (tax number or street address)	Printed Name (and title if business entity)	Signature	Owner's Address
TM <u>400</u> PCL <u>009</u>	<u>WNCVS, LLC.</u>	<i>Jake Albrecht</i>	<u>120 E Council St Salisbury, NC 28144</u>
TM <u>400</u> PCL <u>042</u>	<u>WNCVS, LLC.</u>	<i>Jake Albrecht</i>	<u>120 E Council St Salisbury, NC 28144</u>
TM ___ PCL ___	_____	_____	_____
TM ___ PCL ___	_____	_____	_____
TM ___ PCL ___	_____	_____	_____

(Attach additional petition forms if needed)

Form Revised 2-08

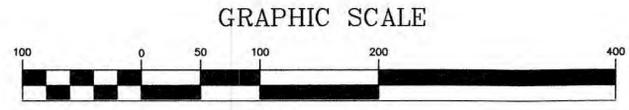
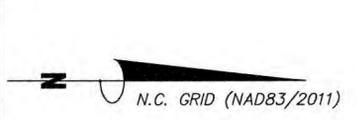
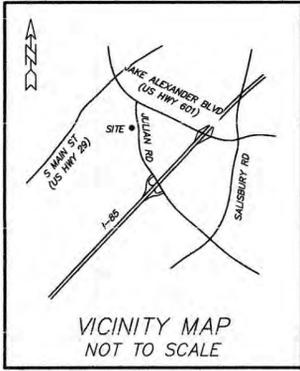
Contact Person Luke Hanna Telephone Number 980.585.6195

For Office Use Only:

Total number of parcels 2 Number Signed _____ % Signed _____ Date Returned _____
Contiguous per GS 160A-31 or Non-contiguous "satellite" per GS 160A-58 _____ (check one)

CITY OF SALISBURY

P.O. BOX 479, SALISBURY, NORTH CAROLINA 28145-0479



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

I, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

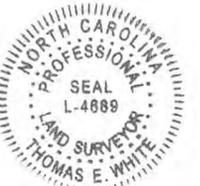
REVIEW OFFICER _____ DATE _____

I, THOMAS E. WHITE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL. THIS _____ DAY OF _____ 2022.

THIS IS TO CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Thomas E. White
NCPLS #L-4689

REVISIONS:	DATE	DESCRIPTION
SCALE: 1" = 100'		
PROJECT: 22-0334		
DRAWN BY: MB		
FIELD WORK: MB		
NOVEMBER 11, 2022		
DWG: CARLSON\2022\BAT\Julian Rd		
CGO: 2022\U\Julian Rd		



ANNEXATION LEGAL DESCRIPTION

BEGINNING at an existing right of way disc on the westerly margin of the right of way of Julian Rd, said disc having North Carolina State Plane Coordinates of N:691,786.06 E:1,556,102.51 (NAD83/2011), and being the common corner of the property of Martha Rheta Suther (now or formerly) recorded in Deed Book Page 1316, Page 897; thence following the common line of Suther and a new city limits line with a bearing of N 87°06'55" W and a distance of 875.93' to an existing pipe, being the common corner of the property of Floyd A. Ritchie Heirs (now or formerly) recorded in Deed Book Page 233, Page 325; thence following the common line thereof and new city limits lines two (2) calls: (1) with a bearing of N 35°10'33" W and a distance of 210.07' to an existing pipe; (2) with a bearing of N 35°38'46" W and a distance of 124.51' to an existing rebar, being the common corner of the property of Belle Realty Development Company LLC (now or formerly) recorded in Deed Book 768, Page 726, Deed Book 1216 Page 213, & Deed Book 1317 Page 143; thence following the common line thereof two (2) calls: (1) with a bearing of N 30°42'32" E and a distance of 110.91' to an existing concrete monument; (2) with a bearing of N 73°53'49" E and a distance of 364.23' to an existing rebar, being the common corner of the property of Cloninger Investments Inc (now or formerly) recorded in Deed Book 1378 Page 418, and being on the existing city limits line; thence following the common line thereof, and the existing city limits line with a bearing of N 73°53'49" E and a distance of 663.80' to a set rebar on the westerly margin of the right of way of Julian Rd; thence with the existing city limits line a bearing of N 73°53'49" E and a distance of 52.15' to a point within the right of way of Julian Rd; thence within the right of way with the existing city limits line with a curve to the right having a radius of 3170.00' and an arc length of 364.92', and being chorded by a bearing of S 02°02'45" E, and a distance of 364.72' to a point; thence within the right of way of with a bearing of S 01°15'07" W and a distance of 355.64' to a point; thence leaving the existing city limits line with a bearing of N 87°06'55" W and a distance of 50.56' to an existing right of way disc; being the point of BEGINNING, having an area of 13.094 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

LINETYPE LEGEND

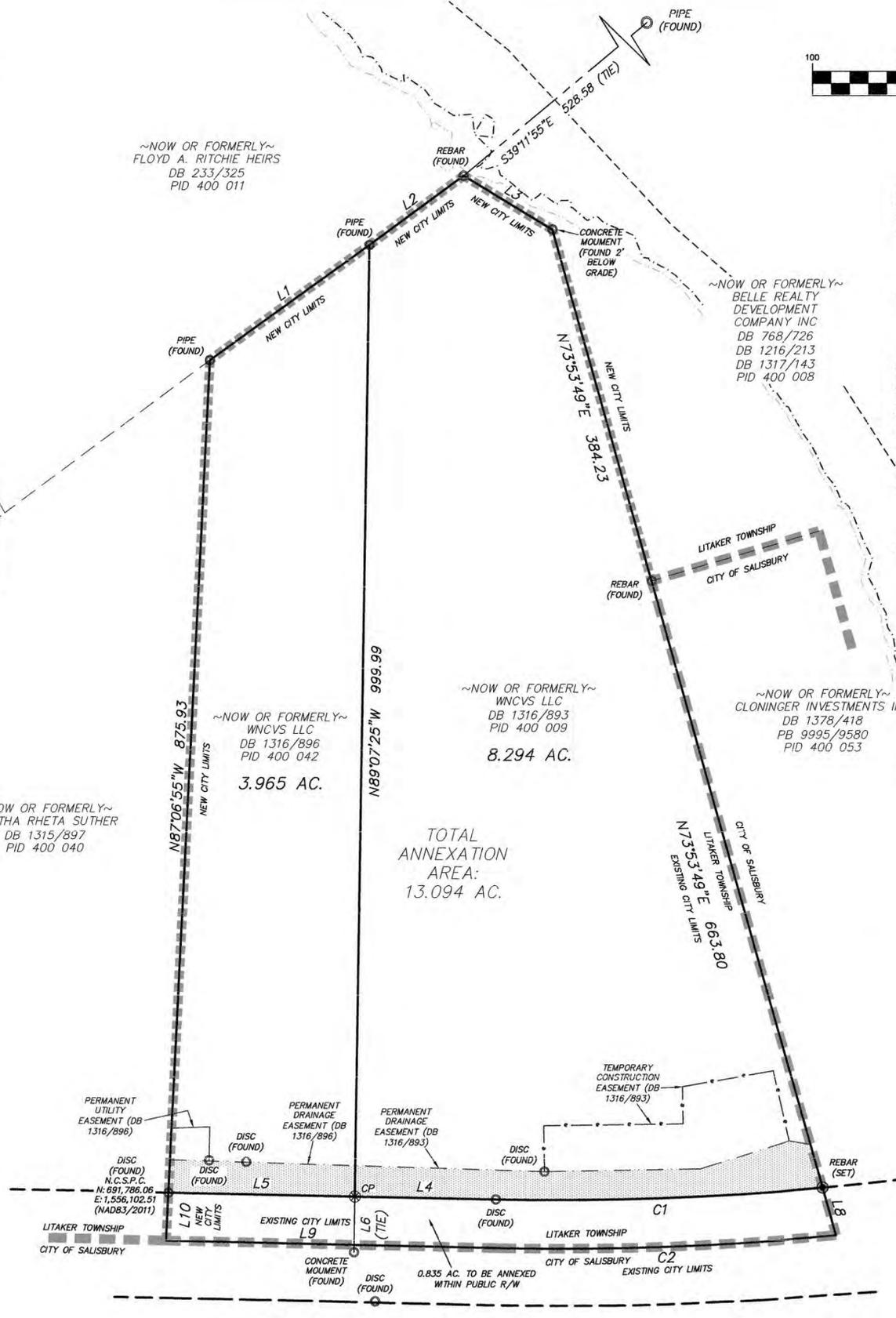
- BOUNDARY LINE
- - - TIE LINE
- RIGHT OF WAY
- - - APPROXIMATE RIGHT OF WAY (NOT SURVEYED)
- - - ADJOINING LINE (NOT SURVEYED)
- █ EXISTING CITY LIMITS
- █ NEW CITY LIMITS

NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED: HB (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
3. TAX PARCEL NUMBER AS SHOWN.
4. DEED REFERENCES AS SHOWN.
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710565900J, WITH A DATE OF IDENTIFICATION OF 6/16/2009.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
8. AREA COMPUTED BY COORDINATE METHOD.
9. NO NCGS MONUMENT FOUND WITHIN 2000'.
10. OFFSITE ADJOINER LINES AND RIGHT-OF-WAY LINES SHOWN AS DASHED ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
11. DISTANCES SHOWN ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

THE FOLLOWING WAS USED TO ESTABLISH N.C.S.P.C. INFORMATION:

- (1) CLASS OF SURVEY: A-URBAN LAND SURVEY
 - (2) POSITIONAL ACCURACY: 0.04'
 - (3) TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
 - (4) DATES OF SURVEY: 6/10/2022
 - (5) DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
 - (6) PUBLISHED/FIXED-CONTROL USE: CORS SITES
- | PID | DESIGNATION | LATITUDE | LONGITUDE | DISTANCE(m) |
|--------|--------------------------------|-------------|--------------|-------------|
| A1198 | HIPPT HIGH POINT CORS ARP | N355756.486 | W0800046.937 | 56405.2 |
| DK4045 | NCTR TROY CORS ARP | N352201.845 | W0795212.770 | 64546.0 |
| DF6318 | NC77 177 WELCOME CNTR CORS ARP | N350721.254 | W0805458.467 | 69257.5 |
| DM3523 | NCHI HICKORY CORS ARP | N354431.010 | W0811830.934 | 74333.6 |
| DL1894 | NCWC WALNUT COVE CORS ARP | N362219.688 | W0801105.625 | 85586.1 |
| DG7402 | NCPO POLKTON CORS ARP | N345933.172 | W0801037.857 | 77833.3 |
| DO2638 | SCWR WHITE ROSE CORS ARP | N345857.038 | W0811157.440 | 97290.3 |
- (7) GEIOD MODEL: GEIOD18; NAVD 88
 - (8) COMBINED GRID FACTOR(S): 0.99986586
 - (9) UNITS: U.S. SURVEY FEET



JULIAN RD (S.R. 2528)
VARIABLE WIDTH PUBLIC R/W
(N.C.D.O.T. PROJECT NO. 50163.2.1/U-5738)

LINE	BEARING	LENGTH
L1	N35°10'33"W	210.07
L2	N35°38'46"W	124.51
L3	N30°42'32"E	110.91
L4	S01°09'16"W	151.50
L5	S01°09'16"W	200.54
L6	S89°07'25"E	58.52
L7	S03°01'05"W	202.30
L8	N73°53'49"E	52.15'
L9	S01°15'07"W	355.64'
L10	N87°06'55"W	50.56'

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	3245.00	351.43	S01°56'53"E	351.26
C2	3170.00'	364.92'	S02°02'45"E	364.72'

AN ANNEXATION PLAT SHOWING
JULIAN RD (PID 400 009 & 400 042)
OWNER: WNCVS LLC
AREA: 13.094 AC.
LITAKER TOWNSHIP, ROWAN COUNTY, NORTH CAROLINA

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: December 6, 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 – 1132 Barbour Street

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 Tax Map 025 Parcel 018 located at 1132 Barbour Street. 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 January 3rd, 2023 for the voluntary annexation of 1132 Barbour Street, Tax Map 025 Parcel 018.

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******



**CERTIFICATE OF SUFFICIENCY
FOR
1132 BARBOUR STREET**

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

I, Kelly K. Baker, City Clerk, do hereby certify that I have investigated the petition for 1132 Barbour Street, off of Barbour Street, Parcel 025 018, attached hereto and have found as a fact that said petitions are 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 29th day of November, 2022.





Kelly K. Baker
City Clerk

“RESOLUTION SETTING DATE OF PUBLIC HEARING ON QUESTION OF THE ANNEXATION OF 1132 BARBOUR STREET, PARCEL 025 018 PURSUANT TO G.S. 160A-31.

WHEREAS, petitions requesting the annexation of Parcel 025 018 at 1132 Barbour Street, 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. The regularly scheduled January 3rd, 2023 City Council meeting will be held in a hybrid format. The public is invited to attend virtually. Anyone who wishes to speak during the hearing regarding the proposed annexation must sign-up by 5:00 p.m. on Tuesday, January 3rd, 2023 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233.

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

Beginning at an existing iron pin on the eastern right of way of Barbour St, being the northwesterly most corner of the NC Primitive Baptist State Convention property (Db.1049 Pg.459) thence along the eastern right of way of Barbour St N 04°35'11" E a distance of 49.67' to an existing iron pin; thence S87°48'30" E a distance of 100.20' to an existing iron pin ; thence S 04°39'36" W a distance of 41.17' to an existing iron pin ; thence S 87°21'47" W a distance of 100.86' to a an existing iron pin; which is the point of **beginning**, having an area of 4545.8 square feet, 0.104 acres

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

Date: 9/15/2022



PETITION REQUESTING VOLUNTARY ANNEXATION
FOR 1132 Barbour St (Parcel 025 018)

We the undersigned owners of real property respectfully request that the area described on the attached documents be annexed into the City of Salisbury. By signing this petition, we understand that the following conditions are the responsibility of the petitioners. Failure to meet the conditions may delay or invalidate the request:

1. The petition must be signed by all owners of real property in the area described and shall contain the address of each property owner.
2. The petition must include a metes and bounds description of the area to be annexed and a preliminary annexation boundary survey prepared by a Registered Land Surveyor. Two original mylars of the final annexation boundary survey shall be completed after consultation with the City.
3. If the area is not contiguous to the primary City limits, the petition shall include documentation that:
 - a) The nearest point of the described area is not more than three miles from the primary City limits.
 - b) No point on the described boundary is closer to another municipality than to the City of Salisbury.
 - c) No subdivision, as defined in GS 160A-376, will be fragmented by the proposed annexation.
4. Upon the effective date of annexation and thereafter, the described citizens and property shall be subject to municipal taxes and to all debts, laws, ordinances and regulations in force in the City of Salisbury and shall be entitled to the same privileges and benefits as other citizens and property in the City of Salisbury.

Property Identification (tax number or street address)	Printed Name (and title if business entity)	Signature DocuSigned by:	Owner's Address
TM <u>025</u> PCL <u>018</u>	J2 Land Investments, LLC.	<u>John Lambert</u> 59C4B750F794402...	6549 Morehead Rd Harrisburg, NC 28075
TM ___ PCL ___	_____	_____	_____
TM ___ PCL ___	_____	_____	_____
TM ___ PCL ___	_____	_____	_____
TM ___ PCL ___	_____	_____	_____

(Attach additional petition forms if needed)

Form Revised 2-08

Contact Person PresPro Telephone Number 850-530-6328

For Office Use Only:

Total number of parcels 1 Number Signed _____ % Signed _____ Date Returned _____
Contiguous per GS 160A-31 X or Non-contiguous "satellite" per GS 160A-58 _____ (check one)

- Notes:
1. Iron pins at all lot corners unless otherwise noted.
 2. Property may be subject to recorded or unrecorded rights-of-way or easements not observed.
 3. Property is not located within 2000' of a NCGS monument.
 4. This property does not lie within a flood hazard area per FEMA Flood Insurance Rate Map #3710577000J, dated June 16th, 2009.
 5. This property does not lie within a regulated watershed.
 6. This property is served by public water & sewer.
 7. Total site acreage being Annexed = 0.104 Acres (4,546 Sq. Ft.)
 8. This is a survey of an existing parcel of land. This purpose of this survey is for annexation into the City of Salisbury.
 9. This Parcel is contiguous with the existing Salisbury City Limits.
 10. Current zoning is located within Rowan County jurisdiction.

SURVEYOR'S CERTIFICATION

I, Christopher S. Sparks certify that this map was drawn by me from an actual survey made by me deed description recorded in Book 1375 Page 882, etc.) (other): (that the ratio of precision as calculated by latitudes and departures is 1-10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book 9995 Page 502; that this map was prepared in accordance with G.S. 47-30, as amended.

Witness my hand and seal this 5th day of October, AD 2022.

This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

Christopher Sparks
 Christopher Sparks
 Professional Land Surveyor
 L-4349
 Registration Number



STATE OF NORTH CAROLINA
 ROWAN COUNTY

I, _____ Review Officer of Rowan County certify that this map or plat to which this certification is affixed meets all statutory requirements for recording.

REVIEW OFFICER _____ DATE _____

CERTIFICATE OF ANNEXATION

Area annexed into the Corporate Limits of the City of Salisbury, NC by Ordinance Number _____ adopted by the City Council on with an effective date of _____. I hereby certify that this plat has been approved for recording in the Register of Deeds in Rowan County.

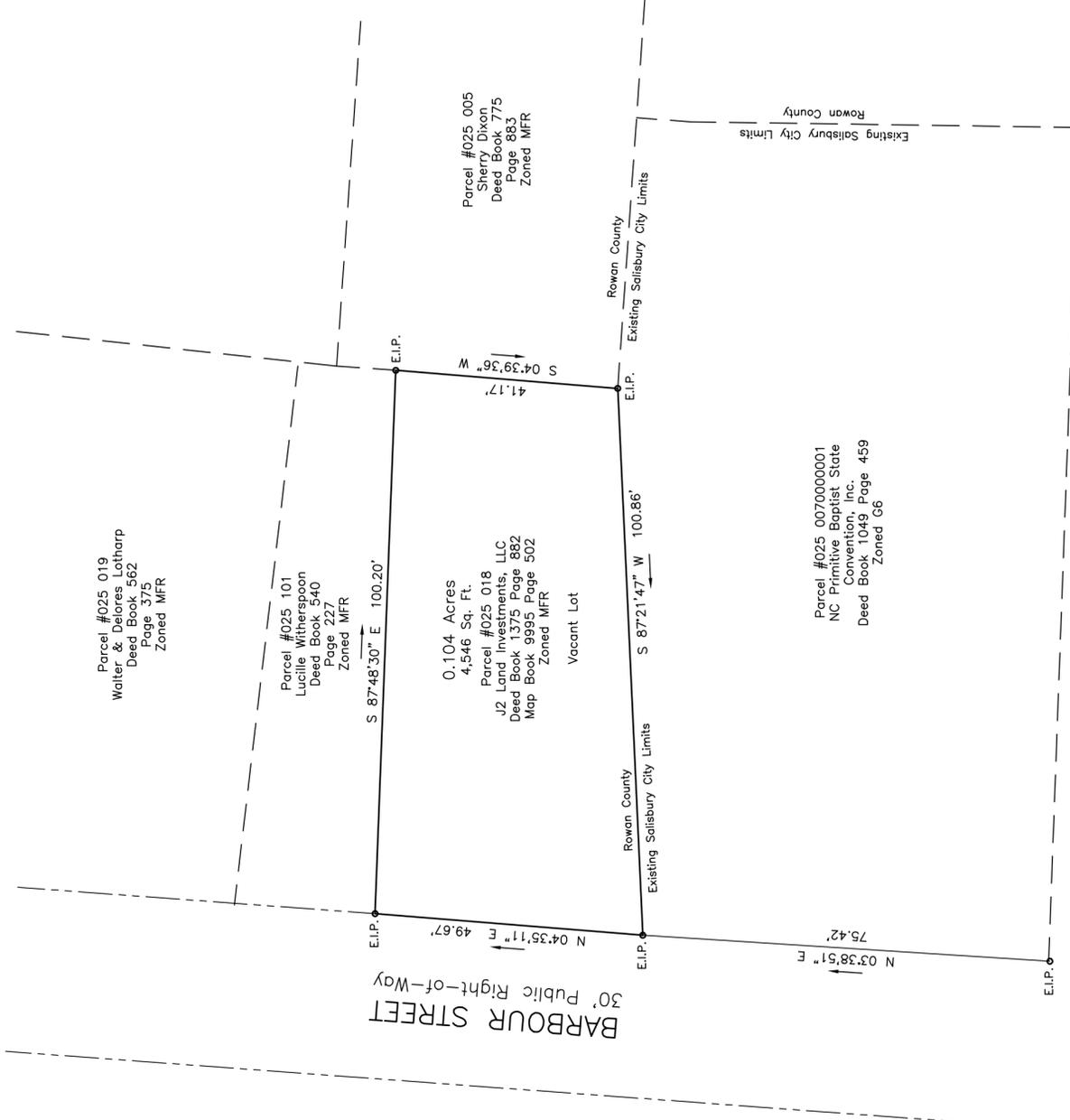
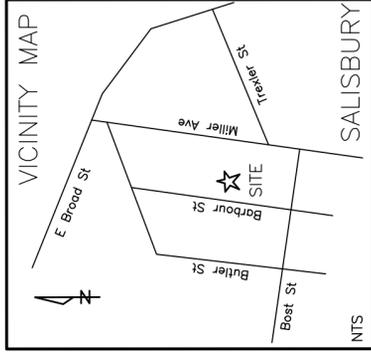
Mayor _____ DATE _____

OWNER
 J2 Land Investments, LLC
 6549 Morehead Road
 Harrisburg, NC 28075

ZONING
 ZONED: MFR (Rowan County)



DB 1375
 882



- LEGEND**
- E.I.P. EXISTING IRON PIN
 - N.I.P. NEW IRON PIN
 - C.M. CONCRETE MONUMENT
 - E.P. EDGE OF PAVEMENT
 - R/W RIGHT OF WAY
 - SETBACKS
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - SEWER MANHOLE

**ANNEXATION PLAT
 CONTIGUOUS**

FOR PARCEL
 #025 018 ON BARBOUR STREET
 SALISBURY, NC 28144

TAX PARCEL #025 018
 DB 1375 PG 882, MB 9995 PG 502
 PORTION OF DUNBAR HEIGHTS SUBDIVISION
 CITY OF SALISBURY ROWAN COUNTY, N.C.

**SPARKS
 SURVEYING,
 PA**

4495 NEEDMORE RD.
 WOODLEAF, N.C. 27054
 PHONE (704) 577-8429
 C-4914

DESCRIPTION:
 RECORD PLAT

Scales: 1" = 20' Date: 10/5/2022

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 12/06/2022

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

Name of Presenter(s): Victoria Bailiff, Senior Planner

Requested Agenda Item: Z-12-2022 – 0 S Main Street and 0 Henderson Grove Church Road / Parcel ID 401 0020101, 401 0020001

Description of Requested Agenda Item: Z-12-2022 Request to rezone two (2) parcels located at the end of Reid Farm Road, east of South Main Street and the Railroad right of way, (PID 401 0020101, 401 0020001) being approximately 111 acres combined, from Rural Residential (RR) to Light Industrial (LI).

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: *(Please note if item includes an ordinance, resolution or petition)*
Council to consider adopting an ordinance to rezone the subject parcels as requested.

Contact Information for Group or Individual: Victoria Bailiff, victoria.bailiff@salisburync.gov, 704-638-5212

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



City of Salisbury
Development Services
132 North Main Street
Salisbury, NC 28144
E: 1stop@salisburync.gov
Ph: 704.638.5208

REZONING PETITION

SHADED AREAS FOR STAFF USE ONLY

FILING DATE

CASE #

PLAN REVIEW CASE # (IF APPLICABLE): _____

ZONING MAP AMENDMENT:

GENERAL REZONING **\$ 800**
* FEES PER CITY OF SALISBURY BUDGET ORDINANCE

PETITION TYPE

- General Rezoning (LDO Sec. 15.22)
- Petition involves entire parcel(s) as shown on the Rowan County tax map
- Petition involves a portion of a parcel(s) as shown on the Rowan County tax map
- Petitioner is the property owner of record
- Petitioner is an entity requesting a 3rd-party rezoning
- City-initiated rezoning

EXISTING DISTRICT(S): RR
PROPOSED DISTRICT(S): LI

REASON AND/OR DEVELOPMENT PROPOSAL FOR THE REZONING REQUEST:

Rezone approximately 111 acres from rural residential to light industrial and subsequently annex into the City of Salisbury

PROPERTY & CONTACT INFORMATION

Rowan County Parcel ID(s): 401 0020001 and 401 0020101

Address or Site Location: Terminus of Reid Farm Road

Subdivision: _____ Lot(s): _____

Petitioner: Landmark Industrial, LLC Representative: Dave Williams

Address: 233 Horton Grove Road Fort Mill, SC 29715

Email: dwilliams@landark-ind.com Best Phone: 704.965.9268

Owner(s) (if different than petitioner): Edward Orbison, Jr ; Cory R. Orbison Gerald Orbison Nancy Barrow Terry Beeker

Address: 670 Lipe Road, Mount Ulla, NC 28215; 165 Reid Farm Rd, Salisbury, NC 28147

Email: _____ Daytime Phone: _____

SIGNATURE

By signing this petition you understand that this petition will be forwarded to the Planning Board (a City Council-appointed board) who may hear statements from staff, the petitioner, and general public, and will then vote to make a Statement of Consistency and recommendation to City Council. The petition will then be forwarded to City Council who will conduct the official public hearing before casting a deciding vote.

Petitioner (or representative):

Owner(s) Signature(s):

DEPARTMENT USE ONLY

INITIAL PLANNING BOARD DATE: ____ / ____ / 20____

- IF SENT TO LEGISLATIVE COMMITTEE
 - ASSIGNED LEGISLATIVE COMMITTEE: _____
 - LEGISLATIVE COMMITTEE MEMBERS: _____

 - DATE OF INITIAL COMMITTEE MEETING: ____ / ____ / 20____
 - DATE OF ADDITIONAL MEETINGS: ____ / ____ / 20____
 ____ / ____ / 20____
 - COMMITTEE RECOMMENDATION? _____

• PLANNING BOARD STATEMENT OF CONSISTENCY & RECOMMENDATION:

-
- DATE OF RECOMMENDATION: ____ / ____ / 20____
 - VOTE: (_____)
 - ADDITIONAL INFORMATION FOR FILE: _____

INITIAL CITY COUNCIL DATE: ____ / ____ / 20____

- IF SENT TO COUNCIL COMMITTEE
 - COUNCIL COMMITTEE MEMBERS: _____

 - DATE OF INITIAL COMMITTEE MEETING: ____ / ____ / 20____
 - DATE OF ADDITIONAL MEETINGS: ____ / ____ / 20____
 ____ / ____ / 20____
 - COMMITTEE RECOMMENDATION? _____

• CITY COUNCIL STATEMENT OF CONSISTENCY & REASONABLENESS:

- DECISION: _____
 - DATE OF DECISION: ____ / ____ / 20____
 - VOTE: (_____)
 - ADDITIONAL INFORMATION FOR FILE: _____



Planning & Zoning Analysis

CASE NO.	Z-12-2022
Petitioner(s)	Landmark Industrial, LLC
Owner(s)	Nancy Barrow, Cory Reid Orbison, Edward Orbison Jr.
Representative(s)	Dave Williams
Address	0 S Main Street and 0 Henderson Grove Church Road
Tax Map & Parcel(s)	401 0020101, 401 0020001
Size / Scope	Approximately 111 acres combined
Location	Located at the end of Reid Farm Road, east of South Main Street and the Railroad right of way.

PETITIONER REQUEST

Request:	Petition proposes to amend the Land Development Ordinance district map by rezoning two (2) parcels, being approximately 111 acres in total, from Rural Residential (RR) to Light Industrial (LI).
Staff Comments:	The property is currently in the Salisbury ETJ; however, the petitioner will be required to voluntarily annex into the City of Salisbury should they wish to tie on to utilities.
Uses:	This proposal is for general zoning purposes only. This request is not a conditional district zoning request; therefore, all uses of the requested LI zoning will be permitted per the existing Use Matrix.



Planning & Zoning Analysis

CHARACTER OF AREA

Overview:

The parcels identified in this petition are currently undeveloped.

Existing uses in the vicinity include residential, commercial, and industrial properties. This rezoning will have little effect on surrounding properties, as most of the adjacent properties are undeveloped or used for commercial and industrial purposes.

Surrounding Land Use(s) & Zoning:

<i>Location</i>	<i>Existing Land Uses</i>	<i>Existing Zoning</i>
North of area	Undeveloped	Salisbury (GR3, RR, LI)
East of area	Undeveloped	Salisbury (RR)
South of area	Residential, Commercial, Industrial	Salisbury (RR), Rowan County (CBI, IND)
West of area	Railroad right of way, Industrial, Undeveloped	Salisbury (RR, LI)



INFRASTRUCUTRE & CIVIC/COMMUNITY FACILITIES

Public Schools:

Elementary: Elizabeth Koontz Elementary
Middle: Knox Middle
High: Salisbury High

Fire District:

The parcels are currently within the South Salisbury Fire District.

Utilities

Water & Sewer:

Sewer is currently runs through the subject parcels. Water is available along South Main Street.

Transportation

Transit:

This site is not currently served by Salisbury Public Transit. The nearest transit stop is in the 1900 block of South Main Street.

Property Access(s):

The parcels have access on Reid Farm Road (SR 2688); site access may require improvements depending upon intensity of development.

Public Improvements:

New water lines may be run along Reid Farm Road, from Peach Orchard Road up to the subject parcels, should connecting to the South Main Street water line prove to be too difficult or expensive.

ENVIRONMENT

Topography / Hydrology:

The land slopes down gradually towards streams running across the property. The area is partially wooded.

Flood Hazard / Streams / Wetlands:

Environmental features on this site include wetlands, USGS blue line streams, and 100 year floodplain. Floodplain development permits will be required for any development within the floodplain.



Planning & Zoning Analysis

COMPREHENSIVE & AREA PLANS

Applicable Plans:

Policy I-8:

Vision 2020 Comprehensive Plan

The Interstate 85 corridor, including the roadways feeding into the interstate, shall be a focus of coordinated land use policy and capital investments for the development of quality industry.

*Staff recommends approval of **Z-12-2022**, determining the request is consistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan.*

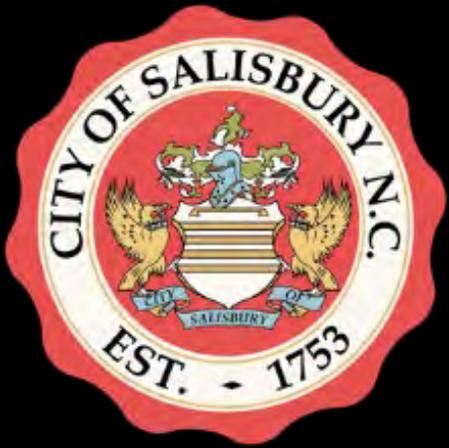


Planning & Zoning Analysis

PLAN REVIEW

Planning Board Recommendation:

This proposal was presented to Planning Board at their courtesy hearing on November 8, 2022. After deliberation, the Planning Board unanimously recommended approval, stating proposal is consistent with the Vision 2020 Comprehensive Plan as submitted.



PETITION TO REZONE

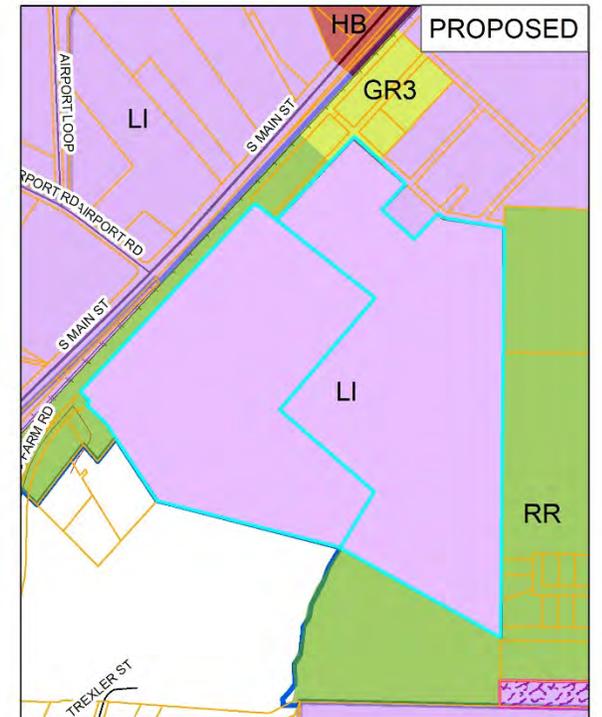
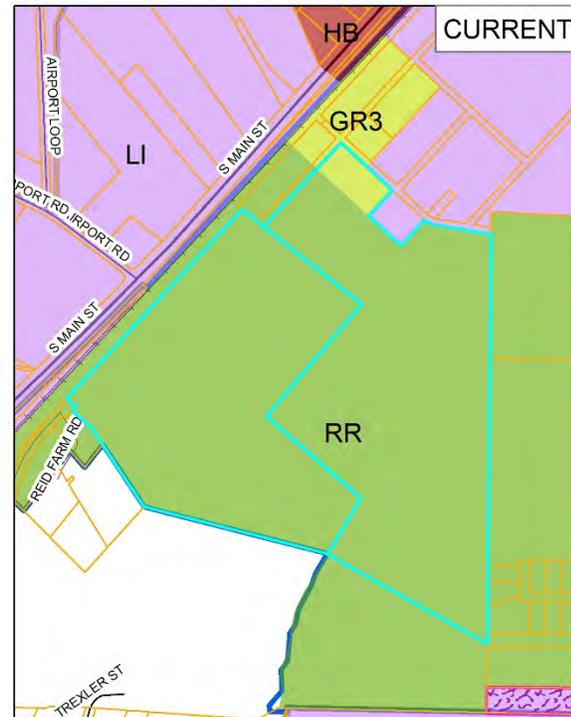
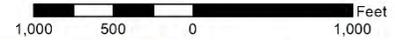
Z-12-2022

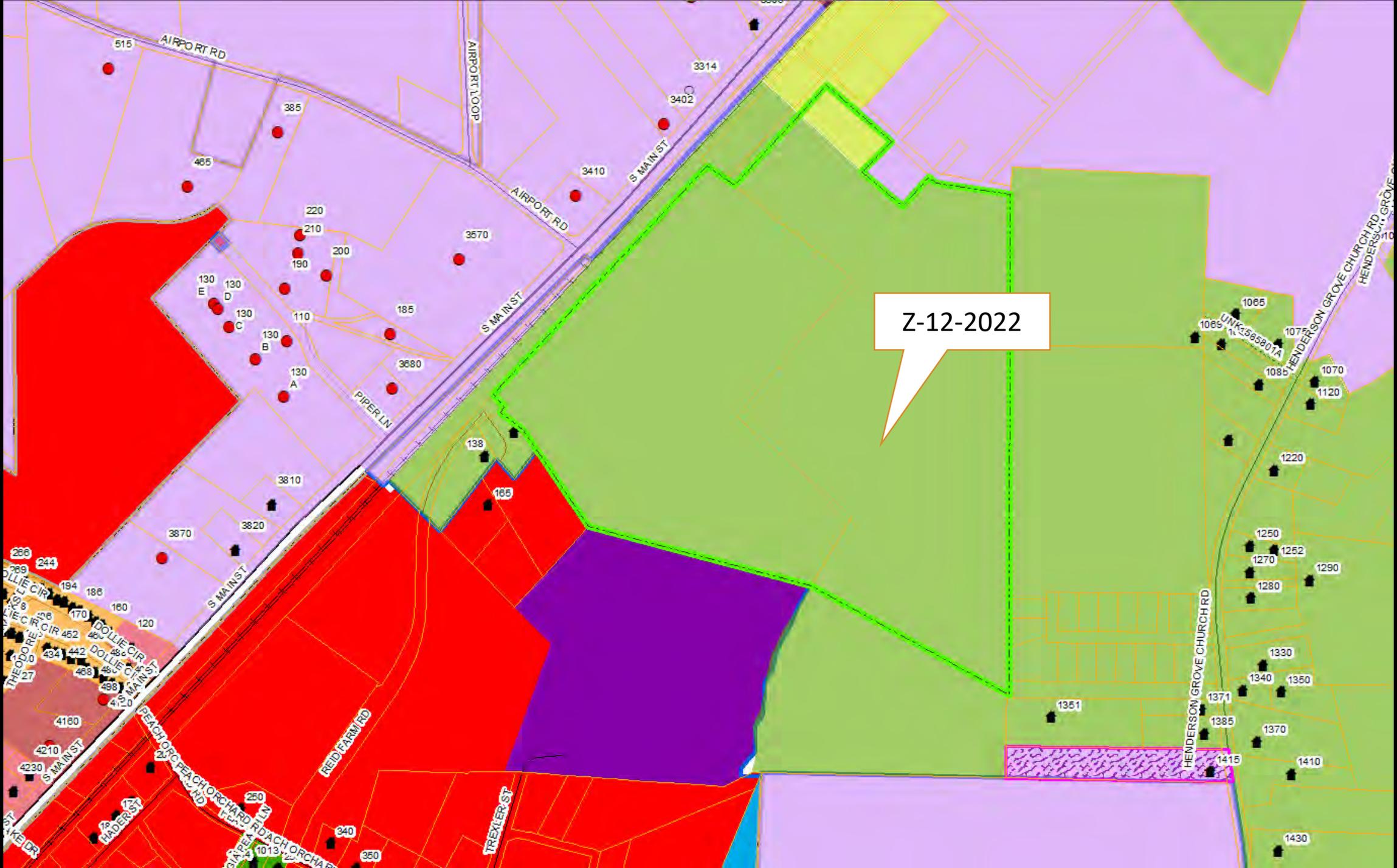
CURRENT ZONING: Rural Residential (RR)

PROPOSED ZONING: Light Industrial (LI)

Z-12-2022: REID FARM RD

Parcels : 401 0020001, 401 0020101
Current Zoning: Rural Residential, RR
Proposed Zoning: Light Industrial, LI





Z-12-2022

515 AIRPORT RD

AIRPORT LOOP

3314

3402

385

3410

465

220

210

200

3570

130 E

130 D

130 C

110

130 B

130 A

185

3680

PIPER LN

138

3810

3870

266

244

194

186

160

120

170

452

434

442

488

498

420

4180

4210

4230

250

REID FARM RD

340

350

TREXLER ST

S MAIN ST

AIRPORT RD

S MAIN ST

1065

UNK-585801A

107

1085

1070

1120

1220

1250

1252

1270

1280

1290

1330

1340

1350

1370

1410

1430

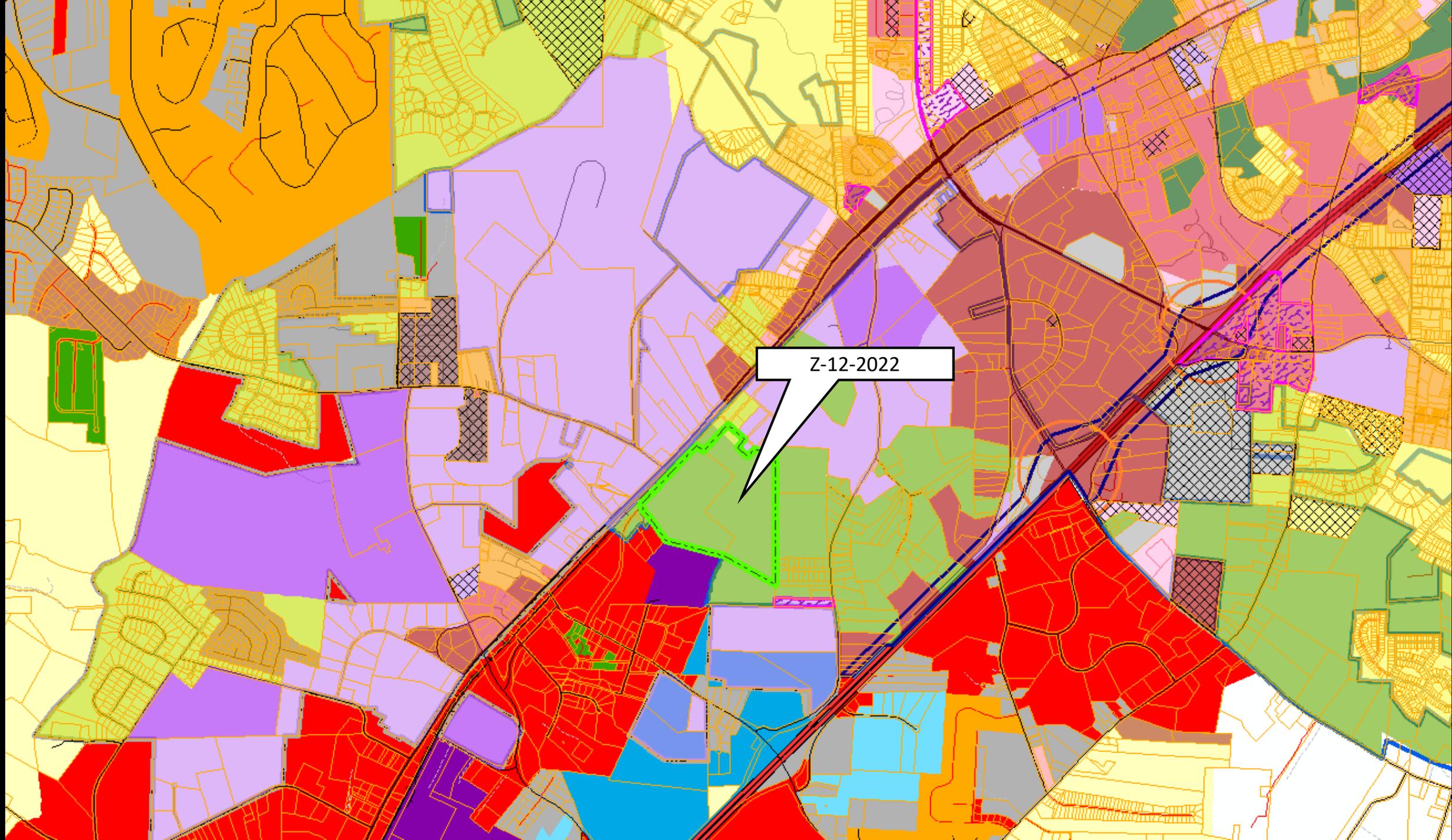
HENDERSON GROVE CHURCH RD

1371

1385

1415

HENDERSON GROVE CHURCH RD



Z-12-2022



Mid-Carolina Regional Airport (RUQ)

Home Lighting & Supply

Outdoor Power Equipment

Centurion Medical

TMT Auto

Lucky Duck

Speedway

Superior Walls Systems

BOSS Aircraft Refinishers

Rowan County Facilities Management

ThreeSixty Graphix

Blast-It-All@

Lucky Leroy's

Fleming Canopy

Johnny's Muffler & Auto Express

Martin Marietta Aggregates

DionCollection

Sunbelt Rentals

On Track Auto Sales

Dollie Cir

Rowan Bolt & Supply

Piedmont Skydiving

parel

1516

1516

29

29

1526

1526

corbes Ave

Grove Church Rd

Town Creek

S Main St

Airport Rd

Piper Ln

S Main St

Reid Farm Rd

Reid Farm Rd

Dollie Cir

Rd

St

m Creek

Town Creek

Town Creek

Henderson Grove Church

Henderson Grove Church Rd

Kelly Dr

Kelly Dr

Asbury Rd

C. Use Matrix

P	Permitted	SUP	Special Use Permit required and subject to Additional Standards in Chapter 3
PS	Permitted subject to Additional Standards in Chapter 3	—	Not Permitted
PND	Permitted as new development only	CD	SUP is not required when proposed and adopted as part of a Conditional District

BASE DISTRICT	T1	T2	T3	T4		T5			T6		Assigned Districts			Planned Development		
	OSP	RR	GR	UR	HR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	CI	MHD	TND
Residential																
Dwelling-Single Family	P	P	P	P	P	P	P	P	P	P	—	—	—	P	P	P
Dwelling-Multifamily 4 units/bldg. or less	—	—	PND	P	PS	P	P	P	P	P	—	—	P	—	P	P
Dwelling-Multifamily more than 4 units/bldg.	—	—	—	—	—	P	P	P	P	P	—	—	P	—	—	P
Dwelling-Secondary	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	P	P	P	—	—	—	P	—	—	P
Family Care Home (6 or less residents)	—	P	P	P	P	P	P	P	P	P	—	—	P	P	—	P
Home Occupation	PS	PS	PS	PS	PS	PS	—	—	—	—	—	—	PS	PS	PS	PS
Housing Service for the Elderly	—	—	PS	PS	—	P	P	P	P	P	—	—	P	P	—	P
Live-Work Unit	—	—	—	—	—	PS	PS	PS	PS	—	—	—	PS	—	—	PS
Manufactured Housing	—	PS	—	—	—	—	—	—	—	—	—	—	—	—	PS	—
Lodging																
Bed and Breakfast	—	P	P	P	P	P	P	P	P	P	—	—	—	P	—	P
Hotel/Motel/Inn	—	—	—	—	—	—	—	P	P	P	—	—	P	—	—	P
Rooming or Boarding House	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	P
Office / Service																
Animal Services	—	PS	—	PS	—	—	P	P	P	P	P	P	P	—	—	P
Banks, Credit Unions, Financial Services	—	—	—	—	—	P	P	P	P	P	—	—	P	—	—	P
Business Support Services	—	—	—	—	—	P	P	P	P	P	P	P	P	—	—	P
Child Care Home	PS	—	—	PS	PS	PS	PS									
Child Care Center in Residence	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	PS	PS	PS	PS	PS	—	—	PS	PS	PS	PS
Commercial Child Care Center	—	—	—	—	—	SUP/CD	PS	PS	PS	PS	—	—	PS	PS	—	PS
Community Service Organization	—	—	—	—	—	P	P	P	P	P	—	—	P	P	—	P
Drive Thru Service	—	—	—	—	—	PS	PS	P	SUP/CD	P	—	—	—	—	—	SUP/CD
Equipment Rental	—	—	—	—	—	—	—	P	PS	P	P	P	—	—	—	—
Funeral Home	—	—	—	—	—	—	P	P	P	P	—	—	P	—	—	P
Group Care Facility (More than 6 residents)	—	—	—	SUP/CD	—	PS	PS	PS	PS	PS	—	—	PS	PS	—	PS
Government Services	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD										
Laundry Services	—	—	—	—	—	P	P	P	P	P	—	—	—	—	—	P
Medical Clinic	—	—	—	—	—	P	P	P	P	P	—	—	P	SUP/CD	—	P

	T1	T2	T3	T4		T5			T6		Assigned Districts			Planned Development		
BASE DISTRICT	OSP	RR	GR	UR	HR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	CI	MHD	TND
Office / Service (cont.)																
Outdoor Kennels	—	P	—	—	—	—	—	P	—	P	—	—	—	—	—	—
Post Office	—	—	—	—	—	P	P	P	P	P	P	—	P	P	—	P
Professional Services	—	—	—	PND	—	P	P	P	P	P	P	P	P	—	—	P
Residential Treatment Facility	—	SUP/CD	—	—	—	SUP/CD	SUP/CD	P	—	P	—	—	—	—	—	SUP/CD
Studio: Art, dance, martial arts, music	—	—	—	—	—	P	P	P	P	P	—	—	P	SUP/CD	—	P
Vehicle Services: Minor Maintenance/Repair	—	—	—	—	—	—	P	P	P	P	P	P	—	—	—	—
Vehicle Services: Major Repair/Body Work	—	—	—	—	—	—	—	SUP/CD	PS	PS	P	P	—	—	—	—
Retail / Restaurant																
Alcoholic Beverage Sales Store	—	—	—	—	—	—	SUP/CD	P	P	P	—	—	SUP/CD	—	—	P
Auto Parts Sales	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	—
Bar/Tavern/Night Club	—	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	—	—	—	—	—	P
Drive-Thru Retail/Restaurant	—	—	—	—	—	—	—	P	P	P	—	—	—	—	—	P
Gas Station	—	—	—	—	—	—	PS	PS	PS	P	P	—	—	—	—	PS
General Retail: 3,500 sf or less	—	—	—	—	—	SUP/CD	PS	P	P	P	—	—	P	—	—	P
General Retail: 3,501 sf - 10,000 sf	—	—	—	—	—	SUP/CD	SUP/CD	P	P	P	—	—	P	—	—	P
General Retail: 10,001 sf - 50,000 sf	—	—	—	—	—	—	—	P	P	P	—	—	SUP/CD	—	—	P
General Retail: Greater than 50,000 sf	—	—	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	—	—	—	—	—	SUP/CD
Restaurant	—	—	—	—	—	SUP/CD	P	P	P	P	—	—	P	—	—	P
Vehicle or Heavy Equipment Sales	—	—	—	—	—	—	—	P	PS	P	P	P	—	—	—	PS
Entertainment / Recreation																
Adult Establishment	—	—	—	—	—	—	—	—	—	PS	—	—	—	—	—	—
Amusements, Indoor	—	—	—	—	—	—	—	P	P	P	P	P	P	—	—	—
Amusements, Outdoor	—	—	—	—	—	—	—	P	P	P	P	P	—	—	—	—
Cultural or Community Facility	—	P	—	—	—	P	P	P	P	P	P	P	P	P	P	P
Internet/Electronic Gaming	—	—	—	—	—	—	—	—	—	PS	—	—	—	—	—	—
Meeting Facility	—	P	—	—	—	P	P	P	P	P	P	P	P	P	P	P
Recreation Facilities, Indoor	—	P	—	—	—	P	P	P	P	P	P	P	P	P	—	—
Recreation Facilities, Outdoor	P	P	P	P	P	P	P	P	P	P	P	P	P	SUP/CD	P	P
Theater, Movie	—	—	—	—	—	—	—	P	P	P	—	—	—	P	—	—
Theater, Live Performance	—	—	—	—	—	—	P	P	P	P	—	—	P	P	—	P

	T1	T2	T3	T4		T5		T6		Assigned Districts			Planned Development			
BASE DISTRICT	OSP	RR	GR	UR	HR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	CI	MHD	TND
Manufacturing / Wholesale / Storage																
Agriculture	P	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Laundry, dry cleaning plant	—	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—
Manufacturing, Light	—	—	—	—	—	—	—	P	P	P	P	P	—	—	—	—
Manufacturing, Neighborhood	—	—	—	—	—	PS	P	P	P	P	P	P	—	—	—	P
Manufacturing, Heavy	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—
Media production	—	—	—	—	—	—	—	P	P	P	P	P	P	—	—	—
Metal products fabrication, machine or welding shop	—	—	—	—	—	—	—	P	P	P	P	P	—	—	—	—
Mini-Warehouse	—	—	—	—	—	—	—	P	—	P	P	P	—	—	—	—
Research and development	—	—	—	—	—	—	—	SUP/CD	SUP/CD	P	P	P	P	—	—	P
Storage: Outdoor Storage Yard as a primary use	—	—	—	—	—	—	—	—	—	—	P	P	—	—	—	—
Storage: Warehouse/Indoor Storage	—	—	—	—	—	—	—	PS	PS	P	P	P	—	—	—	—
Wholesaling and distribution	—	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—
Civic / Institutional																
Campground	PS	PS	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Cemetery	P	PS	—	—	—	PS	PS	P	P	P	P	P	P	—	P	P
College/University	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	—	—	—	—	P	—	—
Hospital	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	—	—	—	P	P	—	—
Public Safety Station	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	PS	PS	P	P	P	P	P	P	SUP/CD	P	P
Religious Institution	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School: Elem. & Secondary	—	P	P	P	P	P	P	P	P	—	—	—	—	P	—	P
School: Vocational/Technical	—	—	—	—	—	P	P	P	P	P	P	P	P	P	P	P
Transportation / Infrastructure																
Air Transportation	—	SUP/CD	—	—	—	—	—	—	—	—	P	P	—	—	—	—
Parking Lot (primary use)	—	—	—	—	—	P	P	P	P	P	P	P	P	—	—	—
Parking Structure (primary use)	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	—	—	SUP/CD
Road/Rail Transit - Passenger	—	—	—	—	—	P	P	P	P	P	P	P	P	—	P	P
Road/Rail Freight/Courier/Trucking	—	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—
Utilities-Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities-Class 2	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	P	P	P	P	P	P	P	P	P	SUP/CD
Utilities-Class 3	—	SUP/CD	—	—	—	—	—	SUP/CD	—	SUP/CD	P	P	—	—	—	—
Wireless Telecomm Facility: Stealth	—	—	PS	PS	PS	PS	PS	PS	PS							
Wireless Telecomm Facility: Tower	—	—	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	PS	PS	SUP/CD	SUP/CD	—	—

Vision 2020 Policies

- **Policy I-8:** The Interstate 85 corridor, including the roadways feeding into the interstate, shall be a focus of coordinated land use policy and capital investments for the development of quality industry.



Planning Board Courtesy Hearing was held November 8, 2022.

Planning Board voted unanimously to recommend approval as submitted with a motion stating the map amendment is “consistent with the Vision 2020 Comprehensive Plan.”



**Salisbury City Council
Statement of Consistency & Zoning Recommendation**

DISTRICT MAP AMENDMENT: **Z-12-2022**
Project Title: **Z-12-2022 Reid Farm Road**
Petitioner(s): Landmark Industrial, LLC
Owner(s): Nancy Barrow, Cory Reid Orbison, Edward Orbison Jr.
Representative(s) or Developer(s) Dave Williams
Tax Map Parcel(s): 401 0020101, 401 0020001
Size / Scope: Approximately 111 acres encompassing two (2) parcels.
Location: Located at the end of Reid Farm Road, east of South Main Street
and the Railroad right of way.

REQUEST:

**Request to amend the Land Development District Map
by rezoning two (2) parcels at 0 S Main Street and 0 Henderson Grove Church Road (PID 401 0020101,
401 0020001) from Rural Residential (RR) to Light Industrial (LI).**

STATEMENT OF CONSISTENCY & RECOMMENDATION:

The Salisbury City Council held a public hearing and reviewed the petition on December 6, 2022. The Council finds that the rezoning petition of the aforementioned parcel is CONSISTENT with the Salisbury Vision 2020 Comprehensive Plan, is reasonable, and in the public interest due to consistency with:

Policy I-8: The Interstate 85 corridor, including the roadways feeding into the interstate, shall be a focus of coordinated land use policy and capital investments for the development of quality industry.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING TAX MAP 401 PARCELS 0020101, 0020001 FROM RURAL RESIDENTIAL (RR) TO LIGHT INDUSTRIAL (LI) APPROXIMATELY 111 ACRES. (PETITION NO. Z-12-2022)

WHEREAS, a petition to rezone the property described herein was properly filed by the City of Salisbury; and

WHEREAS, the Salisbury Planning Board, an advisory board to the Salisbury City Council, reviewed the rezoning petition on November 8, 2022, unanimously voted to recommend approval as submitted, and stated that the request is consistent with the Vision 2020 Comprehensive Plan; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting on December 6, 2022; and

WHEREAS, the City Council hereby finds and determines that adoption of an Ordinance to rezone the property described herein, as requested, is consistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan due to the proposed petition, site characteristics, surrounding development pattern, and observations provided by city planning staff, identifying the policies that support the petition.

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

SECTION 1. That properties identified in the City of Salisbury and Rowan County as Tax Map 401 Parcels 0020101, 0020001 including those abutting rights-of-way and reaching to the respective centerlines, as designated on the official property identification maps of Rowan County, are hereby rezoned to 'LI' district.

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.



October 10, 2022

Dear Salisbury Area Property Owner:

The purpose of this letter is to notify you of an application that will be filed with the City of Salisbury for a development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Rowan County tax records. Per City of Salisbury regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

ALTHOUGH A NEIGHBORHOOD MEETING WAS HELD ON OCTOBER 4TH, SEVERAL ADJACENT PROPERTY OWNERS WERE INADVERTENTLY LEFT OFF OF THE MAILING LIST. IF YOU ATTENDED THE MEETING ON OCTOBER 4TH YOU ARE WELCOME TO ATTEND THE MEETING ON OCTOBER 26TH. THE SAME INFORMATION PRESENTED AT THE OCTOBER 4TH MEETING WILL BE PRESENTED AT THE MEETING ON OCTOBER 26TH.

Meeting Date: October 26, 2022

Meeting Time: 6:00 pm

Meeting Location: The meeting will be held at the terminus of Reid Farm Road.

Type of Application: Rezoning Petition

Project Proposal Address: Reid Farm Road Parcel IDs: 401 0020001 and 401 0020101

Description of project/proposal: Rezone the property for Light Industrial uses such as warehousing and or light manufacturing buildings and related parking and amenities.

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

1. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
2. A map, drawing, or other depiction of the proposed land use change or development proposal.

A site plan showing the location of the property that is subject to this application is included.

If you have any questions prior to or after this meeting, you may contact us 704.965.9268.

Sincerely,

Dave Williams
Landmark Industrial, LLC

cc: City of Salisbury Planning Department

PARCEL_ID	OWNNAME
400 034000001	SAFRIT NANCY E
470 033	ROWLAND PROPERTIES INC
401 007	SAINE REBA SAFRIT
400 039	DEPARTMENT OF TRANSPORTATION
470 067	DOWNING NANCY W
401 0990001	ORBISON GERALD DEAN
400 0310001	THREE RIVERS LANDTRUST INC
NCR NCR	NORTH CAROLINA RAILROAD
401 0020001	BARROW NANCY & ORBISON CORY
471 038	RV CAPITAL LLC
471 110	ORBISON EDWARD ELDRIDGE JR
470 034	D & M LLC
401 001	CHUNN ANGELINE & CHUNN QUEZRYTH O
471 119	SALISBURY CITY OF ECONOMIC DEV DEPT
401 077	PIEDMONT HARDWOOD LUMBER CO IN
407 001	MARTIN MARIETTA MATERIALS INC

TAXADD1	CITY	STATE	ZIPCODE	OWN2
1125 HENDERSON GROVE CHURCH RD	SALISBURY	NC	28147-935	
1348 PANTHER POINT RD	RICHFIELD	NC	28137	
1351 HENDERSON GROVE CHURCH RD	SALISBURY	NC	28147-935	
1546 MAIL SERVICE CENTER	RALEIGH	NC	27611	
1829 SHOREHAM DR	CHARLOTTE	NC	28211	
1935 NEEL RD	SALISBURY	NC	28147	
204 E INNES ST STE 280	SALISBURY	NC	28144-519	
2809 HIGHWOODS BLVD STE 100	RALEIGH	NC	27604	COMPANY
320 DEER LAKE RUN	SALISBURY	NC	28146-123	ORBISON C
3570 S MAIN ST	SALISBURY	NC	28147	
670 LIPE RD	MOUNT ULLA	NC	28125-877	
8350 OLD CONCORD RD	SALISBURY	NC	28146	
8509 ROSE MARIE DR	FORT WASHINGTON	MD	20744-2319	
PO BOX 479	SALISBURY	NC	28145	
PO BOX 535	MOUNT PLEASANT	NC	28124-053	
PO BOX 8040	FORT WAYNE	IN	46898-804	% BADEN T



NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, December 6, 2022 during its 6:00 p.m. meeting to consider the following general rezoning petition. The regularly scheduled December 6, 2022 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, December 6, 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 Facebook account.

DISTRICT MAP AMENDMENT: Z-12-2022

Project Title: Reid Farm Road
Petitioner(s): Landmark Industrial, LLC
Owner(s): Nancy Barrow, Cory Reid Orbison, Edward Orbison Jr.
Representative(s) or Developer(s) Dave Williams
Address: 0 S Main Street and 0 Henderson Grove Church Road
Tax Map - Parcel(s): Tax Map: 401 Parcel(s): 0020101, 0020001
Size / Scope: Approximately 111 acres
Location: Located at the end of Reid Farm Road, east of South Main Street and the Railroad right of way.

REQUEST:

Request to amend the Land Development Ordinance & Land Development District Map by rezoning approximately 111 acres located at the end of Reid Farm Road from Rural Residential (RR) to Light Industrial (LI).

A copy of the above petition is available for public review at Development Services (132 N. 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 Development Services Division, P.O. Box 479, Salisbury, NC 28145 or by e-mail to victoria.bailiff@salisburync.gov.

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

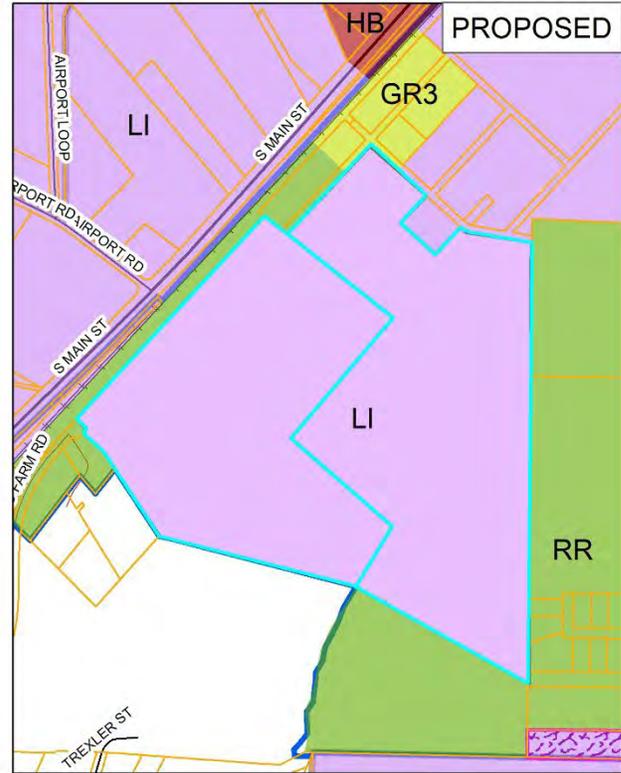
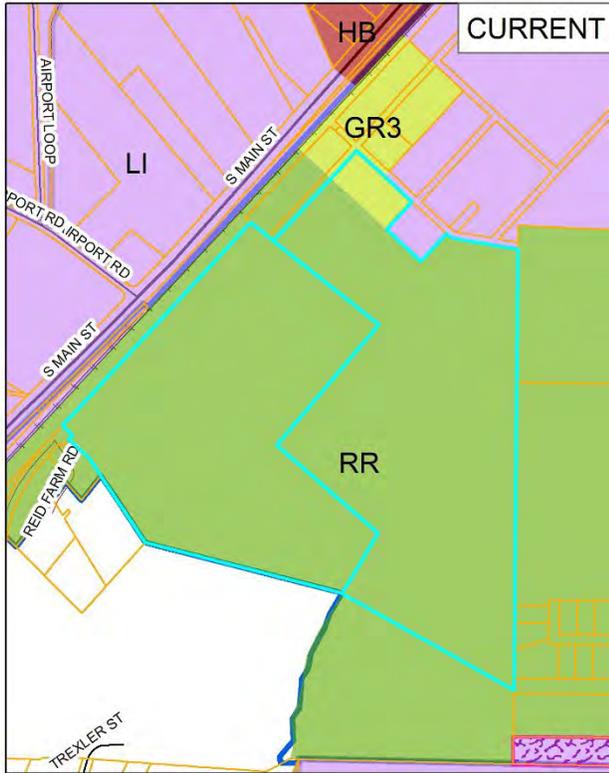
This the 22nd day of November 2022.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

BY: Kelly Baker
Administrative Services Director/City Clerk

Z-12-2022: REID FARM RD

Parcels : 401 0020001, 401 0020101
 Current Zoning: Rural Residential, RR
 Proposed Zoning: Light Industrial, LI



PARCEL_ID	OWNNAME	TAXADD1	CITY	STATE	ZIPCODE
400 034000001	SAFRIT NANCY E	1125 HENDERSON GROVE CHURCH RD	SALISBURY	NC	28147-935
470 033	ROWLAND PROPERTIES INC	1348 PANTHER POINT RD	RICHFIELD	NC	28137
401 007	SAINE REBA SAFRIT	1351 HENDERSON GROVE CHURCH RD	SALISBURY	NC	28147-935
400 039	DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CENTER	RALEIGH	NC	27611
470 067	DOWNING NANCY W	1829 SHOREHAM DR	CHARLOTTE	NC	28211
401 0990001	ORBISON GERALD DEAN	1935 NEEL RD	SALISBURY	NC	28147
400 0310001	THREE RIVERS LANDTRUST INC	204 E INNES ST STE 280	SALISBURY	NC	28144-519
NCR NCR	NORTH CAROLINA RAILROAD	2809 HIGHWOODS BLVD STE 100	RALEIGH	NC	27604
401 0020001	BARROW NANCY & ORBISON CORY	320 DEER LAKE RUN	SALISBURY	NC	28146-123
471 038	RV CAPITAL LLC	3570 S MAIN ST	SALISBURY	NC	28147
471 110	ORBISON EDWARD ELDRIDGE JR	670 LIPE RD	MOUNT ULLA	NC	28125-877
470 034	D & M LLC	8350 OLD CONCORD RD	SALISBURY	NC	28146
401 001	CHUNN ANGELINE & CHUNN QUEZRYTH O	8509 ROSE MARIE DR	FORT WASHINGTON	MD	20744-231
471 119	SALISBURY CITY OF ECONOMIC DEV DEPT	PO BOX 479	SALISBURY	NC	28145
401 077	PIEDMONT HARDWOOD LUMBER CO IN	PO BOX 535	MOUNT PLEASANT	NC	28124-053
407 001	MARTIN MARIETTA MATERIALS INC	PO BOX 8040	FORT WAYNE	IN	46898-804



NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, December 6, 2022 during its 6:00 p.m. meeting to consider the following general rezoning petition. The regularly scheduled December 6, 2022 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, December 6, 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 Facebook account.

DISTRICT MAP AMENDMENT: **Z-12-2022**

Project Title: Reid Farm Road
Petitioner(s): Landmark Industrial, LLC
Owner(s): Nancy Barrow, Cory Reid Orbison, Edward Orbison Jr.
Representative(s) or Developer(s) Dave Williams
Address: 0 S Main Street and 0 Henderson Grove Church Road
Tax Map - Parcel(s): Tax Map: 401 Parcel(s): 0020101, 0020001
Size / Scope: Approximately 111 acres
Location: Located at the end of Reid Farm Road, east of South Main Street and the Railroad right of way.

REQUEST:

Request to amend the Land Development Ordinance and Land Development District Map by rezoning approximately 111 acres located at the end of Reid Farm Road from Rural Residential (RR) to Light Industrial (LI).

A copy of the above petition is available for public review at Development 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 Development Services Division, P.O. Box 479, Salisbury, NC 28145 or by e-mail to victoria.bailiff@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 18th day of November 2022.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

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



The Salisbury Planning Board held its regular meeting on Tuesday, November 8, 2022, at 4:00 p.m. with the following being present:

PRESENT: Yvonne Dixon, Jayne Land, Dennis Rogers, Esther Smith, John Schaffer, John Struzick

STAFF: Teresa Barringer, Zoning Administrator; Hannah Jacobson, Planning Director; Jenni Pfaff, Planning Board Secretary

WELCOME GUESTS AND VISITORS

John Schaffer, Chair, called the Planning Board meeting to order at 4:00 p.m.

APPROVAL OF MINUTES

Planning Board Minutes of September 27, 2022 were approved with one edit by Members present.

NEW BUSINESS

Z-12-2022 Reid Farm Road; 0 South Main Street and 0 Henderson Church Road; PID: 401 002001 and 401 0020001; Current Zoning: Rural Residential (RR); Proposed Zoning: Light Industrial (LI)

Presenter: Teresa Barringer

Request

The Applicant is requesting to rezone two (2) parcels (approximately 111 acres) from Rural Residential (RR) to Light Industrial (LI).

Staff Presentation

Teresa Barringer made the staff presentation. In response to a question from the Board, she explained that while there are height restrictions regarding the airport, the area is not within flight paths, and is consistent with the existing ordinance.

Dave Williams, of Landmark Industrial, LLC., the Applicant, told the Board that the current plan is to develop a speculative industrial building/warehouse that will be leased. There is a large amount of demand for warehouse space, and this property is within a desirable location.

Public Comment

None.

Motion

John Struzick made a motion to approve the request, as it is consistent with the applicable Vision 2020 policies. Jayne Land seconded the motion, and all Members present approved.

**CD-07-2022 Salisbury Medical Office Building; 0 Corporate Circle; PID: 060B 172;
Current Zoning: Highway Business (HB); Proposed Zoning: Highway Business (HB) with
a Conditional Overlay (CD)**

Presenter: Teresa Barringer

Request

The Applicant is requesting to rezone one (1) parcel from Highway Business (HB) to Highway Business (HB) with a Conditional Overlay (CD) for a medical office building.

Staff Presentation

Teresa Barringer made the staff presentation. The CD will allow the Applicant to install only one parking lot connection on the property. Two connections are required under the Highway Business zone, and Staff cannot approve an exemption, it must be requested through a Conditional District rezoning. There are significant flood plain issues on the property, so the Applicant's design takes that into account by reducing the parking lot connections. In response to questions, Ms. Barringer replied that the Applicant is in open dialog with the NCDOT regarding the Julian Road expansion, and the Fire Department reported satisfaction with connectivity in the TRC meeting.

Austin Coon, a representative of the Applicant, Davis Moore, informed the Board that the property has been owned by Novant for quite a while, and this design maximizes the space well, while taking the flood issues into account. The building will house an endoscopy office.

Public Comment

None.

Motion

Esther Smith made a motion to approve the request, as consistent with the Vision 2020 plan. John Struzick seconded the motion and all Members present approved.

STAFF UPDATES

Hannah Jacobson gave the Members a draft of the Forward 2040 Comprehensive Plan. Starting with the meeting on November 22, Staff has planned a three-part introduction: general information, a deeper dive into questions from the Board, then a formal public hearing in January. Four formal public engagement sessions are planned, as well as informal opportunities to interact with Planners. Information is available on the website at <https://salisburync.gov/Government/Community-Planning-Services/Community-Plans/Forward-2040>.

ADJOURN 4:23 p.m.

John Schaffer, Chair

Jennifer Pfaff, Secretary

DRAFT

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 12/06/2022

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

Name of Presenter(s): Victoria Bailiff, Senior Planner

Requested Agenda Item: CD-07-2022 Salisbury Medical Office Building – 0 Corporate Circle / Parcel ID 060B172

Description of Requested Agenda Item: CD-07-2022 Request to rezone one (1) parcel located on the northeast corner of the intersection of Julian Road and Corporate Circle, just south of Town Creek, (PID 060B172) being approximately 6.62 acres, from Highway Business (HB) to Highway Business (HB) with a Conditional District Overlay (CD) to request an alternative design for a new Medical Office Building as permitted by Section 15.23 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: *(Please note if item includes an ordinance, resolution or petition)*

Council to consider adopting an ordinance to rezone the subject parcels as requested.

Contact Information for Group or Individual: Victoria Bailiff, victoria.bailiff@salisburync.gov, 704-638-5212

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*****



City of Salisbury
 Development Services
 132 North Main Street
 Salisbury, NC 28144
 E: 1stop@salisburync.gov
 Ph. 704.638.5208

CONDITIONAL DISTRICT REZONING APPLICATION

SHADED AREAS FOR STAFF USE ONLY

FILING DATE

CASE #

CD MASTER PLAN ADOPTION	\$1,200
CD MASTER PLAN AMENDMENT	\$900
CD MASTER PLAN REVISION	\$50
<small>* FEES PER CITY OF SALISBURY BUDGET ORDINANCE</small>	

- CD Master Plan Adoption (LDO Sec. 15.23)
- CD Master Plan Amendment (LDO Sec. 15.23.E)
- CD Master Plan Revision (LDO Sec. 15.23.F)

A petition for a CD Master Plan must be submitted by the property owner(s) of all land included in the petition. An owner representative must submit an affidavit authorizing representation. Multiple owners shall be listed on a separate sheet with ownership corresponding to all parcels included in the petition.

Submittal Requirements:

- Plan Review Payment (check, charge)
- Plan Submittal (1 e-set in Adobe PDF)

PROJECT INFORMATION

Property Address or location: 0 Corporate Circle Dr

Project Title: Salisbury MOB - Corporate Circle PID: 060B172

Present Use: Vacant Site Proposed Use: _____

Total Acreage: 6.62 ac Project/Disturbed Acreage: 2.95 ac

Petitioner: Davis Moore Representative: Austin Koon

Address: 2501 Blue Ridge Road, Suite 330, Raleigh NC 27607 Phone: 919-973-6272 Email: akoon@davismoorecapital.com

Owner(s): Rowan Health Services Corp

Address: 2085 Frontis Plaza Blvd, Winston-Salem NC 27013 Phone: _____ Email: _____

Provide overall project built-upon area (%) for NPDES determination: 19%
 (applicable for projects over 1 acre or part of a larger common plan of development - Sec. 9.6)

Will the project require voluntary annexation? Yes No

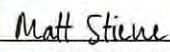
Will the project involve installation of a new public or private fire line? Yes No

Will the project require water or sewer extensions? Water Sewer Neither

SIGNATURE

By signing this petition you understand that this petition will be forwarded to the Planning Board (a City Council-appointed board) who may hear statements from staff, the petitioner, and general public, and will then vote to make a Statement of Consistency and recommendation to City Council. The petition will then be forwarded to City Council who will conduct the official public hearing before casting a deciding vote. (Use a separate sheet of paper for multiple owners.)

Petitioner(s): 
DocuSigned by:

Owner(s): 
9BCFAC883516459...

PROJECT PLANNING CHECKLIST

Pursuant to LDO Sec. 16.3, a Master Plan set (prepared by a licensed design professional with the appropriate statutory authority) must include the Site Plan, an Illustrative Landscape Plan, Building Design Plans, and other plans or documentation where applicable.

All plans must show or provide the following information where applicable; however, per Sec. 15.4, the Administrator may waive specific application requirements in certain situations:

Site Plan Information:		DONE	N/A
Project Title, property owner(s), developer(s), etc. & date of plan	(16.3.B, C, & I)	X	
Vicinity Map	(16.3.A)	X	
Boundary Survey & Limits of Construction	(16.3.D & P)	X	
Original / Proposed contours at max. 2-ft intervals	(16.3.F)	X	
Any portion within Watershed Protection Area	(16.3.M)	X	
Corporate Limits & ETJ boundaries, where applicable	(16.3.R)		X
Phase Lines	(16.3.S)		X
Floodplain, Floodway, Jurisdictional Wetlands, and/or streams, where applicable	(16.3.T)	X	
Site Calculations (acreage, open space, parking, # units, GFA, etc.)	(16.3.E)	X	
Scale, denoted graphically & numerically	(16.3.G)	X	
Any required Certification Statements	(16.3.H)		X
Zoning District of project area and adjacent properties (Include PID of each parcel)	(16.3.J)	X	
Location, dimensions & setbacks of all lots & buildings	(16.3.L)	X	
Location of all parking & loading areas with striping and dimensions	(16.3.L)	X	
Location of all existing & planned streets & alleys with dimensions	(16.3.L)		X
Location of all existing & planned (o & u) utilities and associated easements	(16.3.L)	X	
Location of all recreational open spaces & other site reservations	(16.3.L)	X	
Location of all required NPDES Best Management Practices (BMPs), if required	(16.3.N)	X	
Cross-sections of proposed streets & alleys	(16.3.O)		X
Location of, including details and screening, solid waste containment		X	

Illustrative Landscape Plan Information (must be provided in color):	DONE	N/A
Location and type of existing plants/trees and areas to remain natural	X	
Illustrative planting plan exhibiting complete landscaping of the site at maturity	X	

Building Design Plans Information (Sec. 16.11):	DONE	N/A
All exterior wall elevations (for proposed structures or additions)	X	
Photos of existing conditions and all existing structures	X	
Building materials schedule (samples may be provided)	X	

RECEIVED

By Jennifer Curlee at 7:11 pm, Sep 29, 2022



City of Salisbury
Development Services
132 North Main Street
Salisbury, NC 28144
E: 1stop@salisburync.gov
Ph. 704.638.5208

ZONING PERMIT APPLICATION

SHADED AREAS FOR STAFF USE ONLY

FILING DATE

CASE #

PLAN REVIEW CASE # (IF APPLICABLE):

ZP (NEW HOUSE<5 DU)	\$50
ZP (NEW MULTI-FAMILY RESIDENTIAL)	\$150
ZP (NEW NON-RESIDENTIAL)	\$300
ZP (ADDT/ACC/UPFIT: RESIDENTIAL)	\$25
ZP (ADDT/ACC/UPFIT: NON-RESIDENTIAL)	\$100
HOME OCCUPATION PERMIT	\$50
TEMPORARY USE PERMIT	\$100

* FEES PER CITY OF SALISBURY BUDGET ORDINANCE

NOTE TO APPLICANT: SUPPLEMENT PLAN REVIEW FORMS AVAILABLE IF PLAN REVIEW IS REQUIRED. PERMITTING & PLAN REVIEW SERVICES REQUIRE 1 HARD SET AND 1 ELECTRONIC SET (PDF)

BUILDING INFORMATION

- New Principal Building
- Addition
- Remodel/Upfit
- Accessory Structure

Existing SqFt:

Proposed SqFt: 14,000

DEVELOPMENT TYPE

- House (<5 units)
- MF (<8 units)
- MF (≥8 units)
- Non-Residential (< 10,000 sf)
- Non-Residential (≥ 10,000 sf)
- Floodplain/Watershed
- Parking Lot—Primary Use

USE INFORMATION

- New/Added Use
- Change of Use
- No Change of Use
(existing use remains)
- Home Occupation
- Temporary Use

PROJECT DESCRIPTION

Total Projected Cost:

PLAN SUBMITTAL ATTACHMENTS

- Site
- Floor
- Elevation
- Landscape

PROPERTY & CONTACT INFORMATION

Rowan County Parcel ID(s): 060B172

Address or Site Location: 0 Corporate Circle Dr

Subdivision: Lot(s):

Applicant: Erik Messina - Colliers Engineering & Design

Address: 5275 Parkway Plaza Blvd - Suite 100, Charlotte NC 28217

Email: erik.messina@collierseng.com Best Phone: 980-890-3051

Owner (if different than applicant): Rowan Health Services Corp

Address: 2085 Frontis Plaza Blvd, Winston-Salem NC 27013

Email: Daytime Phone:

SIGNATURE

I certify that all information provided on this application is accurate and that all work will be performed to meet the laws of the State of North Carolina, the standards of the Salisbury Land Development Ordinance, and the City of Salisbury Uniform Construction Standards Manual. Submission of this application does not constitute a granting of approval or issuance of a permit. The City of Salisbury reserves the right to request additional information to ensure complete review.

Applicant: Erik P. Messina

UTILITY CONNECTIONS

Water: Existing PUBLIC or PRIVATE connection with no change to service
Proposed NEW or REPLACEMENT connection @ _____ (size in inches)

Sewer: Existing PUBLIC or PRIVATE connection with no change to service
Proposed NEW or REPLACEMENT connection @ 4 (size in inches)

Irrigation: Existing PUBLIC or PRIVATE connection with no change to service
Proposed NEW or REPLACEMENT connection @ 1 (size in inches)

Fire: Existing PUBLIC or PRIVATE connection with no change to service
Proposed NEW or REPLACEMENT connection @ 6 (size in inches)

F.O.G.: New Replace >>> Trap In-ground Interceptor

Backflow: New Replace Upgrade 6 & 2 (size in inches)

DEPARTMENT USE ONLY

Project Title: _____

Zoning: _____ Overlay: _____ Local Historic Overlay? Yes No

Present Use: _____

Number, type, and condition of any existing structures:

List any known nonconformities:

Does the project require issuance of an NCDOT driveway permit? Yes No

Does the overall project generate 3,000+ vpd during an average weekday? (Sec. 4.14) Yes No

Will the project provide outdoor lighting on private property? (Ch. 11) Yes No

Will the project require outdoor storage? (Sec. 6.9) Yes No

Does a sidewalk exist along the street side parcel lines? (Sec. 4.4) Partial Yes No

Requesting Payment In Lieu of Mitigation based on the TIA? (Sec. 4.14) Yes No

Requesting Payment In Lieu of Recreational Open Space Allocation? (Sec. 7.6) Yes No

Requesting Payment In Lieu of Sidewalk? (Sec. 4.9) Yes No

Property Size (gross area in acres): _____ Area of Disturbance (acres): _____

Other & Notes:

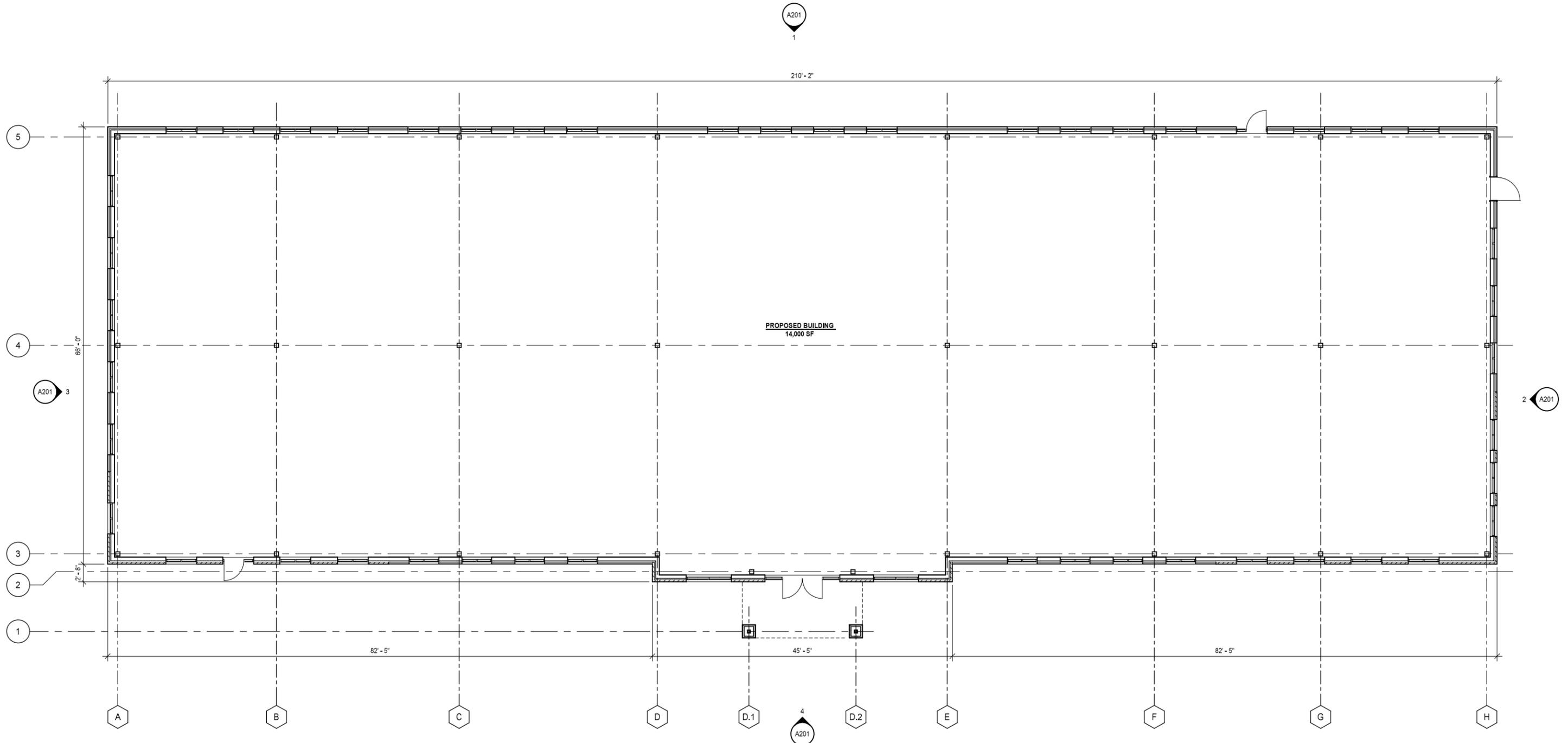
0 CORPORATE CIRCLE

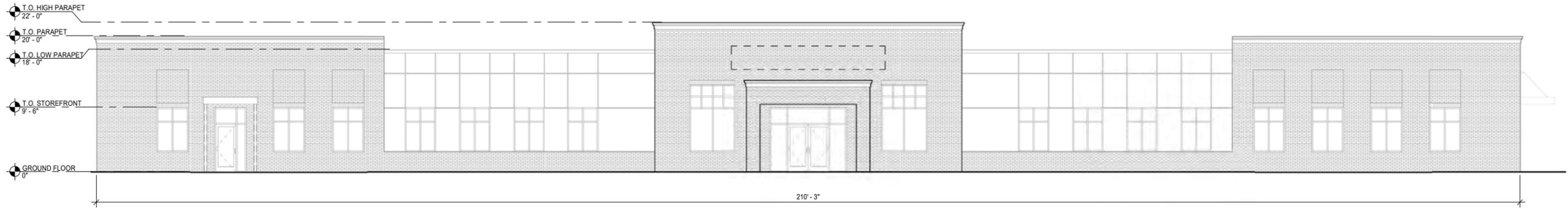
SALISBURY, NC 28147

PROPOSED EXTERIOR

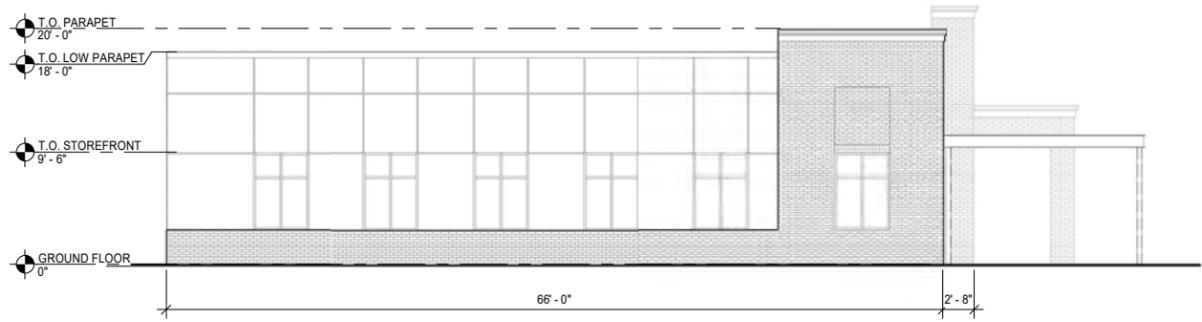
10.21.22



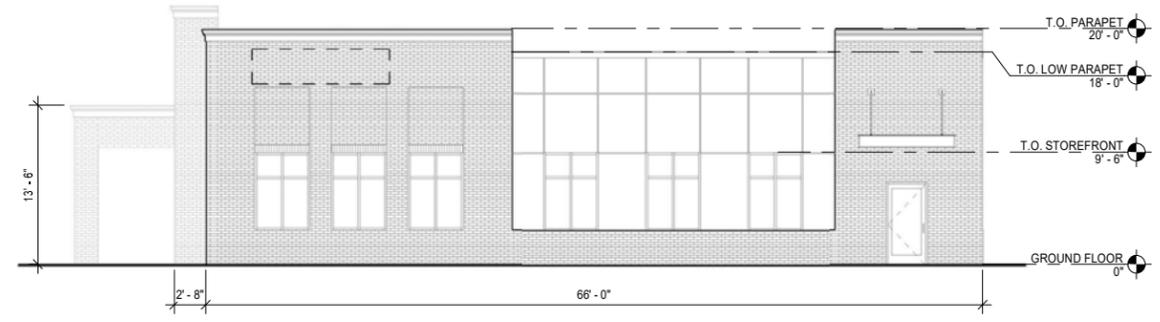




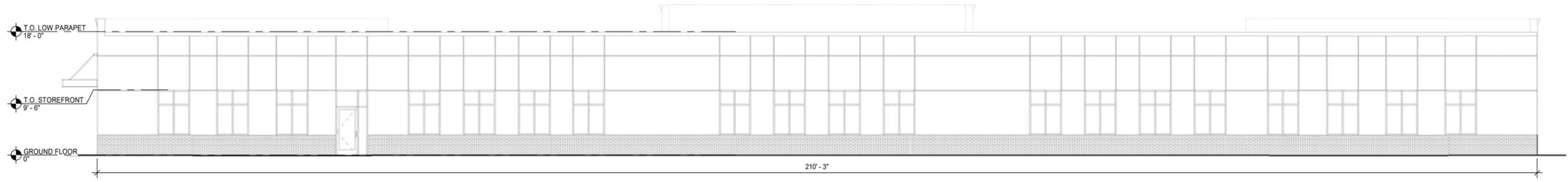
4 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



perspective | view from road entrance

MATERIALS

1  EIFS

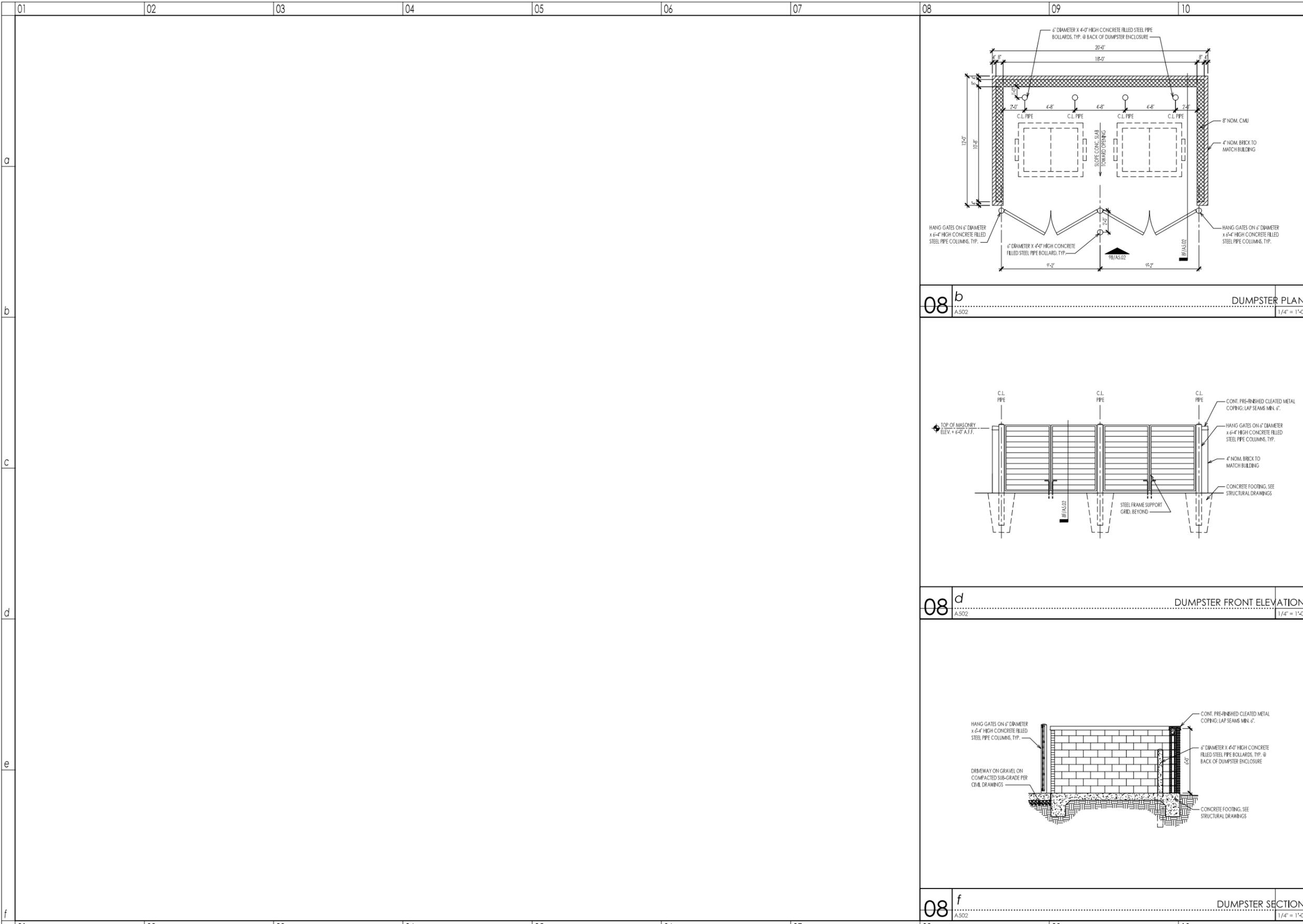
2  RED BRICK



perspective | view at emergency drop off

MATERIALS





WEST & STEM ARCHITECTS

5455 Bethania Road : Winston-Salem, NC 27106
 e-mail: info@westandstem.com
 phone: 703.424.2377

PRELIMINARY; NOT FOR CONSTRUCTION



revisions

DRAWINGS FOR:

SALISBURY MEDICAL OFFICE BUILDING SHELL

0 CORPORATE CIRCLE
 SALISBURY, NORTH CAROLINA 28147

Copyright 2022
 West & Stem Architects, PLLC

DUMPSTER PLAN,
 ELEVATION, AND SECTION
 sheet

A5.02

date: OCTOBER 17, 2022
 commission: 22C.0320
 drawn by: CDR



Planning & Zoning Analysis

CASE NO.

CD-07-2022

Project Title:

Salisbury Medical Office Building

Petitioner(s)

Davis Moore

Owner(s)

Rowan Health Services Corp

Representative(s)

Austin Koon

Address

0 Corporate Circle

Tax Map & Parcel(s)

060B172

Size / Scope

Approximately 6.62 acres

Location

Located on the northeast corner of the intersection of Julian Road and Corporate Circle, just south of Town Creek.

PETITIONER REQUEST

Request:

Petition proposes to rezone (1) parcel from Highway Business (HB) to Highway Business (HB) with a Conditional District (CD) Overlay. The proposal is seeking approval of a 14,000 square foot Medical Office Building with associated parking and landscaping.

Staff Comments:

The subject parcel is currently within Salisbury City Limits.

Is the use permitted in the base Zoning without the Conditional District Overlay?

Yes. The HB Zoning district permits Medical clinics, however, the applicant has proposed only one parking lot connection where the LDO requires two connections.

Base Zoning District Descriptions

Existing:

HB: Highway Business

Proposed:

HB/CD: Highway Business / Conditional District Overlay

Development Type:

Office/Service (Medical Clinic)



Planning & Zoning Analysis

CHARACTER OF AREA

Overview:

The 6.62 acre site is currently undeveloped.

Existing uses in the vicinity consist of other commercial and undeveloped properties. This rezoning will have little effect on surrounding properties, as the majority of immediately adjacent properties are zoned or currently used for similar purposes.

Surrounding Land Use(s) & Zoning:

<i>Location</i>	<i>Existing Land Uses</i>	<i>Existing Zoning</i>
North of area	Commercial	HB
East of area	Commercial	HB
South of area	Commercial	HB
West of area	Undeveloped	HB



Planning & Zoning Analysis

INFRASTRUCTURE & CIVIC/COMMUNITY FACILITIES

Public Schools:

Elementary: Elizabeth Koontz Elementary
Middle: Knox Middle
High: Salisbury High

Fire District:

The subject property is currently within the City of Salisbury Fire district.

Utilities

Water & Sewer:

Public water and sewer are available to this property.

Transportation

Transit:

This site is currently served by Salisbury Public Transit. Transit route 1 stops in the 500 block of Corporate Circle.

Property Access(s):

The site plan proposes driveway access to Corporate Circle only. A parking lot stub has been provided to connect to the adjacent property to the east.

Public Improvements:

Corporate Circle is a City maintained street with existing sidewalks. Julian Road is state maintained and while this section of Julian does not have existing sidewalks, NCDOT currently has a sidewalk project planned for this area.

ENVIRONMENT

Topography / Hydrology:

The land slopes down gradually towards the creek at the rear of the property. The area is partially wooded.

Flood Hazard / Streams / Wetlands:

Environmental features on this site include wetlands, USGS blue line streams, and 100 year floodplain.



Planning & Zoning Analysis

COMPREHENSIVE & AREA PLANS

Applicable Plans:

Vision 2020 Comprehensive Plan

Policy C-27:

The location of neighborhood serving businesses shall be coordinated with transit stops and bikeways.

TRC & PLAN REVIEW

TRC Meeting:

The Conditional District petition and associated Master Plan were first reviewed by the City's Technical Review Commission (TRC) on October 20, 2022. Staff, the Planning Board Liaison, Dennis Rogers, and other reviewing agencies recommended approval of the master plan subject to some minor revisions. All comments were satisfied upon resubmittal.

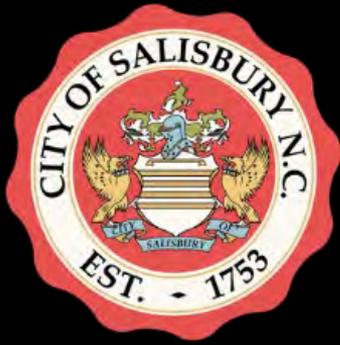
Conditional District Alternative Design Request(s)

Alternative Design Requests:

Section 10.6 of the Land Development Ordinance (LDO) requires two parking lot connections to adjacent properties. The applicant has proposed a design alternative with only one parking lot connection to the adjacent property.

Planning Board Recommendation:

This proposal was presented to Planning Board at their courtesy hearing on November 8, 2022. After deliberation, the Planning Board unanimously recommended approval, stating proposal is consistent with the Vision 2020 Comprehensive Plan as submitted.



PETITION TO REZONE

CD-07-2022:

Salisbury Medical Office Building

0 Corporate Circle

PID: 060B172

Petitioner: Davis Moore

Representative: Austin Koon

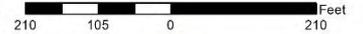
Property Owner: Rowan Health Services Corp

CD-07-2022: MEDICAL OFFICE BUILDING

Parcel : 060B172

Current Zoning: Highway Business (HB)

Proposed Zoning: Highway Business with Conditional District Overlay (HB-CD)



Petition CD-07-2022

Current Zoning

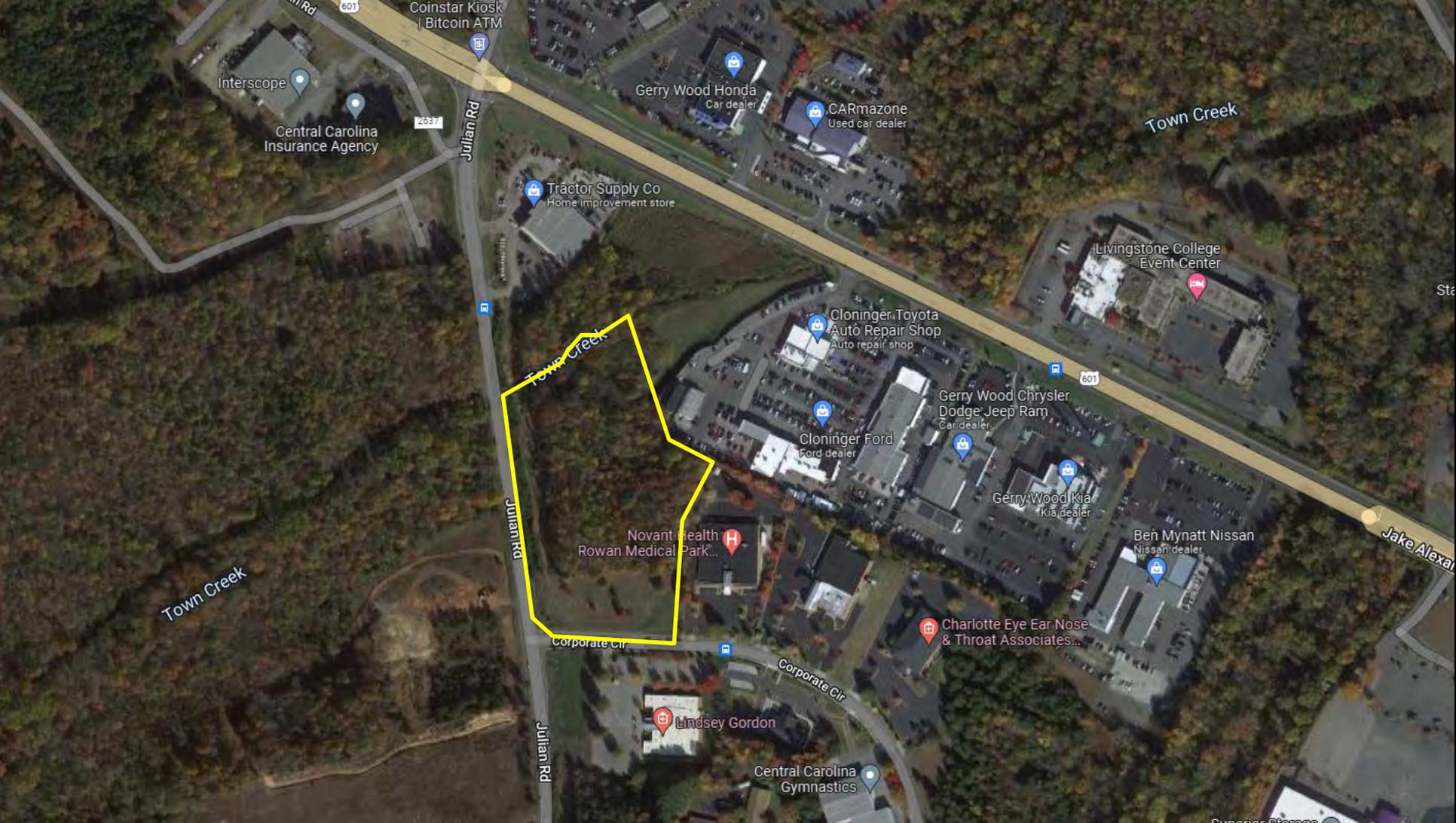
- Highway Business (HB)

Proposed Zoning

- Highway Business (HB) / CD Overlay

Proposed development for a 14,000 square foot Medical Office Building with associated parking and landscaping.

Section 10.6 of LDO requires two parking lot connections. The applicant is proposing a design alternative with only one parking lot connection to the adjacent property.



Interscope

Central Carolina Insurance Agency

Coinstar Kiosk | Bitcoin ATM

Julian Rd

Gerry Wood Honda
Car dealer

CARmazon
Used car dealer

Tractor Supply Co
Home improvement store

Town Creek

Livingstone College
Event Center

Cloninger Toyota
Auto Repair Shop
Auto repair shop

Gerry Wood Chrysler
Dodge Jeep Ram
Car dealer

Cloninger Ford
Ford dealer

Gerry Wood kia
kia dealer

Ben Mynatt Nissan
Nissan dealer

Town Creek

Novant Health
Rowan Medical Park...

Julian Rd

Corporate Cir

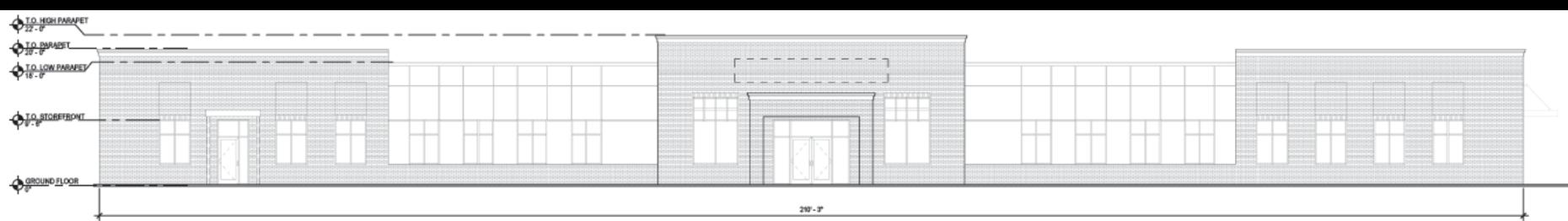
Charlotte Eye Ear Nose
& Throat Associates...

Lindsey Gordon

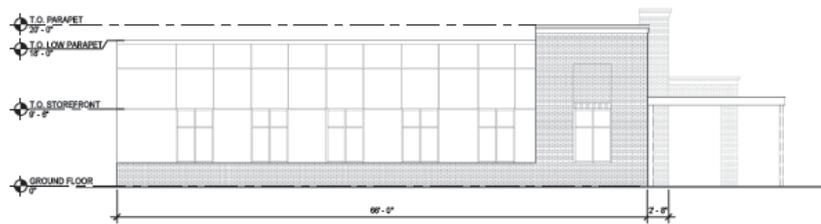
Central Carolina
Gymnastics

Jake Alexan

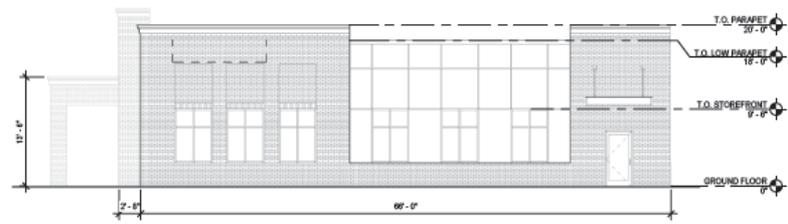
Superior Storage



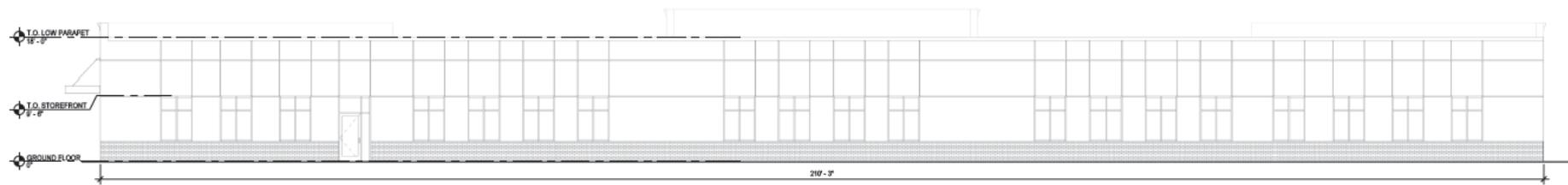
4 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



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2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"





Vision 2020 Policies

- **Policy C-27:** The location of neighborhood serving businesses shall be coordinated with transit stops and bikeways.



Planning Board Courtesy Hearing was held November 8, 2022.

Planning Board voted unanimously to recommend approval as submitted with a motion stating the map amendment is “consistent with the Vision 2020 Comprehensive Plan.”



**Salisbury City Council
Statement of Consistency & Zoning Recommendation**

DISTRICT MAP AMENDMENT: **CD-07-2022**
Project Title: Salisbury Medical Office Building
Petitioner(s): Davis Moore
Owner(s): Rowan Health Services Corp
Representative(s) or Developer(s) Austin Koon
Address: 0 Corporate Circle
Tax Map - Parcel(s): 060B172
Size / Scope: 6.62 acres
Location: Located on the northeast corner of the intersection of Julian Road and Corporate Circle, just south of Town Creek.

REQUEST:

**Request to amend the Land Development District Map
by rezoning one (1) parcel at 0 Corporate Circle (PID 060B172) from HIGHWAY BUSINESS (HB) to
HIGHWAY BUSINESS (HB) with a CONDITIONAL DISTRICT OVERLAY (CD) for the proposed
medical office building.**

STATEMENT OF CONSISTENCY & RECOMMENDATION:

The Salisbury City Council held a public hearing and reviewed the petition on December 6, 2022. The Council finds that the rezoning petition of the aforementioned parcels is CONSISTENT with the Salisbury Vision 2020 Comprehensive Plan, is reasonable, and in the public interest due to consistency with:

Policy C-27: The location of neighborhood serving businesses shall be coordinated with transit stops and bikeways.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING 0 CORPORATE CIRCLE, APPROXIMATELY 6.62 ACRES, (TAX MAP 060B PARCEL 172) FROM HIGHWAY BUSINESS (HB) TO HIGHWAY BUSINESS (HB) WITH A CONDITIONAL DISTRICT OVERLAY (CD). (PETITION NO. CD-07-2022)

WHEREAS, a petition to rezone the properties described herein was properly filed by the City of Salisbury; and

WHEREAS, the Salisbury Planning Board, an advisory board to the Salisbury City Council, reviewed the rezoning petition on November 8, 2022, unanimously voted to recommend approval with the alternative design as submitted to allow only one parking lot connection to the adjacent property whereas two connections are required by the Land Development Ordinance stating that the request meets the intent and is consistent with the Vision 2020 Comprehensive Plan; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting of December 6, 2022; and

WHEREAS, the City Council hereby finds and determines that adoption of an Ordinance to rezone the properties described herein, is reasonable and is in the public interest. The proposal is fundamentally consistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan.

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

SECTION 1. That property identified in the City of Salisbury and Rowan County as Tax Map 060B Parcel 172, including those abutting rights-of-way and reaching to the respective centerlines, as designated on the official property identification maps of Rowan County, is hereby rezoned to the base zoning district of Highway Business (HB) with a Conditional District ‘CD’ Overlay pursuant to the approved CD Master Plan.

SECTION 2. PERMITTED USES (PRIMARY): All ‘HB’ base district primary uses that are Permitted or Permitted Subject to Additional Standards. All SUP/CD uses require issuance of a Special Use Permit or an Amendment to this Conditional District (CD) Overlay.

SECTION 3. DEVELOPMENT CONDITIONS: That the following conditions are applicable to the development proposal associated with this Ordinance (see above, Section 2, Development Documents) within the Conditional District (CD) Overlay:

- No Conditions Applied

SECTION 4. DEVELOPMENT DOCUMENTS: That as permitted by the Land Development Ordinance, the development documents associated with this Conditional District (CD) Overlay may establish alternatives to specific provisions of the Land Development Ordinance; however, where alternatives are not provided, those and all other applicable Land Development Ordinance provisions remain applicable for any and all development within this Conditional District (CD) Overlay.

SECTION 5. That improvements (public and/or private) for Stormwater drainage, streets, water and sewer shall be designed and installed in accordance with applicable City and Salisbury-Rowan Utilities standards and policies. Layouts shown on the approved, stamped, and signed Development Documents are considered schematic and may require administrative revision(s) upon review of engineering drawings or details (Construction Documents).

SECTION 6. That all Ordinances, or parts of Ordinances, in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 7. That this Ordinance shall be effective from and after its passage.

RE: Community Meeting for Proposed Medical Office Building
Petitioner/Developer: Davis Moore Capital
Current Land Use: Vacant/Highway-Business
Existing Zoning: HB – Highway Business
Rezoning Requested: HB-CD – Highway Business Conditional District

Date and Time of Meeting:

Thursday, October 13th, 2022 at 5:30p.m.

Virtual Meeting RSVP:

Please email erik.messina@collierseng.com or call 980.890.3051 to provide your email address in order to receive a secure virtual meeting link. Please reference project name Salisbury MOB in your response.

To whom it may concern,

Rowan County GIS online records show that you own a parcel of land in close proximity to a proposed medical office development Davis Moore Capital is pursuing on Corporate Circle to the east of Julian Road. Enclosed is a map showing the subject site in red. We are hosting a neighborhood meeting to share our plans and answer any questions you may have. Additionally, to provide the best ease of access the meeting will be held virtually. *Please email erik.messina@collierseng.com or call 980.890.3051 to provide your email address in order to receive a secure virtual meeting link by October 10th.*

Residents or property owners who expect they will be unable to access the virtual meeting are asked to email erik.messina@collierseng.com or call 980.890.3051 to make alternative arrangements for receiving the presentation information.

Background and Summary of Request:

This Petition involves a request to conditionally zone the ± 6.62-acre site Highway Business-CD, to allow the development of the site with a medical office building composed of a 14,000 SF one-story building with one interlot connection stub to the east. Tree save areas and buffer areas will be provided around the perimeter of the site and as otherwise required by code. Access to the Site will be via one full movement driveways on Corporate Circle.

We hope you will consider joining us at this time.





VICINITY MAP

NOT TO SCALE
SOURCE: GOOGLE MAP

Installing Microsoft Teams

Desktop (Windows or Mac):

1. Go to <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>

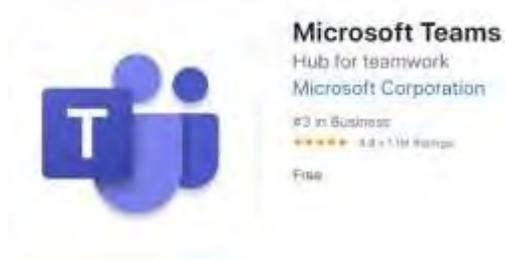
2. Click “Download Teams”

A rectangular button with a dark blue background and white text that reads "Download Teams".

3. The program should download in your browser which, once complete, you can click to install.
4. Launch the program and sign in with your email

Mobile (iOS or Android):

1. Open the App Store on iOS or the Google Play Store
2. Search for the Teams app



3. Click “Install” on Android, or the “Get” button on iOS to download and install
4. Open the app and sign in with your email

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Cloninger Investments Inc.
P.O. Box 1788
Salisbury, NC 28145

2. Article Number (Transfer from service label)
7020 2450 0001 1271 3704

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Rick Mahaley Agent Addressee

B. Received by (Printed Name)
Rick Mahaley

C. Date of Delivery
SEP 22 2022

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Rowan Health Services Corp
2085 Frontis Plaza Blvd
Winston-Salem, NC 27013

2. Article Number (Transfer from service label)
7020 2450 0001 1271 3773

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature] Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Belle Realty Development Co.
301 N Main St.
P.O. Box 102
Salisbury, NC 28145

2. Article Number (Transfer from service label)
7018 1130 0002 1499 4282

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Myra P. Beard Agent Addressee

B. Received by (Printed Name)
Myra P. Beard

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Rowan Regional Medical Center
3600 Country Club Road
Suite 201
Winston-Salem, NC 27103

2. Article Number (Transfer from service label)
7018 1130 0002 1499 5722

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature] Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Subcutis LLC
335 Penny Lane
Concord, NC 28025

2. Article Number (Transfer from service label)
7020 2450 0001 1271 3711

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature] Agent Addressee

B. Received by (Printed Name)
C. Date of Delivery
9/22/22

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
WNCVS, LLC.
120 E. Council St.
Suite 200
Salisbury, NC 28144

2. Article Number (Transfer from service label)
7020 2450 0001 1271 3728

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature] Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Barrier Ronnie Jay
745 Hidden Cove Drive
Salisbury, NC 28146

2. Article Number (Transfer from service label)
7018 1130 0002 1499 5715

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature] Agent Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt



NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, December 6, 2022 during its 6:00 p.m. meeting to consider the following request. The regularly scheduled December 6, 2022 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, December 6, 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 Facebook account.

DISTRICT MAP AMENDMENT: CD-07-2022

Project Title:	Salisbury Medical Office Building
Petitioner(s):	Davis Moore
Owner(s):	Rowan Health Services Corp
Representative(s) or Developer(s)	Austin Koon
Address:	0 Corporate Circle
Tax Map - Parcel(s):	060B172
Size / Scope:	6.62 acres
Location:	Located on the northeast corner of the intersection of Julian Road and Corporate Circle, just south of Town Creek.

REQUEST:

Request to amend the Land Development Ordinance (LDO) and Land Development District Map by rezoning (1) parcel being approximately 6.62 acres located at 0 Corporate Circle from Highway Business (HB) to Highway Business (HB) with a Conditional District (CD) Overlay. The proposal is seeking approval of a medical office building and associated parking. The proposal also requests an exception to the LDO Parking Lot Connection Requirements outlined in the LDO Chapter 10.6 for an alternate design permitting only one parking lot connection to an adjacent property instead of two.

A copy of the above petition (including the Master Plan) is available for public review at Development Services (132 North Main Street). Anyone wishing a copy, or additional information, should call 704-638-5208. Written comments may be submitted by mailing a letter to the City Clerk, P.O. Box 479, Salisbury, NC 28145 or by e-mail to kbake@salisburync.gov. Written correspondence received before the meeting will be forwarded to the City Council.

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

This the 22nd day of November 2022.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

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

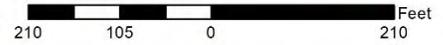
CD-07-2022: MEDICAL OFFICE BUILDING



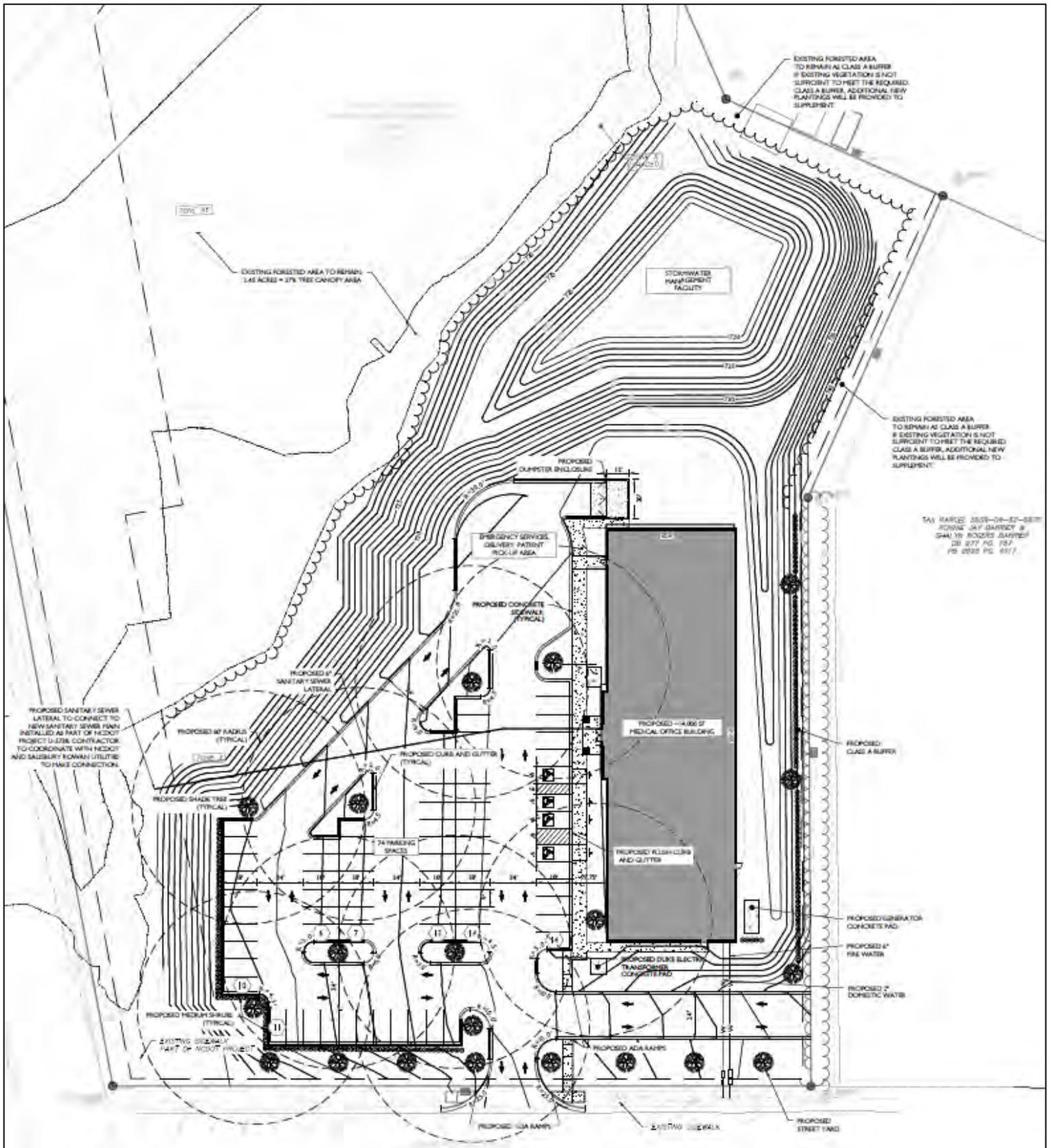
Parcel : 060B172

Current Zoning: Highway Business (HB)

Proposed Zoning: Highway Business with Conditional District Overlay (HB-CD)



PARCEL_ID	OWNNAME	TAXADD1	TAXADD2	CITY	STATE	ZIPCODE
060B172	ROWAN HEALTH SERVICES CORP	2085 FRONTIS PLAZA BLVD		WINSTON SALEM	NC	27013
400 053	CLONINGER INVESTMENTS INC	PO BOX 1788		SALISBURY	NC	28145-1788
400 009	WNCVS LLC	120 E COUNCIL ST SUITE 200		SALISBURY	NC	28144-5816
060 023	BELLE REALTY DEVELOPMENT CO	301 N MAIN ST	PO BOX 102	SALISBURY	NC	28145-0102
060B167	SUBCUTIS LLC	335 PENNY LN		CONCORD	NC	28025
060 1080001	BARRIER RONNIE JAY & WF	745 HIDDEN COVE DR		SALISBURY	NC	28146-9058
060B170	ROWAN REGIONAL MEDICAL CENTER	3600 COUNTRY CLUB RD STE 201		WINSTON SALEM	NC	27103





NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, December 6, 2022 during its 6:00 p.m. meeting to consider the following request. The regularly scheduled December 6, 2022 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, December 6, 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 Facebook account.

DISTRICT MAP AMENDMENT: **CD-07-2022**

Project Title:	Salisbury Medical Office Building
Petitioner(s):	Davis Moore
Owner(s):	Rowan Health Services Corp
Representative(s) or Developer(s)	Austin Koon
Address:	0 Corporate Circle
Tax Map - Parcel(s):	060B172
Size / Scope:	6.62 acres
Location:	Located on the northeast corner of the intersection of Julian Road and Corporate Circle, just south of Town Creek.

REQUEST:

Request to amend the Land Development Ordinance (LDO) and Land Development District Map by rezoning (1) parcel being approximately 6.62 acres located at 0 Corporate Circle from Highway Business (HB) to Highway Business (HB) with a Conditional District (CD) Overlay. The proposal is seeking approval of a medical office building and associated parking. The proposal also requests an exception to the LDO Parking Lot Connection Requirements outlined in the LDO Chapter 10.6 for an alternate design permitting only one parking lot connection to an adjacent property instead of two.

A copy of the above petition (including the Master Plan) is available for public review at Development Services (132 North Main Street). Anyone wishing a copy, or additional information, should call 704-638-5208. Written comments may be submitted by mailing a letter to the City Clerk, P.O. Box 479, Salisbury, NC 28145 or by e-mail to kbake@salisburync.gov. Written correspondence received before the meeting will be forwarded to the City Council.

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

This the 18th day of November 2022.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

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



The Salisbury Planning Board held its regular meeting on Tuesday, November 8, 2022, at 4:00 p.m. with the following being present:

PRESENT: Yvonne Dixon, Jayne Land, Dennis Rogers, Esther Smith, John Schaffer, John Struzick

STAFF: Teresa Barringer, Zoning Administrator; Hannah Jacobson, Planning Director; Jenni Pfaff, Planning Board Secretary

WELCOME GUESTS AND VISITORS

John Schaffer, Chair, called the Planning Board meeting to order at 4:00 p.m.

APPROVAL OF MINUTES

Planning Board Minutes of September 27, 2022 were approved with one edit by Members present.

NEW BUSINESS

Z-12-2022 Reid Farm Road; 0 South Main Street and 0 Henderson Church Road; PID: 401 002001 and 401 0020001; Current Zoning: Rural Residential (RR); Proposed Zoning: Light Industrial (LI)

Presenter: Teresa Barringer

Request

The Applicant is requesting to rezone two (2) parcels (approximately 111 acres) from Rural Residential (RR) to Light Industrial (LI).

Staff Presentation

Teresa Barringer made the staff presentation. In response to a question from the Board, she explained that while there are height restrictions regarding the airport, the area is not within flight paths, and is consistent with the existing ordinance.

Dave Williams, of Landmark Industrial, LLC., the Applicant, told the Board that the current plan is to develop a speculative industrial building/warehouse that will be leased. There is a large amount of demand for warehouse space, and this property is within a desirable location.

Public Comment

None.

Motion

John Struzick made a motion to approve the request, as it is consistent with the applicable Vision 2020 policies. Jayne Land seconded the motion, and all Members present approved.

**CD-07-2022 Salisbury Medical Office Building; 0 Corporate Circle; PID: 060B 172;
Current Zoning: Highway Business (HB); Proposed Zoning: Highway Business (HB) with
a Conditional Overlay (CD)**

Presenter: Teresa Barringer

Request

The Applicant is requesting to rezone one (1) parcel from Highway Business (HB) to Highway Business (HB) with a Conditional Overlay (CD) for a medical office building.

Staff Presentation

Teresa Barringer made the staff presentation. The CD will allow the Applicant to install only one parking lot connection on the property. Two connections are required under the Highway Business zone, and Staff cannot approve an exemption, it must be requested through a Conditional District rezoning. There are significant flood plain issues on the property, so the Applicant's design takes that into account by reducing the parking lot connections. In response to questions, Ms. Barringer replied that the Applicant is in open dialog with the NCDOT regarding the Julian Road expansion, and the Fire Department reported satisfaction with connectivity in the TRC meeting.

Austin Coon, a representative of the Applicant, Davis Moore, informed the Board that the property has been owned by Novant for quite a while, and this design maximizes the space well, while taking the flood issues into account. The building will house an endoscopy office.

Public Comment

None.

Motion

Esther Smith made a motion to approve the request, as consistent with the Vision 2020 plan. John Struzick seconded the motion and all Members present approved.

STAFF UPDATES

Hannah Jacobson gave the Members a draft of the Forward 2040 Comprehensive Plan. Starting with the meeting on November 22, Staff has planned a three-part introduction: general information, a deeper dive into questions from the Board, then a formal public hearing in January. Four formal public engagement sessions are planned, as well as informal opportunities to interact with Planners. Information is available on the website at <https://salisburync.gov/Government/Community-Planning-Services/Community-Plans/Forward-2040>.

ADJOURN 4:23 p.m.

John Schaffer, Chair

Jennifer Pfaff, Secretary

DRAFT

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: December 6, 2022

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

Name of Presenter(s): Hannah Jacobson, Planning Director

Requested Agenda Item: Amendments to grant agreements for the Salisbury Paul Bruhn Grant and the Downtown Revitalization Incentive grant program.

Description of Requested Agenda Item: In an effort to efficiently use federal grant funding, Community Planning Staff is recommending adjustments to grant agreements impacting three Downtown rehabilitation projects. There is no change to the amount of overall incentive grant for any of the projects detailed below.

Background

The City of Salisbury received the Paul Bruhn Grant for Historic Preservation from the National Park Service in 2020. The deadline to expend all funds is September 30, 2023. Five projects received awards. Delays in construction timelines for one project, the Wrenn House (115 South Jackson), have prompted staff to consider how to spend the federal grant money in a timely fashion.

The City also awards Downtown Revitalization Grants through the general fund. In 2022, the Council approved five grants. Two projects have received both the Paul Bruhn Grant and the DRI grant: the Bell Block at 133 South Main Street and The Salisbury at 121 West Council Street. These projects are under construction and anticipated to be complete by next summer.

Proposal

To efficiently use federal grant funds, Staff proposes:

- Combining the federal and local grant awards for the Bell Block and The Salisbury. These grants would be paid using the federal Paul Bruhn grant.
- Amending the agreement for the Wrenn House to be a local incentive grant, which would give the project 2 years to complete.

There would be no change to the amount of overall incentive grant for any project.

Project	Current			Proposed		
	Local Grant	Paul Bruhn (Federal)	Total	Local Grant	Paul Bruhn (Federal)	Total
Wrenn House (115 S Jackson St)	\$0	\$93,750	\$93,750	\$93,750	\$0	\$93,750
Bell Block (133 S. Main St)	\$91,500	\$150,000	\$241,500	\$0	\$241,500	\$241,500
The Salisbury (121 W. Council St)	\$62,000	\$150,000	\$212,000	\$0	\$212,000	\$212,000

Attachments: Yes No

Fiscal Note:

Action Requested of Council for Agenda Item: Council to authorize the City Manager to amend incentive grant agreements for the 121 West Council Street, 133 South Main Street and 115 South Jackson Street.

Contact Information for Group or Individual: **Hannah Jacobson**, Community Planning Services,
(704) 638-5230,
hannah.jacobson@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:

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 12/6/2022

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: Update the fine for parking violations in the existing Salisbury Municipal Code Section 13-2, 13-39, 13-40, 13-42, 13-151.

Description of Requested Agenda Item: Parking fines update.

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: *(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:



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

Reason:

Chapter 13 MOTOR VEHICLES AND TRAFFIC

ARTICLE I. IN GENERAL

Sec. 13-2. Obedience to chapter; penalty.

- (a) It shall be unlawful for any person to do any act forbidden or fail to perform any act required in this chapter.
- (b) If any person shall violate a provision of this chapter regulating the operation or parking of vehicles, he shall be responsible for ~~an infraction and, except as otherwise provided in this chapter, shall be required to pay a penalty of not more than fifty dollars~~ (\$50 civil penalties and other remedies as set forth in this chapter).

(Code 1977, § 15-2)

ARTICLE II. TRAFFIC BUREAU

Sec. 13-39. Procedure for certain violations—Generally.

Whenever a violation of a traffic regulation enumerated in section 13-40 shall come to the attention of a member of the police department, it shall be his duty to notify the offender, in writing, to pay the designated fine to the police department within ~~twenty-four~~ thirty (2430) hours-days from the date of such notice, or give reason why such fine should not be paid. Such notice shall set forth the license number of the vehicle involved in the violation, the name of the officer giving such notice, the date of the notice, and the nature of the offense. A duplicate of such notice shall be delivered to the police department.

(Code 1977, § 15-52)

Sec. 13-40. Same—Enumeration of offenses and penalties.

The offenses, the enumeration of which is referred to in section 13-39, and the penalties therefor shall be as follows:

<i>Offense</i>	<i>Penalty</i>
<u>Parking in reserved space</u>	<u>\$25.00</u>
Parking overtime	\$15.00
Double parking	\$25.00
Parking in safety zone	\$25.00
Parking too close to fire hydrant	\$25.00
Parking in corner clearance zone	\$25.00
Parking against line of traffic	\$25.00
Parking over lines designating lined parking space	\$25.00
Parking too far from curb	\$25.00
Blocking traffic	\$25.00
Blocking alley	\$25.00
Making U-turn where prohibited	\$25.00
Turning around in middle of block	\$25.00
Running against traffic signal	\$25.00

(Code 1977, §§ 15-53, 15-53.1; Ord. No. 1993-60, § 1, 8-3-93; Ord. No. 1997-85, § 1, 12-16-97; Ord. No. 2022-09, § 1, 1-4-22)

Sec. 13-42. Same—Penalty for repeat offender of parking violations.

Offenders who receive a minimum of four (4) parking violations, as enumerated in section 13-40, within a thirty-day period shall be subject to an additional ~~seventy five~~^{fifty} dollar (\$~~5075~~⁵⁰.00) repeat offender penalty, which shall be issued with notification of the fourth and subsequent offenses. Repeat offender penalties shall be subject to the penalty for late payment [in] section 13-41.

(Ord. No. 2011-15, § 1, 4-5-11; Ord. No. 2022-09, § 1, 1-4-22)

Secs. 13-43—13-60. Reserved.

ARTICLE VI. STOPPING, STANDING AND PARKING

DIVISION 1. GENERALLY

Sec. 13-151. Towing and impoundment of standing or parked vehicles.

(a) Any vehicle which shall be or remain standing or parked in any posted, nonmetered, municipally owned or operated parking zone identified in sections 13-362 or 13-363, or upon any public street, avenue, way, alley or other public place may be removed by or upon order of the city manager or the chief of police, and placed in storage in a privately operated garage or other place designated by or maintained by the city, under the following circumstances:

...

(6) When any vehicle is parked in any city-owned or city-operated off-street parking lot in ~~such a way that violation of sections 13-224 or 13-363 is violated.~~

ARTICLE X. SCHEDULES

Sec. 13-362. Off-street parking lots—Generally.

The city maintains eleven (11) off-street parking lots that are named and their location described by parcel numbers in the following chart:

Name	Parcel Numbers
City Parking Lot	010 137
	010 138
	010 139
	010 140
Plaza Parking Lot	0102451
	0102452
	0102560
Central City Parking Lot	0105503
	0105504
	0105505
Depot Parking Lot	010 260
	010 261
Eastern Gateway Parking Lot	010 284
	010 285
	010 289

	010 289A
Gateway Parking Lot	010 280
	010 283
City Hall Parking Lot	0106572
	0106585
Lee-Fisher Parking Lot	010 327
	010 459
300 S. Main St. Parking Lot	0106590

(Code 1977, § 15-296; Ord. No. 1989-59, 10-3-89; Ord. No. 1993-71, § 1, 8-3-93; Ord. No. 1994-29, § 1, 6-7-94; Ord. No. 2007-32, §§ 1, 2, 6-5-07; Ord. No. 2022-05, § 3, 1-4-22)

Sec. 13-363. Same—Lots with rental spaces.

If a parking space in any of the parking lots named in section 13-362 is rented for the exclusive use by a customer of the city, such customer will receive a parking permit indicating the name of the parking lot. When parked in a space that is identified as reserved, the vehicle parked in that space must display a current city permit for the lot being used as outlined in the agreement set forth between the city and the customer. All other parking in all city lots must comply with the posted parking regulations at each lot. Any vehicle parked in violation of this section may either be towed to a storage area or ticketed with a parking citation.

(Code 1977, § 15-297; Ord. No. 2007-32, §§ 1, 3, 6-5-07)

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 12/06/2022

Name of Group(s) or Individual(s) Making Request: Public Works Department

Name of Presenter(s): Chris Tester, Michael Hanna

Requested Agenda Item: Fisher Street Bridge Closure update

Description of Requested Agenda Item: Public Works to give an update on the Fisher Street Bridge closure. The Fisher Street Bridge is one of five municipal bridges maintained by the City of Salisbury and is one of 3 located in a historic district. The bridge is a timber bridge with steel I beams that span over the railroad tracks. A bridge inspection report from January 2020 identified items in need of repair on the Fisher Street Bridge. The City contracted with NCDOT Bridge Maintenance to perform these repairs which started in September 2021. During these repairs it was determined that there was significant deterioration of the steel I-beams which were not originally listed in the report and analysis of these beams was needed. In March 2022, the City received analysis on the bridge and it was determined that due to deterioration the bridge's load capacity has dropped to 4 tons. Engineers in the City feel that this load rating is unsafe to open to vehicular traffic and budget estimates have been prepared to make repairs. City staff has recently conducted community surveys to gather input and data. This update will provide City council with the survey results and next steps.

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: *(Please note if item includes an ordinance, resolution or petition)*

Council to receive a presentation as an update on the closure of Fisher Street Bridge.

Contact Information for Group or Individual: Chris Tester- 704-638-2098, Michael Hanna 704-216-8028

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

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 12/06/2022

Name of Group(s) or Individual(s) Making Request: Public Works Department

Name of Presenter(s): Michael Hanna, Allie Thies

Requested Agenda Item: Sustainable Salisbury Update

Description of Requested Agenda Item: Allie Thies, Sustainability Coordinator, will be providing an update on Sustainable Salisbury initiatives, completed projects, and future goals for sustainability for the City of Salisbury. Allie will be highlighting project areas including but not limited to recycling, contamination reduction, waste reduction, carbon footprint reduction, business/school partnerships, solar energy, and electric vehicles.

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: *(Please note if item includes an ordinance, resolution or petition)*

Council to receive a presentation as an update on the Sustainability initiatives for the City of Salisbury.

Contact Information for Group or Individual: Allie Thies- 704-638-2098, Michael Hanna 704-216-8028

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

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 12/06/2022

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

Name of Presenter(s): Announcement

Requested Agenda Item: Community Meetings for Forward 2040 Comprehensive Plan

Description of Requested Agenda Item: Community Planning Services is hosting two open house input sessions for members of the community to weigh in on the draft Forward 2040 Comprehensive Plan. Come share your thoughts and ideas with staff by attending a meeting at the Rowan Museum at 202 North Main Street on Thursday, December 8th from 11:30 am to 1:30 pm, or at the Rowan Cabarrus Community College North Campus, Building 600, on Saturday, December 10th from 10:00 am until Noon. Additional opportunities to review and comment on the draft plan can be found by visiting www.salisburync.gov/forward2040 or by calling 704-638-5230.

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: No action requested.

Contact Information for Group or Individual: Hannah Jacobson (704) 638-5230

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*****



Forward 2040 - Comprehensive Plan

Over the last three years, the City of Salisbury has worked with our community to create a draft comprehensive plan - Forward 2040: Salisbury's Framework for Growth. The draft plan is now available for public feedback. Here's how you can join in the conversation:

Comment on the Draft

Here's how:

Visit www.salisburync.gov/forward2040 to:

- View and comment on the draft
- Browse the interactive Future Land Use Map draft and leave your comments.

Attend a Meeting

Here's how:

Four community meetings are scheduled to learn more about the plan and provide your ideas.

Meeting details are below.

Talk with a Planner

Here's how:

Host a "Presentation from a Planner". Request forms are on www.salisburync.gov/forward2040

Attend Office Hours

- In person - Tuesdays from Noon to 1:00 pm at 132 N. Main Street
- Virtually - Fridays from Noon to 1:00 pm (online registration)

Monday, December 5
6:30 pm - 8:30 pm
Horizons Unlimited, 1636 Parkview Circle

Thursday, December 8
11:30 am - 1:30 pm
Rowan Museum, 202 North Main Street

Saturday, December 10
10:00 am - Noon
Rowan Cabarrus Community College North Campus, Building 600, Room 101
133 Jake Alexander Boulevard

January 2023 (TBD)
Livingstone College

To view the full plan, make comments, and learn about engagement opportunities, go online at www.salisburync.gov/forward2040
Email Forward2040@salisburync.gov | Phone 704-638-5230



Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: Tuesday, December 6, 2022

Name of Group(s) or Individual(s) Making Request: Communications/HR

Name of Presenter(s):

Requested Agenda Item: Mayor's Announcement

Description of Requested Agenda Item: The City of Salisbury will host a drop-in Open House for job seekers interested in city employment on Friday, December 9th from 10 a.m. to 2 p.m. at various city departments. Those departments include Fire, Police, Public Works, Parks and Recreation, Salisbury-Rowan Utilities, Finance and Engineering. Please visit salisburync.gov or our official City of Salisbury social media platforms for specific building addresses.

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: *(Please note if item includes an ordinance, resolution or petition)*

Contact Information for Group or Individual:

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

Reason:

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: December 6, 2022

Name of Group(s) or Individual(s) Making Request: Downtown Development Dept. & Downtown Salisbury, Inc., 501c3 partner

Name of Presenter(s): Announcement

Requested Agenda Item: Photos and Antique Firetruck Rides with Santa and the Grinch, Sat. Dec. 10

Description of Requested Agenda Item: On Saturday, December 10, get free photos with Santa and the Grinch from 10am to 1pm. Then, enjoy free rides on antique firetrucks with Santa and the Grinch from 1:30pm to 4:00pm at Bell Tower Green Park. For more information visit www.DowntownSalisburyNC.com or call 704-637-7814.

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: *(Please note if item includes an ordinance, resolution or petition)*

Contact Information for Group or Individual: Latoya Price 704-637-7814 latoya.price@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*****

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