



City of Salisbury

North Carolina

COUNCIL MEETING AGENDA

March 19, 2024
6:00 p.m.

The meeting will be held in a hybrid format and will be streamed live at salisburync.gov/webcast and on the City's Facebook account.

Anyone who wishes to speak via Zoom during public comment must sign-up by 5:00 p.m. on March 19, 2024 by contacting Connie Snyder at csnyd@salisburync.gov. Citizens who wish to speak in person can sign up in Council Chambers.

1. Call to order.
2. Moment of Silence.
3. Pledge of Allegiance.
4. Adoption of Agenda.
5. Council to receive an introduction to Traffic Engineer Victoria Trexler. (*Presenter – Transportation Director Wendy Brindle*)
6. Mayor to proclaim the following observance:

TRANSGENDER DAY OF VISIBILITY

March 31, 2024

7. Council to consider the CONSENT AGENDA:
 - (a) Approve Minutes of the special meeting of January 24-25, 2024 and the regular meeting of March 5, 2024.
 - (b) Adopt a budget Ordinance amendment to the FY2023-2024 budget in the amount of \$10 million to appropriate a state grant for public safety.
 - (c) Adopt a budget Ordinance amendment to the FY2023-2024 budget in the amount of \$900 to appropriate a donation for the Ring in Spring event.
 - (d) Authorize the City Manager to approve Purchase Order 240914 in the amount of \$156,039.91 for the purchase of a new John Deere 75 P-Tier Excavator from James River Equipment for Salisbury-Rowan Utilities. The purchase is being made from a Sourcewell Cooperative Contract and funding is available in the Salisbury-Rowan Utilities Operating Fund.
 - (e) Authorize the City Manager to approve Purchase Order 240928 in the amount of \$320,935.75 for the purchase of ballistic vests and helmets for Police and Fire from Lawmen's Distribution, LLC. This purchase is being made from NC State Contract 680C using funds from the state grant for public safety.

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- (f) Approve a right-of-way encroachment for the installation of underground fiber optic cable by AT&T within the right-of-way of Ludwick Heights Lane per Section 11-24(27) of the City Code.
 - (g) Adopt a Resolution of Support for an application to the North Carolina Department of Transportation Integrated Mobility Division for a grant to update the City's Comprehensive Bicycle Plan. If awarded the grant will require a 30% City-match.
 - (h) Approve master service contracts with Technical Assurance, Inc. and Wolf Trail Engineering for on-call engineering services related to the City's roofing needs. These contracts are for on-call services and will be used on an as-needed basis. Funds are allocated in Public Work's FY24 operating budget for these expenses.
 - (i) Appoint Tracey Keyes, Kaley Sink and Crystal McBride as Deputy Finance Officers under NCGS 159-28(a) until such time as they are no longer employed by the Finance Department.
 - (j) Approve an update to the job and pay classification system to add the position of Assistant Land and Development Services Director at Pay Grade 21.
8. 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.
9. Council to consider the voluntary annexation of 58.07 acres on Tax Map 328 Parcels 050, 066 and 110 located on Woodleaf Road effective March 19, 2024: (*Presenter – Planning and Neighborhoods Director Hannah Jacobson*)
- (a) Receive a presentation from staff
 - (b) Hold a public hearing
 - (c) Consider adopting an Ordinance annexing Tax Map 328 Parcels 050, 066 and 110.
10. Council to consider adopting an Ordinance amending the Land Development District Map to rezone one parcel, approximately 10.88 acres, located at the intersection of Hader Street and Peach Orchard Lane, from Rowan County Commercial Business Industrial zoning to City of Salisbury Light Industrial zoning: (*Presenter – Senior Planner Victoria Bailiff*)
- (a) Receive a presentation from staff
 - (b) Hold a public hearing
 - (c) Issue a Statement of Consistency and Statement of Reasonableness, and consider adopting an Ordinance rezoning the property.

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11. Council to consider adopting an Ordinance amending the Land Development District Map to rezone one parcel, approximately 13.1 acres, located along South Main Street approximately 1,500 feet north of the intersection with Airport Road from Light Industrial to Highway Business zoning: *(Presenter – Senior Planner Victoria Bailiff)*
 - (a) Receive a presentation from staff
 - (b) Hold a public hearing
 - (c) Issue a Statement of Consistency and Statement of Reasonableness, and consider adopting an Ordinance rezoning the property.

12. Council to consider adopting an Ordinance amending the Land Development District Map to rezone one parcel, approximately 5.71 acres, located along the 1100 block of Klumac Road from Highway Business to Highway Business with a Conditional District Overlay to request an exception to the Land Development Ordinance alternate design requirements: *(Presenter – Senior Planner Victoria Bailiff)*
 - (a) Receive a presentation from staff
 - (b) Hold a public hearing
 - (c) Issue a Statement of Consistency and Statement of Reasonableness, and consider adopting an Ordinance rezoning the property.

13. Council to consider adopting an Ordinance designating the “Salisbury Building” located at 121 West Council Street as a Local Historic Landmark: *(Presenter – Planner Emily Vanek)*
 - (a) Receive a presentation from staff
 - (b) Hold a public hearing
 - (c) Consider adopting an Ordinance designating the “Salisbury Building” located at 121 West Council Street as a Local Historic Landmark

14. Council to receive a presentation regarding the 2024 Draft Action Plan and Budget for the use of Community Development Block Grant and HOME Program funds. *(Presenters – Planning and Neighborhoods Director Hannah Jacobson and Planner Malikia Cherubala)*

15. Council to consider approving revisions to the Downtown Revitalization Incentive Grant Program. *(Presenters – Planning and Neighborhoods Director Hannah Jacobson and Urban Design Planner Alyssa Neslon)*

16. Council to consider a 3% increase to health and dental insurance premiums for the fiscal year beginning July 1, 2024 for employees and the City. *(Presenter – Finance Director Wade Furches)*

17. Council to receive an update on the Stormwater Program, Master Plan, proposed rate increase and three active Capital Improvement Plan Projects. *(Presenter – Public Works Assistant Director Michael Hanna)*

18. Council to consider awarding the 2024 Street Resurfacing Contract to NJR Group, Inc. in the amount of \$1,081,898 for street paving and to adopt a budget Ordinance amendment to the FY2023-2024 budget in the amount of \$124,192 to appropriate additional Powell Bill revenue. *(Presenter – Public Works Director Chris Tester)*

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19. Council to consider appointments to various boards and commissions.
20. City Attorney's Report.
21. City Manager's Report.
 - (a) Council to receive an update regarding panhandling signs.
22. Council's Comments.
23. Mayor Pro Tem's Comments.
24. Mayor's Announcements and Comments.
 - (a) Ring in Spring will be held Saturday, March 23rd from 11:00 a.m. until 2:00 p.m. at Bell Tower Green. Get your free professional photo with the Easter Bunny and spend the afternoon exploring downtown events, restaurants and shops. For more information call (704) 637-7814.
 - (b) The Public Arts Commission invites artists of all ages and skillsets to submit their designs for the second Paint the Pavement Project. There is no cost to enter and all materials will be supplied. A \$200 stipend will be given to artists upon completion. Entries will be accepted through Wednesday, May 1st. For more information call (704) 638-5235.
25. Adjourn.

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: March 19, 2024

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

Name of Presenter(s): Wendy Brindle, Transportation Director

Requested Agenda Item: Council to receive an introduction to the Transportation Department's new Traffic Engineer, Victoria Trexler

Description of Requested Agenda Item: After a long-term vacancy, the Transportation Department has hired Victoria Trexler as the City's new Traffic Engineer. Victoria currently has her certification as an Engineering Intern, and comes to us from Ramey Kemp (DRMP) where she worked as a Traffic Intern through college, and a full-time Traffic Associate and Traffic Analysis and Modeling Traffic Engineer over the past two years. Victoria is a Rowan County native, and graduated in 2018 from East Rowan High School. She received her Bachelor of Science in Civil Engineering from NC State University in December 2021. Victoria started her career with the City of Salisbury on March 4th, and her responsibilities will include managing the City's signal system, citizen requests and evaluations involving traffic matters, traffic calming, signal timing and serving as liaison to NCDOT.

Attachments: Yes No

Fiscal Note:

Action Requested of Council for Agenda Item: Council to receive an introduction to the Transportation Department's new Traffic Engineer, Victoria Trexler

Contact Information for Group or Individual: Wendy Brindle, 704-638-5201, wbrin@salisburync.gov

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

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

For Use in Clerk's Office Only



City of Salisbury

North Carolina

PROCLAMATION

WHEREAS, Transgender Day of Visibility celebrates equality, representation, and activism for the transgender and gender diverse community; and

WHEREAS, it is of crucial importance to continue to build an inclusive and equitable society by raising awareness of and working to eliminate discrimination, hate, and violence; and

WHEREAS, the City of Salisbury supports the rights of every person to experience freedom from discrimination and affirms the value and dignity of its transgender residents; and

WHEREAS, we honor the courage and achievements of the many transgender individuals who live and work in the City of Salisbury in their authentic gender.

NOW, THEREFORE, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, on behalf of the Salisbury City Council DO HEREBY PROCLAIM Sunday, March 31, 2024 as

TRANSGENDER DAY OF VISIBILITY

in Salisbury, to honor and celebrate the contributions and resilience of Salisbury's Transgender Community.

This the 19th day of March 2024.

Karen K. Alexander, Mayor

Salisbury, North Carolina
January 24-25, 2024

SPECIAL MEETING – GOAL SETTING RETREAT

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., City Clerk Connie B. 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 8:30 a.m.

CALL TO ORDER AND OPENING REMARKS

Mayor Karen Alexander convened the Annual Goal Setting Retreat for City Council.

City Manager Jim Greene stated the theme of the Retreat is “Planning, Partnering, and Pursuing Excellence” with a focus on strategic planning and setting the goals for the coming year. He noted Council and members of staff will take a road trip to Concord to tour its downtown where a streetscape project is taking place.

GOALS UPDATE/ YEAR IN REVIEW

Mayor Alexander welcomed everyone to the Retreat, and she recognized City Manager Jim Greene and staff for its work to make the Retreat a success. She thanked Fountainworks President Warren Miller and Development and Project Manager Emily Wilson for facilitating the Retreat. She recognized Raftelis Executive Vice-President Michelle Ferguson and, Management Consultant Janae Janik for their work on the City’s first Strategic Plan.

2023 – A YEAR IN REVIEW

Mayor Alexander led Council through 2023 – A Year in Review. She stated 2023 was a dynamic year for the City with many impressive accomplishments. She noted as the City continues to navigate the after effects of the pandemic and prepare for expected growth public safety infrastructure, neighborhoods, housing, downtown initiatives, quality of life and grant opportunities are areas of critical importance for the community.

Downtown Initiatives:

- Purchased the Wells Fargo Building and began renovations and relocation of Parks and Recreation Administrative Offices
- Partnered with Duke Energy for “Park and Plug” electric vehicle charging stations in a City-owned parking lot
- \$250,000 downtown revitalization incentives for an estimated \$433,062 investment
- Expanded the Municipal Service District (MSD) to include First Presbyterian Church
- 2023 Cheerwine Festival had approximately 100,000 attendees and generated \$5.21 million in economic impact

Grant Awards

<u>Funds</u>	<u>Purpose</u>	<u>Grant</u>
\$2,750	2022 BlockWork Event	Blanche and Julian Robertson Fund
\$1,500	Busker’s Bash Event	Rowan Arts Council
\$8,520,440	Multi-Modal Depot Project	CMAQ Funding
\$13,206	Tree Canopy Assessment	Urban and Community Forestry Financial Assistance
\$2,895,000	Microtransit Pilot Project	Mobility for Everyone Everywhere in North Carolina
\$10,000,000	Public Safety Initiatives	State of North Carolina
\$51,500	Opioid Response Initiative	United Way for Community Impact
\$25,000	Social Justice and Racial Equity	Duke Energy Foundation
\$2,000	PD Crime Scene Camp	Blanche and Julian Robertson Foundation
\$24,627	JAG Grant for camera purchases	Department of Justice
\$25,000	Traffic Safety	Governor’s Highway Safety Patrol
\$100,000	Expand Camera Network	State of North Carolina

Growth

- Five voluntary annexation requests totaling approximately 102 acres
- Approximately \$2,292,332 in incentive requests for Crow Holdings resulting in an estimated \$118,000,000 capital investment
- Appropriated an additional \$500,000 in sales tax revenue for projects previously on hold
- Approved departmental reorganization to create the Land and Development Services Department
- Approved a \$184,376 incentive grant to leverage \$11.92 million in investment on Peeler Road
- Completed an Annexation Agreement with Granite Quarry

Infrastructure

- Approved an agreement with Cube Hydro for up to \$2 million for the Raw Water Pump Station Project and worked to secure a \$22.5 million Building Resilient Infrastructure and Communities Grant
- Approved a municipal agreement with the North Carolina Department of Transportation in the amount of \$9,283,444 for Downtown Main Street improvements
- Approved \$1 million for street paving throughout the City
- Approved a \$1,050,000 contract for a Sanitary Sewer Rehabilitation Project
- Approved two large Stormwater Projects
 - \$332,738 for the Jackson Street drainage project
 - \$659,000 for the Long Street drainage project

Neighborhood and Housing

- Approved residential developments to create 192 apartments, 54 single-family units and 115 townhomes
- Contracted with the Development Finance Initiative regarding pre-development activities for the Kesler Mill site and held a series of community input sessions
- Endorsed “Guiding Public Interests” for redevelopment of the Kesler Mill site
- Entered a contract with P.M. Miller and Associates for the preparation of a 10-year Housing Strategic Plan
- Approved a Resolution authorizing the issuance and sale of multi-family housing revenue bonds for the Ford City Motor Lofts

Quality of Life Highlights

- Adopted a State Action Plan and a Federal Action Plan
- Adopted the Forward 2040 Comprehensive Plan
- Approved a revised Human Relations Council Ordinance
- Enhanced Diversity, Equity, and Inclusion (DEI) staffing
- Council, staff, and Human Relations Commission members participated in DEI training
- Completed a DEI Strategic Plan
- Held a series of Town Hall meetings to receive feedback on the Council election process and approved a referendum during the November 2023 election regarding four-year staggered terms for City Council
- Approved a Microtransit Pilot Program
- Provided in-kind sponsorship for the Juneteenth Festival and participated in the Pride Festival
- Adopted a Resolution of Support for the Western North Carolina Rail Corridor
- Adopted a Travel Policy for Elected Officials
- Approved the purchase of three smaller transit vehicles
- Sponsored Festival de Independencia Latinoamericana
- Began working with a consultant to develop the City’s first Strategic Plan

Public Safety

- Approved a \$8,078,000 contract for the construction of Fire Station 3
- Broke ground on Fire Station 3
- Appropriated \$1 million of Fund Balance to purchase a new rescue fire engine
- Continued Cultivating Community Conversations
- Approved funding for additional police positions to address vacancies
- Swore in Police Chief P.J. Smith
- Approved reauthorizing positions in the Police Department to provide efficiencies for officers and offer additional assistance for the Homeless Advocate

Mayor Alexander stated so much has been accomplished, but there is more work to be done to make Salisbury a destination employer and community of choice. She added the City is working to develop its first Strategic Plan which will provide the pathway for collaboration, regional partnerships, organizational excellence, cultural amenities, help to plan the use of resources over the next three to five years, and serve as the foundation for future budgets. She added the City is growing and it is important to pursue grant funding, focus on public safety and invest in infrastructure to meet the increasing demands of a growing community while protecting the qualities that make Salisbury unique.

SETTING THE VISION

Facilitator Warren Miller shared a story regarding leading across boundaries, and he pointed out some of the items Council will deal with will require partnerships. He explained it is important for Council to be a bridge builder and to partner outside the City's boundaries, working with the County, the federal and state governments, and with the private sector to bring people together to accomplish tasks in a complex environment. He commented affordable housing is a nationwide challenge and it is important to establish partners to address the need. He asked Council about the challenges it is facing that are not solely the responsibility of the City. Council mentioned homelessness, regional transportation needs, affordable housing, living wages, workforce development, and the poverty divide. Mr. Miller indicated Council is doing things about the issues it faces.

Mr. Miller asked Council to provide an example of leading across boundaries in the City. Mayor Pro Tem Sheffield stated the City is a part of the Metropolitan Planning Organization (MPO) that takes a regional approach to transportation. She added planning regionally gives municipalities more negotiating power. Mr. Miller pointed out the City is adapting, and he asked Council to consider its priorities and the successes of partnerships and how that success can be included in its 2024 priorities.

STRATEGIC PLAN UPDATE

City Manager Jim Greene noted the City's Strategic Plan is being led internally by Budget Manager Tracey Keys who is serving as the Project Coordinator for the plan. He added a lot of work has been done and staff is looking for feedback from Council with the intention of bringing the Plan back to Council in February for its consideration. He stated at its last Retreat Council set the priority to develop a three to five-year City-wide Strategic Plan that emphasizes partnerships, organizational culture and community input to include an evaluation of current branding initiatives.

Ms. Keys introduced Raftelis Executive Vice-President Michelle Ferguson and Management Consultant Janae Janik who have worked with staff since August on a draft Strategic Plan. Ms. Ferguson noted a variety of staff at different levels in the organization have participated in the process.

Ms. Janik explained a Strategic Plan answers three questions: where are we at today, where do we want to go in the future, and what do we need to do in order to get there. She noted strategic planning is a way of thinking that analyzes the City's present state. She added a strategic plan is a blueprint for future decision making, budget development, and the allocation of resources. She reviewed the strategic framework elements: vision, key focus areas, strategies, key performance indicators, organizational mission and organizational values. She indicated the project began with stakeholder engagement to solicit feedback from those in the community, including internal and external stakeholders. She noted interviews were conducted with councilmembers, a listening session took place with Board and Commission Chairs, and an employee survey was conducted and the information was compiled into an environmental scan. She stated Council had a strategic planning workshop where key focus areas were developed. She indicated a staff strategic workshop took place in November and the key focus areas developed by Council were brought to all levels of staff who worked to develop the success statements. She added strong staff involvement will increase implementation success over the next three to five years. Mr. Greene stated strong partnerships and internal and external teamwork will be a key focus and critical to the plan's success.

Ms. Ferguson explained a strategic plan helps align resources in the direction that is set by Council, and she added these strategies and focus areas will provide the framework for budget discussions. She commented it will be important for future items to fit into the Strategic Plan to create alignment. She reviewed the current vision statement that Salisbury is a welcoming and forward-thinking community that provides opportunities for everyone to participate in a vibrant economy and a high quality of life, and she noted the options for consideration include:

1. Salisbury is a welcoming and forward-thinking community that is inclusive for all generations offering a vibrant economy, high quality of life, and greater opportunities for everyone
2. Salisbury will be North Carolina's preeminent City in providing a forward-thinking, inclusive, and vibrant community and economy for everyone
3. To make Salisbury the City of choice to live, work, play, and grow in the Piedmont area of North Carolina

4. Salisbury grows as a welcoming and forward-thinking community that is inclusive for all generations offering a vibrant economy, high quality of life, and greater opportunities for everyone
5. Salisbury grows as North Carolina’s preeminent forward-thinking community that is inclusive for all generations, offering a vibrant economy, a high-quality of life, and greater opportunities for everyone

There was discussion among Council regarding the options with Council leaning toward Salisbury aspires to be a City of choice to live, work, play and grow that is inclusive for all, offering a vibrant economy, high quality of life, and greater opportunities for everyone. Ms. Ferguson stated Raftelis will work with staff to refine the Vision Statement based on Council feedback using options 3 and 4 as the basis. She stated Salisbury is much more than a place to live, work, and play, and she encouraged Council to think beyond what other communities may say about themselves.

Ms. Ferguson revised the Key Focus Area:

<u>Original Draft from Council</u>	<u>Revised Draft from Staff</u>
Healthy, safe neighborhoods/Community Engagement	Healthy, safe and engaged neighborhoods
Economic and workforce development	Economic and workforce development
Regional Partnerships	Public Safety
Housing affordability	Organizational excellence
Organizational excellence	Sustainable infrastructure
Sustainable infrastructure	Cultural amenities
Cultural amenities	

Mr. Greene noted staff talked about healthy, safe and engaged neighborhoods and its meaning based on Council’s priorities. He added the task force felt housing affordability was important for healthy, safe, and engaged neighborhoods and staff recommends keeping healthy, safe and engaged neighborhoods as a key focus area. Administrative Services Director Kelly Baker pointed out regional partnerships came out of the workshop, and the focus team felt it was a component of all the focus areas because it is at the core of what we do as a City. Ms. Keyes explained public safety was originally included as part of the healthy, safe neighborhoods community engagement. She explained the task force wanted to make public safety its own focus area to include police, fire and partnerships with Rowan County and other police and fire departments throughout the region. Ms. Baker pointed out public safety was really important to each group and staff felt it would be an important focus area.

Mayor Pro Tem Sheffield pointed out public safety is more than people in uniforms, it is water infrastructure, code enforcement, and IT safety among other things. Ms. Ferguson commented some element of public safety is embedded in the strategies for most of the focus areas. She indicated building a community and addressing key challenges will not happen by itself, but will require collaboration within the organization, the community, and with City partners. She added it is important to set accountability markers to make sure focus areas move in the right direction. Mr. Greene noted once Council approves the plan and the work begins there will be opportunities regarding changes and improvements.

Ms. Ferguson referenced healthy, safe, and engaged neighborhoods, and she pointed out the goal is to engage with our community to build partnerships that promote thriving neighborhoods where people feel safe and included, have access to adequate and affordable housing, and are provided opportunities and amenities to enjoy a high quality of life. Mr. Greene indicated healthy, safe, and engaged neighborhoods is long-term and the strategies deal with the implementation of that goal over the next three to five years. He added an update on the City's 10-year housing strategy will be provided later in the Retreat, and he pointed out eliminating blight and working with the neighborhoods is a priority of the housing strategy. He commented staff will continue to work with property owners and neighborhoods to enforce nuisance and minimum housing regulations while looking for ways to develop vacant property throughout the community. He stated staff continues to look for partnerships and resources to help the unhoused, and it continues to evaluate ways to redevelop the Kesler Mill site which will be a multi-year project. He referenced an inclusive and sustainable community engagement plan, and he pointed out Council wants to educate the community while engaging and seeking input to build trust and support in the community. He added the Strategic Plan is built on other plans and initiatives including the Forward 2040 Comprehensive Plan.

There was discussion among Council regarding the goal statement and strategies. Mayor Pro Tem Sheffield stated it is important to include conversations regarding the unhoused population, and she indicated she did not see mention of the biking plan.

Mr. Greene referenced priority multi-year projects such as the Depot, Empire Hotel and Kesler Mill that staff is working on. He referenced the unhoused population, and he indicated staff is working to benchmark with other cities and develop initiatives to move the City forward.

Councilmember Smith indicated it is healthy to distinguish between a strategy and a tactic, and he added what goes into a strategic document is the big picture versus the specifics. Ms. Ferguson agreed, and she explained the strategic plan is at a higher level and the day-to-day operations of service delivery, building community, and working in neighborhoods are not included in the plan, but the work will continue. She added staff will bring issues to Council for policy direction so it can continue to implement the strategic plan set by Council. She clarified it is the role of elected officials to set the vision and staff will keep moving in the direction of its vision.

There was discussion among Council regarding what projects should be included in the Strategic Plan and how to categorize projects. Mr. Greene pointed out Council sets the priorities for staff, and he added staff can remove references to specific projects from the plan and focus on priority projects. Mayor Alexander asked if specific projects will show up on the Capital Improvement Plan (CIP). Ms. Ferguson indicated Mayor Alexander is referring to the intersection of different plans, and she pointed out the strategic plan does not supersede the comprehensive plan and all the work that went into that. She added one of the focus area strategies is to identify key focus areas from the Forward 2040 Comprehensive Plan. She commented there are projects that already have a lot of staff resources and partnerships behind them so it is important to articulate them in the three to five-year plan. She added if the strategies are too broad or not specific enough it will not give staff the direction it needs. She noted strategic plans help to align resources and

makes sure staff at different levels in the organization are aware of Council priorities. Mr. Greene stated the CIP will be discussed later in the Retreat.

Councilmember McLaughlin stated he likes what has been done with the goals and strategies. He referenced public safety, and he asked if crime prevention could be added as part of the strategy. He asked why only the Veterans Administration and Catawba College section of the greenway is mentioned in the greenway expansion.

Ms. Keyes noted the CIP improvement will include projects like Kesler Mill, the Depot, and the Empire Hotel and it may be a better place to include the specific projects.

Ms. Ferguson referenced economic and workforce development, and she indicated the goal is to foster opportunities for economic growth and prosperity by retaining, cultivating, and attracting a strong and diverse workforce while leveraging local assets and partnerships to promote a resilient local economy that supports business growth and development. Ms. Keyes noted partnerships are included in the goal to collaborate with schools and organizations to develop skilled trade programs. She suggested collaborate be changed to support. She indicated another strategy was redevelopment ventures, that includes the Depot, the Empire Hotel, and microtransit implementation over the next three to five years. She commented there is a goal to promote an environment that supports small business development and growth through grants and partnerships that would benefit small businesses. Councilmember Smith pointed out there are issues regarding workers not being skilled enough and not being paid enough for their work. Mr. Green noted Council and staff have talked about a living wage, and he added it is important for the City to focus on a livable wage so it can assume a leadership role in the community. Councilmember McLaughlin indicated it is important for graduates to be aware of employment opportunities in the City.

Ms. Ferguson referenced public safety, and she stated the goal is to ensure a safe City by partnering with neighborhoods, businesses, Rowan County and non-profit organizations to provide innovative, efficient, equitable, and responsive public safety services. Mr. Greene noted the City received grant funding for public safety which will include construction of the downtown fire loop. He suggested community conversations could be expanded around police and fire. He added there are staffing concerns for police, fire and the roles that support public safety and a specific project listed to get a firing range for the Police Department. Councilmember McLaughlin pointed out it is important to address crime prevention in public safety.

Ms. Ferguson stated the next area is organizational excellence, and the goal is to commit to innovative employee development and retention initiatives, fiscal responsibility, increased communication, and partnerships to support employees as they deliver exceptional and equitable service to residents. Ms. Baker pointed out it is important to focus on employees, recruitment, retention, partnerships, and communication and it is a goal to periodically evaluate staffing levels as the City continues to grow and to review compensation and benefits to address recruitment and retention. She added the City strives to be a leader and it is difficult to talk to the community about providing a livable wage if the City is not providing it. Ms. Baker noted Diversity, Equity and Inclusion (DEI) initiatives are a major focus area for Council that involves reviewing policies to identify barriers and inequalities that impact employees and citizens. She stated the goal is to

provide staff training to better understand our differences and our commonalities to make us a better organization. She indicated working on the City's culture is continuous and the goal is to have a culture that is enhanced through communication, staff training, work and career development plans and recruiting initiatives where the City can become the employer of choice.

Councilmember Post asked about projections of future populations in the City. Mayor Alexander stated the Economic Development Commission projects in seven to 10 years the City will have a population of approximately 70,000.

Ms. Ferguson stated the next focus area is sustainable infrastructure, and the goal is to become an environmentally resilient community that thrives on innovative, sustainable practices through thoughtful infrastructure planning and continued investment in our critical utility and capital assets. Ms. Keys noted sustainable infrastructure will get into the City's CIP, and she added some of the strategies are to continue investing in infrastructure and to maintain City assets. She pointed out the City's past investment in infrastructure is lacking, and staff wants to look at increased technology funding so the City can keep up with the growth that is coming its way. She added environmentally sustainable projects that address future needs, limit the City's carbon footprint, the addition of a fueling station and completing infrastructure audits are included in the sustainable infrastructure focus area.

Ms. Ferguson noted the sixth focus area is cultural amenities, and the goal is to support high-quality parks, open spaces, greenways, and community spaces that provide a wide range of diverse amenities to support healthy lifestyles and celebrate the cultural diversity of our community. Ms. Baker explained cultural amenities considers quality of life, parks, greenways, and things that improve quality of life. She noted the multi-generational community center is an important long-term project. She commented staff wants to identify funding sources to help with the greenway expansion to promote a walkable community. She indicated it is important to review City festivals and events to make sure they represent the diverse cultures and populations in the community.

Mayor Pro Tem Sheffield asked where youth programs and activities are included and if it should be specifically noted. Councilmember Post indicated it is important to note the City is a certified retirement community. Ms. Ferguson noted there may be an opportunity to expand the goal statement to include the aspects Council mentioned. Ms. Baker pointed out in Council's current priorities expanding youth programming was included in public safety. Ms. Ferguson suggested the goal statement be specific about youth and senior offerings.

Ms. Ferguson added the final elements of the strategic plan are about the organization mission, we are a dedicated, hardworking and passionate team that works together to provide exceptional, fair and responsive services that prepares Salisbury for the future and provides opportunities for everyone. Ms. Baker stated there was a need to update the City's mission and values as the community grows and changes. Councilmember Smith stated it is important to tell our story, and he suggested highlighting times when employees work together to embody those values. Ms. Baker stated it is important to be intentional when telling our story. Ms. Ferguson displayed the organizational values and value statements:

- Collaboration: Utilizing teamwork and cooperation through internal and external partnerships
- Compassion: Being helpful and responsive by treating others with respect and care
- Fairness and Equity: Ensuring practices that embrace and respect the varied perspectives and backgrounds of all
- Innovation: Utilizing bold and creative ideas to drive continuous improvement, exceed expectations and take a proactive approach to problem solving
- Sustainability: Responsible stewardship of the environment, our finances, and service provision
- Integrity: Being honest, responsive, and maintaining accountability through all actions, words and decisions

Ms. Ferguson reviewed the next steps:

- Use feedback to revise the strategic plan framework
- Present the final strategic plan to Council in February for its approval and to use the plan for budget development
- Provide implementation templates for tracking and reporting progress

Ms. Ferguson added she will work with staff to fine tune the elements of the Strategic Plan, and she noted the real work begins after Council adopts the plan. She added Raftellis will work with staff regarding implementation plans for each of the focus areas.

Mr. Greene thanked Ms. Ferguson and Ms. Janik for their work on the City's Strategic Plan.

CONCORD STREETScape TOUR

The City of Concord is in the middle of a streetscape improvement project. Planning and Neighborhood Development Director Steve Osborne, Design Manager Kaylee Caton, Development Manager Paige Grochoske, Parks and Recreation Director Sheila Lowry, and Solid Waste Director Robin Barham took Council and members of the Management Team on a tour of their streetscape improvement project to see the work taking place. During the tour the Concord staff answered questions regarding how they are navigating the streetscape improvement project with citizens and downtown merchants.

Mr. Osborne displayed pictures of Concord from the early 1900s through the 1990s, and he reviewed an artist rendering of the current project and its amenities. He then reviewed the costs of the project and the work that has been completed. He pointed out the lessons learned and the importance of keeping the public informed. He noted renovations that have taken place to the courthouse and the P.M. Morris Building, and he pointed out the addition of residential and commercial space.

CONCORD BOND PROJECT

City of Concord Parks and Recreation Director Sheila Lowry addressed Council regarding the bond process the City of Concord went through to fund Parks and Recreation projects. She noted a comprehensive master plan was completed, funding options were explored and public meetings were held. She stated a \$60 million bond was approved by voters to be used on park options throughout Concord. She pointed out staff provides a project update to Council each month.

COLLECTION CHANGES IN CONCORD

City of Concord Solid Waste Director Robin Barham addressed Council regarding changes to waste collection and recycling in Concord. She reviewed the City's demographics, collection points, and services provided. She noted due to the growing demand and the emphasis on excellent customer service Concord transitioned from contractor to inhouse service on a four-day work week which allowed for additional collection time. She reviewed the Mobile 311 service that is used to collect data, respond to customer request, and decrease fleet fuel and maintenance costs.

DAY 2 – REVIEW AND CHECKIN

Facilitator Warren Miller noted Council will set its priorities on Day 2. Council began by sharing what inspired them from the previous day's trip to Concord. Then Council conducted a comprehensive review of financials, the Capital Improvement Plan (CIP), housing strategy, solid waste, economic incentive policy, and the master plan for civic center improvements.

- What inspired us as a Council:
 - Concord thinks big
 - They have multi-year projects
 - They think outside the box
 - They are planning many years down the road
 - They are looking 10 years ahead
 - They think about technology
 - It was good to see the change before it happens to us
 - They have strong collaborations
 - It was good to see the good and bad from others
 - There is a strong City/County partnership
 - The City and County work together on funding, neighborhoods, parking, and more

FINANCIAL REVIEW

City Manager Jim Greene stated projects were removed in order to balance the current budget and staff said it would come back to Council mid-year to evaluate whether there is an opportunity to reconsider some of the projects. He asked Finance Director Wade Furches and

Finance Manager Mark Drye to provide a mid-year financial review. Mr. Furches reviewed the FY2023 General Fund Balance:

Total Fund Balance	\$ 35,701,053
Less: Nonspendable	(855,015)
Less: Stabilization by State Statute	(6,265,015)
Available Fund Balance 2023	<u>\$ 28,581,023</u>
Available Fund Balance 2022	\$ 20,451,268
Increase in Available Fund Balance	\$ 8,129,755

Mr. Furches explained the formula to determine Fund Balance is set by the state, and he commented the City has an available Fund Balance of \$28 million which is an \$8 million increase from FY2022. He stated the City has a minimum Fund Balance requirement of 25% which is three months of cash. He pointed out in FY2022 the City’s Fund Balance was at 48% and it increased to 61% in 2023 which was due to the use of ARPA funds to supplement police and fire salaries. He added municipalities around the state that are our size are averaging 66% Fund Balance. He stated the minimum Fund Balance for the City is \$11,703,981 which leaves \$16.8 million of Fund Balance that could be used while maintaining the 25% minimum the City set for itself. He reviewed projects appropriated to use Fund Balance:

- Fire Station 3 \$2,634,815
- One-time projects in FY2024 Budget \$681,519
- Carry forward of allocated funds for Parks and Recreation \$1,013,947
- Carry forward of allocated funds for Wells Fargo building/Civic Center \$909,070
- Carry forward of smaller projects \$1,419,503
- Remaining Fund Balance \$10,214,068

Mr. Furches pointed out due to the receipt of a \$10 million state grant designated for public safety the \$2.6 million appropriated for Fire Station 3 is available at Council’s discretion for reallocation. He noted \$1.2 million in ARPA Funds was allocated for the Parks and Recreation Department and \$1 million was allocated for the Wells Fargo building, but only a portion of the allocation has been spent. He pointed out there will be future Fund Balance needs such as the Depot, the Wells Fargo building, the community center pools and senior center project.

Mr. Furches explained the Enterprise Funds do not have a required disclosure of available Fund Balance, and he noted Salisbury-Rowan Utilities (SRU) has an unrestricted Fund Balance of \$43 million which is approximately 126% and includes cash receivables minus liabilities. He added Stormwater has an unrestricted Fund Balance of \$3,110,216 or 177% of expenditures and Mass Transit has an unrestricted Fund Balance of \$407,147 or 32% of expenditures. He added Mass Transit is majority federal grant funded.

Mr. Furches reviewed annual performance indicators, and he pointed out the debt service ratio is 3% of expenditures and the benchmark is 10% which gives the City capacity for debt. Councilmember Post pointed out the debt does not include Fibrant. Mr. Furches agreed. He reviewed the General Fund balance sheet, and he indicated the quick ratio is 8.66% and the benchmark is 7.27% and the available Fund Balance is 61% and the benchmark is 67.5%. He pointed out the capital assets condition ratio is .41 and the benchmark is .53 which indicates the infrastructure is aging and has been more than fully depreciated. He added the state benchmark is .50. Mr. Greene noted the City is continuing to invest in infrastructure that is not included in the calculation. Mr. Furches pointed out as funds are spent on infrastructure the ratio will increase.

Mr. Furches then reviewed the Water and Sewer Fund metrics, and he pointed out the debt service ratio is .17 and the peer benchmark is .18. He referenced the capital assets condition ratio of .497, and he explained the peer benchmark is .62.

Mr. Furches referenced a City-wide summary of expenses, and he reviewed total expenditures by category. He pointed out the greatest expense is personnel which includes the City's 13% retirement contribution to the state retirement system on behalf of employees. He noted there has not been an increase in insurance rates in five or six years and a rate increase is anticipated for the coming year.

Mr. Furches pointed out the current year had a revenue neutral tax rate of \$.58, staff recommended a tax rate of \$.61 and Council adopted a tax rate of \$.616 per \$100 valuation. He noted the City received approximately \$1.2 million in additional property tax revenue by going above the revenue neutral tax rate. He added a tax revaluation took place and the City's tax base came in at \$238 million more than anticipated which created \$1.5 million in property tax revenue above the projections. He commented the collection rate is slightly higher than the same point last year

Mr. Furches referenced state-wide sales taxes revenue for the first five months of the past 10 years, and he pointed out state-wide growth in sales tax revenue has decreased to 4.1%. He noted staff has budgeted sales tax revenue cautiously and is projecting to receive approximately \$400,000 more than budgeted. He reviewed interest income, and he commented staff increased the budget for interest income due to rising interest rates. He added staff projects General Fund interest to be \$1.5 million, and he pointed out interest income was budgeted at \$1 million. He noted interest income in the FY2025 budget be cut due to the possibility of reduced interest rates.

Mr. Furches pointed out the City will receive an increase in property tax revenue due to the revaluation, and he added sales tax revenue and interest income could decrease. He referenced projects that were cut from the FY2024 budget, and he asked Council to consider allowing staff to bring it a recommendation regarding projects that can be completed in the current fiscal year with the additional funding.

Mr. Furches reviewed challenges for FY2025 and beyond including growth that is coming to the City, staffing challenges, equipment needs, flattening and decreasing revenues and continued inflation. He referenced the broadband debt, and he pointed out the payments are approximately \$2.7 million annually and include contributions from the General Fund which equates to

approximately 6.35% on the tax rate. He reviewed prepayment options, and he pointed out the City would incur a 1% prepayment penalty and it could lose interest income. He stated the City is receiving approximately \$700,000 annually in broadband revenue that is being used to pay the loan to SRU. Mr. Greene noted staff can continue to look at broadband debt and bring options back to Council for its consideration.

CAPITAL IMPROVEMENT PLAN

Budget Manager Tracey Keyes provided an overview of the Capital Improvement Plan (CIP). She explained the CIP is a multi-year plan that makes investments in the community to support growth, vitality, and improve the quality of life. She noted it outlines the City's vision to achieve goals, objectives and service levels that are desired by Council. She reviewed the purpose of a CIP:

- To forecast and match projected annual revenues with major capital needs over the next 10 years
- Capital planning is an important tool that strengthens the link between community infrastructure and the City's financial capacity
- Provides City residents with an outline of how the City anticipates investing capital funds for the future
- Assists in shaping the City's Strategic Plan
- With careful capital planning the City can address ongoing community needs and plan for its future

Ms. Keyes stated any expenditure greater than \$10,000 results in the acquisition of a fixed asset and has a useful life greater than three years. She pointed out the City's fixed asset threshold is \$5,000 and includes acquisition, renovation, and construction of a single fixed asset, equipment purchases, land purchases, and capital road maintenance or construction costs over \$10,000 excluding reoccurring and routine maintenance costs. She stated the General Fund, Water and Sewer Fund and Stormwater Fund have their own CIP. She explained departments submitted requests including funding estimates to budget based on priorities and needs. She added there are approximately 140 projects in the CIP over the three funds and the annual update ensures that new and changing priorities are addressed. She added staff is still working on the CIP requests and will bring the CIP to Council for its consideration at a later date. She reviewed departmental CIP requests:

- General Fund:
 - Citywide Camera System at a total cost of \$1.5 million
 - \$500,000 in downtown improvements as part of the Main Street Project
 - Continued construction of Fire Station 3 and equipment
 - Police firing range for 2026 estimated at \$6 million
 - Multi-generational community center and pool
 - Wells Fargo renovations
 - Kesler Mill site
 - Art projects

- Main Street Infrastructure Project
- The Depot
- Ongoing capital projects including sidewalk and street lights
- Fuel site that was approved last year
- Paving at various City buildings and parks
- Generator for 210 West Franklin Street
- Stormwater Fund:
 - Projects funded through Stormwater fees
 - CIP is 15-year plan developed to target maintenance and improvement efforts to address areas with significant flooding issues
 - 19 projects in the Stormwater CIP
 - Marsh Street
 - Eaman Park
 - Memorial Park
 - Innes Street
 - West Bank Street
- Water and Sewer Fund
 - Various projects in different areas
 - Raw water - new intake and pump station design and construction
 - Water treatment - electrical system upgrades and NPDES permitting design and construction
 - Water distribution - water extensions, capacity upgrades, and value assessment, repair and replacement
 - Sanitary sewer collections
 - Sewer extensions and rehabilitation
 - Capacity upgrades
 - Sanitary sewer lift stations including capacity upgrades and rehabilitations
 - Wastewater treatment
 - Town Creek Pump Station modifications, capacity upgrades, access, road reroute
 - Septage receiving station
 - Maintenance building upfit at 218 West Cemetery Street

City Manager Jim Greene stated the CIP is a best practice and a planning tool that ties to the Strategic Plan and Forward 2040 Comprehensive Plan to help with future planning. Councilmember Post stated he is glad the CIP is being completed inhouse. Mayor Alexander suggested as part of the CIP including some of the proposed costs such as equipment and salaries. Mr. Greene agreed, and he added it is important for Council to see operational and sustaining costs of a project.

Mr. Greene stated it is important to look at land and facilities as the community grows, and he noted the CIP is a critical tool to help the City plan and evaluate funding for growth. Mayor Pro Tem Sheffield pointed out the makeup of Council could change in the future and it is important to earmark the projects instead of having to manage a situation. Mr. Greene stated the CIP is an accountability tool.

HOUSING STRATEGY UPDATE

Planning and Neighborhoods Director Hannah Jacobson and Thomas P. Miller and Associates Director of Housing and Community Development Aaron Finley provided a Housing Strategy Update to Council. Mr. Miller noted the presentation would provide updates on preliminary findings from the Housing Public Opinion Survey, key findings from the Windshield survey, workforce affordability analysis, housing demand model, and an overview of stakeholder engagement workshops. He noted a Council goal alignment and preliminary strategy session would also be held.

Mr. Finley stated the Public Opinion Survey was launched in September 2023 in English and Spanish. He noted that paper surveys and Thomas P. Miller and Associates consultants were available at BlockWork and the Community Resource Fair to answer questions. He stated there were over 500 survey submissions, and preliminary results were presented at the Dr. Martin Luther King Jr. event.

Mr. Finley highlighted preliminary findings from the Housing Survey and noted housing policies with the highest levels of support among survey participants include:

- Increased code enforcement of vacant structures
- Increased funding for homeowner rehabilitation projects
- Incentives for energy-efficiency housing rehabilitation and building

Mr. Finley noted 53% of survey respondents reported they had not had difficulty affording their housing costs in the last 12 months, and 74% of renters reported having had difficulty affording their housing costs in the previous 12 months. He commented that renters showed more willingness to move out of Salisbury, which could be related to housing costs and property taxes. He explained the windshield survey was a parcel-based survey to study housing condition. He noted information was collected on:

- Building type and material
- Foundation condition
- Roof condition
- Siding condition
- Door and window condition
- Yard condition
- Chimney condition
- Evidence of recent or active improvements

Mr. Finley stated that 373 parcels were surveyed and graded on a four-point scale: good, fair, poor, and deteriorated. He commented that overall conditions were satisfactory and displayed areas of opportunity for rehabilitation. He explained cost burden households are defined as a household that spends more than 30% of its income on housing costs. He reviewed the percentage of households experiencing cost burden, and he stated results show that renter-occupied housing has a higher cost burden than owner occupied and 50% of renter's experience cost burden.

Mr. Finley reviewed rental affordability. He noted consultants looked at a sample of three clusters of occupations including the most common occupations, the highest growth occupations, and essential service workers. He reviewed the percent of income for one-bedroom contract rent in Salisbury. He provided examples of salaries for childcare workers, Chewy Fulfillment Center employees and Chick-fil-A Distribution Center employees. He noted the median monthly contract rent in Salisbury is over \$1,000 for a one-bedroom and the median rent overall is \$1,170.

Councilmember Post referred to the rental affordability chart, and he asked if the data is based on current wages. Mr. Finley stated the numbers came from planning information, and he indicated wage information can be difficult to receive from employers. Councilmember Smith asked if the Economic Development Council (EDC) has access to employee wages. Mr. Finley stated the EDC has access to some data however, consultants utilize programs such as Lightcast to provide wage estimates. Mr. Finley noted the information being presented is based on the 2022 American Community Survey released by the United States Census Bureau.

Mayor Pro Tem Sheffield asked if cost burden is based on gross income. Mr. Finley clarified that cost burden is based on household net income. Councilmember Smith expressed concern about the poverty level in the City, and he indicated it is important for Councilmembers to make decisions based on the current state of the community.

Mayor Alexander asked if income data considers voucher systems available through Housing Authorities and the Community Development Corporation. Mr. Finley noted housing assistance is not reflected in the income data.

Mr. Finley discussed estimating housing demand. He noted demand components include population change, out-of-market demand, jobs ratio to available housing, and existing vacancy rate, as well as looking at current conditions of housing. He stated stakeholder engagement workshops were held on January 22, 2024 and January 23, 2024. He noted interactive workshops collected information on existing housing support ecosystems, obstacles to creating affordable housing across the City, identifying goals and strategies and leveraging assets. He reviewed the next steps for the project including collecting and analyzing data from stakeholder workshops, designing and distributing a survey for the business community, and re-engaging Council for a Strategies Workshop. He reviewed the housing goals:

- Creating housing options of all types and incomes
- Formalize the local fair housing structure
- Preserve existing affordable housing options
- Expand and improve transportation and infrastructure
- Improve housing accessibility for special populations
- Improve equitable home ownership opportunities
- Expand programming for vulnerable populations
- Expand awareness and access to programs and services
- Limit concentrations of poverty

Councilmember Post asked for clarification on housing goals, such as formalizing a local fair housing structure and limiting the concentration of poverty. Mr. Miller stated limiting the concentration of poverty came from the Forward2040 Comprehensive Plan because communities defined specific housing areas as low-income. Ms. Jacobson noted the City cannot enforce fair housing laws but can take complaints and reports of fair housing violations through the Diversity, Equity, and Inclusion Department (DEI).

Mr. Finley asked Council to identify barriers for housing goals and establish a top housing goal. Council determined its top goal as expanding programming for vulnerable populations and identified the following partners and collaborators to help lead the effort in that goal:

- Salisbury- Rowan Helping Ministries
- Salisbury Community Development Corporation (CDC)
- Rowan County Department of Social Services
- Salisbury and Rowan County Housing Authorities
- Community Action Agency (CAA)
- Regional and County partners
- Veterans Administration

Council identified limited funding and limited staff as two of the most significant barriers to achieving housing goals. Mayor Pro Tem Sheffield pointed out expanding on resources such as the City's Homeless Advocate position could help to achieve housing goals.

Mr. Finley asked Council to consider ways to determine whether housing goals are being met. Councilmember Smith and Councilmember Post noted one way to measure success would be to review the data to see if there is a decrease in the un-housed population and follow up with community partners such as the Rowan Helping Ministries for data on the population seeking housing assistance.

SOLID WASTE DISCUSSION

Public Works Director Chris Tester and Assistant Public Works Director Michael Hanna addressed Council regarding the current status, current demand, recommendations, and future items needed for the Solid Waste Department. Mr. Tester compared solid waste, landfill, and recycling rates from 2020 to current rates. He noted the landfill and recycling fee increase last year was absorbed by reducing training funds, the number of new cans ordered and the truck maintenance budget. He added the solid waste and bulk collection budget is \$1,505,992, recycling budget is \$683,000, and limb collection is \$623,072.

Mr. Hanna explained the Solid Waste Department has three rear loading trucks with one conducting the Waste Collection Assistance program and navigating tight streets, and the other two trucks handle the limb collection. He added there are two knuckle boom trucks that handle bulky collection and limb routes.

Mr. Tester explained the industry standards for the single arm collection is around 500-600 collection points per five hours on a route which equates to 100-120 collection points an hour, or approximately two collection points a minute. He reviewed collection points for the City and surrounding areas. He pointed out the distance to the landfill, dump sites, truck capacity, fuel usage, and driver's break times take away from shift time on a route. He indicated Greensboro has a central drop off location where trash is collected and hauled out by trailer trucks which decreases the trucks downtime at a landfill. He commented the average turnaround time for the City is an hour and a half when trucks go to the landfill and back, but sometimes between three or four hours due to rain or traffic.

Mr. Hanna pointed out new growth in the City brings new demands. He commented there are currently 12,000 collection points a week with 150 added in 2023 and an estimated 870 in 2024. He explained where growth is taking place in the City and where demand will be added to the garbage collection routes.

Mr. Hanna pointed out customer service challenges include the current staff answering approximately 208 calls per week on the Public Works main line which does not include the additional calls that come through the Customer Service Center. He explained staff has to stay out of the field to answer calls or work overtime after routes are completed to return calls.

Mr. Tester pointed out the single arm trucks are high maintenance trucks with routes that push them to their limits causing higher failure rates and downtime. He added there is an additional demand on Fleet Services which created a need for a second shift that has been successful in reducing overtime. He commented when parts are out of stock it creates downtime and puts additional demand on the remaining trucks.

Mr. Hanna noted safety and staffing challenges include overtime hours, stress, impact on employees including retention and avoiding potential accidents due to speeding through a route. He pointed out it is difficult to find Certified Driver's License (CDL) drivers.

Mr. Tester pointed out the request is to add a solid waste crew and a route to include an additional single arm trash truck, one senior construction maintenance worker with their CDL, one mechanic, one solid waste construction maintenance worker, and one customer service representative. He indicated the cost for the additions would be estimated at \$372,000 to be covered by a Solid Waste rate increase of \$2.38 per month or tax equivalent to .875 cents.

Mr. Tester commented staff is looking at recycling at convenience sites or in-house options. He indicated a Request for Proposal will be sent out this summer to determine costs, but the City will continue to use the current contractor at this time. He added staff will look at optimization for routes and a possible four-day routes which creates an extra hour per day of collection. He added staff has looked at the ReCollect App, but will continue to look at costs.

Mr. Hanna pointed out using the transfer site in East Spencer on Long Street versus driving 9.6 miles to the Rowan County Landfill has been considered. He commented a possibility could be to go to the transfer sites on specific days where routes are nearby for a quicker off load. He added the transfer site is easy to drive through and on average a 10-minute off load reducing the

environmental impact of burning diesel fuel at the landfill. He added it is more expensive to go to the transfer site at \$76 per ton compared to \$36 per ton at the landfill but it may be useful in situations such as during bulky week or to adjust route optimization when nearby.

Mr. Hanna noted staff has continued to enforce the code for limb and yard waste collection. He pointed out staff is working to develop standards for bulk week collections. He noted staff will consider bag and item limits. He indicated people who are cleaning out a whole house will sit items out during bulk pick up week which creates challenges and dangers to employees. Mr. Tester noted bulk pick up takes place on a daily basis with a charge other while Spruce Up Weeks are free.

Mayor Pro Tem Sheffield asked about the bulk pickup fee for numerous items from a house not being picked up during Spruce Up Week. Mr. Tester pointed out staff would need to create a fee schedule if the items exceed the typical pick up. Mayor Pro Tem Sheffield suggested standards be put in place and enforced, but to also provide education to citizens.

Mr. Greene noted changes would initially increase calls and with the staff already being pulled from their job, then having another dedicated person to work with customers may need to be explored. Mr. Hanna noted staff works with customers to explain the fees, and he indicated education is a big portion of getting the citizens to understand pickups and fees.

Councilmember McLaughlin asked about the additional customer service representative being cross-trained with another department. Mr. Tester noted cross-training would be a possibility to help bridge a gap in another department such as Customer Service when they are short staffed.

Councilmember Post asked about implementing technology to reduce staff interactions. Mr. Tester noted staff has explored the cost of the Recollect App, and he indicated Geotab technology is already on trucks. He added cameras are being installed on the trucks to assist in documenting what happens on a route.

Mr. Greene commented the City is seeing growth which creates the need for an additional crew for garbage pickup, and he noted the options are to increase the monthly Solid Waste fee by \$2.38 or increasing taxes to cover the costs. He asked Council if there were any concerns with items discussed including staff exploring options for technology to create the most efficient routes, changing pick up days, additional equipment and crew, the possibility of bringing recycling in house or eliminating curbside pick-up. He indicated staff will work to evaluate funding options.

ECONOMIC INCENTIVE POLICY UPDATE

Administrative Services Director Kelly Baker stated an item on Council's priority list for this year is to review the City's economic incentive policy. She added staff met with Economic Development Commission (EDC) President Rod Crider and Vice-President Scott Shelton, and she indicated Rowan County updated its policy a few months ago. She noted staff wants to look at the current policy, the Salisbury Investment Grant program, which is a tiered grant with investment levels based on the investment amount typically over a five-year period.

Ms. Baker explained the Salisbury Investment Grant Program is the main incentive grant that comes before Council and has been in place for approximately 18 years. She pointed out the City currently offers 75%, 80%, or 85% in tax incentives, and she noted the percentages have changed in the County's plan and staff would like to know if Council is interested in mirroring those changes. She indicated the County also implemented a scorecard.

Ms. Baker stated the City has a second incentive policy, the Industrial Building Revitalization Grant which is a smaller grant of up to \$25,000 that is beneficial to upfit older industrial buildings. She added the goal is to get feedback from Council during the Retreat, continue working with the EDC and bring a revised policy to Council for its consideration. She pointed out the County included targeted industries, and she asked if Council would want to match the County's targeted industries or pursue other options. She added performance requirements need to be considered if Council wants to continue to use the Industrial Building Revitalization Grant policy that has been in place for 14 years.

Mr. Shelton stated last year Commissioners revised the County's Economic Development Incentive Policy which had been in place for several years. He added the County's policy was close to the City's policy before the revisions. He noted the County realized every project is unique and produced different benefits to the community. He indicated during the revision process, the County developed a scoring system to determine incentive levels based on the investment amount, number of jobs created, salary of the new jobs and employer health insurance coverage where the employer pays 50% of the premiums. He explained employer health insurance coverage is a question asked when a company pursues state incentives and the County felt it was important to the quality of jobs that are incentivized. He indicated industry sector is also a factor the County used to determine incentives. He explained the scoring systems has a threshold of points that determine the corresponding grant. He pointed out a Rowan County employer gets one point for being an existing company. He indicated the other main change was a reduction of the grant threshold where the maximum threshold of 85% was reduced to 50%. He noted the County kept the performance-based claw backs in its incentive agreements, and he reviewed the threshold and point requirements.

Mr. Crider noted the EDC likes the scoring system because it allows the communities to incentivize individual priorities and it creates a basis for evaluating the company. He added it is important to let existing businesses know they have an opportunity to apply for incentives too. He reviewed the EDC's target industries:

- Advanced Manufacturing
 - Transportation equipment
 - Value added agriculture
 - Fabrication of metal and plastics
 - Machinery and equipment
 - Distribution and fulfillment
 - Warehousing
 - Fulfillment centers
 - Distribution systems

- Life Sciences and Healthcare
 - Pharmaceuticals
 - Medical devices
 - Personal care products ingredients
- Financial and Professional Services
 - Medical services
 - Administration/support
 - Banking, insurance, consulting and legal
 - Information technology
 - Cybersecurity
 - Data centers
 - AI and software development

Mr. Crider indicated there is opportunity for growth from the Toyota plant that has told its suppliers they do not want them to locate within 40 miles of their location because they do not want to compete for labor. He pointed out Salisbury is 60 miles from the facility which creates opportunity. He indicated the City has water and sewage capacity which makes it a prime candidate for food processing. He added the EDC works to leverage the City's water and sewer capabilities with the North Carolina Food Innovation Lab in Kannapolis to connect the research with growing and processing. He pointed out because of the City's location on I-85 it is a strong contender for fulfillment centers and warehouse operations that require expensive distributions systems. He indicated the concentration of business in the City and the downtown business district will attract financial and professional services. He pointed out there has been interest in information technology and data centers that are expensive to construct, but add value to the tax base and create a smaller amount of high paying jobs.

City Manager Jim Greene asked Council for its thoughts regarding the types of businesses it wants to target for incentives. There was discussion among Council regarding target industries.

Planning and Neighborhoods Director Hannah Jacobson commended the County and the EDC for the development of the scorecard which helps to ensure that the incentives match the delivered outcome. She added the scorecard considers the investment amount, the number of jobs created and it looks at average salary of new jobs compared to the County's average salary of \$51,138 according to the North Carolina Department of Commerce. She noted if the new prospect is offering wages are that are equivalent or more than the average salary additional points are awarded.

Mr. Greene asked if Council likes the scorecard. There was discussion among Council who requested items on the scorecard match the Strategic Plan. Councilmember Post indicated he likes the point system, but it needs to be adjusted to meet the needs of the City. Ms. Baker asked Council about things that are unique to Salisbury that Council might want to include in a scorecard.

Mayor Alexander pointed out the growth areas have been identified, and there are opportunities for larger companies to invest. She added the smaller warehouse and manufacturing sites should be considered for small to mid-size companies.

Councilmember Smith indicated it will be benefited to have a process in place as the City attracts additional businesses. Ms. Jacobson indicated once the structure and framework is in place the City's successes and improvement areas will be more visible.

Mr. Shelton stated the average salary for Rowan County has increased to slightly over \$52,000. He added the County determined spec properties are not eligible for its program, and he pointed out Council has incentivized a couple of spec developments. Mr. Greene asked if Council wants to continue spec building incentives. Mr. Shelton pointed out whoever is paying the property tax, either the tenant or the property owner, can come back with a job creating occupant for a spec building that is personal land, real property tax, and that company would be eligible for that benefit. Councilmember Post commented once a company that received an incentive grant for a spec building brought employees in whoever pays the property taxes could come back and seek the incentive based on the cost of the real estate development. Mr. Shelton agreed, and he pointed out if Council were to adopt a scoring-based system to determine incentive eligibility it may want to consider:

- Keeping incentive grant levels at current percentages or reducing them
- Length of grant terms
- Should the City have target industry sectors
- Average wage – determine wage standard/living wage amount and source
- Will tenants be eligible for incentives or only property owners
- Incentivize both real and personal property investment
- Will speculative development be eligible
- Claw backs
 - All goals met or no incentive verses pro rata reduction

There was discussion among Council regarding updates to the Economic Development Incentive Policy. Mr. Greene noted Council has indicated it is okay with staff looking at the Economic Development Incentive Policy and possibly working with scorecards. He pointed out Rowan County reduced its percentages, and he asked if Council would like to consider reducing its percentages. He added Council does not seem interested in focusing on target businesses. Mayor Pro Tem Sheffield indicated there needs to be some parameters. Councilmember McLaughlin noted Charlotte is associated with banking, and he questioned where does Salisbury want to go. He added the City may need incentives for certain things that varies in a particular area of the City. He stated he supports the scorecard.

Mr. Greene suggested staff continue to work with the EDC regarding the scorecard and incentives and bring a proposal back to Council for its consideration. He added it is better for the EDC if the City and County policies are similar. Councilmember Post noted the process will take time, and he added he supports a quick decision regarding whether to reduce the incentive amounts. Mr. Greene suggested staff could work with the EDC regarding incentives and then bring a scorecard and updated policy to Council for its consideration.

Mr. Shelton referenced the Industrial Building Revitalization Grant Program which has not been used for several years. He stated the program was established in 2010, and its primary goal was to encourage the use of underutilized corridors and older industrial buildings. He stated under

the program an applicant could receive up to \$25,000 for building rehabilitation work. He explained the building must be vacant for more than six months, constructed prior to 1990 and located in an urban progress zone. He added the improvements to the property must be at least \$20,000 and the proposed operation must employ one person per \$5,000 of grant funding it receives. He indicated the Industrial Building Revitalization Grant Program is a good way to incentivize smaller companies who fall through the cracks of the bigger programs.

Mayor Alexander stated the Industrial Building Revitalization Grant Program may help to attract smaller, startup businesses to downtown and other areas such as the West End. She added a \$25,000 grant may make the difference in a smaller company being able to proceed with their business. Mr. Shelton stated Council may want to consider the job requirements, salary amounts and adding claw backs to the program.

MASTER PLAN FOR CIVIC CENTER IMPROVEMENTS

Deputy City Manager Richard White addressed Council regarding the Master Plan for Civic Center improvements. He thanked Rufty-Holmes Senior Center Executive Director Nan Buehrer, Public Works Director Chris Tester, Downtown Development Director Sada Troutman, and Assistant Parks and Recreation Director Sam Welbourn for their work to support the project. He noted last year at its Retreat Council heard about the opportunity to address the Civic Center, the Fred M. Evans Pool and Rufty-Holmes Senior Center as an upgrade/replacement project that will serve City and County residents.

Mr. White stated the Civic Center was built in 1980 and is mostly used for events, rentals, meetings and less for programs. He noted the floor is sinking and the facility has ADA accessibility challenges and inadequate restrooms. He pointed out he floor plan is unsuitable for current programming and the building has unsightly aesthetic and built-up maintenance issues.

Mr. White referenced the Fred M. Evans Pool which was built in the 1960s:

- Inadequate pool size causes long wait times
- Lacks updated ADA accessibility
- Holes in the pool walls and under pool deck that were repaired in 2022
- No proper guard shack or front desk
- Bathrooms and the pool deck are too small
- Splash pad and pool aquatic systems need updates and/or replacement

Mr. White indicated the Rufty-Holmes Senior Center was built 35 years ago. He stated the 10,000 square feet center opened in 1988 and had additions in 1995, 1998 and 2008. He explained the center is landlocked by the railroad and a floodplain. He commented the front entry is not able to accommodate the guests and the small residential kitchen limits program options.

Mr. White explained at its last Retreat Council appropriated American Rescue Plan (ARP) funds to work with Rufty-Holmes Senior Center staff on a comprehensive site plan estimated at \$125,000 to \$150,000. He added there is \$150,000 in the current budget to move this plan forward.

Mr. White reviewed a map of the site which includes 19 acres. He noted staff released a Request for Qualifications in August for a site master plan. He stated 14 submissions were received and a team comprised of City staff and representatives from Ruffy-Holmes Senior Center scored the proposals. He stated interviews were conducted and two firms were selected one to work on the master plan and another to work as an expert on senior center development. He indicated the two firms are CPL and Lifespan, and he reviewed examples of each company's projects. He asked Council to consider authorizing staff to proceed with contract negotiations with CPL and Lifespan that will be brought back to Council for its approval and to allocate funds for a project manager for the project. Councilmember Post asked if the project manager would be a temporary or permanent position. Mr. White noted the project manager would probably be a contractual arrangement.

Mayor Alexander requested clarification regarding how CPL and Lifespan would work together. Mr. White explained CPL would be the main company to complete the master plan and Lifespan would provide consulting expertise on the senior center portion of the project. By consensus, Council agreed to proceed.

Mayor Pro Tem Sheffield pointed out there is more property there than the building and the parking lot including a front area that runs through Town Creek, but there is limited use for the flood plain. Mr. Greene noted parking and pickle ball and tennis courts can be placed in a flood plain. Mayor Pro Tem Sheffield stated whatever is placed at the location must fit in with the residential community. Mr. White indicated the project will start with community engagement.

DEVELOPMENT 2024 PRIORITIES

Facilitator Warren Miller reviewed potential priorities for Council's consideration:

- Implement the Strategic Plan
- Approve a Capital Improvement Plan that would include operations costs
- Develop and begin to implement a Housing Strategy
- Solid Waste Comprehensive Evaluation
- Civic Center Master Plan
 - Youth initiatives
- Align Economic Incentive Policies to the Strategic Plan
 - Considering a scorecard
 - Can incentive policies include living wages for employees

Mr. Miller pointed out many of the priorities are included in the Strategic Plan. City Manager Jim Greene stated the Strategic Plan is the umbrella under which many of the priorities will fall. He noted surrounding cities have increased their compensation for employees and it may be beneficial to have someone from outside the organization assist with a review to make sure the City is paying a living wage.

Mr. Miller referenced developing a plan for Broadband debt. Councilmember Post stated he would like to see the possibility of using Fund Balance to pay off the broadband debt as an option for the budget process.

Mr. Miller stated once Council adopts the Strategic Plan it can sequence and prioritize as grants and funds become available. Administrative Services Director Kelly Baker pointed out once the Strategic Plan is adopted most of Council's priorities are included in the plan. She stated Council might want to consider its priority under Public Safety to support expanded parks and recreation programming for youth, and she indicated Project Safe Neighborhoods is operational and may not need to be called out separately. She added the goal is to tie past and new priorities and strategies into the Strategic Plan.

Mr. Miller noted the priorities to be included are:

- Support expanded parks and recreation program for youth that ties to that youth initiative
- Identify and address staffing and infrastructure needs

Mr. Greene noted the Strategic Plan will be adjusted and brought back to Council for its consideration. He added the Strategic Plan will be the guiding document for Council, staff and for the community.

Mr. Greene thanked Council for its patience and hard work, and he recognized staff and the community partners for working to make the Retreat a success.

FIRE TRUCK

City Manager Jim Green noted the City lost the fire truck Council approved to purchase at its January 16, 2024 meeting. Fire Chief Bob Parnell explained the fire truck was sold hours before Council approved the \$850,000 purchase. He indicated a similar fire truck is available, but it has a different motor and flex fuel capability at a cost of \$910,000. He stated the manufacturer is requesting a purchase order or a contract, and he asked Council to consider the purchase of the proposed for truck in lieu of the one previously approved. He indicated the fire truck would be delivered in early 2026.

Finance Director Wade Furches explained the purchase of the fire truck would be covered under the Houston Galveston Area Co-op, just like the previous truck and staff recommends using \$910,000 of Fund Balance to cover the cost.

Thereupon, Councilmember Post made a **motion** to authorize the City Manager to approve the purchase of a Pierce fire engine in the amount of \$910,000 and to use Fund Balance to cover the cost of this purchase. Mayor Alexander voted AYE, Mayor Pro Tem Sheffield voted AYE, Councilmember McLaughlin voted AYE, Councilmember Post voted AYE, and Councilmember Smith voted AYE. (5-0)

Thereupon, Councilmember Post made a **motion** to adjourn. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Sheffield voted AYE, Councilmember McLaughlin voted AYE, Councilmember Post voted AYE, and Councilmember Smith voted AYE. (5-0)

The meeting was adjourned at 4:30 p.m.

Karen Alexander, Mayor

Connie B. Snyder, City Clerk

DRAFT

Salisbury, North Carolina
March 5, 2024

REGULAR MEETING

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

ABSENT: City Manager Jim Greene, Jr.

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 6:08 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, and Councilmembers McLaughlin, Post and Smith voted AYE. (5-0)

RECOGNITION – STATE DELEGATION

Mayor Alexander and Council recognized Senator Carl Ford and Representative Harry Warren for their assistance in Salisbury's receipt of a \$10 million state grant to support public safety initiatives. Mayor Alexander presented Senator Ford and Representative Warren with a Key to the City, and she thanked them for all they do to support the City and the state. She pointed

out the grant is transformative and will allow the City to replace a fire station that is sinking, complete the downtown fire loop and help to protect the City's first responders.

Senator Ford and Representative Warren thanked Council for the Key to the City and for the recognition.

RECONGTION – RUTH KENNERLY AND PATRICK SMITH

Deputy City Manager Richard White recognized Human Resources Director Ruth Kennerly and Police Chief Patrick Smith for obtaining their Master degrees. He stated Ms. Kennerly obtained her Master Degree in Business Administration with a concentration in Management from the University of North Carolina at Charlotte, and he added Chief Smith obtained his Master Degree in the Science of Leadership with a concentration in Human Resource Management from Pfeiffer University. Council thanked Ms. Kennerly and Chief Smith for their work to obtain their Master degrees and for their service to the City.

PROCLAMATIONS

Mayor to proclaim the following observances:

WOMEN'S HISTORY MONTH
WOMEN IN CONSTRUCTION WEEK

March 2024
March 3-9, 2024

CONSENT AGENDA

(a) Minutes

Approve Minutes of the special meeting of February 6, 2024 and the regular meeting of February 20, 2024.

(b) Right-of-Way Encroachment – AT&T

Approve a right-of-way encroachment for the installation of underground fiber optic cable by AT&T within the rights-of-way of Old Mocksville Road per Section 11-24(27) of the City Code and subject to North Carolina Department of Transportation approval.

(c) Agreement – CDM Smith, Inc.

Authorize the City Manager to execute an agreement with CDM Smith, Inc. in the amount of \$527,435 for engineering services associated with the Wastewater Facilities Master Plan and adopt a budget Ordinance amendment to the FY2023-2024 budget in the amount of \$400,000 to appropriate grant funding from the North Carolina Department of Environmental Quality to be used for pre-construction planning associated with the plan.

ORDINANCE AMENDING THE 2023-2024 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE A GRANT FROM NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY

(The above Ordinance is recorded in full in Ordinance Book No. 32 at Page No. 27-28, and is known as Ordinance 2024-15.)

(d) Purchase Order Approval

Authorize the City Manager to approve Purchase Order 240861 in the amount of \$260,603.38 for the purchase of a new TL-3 Petersen limb truck from Amick Equipment Co, Inc. for the Public Works Department.

(e) Contract – McAdams Engineering

Authorize the City Manager to enter into a contract with McAdams Engineering in the amount of \$72,750 to complete the design of stormwater drainage improvements for South Sunset Drive.

(f) Property Access Consent Form

Authorize the City Manager to sign a Property Access Consent form to permit the North Carolina Department of Environmental Quality’s contractor to access City property.

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

PUBLIC COMMENT

Mayor Alexander opened the floor to receive public comments.

Ms. Dee Dee Wright thanked the Salisbury Fire Department for its work putting out a fire at a neighboring residence, and she requested a salary increase for the Fire Department.

Mr. Geoffrey Hoy expressed concerns regarding public education and teacher salaries.

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

CITY OF SALISBURY STRATEGIC PLAN

Administrative Services Director Kelly Baker asked Council to consider adopting the City of Salisbury’s Strategic Plan. She thanked City Manager Jim Greene for his leadership and

guidance. She thanked Budget Manager Tracey Keyes for serving as the project lead, and members of Management Team and Across-departmental Lead Team for their work on the plan. She thanked Council for its support of the plan and feedback that was used to develop the plan.

Ms. Baker noted the Strategic Plan covers three to five years and will be foundational for future budget and determining how time and resources are allocated. She stated the Strategic Plan process began in September 2023 with a kick-off event. She added once the consultants were hired a focus group was held for Board and Commission Chairs, an employee survey was conducted, and the consultant met with members of the Management Team and Across-departmental Lead Team.

Ms. Baker stated the consultants held individual interviews with Council and in October 2023 Council held its first workshop where it received the results from focus group meetings and employee surveys which helped Council determine the focus areas for the plan. She added in November the focus areas were refined and then presented to Council at a Strategy Workshop in January 2024.

Ms. Baker stated the key focus areas identified by Council are Healthy, Safe, and Engaged Neighborhoods, Economic and Workforce Development, Public Safety, Organizational Excellence, Sustainable Infrastructure, and Cultural Amenities. She reviewed changes made to the plan, and she noted the final vision statement: “The City of Salisbury is a welcoming and forward-thinking community, inclusive for all generations, aspiring to offer a vibrant economy, high quality of life, and greater opportunities for everyone.”

Ms. Baker commented specific project names were removed from the Strategic Plan’s Healthy, Safe, and Engaged Neighborhoods. She explained staff found it beneficial to capture a theme for the strategy instead of including specific projects, which provides flexibility over the life of the plan. She referenced the Economic and Workforce Development Strategy and stated due to conversations with the Rowan Economic Development Council (EDC) a strategy to perform a market analysis was removed from the plan.

Ms. Baker noted park and recreation programming to support youth safety and crime reduction initiatives strategy was added under Public Safety based on a top Council priority. She indicated changes to Sustainable Infrastructure included a rewording to better address cyber security as part of supportive information technology.

Ms. Baker referenced changes to Cultural Amenities, including no longer identifying specific partners which broadens the City’s ability to work with additional partners. She added Organizational Excellence had no changes, and she reviewed the Organizational Mission and Values, which were based on employee surveys and discussions among staff, including the Employee Advisory Committee. She stated the organizational values identified to best reflect the organization are collaboration, compassion, fairness, equity, innovation, sustainability, and integrity.

Council thanked Ms. Baker and staff for its work on the Strategic Plan which will serve as a roadmap to help prioritize goals and initiatives.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to adopt the City of Salisbury Strategic Plan. Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post and Smith voted AYE. (5-0)

2025 DOWNTOWN SALISBURY MASTER PLAN

Downtown Development Director Sada Troutman asked Council to consider approving the 2025 Downtown Salisbury Master Plan which is built on previous plans to assess strengths and opportunities for the community, to manage public and private infrastructure improvement, development, and business recruitment. She noted staff will distribute the plan as a poster-sized document and it will be available online.

Ms. Troutman noted the plan will be used by Downtown Salisbury, Inc. (DSI) and Downtown Development as a guiding document for planning and growth. She stated that the 2025 Downtown Salisbury Master Plan includes strategies, goals, demographics, a market analysis, an interactive map, and contact information. She noted the strategies and goals include a place to experience history, a place to learn and to experience the arts, a place of business, a place to shop, dine and play, a place to live and a place to gather as a community.

Ms. Troutman stated in 2022 North Carolina Main Street completed a market analysis for DSI, which was shared with Council. She explained the analysis orients Salisbury within the market and reviews retail opportunities, bike-ability, walkability, and target demographics.

Ms. Troutman displayed the map included in the Master Plan, and she pointed out increased parking options and potential infill on underutilized lots. She also noted continued development in coordination with community partners to create increased opportunities for walkability.

Ms. Troutman stated the Downtown Salisbury Master Plan has been approved by the DSI Board of Directors. She thanked the DSI Design Committee, including past Chair Davis Cooke and current Chair Bob Potter, who helped lead the project. She also thanked Urban Design Planner Alyssa Nelson and Web and Marketing Service Coordinator Fern Blair who worked on the plan.

Mayor Pro Tem Sheffield thanked Ms. Troutman for her leadership on the project which will promote growth in the downtown.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to approve the 2020 Downtown Salisbury Master Plan. Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post and Smith voted AYE. (5-0)

DOWNTOWN MUNICIPAL SERVICE DISTRICT – COMMUNITY AND ECONOMIC DEVELOPMENT PROJECT AREA

City Attorney Graham Corriher requested Council consider designating the Downtown Municipal Service District (MSD) as a Community and Economic Development Project Area. He stated the designation would provide Council a tool to use in conjunction with the Downtown Salisbury Master Plan, the Forward 2040 Comprehensive Plan and the Strategic Plan.

Mr. Corriher explained state law governs the sale of City-owned real property such as land and buildings, and he reviewed state procedures regarding the sale of City-owned real property:

- Public auction as allowed by NCGS 160A-270
- Sealed bid as allowed by NCGS 160A-268
- Upset bid as allowed by NCGS 160A-269
- For artistic, historic, scenic purposes to a nonprofit as allowed by NCGS 160A-266
- Subject to limitations:
 - For affordable housing as allowed by NCGS 160A-279
 - For economic development projects as allowed by NCGS 158-7.1
 - For community development projects as allowed by NCGS 160A-457

Mr. Corriher stated Council has local authority, and he explained in 2000 the General Assembly adopted a state law that gave Salisbury the authority to engage in the public or private sale of real property in designated areas. He commented Council must designate the area which provides flexibility to meet goals that are not met by State Statutes. He indicated public auction and sealed and upset bids are designed to get the most money from the sale of City-owned property, but Council does not have control over what happens to the property once it is sold. He added if Council has goals other than obtaining the highest selling price its options are limited without the local authority included in the City's Charter:

- City Charter Section 9.1 equivalent of state law authorizes public or private sale of City-owned real property within a designated Community and Economic Development Project Area
- Designating the area does not sell property
- Still subject to state constitutional requirements
 - Public benefit must outweigh the private benefit
- All sales are subject to a 10-day public notice and final approval by Council in open session
- No effect on private property within the Community and Economic Development Project Area
- Staff recommends designating the MSD as a Community and Economic Development Project Area

Mr. Corriher explained the first step is to designate the area and if after the designation Council decides to sell a piece of property within the project area a public notice would be required and Council would adopt a Resolution to approve the sale. He reviewed a map of the MSD, and he pointed out City-owned property within its boundaries.

Councilmember Post requested clarification regarding the 10-day public notice. Mr. Corriher explained the 10-day public notice is the minimum required by the City Charter, and he added Council can hold a public hearing or provide a longer notice at its discretion.

Mayor Pro Tem Sheffield noted the proposal is forward thinking and there is a concentration of City-owned properties in the MSD. She added the proposal will help Council ensure it can sell a property for the right reasons.

Councilmember Post indicated he will vote against the proposal due to the lack of a public hearing component. Councilmember Smith stated Council has the option to hold a public hearing.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to designate the Downtown Municipal Services District as a Community and Economic Development Project Area pursuant to Section 9.1 of the Salisbury City Charter. Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin and Smith voted AYE. Councilmember Post voted NAY. (4-1)

PANHANDLING

City Attorney Graham Corriher addressed Council regarding the second reading of an Ordinance amending various sections of the Code of Ordinances related to panhandling. He explained since the proposed Ordinance has criminal penalties it requires a second vote.

Mr. Corriher noted a change to the proposed Ordinance that will place aggressive panhandling in Chapter 15 instead of Chapter 22. He explained the substance of the proposed Ordinance did not change, and he stated if approved the streets and sidewalks sections of the Ordinance will be in Chapter 22 and aggressive panhandling regulations will be in Chapter 15. He noted the proposed Ordinance will replace the City's prior Ordinance regarding soliciting alms.

Thereupon, Councilmember Post made a **motion** to adopt an Ordinance amending Chapter 22, Article I, and Chapter 15-13 of the Code of the City of Salisbury. Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post and Smith voted AYE. (5-0)

ORDINANCE AMENDING CHAPTER 22, ARTICLE I, OF THE CODE OF THE CITY OF SALISBURY, RELATING TO STREETS AND SIDEWALKS.

(The above Ordinance is recorded in full in Ordinance Book No. 32 at Page No. 27-28, and is known as Ordinance 2024-15.)

CONTRACT AMENDMENT – BLACK & VEATCH INTERNATIONAL

Salisbury-Rowan Utilities (SRU) Director Jim Behmer provided an update on the Yadkin River Water Supply Resiliency Project. He pointed out the location of the existing river pump station and two river intakes, and he noted the goal of the project is to move this infrastructure 2,100 feet downstream to higher ground that is less likely to flood and will provide continuous access. He reviewed the Yadkin River Water Supply Resiliency Project:

- The City is a finalist and should receive a \$22.5 million 2021 BRIC (Building Resilient Infrastructure and Communities) Grant from the Federal Emergency Management Agency (FEMA)
- \$9 million local match from Cube Hydro Generation LLC to contribute to the project
- Final Draft Environmental Assessment being reviewed by FEMA before being put out for public comment
- Three years to complete the project after receipt of federal award anticipated May 2024
- Project completion in 2027

Mr. Behmer stated Black & Veatch International has completed 60% of the design which was a \$2.9 million contract approved by Council in 2023. He indicated the North Carolina Emergency Management Commission Water Quality Committee will consider the proposed watershed boundaries on May 8, 2024 and begin the review process. He presented the timeline of the project, and he asked Council to consider a contract amendment with Black & Veatch International in an amount not to exceed \$1.358 million for the continuation of the design environmental permitting for the relocation of the Yakin River Raw Water Pump Station.

Mayor Pro Tem Sheffield asked how many people are reliant on the Yakin River Raw Water Pump Station. Mr. Behmer stated the station services 53,000 people. He recognized the legislative support that has helped with the project including Resolutions of Support from Rowan, Davidson and Davie Counties. Mayor Pro Tem Sheffield stated this project is bigger than the City.

Thereupon, Councilmember Smith made a **motion** to approve a contract amendment with Black & Veatch International in an amount not to exceed \$1,358,000 for the construction of detailed design to completion and environmental permitting for the relocation of the Yadkin River Raw Water Pump Station. Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post and Smith voted AYE. (5-0)

UPDATE – FIRE STATION 3

Public Works Director Chris Tester, Fire Chief Bob Parnell and Architect Bill Burgin provided an update of Fire Station 3. Mr. Tester noted Council awarded the construction contract to KMD Construction on June 20, 2023 and a ground breaking was held on August 13, 2023. He stated Fire Station 3 will be 19,000 square feet and will include three bays and a Fire Safety Education Center for community outreach.

Chief Parnell reviewed an artist's rendering of the project, and he pointed out the location of the City's Emergency Operation Center, Public Outreach Center and Public Education Fire Safety Education Center. He stated the fire station will house the Fire Marshal's office, Assistant Fire Marshal, three Fire Inspectors/Life Safety Educators, and the City's Telecom Division. He added the fire station will include quarters for 10 staff, a dayroom and training area and will include:

- Fire Engine Company # 3

- Ladder Truck # 3
- Fire Scene Investigation Lab Trailer
- Emergency Field Communications Truck
- Firefighter gear and decontamination equipment
- Fitness room
- Storage mezzanine
- Breathing compressor refill room

Chief Parnell introduced Mr. Tom Couch from KMD Construction. Mr. Burgin reviewed the progress taking place, and he pointed out the back wall is complete and work has begun on the footings. He noted the sediment basin is large enough for the fire station and the property to the right as required by the purchase agreement. He pointed out construction may be behind due to the rainy winter weather and site challenges. Mr. Couch noted KMD Construction is working to complete the project by the anticipated completion date. He added the footings should be in place by the end of March and then visible progress will take place.

Mayor Alexander asked if the majority of subcontractors are local. Mr. Couch agreed. Council thanked Mr. Burgin, Mr. Couch, Mr. Tester and Chief Parnell for the update.

BOARDS AND COMMISSIONS

Human Relations Commission

Upon a motion by Councilmember Smith with Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post, and Smith voting AYE, the following appointments were made to the Human Relations Commission:

Mr. Matthew Beaver	Term Expires 3/31/2027
Mr. Edward Brown	Term Expires 3/31/2027
Mr. Jonathan Handy	Term Expires 3/31/2027
Ms. Shanikka Gadson Harris	Term Expires 3/31/2027

Upon a motion by Councilmember Smith with Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post, and Smith voting AYE, the following appointment were made to the Human Relations Commission to fill an unexpired term:

Ms. Susannah McNeil	Term Expires 3/31/2026
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Community Appearance Commission

Upon a motion by Mayor Pro Tem Sheffield with Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post, and Smith voting AYE, the following reappointment was made to the Community Appearance Commission:

Ms. Kelly Vanager	Term Expires 3/31/2027
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Upon a motion by Mayor Pro Tem Sheffield with Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post, and Smith voting AYE, the following appointments were made to the Community Appearance Commission:

Ms. Jennifer Baldi	Term Expires 3/31/2027
Ms. Krystal Biskner	Term Expires 3/31/2027
Ms. Linda Moser	Term Expires 3/31/2027
Ms. Beth Ruthledge	Term Expires 3/31/2027

Upon a motion by Mayor Pro Tem Sheffield with Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post, and Smith voting AYE, the following appointments were made to the Community Appearance Commission to fill an unexpired term:

Ms. Rebecca Wells	Term Expires 3/31/2026
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Housing Advocacy Commission

Upon a motion by Councilmember Post with Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post, and Smith voting AYE, the following appointment was made to the Housing Advocacy Commission to fill an unexpired term:

Ms. Annie Boone-Carroll	Term Expires 3/31/2025
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Tree Board

Upon a motion by Councilmember McLaughlin with Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post, and Smith voting AYE, the following reappointment was made to the Tree Board:

Ms. Melissa Shaver	Term Expires 3/31/2027
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Historic Preservation Commission:

Upon a motion by Councilmember Post with Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers McLaughlin, Post, and Smith voting AYE, the following appointments were made to the Historic Preservation Commission:

Mr. Michael Kepley	Term Expires 3/31/2027
Ms. Ephrum Schwartz-Laubhann	Term Expires 3/31/2027

DEPUTY CITY MANAGER'S COMMENTS

Deputy City Manager Richard White noted staff will provide information within the next two weeks regarding where to pick up the panhandling signs.

COUNCIL COMMENTS

Councilmember McLaughlin noted the Panhandling Ordinance is to not discourage the kindness and generosity of people in Salisbury, or to discourage those panhandling, but to ensure public safety.

Councilmember McLaughlin pointed out the West End Byrne Criminal Justice Innovation (BCJI) Program grant applications have been reviewed three times. He noted 42 applications will go through one more review process and individuals will then be selected to receive the grants. Mayor Alexander thanked everyone who is involved in the grant process.

MAYOR PRO TEM'S COMMENTS

Mayor Pro Tem Sheffield stated it was her honor and duty to vote as every election is important. She thanked the poll workers and volunteers who give of their time to support the election.

MAYOR'S ANNOUNCEMENTS AND COMMENTS

Mayor Alexander thanked Council and staff for its great work it does for the City. She thanked Deputy City Manager Richard White for his presence at the meeting.

ADJOURNMENT

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

The meeting was adjourned at 7:58 p.m.

Karen Alexander, Mayor

Connie B. Snyder, City Clerk

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: March 19, 2024

Name of Group(s) or Individual(s) Making Request: Finance Director Wade Furches

Name of Presenter(s): Finance Director Wade Furches

Requested Agenda Item: Council consider adopting a Budget ORDINANCE Amendment to the FY2023-2024 budget to appropriate a State grant for public safety in the amount of \$10,000,000.

Description of Requested Agenda Item: The City has received a \$10,000,000 grant from the NC Office of State Budget and Management. The grant will be used for various public safety projects – to cover costs on Fire Station 3 in excess of debt funding, purchase three fire trucks, the downtown fire loop, ballistic vests, and an addition to Fire Station 2. The Finance Department will track this grant as a separate fund to allow for adequate tracking of expenditures and interest income.

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)

There is no City match related to this \$10,000,000 grant. Interest earnings on the grant money will be appropriated later in the grant process.

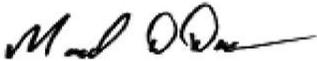
Action Requested of Council for Agenda Item: Adopt Budget ORDINANCE Amendment to appropriate a State grant for public safety in the amount of \$10,000,000.

Contact Information for Group or Individual: Wade Furches, 704-638-5302

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

AN ORDINANCE AMENDING THE 2023-2024 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO
APPROPRIATE STATE GRANT FOR PUBLIC SAFETY

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

Section 1. The City has received a grant from the NC Office of State Budget and Management in the amount of \$10,000,000 for public safety. NC General Statutes require that the City appropriate this revenue so that it can be legally spent.

Section 2. That the 2023-24 Budget Ordinance of the City of Salisbury, adopted on June 20, 2023 is hereby amended as follows:

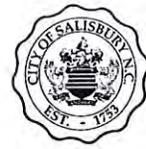
(a) That the following General Fund line items be amended as follows:

- | | | |
|-----|---|----------------------|
| (1) | Increase line item 058531000-545000
Special Projects | <u>\$ 10,000,000</u> |
| (2) | Increase line item 058-446002
State Grants | <u>\$ 10,000,000</u> |

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

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

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: March 19, 2024

Name of Group(s) or Individual(s) Making Request: Sada Stewart Troutman, Downtown Development

Requested Agenda Item: Adopt a Budget Ordinance Amendment appropriating donated funds in the FY 2023-2024 budget in the amount of \$900 for event support for Ring in Spring.

Description of Requested Agenda Item: The City (Downtown Development) received a donation in the amount of \$900 for support for Ring in Spring, a Downtown event hosted by Downtown Development. This money was donated from Downtown Salisbury, Inc.

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)*

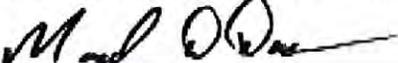
Action Requested of Council for Agenda Item: Adopt a Budget Ordinance amending the FY2023-2024 Budget.

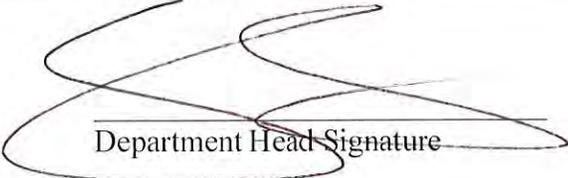
Contact Information for Group or Individual: Sada Stewart Troutman, 704-638-5239

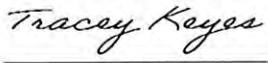
Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

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

AN ORDINANCE AMENDING THE 2023-2024 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO
APPROPRIATE GENERAL FUND DONATIONS

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

Section 1. Appropriate donations received for Ring in Spring

Section 2. That the 2023-2024 Budget Ordinance of the City of Salisbury, adopted on June 20, 2023, is hereby amended as follows:

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

- | | | |
|-----|---|--------|
| (1) | Increase line item 010-482110
General Fund Donations | \$ 900 |
| (2) | Increase line item 10496000-545028
Special Events | 900 |

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: March 19, 2024

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

Name of Presenter(s):

Requested Agenda Item: Council to consider approving Purchase Order #240914

Description of Requested Agenda Item: Approve Purchase Order:
PO #240914 - James River Equipment - John Deere 75 P-Tier Excavator - \$156,039.91.

Attachments: Yes No

Fiscal Note: PO240914 is for a new John Deere 75 P-Tier Excavator. This purchase is for a replacement of a 2009 John Deere Excavator (Equipment# SM40903). Existing funds are available in the Water / Sewer Fund. All purchasing guidelines were followed in this purchase according to G.S. 143-129(e)(10). The purchase is being made from the Sourcewell Cooperative Contract.

Action Requested of Council for Agenda Item: Authorize the City Manager to approve Purchase Order 240914 in the amount of \$156,039.91 for the purchase of a New John Deere 75 P-Tier Excavator from James River Equipment for Salisbury-Rowan Utilities.

Contact Information for Group or Individual: Finance Manager Mark Drye, 704 638-5308
mdrye@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 Delayed Declined

Reason:

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: March 19, 2024

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

Name of Presenter(s):

Requested Agenda Item: Council to consider approving the Purchase Order #240928

Description of Requested Agenda Item: Approve Purchase Order #240928 - Lawmen's - Tactical Ballistic Vests and Helmets (for Police and Fire) - \$320,935.75

Attachments: Yes No

Fiscal Note: PO 240928 is for Tactical Ballistic Vests and related accessories. Funding is from the \$10 million State Public Safety Grant. All purchasing guidelines were followed in this purchase according to G.S. 143-129(e)(10). This purchase is being made from NC State Contract 680C. This includes 105 vest and helmets – 80 for the Police Department and 25 for the Fire Department.

Action Requested of Council for Agenda Item: Authorize the City Manager to approve Purchase Order 240928 in the amount of \$320,935.75 for the purchase of Ballistic Vests and Helmets from Lawmen's Distribution, LLC.

Contact Information for Group or Individual: Finance Manager Mark Drye, 704 638-5308
mdrye@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

Delayed

Declined

Reason:

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: March 19, 2024

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

Name of Presenter(s): Wendy Brindle, Transportation Director

Requested Agenda Item: Request from AT&T for an Encroachment on Ludwick Heights Lane

Description of Requested Agenda Item: AT&T requests approval of installation of 88 lf of fiber optic cable to be trenched in at 48" minimum depth and (1) 26' x 4' x 3' cut and restore, and (1) 68" x 68" pad a 4' x 5' above ground enclosure on top of pad as indicated on the attached plan. City Council approval of encroachments within the City is required by Section 11-24 (27) of the City Code.

Staff review included input from Transportation, Public Works and Salisbury-Rowan Utilities. Staff recommends approval subject to the following conditions:

- All improvements and restoration shall be made at no expense to the City.
- A \$5,000 bond will be required prior to construction within the City Limits.
- A pre-construction meeting will be required prior to construction.
- On-site inspection will be required during all critical street crossings (SRU must be on-site to observe all excavation near existing utilities).
- Any markers for underground facilities shall be flush with the ground.
- Lane closures shall be coordinated through the Transportation Department.
- AT&T shall participate with the State's one-call locating program, and appropriate locator tape shall be installed to facilitate future field location. SRU requires that all new facilities maintain a clear horizontal separation of at least 48" (measured edge to edge) from existing utilities, and a clear vertical separation of at least 24" from existing utilities. All crossings must be identified/potholed prior to excavation.
- Engineering "as-built" plans shall be maintained by AT&T and made available to the City upon request.
- If the City (or State) makes an improvement to the public Right-of-Way, AT&T facilities shall be adjusted or relocated at no expense to the City (or State).

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)*

There is no budgetary impact on this item.

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

City Council to consider approval of a right-of-way encroachment for installation of fiber optic cable by AT&T within the right-of-way of Ludwick Heights Lane per Section 11-24 (27) of the City Code.

Salisbury City Council Agenda Item Request Form



Contact Information for Group or Individual: Wendy Brindle 704-638-5201, Barry King 704-216-2712

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:

INDEX TO SHEETS
 001 OF 003 - COVER
 002-003 OF 003 - PLANS

OWNER: AT&T
PROJECT NAME: LUDWICK HEIGHTS LN
1101 LUDWICK HEIGHTS LN
SALISBURY, NC 228147

PERMITTING

- CITY
- ROWAN COUNTY

PROJECT CONTACTS

AT&T:
 PROJECT MANAGER
 CONTACT: JEFF WOOD
 9139 RESEARCH DR
 CHARLOTTE, NC 28262

SOURCEONE CORP:
 ENGINEERING
 CONTACT: DAVID GRIMES
 1792 WOODSTOCK RD
 BLDG. 200 SUITE 200
 ROSWELL, GA 30075
 423-292-5848



- RIGHT OF WAY INFORMATION OBTAINED FROM ROWAN COUNTY GIS.

NOT TO SCALE

SITE LOCATION

ENGINEER:

Source One Corp.
 1792 WOODSTOCK RD
 BLDG. 200 SUITE 200
 ROSWELL, GA 30075

OWNER/DEVELOPER:

AT&T
 SALISBURY, NC
 ROWAN COUNTY

REVISIONS

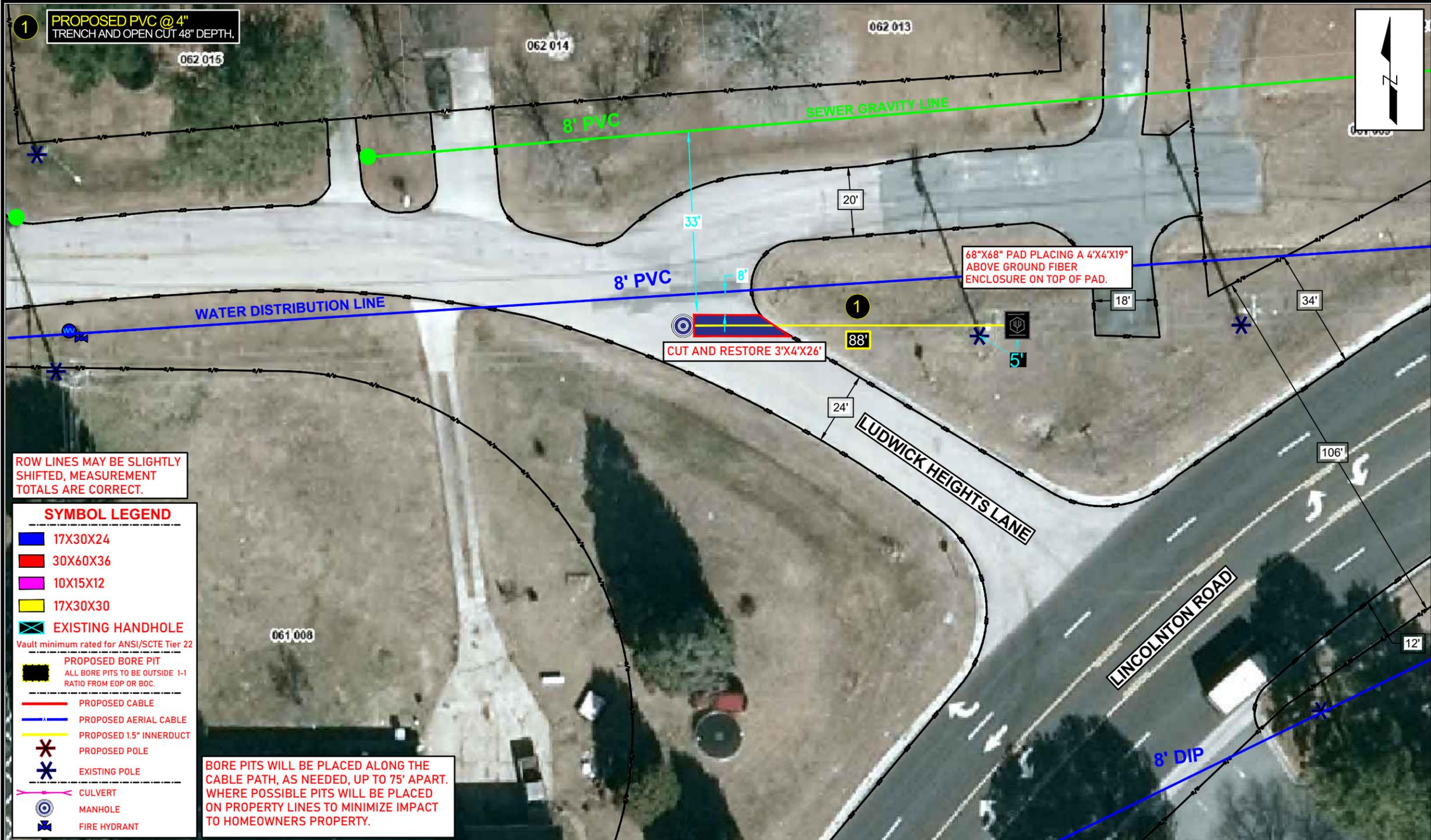
REV	DATE	DESCRIPTION	BY
01	-	-	-
02	-	-	-
03	-	-	-
04	-	-	-

DRAWN BY:	CHECKED BY:	APPROVED BY:
SH	XX	XX

FILE NAME:	LUDWICK HEIGHTS LN PROJECT# A02PZ05
DATE DRAWN:	3/4/2024
SCALE:	NOT TO SCALE

SHEET: **COVER OF 3**





PROJECT CONTACTS

AT&T:
 PROJECT MANAGER CONTACT: JEFF WOOD
 9139 RESEARCH DR
 CHARLOTTE, NC 28262

SOURCEONE CORP:
 ENGINEERING CONTACT: DAVID GRIMES
 1792 WOODSTOCK RD
 BLDG. 200 SUITE 200
 ROSWELL, GA 30075
 423-292-5848

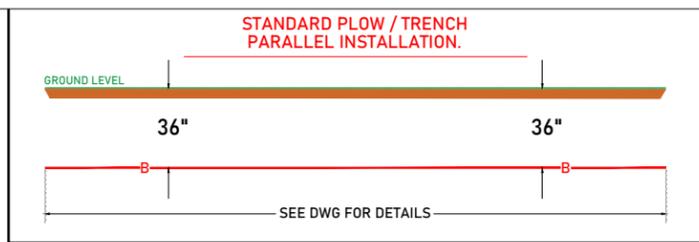
1 PROPOSED PVC @ 4"
 TRENCH AND OPEN CUT 48" DEPTH.

ROW LINES MAY BE SLIGHTLY SHIFTED, MEASUREMENT TOTALS ARE CORRECT.

- SYMBOL LEGEND**
- 17X30X24
 - 30X60X36
 - 10X15X12
 - 17X30X30
 - EXISTING HANDHOLE
 - PROPOSED BORE PIT
 - PROPOSED CABLE
 - PROPOSED AERIAL CABLE
 - PROPOSED 1.5" INNERDUCT
 - PROPOSED POLE
 - EXISTING POLE
 - CULVERT
 - MANHOLE
 - FIRE HYDRANT

BORE PITS WILL BE PLACED ALONG THE CABLE PATH, AS NEEDED, UP TO 75' APART. WHERE POSSIBLE PITS WILL BE PLACED ON PROPERTY LINES TO MINIMIZE IMPACT TO HOMEOWNERS PROPERTY.

CONSTRUCTION NOTE:
 * FIBER PLACEMENT TO HAVE A 48" HORIZONTAL SEPARATION, EDGE TO EDGE BETWEEN THE CITY'S WATER AND SEWER UTILITIES
 * FIBER PLACEMENT TO HAVE A 24" VERTICAL SEPARATION BELOW UTILITIES



ENGINEER:

1792 WOODSTOCK RD
 BLDG. 200 SUITE 200
 ROSWELL, GA 30075

OWNER/DEVELOPER:

AT&T
 SALISBURY, NC
 ROWAN COUNTY

REVISIONS

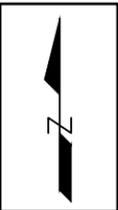
REV	DATE	DESCRIPTION	BY
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03	-	-	-
04	-	-	-

DRAWN BY:	CHECKED BY:	APPROVED BY:
SH	XX	XX

FILE NAME: LUDWICK HEIGHTS LN PROJECT# A02PZ05

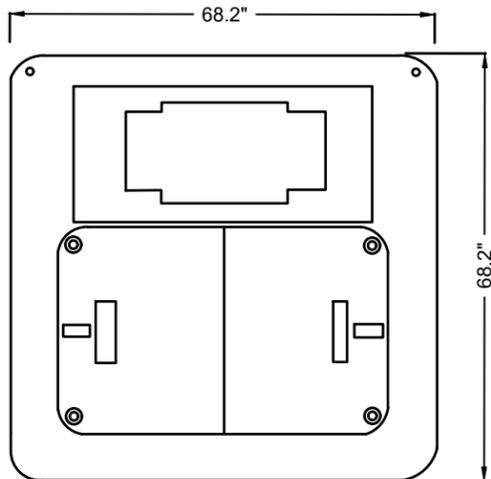
DATE DRAWN: 3/4/2024

SCALE: NOT TO SCALE

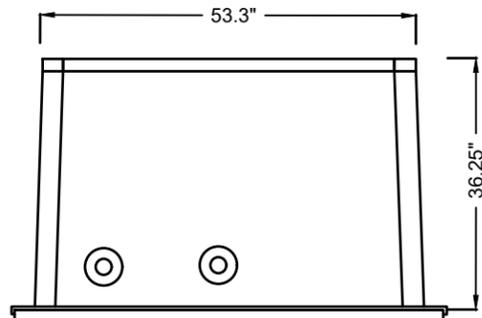


PFP 864 CPAD & CABINET DEAL

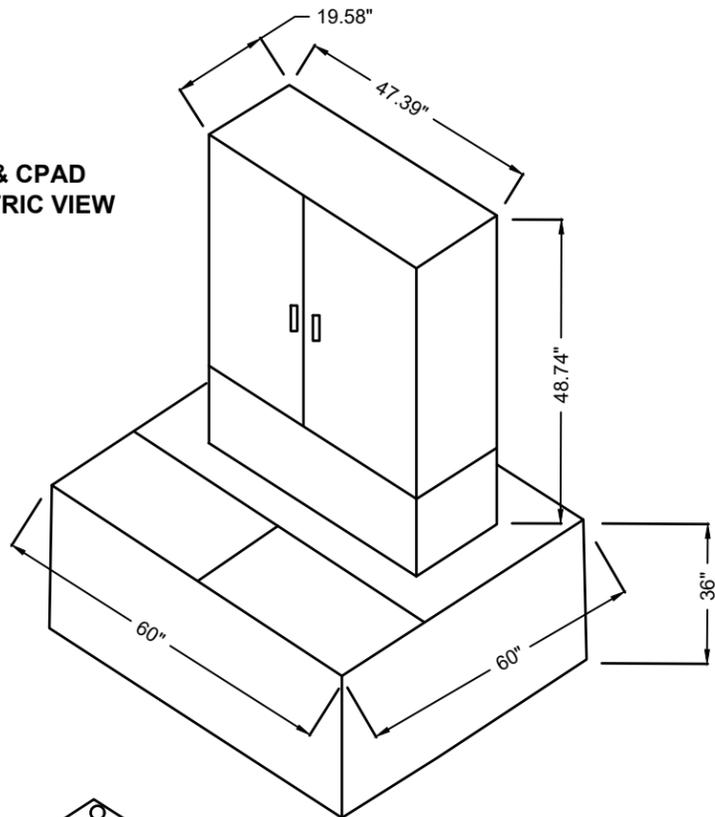
CPAD TOP VIEW



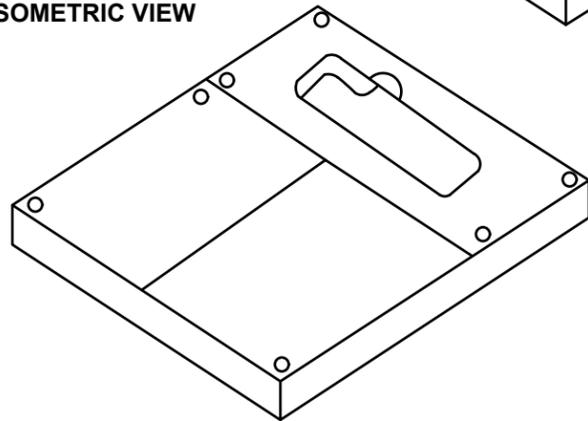
CPAD FRONT VIEW



PFP & CPAD ISOMETRIC VIEW



CPAD ISOMETRIC VIEW



PROJECT CONTACTS

AT&T:
PROJECT MANAGER CONTACT: JEFF WOOD
9139 RESEARCH DR
CHARLOTTE, NC 28262

SOURCEONE CORP:
ENGINEERING CONTACT: DAVID GRIMES
1792 WOODSTOCK RD
BLDG. 200 SUITE 200
ROSWELL, GA 30075
423-292-5848

ENGINEER:
SOURCE ONE Corp.
1792 WOODSTOCK RD
BLDG. 200 SUITE 200
ROSWELL, GA 30075

OWNER/DEVELOPER:

AT&T
SALISBURY, NC
ROWAN COUNTY

REVISIONS

REV	DATE	DESCRIPTION	BY
01	-	-	-
02	-	-	-
03	-	-	-
04	-	-	-

DRAWN BY:	CHECKED BY:	APPROVED BY:
SH	XX	XX

FILE NAME: LUDWICK HEIGHTS LN
PROJECT# A02PZ05
DATE DRAWN: 3/4/2024
SCALE: NOT TO SCALE

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: March 19, 2024

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

Name of Presenter(s): Wendy Brindle, Transportation Director

Requested Agenda Item: Resolution of Support for an application to the North Carolina Department of Transportation for a grant to update the City's Comprehensive Bicycle Plan

Description of Requested Agenda Item:

The City's current Bicycle Plan, adopted in 2009, was funded by a 2006 Comprehensive Bicycle Planning Grant from the North Carolina Department of Transportation. Funding for plan updates is available for plans that are at least five years old, and updates are recommended where the community has experienced significant new development, population growth, or other changes to the demands of their bike-ped infrastructure network. An update to the plan will help staff to re-evaluate priorities and strategies, and provide guidance for project implementation.

The NCDOT Integrated Mobility Division (IMD) has funding available on a competitive basis for projects that meet eligibility criteria. The application is due March 25, 2024, and must be accompanied by a Resolution of Support from the governing board and the MPO. The Transportation Department is preparing an application requesting funds for the Comprehensive Bicycle Plan update, with a 30% local match. A plan update for a City with Salisbury's population is estimated to be approximately \$55,000. Therefore, the City's match would be \$16,500.

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)*

City Council to adopt of a Resolution of Support for an application to NCDOT Integrated Mobility Division, with a 30% City match, for an update to the City's Comprehensive Bicycle Plan

Contact Information for Group or Individual: Wendy Brindle, Transportation Director
wbrin@salisburync.gov 704-638-5201

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



RESOLUTION OF SUPPORT NCDOT BICYCLE AND PEDESTRIAN PLANNING GRANT

WHEREAS, the North Carolina Department of Transportation (NCDOT) has issued a call for applications for the Bicycle and Pedestrian Planning Grant Initiative; and

WHEREAS, the City of Salisbury in Rowan County seeks to apply for a grant to fund an updated Bicycle Plan; and

WHEREAS, the current Comprehensive Bicycle Plan was adopted in 2009, and an updated plan will re-evaluate priorities and strategies culminating from significant new development, and provide guidance for project implementation; and

WHEREAS, the City of Salisbury City Council supports the application for the grant, understanding there will be a 30% match;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Salisbury supports the application for the North Carolina Department of Transportation's Bicycle and Pedestrian Planning Grant.

This the 19th day of March, 2024.

Karen K. Alexander, Mayor

Connie Snyder, NCCP, City Clerk

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 3/19/2024

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

Name of Presenter(s): Chris Tester

Requested Agenda Item: Council to consider approving two Master Service Contracts with Technical Assurance, Inc. and Wolf Trail Engineering for on-call engineering services related to the City's roofing needs, including roof condition evaluation and recommendations, forecast recommendations for roof projects and cost, plan design, specifications, audits and construction administration.

Description of Requested Agenda Item: Public Works just completed review and assessment of a request for qualification for Roofing Evaluation and Design Services - #003-2023. Five submittals were received, evaluated and scored by City staff. Three of the Firms were interviewed and staff narrowed the qualifications down to two consultants. Staff recommends forming master contracts with the two most qualified consultants in order to work with them on an on-call basis for various roofing needs of City owned facilities.

Attachments: Yes No

Fiscal Note: *(If fiscal note requires approval by the finance department because the 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)*

These contracts are for on-call services and will be used on "as-needed" basis. Funds are allocated in Public Work's FY24 operating budget for these expenses.

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

Council to approve Master Service Contracts with Technical Assurance, Inc. and Wolf Trail Engineering for on-call engineering services related to the City's roofing needs.

Contact Information for Group or Individual: Chris Tester – 704-216-7554

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)

Salisbury City Council Agenda Item Request Form



FINANCE DEPARTMENT INFORMATION:

M. O. O'Neil

Finance Manager Signature

Christopher J. Jones

Department Head Signature

Tracey Keyes

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

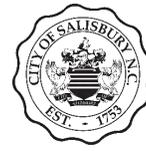
Approved

Delayed

Declined

Reason:

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: March 19, 2024

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

Name of Presenter(s): Wade Furches, Finance Director

Requested Agenda Item: Council to consider appointing Deputy Finance Officers under G.S. 159-28(a)

Description of Requested Agenda Item: Appoint Tracey Keyes, Kaley Sink, and Crystal McBride as Deputy Finance Officers under G.S.159-28(a). G.S. 159-28(a) requires expenditures to be pre-audited before they can be incurred. This appointment will give multiple Finance staff the authority to pre-audit expenditures under the direction of the Finance Director. Currently only three Finance staff have been appointed by Council (Wade Furches, Mark Drye, and Misty Fields). These appointments will not impact titles or compensation of employees.

Attachments: Yes No

Fiscal Note: G.S. 159-28 requires pre-audits of expenditures. These appointments will allow the Finance Department to have sufficient staff and backups for pre-auditing purposes.

Action Requested of Council for Agenda Item: Appoint Tracey Keyes, Kaley Sink and Crystal McBride as Deputy Finance Officers under G.S.159-28(a) until such time they are no longer employed within the Finance Department.

Contact Information for Group or Individual: Finance Director Wade Furches, 704 638-5302
wfurc@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 Delayed Declined

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: March 19, 2024

Name of Group(s) or Individual(s) Making Request: City Manager, Jim Greene Jr.

Name of Presenter(s): Jim Greene, Jr.

Requested Agenda Item: Council to consider approving an update to the job classification and pay system based on department re-organizations.

Description of Requested Agenda Item: On June 20, 2023, Council approved the fiscal year 2023-2024 budget which included the new Land and Development Services Department. Council created a new position of Engineering Division Manager to act as City Engineer and supervise the Engineering division of the newly formed department. Since that time, a need for this position to be elevated to Assistant Director of the Land and Development Services Department has been recognized. The reclassification of this position would not add additional employees, but it creates a need to increase the pay scale commensurate with additional responsibilities and requisite experience. This will help the City move forward with the creation and operation of this department and provide for succession in the department.

Position Title	Grade	Min-Max Range
Assistant Land and Development Services Director	21	\$75,817.42 - \$121,307.87

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)*

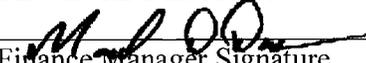
Council to consider approving an update to job classification and pay system based on department re-organization to add Assistant Land and Development Services Director, Grade 21.

Contact Information for Group or Individual: Jim Greene, Jr., 704-638-5228

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

Salisbury City Council Agenda Item Request Form



Tracy Keyes

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: March 19, 2024

Name of Group(s) or Individual(s) Making Request: City of Salisbury, Planning and Neighborhoods Department

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

Requested Agenda Item: Voluntary Annexation – Woodleaf Road

Description of Requested Agenda Item:

A public hearing concerning the voluntary annexation of Woodleaf Road, parcels 328 050, 328 066, and 328 110 was scheduled for March 19th, 2024. The hearing has been properly advertised, and staff finds the request to meet the standards of NCGS 160A-58.1. Therefore, after the public hearing, City Council will consider adopting an Ordinance for the annexation of 58.07 acres on Woodleaf Road, identified as parcels 328 050, 328 066, and 328 110, effective upon adoption.

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)*

The current tax value of the property is \$625,342. The current development plan is for 175 single family homes. The estimated value of those improvements are \$70,350,000, with future expected annual tax revenue of \$437,208. The City will incur additional costs for police and fire protection, which is indeterminable.

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

City Council to hold a public hearing and consider adoption of an Ordinance to annex parcels 328 050, 328 066, and 328 110, 58.07 acres, per NCGS 160A-58.1, effective upon adoption.

Contact Information for Group or Individual:

Hannah Jacobson, 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 Director Signature



Department Head Signature



Budget Manager Signature

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

“AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF SALISBURY, NORTH CAROLINA, TO INCLUDE 58.07 ACRES, TAX MAP 328 PARCELS 050, 066, AND 110, LOCATED ON WOODLEAF ROAD.

WHEREAS, the City Council of Salisbury has been petitioned under G.S. 160A-58.1 to annex the area described herein, and the City Clerk has certified the sufficiency of said petition; and

WHEREAS, a public hearing on the question of this annexation was held virtually by City Council on March 19th, 2024 at 6:00 p.m. after due notice by publication on March 7th, 2024 in the Salisbury Post; and

WHEREAS, the City Council of Salisbury does find as a fact that said petition meets the requirements of G.S. 160A-58.1; and

WHEREAS, the City Council of Salisbury further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the City Council of Salisbury further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City of Salisbury and of the area proposed for annexation will be best served by annexing the area described;

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

Section 1. By virtue of the authority granted by G.S. 160A-58.1, the following described territory, is hereby annexed and made part of the City of Salisbury as of the 19th day of March 2024. The survey plat that describes the annexed territory is that certain survey plat entitled Annexation Plat (Non-Contiguous) ANNEXATION PLAT TITLE, dated PLAT DATE, and recorded in Book of Maps _____ Page _____, Rowan County Register of Deeds:

Tract One - Parcel ID: 328 050

BEGINNING at an existing 3/4-inch iron pipe, said pipe being South 40°51'31" East, a distance of 2034.30 feet from a concrete monument - ENON (FA2658) located in the south margin of the intersection of Enon Church Road (SR 1944) and Woodleaf Road (SR 2048); Thence from said point of beginning, North 53°22'44" East, a distance of 475.59 feet to an existing 1/2-inch rebar; Thence North 38°35'13" West, a distance of 284.70 feet to an existing 5/8 inch iron rod; Thence North 50°46'23" East, a

distance of 428.47 feet to an existing 1-inch iron shaft; Thence North 79°04'07" East, a distance of 217.22 feet to an existing 3-inch axle; Thence North 02°22'02" East, a distance of 673.71 feet (passing an existing 5/8-inch rebar at 463.23') to an existing 1 and 1/2-inch iron pipe (said pipe is located beside stump hole of large fallen tree); Thence North 06°11'48" East, a distance of 6.44 feet to the centerline of an unnamed branch; Thence with the centerline of said branch the following forty-eight courses and distances: (1) South 65°19'08" East, a distance of 42.66 feet to a point; (2) South 42°51'34" East, a distance of 85.49 feet to a point; (3) South 77°34'00" East, a distance of 52.50 feet to a point; (4) South 70°54'42" East, a distance of 70.01 feet to a point; (5) South 72°37'35" East, a distance of 54.85 feet to a point; (6) South 68°56'17" East, a distance of 42.20 feet to a point; (7) South 73°53'39" East, a distance of 126.28 feet to a point; (8) South 74°43'54" East, a distance of 71.68 feet to a point; (9) South 61°12'47" East, a distance of 27.56 feet to a point; (10) South 75°39'31" East, a distance of 71.85 feet to a point; (11) South 70°29'22" East, a distance of 78.30 feet to a point; (12) South 79°33'26" East, a distance of 32.85 feet to a point; (13) South 75°30'38" East, a distance of 50.91 feet to a point; (14) South 80°31'55" East, a distance of 53.94 feet to a point; (15) North 87°15'39" East, a distance of 70.40 feet to a point; (16) North 83°44'12" East, a distance of 90.72 feet to a point; (17) South 79°25'51" East, a distance of 23.07 feet to a point; (18) North 87°05'05" East, a distance of 36.09 feet to a point; (19) North 84°12'35" East, a distance of 79.25 feet to a point; (20) North 83°01'06" East, a distance of 34.68 feet to a point; (21) South 41°49'50" East, a distance of 12.46 feet to a point; (22) North 74°33'18" East, a distance of 23.66 feet to a point; (23) South 89°21'19" East, a distance of 22.07 feet to a point; (24) South 59°33'23" East, a distance of 22.45 feet to a point; (25) North 46°53'41" East, a distance of 9.60 feet to a point; (26) South 80°52'38" East, a distance of 33.24 feet to a point; (27) South 77°48'31" East, a distance of 65.41 feet to a point; (28) South 78°22'28" East, a distance of 33.21 feet to a point; (29) South 48°41'02" East, a distance of 25.42 feet to a point; (30) South 67°17'12" East, a distance of 52.01 feet to a point; (31) South 42°04'59" East, a distance of 20.48 feet to a point; (32) South 69°25'13" East, a distance of 107.94 feet to a point; (33) South 02°53'46" West, a distance of 42.15 feet to a point; (34) North 87°59'55" East, a distance of 15.17 feet to a point; (35) South 73°44'39" East, a distance of 35.32 feet to a point; (36) South 32°11'31" West, a distance of 7.39 feet to a point; (37) South 44°08'14" East, a distance of 80.88 feet to a point; (38) South 37°36'42" East, a distance of 60.89 feet to a point; (39) South 11°19'14" West, a distance of 24.10 feet to a point; (40) South 42°08'50" East, a distance of 68.70 feet to a point; (41) North 25°10'01" East, a distance of 59.68 feet to a point; (42) North 79°36'08" East, a distance of 36.62 feet to a point; (43) South 49°22'49" East, a distance of 22.85 feet to a point; (44) South 09°32'31" East, a distance of 17.90 feet to a point; (45) South 66°32'59" East, a distance of 27.20 feet to a point; (46) South 32°10'28" East, a distance of 29.01 feet to a point; (47) South 59°35'43" East, a distance of 19.10 feet to a point; (48) South 33°37'30" East, a distance of 19.82 feet to a point; Thence leaving the centerline of said branch, South 07°14'25" West, a distance of 10.54 feet to an existing 3/4-inch bolt in the base of a hickory tree; Thence South 05°38'38" West, a distance of 413.19 feet to an existing 1 and 1/2-inch iron pin; Thence North 86°36'33" West, a distance of 286.68 feet to an existing 1-inch iron pipe (beside a laid over stone monument); Thence North 86°40'03" West, a distance of 890.67 feet to an existing 3/4-inch iron pipe; Thence North 04°29'30" East, a distance of 6.70 feet to an existing 1/2-inch rebar; Thence North 87°17'11" West, a distance of 604.75 feet to an existing 3/4-inch iron pipe; Thence South 53°34'42" West, a distance of 481.35 feet to an existing 3/4-inch iron pipe; Thence South 53°22'43" West, a distance of 475.17 feet to an existing 3/4-inch iron pipe; Thence South 53°15'19" West, a distance of 30.17 feet to a mag nail set in the centerline of Woodleaf Road; Thence with the centerline of Woodleaf Road, North 39°08'34" West, a distance of 59.79 feet to a mag nail set in the centerline Woodleaf Road; Thence leaving the centerline of Woodleaf Road, North 52°51'31" East, a distance of 30.24 feet to the true POINT OF BEGINNING, containing 36.698 acres as shown upon the survey and map entitled "Boundary Survey for Fiorenza" made by Colliers Engineering and Design, Architecture, Landscape, Surveying, CT P.C., dated January 29, 2024, and being Tract One as shown thereon.

Tract Two - Parcel ID: 328 066

BEGINNING at an existing 3/4-inch iron pipe, said pipe being South 40°48'26" East, a distance of 2094.27 feet from a concrete monument - ENON (FA2658) located in the south margin of the intersection of Enon Church Road (SR 1944) and Woodleaf Road (SR 2048); Thence from said point of beginning, North 53°22'43" East, a distance of 475.17 feet to an existing 3/4-inch iron pipe; Thence North 53°34'42" East, a distance of 481.35 feet to an existing 3/4-inch iron pipe; Thence South 38°27'59" East, a distance of 756.30 feet to an existing stone monument; Thence South 51°11'58" West, a distance of 25.06 feet to an existing 1/2-inch rebar; Thence South 51°12'28" West, a distance of 869.70 feet to an existing stone monument; Thence South 05°09'24" East, a distance of 44.93 feet to an existing 3/4-inch iron pipe; Thence South 05°07'10" East, a distance of 47.67 feet to a mag nail set in the centerline of Woodleaf Road; Thence with the centerline of said Woodleaf Road the following two courses and distances: (1) North 42°58'18" West, a distance of 458.20 feet to a mag nail set; (2) North 39°05'19" West, a distance of 415.38 feet to a mag nail set; Thence leaving the centerline of said Woodleaf Road, North 53°15'19" East, a distance of 30.17 feet to the true POINT OF BEGINNING, containing 17.432 acres as shown upon the survey and map entitled "Boundary Survey for Fiorenza" made by Colliers Engineering and Design, Architecture, Landscape, Surveying, CT P.C., dated January 29, 2024, and being Tract Two as shown thereon.

Tract Three - Parcel ID: 328 110

BEGINNING at an existing 5/8-inch rebar, said rebar being South 40°18'57" East, a distance of 1604.66 feet from a concrete monument - ENON (FA2658) located in the south margin of the intersection of Enon Church Road (SR 1944) and Woodleaf Road (SR 2048); Thence from said point of beginning, North 53°22'41" East, a distance of 479.82 feet to an existing 3/4-inch iron pipe; Thence South 38°35'17" East, a distance of 145.03 feet to an existing 5/8-inch iron rod; Thence South 38°35'13" East, a distance of 284.70 feet to an existing 1/2-inch rebar; Thence South 53°22'44" West, a distance of 475.59 feet to an existing 3/4-inch iron pipe; Thence South 52°51'31" West, a distance of 30.24 feet to a mag nail set in the centerline Woodleaf Road; Thence with the centerline of Woodleaf Road, North 39°08'28" West, a distance of 430.15 feet to a mag nail set in the centerline Woodleaf Road; Thence leaving the centerline of said Woodleaf Road, North 53°22'41" East, a distance of 30.18 feet to the true POINT OF BEGINNING, containing 5.008 acres as shown upon the survey and map entitled "Boundary Survey for Fiorenza" made by Colliers Engineering and Design, Architecture, Landscape, Surveying, CT P.C., dated January 29, 2024, and being Tract Three as shown thereon.

Section 2. Upon and after the 19th day of March, 2024, the above described territory and its citizens and property shall be subject 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 parts of the City of Salisbury. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Salisbury shall cause to be recorded in the office of the Register of Deeds of Rowan County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections as required by G.S. 163-288.1."

Adopted this 19th day of March, 2024.

Karen K. Alexander, Mayor

ATTEST: _____
Connie B. Snyder, NCCP
City Clerk

Date: 11/28/23



PETITION REQUESTING VOLUNTARY ANNEXATION

Parcel 328 110 , 328 066, 328 050 Woodleaf Road

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>328</u> PCL <u>110</u>	<u>George Dillard &</u>	<u>George Dillard</u>	2800 Woodleaf Road <u>SALISBURY, NC 28147-9539</u>
TM <u>328</u> PCL <u>066</u>	<u>Beverly Dillard</u>	<u>Beverly Dillard</u>	
TM <u>328</u> PCL <u>050</u>			

(Attach additional petition forms if needed)

Form Revised 2-08

Contact Person Bridget McClellan Telephone Number (704) 649-6601

For Office Use Only:

Total number of parcels 3 Number Signed 3 % Signed 100 Date Returned 11/29/23
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

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 03/19/2024

Name of Group(s) or Individual(s) Making Request: Land and Development Services

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

Requested Agenda Item: RZ02-2024-00002– 285 Peach Orchard Lane / Parcel ID 407B043

Description of Requested Agenda Item: RZ02-2024-00002 Request to rezone one (1) parcel located on the eastern corner, at the intersection of Hader Street and Peach Orchard Lane. (PID 407B043) being approximately 10.88 acres, from Rowan County Commercial Business Industrial (CBI) to City of Salisbury 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 hold a public hearing and consider adopting an ordinance to rezone the subject parcel, as requested, in anticipation of future development.

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

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): CBI
 PROPOSED DISTRICT(S): LI

REASON AND/OR DEVELOPMENT PROPOSAL FOR THE REZONING REQUEST:

PROPERTY & CONTACT INFORMATION

Rowan County Parcel ID(s): 5648-02-75-1822

Address or Site Location: 285 Peach Orchard Lane

Subdivision: _____ Lot(s): _____

Petitioner: Jason Gessner Representative: Jason Dolan

Address: 6135 PARK SOUTH DR, CHARLOTTE, NC 28210

Email: jason@gesswhocapital.com Best Phone: 732-794-8162

Owner(s) (if different than petitioner): Hector Delgado

Address: 1145 Lawing Drive China Grove, North Carolina 28023

Email: Ndelgado28@gmail.com Daytime Phone: 336-929-0397

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): _____



Planning & Zoning Analysis

CASE NO.	RZ02-2024-00002
Petitioner(s)	Jason Gessner
Owner(s)	Hector Delgado
Representative(s)	Jason Dolan
Address	285 Peach Orchard Lane
Tax Map & Parcel(s)	407B043
Size / Scope	An approximately 10.88 acre parcel
Location	Located on the eastern corner, at the intersection of Hader Street and Peach Orchard Lane.

PETITIONER REQUEST

Request:	The petition proposes to amend the Land Development Ordinance district map by rezoning one (1) parcel, being approximately 10.88 acres in total, from Rowan County Commercial Business Industrial (CBI) to City of Salisbury Light Industrial (LI).
Staff Comments:	The petitioner(s) will be required to voluntarily annex into the City of Salisbury prior to development and has already submitted an annexation petition.
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 parcel identified in this petition is currently undeveloped.

Existing uses in the vicinity include residential, industrial, and commercial properties. This rezoning may have some effect on surrounding residential properties.

Surrounding Land Use(s) & Zoning:

<i>Location</i>	<i>Existing Land Uses</i>	<i>Existing Zoning</i>
North of area	Commercial	Rowan County (CBI)
East of area	Industrial, Residential	Rowan County (CBI & MHP)
South of area	Residential, Undeveloped	Rowan County (CBI)
West of area	Residential, Commercial, undeveloped	Rowan County (CBI)



Planning & Zoning Analysis

INFRASTRUCTURE & CIVIC/COMMUNITY FACILITIES

Public Schools:

Elementary: Elizabeth Koontz Elementary
Middle: Southeast Middle
High: Salisbury High

Fire District:

The parcel is currently located within the South Salisbury Fire district. Upon voluntary annexation, the parcel will be within the Salisbury City Fire District.

Utilities

Water & Sewer:

The site currently has access to public water, however, the nearest sewer line is located in S Main Street.

Transportation

Transit:

This site is not currently served by Salisbury Public Transit.

Property Access(s):

The parcel has access on both Hader Street and Peach Orchard Lane; this access point will not be affected by rezoning the site.

Public Improvements:

Hader Street and Peach Orchard Lane are State maintained roadways.

ENVIRONMENT

Topography / Hydrology:

The parcel slopes down gradually towards the southern end of the property. The area is heavily wooded.

Flood Hazard / Streams / Wetlands:

This site is not affected by a USGS blue line stream, wetlands, or the 100 year floodplain.



Planning & Zoning Analysis

COMPREHENSIVE & AREA PLANS

Applicable Plans:

Policy 7.8.2:

Policy 7.8.3:

Forward 2040 Comprehensive Plan

Continue to support the creation of infill business and industrial parks.

Protect industrial opportunity areas from other types of development that make it difficult to assemble land

*Staff recommends approval of **RZ02-2024-00002**, determining the request is consistent with the goals, objectives, and policies of the Forward 2040 Comprehensive Plan.*

Staff also recommends that should parcel 407B043 be annexed, the place type that would best fit this parcel on the City's Future Land Use map would be Employment Center.

Planning Board Recommendation:

This proposal was presented to Planning Board at their courtesy hearing on February 27, 2024. After deliberation, the Planning Board unanimously recommended approval, stating proposal is consistent with the Forward 2040 Comprehensive Plan as submitted.



PETITION TO REZONE

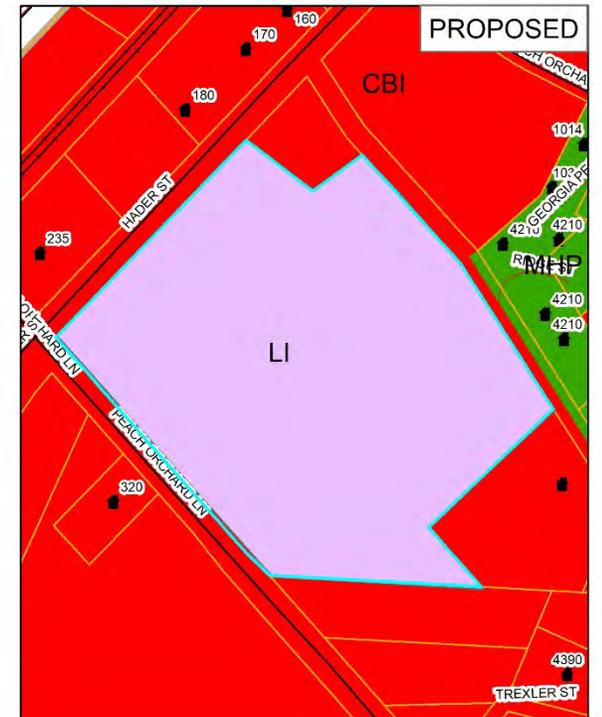
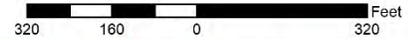
RZ02-2024-00002

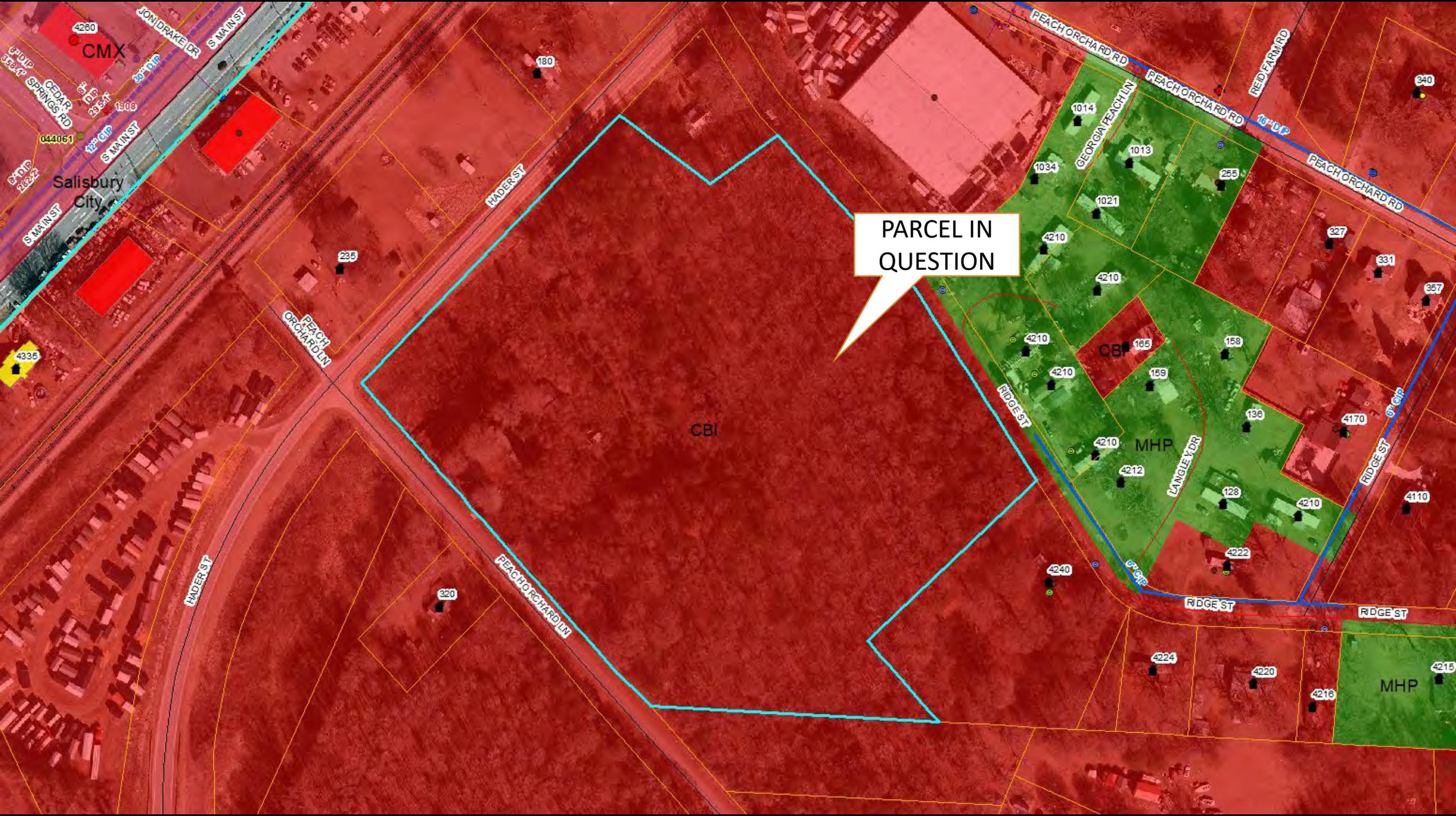
CURRENT ZONING: COMMERCIAL BUSINESS INDUSTRIAL (CBI) – Rowan County

PROPOSED ZONING: Light Industrial (LI)

RZ02-2024-00002: 285 PEACH ORCHARD LN

Parcel : 407B043
Current Zoning: CBI
Proposed Zoning: LI





PARCEL IN QUESTION

CMX

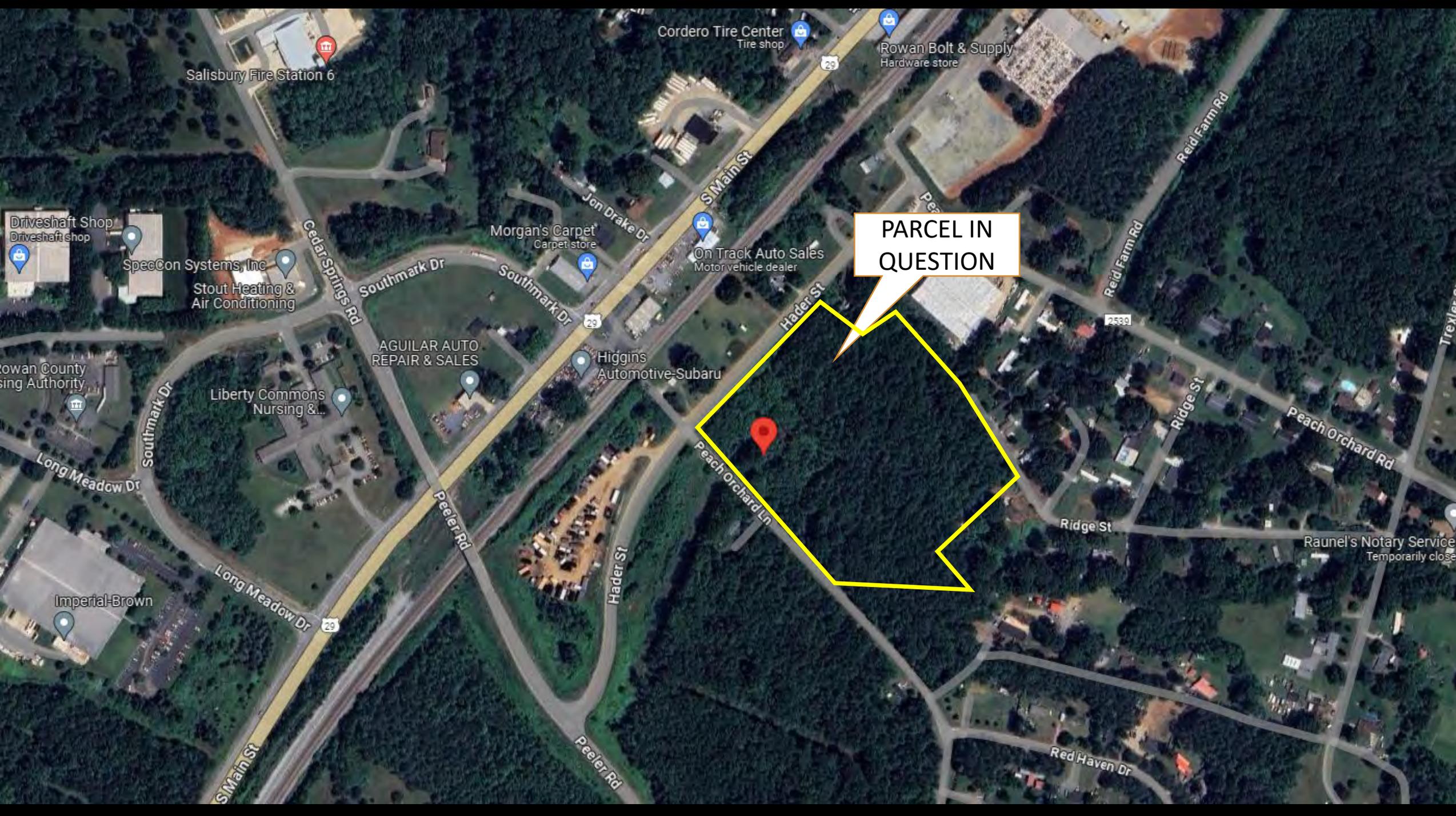
Salisbury City

CBI

MHP

CBI

MHP



PARCEL IN QUESTION

Salisbury Fire Station 6

Cordero Tire Center
Tire shop

Rowan Bolt & Supply
Hardware store

Driveshaft Shop
Driveshaft shop

SpecCon Systems, Inc

Stout Heating &
Air Conditioning

Morgan's Carpet
Carpet store

On Track Auto Sales
Motor vehicle dealer

AGUILAR AUTO
REPAIR & SALES

Higgins
Automotive-Subaru

Liberty Commons
Nursing &...

Rowan County
Planning Authority

Imperial-Brown

Raunel's Notary Service
Temporarily close

	Assigned
BASE DISTRICT	LI
Residential	
Dwelling-Single Family	---
Dwelling-Multifamily 4 units /bldg. or less	---
Dwelling-Multifamily more than 4 units/bldg.	---
Dwelling-Secondary	---
Family Care Home (6 or less residents)	---
Home Occupation	---
Housing Service for the Elderly	---
Live-Work Unit	---
Manufactured Housing	---
Lodging	
Bed and Breakfast	---
Hotel/Motel/Inn	---
Rooming or Boarding House	---
Office / Service	
Animal Services	P
Banks, Credit Unions, Financial Services	---
Business Support Services	P
Child Care Home	---
Child Care Center in Residence	---
Commercial Child Care Center	---
Community Service Organization	---
Drive Thru Service	---
Equipment Rental	P
Funeral Home	---
Group Care Facility (More than 6 residents)	---
Government Services	SUP/CD
Laundry Services	---
Medical Clinic	---

Permitted Uses

Residential, Lodging, Office/Service Categories

Permitted Uses

Office/Service, Retail, Entertainment Categories

	Assigned D
BASE DISTRICT	LI
Office / Service (cont.)	
Outdoor Kennels	---
Post Office	P
Professional Services	P
Residential Treatment Facility	---
Studio: Art, dance, martial arts, music	---
Vehicle Services: Minor Maintenance/Repair	P
Vehicle Services: Major Repair/Body Work	P
Retail / Restaurant	
Alcoholic Beverage Sales Store	---
Auto Parts Sales	---
Bar/Tavern/Night Club	---
Drives-Thru Retail/Restaurant	---
Gas Station	P
General Retail: 3,500 sf or less	---
General Retail: 3,501 sf - 10,000 sf	---
General Retail: 10,001 sf - 50,000 sf	---
General Retail: Greater than 50,000 sf	---
Restaurant	---
Vehicle or Heavy Equipment Sales	P
Entertainment / Recreation	
Adult Establishment	---
Amusements, Indoor	P
Amusements, Outdoor	P
Cultural or Community Facility	P
Internet/Electronic Gaming	---
Meeting Facility	P
Recreation Facilities, Indoor	P
Recreation Facilities, Outdoor	P
Theater, Movie	---
Theater, Live Performance	---

Permitted Uses

Manufacturing, Civic, Infrastructure Categories

	Assigned
BASE DISTRICT	LI
Manufacturing / Wholesale	
Agriculture	---
Laundry, dry cleaning plant	P
Manufacturing, Light	P
Manufacturing, Neighborhood	P
Manufacturing, Heavy	---
Media production	P
Metal products fabrication, machine or welding shop	P
Mini-Warehouse	P
Research and development	P
Storage: Outdoor Storage Yard as a primary use	P
Storage: Warehouse/Indoor Storage	P
Wholesaling and distribution	P
Civic / Institutional	
Campground	---
Cemetery	P
College/University	---
Hospital	---
Public Safety Station	P
Religious Institution	P
School: Elem. & Secondary	---
School: Vocational/Technical	P
Transportation / Infrastructure	
Air Transportation	P
Parking Lot (primary use)	P
Parking Structure (primary use)	SUP/CD
Road/Rail Transit - Passenger	P
Road/Rail Freight/Courier/Trucking	P
Utilities-Class 1	P
Utilities-Class 2	P
Utilities-Class 3	P
Wireless Telecomm Facility: Stealth	PS
Wireless Telecomm Facility: Tower	PS

Forward 2040 Policies

- **Policy 7.8.2:** Continue to support the creation of infill business and industrial parks.
- **Policy 7.8.3:** Protect industrial opportunity areas from other types of development that make it difficult to assemble land.

Future Land Use Map Amendment

**Place Types permitting LI:
Production & Processing
Employment Center**

**Recommended Place Type:
Employment Center**

Place Type	Associated Zoning Districts
Traditional Neighborhood	Historic Residential (HR), Urban Residential (UR)
Suburban Neighborhood	General Residential (GR), Urban Residential (UR)
Transitional Neighborhood	General Residential (GR), Urban Residential (UR), Manufactured Home Development (MHD)
Urban Neighborhood	General Residential (GR), Urban Residential (UR), Community & Institutional (CI), Residential Mixed- Use (RMX), Traditional Neighborhood Design (TND)
Multifamily Community	Urban Residential 12 (UR-12), Residential Mixed Use (RMX), Neighborhood Mixed Use (NMX), Corridor Mixed Use (Corridor Mixed Use)
Conservation Neighborhood	Open Space Preservation (OSP)
Rural Residential	Rural Residential (RR)
Natural Resources & Community Open Space	Open Space Preservation (OSP)
Institutional Center	Community & Institutional (CI), Hospital Services (HS)
Employment Center	Light Industrial (LI), Highway Business (HB)
Downtown Center	Downtown Mixed-Use (DMX)
Activity Corridor	Commercial Mixed-Use (CMX), Neighborhood Mixed Use (NMX), Residential Mixed-Use (RMX)
Highway Commercial Corridor	Highway Business (HB), Commercial Mixed-Use (CMX)
Regional Commercial Center	Commercial Mixed-Use (CMX)
Community Activity Center	Commercial Mixed-Use (CMX), Neighborhood Mixed Use (NMX), Residential Mixed-Use (RMX), Community & Institutional (CI)
Neighborhood Activity Center	Neighborhood Mixed Use (NMX), Residential Mixed- Use (RMX), Community & Institutional (CI)
Public, Office, & Institutional	Community & Institutional (CI), Hospital Services (HS), Neighborhood Mixed-Use (NMX)
Production & Processing	Light Industrial (LI), Heavy Industrial (HI)

Future Land Use Map Category

- TN - Traditional Neighborhood
- SN - Suburban Neighborhood
- MFC - Multi-family Community
- EN - Emerging Neighborhood
- FN - Future Neighborhood
- RN - Rural Residential
- OSP - Open Space
- IC - Institutional Center
- EC - Employment Center
- DTC - Downtown Center
- AC - Activity Corridor
- HCC - Highway Commercial Corridor
- RCC - Regional Commercial Center
- CAC - Community Activity Center
- NAC - Neighborhood Activity Center
- POI - Public, Office, and Institutional
- PP - Production and Processing



Place Type: Employment Center

Employment Centers are those consisting primarily of one or two story buildings used for warehousing, or light manufacturing/assembly along with other supporting uses. Care should be given to evaluate the nature of each industry and how compatible it is with adjoining or nearby residential uses based on the presence and level of noxious activity. Due to the general incompatibility between these areas and residential neighborhoods, natural buffers between uses are important. While less scrutiny is paid to the walkability of these areas, access to regional transportation infrastructure (including transit) is key.

PREDOMINANT LAND USES

- Manufacturing
- Warehousing
- Research and development

SUPPORTING LAND USES

- Light industrial
- Office
- Institutional

CHARACTER

- Large lots with large, low-rise buildings



Cheerwine Bottling Co.



Henkel Corporation

OPPORTUNITIES

- Road and interstate connectivity
- Eco-friendly design and rooftop solar farms
- Conserve natural areas and buffers from residential areas
- Transit connections to neighborhoods to decrease private auto-dependency of workers

CHARACTERISTICS OF URBAN FORM

	<i>Existing and Desired</i>
Buildings Heights	1-3 stories
Setbacks	20-100 feet
Block Length	1,200-2,400 feet
Street Character	Hierarchical, Curvilinear
Parking	Surface lots
Residential Density	0 units per acre



Food Lion Headquarters



Planning Board Courtesy Hearing was held February 27, 2024.

Planning Board voted unanimously to recommend approval as submitted with a motion stating the map amendment is “consistent with the Forward 2040 Comprehensive Plan.”



Hold Public Hearing

regarding

RZ02-2024-00002: 285 Peach Orchard Ln



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

DISTRICT MAP AMENDMENT: **RZ02-2024-00002**
Project Title: **285 Peach Orchard Ln**
Petitioner(s): Jason Gessner
Owner(s): Hector Delgado
Representative(s) or Developer(s) Jason Dolan
Tax Map Parcel(s): 407B043
Size / Scope: Approximately 10.88 acres encompassing one (1) parcel.
Location: Located on the eastern corner, at the intersection of Hader Street and Peach Orchard Lane.

REQUEST:

Request to amend the Land Development District Map by rezoning one (1) parcel at 285 Peach Orchard Lane (PID 407B043) from Rowan County Commercial Business Industrial (CBI) to City of Salisbury Light Industrial (LI) upon voluntary annexation into the City.

STATEMENT OF CONSISTENCY & RECOMMENDATION:

The Salisbury City Council held a public hearing and reviewed the petition on March 19, 2024. The Council finds that the rezoning petition of the aforementioned parcel is CONSISTENT with the Salisbury Forward 2040 Comprehensive Plan, is reasonable, and in the public interest due to consistency with:

Policy 7.8.2: Continue to support the creation of infill business and industrial parks.

Policy 7.8.3: Protect industrial opportunity areas from other types of development that make it difficult to assemble land.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING TAX MAP 407B PARCEL 043 FROM ROWAN COUNTY COMMERCIAL BUSINESS INDUSTRIAL (CBI) TO CITY OF SALISBURY LIGHT INDUSTRIAL (LI) APPROXIMATELY 10.88 ACRES UPON ANNEXATION. (PETITION NO. RZ02-2024-00002)

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 February 27, 2024, unanimously voted to recommend approval as submitted, and stated that the request is consistent with the Forward 2040 Comprehensive Plan; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting on March 19, 2024; 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 Forward 2040 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 407B Parcel 043 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 'LI' district upon annexation.

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.

OBJECTID	PARCEL_ID	OWNNAME	TAXADD1	TAXADD2	CITY	STATE	ZIPCODE	OWN2	DEEDACRE	CALCARE	DISTCODE	TAX_DISTRICT	TWPCODE
52060	407B082	MANNING THOMAS EDWARD	4220 RIDGE ST		SALISBURY	NC	28147-8345		0.15	0.11	112 S	SALISBURY	5
51519	407B100	MANNING THOMAS EDWARD	4220 RIDGE ST		SALISBURY	NC	28147-8345			0.36	112 S	SALISBURY	5
51052	407A108	PRATT TIMOTHY LEON & WF	4390 TREXLER ST		SALISBURY	NC	28147	PRATT GRACE ANN	2.12	2.14	112 S	SALISBURY	5
52055	407B042	DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CENTER		RALEIGH	NC	27611		0.53	0.53	112 S	SALISBURY	5
52066	407C051	PACHECO MIGUEL ET AL	1040 MCKINLEY LANE		SALISBURY	NC	28147-6935			0.8	112 S	SALISBURY	5
51067	407B072	LUCIANO FRANCISCO J SANCHEZ &	4240 RIDGE ST		SALISBURY	NC	28147-8345	ESPINOSA MARIA		1.68	112 S	SALISBURY	5
50669	407B043	DELGADO HECTOR	1145 LAWING DR		CHINA GROVE	NC	28023		10.86	10.88	112 S	SALISBURY	5
51505	407A05601	BEACH RANDY LEE	1302 STRATUS ST		CHINA GROVE	NC	28023		5.97	4.16	112 S	SALISBURY	5
52046	407A107	PRATT TIMOTHY LEON & WF	4390 TREXLER ST		SALISBURY	NC	28147	PRATT GRACE ANN	0.72	0.67	112 S	SALISBURY	5
50672	407B077	GAULTNEY RONNIE E	180 HADER ST		SALISBURY	NC	28147-7344	% RONNIE K GAULTNEY	1.4	1.43	112 S	SALISBURY	5
51050	407A056	CORRIHER R ALLAN	2325 7TH ST		SALISBURY	NC	28144		7.23	6.72	112 S	SALISBURY	5
51506	407A057	CORRIHER R ALLAN	2325 7TH ST		SALISBURY	NC	28144		0.46	0.43	112 S	SALISBURY	5
80308	NCR NCR	NORTH CAROLINA RAILROAD	2809 HIGHWOODS BLVD STE 100		RALEIGH	NC	27604	COMPANY	0.01	333.43	121	KANNAPOLIS	13
51062	407B03801	GULLEDGE GRAYLON THOMAS & WF	255 PEACH ORCHARD RD		SALISBURY	NC	28147	GULLEDGE HELEN C		0.46	112 S	SALISBURY	5
51517	407B090	OGG LONNIE DAVID	2980 LONG FERRY RD		SALISBURY	NC	28146-8449			0.2	112 S	SALISBURY	5
51063	407B039	EXPERT PROPERTIES LLC	4258 NC HWY 49 S;462		HARRISBURG	NC	28075-0110		2.31	2.31	112 S	SALISBURY	5
52059	407B081	EMJA PROPERTIES LLC	PO BOX 626		HARRISBURG	NC	28075		2.89	2.99	112 S	SALISBURY	5
51521	407C052	PACHECO MIGUEL ET AL	1040 MCKINLEY LANE		SALISBURY	NC	28147-6935			0.66	112 S	SALISBURY	5
51069	407B101	GULLEDGE GRAYLON THOMAS & WF	255 PEACH ORCHARD RD		SALISBURY	NC	28147	GULLEDGE HELEN C		0.4	112 S	SALISBURY	5
50671	407B074	DONAHUE BETTY ANN HILL	235 PEACH ORCHARD LN		SALISBURY	NC	28147-8316		1.01	0.95	112 S	SALISBURY	5
51515	407B073	PACHECO-MEJIA ARMANDO	4210 RIDGE ST TRLR 3		SALISBURY	NC	28147-7340			1.32	112 S	SALISBURY	5
50668	407B041	DONAHUE BETTY ANN HILL	235 PEACH ORCHARD LN		SALISBURY	NC	28147-8316		0.8	0.8	112 S	SALISBURY	5
52065	407C050	PACHECO MIGUEL ET AL	1040 MCKINLEY LANE		SALISBURY	NC	28147-6935		1.19	1.18	112 S	SALISBURY	5

TOWNSHIP	NEIGCLAS	NEIGCODE	LANDFMV	LANDLUV	IMP_FMV	TOT_VAL	DEEDBOOK	DEEDPAGE	DEEDYEAR	PLATPAGE	DATESOLD	SALE_AMT	LEG_DESC	PARENT_PIST	ST_SUFFIX	PREDIR	ST_NAME	ST_TYPE	SUFDIR
LITAKER	00501	00501	2244			2244	814	756	1998		2/17/1998		PTL200				HALL	AVE	
LITAKER	00501	00501	18540			18540	814	756	1998		2/17/1998		L201-204		4224		RIDGE	ST	
LITAKER	00507	00507A	25752			25752	836	255	1998		10/25/1998		PT 24A 24E				TREXLER	ST	
LITAKER	00501	00501	27706		32216	59922	1216	437	2013		5/1/2013	6000	PTL161-162		165		HADER	ST	
LITAKER	00507	00507A	21000			21000	1434	624	2023	2705	12/18/2023	33000	.91AC L2				PEACH OR	CLN	
LITAKER	00501	00501	44064		15415	59479	1408	253	2022		8/17/2022	45000	L192-199&		4240		RIDGE	ST	
LITAKER	00501	00501	130773		36735	167508	1210	598	2013		1/22/2013	18500	L 241-264 f 407B095		285		PEACH OR	CLN	
LITAKER	00501	00501D	85744			85744	1212	817	2013	6926	2/28/2013	95000	4.10AC CAI del 407A05				PEACH OR	CLN	
LITAKER	00507	00507A	22208		84949	107157	819	829	1998		4/22/1998	3000	.72ACPT 24		4390		TREXLER	ST	
LITAKER	00501	00501D	25578		15690	41268	765	412	1996		1/23/1996		L62-75		180		HADER	ST	
LITAKER	00507	00507A	75746			75746	1193	835	2012		3/12/2012	26000	L7-12 & PT				PEACH OR	CLN	
LITAKER	00507	00507A	22257		48882	71139	1135	209	2008		12/31/2008		PT L6		320		PEACH OR	CLN	
CHINA GRC	01359	01359A	1			1	1255	215	2015		7/14/2015		NC RAILRO PICK UP		2210	N	MAIN	ST	
LITAKER	00501	00501	19800		16000	35800	1204	939	2012		10/5/2012		L97-100		1021		GEORGIA P	LN	
LITAKER	00501	00501	11405			11405	954	304	2002		10/23/2002	12000	PTL139-140		165		LANGLEY	DR	
LITAKER	00501	00501	69300		59420	128720	1380	170	2021		7/23/2021	80000	2.31AC 407B039+C		4210		RIDGE	ST	
LITAKER	00501	00501D	103566		176332	279898	1252	59	2015		5/13/2015	157000	L 84-93 15: de 1274-92		245		PEACH OR	CLN	
LITAKER	00507	00507A	21000			21000	1434	624	2023	2705	12/18/2023	33000	.92AC L3		485		PEACH OR	CLN	
LITAKER	00501	00501	18180			18180	1204	939	2012		10/5/2012		PT L 142-143		4210		RIDGE	ST	
LITAKER	00501	00501D	29088		58663	87751	1074	326	2006		8/30/2006		L44-53		235		PEACH OR	CLN	
LITAKER	00501	00501	68328		56000	124328	1204	737	2012		10/3/2012	48000	L94-96 147 407B078 0		4210		RIDGE	ST	
LITAKER	00501	00501D	26726		5500	32226	1148	401	2009		8/25/2009		L54-61		190		HADER	ST	
LITAKER	00507	00507A	21000			21000	1434	624	2023	2705	12/18/2023	33000	L1 REDHAN		465		PEACH OR	CLN	

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
Peach Orchard Commercial – 285 Peach Orchard Lane

Subject: 285 Peach Orchard Lane
Petitioner/Developer: 285 Peach Orchard Salisbury Property LLC
Current Land Use: Residential/Vacant
Existing Zoning: CBI (Rowan County)
Rezoning Requested: LI (City of Salisbury)
Date and Time of Meeting: **Wednesday, January 24th, from 6:00 – 7:00 p.m.**
Location of Meeting: 550 Hayes Drive, Salisbury, NC 28144
Date of Notice: Thursday, January 11th, 2024

Timmons Group is assisting 285 Peach Orchard Salisbury Property LLC (the “Petitioner”) on a Rezoning Petition that will allow the development of the site for commercial purposes, located at 285 Peach Orchard Lane. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Neighborhood Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ±10.86 acre Site from CBI (Commercial, Business, Industrial – Rowan County) to R-3 (Residential) to LI (Light Industrial – City of Salisbury). The project will consist of single-story commercial buildings with accessory structures, surface parking, bulk material storage areas and truck and equipment parking. This parcel is currently being annexed into the City of Salisbury.

Community Meeting Date and Location:

The Rowan County Geographic Information System (GIS) records indicate that you are an owner of property near (within 250’) of the Site. **Accordingly, we are extending an invitation to attend the upcoming Neighborhood Meeting to be held on Wednesday, January 24th, at 6:00 p.m. until 7:00 pm. The meeting will be held at the Catawba College Field House, located at 550 Hayes Drive in Salisbury.**

In the meantime, should you have questions about this matter, you may contact Jason Dolan with Timmons Group at 704-900-4945 or at jason.dolan@timmons.com . Thank you.

cc: Jason Gessner
Bryce Scott

Site Location

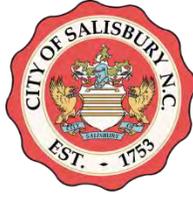


Neighborhood Meeting Location

550 Hayes Dr

Neighborhood Meeting Location
Catawba College Field House -
550 Hayes Drive





NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, March 19, 2024 during its 6:00 p.m. meeting to consider the following rezoning petitions. The regularly scheduled March 19, 2024 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearings must sign-up by 5:00 p.m. on Tuesday, March 19, 2024 by contacting Connie Snyder at csnyd@salisburync.gov or 704-638-5234. 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.

<u>DISTRICT MAP AMENDMENT:</u>	<u>RZ02-2024-00002</u>
Project Title:	285 Peach Orchard Ln
Petitioner(s):	Jason Gessner
Owner(s):	Hector Delgado
Representative(s) or Developer(s)	Jason Dolan
Address:	285 Peach Orchard Lane
Tax Map - Parcel(s):	Tax Map: 407B Parcel(s): 043
Size / Scope:	Approximately 10.88 acres
Location:	Located on the eastern corner, at the intersection of Hader Street and Peach Orchard Lane.

REQUEST:

Request to amend the Land Development Ordinance & Land Development District Map by rezoning approximately 10.88 acres located on Peach Orchard Lane from Rowan County Commercial Business Industrial (CBI) to City of Salisbury Light Industrial (LI) upon voluntary annexation.

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 the City Clerk, P.O. Box 479, Salisbury, NC 28145 or by e-mail to csnyd@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.

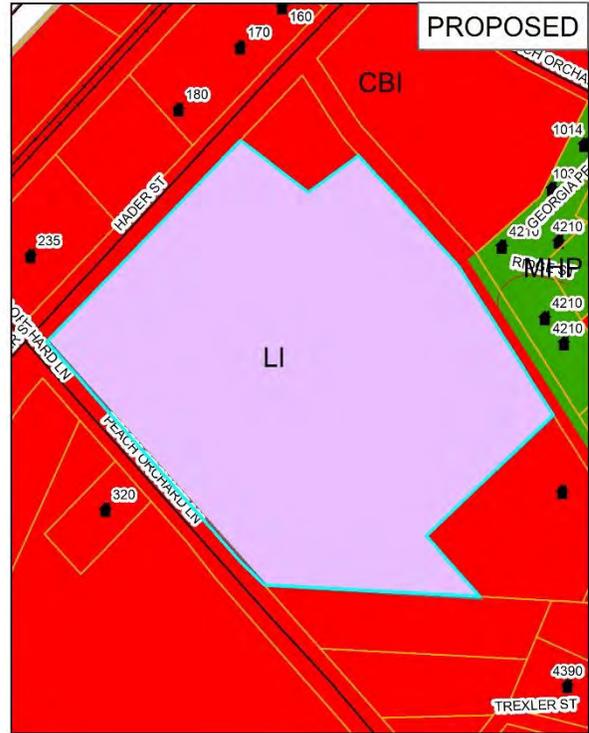
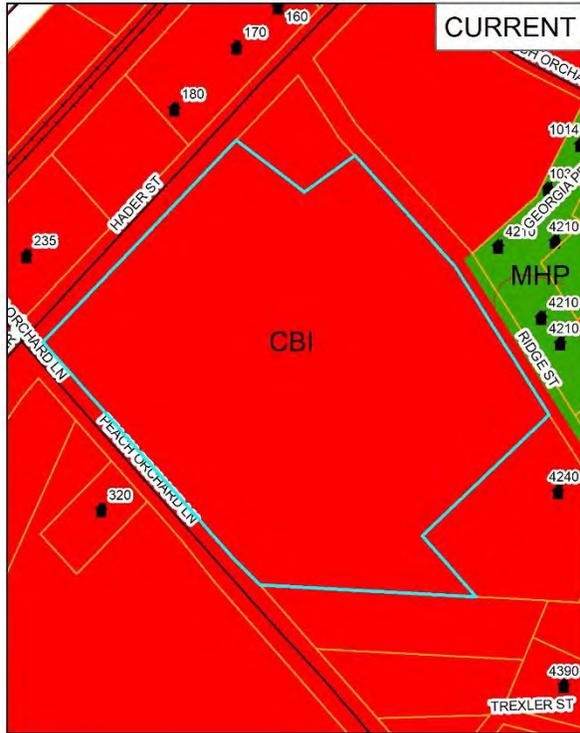
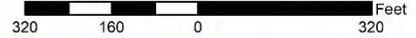
This the 8th day of March 2024.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

BY: Connie Snyder
City Clerk

RZ02-2024-00002: 285 PEACH ORCHARD LN

Parcel : 407B043
 Current Zoning: CBI
 Proposed Zoning: LI



PARCEL_ID	OWNNAME	TAXADD1	CITY	STATE	ZIPCODE
407B043	DELGADO HECTOR	1145 LAWING DR	CHINA GROVE	NC	28023
407C050	PACHECO MIGUEL ET AL	1040 MCKINLEY LANE	SALISBURY	NC	28147-6935
407B101	GULLEDGE GRAYLON THOMAS & WF	255 PEACH ORCHARD RD	SALISBURY	NC	28147
407A108	PRATT TIMOTHY LEON & WF	4390 TREXLER ST	SALISBURY	NC	28147
407B073	PACHECO-MEJIA ARMANDO	4210 RIDGE ST TRLR 3	SALISBURY	NC	28147-7340
407A056	CORRIHER R ALLAN	2325 7TH ST	SALISBURY	NC	28144
407B081	EMJA PROPERTIES LLC	PO BOX 626	HARRISBURG	NC	28075
407B042	DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CENTER	RALEIGH	NC	27611
407B039	EXPERT PROPERTIES LLC	4258 NC HWY 49 S;462	HARRISBURG	NC	28075-0110
407A05601	BEACH RANDY LEE	1302 STRATUS ST	CHINA GROVE	NC	28023
407B072	LUCIANO FRANCISCO J SANCHEZ &	4240 RIDGE ST	SALISBURY	NC	28147-8345
NCR NCR	NORTH CAROLINA RAILROAD	2809 HIGHWOODS BLVD STE 100	RALEIGH	NC	27604
407B074	DONAHUE BETTY ANN HILL	235 PEACH ORCHARD LN	SALISBURY	NC	28147-8316
407B082	MANNING THOMAS EDWARD	4220 RIDGE ST	SALISBURY	NC	28147-8345
407B077	GAULTNEY RONNIE E	180 HADER ST	SALISBURY	NC	28147-7344
407B090	OGG LONNIE DAVID	2980 LONG FERRY RD	SALISBURY	NC	28146-8449
407B041	DONAHUE BETTY ANN HILL	235 PEACH ORCHARD LN	SALISBURY	NC	28147-8316



NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, March 19, 2024 during its 6:00 p.m. meeting to consider the following rezoning petitions. The regularly scheduled March 19, 2024 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearings must sign-up by 5:00 p.m. on Tuesday, March 19, 2024 by contacting Connie Snyder at csnyd@salisburync.gov or 704-638-5234. 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 AMENDMENTS:

1. **RZ02-2024-00002:** Jason Gessner is petitioning for 10.88 acres located at 285 Peach Orchard Lane (PID 407B043) to be rezoned from Rowan County Commercial Business Industrial (CBI) to City of Salisbury Light Industrial (LI) upon voluntary annexation.
2. **RZ02-2024-00001:** Oscar Urbina Ordonez is petitioning for 13.1 acres located at 3302 S Main Street (PID 470 029) to be rezoned from Light Industrial (LI) to Highway Business (HB).
3. **CD-05-2023:** Baijnath of Salisbury Inc is petitioning for 5.71 acres located at 1125 Klumac Road (PID 060 099) to be rezoned from Highway Business (HB) to Highway Business (HB) with a Conditional District Overlay (CD).

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 the City Clerk, P.O. Box 479, Salisbury, NC 28145 or by e-mail to csnyd@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 1st day of March 2024.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

BY: Connie Snyder
City Clerk



The Salisbury Planning Board held its regular meeting on Tuesday, February 27, 2024, at 4:00 p.m. with the following being present:

PRESENT: Larry Cartner, Yvonne Dixon, Tim Norris, Jon Post, PJ Ricks, Dennis Rogers, John Schaffer, John Struzick

STAFF: Victoria Bailiff, Senior Planner; Graham Corriher, City Attorney; Phillip Lookadoo, Director of Land and Development Services; Jennifer Pfaff, Senior Administrative Specialist

WELCOME GUESTS AND VISITORS

John Schaffer, Chair, called the Planning Board meeting to order at 3:57 p.m.

APPROVAL OF MINUTES

Planning Board Minutes of January 23, 2024 were approved by all members present.

NEW BUSINESS

RZ02-2024-00002, 285 Peach Orchard Lane, Parcel 407B043; Applicant: Hector Delgado

Request

The applicant is requesting to rezone one property at the corner of Peach Orchard Lane and Hader Street from Rowan County district CBI (commercial Business Industrial – Rowan County district) to City of Salisbury district LI (Light Industrial) upon annexation.

Staff Presentation

Victoria Bailiff presented the request to the Board and recommended Employment Center as the place type assignment for the future land use map.

The applicant will be required to voluntarily annex into the City of Salisbury prior to development and has already submitted an annexation petition. The 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.

Ms. Bailiff responded to questions from the board:

- She clarified that annexation is for this property only, and the City is permitted to annex the property even though it is surrounded by property under County jurisdiction.

- The annexation process has already begun, and does not require county approval.
- Planning Board will recommend only the zoning and place type; it does not approve annexation.
- MHP is a county zoning district.

Applicant Comment

None.

Public Comment

None.

Deliberation

Deliberation centered on the place type recommended by staff, and why it is appropriate. The applicant plans to build outdoor construction storage.

Consistency Statement

PJ Ricks made a motion: “The City of Salisbury Planning Board finds that the map amendment requested in petition RZ02-2024-00002 **is consistent** with the goals and policies of the adopted Forward 2040 Comprehensive Plan.”

Dennis Rogers seconded the motion. All members present voted AYE.

Recommendation to City Council

Dennis Rogers made a motion: “Having reviewed the proposed amendment, the Comprehensive Plan, and considered information from City Staff, comments from the applicant and other persons, the City of Salisbury Planning Board finds that the map amendment requested in petition RZ02-2024-00002 **IS** reasonable, and in the public interest, due to the location of the site and compatibility with surrounding zoning, therefore, the Planning Board recommends **APPROVAL** of the request, and recommends the Future Land Use Map place type be designated as Employment Center.”

PJ Ricks seconded the motion. All members present voted AYE.

RZ02-2024-00001, 3302 South Main Street, Parcel 470 029; Applicant: Oscar Urbina Ordonez, CRB Auto Sales Incorporated

Request

The applicant is requesting to amend the Land Development Ordinance district map by rezoning one parcel, being approximately 13.1 acres in total, from Light Industrial (LI) to Highway Business (HB).

Staff Presentation

Victoria Bailiff presented the request to the Board.

The property is already located within Salisbury City Limits; the proposal is for general zoning purposes only. The request is not a conditional district zoning request; therefore, all uses of the requested HB zoning will be permitted per the existing Use Matrix.

Ms. Bailiff responded to questions from the board:

- She reviewed the permitted uses of LI compared to HB, and remarked that HB provides a greater variety of uses.
- HB would reflect the trend in the area; it would be a continuation of the northern section of South Main Street.
- The owner is intending to put in a retail/resale business.

Applicant Comment

Mr. Urbina Ordonez said he would like to open a business to resell items returned to Amazon. He will be using only the main building on the property, and pointed it out to the Board. In response to questions, he remarked that he is not concerned with competition, and that his residence will be separate from the business location.

Public Comment

None.

Deliberation

None.

Consistency Statement

Tim Norris made a motion: “The City of Salisbury Planning Board finds that the map amendment requested in petition RZ02-2024-00001 **is consistent** with the goals and policies of the adopted Forward 2040 Comprehensive Plan.”

PJ Ricks seconded the motion. All members present voted AYE.

Recommendation to City Council

Larry Cartner made a motion: “Having reviewed the proposed amendment, the Comprehensive Plan, and considered information from City Staff, comments from the applicant and other persons, the City of Salisbury Planning Board finds that the map amendment requested in petition RZ02-2024-00001 **IS** reasonable, and in the public interest, due to the location of the site and compatibility with surrounding uses, therefore, the Planning Board recommends **APPROVAL** of the request.”

PJ Ricks seconded the motion. All members present voted AYE.

CD-05-2023, Klumac Hotel, 1125 Klumac Road, Parcel 060 099; Applicant: Baijnath of Salisbury, Inc.

Request

The applicant is requesting to rezone one property located among Klumac Road from HB (Highway Business) to HB-CD (Highway Business with a Conditional District overlay) to subdivide the parcel and accommodate a 4-story hotel on one of the lots.

Staff Presentation

Victoria Bailiff presented the request to the Board. The property is currently located within Salisbury City limits. Hotels are a permitted use by right in the base zoning without the conditional district overlay.

She presented the updated landscape plan submitted after the packet was created, and recommended approval. The Future Land Use plan doesn't list HB as an associated district, but with the CD overlay it will fit with the place type.

Ms. Bailiff responded to questions from the board:

- There are no concerns regarding the airport.
- The applicant is likely to sell of the remaining parcel after subdivision.
- Any significant changes would require the applicant to re-apply.
- All other requirements aside from the two design alternative requests have been met.

Applicant Comment

Luke Dickey, of Stimmel Associates, the site plan preparers explained that the plan is to build a Hilton franchise hotel. The site plan was changed due to the location of the water line easement.

In response to questions from the Board, Mr. Dickey said the size of the parcel constrains the hotel size; building 4 stories allows for more accommodation. He described the hotel as an extended stay, with no large conference room. Regarding the set back from the water main, he has no concerns; plantings will change, as reflected in the new design.

Public Comment

James Meacham, Executive Director of the Rowan County Development Authority spoke in favor of the request. He reminded the Board of their precedent in approving these types of projects, and addressed their concern about having several hotel types from one franchise in the city.

Consistency Statement

Tim Norris made a motion: "The City of Salisbury Planning Board finds that the map amendment requested in petition CD-05-2023 **is consistent** with the goals and policies of the adopted Forward 2040 Comprehensive Plan."

John Struzick seconded the motion. The motion passed in a vote of 7-1.

Recommendation to City Council

PJ Ricks made a motion: “Having reviewed the proposed amendment, the Comprehensive Plan, and considered information from City Staff, comments from the applicant, the Tourism Board, and other persons, the City of Salisbury Planning Board finds that the map amendment requested in petition CD-05-2023 **IS** reasonable, and in the public interest, due to the location of the site and compatibility with surrounding uses, therefore, the Planning Board recommends **APPROVAL** of the request, with the condition that the revised plan meets street yard requirements.”

Dennis Rogers seconded the motion. All members present voted AYE.

STAFF UPDATES

Jon Post, Tim Norris, John Struzick, and Dennis Rogers are rolling off the Board. Ms. Bailiff thanked them for their service, and the Chairman John Schaffer reminded the remaining Board members that elections for Chair and Vice-Chair will take place in March.

Emily Vanek informed the Board that the Planning and Neighborhoods department is kicking off a new project for a South Main Area Plan with a community walk on Saturday, March 16 at 10am at the Jack Kepley Scouts Building at 900 South Main Street. This plan will focus on land use and zoning, economic development opportunities, and community amenities like public art and placemaking.

ADJOURN 5:01 p.m.

John Schaffer, Chair

Jennifer Pfaff, Secretary

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 03/19/2024

Name of Group(s) or Individual(s) Making Request: Land and Development Services

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

Requested Agenda Item: RZ02-2024-00001– 3302 S Main Street / Parcel ID 470 029

Description of Requested Agenda Item: RZ02-2024-00001 Request to rezone one (1) parcel located along South Main Street, approximately 1500 feet north of the intersection with Airport Road. (PID 470 029) being approximately 13.1 acres, from Light Industrial (LI) to Highway Business (HB).

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 hold a public hearing and consider adopting an ordinance to rezone the subject parcel, 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): LI

PROPOSED DISTRICT(S): HB

REASON AND/OR DEVELOPMENT PROPOSAL FOR THE REZONING REQUEST:

Rezoned to (HB) Highway Business to allow general retail

PROPERTY & CONTACT INFORMATION

Rowan County Parcel ID(s): _____

Address or Site Location: 3302 S. Main St Salisbury, NC. 28147

Subdivision: _____ **Lot(s):** _____

Petitioner: URBINA LIQUIDATORS LLC **Representative:** OSCAR J. URBINA ORDONEZ

Address: 1408 DON CASTLE CT. CONCORD, NC. 28025

Email: urbinaoscar69@gmail.com **Best Phone:** 704-652-1388

Owner(s) (if different than petitioner): NOEL S CARRANZA

Address: 3302 S MAIN ST Salisbury. NC. 28147

Email: noelcarranza1966@gmail.com **Daytime Phone:** 704 963 3044

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): NOEL S. CARRANZA



Planning & Zoning Analysis

CASE NO.	RZ02-2024-00001
Petitioner(s)	Oscar Urbina Ordonez
Owner(s)	CRB Auto Sales Incorporated
Representative(s)	Oscar Urbina Ordonez
Address	3302 S Main Street
Tax Map & Parcel(s)	470 029
Size / Scope	An approximately 13.1 acre parcel
Location	Located along South Main Street, approximately 1500 feet north of the intersection with Airport Road.

PETITIONER REQUEST

Request:	The petition proposes to amend the Land Development Ordinance district map by rezoning one (1) parcel, being approximately 13.1 acres in total, from Light Industrial (LI) to Highway Business (HB).
Staff Comments:	The property is already located within Salisbury City Limits.
Uses:	This proposal is for general zoning purposes only. This request is not a conditional district zoning request; therefore, all uses of the requested HB zoning will be permitted per the existing Use Matrix.



Planning & Zoning Analysis

CHARACTER OF AREA

Overview:

The parcel identified in this petition is currently has an existing structure on the property.

Existing uses in the vicinity include residential, commercial and industrial properties. This rezoning will have little effect on surrounding properties, as most all of the adjacent parcels are industrial or commercial in nature and the only adjacent residential property is also owned by CRB Auto Sales Incorporated.

Surrounding Land Use(s) & Zoning:

<i>Location</i>	<i>Existing Land Uses</i>	<i>Existing Zoning</i>
North of area	Airport, Undeveloped	LI
East of area	Commercial, Industrial	HB, LI
South of area	Railroad, Undeveloped	GR3
West of area	Industrial, Residential	LI



INFRASTRUCUTRE & CIVIC/COMMUNITY FACILITIES

Public Schools:

Elementary: Knollwood Elementary
Middle: Knox Middle
High: Salisbury High

Fire District:

The parcel is currently within the Salisbury City Fire district.

Utilities

Water & Sewer:

Water and sewer are currently available to the subject parcel.

Transportation

Transit:

This site is not currently served by Salisbury Public Transit.

Property Access(s):

The parcel has access on South Main Street; this access point will not be affected by rezoning the site.

Public Improvements:

South Main Street is a State maintained road.

ENVIRONMENT

Topography / Hydrology:

The parcel slopes down gradually towards the stream on the northern end of the property. The rear of the property is heavily wooded.

Flood Hazard / Streams / Wetlands:

This site is encumbered by a USGS blue line stream on the northern end of the property, however, there is no 100 year floodplain or wetland located on this parcel.



Planning & Zoning Analysis

COMPREHENSIVE & AREA PLANS

Applicable Plans:

Policy 11.1.7:

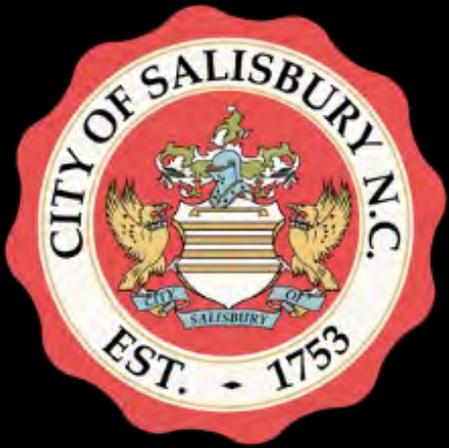
Planning Board Recommendation:

Forward 2040 Comprehensive Plan

Encourage the redevelopment and reuse of underutilized surface parking lots, brownfield sites, and vacant buildings and lots.

*Staff recommends approval of **RZ02-2024-00001**, determining the request is consistent with the goals, objectives, and policies of the Forward 2040 Comprehensive Plan.*

This proposal was presented to Planning Board at their courtesy hearing on February 27, 2024. After deliberation, the Planning Board unanimously recommended approval, stating proposal is consistent with the Forward 2040 Comprehensive Plan as submitted.



PETITION TO REZONE

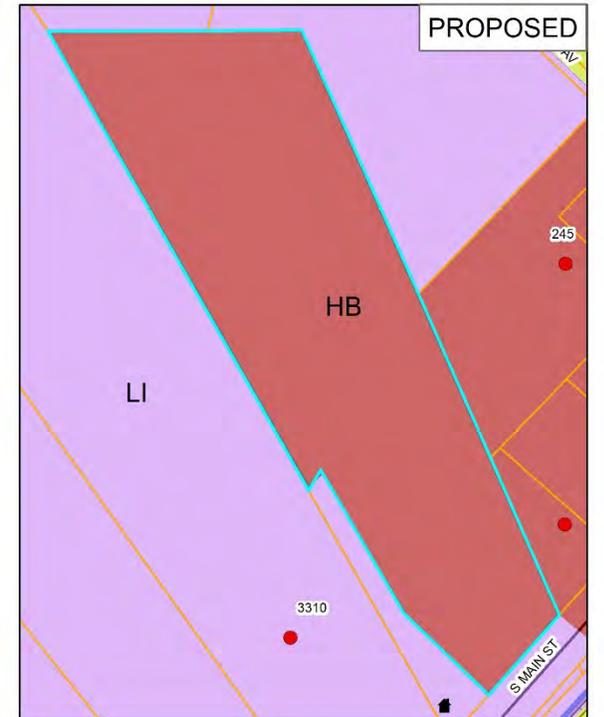
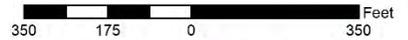
RZ02-2024-00001

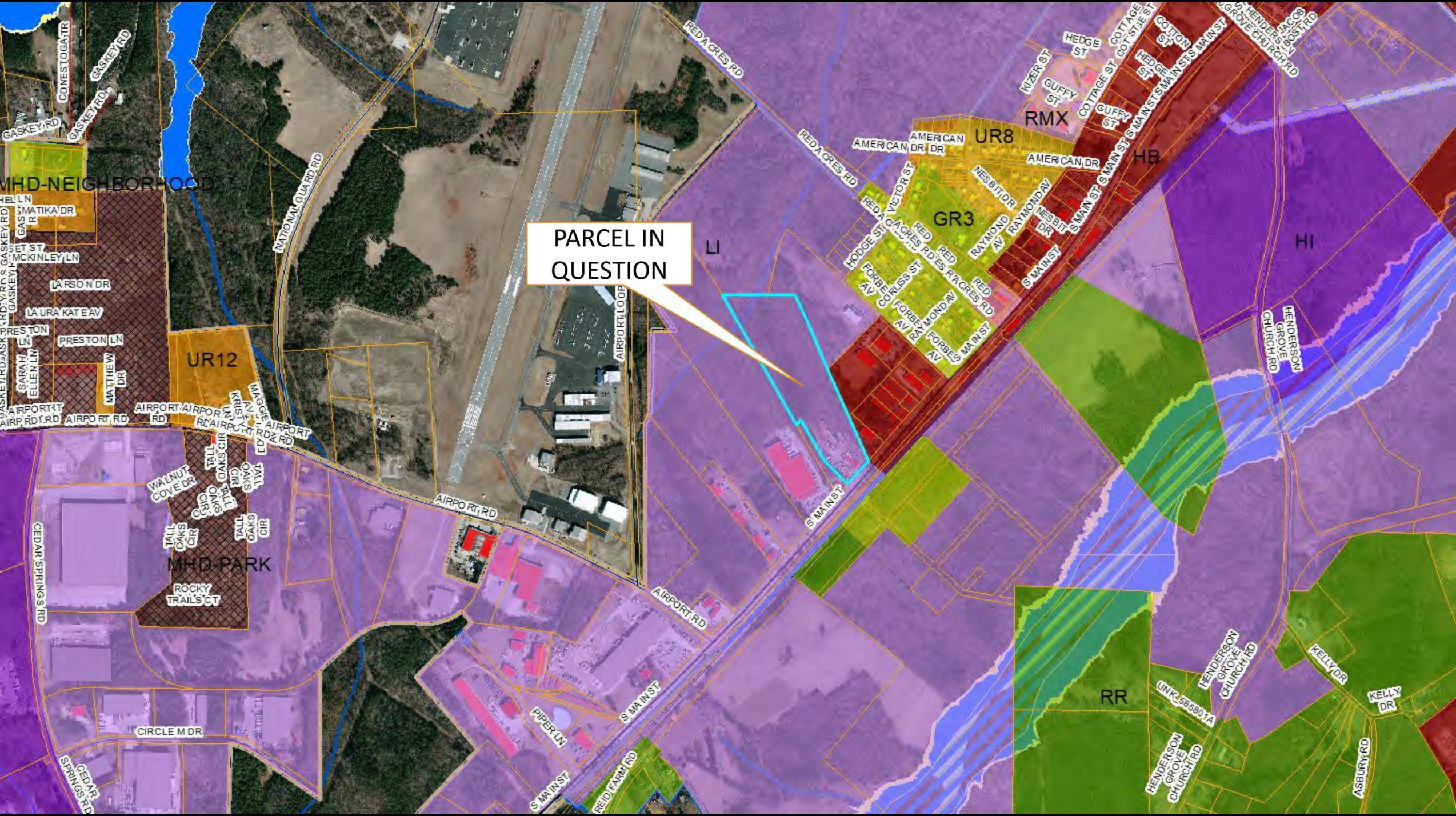
CURRENT ZONING: Light Industrial (LI)

PROPOSED ZONING: Highway Business (HB)

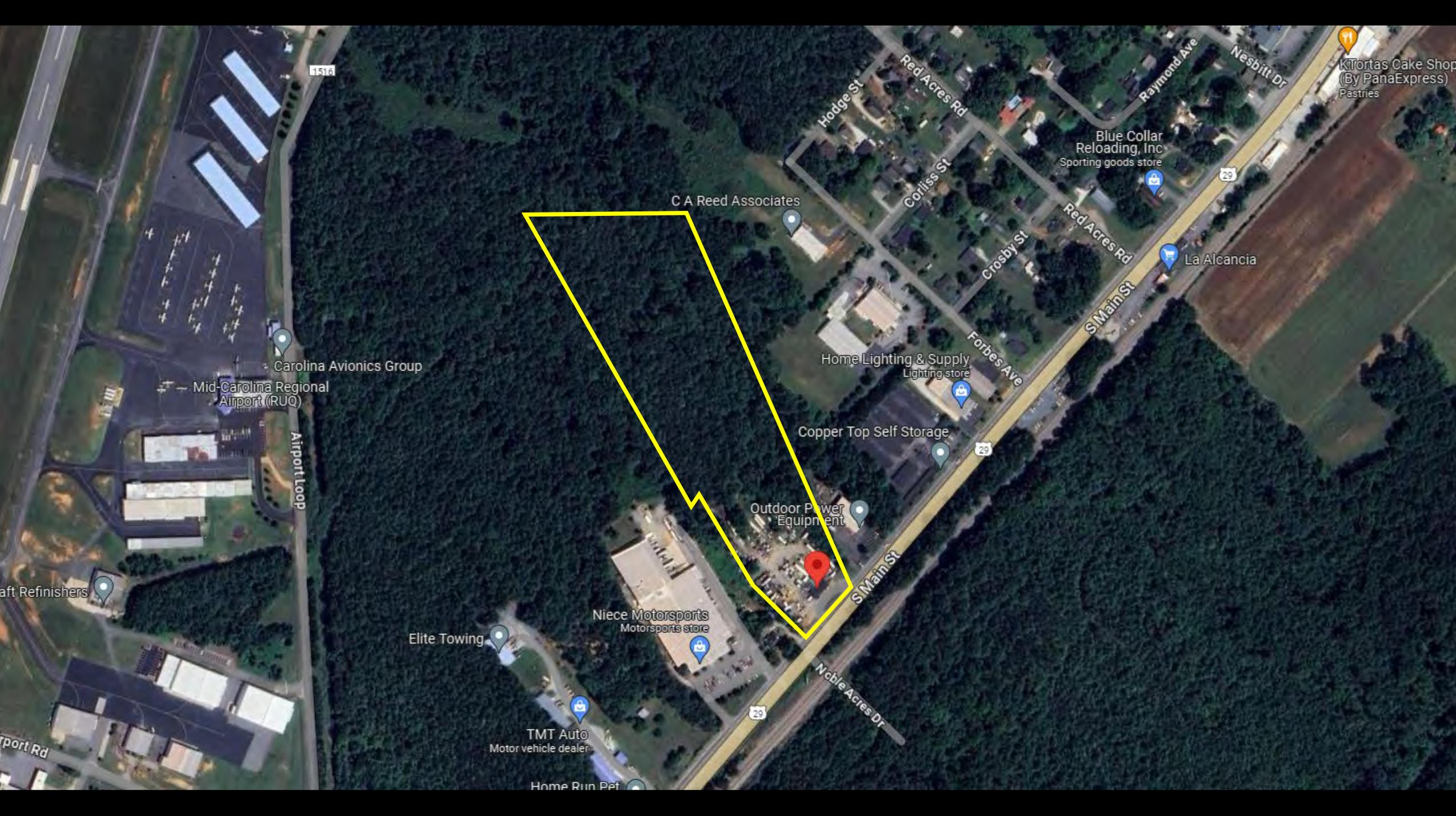
RZ02-2024-00001: 3302 S MAIN ST

Parcel : 470 029
Current Zoning: LI
Proposed Zoning: HB





PARCEL IN QUESTION



K Tortas Cake Shop
(By PanaExpress)
Pastries

Blue Collar
Reloading, Inc
Sporting goods store

La Alcania

C A Reed Associates

Home Lighting & Supply
Lighting store

Copper Top Self Storage

Outdoor Power
Equipment

Niece Motorsports
Motorsports store

Elite Towing

TMT Auto
Motor vehicle dealer

Home Run Pet

Mid-Carolina Regional
Airport (RUQ)

Carolina Avionics Group

Aircraft Refinishers

Airport Rd

Airport Loop

Hodge St

Red Acres Rd

Corliss St

Crosby St

Forbes Ave

S Main St

Noble Acres Dr

Raymond Ave

Nesbitt Dr

1516

29

29

29

BASE DISTRICT	Assigned	
	LI	HB
Residential		
Dwelling-Single Family	---	---
Dwelling-Multifamily 4 units /bldg. or less	---	P
Dwelling-Multifamily more than 4 units/bldg.	---	P
Dwelling-Secondary	---	---
Family Care Home (6 or less residents)	---	P
Home Occupation	---	---
Housing Service for the Elderly	---	P
Live-Work Unit	---	---
Manufactured Housing	---	---
Lodging		
Bed and Breakfast	---	P
Hotel/Motel/Inn	---	P
Rooming or Boarding House	---	---
Office / Service		
Animal Services	P	P
Banks, Credit Unions, Financial Services	---	P
Business Support Services	P	P
Child Care Home	---	PS
Child Care Center in Residence	---	PS
Commercial Child Care Center	---	PS
Community Service Organization	---	P
Drive Thru Service	---	P
Equipment Rental	P	P
Funeral Home	---	P
Group Care Facility (More than 6 residents)	---	PS
Government Services	SUP/CD	SUP/CD
Laundry Services	---	P
Medical Clinic	---	P

Permitted Uses

Residential, Lodging, Office/Service Categories

Permitted Uses

Office/Service, Retail, Entertainment Categories

BASE DISTRICT	Assigned I	
	LI	HB
Office / Service (cont.)		
Outdoor Kennels	—	P
Post Office	P	P
Professional Services	P	P
Residential Treatment Facility	—	P
Studio: Art, dance, martial arts, music	—	P
Vehicle Services: Minor Maintenance/Repair	P	P
Vehicle Services: Major Repair/Body Work	P	PS
Retail / Restaurant		
Alcoholic Beverage Sales Store	—	P
Auto Parts Sales	—	P
Bar/Tavern/Night Club	—	SUP/CD
Drive-Thru Retail/Restaurant	—	P
Gas Station	P	P
General Retail: 3,500 sf or less	—	P
General Retail: 3,501 sf – 10,000 sf	—	P
General Retail: 10,001 sf – 50,000 sf	—	P
General Retail: Greater than 50,000 sf	—	SUP/CD
Restaurant	—	P
Vehicle or Heavy Equipment Sales	P	P
Entertainment / Recreation		
Adult Establishment	—	PS
Amusements, Indoor	P	P
Amusements, Outdoor	P	P
Cultural or Community Facility	P	P
Internet/Electronic Gaming	—	PS
Meeting Facility	P	P
Recreation Facilities, Indoor	P	P
Recreation Facilities, Outdoor	P	P
Theater, Movie	—	P
Theater, Live Performance	—	P

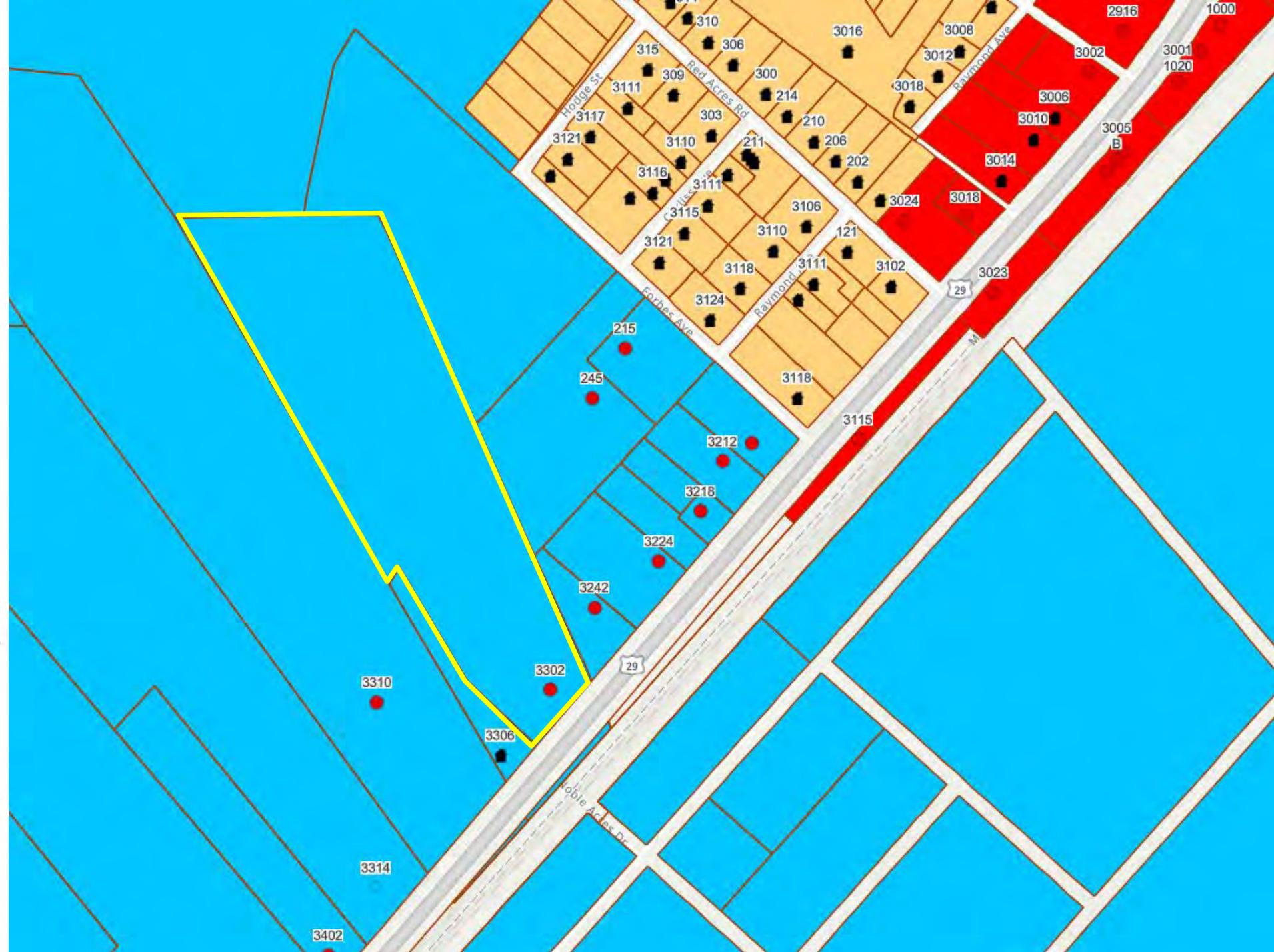
Permitted Uses

Manufacturing, Civic, Infrastructure Categories

BASE DISTRICT	Assigned	
	LI	HB
Manufacturing / Wholesale		
Agriculture	---	---
Laundry, dry cleaning plant	P	P
Manufacturing, Light	P	P
Manufacturing, Neighborhood	P	P
Manufacturing, Heavy	---	---
Media production	P	P
Metal products fabrication, machine or welding shop	P	P
Mini-Warehouse	P	P
Research and development	P	P
Storage: Outdoor Storage Yard as a primary use	P	---
Storage: Warehouse/Indoor Storage	P	P
Wholesaling and distribution	P	P
Civic / Institutional		
Campground	---	---
Cemetery	P	P
College/University	---	---
Hospital	---	---
Public Safety Station	P	P
Religious Institution	P	P
School: Elem. & Secondary	---	---
School: Vocational/Technical	P	P
Transportation / Infrastructure		
Air Transportation	P	---
Parking Lot (primary use)	P	P
Parking Structure (primary use)	SUP/CD	SUP/CD
Road/Rail Transit - Passenger	P	P
Road/Rail Freight/Courier/Trucking	P	P
Utilities-Class 1	P	P
Utilities-Class 2	P	P
Utilities-Class 3	P	SUP/CD
Wireless Telecomm Facility: Stealth	PS	PS
Wireless Telecomm Facility: Tower	PS	SUP/CD

Future Land Use Map Category

- TN - Traditional Neighborhood
- SN - Suburban Neighborhood
- MFC - Multi-family Community
- EN - Emerging Neighborhood
- FN - Future Neighborhood
- RN - Rural Residential
- OSP - Open Space
- IC - Institutional Center
- EC - Employment Center
- DTC - Downtown Center
- AC - Activity Corridor
- HCC - Highway Commercial Corridor
- RCC - Regional Commercial Center
- CAC - Community Activity Center
- NAC - Neighborhood Activity Center
- POI - Public, Office, and Institutional
- PP - Production and Processing



Future Land Use Map

Place Type: **Employment Center**

Associated Zoning Districts:

- Light Industrial (LI)
- Highway Business (HB)

Consistent: Yes

Place Type	Associated Zoning Districts
Traditional Neighborhood	Historic Residential (HR), Urban Residential (UR)
Suburban Neighborhood	General Residential (GR), Urban Residential (UR)
Transit-Oriented Development	General Residential (GR), Urban Residential (UR), Manufactured Home Development (MHD)
Urban Neighborhood	General Residential (GR), Urban Residential (UR), Community & Institutional (CI), Residential Mixed-Use (RMX), Traditional Neighborhood Design (TND)
Multifamily Community	Urban Residential 12 (UR-12), Residential Mixed Use (RMX), Neighborhood Mixed Use (NMX), Corridor Mixed Use (Corridor Mixed Use)
Conservation Neighborhood	Open Space Preservation (OSP)
Rural Residential	Rural Residential (RR)
Natural Resources & Community Open Space	Open Space Preservation (OSP)
Institutional Center	Community & Institutional (CI), Hospital Services (HS)
Employment Center	Light Industrial (LI), Highway Business (HB)
Downtown Center	Downtown Mixed-Use (DMX)
Activity Corridor	Commercial Mixed-Use (CMX), Neighborhood Mixed Use (NMX), Residential Mixed-Use (RMX)
Highway Commercial Corridor	Highway Business (HB), Commercial Mixed-Use (CMX)
Regional Commercial Center	Commercial Mixed-Use (CMX)
Community Activity Center	Commercial Mixed-Use (CMX), Neighborhood Mixed Use (NMX), Residential Mixed-Use (RMX), Community & Institutional (CI)
Neighborhood Activity Center	Neighborhood Mixed Use (NMX), Residential Mixed-Use (RMX), Community & Institutional (CI)
Public, Office, & Institutional	Community & Institutional (CI), Hospital Services (HS), Neighborhood Mixed-Use (NMX)
Production & Processing	Light Industrial (LI), Heavy Industrial (HI)

Place Type: Employment Center

Employment Centers are those consisting primarily of one or two story buildings used for warehousing, or light manufacturing/assembly along with other supporting uses. Care should be given to evaluate the nature of each industry and how compatible it is with adjoining or nearby residential uses based on the presence and level of noxious activity. Due to the general incompatibility between these areas and residential neighborhoods, natural buffers between uses are important. While less scrutiny is paid to the walkability of these areas, access to regional transportation infrastructure (including transit) is key.

PREDOMINANT LAND USES

- Manufacturing
- Warehousing
- Research and development

SUPPORTING LAND USES

- Light industrial
- Office
- Institutional

CHARACTER

- Large lots with large, low-rise buildings



Cheerwine Bottling Co.



Henkel Corporation

OPPORTUNITIES

- Road and interstate connectivity
- Eco-friendly design and rooftop solar farms
- Conserve natural areas and buffers from residential areas
- Transit connections to neighborhoods to decrease private auto-dependency of workers

CHARACTERISTICS OF URBAN FORM

	<i>Existing and Desired</i>
Buildings Heights	1-3 stories
Setbacks	20-100 feet
Block Length	1,200-2,400 feet
Street Character	Hierarchical, Curvilinear
Parking	Surface lots
Residential Density	0 units per acre



Food Lion Headquarters

Forward 2040 Policies

- **Policy 11.1.7:** Encourage the redevelopment and reuse of underutilized surface parking lots, brownfield sites, and vacant buildings and lots.



Planning Board Courtesy Hearing was held February 27, 2024.

Planning Board voted unanimously to recommend approval as submitted with a motion stating the map amendment is “consistent with the Forward 2040 Comprehensive Plan.”



Hold Public Hearing

regarding

RZ02-2024-00001: 3302 S Main St



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

DISTRICT MAP AMENDMENT: **RZ02-2024-00001**
Project Title: **RZ02-2024-00001 3302 S Main Street**
Petitioner(s): Oscar Urbina Ordonez
Owner(s): CRB Auto Sales Incorporated
Representative(s) or Developer(s) Oscar Urbina Ordonez
Tax Map Parcel(s): 470 029
Size / Scope: Approximately 13.1 acres encompassing one (1) parcel.
Location: Located along South Main Street, approximately 1500 feet north the intersection with Airport Road.

REQUEST:

**Request to amend the Land Development District Map
by rezoning one (1) parcel at 3302 S Main Street (PID 470 029) from Light Industrial (LI)
to Highway Business (HB).**

STATEMENT OF CONSISTENCY & RECOMMENDATION:

The Salisbury City Council held a public hearing and reviewed the petition on March 19, 2024. The Council finds that the rezoning petition of the aforementioned parcel is CONSISTENT with the Salisbury Forward 2040 Comprehensive Plan, is reasonable, and in the public interest due to consistency with:

Policy 11.1.7: Encourage the redevelopment and reuse of underutilized surface parking lots, brownfield sites, and vacant buildings and lots.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING TAX MAP 470 PARCEL 029 FROM LIGHT INDUSTRIAL (LI) TO HIGHWAY BUSINESS (HB) APPROXIMATELY 13.1 ACRES. (PETITION NO. RZ02-2024-00001)

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 February 27, 2024, unanimously voted to recommend approval as submitted, and stated that the request is consistent with the Forward 2040 Comprehensive Plan; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting on March 19, 2024; 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 Forward 2040 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: 470 Parcel(s): 029 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 'HB' 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.

OBJ PARCEL_ID	OWNNAME	TAXADD1	TAXADD:
## 470 031	45 PROPERTIES LLC	✓410 PREFORMANCE RD	
## NCR NCR	NORTH CAROLINA RAILROAD	✓2809 HIGHWOODS BLVD STE 100	
## 401 001	CHUNN ANGELINE C H &	✓8509 ROSE MARIE DR	
## 470 030	CRB AUTO SALES INCORPORATED	✓3302 S MAIN ST	
## 461 0740000001	ALLIANCE REAL ESTATE III INC	-PO BOX 1787	
## 470 063	PM ASSETS LLC	✓245 FORBES AVE	
## 470 069	HASHEMZADEH NOZAR N	✓104 PERSHING AVE	
## 470 041	BELLE REALTY DEVELOPMENT CO	✓301 N MAIN ST	PO BOX 10:
## 470 028	EMMONS JOSEPH HALL	✓353 GEIGER LN	
## 470 049	CARTER ALFRED R & WF	✓3224 S MAIN ST	
## 400 037	CHUNN QUEZRYTH ORNLETT	✓8509 ROSE MARIE DR	
## 470 061	CARTER ALFRED R & WF	✓3224 S MAIN ST	
## 470 059	SKC PROPERTY GROUP LLC	✓3242 S MAIN ST	
## 470 029	CRB AUTO SALES INCORPORATED	✓3302 S MAIN ST	

January 31, 2024

To Whom it My Concern,

My name is Oscar Urbina and I would like to introduce my business Urbina Liquidators LLC.

Is my desire to meet the community and be able to introduce myself and my business, I hope to be an asset in the growth of this beautiful town. I would like to invite you to be part of a meeting were I will be introducing my business and answering any questions or concerns that you may have. I am looking to rezone the property from (L1) Light Industrial to (HB) Highway Business.

The meeting will be on:

January- 02/11/2024 at 2:00 PM

**Location: 3302 S. Main St.
Salisbury, NC 28147**

I would like to see you there.

Best Regards,


Oscar Urbina
Owner

Coming soon!!!

Urbina



Liquidators
Everything must go!

**Merchandise
to low price**

**Mercancia a
bajo precios**

**3302 S. Main ST
Salisbury NC 28147**



NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, March 19, 2024 during its 6:00 p.m. meeting to consider the following rezoning petitions. The regularly scheduled March 19, 2024 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearings must sign-up by 5:00 p.m. on Tuesday, March 19, 2024 by contacting Connie Snyder at csnyd@salisburync.gov or 704-638-5234. 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.

<u>DISTRICT MAP AMENDMENT:</u>	<u>RZ02-2024-00001</u>
Project Title:	3302 S Main Street
Petitioner(s):	Oscar Urbina Ordonez
Owner(s):	CRB Auto Sales Incorporated
Representative(s) or Developer(s)	Oscar Urbina Ordonez
Address:	3302 S Main Street
Tax Map - Parcel(s):	Tax Map: 470 Parcel(s): 029
Size / Scope:	Approximately 13.1 acres
Location:	Located along South Main Street, approximately 1500 feet north the intersection with Airport Road.

REQUEST:

Request to amend the Land Development Ordinance & Land Development District Map by rezoning approximately 13.1 acres located on S Main Street from Light Industrial (LI) to Highway Business (HB).

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 the City Clerk, P.O. Box 479, Salisbury, NC 28145 or by e-mail to csnyd@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.

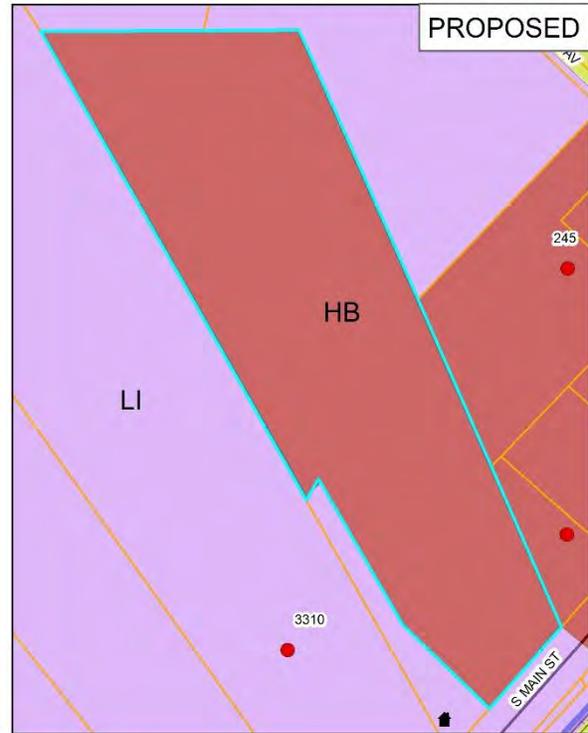
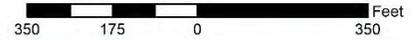
This the 8th day of March 2024.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

BY: Connie Snyder
City Clerk

RZ02-2024-00001: 3302 S MAIN ST

Parcel : 470 029
 Current Zoning: LI
 Proposed Zoning: HB



PARCEL_ID	OWNNAME	TAXADD1	TAXADD2	CITY	STATE	ZIPCODE
470 069	HASHEMZADEH NOZAR N	104 PERSHING AVE		RADFORD	VA	24141-3535
470 061	CARTER ALFRED R & WF	3224 S MAIN ST		SALISBURY	NC	28147-7906
470 030	CRB AUTO SALES INCORPORATED	3302 S MAIN ST		SALISBURY	NC	28147-7907
470 041	BELLE REALTY DEVELOPMENT CO	301 N MAIN ST	PO BOX 102	SALISBURY	NC	28145-0102
461 0740000001	ALLIANCE REAL ESTATE III INC	PO BOX 1787		GASTONIA	NC	28053-1787
470 031	45 PROPERTIES LLC	410 PREFORMANCE RD		MOORESVILLE	NC	28115-9593
470 063	PM ASSETS LLC	245 FORBES AVE		SALISBURY	NC	28147-6930
401 001	CHUNN ANGELINE C H & QUEZRYTH ORNLET	8509 ROSE MARIE DR		FORT WASHINGTON	MD	20744-2319
NCR NCR	NORTH CAROLINA RAILROAD	2809 HIGHWOODS BLVD		RALEIGH	NC	27604
470 059	SKC PROPERTY GROUP LLC	3242 S MAIN ST		SALISBURY	NC	28147
470 028	EMMONS JOSEPH HALL	353 GEIGER LN		SALISBURY	NC	28147-5695



NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, March 19, 2024 during its 6:00 p.m. meeting to consider the following rezoning petitions. The regularly scheduled March 19, 2024 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearings must sign-up by 5:00 p.m. on Tuesday, March 19, 2024 by contacting Connie Snyder at csnyd@salisburync.gov or 704-638-5234. 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 AMENDMENTS:

1. **RZ02-2024-00002:** Jason Gessner is petitioning for 10.88 acres located at 285 Peach Orchard Lane (PID 407B043) to be rezoned from Rowan County Commercial Business Industrial (CBI) to City of Salisbury Light Industrial (LI) upon voluntary annexation.
2. **RZ02-2024-00001:** Oscar Urbina Ordonez is petitioning for 13.1 acres located at 3302 S Main Street (PID 470 029) to be rezoned from Light Industrial (LI) to Highway Business (HB).
3. **CD-05-2023:** Baijnath of Salisbury Inc is petitioning for 5.71 acres located at 1125 Klumac Road (PID 060 099) to be rezoned from Highway Business (HB) to Highway Business (HB) with a Conditional District Overlay (CD).

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 the City Clerk, P.O. Box 479, Salisbury, NC 28145 or by e-mail to csnyd@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 1st day of March 2024.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

BY: Connie Snyder
City Clerk



The Salisbury Planning Board held its regular meeting on Tuesday, February 27, 2024, at 4:00 p.m. with the following being present:

PRESENT: Larry Cartner, Yvonne Dixon, Tim Norris, Jon Post, PJ Ricks, Dennis Rogers, John Schaffer, John Struzick

STAFF: Victoria Bailiff, Senior Planner; Graham Corriher, City Attorney; Phillip Lookadoo, Director of Land and Development Services; Jennifer Pfaff, Senior Administrative Specialist

WELCOME GUESTS AND VISITORS

John Schaffer, Chair, called the Planning Board meeting to order at 3:57 p.m.

APPROVAL OF MINUTES

Planning Board Minutes of January 23, 2024 were approved by all members present.

NEW BUSINESS

RZ02-2024-00002, 285 Peach Orchard Lane, Parcel 407B043; Applicant: Hector Delgado

Request

The applicant is requesting to rezone one property at the corner of Peach Orchard Lane and Hader Street from Rowan County district CBI (commercial Business Industrial – Rowan County district) to City of Salisbury district LI (Light Industrial) upon annexation.

Staff Presentation

Victoria Bailiff presented the request to the Board and recommended Employment Center as the place type assignment for the future land use map.

The applicant will be required to voluntarily annex into the City of Salisbury prior to development and has already submitted an annexation petition. The 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.

Ms. Bailiff responded to questions from the board:

- She clarified that annexation is for this property only, and the City is permitted to annex the property even though it is surrounded by property under County jurisdiction.

- The annexation process has already begun, and does not require county approval.
- Planning Board will recommend only the zoning and place type; it does not approve annexation.
- MHP is a county zoning district.

Applicant Comment

None.

Public Comment

None.

Deliberation

Deliberation centered on the place type recommended by staff, and why it is appropriate. The applicant plans to build outdoor construction storage.

Consistency Statement

PJ Ricks made a motion: “The City of Salisbury Planning Board finds that the map amendment requested in petition RZ02-2024-00002 **is consistent** with the goals and policies of the adopted Forward 2040 Comprehensive Plan.”

Dennis Rogers seconded the motion. All members present voted AYE.

Recommendation to City Council

Dennis Rogers made a motion: “Having reviewed the proposed amendment, the Comprehensive Plan, and considered information from City Staff, comments from the applicant and other persons, the City of Salisbury Planning Board finds that the map amendment requested in petition RZ02-2024-00002 **IS** reasonable, and in the public interest, due to the location of the site and compatibility with surrounding zoning, therefore, the Planning Board recommends **APPROVAL** of the request, and recommends the Future Land Use Map place type be designated as Employment Center.”

PJ Ricks seconded the motion. All members present voted AYE.

RZ02-2024-00001, 3302 South Main Street, Parcel 470 029; Applicant: Oscar Urbina Ordonez, CRB Auto Sales Incorporated

Request

The applicant is requesting to amend the Land Development Ordinance district map by rezoning one parcel, being approximately 13.1 acres in total, from Light Industrial (LI) to Highway Business (HB).

Staff Presentation

Victoria Bailiff presented the request to the Board.

The property is already located within Salisbury City Limits; the proposal is for general zoning purposes only. The request is not a conditional district zoning request; therefore, all uses of the requested HB zoning will be permitted per the existing Use Matrix.

Ms. Bailiff responded to questions from the board:

- She reviewed the permitted uses of LI compared to HB, and remarked that HB provides a greater variety of uses.
- HB would reflect the trend in the area; it would be a continuation of the northern section of South Main Street.
- The owner is intending to put in a retail/resale business.

Applicant Comment

Mr. Urbina Ordonez said he would like to open a business to resell items returned to Amazon. He will be using only the main building on the property, and pointed it out to the Board. In response to questions, he remarked that he is not concerned with competition, and that his residence will be separate from the business location.

Public Comment

None.

Deliberation

None.

Consistency Statement

Tim Norris made a motion: “The City of Salisbury Planning Board finds that the map amendment requested in petition RZ02-2024-00001 **is consistent** with the goals and policies of the adopted Forward 2040 Comprehensive Plan.”

PJ Ricks seconded the motion. All members present voted AYE.

Recommendation to City Council

Larry Cartner made a motion: “Having reviewed the proposed amendment, the Comprehensive Plan, and considered information from City Staff, comments from the applicant and other persons, the City of Salisbury Planning Board finds that the map amendment requested in petition RZ02-2024-00001 **IS** reasonable, and in the public interest, due to the location of the site and compatibility with surrounding uses, therefore, the Planning Board recommends **APPROVAL** of the request.”

PJ Ricks seconded the motion. All members present voted AYE.

CD-05-2023, Klumac Hotel, 1125 Klumac Road, Parcel 060 099; Applicant: Baijnath of Salisbury, Inc.

Request

The applicant is requesting to rezone one property located among Klumac Road from HB (Highway Business) to HB-CD (Highway Business with a Conditional District overlay) to subdivide the parcel and accommodate a 4-story hotel on one of the lots.

Staff Presentation

Victoria Bailiff presented the request to the Board. The property is currently located within Salisbury City limits. Hotels are a permitted use by right in the base zoning without the conditional district overlay.

She presented the updated landscape plan submitted after the packet was created, and recommended approval. The Future Land Use plan doesn't list HB as an associated district, but with the CD overlay it will fit with the place type.

Ms. Bailiff responded to questions from the board:

- There are no concerns regarding the airport.
- The applicant is likely to sell of the remaining parcel after subdivision.
- Any significant changes would require the applicant to re-apply.
- All other requirements aside from the two design alternative requests have been met.

Applicant Comment

Luke Dickey, of Stimmel Associates, the site plan preparers explained that the plan is to build a Hilton franchise hotel. The site plan was changed due to the location of the water line easement.

In response to questions from the Board, Mr. Dickey said the size of the parcel constrains the hotel size; building 4 stories allows for more accommodation. He described the hotel as an extended stay, with no large conference room. Regarding the set back from the water main, he has no concerns; plantings will change, as reflected in the new design.

Public Comment

James Meacham, Executive Director of the Rowan County Development Authority spoke in favor of the request. He reminded the Board of their precedent in approving these types of projects, and addressed their concern about having several hotel types from one franchise in the city.

Consistency Statement

Tim Norris made a motion: "The City of Salisbury Planning Board finds that the map amendment requested in petition CD-05-2023 **is consistent** with the goals and policies of the adopted Forward 2040 Comprehensive Plan."

John Struzick seconded the motion. The motion passed in a vote of 7-1.

Recommendation to City Council

PJ Ricks made a motion: “Having reviewed the proposed amendment, the Comprehensive Plan, and considered information from City Staff, comments from the applicant, the Tourism Board, and other persons, the City of Salisbury Planning Board finds that the map amendment requested in petition CD-05-2023 **IS** reasonable, and in the public interest, due to the location of the site and compatibility with surrounding uses, therefore, the Planning Board recommends **APPROVAL** of the request, with the condition that the revised plan meets street yard requirements.”

Dennis Rogers seconded the motion. All members present voted AYE.

STAFF UPDATES

Jon Post, Tim Norris, John Struzick, and Dennis Rogers are rolling off the Board. Ms. Bailiff thanked them for their service, and the Chairman John Schaffer reminded the remaining Board members that elections for Chair and Vice-Chair will take place in March.

Emily Vanek informed the Board that the Planning and Neighborhoods department is kicking off a new project for a South Main Area Plan with a community walk on Saturday, March 16 at 10am at the Jack Kepley Scouts Building at 900 South Main Street. This plan will focus on land use and zoning, economic development opportunities, and community amenities like public art and placemaking.

ADJOURN 5:01 p.m.

John Schaffer, Chair

Jennifer Pfaff, Secretary

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 03/19/2024

Name of Group(s) or Individual(s) Making Request: Land and Development Services

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

Requested Agenda Item: CD-05-2023 Klumac Hotel – 1125 Klumac Road / Parcel ID 060 099

Description of Requested Agenda Item: CD-05-2023 Request to rezone one (1) parcel located along the 1100 block of Klumac Road, (PID 060 099) being approximately 5.71 acres, from Highway Business (HB) to Highway Business (HB) with a Conditional District (CD) Overlay to request an exception to the Land Development Ordinance requirements outlined in Sections 5.17 and 10.6 for an alternate design that increases the maximum height and reduces parking lot connection requirements.

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 parcel 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
* FEES PER CITY OF SALISBURY BUDGET ORDINANCE	

- 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 outlining 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: 1125 Klumac Road

Project Title: 1125 Klumac Road PID: portion of: 060 099 5659-04-81-9378

Present Use: Undeveloped / Paved Proposed Use: Hotel

Total Acreage: 2.91 Acres +/- Project/Disturbed Acreage: 2.75 Acres +/-

Petitioner: Bajinath of Salisbury Inc Representative: Bimal Jinwala

Address: 3829 Tonsley Place, High Point, NC 27265 Phone: (704) 433-7561 Email: Bmjnwala@gmail.com

Owner(s): Parks Vicky & Shaw William Jr. / Basinger Catherine Pamela Shaw
201 S. Ocean Blvd Unit #205, N. Myrtle Beach, SC 29582 (704) 614-0611; (704) 278-4371 bshaw@bellsouth.net; jaybird0528@gmail.com

Address: 121 Petrar Lane, Salisbury, NC 28146 Phone: (859) 805-0836 Email: kyrrheels@gmail.com
1072 McClarren Lane, Union, KY 41091

Provide overall project built-upon area (%) for NPDES determination: 1.71 Acres +/-
 (applicable for projects over 1 acre or part of a larger common plan of development - Sec. 9.6)

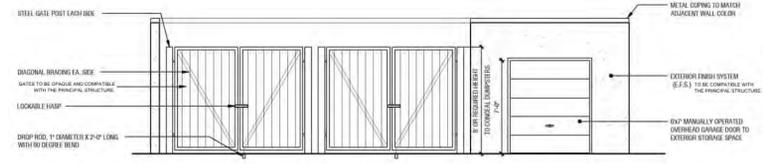
- Will the project require voluntary annexation? Yes No
- Will the project involve installation of a new public or private fire line? Yes No
- Will the project require water or sewer extensions? Water Sewer Neither

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): Bajinath Jinwala

Owner(s): William Crady Shaw Jr. Catherine Basinger Shaw Vicky Shaw Parks



TRASH & RECYCLE ENCLOSURE ELEVATION

PARCEL #1
2.36 ACRES +/-
HOTEL (4 STORY)
121 ROOMS
PARKING PROVIDED: 123 SPACES

WEST BUFFER (ALTERNATE BUFFER LOCATION)
8' AVERAGE - TYPE 'A'
284 LF - POINTS=114
(284 X 0.4 = 113.6)

REQUIRED PLANTS	QTY.	POINTS	SUBTOTAL
SHADE TREE	8	12	96
ORN. TREE	3	6	18
REQUIRED TOTAL PTS.			114

SOUTH BUFFER
8' AVERAGE - TYPE 'A'
497 LF
DRIVE (1) = 25' TOTAL
DRIVE ADJUSTMENT = 47'
(497 - 25 = 472)
472 LF - POINTS=189
(472 X 0.4 = 188.8)

REQUIRED PLANTS	QTY.	POINTS	SUBTOTAL
ORN. TREE	16	6	96
LARGE SHRUB	6	3	18
MEDIUM SHRUB	39	2	78
REQUIRED TOTAL PTS.			190

PARCEL #2
3.35 AC +/-
FUTURE DEVELOPMENT

VICINITY MAP



SITE DATA

Jurisdiction
City of Salisbury, NC

Design Alternative Request
The purpose of this request is to rezone the property from HB to CD-HB to allow increased height up to 4 stories and to request a reduction of 2 adjacent stub roads down to 1 adjacent stub road

Existing Zoning: HB
Proposed Zoning: CD-HB

Site Acreage: 5.71 Acres +/- Total
Parcel 1: 2.36 Acres +/-
Parcel 2: 3.35 Acres +/-

Watershed Data
This site is not located within a water supply watershed district.
Site Coverage
Existing Impervious: 2.42 Acres +/- 42.38 %
New Impervious:
Parcel 1: 1.64 Acres +/- 28.72 %
Grandfathered Stormwater Impervious Allocation Remaining for Parcel 2 Future Development:
2.42 - 1.64 = 0.78 Acres +/- 13.66 %

*Any additional Proposed impervious surface exceeding 0.78 Acres to be treated per ordinance standards.

Infrastructure
Water: Public
Sewer: Public
Road: N/A

Building Data
Parcel 1:
Proposed Use: Hotel
Max. Building Height: 4 Stories (CD-HB Zoning)
Proposed Building Height: 4 Stories
Proposed Rooms: 121 Rooms

Parking Calculations
Vehicular Parking
Parking Required: 121 Spaces
(@ 1 spaces / room)
Total Parking Provided: 123 Spaces

Bicycle Parking
Bicycle Parking Required (173 x 2% = 2.46)
Bicycle Parking Provided: 3 Spaces

Building Setbacks
Front: 10'
Rear: 0'4"
Side: 0'4"
Street: N/A
Other: N/A

Parcel 1 Tree Canopy (Section 8.4.B)
Site Area: 102,972 sf +/-
30% Tree Canopy = 30,892 sf +/-
(102,972 x .30 = 30,892)
Required Tree Canopy = 30,892 / 500 = 61.8
62 Trees

Tree Protection & Preservation (Section 8.5)
There are no trees on this site.

Perimeter Buffer (Section 8.7)
Required: Type A Bufferyard (Min. 8')
Provided: 8' Average Type A Bufferyard (Alternate locations. See Plan.)

Street Yards (Section 8.8)
Required: Min 8' Streetyard
Provided: 8' Average (Alternate locations. See Plan.)

Parking Lot Landscaping (Section 8.10.D)
Required: 11 Trees
(1 Shade Tree per 12 spaces) = (121 / 12 = 10.08)

Notes:
*No parking space located more than 60' from parking lot tree.
*Excludes Street trees and Perimeter Buffer trees.
*Minimum plant area 81 sf with inside dimension of 9'.

Permitted Uses:
Permitted Uses to be those allowed in HB Zoning district per the Land Development Ordinance "Use Matrix".

- Note:
1. Future Development (Parcel 2) Bufferyards located within transmission utility easement to utilize understory trees and shrubs to fulfill ordinance requirements.
2. Mechanical equipment to be screened per ordinance standards.
3. Proposed Utility layout and data is Preliminary and may change during final engineering design.
4. Fee in-lieu for sidewalk may be permitted if impractical due to topography or environmental conditions.

SEALS:
PRELIMINARY DRAWING
STIMMEL ASSOCIATES, P.A.
CORPORATE SEAL
2139
NOT APPROVED FOR CONSTRUCTION

PROJECT NAME & LOCATION:

1125 Klumac Road
Salisbury, NC

- PLANS FOR:
 PRE-APPLICATION
 SUBMITTAL
 REVISED SUBMITTAL

CLIENT:
Bajinath of Salisbury Inc
3929 Tonsley Place
High Point, NC 27265
Bmjnwala@gmail.com
704-433-7561

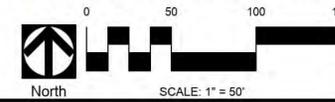
DATE	DESCRIPTION
02/01/2023	Pre-Application Sub.
10/25/2023	CD Rezoning Sub.
12/01/2023	CD Rezoning Sub.
01/10/2024	Revised Rezoning Sub.
01/24/2024	Revised Rezoning Sub.
02/14/2024	Revised Rezoning Sub.
02/26/2024	Revised Rezoning Sub.

PROJECT NO: 23-013
DRAWN BY: SCO / SCT
SUBMISSION DATE: 02/01/2023
© STIMMEL ASSOCIATES, P.A.

SHEET TITLE:

REZONING PLAN

RZ - 1



OWNERS / PETITIONERS:
060 099 (Parcel ID)
5659-04-81-9378 (PIN)
Owners:
PARKS VICKY & SHAW WILLIAM JR
BASINGER CATHERINE PAMELA SHAW



Planning & Zoning Analysis

CASE NO.

CD-05-2023

Project Title:

Klumac Hotel

Petitioner(s)

Bajinath of Salisbury Inc.

Owner(s)

Vicky Parks, William Shaw Jr., Catherine Basinger

Representative(s)

Pankaj Jinwala

Address

1125 Klumac Road

Tax Map & Parcel(s)

060 099

Size / Scope

Approximately 5.71 acres

Location

Located on the 1100 block of Klumac Road. Approximately 1,000 feet south of the intersection of S Jake Alexander Boulevard and Klumac Road.

PETITIONER REQUEST

Request:

Petition proposes to rezone (1) parcel from Highway Business (HB) to Highway Business (HB) with a new Conditional District (CD) Overlay. The proposal is seeking approval of a commercial subdivision into two lots, with a four story, 121 room hotel on one of the lots, the remaining lot is to be left vacant.

Staff Comments:

The property is currently located within Salisbury City limits.

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

Yes. The Highway Business permits hotels by right.



Planning & Zoning Analysis

Base Zoning District Descriptions

Existing:

HB: Highway Business

Proposed:

HB/CD: Highway Business/Conditional District Overlay

Development Type:

Commercial (4 story Hotel)

CHARACTER OF AREA

Overview:

The 5.71 acre site is currently undeveloped.

Existing uses in the vicinity consist of other undeveloped commercial properties and utility property. This rezoning will have little effect on surrounding properties, as they are zoned for commercial.

Surrounding Land Use(s) & Zoning:

<i>Location</i>	<i>Existing Land Uses</i>	<i>Existing Zoning</i>
North of area	Undeveloped, Utility	HB
East of area	Road Right of Way	HB
South of area	I-85 Right of Way	HB, CI-CD
West of area	Undeveloped	HB

INFRASTRUCTURE & CIVIC/COMMUNITY FACILITIES

Public Schools:

Elementary: Elizabeth Koontz Elementary School

Middle: Knox Middle School

High: Salisbury High School

Fire District:

The parcels are currently located in the Salisbury City Fire district.



Planning & Zoning Analysis

Utilities

Water & Sewer:

Water and Sewer lines are currently located in the Klumac Road right of way, Sewer will have to be extended further southwest with the development of the property.

Transportation

Transit:

This site is currently served by Salisbury Public Transit; it is mid-way between two Klumac Road stops, one in the 900 block and one in the 1300 block.

Property Access(s):

The property is accessed from Klumac Road. The rezoning of this property will have no effect on this access.

Public Improvements:

Klumac Road is a state maintained road, public sidewalks will be installed in the right of way, along the Hotel frontage.

COMPREHENSIVE & AREA PLANS

Applicable Plans:

Forward 2040 Comprehensive Plan

Policy 3.2.2

Support reinvestment of underutilized commercial areas through rezoning, investment in infrastructure and offering grants or incentives.

Policy 11.1.7

Encourage the redevelopment and reuse of underutilized surface parking lots, brownfield sites, and vacant buildings and lots.

Policy 7.1.2

Create partnerships with the Rowan County Tourism Development Authority and other partners to position Salisbury as a regional destination for conferences, major sporting events, performing arts, and other special events. Provide programs and services to support and expand the City's hospitality and tourism industry.



Planning & Zoning Analysis

Future Land Use Map

The Future Land Use Map has this property designated as Regional Commercial Center.

HB is not an associated Zoning District with the Regional Commercial Center Place Type, however, since the permitted use will be tied to a hotel, which is a regional type use, staff finds this Conditional District rezoning to be consistent with the designated Place Type.

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 December 21, 2023 with a request for HB as the proposed base district. TRC 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:

Alternative to 5.17: The maximum height be increased to four stories.

Alternative to 10.6: Only one parking lot stub be required.

Alternative Methods of Compliance:

Alternative to 8.8: Ornamental trees are requested to be used as street yard trees and to be located no further back than 8’ from the edge of the waterline easement along the Klumac Road right of way.

Planning Board Recommendation:

This proposal was presented to Planning Board at their courtesy hearing on February 27, 2024. After deliberation, the Planning Board found the request to be consistent in a vote of 7-1, and the Board unanimously recommended approval of the request subject to landscaping plan revisions being made to accommodate the location of an existing waterline in Klumac Road.



PETITION TO REZONE

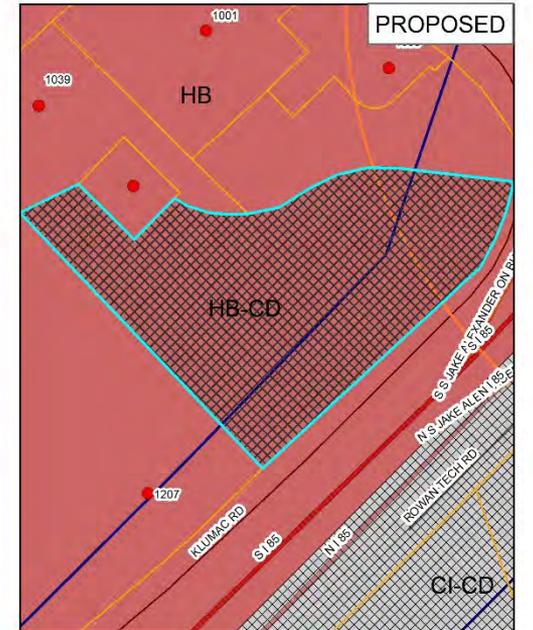
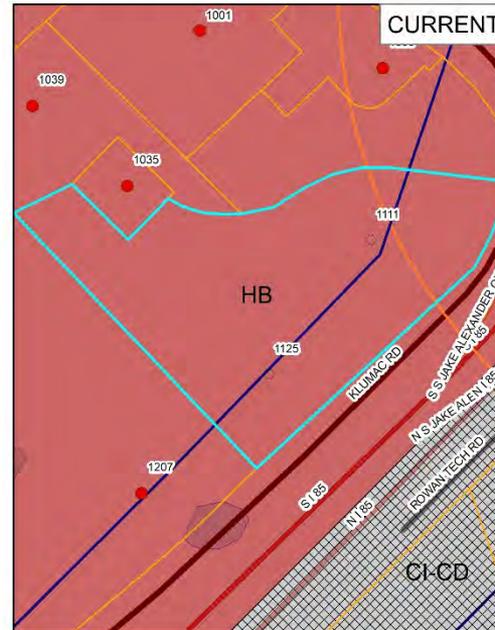
CD-05-2023:

Klumac Hotel
1125 Klumac Rd
PID: 060 099

Petitioners: Bajnath of Salisbury Inc
Property Owner: Vicky Parks
William Shaw Jr.
Catherine Basinger

CD-05-2023: KLUMAC HOTEL

Parcel : 060 099
Current Zoning: HB
Proposed Zoning: HB with Conditional District Overlay



Petition CD-05-2023

Current Zoning

- Highway Business (HB)

Proposed Zoning

- Highway Business (HB) / CD Overlay

Proposed development for a 4 story, 121 room hotel.



CD-05-2023

Charlotte Eye Ear Nose & Throat Associates

Central Carolina Gymnastics

Concise Manufacturing Inc

Superior Storage - Salisbury

Hampton Inn Salisbury
4.6 (857)
3-star hotel

Ichiban Japanese Seafood Steakhouse

Hershey Ice Cream Corporation

Home2 Suites by Hilton Salisbury
4.5 (445)
3-star hotel

Arby's
Fast Food • \$

Cannon P (Salisbury)

CD-05-2023

Rowan Tech Rd

Beacon's Nest - North Campus

Piedmont Cheerwine Bottling

Rowan Cabarrus Community College

300 Building

Teaching Auditorium

700 Building

Gamewel

Kohl's Department store

Starbucks

LongHorn Steakhouse
Steak • \$\$

400 Building

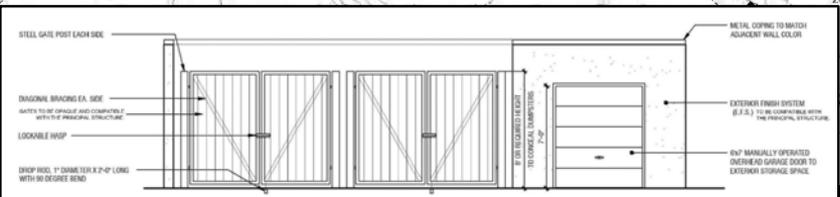


SOUTH BUFFER
R AVERAGE TYPE 'A'
497 LF
DRIVE (1) = 25' TOTAL
DRIVE ADJUSTMENT = 472'
(497-25=472)
472 LF - POINTS = 189
(472 X 0.4 = 188.8)

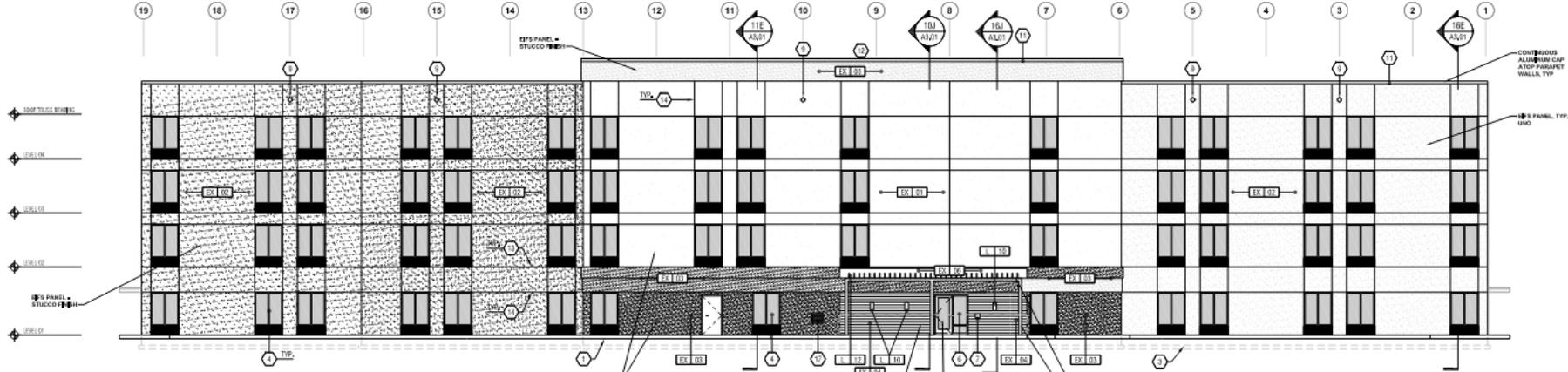
REQUIRED PLANTS	QTY	POINTS
SUBTOTAL		
ORNL TREE	16	6
LARGE SHRUB	6	3
MEDIUM SHRUB	36	2
		70
REQUIRED TOTAL PTS		190

PARCEL #2
3.35 AC +/-
FUTURE DEVELOPMENT

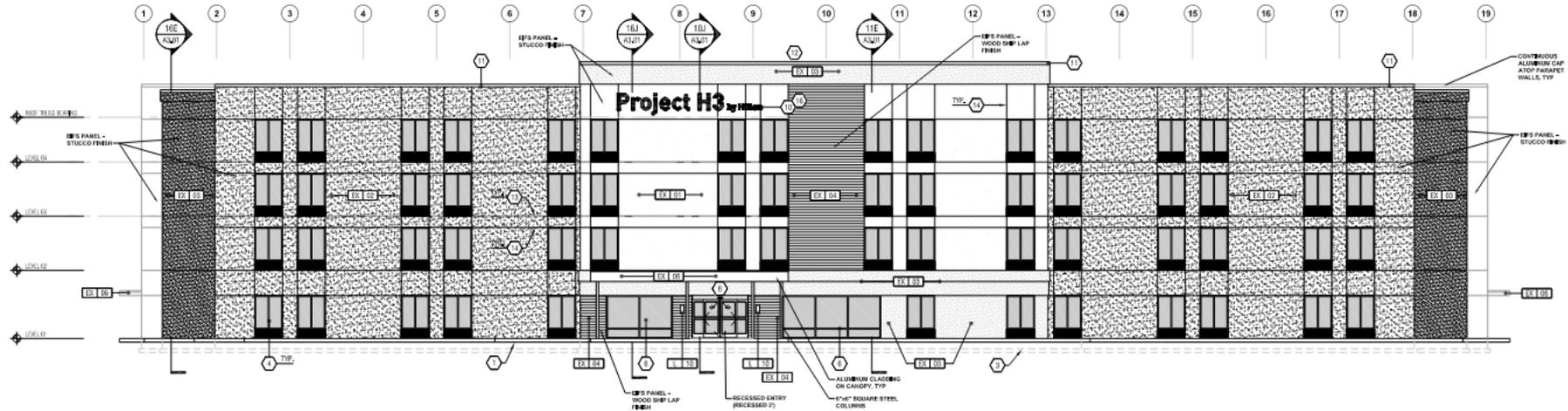
PARKS VICKY & SHAW WILLIAM JR.
BASINGER CATHERINE PAMELA SHAW
PARCEL NUM 060 099
ZONING HB



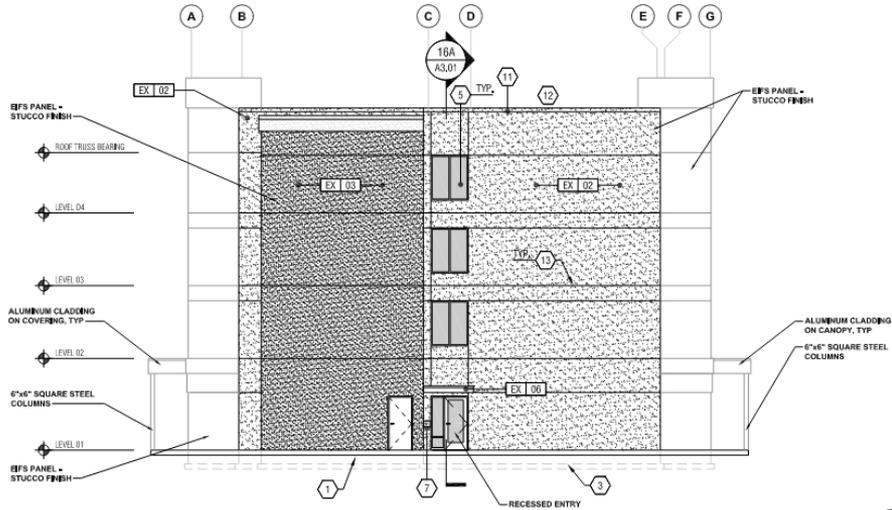
TRASH & RECYCLE ENCLOSURE ELEVATION



EXTERIOR ELEVATION (NORTHWEST FACING)
 3/32" = 1'-0"



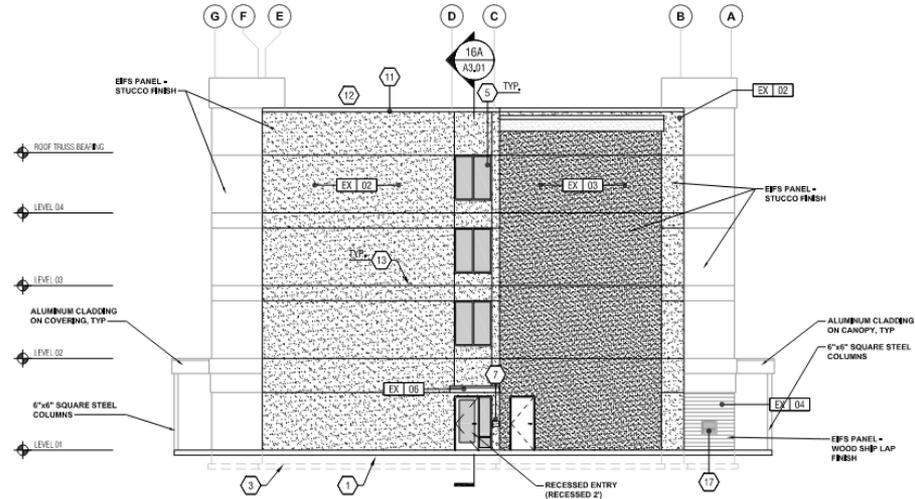
EXTERIOR ELEVATION (SOUTHEAST FACING)
 3/32" = 1'-0"



EXTERIOR ELEVATION (NORTHEAST FACING)

3/32" = 1'-0"

10J
A2.01



EXTERIOR ELEVATION (SOUTHWEST FACING)

3/32" = 1'-0"

16J
A2.01

Design Alternative Requests:

1. Alternative to Section 5.17
 - a. Maximum height increase from 3 stories to 4 stories.

2. Alternative to Section 10.6
 - a. Requesting that only 1 parking lot connection to adjacent lots be required.

Alternative Methods of Compliance:

1. Alternative to 8.8:
 - a. Ornamental trees are requested to be used as street yard trees and to be located no further back than 8' from the edge of the waterline easement along the Klumac Road right of way.

Place Types: Regional Commercial Center

Regional Commercial Centers include land with opportunities for large format commercial uses, like malls and clusters of big box retail outlets. This is a commercial destination and is primarily accessed via private vehicles and therefore parking is a predominant feature.

PREDOMINANT LAND USES

- Retail and commercial uses
- Office uses

SUPPORTING LAND USES

- Multi-family residential
- Light manufacturing

CHARACTER

- Large format retail - "Big Box" retailers with outparcels
- Landscaped surface parking lots



North Crest Shopping Center in Charlotte, NC



Wallace Commons

OPPORTUNITIES

- Sidewalk connections and intersection improvements
- Infill development
- Renewable energy generation
- Landscaping and reduction of impervious surfaces



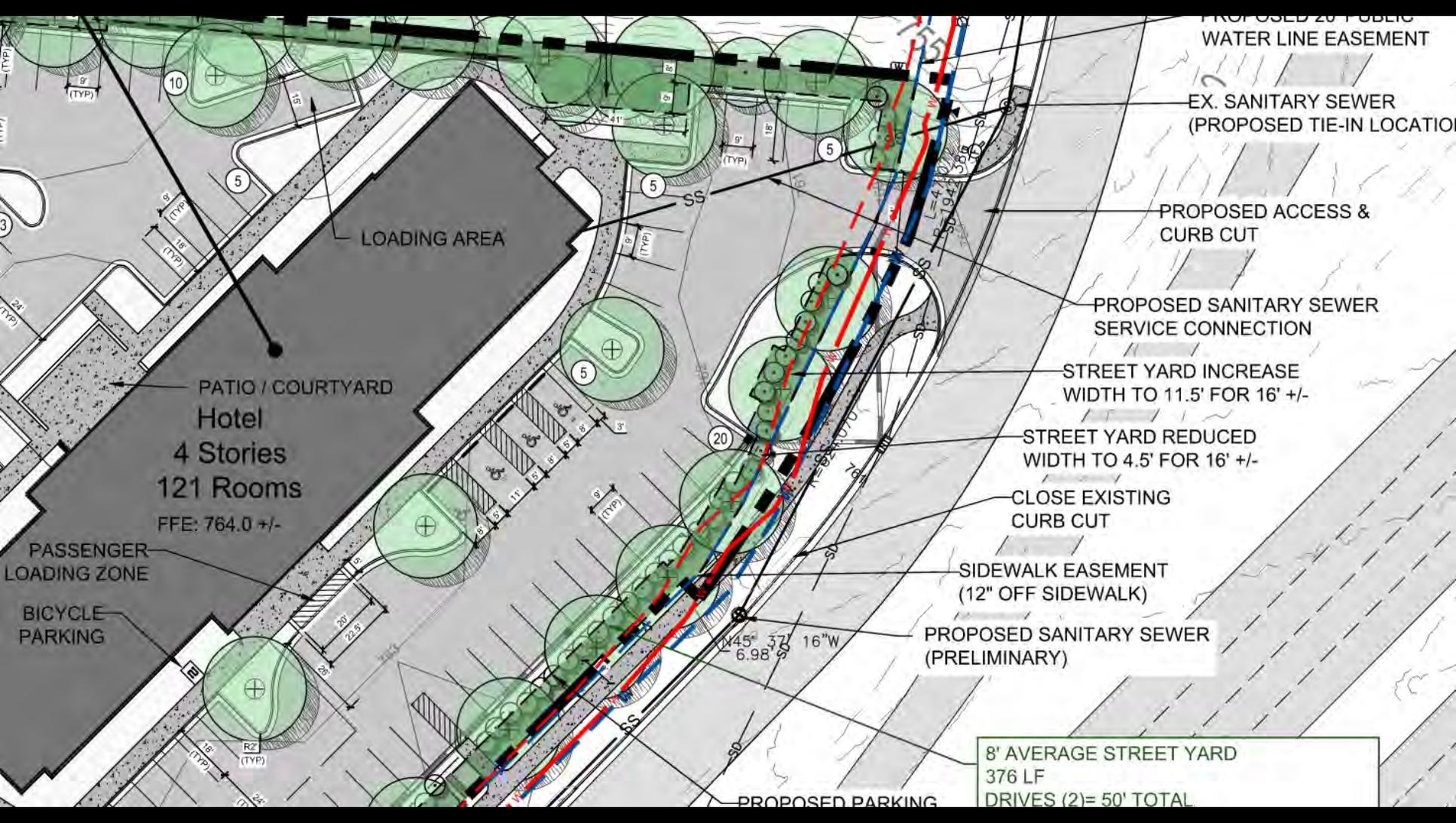
Friendly Center in Greensboro, NC

CHARACTERISTICS OF URBAN FORM

	Existing	Desired
Buildings Heights	1-3 Stories	1-3 Stories
Setbacks	20-100 feet	20-100 feet
Block Length	600-2,400 feet	600-2,000 feet
Street Character	Hierarchical, Curvilinear	Enhanced network, activated by ground floor uses and streetscape amenities
Parking	Surface lots	Rear, side, on-street, mid block, surface parking
Residential Density	None	6-16 units/acre

Forward 2040 Policies

- **Policy 3.2.2:** Support reinvestment of underutilized commercial areas through rezoning, investment in infrastructure and offering grants or incentives.
- **Policy 11.1.7:** Encourage the redevelopment and reuse of underutilized surface parking lots, brownfield sites, and vacant buildings and lots.
- **Policy 7.1.2:** Create partnerships with the Rowan County Tourism Development Authority and other partners to position Salisbury as a regional destination for conferences, major sporting events, performing arts, and other special events. Provide programs and services to support and expand the City's hospitality and tourism industry.



PROPOSED 20" PUBLIC
 WATER LINE EASEMENT
 EX. SANITARY SEWER
 (PROPOSED TIE-IN LOCATION)

PROPOSED ACCESS &
 CURB CUT

PROPOSED SANITARY SEWER
 SERVICE CONNECTION

STREET YARD INCREASE
 WIDTH TO 11.5' FOR 16' +/-

STREET YARD REDUCED
 WIDTH TO 4.5' FOR 16' +/-

CLOSE EXISTING
 CURB CUT

SIDEWALK EASEMENT
 (12" OFF SIDEWALK)

PROPOSED SANITARY SEWER
 (PRELIMINARY)

8' AVERAGE STREET YARD
 376 LF
 DRIVES (2) = 50' TOTAL

LOADING AREA

PATIO / COURTYARD
Hotel
4 Stories
121 Rooms
 FFE: 764.0 +/-

PASSENGER
 LOADING ZONE

BICYCLE
 PARKING

PROPOSED PARKING



PROPOSED WATER LINE
 EX. SANITARY (PROPOSED)

PROPOSED ACCURB CUT

PROPOSED SANITARY SERVICE CONNECTION

STREET YARD INCREASE WIDTH TO 12' FOR 5' +/-

STREET YARD REDUCED WIDTH TO 4.0' FOR 5' +/-

STREET YARD REDUCED WIDTH TO 5.0' FOR 40' +/-

CLOSE EXISTING CURB CUT

SIDEWALK EASEMENT (12" OFF SIDEWALK)

PROPOSED SANITARY SEWER (PRELIMINARY)

8' AVERAGE STREET YARD
 376 LF
 DRIVES (2)= 50' TOTAL
 DRIVE ADJUSTMENT = 326'
 (376' - 50' = 326')

REQUIRED TREES:
 ORN, TREES = 14
 (326 / 25 = 13.04)
 (EXISTING OVERHEAD UTILITY LINE)

PROPOSED PARKING LOT SCREENING PER LDO 8.10 C.

CLOSE EXISTING CURB CUT

PROPOSED 5' PUBLIC SIDEWALK

LOADING AREA

PATIO / COURTYARD
 Hotel
 4 Stories
 121 Rooms
 FFE: 764.0 +/-

PASSENGER LOADING ZONE

BICYCLE PARKING

FIRE WATER LINE (PRELIMINARY)

68' Utility Easement



Planning Board Courtesy Hearing was held February 27, 2024.

The Planning Board found the request to be consistent in a vote of 7-1, and the Board unanimously recommended approval of the request subject to landscaping plan revisions being made to accommodate the location of an existing waterline in Klumac Road.



Hold Public Hearing

regarding

CD-05-2023: Klumac Hotel



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

DISTRICT MAP AMENDMENT: **CD-05-2023**
Project Title: Klumac Hotel
Petitioner(s): Baijnath of Salisbury Inc
Owner(s): Vicky Parks, William Shaw Jr., & Catherine Basinger
Address: 1125 Klumac Road
Tax Map - Parcel(s): Tax Map: 060 Parcel(s): 099
Size / Scope: Approximately 5.71 acres
Location: Located on the 1100 block of Klumac Road. Approximately 1,000 feet south of the intersection of S Jake Alexander Boulevard and Klumac Road.

REQUEST:

**Request to amend the Land Development District Map
by rezoning one (1) parcel at 1125 Klumac Road (PID 060 099) from HIGHWAY BUSINESS (HB) to
HIGHWAY BUSINESS (HB) with a CONDITIONAL DISTRICT OVERLAY (CD) for the proposed 2
lot subdivision and 121 room, four story hotel.**

STATEMENT OF CONSISTENCY & RECOMMENDATION:

The Salisbury City Council held a public hearing and reviewed the petition on March 19, 2024. The Council finds that the rezoning petition of the aforementioned parcels is CONSISTENT with the Salisbury Forward 2040 Comprehensive Plan, is reasonable, and in the public interest due to consistency with:

- Policy 3.2.2:** Support reinvestment of underutilized commercial areas through rezoning, investment in infrastructure and offering grants or incentives.
- Policy 11.1.7:** Encourage the redevelopment and reuse of underutilized surface parking lots, brownfield sites, and vacant buildings and lots.
- Policy 7.1.2:** Create partnerships with the Rowan County Tourism Development Authority and other partners to position Salisbury as a regional destination for conferences, major sporting events, performing arts, and other special events. Provide programs and services to support and expand the City's hospitality and tourism industry.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING 1125 KLUMAC ROAD, APPROXIMATELY 5.71 ACRES, (TAX MAP 060 PARCEL 099) FROM HIGHWAY BUSINESS (HB) TO HIGHWAY BUSINESS (HB) WITH A CONDITIONAL DISTRICT OVERLAY (CD). (PETITION NO. CD-05-2023)

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 February 27, 2024, the Board found the request to be consistent with the Forward 2040 Comprehensive Plan in a vote of 7-1, and unanimously recommended approval of the request with the alternative design proposal to increase the maximum height to four (4) stories and permit only one parking lot connection, subject to landscaping plan revisions being made to accommodate the location of an existing waterline in Klumac Road; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting of March 19, 2024; 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 Forward 2040 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 060 Parcel 099, 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:

- The maximum building height is increased to four (4) stories as a design alternative to Section 5.17.
- Only one parking lot connection is required as a design alternative to Section 10.6.

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. ALTERNATIVE METHODS OF COMPLIANCE: That as permitted by the Land Development Ordinance, the applicable approval authority may establish alternatives to specific provisions of the Land Development Ordinance Landscaping requirements of Chapter 8. The following alternative methods of compliance are permitted under this Conditional District overlay:

- As an alternative to section 8.8, ornamental trees shall be permitted to be used as street yard trees and are permitted to be located no further back than 8' from the edge of the waterline easement along the Klumac Road right of way.

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.

July 05, 2023

Re: Conditional district rezoning for Land located at 1125 Klumac Road, Salisbury, NC 28147.

Greetings! Bimal Jinwala & assigns would like to invite you to a community meeting on Tuesday, July 25, 2023, from 3:00pm to 4:00 pm, at the site located on 1125 Klumac Road, Salisbury, NC 28147. The meeting is being held to inform and discuss a conditional district rezoning request of land located on 1125 Klumac Road, Salisbury, NC 28147.

We have this land under contract and this land is zoned as HB which is Highway Business. Currently this land has height restriction of 3 stories building. Our goal is to put a Hotel on this Land with 4-5 stories high so that is why we have apply for conditional district rezoning.

If you have any questions please feel free to reach me via phone at 704-433-7561 or via email at Bmjinwala@gmail.com.

Sincerely,

Bimal Jinwala

Bimal Jinwala

export

OBJECTID	PARCEL_ID	OWNNAME	TAXADD1	TAXADD2	CITY	STATE	ZIPCODE	OWN2	DEEDACRE	CALCARE	DISTCODE	TAX_DISTRICT	TWPCODE	TOWNSHIP	NEIGCLAS	NEIGCODE	LANDFMV	LANDLIV	IMP_FMV	TOT_VAL	DEEDBOOK	DEEDPAGE
9942	060 186	SAFHI INC	PO BOX 198		SALISBURY	NC	28145	SHUFORD CADDELL & FRALEY LLP		2.73	101	SALISBURY-IN	1	SALISBURY	160	160	1030136		8769967	9800103	658	748
9495	060 151	JMS SALISBURY LLC	74 HALBACH CT		FOND DU LAC	WI	54937-8626		14.84	12.59	101	SALISBURY-IN	1	SALISBURY	160	00160B	2077600		2203948	4281548	1407	633
9634	060 097	MID STATE PETROLEUM REALTY LLC	P O BOX 1618		JAMESTOWN	NC	27282-1618		1.25	1.13	101	SALISBURY-IN	1	SALISBURY	160	160	546000		235130	781130	1180	796
9925	060 094	DUKE ENERGY CORP	MAIL CODE DEC41-B	550 SOUTH TYRON ST	CHARLOTTE	NC	28202-0000	ATTN PROPERTY TAX DIV/ST22M		0.43	101	SALISBURY-IN	1	SALISBURY	160	00160E	65650		410	66060	800	244
9347	060 120	SAFHI INC	PO BOX 198		SALISBURY	NC	28145	SHUFORD CADDELL & FRALEY LLP	2.94	2.69	101	SALISBURY-IN	1	SALISBURY	160	160	720300			720300	658	748
9496	060 161	N & H INVESTMENT COMPANY	1005 KLUMAC RD		SALISBURY	NC	28147		1	1.13	101	SALISBURY-IN	1	SALISBURY	160	160	350000		499750	849750	771	802
9926	060 101	FOILS INCORPORATED	PO BOX 296		HARRISBURG	NC	28075		2.01	2.04	101	SALISBURY-IN	1	SALISBURY	160	00160E	105827		153819	259646	1182	143
9480	060 099	PARKS VICKY & SHAW WILLIAM JR	201 S OCEAN BLVD UNIT 205		NORTH MYRTLE BEACH	SC	29582	BASINGER CATHERINE PAMELA SHAW	5.85	6.2	101	SALISBURY-IN	1	SALISBURY	160	00160B	1336875		35320	1372195	1133	969
9947	060C002	SALISBURY BLVD GROUP	301 N MAIN ST	PO BOX 102	SALISBURY	NC	28145	% LEE WALLACE	15.12	15.17	101	SALISBURY-IN	1	SALISBURY	160	00160E	362880			362880	1108	713

DEEDYEAR	PLATPAGE	DATESOLD	SALE AMT	LEG_DESC	PARENT_PIN	ST	ST_SUFFIX	PREDIR	ST_NAME	ST_TYPE	SUFDIR	UNIT	PHYSADDR	PHYSSTREET	PROP_ADDRESS	PIN	PLATBOOK	BALDUE	indx
2009	2215	01/01/2009		2.73AC L1		1001			KLUMAC	RD			1001 KLUMAC	1001 KLUMAC RD	5659-04-81-8933	9995	N		
2022	2147	08/09/2022	1025000	14.84AC	060 151rem	725		S	JAKE ALEXANDER	BLVD			725 JAKE ALEXANDER	725 S JAKE ALEXANDER BLVD	5659-04-82-2119	9995	N	1	
2011	1026	05/31/2011	-			939		S	JAKE ALEXANDER	BLVD			939 JAKE ALEXANDER	939 S JAKE ALEXANDER BLVD	5659-04-82-5130	9995	N	2	
1997		07/16/1997				1035			KLUMAC	RD			1035 KLUMAC	1035 KLUMAC RD	5659-04-81-7606		N	3	
1994	2215	01/01/1994		2.94AC					KLUMAC	RD			0 KLUMAC	0 KLUMAC RD	5659-04-81-1736	9995	N	4	
1996	2809	05/06/1996	225000	1.00AC		1005			KLUMAC	RD			1005 KLUMAC	1005 KLUMAC RD	5659-04-81-1943	9995	N	5	
2011		06/29/2011	330000	2.01AC CALC		1039			KLUMAC	RD			1039 KLUMAC	1039 KLUMAC RD	5659-04-81-5745		N	6	
2008		12/05/2008		5.85AC	060 113 173	1125			KLUMAC	RD			1125 KLUMAC	1125 KLUMAC RD	5659-04-81-9378		Y	7	
2008	8537	01/02/2008		L8-9 15.12AC	060C001	1207			KLUMAC	RD			1207 KLUMAC	1207 KLUMAC RD	5659-04-81-3196	9995	N	8	



NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, March 19, 2024 during its 6:00 p.m. meeting to consider the following rezoning petitions. The regularly scheduled March 19, 2024 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearings must sign-up by 5:00 p.m. on Tuesday, March 19, 2024 by contacting Connie Snyder at csnyd@salisburync.gov or 704-638-5234. 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-05-2023**

Project Title: Klumac Hotel
Petitioner(s): Baijnath of Salisbury Inc
Owner(s): Vicky Parks, William Shaw Jr., & Catherine Basinger
Address: 1125 Klumac Road
Tax Map - Parcel(s): Tax Map: 060 Parcel(s): 099
Size / Scope: Approximately 5.71 acres
Location: Located on the 1100 block of Klumac Road.
Approximately 1,000 feet south of the intersection of S Jake Alexander Boulevard and Klumac Road.

REQUEST:

Request to amend the Land Development District Map by rezoning (1) parcel being approximately 5.71 acres located at 1125 Klumac Road from Highway Business (HB) to Highway Business (HB) with a Conditional District (CD) Overlay. The proposal is seeking approval of a commercial subdivision into two lots, with a four story, 121 room hotel on one of the lots, the remaining lot is to be left vacant. The proposal also requests an exception to the LDO Requirements outlined in Sections 5.17 and 10.6 for an alternate design that increases the maximum height to four stories and reduces parking lot connection requirements.

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 the City Clerk, P.O. Box 479, Salisbury, NC 28145 or by e-mail to csnyd@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.

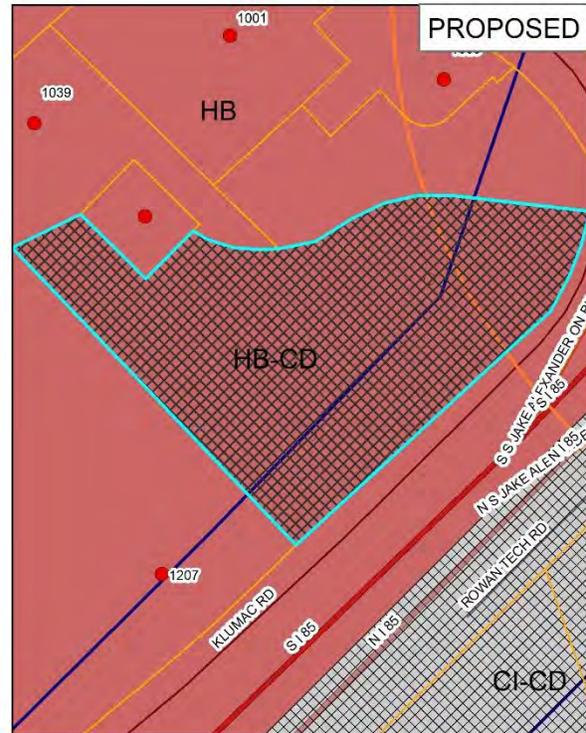
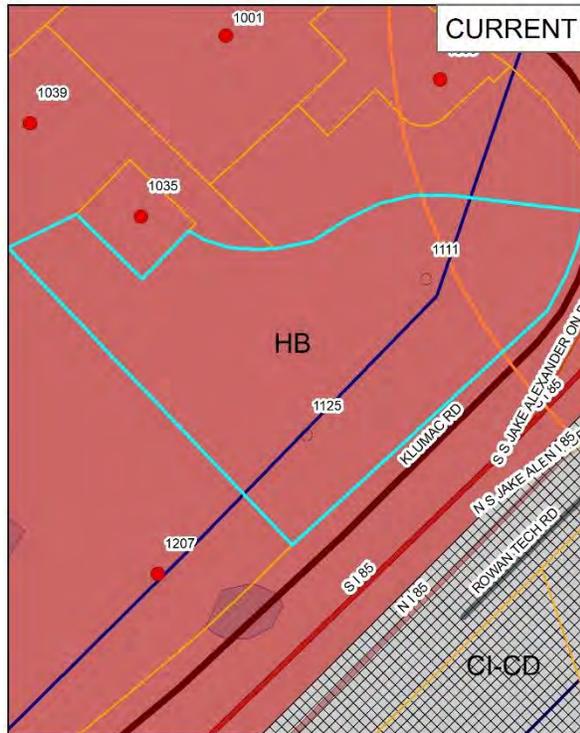
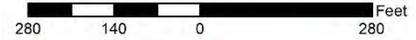
This the 8th day of March 2024.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

BY: Connie Snyder
City Clerk

CD-05-2023: KLUMAC HOTEL

Parcel : 060 099
 Current Zoning: HB
 Proposed Zoning: HB with Conditional District Overlay



PARCEL_ID	OWNNAME	TAXADD1	TAXADD2	CITY	STATE	ZIPCODE
060 186	SAFHI INC	PO BOX 198		SALISBURY	NC	28145
060 097	MID STATE PETROLEUM REALTY LLC	P O BOX 1618		JAMESTOWN	NC	27282-1618
060 099	PARKS VICKY & SHAW WILLIAM JR	201 S OCEAN BLVD UNIT 205		NORTH MYRTLE	SC	29582
060 151	JMS SALISBURY LLC	74 HALBACH CT		FOND DU LAC	WI	54937-8626
060C002	SALISBURY BLVD GROUP	301 N MAIN ST	PO BOX 102	SALISBURY	NC	28145
060 101	FOILS INCORPORATED	PO BOX 296		HARRISBURG	NC	28075
060 161	N & H INVESTMENT COMPANY	1005 KLUMAC RD		SALISBURY	NC	28147-9083
060 094	DUKE ENERGY CORP	MAIL CODE DEC41-B	550 SOUTH TYRON ST	CHARLOTTE	NC	28202-0000



WEST BUFFER
(ALTERNATE BUFFER LOCATION)
AVERAGE - TYPE A
284 LF - POINTS=114
(284 X 0.4 = 113.6)

REQUIRED PLANTS	QTY.	POINTS	SUBTOTAL
SHADE TREE	8	12	96
ORN. TREE	3	8	24
REQUIRED TOTAL PTS:			114

SOUTH BUFFER
AVERAGE - TYPE A
407 LF
DRIVE (1) = 20' TOTAL
DRIVE ADJUSTMENT = 472
(497 - 20 = 472)
472 LF - POINTS=189
(472 X 0.4 = 188.8)

REQUIRED PLANTS	QTY.	POINTS	SUBTOTAL
ORN. TREE	15	6	90
LARGE SHRUB	8	3	24
MEDIUM SHRUB	26	2	52
REQUIRED TOTAL PTS:			166

	QTY.	POINTS	SUBTOT
SHADE TREE	10	12	120
ORN. TREE	9	8	72
REQUIRED TOTAL PTS:			144

PARCEL #2
3.35 AC +/-
FUTURE DEVELOPMENT

AVERAGE STREET YARD
378 LF
DRIVE (2) = 38' TOTAL
DRIVE ADJUSTMENT = 326
(378 - 38 = 328)

REQUIRED TREES:	
SHADE TREE	10
(26 X 30 = 9.0)	



NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, March 19, 2024 during its 6:00 p.m. meeting to consider the following rezoning petitions. The regularly scheduled March 19, 2024 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearings must sign-up by 5:00 p.m. on Tuesday, March 19, 2024 by contacting Connie Snyder at csnyd@salisburync.gov or 704-638-5234. 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 AMENDMENTS:

1. **RZ02-2024-00002:** Jason Gessner is petitioning for 10.88 acres located at 285 Peach Orchard Lane (PID 407B043) to be rezoned from Rowan County Commercial Business Industrial (CBI) to City of Salisbury Light Industrial (LI) upon voluntary annexation.
2. **RZ02-2024-00001:** Oscar Urbina Ordonez is petitioning for 13.1 acres located at 3302 S Main Street (PID 470 029) to be rezoned from Light Industrial (LI) to Highway Business (HB).
3. **CD-05-2023:** Baijnath of Salisbury Inc is petitioning for 5.71 acres located at 1125 Klumac Road (PID 060 099) to be rezoned from Highway Business (HB) to Highway Business (HB) with a Conditional District Overlay (CD).

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 the City Clerk, P.O. Box 479, Salisbury, NC 28145 or by e-mail to csnyd@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 1st day of March 2024.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

BY: Connie Snyder
City Clerk



The Salisbury Planning Board held its regular meeting on Tuesday, February 27, 2024, at 4:00 p.m. with the following being present:

PRESENT: Larry Cartner, Yvonne Dixon, Tim Norris, Jon Post, PJ Ricks, Dennis Rogers, John Schaffer, John Struzick

STAFF: Victoria Bailiff, Senior Planner; Graham Corriher, City Attorney; Phillip Lookadoo, Director of Land and Development Services; Jennifer Pfaff, Senior Administrative Specialist

WELCOME GUESTS AND VISITORS

John Schaffer, Chair, called the Planning Board meeting to order at 3:57 p.m.

APPROVAL OF MINUTES

Planning Board Minutes of January 23, 2024 were approved by all members present.

NEW BUSINESS

RZ02-2024-00002, 285 Peach Orchard Lane, Parcel 407B043; Applicant: Hector Delgado

Request

The applicant is requesting to rezone one property at the corner of Peach Orchard Lane and Hader Street from Rowan County district CBI (commercial Business Industrial – Rowan County district) to City of Salisbury district LI (Light Industrial) upon annexation.

Staff Presentation

Victoria Bailiff presented the request to the Board and recommended Employment Center as the place type assignment for the future land use map.

The applicant will be required to voluntarily annex into the City of Salisbury prior to development and has already submitted an annexation petition. The 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.

Ms. Bailiff responded to questions from the board:

- She clarified that annexation is for this property only, and the City is permitted to annex the property even though it is surrounded by property under County jurisdiction.

- The annexation process has already begun, and does not require county approval.
- Planning Board will recommend only the zoning and place type; it does not approve annexation.
- MHP is a county zoning district.

Applicant Comment

None.

Public Comment

None.

Deliberation

Deliberation centered on the place type recommended by staff, and why it is appropriate. The applicant plans to build outdoor construction storage.

Consistency Statement

PJ Ricks made a motion: “The City of Salisbury Planning Board finds that the map amendment requested in petition RZ02-2024-00002 **is consistent** with the goals and policies of the adopted Forward 2040 Comprehensive Plan.”

Dennis Rogers seconded the motion. All members present voted AYE.

Recommendation to City Council

Dennis Rogers made a motion: “Having reviewed the proposed amendment, the Comprehensive Plan, and considered information from City Staff, comments from the applicant and other persons, the City of Salisbury Planning Board finds that the map amendment requested in petition RZ02-2024-00002 **IS** reasonable, and in the public interest, due to the location of the site and compatibility with surrounding zoning, therefore, the Planning Board recommends **APPROVAL** of the request, and recommends the Future Land Use Map place type be designated as Employment Center.”

PJ Ricks seconded the motion. All members present voted AYE.

RZ02-2024-00001, 3302 South Main Street, Parcel 470 029; Applicant: Oscar Urbina Ordonez, CRB Auto Sales Incorporated

Request

The applicant is requesting to amend the Land Development Ordinance district map by rezoning one parcel, being approximately 13.1 acres in total, from Light Industrial (LI) to Highway Business (HB).

Staff Presentation

Victoria Bailiff presented the request to the Board.

The property is already located within Salisbury City Limits; the proposal is for general zoning purposes only. The request is not a conditional district zoning request; therefore, all uses of the requested HB zoning will be permitted per the existing Use Matrix.

Ms. Bailiff responded to questions from the board:

- She reviewed the permitted uses of LI compared to HB, and remarked that HB provides a greater variety of uses.
- HB would reflect the trend in the area; it would be a continuation of the northern section of South Main Street.
- The owner is intending to put in a retail/resale business.

Applicant Comment

Mr. Urbina Ordonez said he would like to open a business to resell items returned to Amazon. He will be using only the main building on the property, and pointed it out to the Board. In response to questions, he remarked that he is not concerned with competition, and that his residence will be separate from the business location.

Public Comment

None.

Deliberation

None.

Consistency Statement

Tim Norris made a motion: “The City of Salisbury Planning Board finds that the map amendment requested in petition RZ02-2024-00001 **is consistent** with the goals and policies of the adopted Forward 2040 Comprehensive Plan.”

PJ Ricks seconded the motion. All members present voted AYE.

Recommendation to City Council

Larry Cartner made a motion: “Having reviewed the proposed amendment, the Comprehensive Plan, and considered information from City Staff, comments from the applicant and other persons, the City of Salisbury Planning Board finds that the map amendment requested in petition RZ02-2024-00001 **IS** reasonable, and in the public interest, due to the location of the site and compatibility with surrounding uses, therefore, the Planning Board recommends **APPROVAL** of the request.”

PJ Ricks seconded the motion. All members present voted AYE.

CD-05-2023, Klumac Hotel, 1125 Klumac Road, Parcel 060 099; Applicant: Baijnath of Salisbury, Inc.

Request

The applicant is requesting to rezone one property located among Klumac Road from HB (Highway Business) to HB-CD (Highway Business with a Conditional District overlay) to subdivide the parcel and accommodate a 4-story hotel on one of the lots.

Staff Presentation

Victoria Bailiff presented the request to the Board. The property is currently located within Salisbury City limits. Hotels are a permitted use by right in the base zoning without the conditional district overlay.

She presented the updated landscape plan submitted after the packet was created, and recommended approval. The Future Land Use plan doesn't list HB as an associated district, but with the CD overlay it will fit with the place type.

Ms. Bailiff responded to questions from the board:

- There are no concerns regarding the airport.
- The applicant is likely to sell of the remaining parcel after subdivision.
- Any significant changes would require the applicant to re-apply.
- All other requirements aside from the two design alternative requests have been met.

Applicant Comment

Luke Dickey, of Stimmel Associates, the site plan preparers explained that the plan is to build a Hilton franchise hotel. The site plan was changed due to the location of the water line easement.

In response to questions from the Board, Mr. Dickey said the size of the parcel constrains the hotel size; building 4 stories allows for more accommodation. He described the hotel as an extended stay, with no large conference room. Regarding the set back from the water main, he has no concerns; plantings will change, as reflected in the new design.

Public Comment

James Meacham, Executive Director of the Rowan County Development Authority spoke in favor of the request. He reminded the Board of their precedent in approving these types of projects, and addressed their concern about having several hotel types from one franchise in the city.

Consistency Statement

Tim Norris made a motion: "The City of Salisbury Planning Board finds that the map amendment requested in petition CD-05-2023 **is consistent** with the goals and policies of the adopted Forward 2040 Comprehensive Plan."

John Struzick seconded the motion. The motion passed in a vote of 7-1.

Recommendation to City Council

PJ Ricks made a motion: “Having reviewed the proposed amendment, the Comprehensive Plan, and considered information from City Staff, comments from the applicant, the Tourism Board, and other persons, the City of Salisbury Planning Board finds that the map amendment requested in petition CD-05-2023 **IS** reasonable, and in the public interest, due to the location of the site and compatibility with surrounding uses, therefore, the Planning Board recommends **APPROVAL** of the request, with the condition that the revised plan meets street yard requirements.”

Dennis Rogers seconded the motion. All members present voted AYE.

STAFF UPDATES

Jon Post, Tim Norris, John Struzick, and Dennis Rogers are rolling off the Board. Ms. Bailiff thanked them for their service, and the Chairman John Schaffer reminded the remaining Board members that elections for Chair and Vice-Chair will take place in March.

Emily Vanek informed the Board that the Planning and Neighborhoods department is kicking off a new project for a South Main Area Plan with a community walk on Saturday, March 16 at 10am at the Jack Kepley Scouts Building at 900 South Main Street. This plan will focus on land use and zoning, economic development opportunities, and community amenities like public art and placemaking.

ADJOURN 5:01 p.m.

John Schaffer, Chair

Jennifer Pfaff, Secretary

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: March 19, 2024

Name of Group(s) or Individual(s) Making Request: Planning and Neighborhoods – Historic Preservation Commission

Name of Presenter(s): Emily Vanek, Planner

Requested Agenda Item: Council to hold a public hearing and consider adoption of an ordinance designating the “Salisbury Building” located at 121 West Council Street as a Local Historic Landmark - Property

Description of Requested Agenda Item: NCGS 160D-945 authorizes the governing body of municipalities to designate historic landmarks that are deemed and found by the Historic Preservation Commission to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance and to possess integrity of design, setting, workmanship, materials, feeling, and association.

On November 9, 2023, the Historic Preservation Commission received a Local Historic Landmark - Property (LHL-P) pre-application from Karen Lilly-Bowyer, applicant, and Josh Barnhardt, owner. The Commission found that the property may meet the requirements of LHL-P designation. The applicant prepared the attached LHL-P report, which was submitted to the NC State Historic Preservation Office (SHPO) for review and comment, per NCGS 160D-946. The SHPO submitted a response on December 15, 2023, which certified that the designation report was complete. On January 11, 2024, the Historic Preservation Commission received a final Local Historic Landmark application from the property owner. The Commission found that the property has special significance for its architectural and cultural importance and that it retains all seven aspects of its integrity. The Commission voted to recommend approval of the LHL-P application to City Council.

The Salisbury Building is located within the Salisbury National Register Historic District and Downtown Local Historic District.

Attachments: Yes No

1. Staff report
2. Local Historic Landmark designation report as prepared by the applicant
3. Property tax implications report
4. Draft designation ordinance

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)*

City Council to consider adoption of an ordinance to designate the Salisbury Building at 121 W. Council Street as a Local Historic Landmark - Property

Salisbury City Council Agenda Item Request Form



Contact Information for Group or Individual:

Emily Vanek, Planner
704-638-5311 | emily.vanek@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

Delayed

Declined

Reason:



Historic Preservation Commission
Local Historic Landmark Pre-Application
Staff Report

Case #: HL-07-2023
Case Staff: Emily Vanek

Owner(s): Josh Barnhardt
Authorized Agent(s): Karen Lilly-Bowyer

LOCATION

District: Downtown Local Historic District and Salisbury
National Register Historic District
Buildings: The Salisbury
Street: 121 West Council Street
Tax Parcel #: 102 455

BUILDING DESCRIPTION

Classification: Contributing
Year Built: 1929
Style: Art Deco

Photo:



LOCAL HISTORIC LANDMARK BACKGROUND

Local Historic Landmark—Property (LHL-P): A building, structure, site, or object, which may or may not be listed on the National Register of Historic Places, and is an outstanding example of a historic resource and is intended to be recognized for its architectural integrity. In addition to documented special significance, these properties maintain the highest degree of integrity and are further recognized for their rarity among properties in Salisbury.

Criteria to Establish a Local Historic Landmark Overlay

Special significance

- Criterion A: Association with events that have made a significant contribution to the broad patterns of Salisbury's history.
- Criterion B: Association with the lives of significant persons in Salisbury's past.
- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.
- Criterion D: Yield or may be likely to yield, information important in history or prehistory.

Integrity

- Location: Where the historic property was constructed or the place where the historic event occurred.
- Design: The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting: The physical environment of a historic property.
- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Feeling: The property's expression of the aesthetic or historic sense of a particular period of time.
- Association: The direct link between an important historic event or person and a historic property.

Criteria to Designate as a Local Historic Landmark—Property (LHL-P)

- The proposed property must be found to have special significance for its historical, prehistorical, architectural, or cultural importance in at least one of the special significance criterion, as defined in this section.
- The proposed property must be found to have integrity in all seven aspects.

Consequences of Landmark Designation

A local historic landmark shall obtain a Certificate of Appropriateness (COA) from the HPC or staff before any changes are made to any landmarked portion of the property. The property owner is also eligible for a 50% deferral on property taxes for features that are included in the landmark designation. This may include the building, grounds, and interior depending on how the local landmark ordinance was adopted.

STAFF FINDINGS

Special Significance

The applicant is requesting consideration for Local Historic Landmark-Property designation for The Salisbury building under Criteria C. The designation report states that The Salisbury is the best example of an Art Deco commercial structure in Salisbury. The building was designed by Marye, Alger, and Vinour, a firm that specialized in Art Deco and Beaux Arts designs. The building was originally the offices of the Southern Bell Telephone and Telegraph Company; in 1984, it was sold by Southern Bell and rented as office suites. In 2021, it was converted into apartments.

From photographs submitted by the applicant, it appears that there was a very early addition to the rear to create second and third stories on the rear portion of the building. This addition does not detract from the original building, and is easily identifiable by the change in brick color and simpler window design on third floor.

Integrity

Staff finds that The Salisbury building retains integrity in all seven aspects.

- **Location** – The building remains at its original location.
- **Setting** – The building remains in its original downtown setting between religious and office uses. Though the use of the building has changed from office to residential, the change in use has not significantly altered surrounding features in a way that would detract from its setting.
- **Design** – The exterior plan, fenestration pattern, and detailing has remained constant. The west bay steps out slightly on the north and west elevations and is slightly taller than the other two bays creating a tower effect. The main entrance is centered within the west bay and is a set of doors with decorative glass panes on the top two-thirds and wood panels on the bottom third. Above the door is a transom with decorative glass. The door surround angles in, with stone quoining and decorative carved stone embellishments above and flanking the door. The interior lobby was retained when converting to residential units.
- **Workmanship** – The high quality of the artisan’s labor and skills is evident in the building brick construction and in the well-preserved ornamental detailing. The ornate carved stone continues to carry to the top of the building creating the vertical arrangement.
- **Materials** – All of the building’s significant materials have been preserved. Exterior yellow and brown brick and Indiana limestone have been restored.
- **Feeling** – The building expresses all of the aesthetic and historical sense of the Art Deco period. The building retains integrity of setting, design, and workmanship that allows the building to express its historic character.

- Association – The building retains much of its original material and detailing that allows the property to retain its association with Marye, Alger, and Vinour.

Designation

The landmark application report proposes the entire exterior of the building and site to be included in the landmark designation. Since the property is within the Downtown Local Historic District, the exterior of all buildings and site features will still be subject to the Certificate of Appropriateness process and the Local Historic Design Standards, regardless of landmark designation.

Interior features to be designated include original terrazzo floors, decorative radiators covers, and original entryway light fixture. If designated, these features would be protected through the COA process.

The adaptive reuse of The Salisbury building was awarded a 2019 Paul Bruhn Historic Revitalization Grant in the amount of \$212,000. As a requirement of the grant, preservation easements through the Historic Salisbury Foundation were placed on the following features:

Interior

- Original brass hardware on doors with push bar
- Wooden elements of stairway (handrails, spindles, newel posts)
- Windows (wire in glass, sashes, frames, casing)
- Windows (granite sills throughout)
- Windows (foyer with brass decorative pieces)
- Terrazzo and tile floor in entry
- Original chandelier in entry

Exterior

- Brickwork
- Decorative stone detailing over front door
- Rear doors with brass trim around windows
- “The Salisbury” engraved granite sign on front of building

HPC PRE-APPLICATION DECISION

At their November 9, 2023, meeting, the HPC voted unanimously of members present that The Salisbury Building is likely to exhibit special significance and retain integrity to qualify as a Local Historic Landmark – Property.

SHPO COMMENT

The applicant prepared a full designation report, which was forwarded to the State Historic Preservation Office for their review and comment. On December 15, 2023, their feedback was received and sent to the applicant. Jeff Smith, National Register Coordinator with SHPO, provided the following feedback:

The Local Designation Report (the report) for “The Salisbury” presents a well-documented case for local significance.

The restored Art Deco period finishes and features in the former ca. 1929 Southern Bell Telephone & Telegraph Company appear to be unique among Salisbury’s built landscape thereby adding to their local significance. Although the author included floorplans in the report, the addition of Sayre’s original blueprints (copies/scans) would have added even more visual appeal to the report. As presented, however, the author’s analysis of the building presents a defensible justification for local landmark designation.

HPC APPLICATION DECISION

The designation report was then reviewed by the HPC at their January 11, 2024, meeting and voted unanimously of members present that The Salisbury Building at 121 West Council Street has special significance for its historical, prehistorical, architectural, or cultural importance in at least one of the special significance criterion and all seven aspects of integrity to qualify as a Local Historic Landmark – Property and recommended the designation to City Council.

The Salisbury Building
121 West Council Street
Salisbury, NC 28144

Local Historic Landmark Designation Report



Figure 1: Salisbury Building Façade

I. General Information

1. Common and Historical Property Names: The Salisbury; Southern Bell Telephone & Telegraph Company, Salisbury Building
2. Physical Address: 121 West Council Street, Salisbury, NC 28144
3. Tax Parcel identification Number: 0102455
4. Current Owner Name: The Salisbury, LLC, Josh Barnhardt
5. Current Owner Address: 2200 Kenmore Ave., Charlotte, NC 28204
6. Appraised Value: \$1,545,047.

II. Abstract

1. The Salisbury, an historic adaptive reuse project, is a 12-unit apartment building built in 1928-29 by Southern Bell Telephone & Telegraph Company as one of four new company buildings during Southern Bell's business expansion in Piedmont North Carolina. The Salisbury was designed by P. Thornton Marye and it is Salisbury, NC's only Art Deco style building. The setting and location of the building are still a quiet business downtown area that is very similar to the setting and location in 1928-29. The exterior of the building and the lobby of the building have not been changed. The building possesses a high degree of historical integrity and significance. The building is being proposed for local Landmark Designation LHL-P for its unique architecture that retains all of the features of the style. Additionally, the building is proposed for the association with P. Thornton Marye who was one of the South's best-known architects of the Art Deco, Beaux Arts style.
2. The building and the small area of land that surrounds it are to be included in the designation. The majority of the land surrounding the building was historically used for parking and is used for parking now. Additionally, the front lobby radiator covers, the original Art Deco chandelier and terrazzo floors are to be included. The staircase in the rear lobby is to be included.

III. Historical Background

1. In 1928, Southern Bell announced that one of their new business hubs would be built in Salisbury to extend their telephone service in the area. When the building opened in April 1929, it was said that the building housed the most sophisticated communication equipment in the Bell System. P. Thornton Marye of the Atlanta, GA architectural firm of Marye, Alger and Vinour was commissioned to design the Salisbury building as well as one each for Charlotte, Greensboro and Winston-Salem. Mr. Marye had gained considerable recognition for his modernistic designs that were, at the time, referred to as the Skyscraper or Vertical style. It was not until 1966, when the style was renamed Art Deco in the recognition of the architectural influence of the 1925 Exposition Internationale des Arts Décoratifs et Industriels Modernes in Paris.¹ The ground breaking ceremony for the new Southern Bell building was big news for Salisbury. The following is how the Salisbury Evening Post reported the event:

“Mr. Morgan B Speir, the Charlotte Manager of Southern Bell presided over the laying of the corner stone for the new \$100,000 building. Mr. Speir spoke of the history of telephone service in Salisbury. Then Col. A. H. Boyden spoke followed by Salisbury Evening Post Editor J. F. Hurley and Ross Sigman, President of the

¹ Delcambre, Dave: update, Catherine W. Bishir. Marye, P. Thornton (1872-1935): North Carolina Architects & Builders: A Biographical Dictionary. NC State University. Raleigh, NC. 2009.

Chamber of Commerce. Mayor J. L. Fisher addresses the large crowd that had gathered for the ceremony and stated that this new building meant great things for Salisbury, and he congratulated the Bell people on their splendid new home. With a silver trowel that was a gift from the employees of the current local Bell plant, Mayor Fisher then placed the corner stone. Mr. Speir explained that stored in the Cornerstone were numerous articles. Included was a copy of The Southern Bell News, a picture of the company's president, a copy of "yesterday's Salisbury Evening Post, the receiver of a telephone operator's head set and articles of telephone construction that Mr. Speir said would cause wonder at what they were, in years to come, if the building or stone is ever removed."² (The current owner, through his research at NC State University Library, was aware of the time capsule, but he chose not to open it during restoration.)

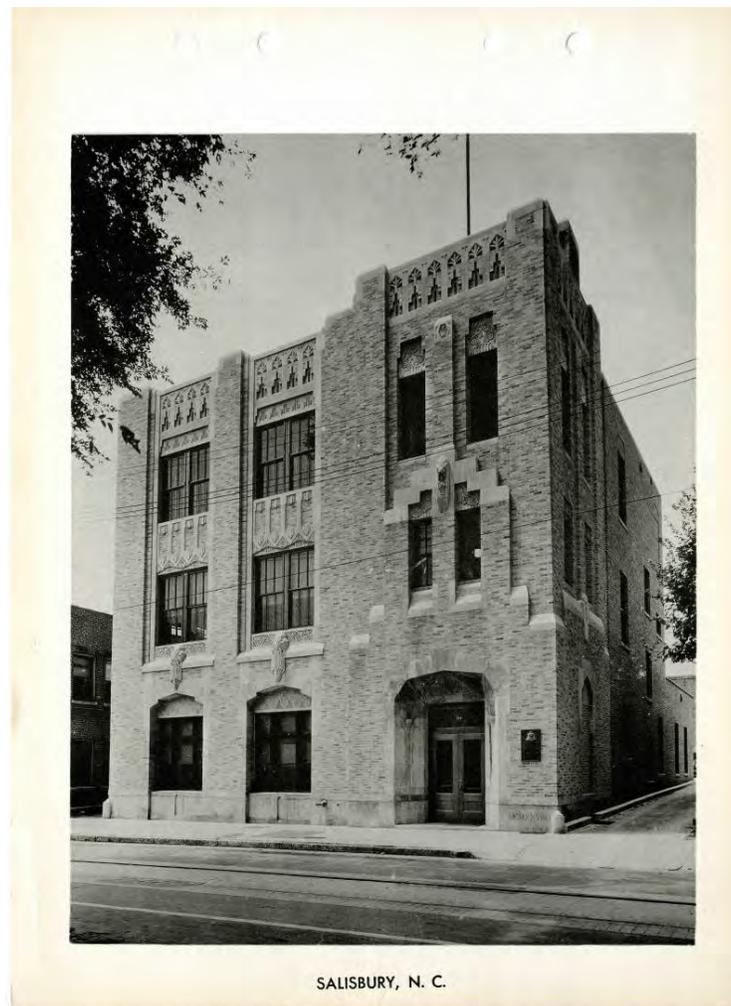


Figure 2: The Salisbury Building (1929)

² Salisbury Evening Post. Aug.25, 1928, Front Page.

The Salisbury is significant as the only building in Salisbury, NC that is recognized as Art Deco architecture and for its association with architect P. Thornton Marye. Mr. Marye who was born in Alexandria, VA moved South as the architect for the Atlanta Terminal Station (train station). He is also well recognized for Atlanta's premiere Art Deco building, the Fox Theater "Southern Jewel" of the five Fox Crown Theater's built by mogul William Fox.³

Mr. Marye's designs are also prevalent in Raleigh, NC. Marye designed three distinctive Beaux Arts banks in downtown Raleigh. The *News and Observer* of May 11, 1914 carried a story applauding "three great banking buildings" erected downtown in the last three years, each one displaying "perfection of art and construction": Raleigh Banking and Trust Company, the Citizens National Bank, and the Commercial National Bank. All three "by singular coincidence," were designed by Marye, who had attracted favorable attention with Raleigh Banking and Trust, and the other two bank commissions soon followed. When the "house warming" was held for the Commercial National Bank, the *News and Observer* of October 21, 1913, provided enthusiastic coverage and several photographs. "There is nothing in North Carolina comparable to it, nothing in half a dozen states. It is of its own kind and as complete a bank building as can be found in the country. . . . It will make you think of the Vatican and give you a touch of the Old World." Taken together, the banks and public building built within a few blocks and years of one another did much to transform Raleigh's architectural character in the "new spirit" conveyed by Beaux Arts precepts expertly rendered. While other architects active in the state at this time competed with him for some projects, his designs appealed strongly to local clients seeking an up-to-date and imposing architectural presence.⁴ . Marye's other Raleigh designs include Raleigh City Hall and Auditorium which the Raleigh Times May 31, 1911 called the "New Raleigh Spirit"; the State Administration Building and a rebuild of the Wake County Courthouse.⁵

The Salisbury building was used continually by Southern Bell until 1984. The building was then sold to Burnette Associates, a real estate broker and development company.⁶ Burnette Associates converted the building to multiple office spaces and rented to attorneys, real estate companies and other small businesses. In 1991, the building was sold to Gerald C Burnett who also rented it as office space.⁷ In 2022, Burnett sold the building to the current owner, The Salisbury Building, LLC.⁸

³ Delcambre and Bishir. Marye, P Thornton.

⁴ Delcambre and Bishir. Marye, P Thornton.

⁵ Delcambre and Bishir. Marye, P Thornton.

⁶ Rowan County Register of Deeds. Book 615, Page. 659.

⁷ Rowan County Register of Deeds. Book 672, Page 290.

⁸ Rowan County Register of Deeds. Book 1387, Page 419.

Josh Barnhardt, who is the principal of The Salisbury Building LLC, took ownership of the building in the Fall of 2021, and immediately started work on the building. The interior with the exception of the original lobby was gutted. The Bogle Firm Architect, PLLC was commissioned to redesign the interior of the building to create 12 luxury one- and two-bedroom apartments with original 10-foot ceilings and period correct steel casement windows. In addition to the apartments (four on each floor) the new design also included using the basement space. A workout/gym for tenants and individual storage space for each apartment was designed. Additionally, the basement has office space for Mr. Barnhardt's other corporation, Iron Horse Development, LLC.

The front lobby space, the hallway and the rear lobby (open space) where the stairway and elevator are located were carefully restored. The alcoves, on either side of the building entrance, that house antique radiators with decorative metal covers were saved. The large original Art Deco chandelier was restored and saved. The lobby and the hallway that leads to the rear lobby where the building's elevator is located has many original doors with bold brass fittings. The original stairway that is across the rear lobby from the elevator was brought back to its original open design by removing a wall that had been added during the 1984 renovation. The steps and the brass rails were carefully restored. The lobby, hallway and open space have their original terrazzo floors. Mr. Barnhart found copies of the building blueprints at the Architectural Library at North Carolina State University. The blue prints were used to create a one-of-a-kind wallpaper that can be seen in the rear lobby.

The exterior of the building needed very little repair. The decorative limestone sculptures that define the building as Art Deco were intact. The exterior of the building was cleaned. Several open house events were held during the restoration process. By the time the building was ready to begin accepting tenants, leases had been signed for all apartments. The Salisbury Building tenants enjoy a rental arrangement that is unique in Salisbury. Heat and air-conditioning, water, internet and television service, garbage collection and private parking are all included in the monthly rental.

Just as the ground breaking in 1928, brought excitement, the restoration and reuse of the classic Southern Bell building brought excitement to the citizens of Salisbury. At readers' requests, several articles were written in the Salisbury Post about the progress of the restoration. Josh Barnhart opened the building on several occasions and invited the public to see and learn about the restoration. Based on the turnout at those events, it is obvious that the citizens of Salisbury see The Salisbury as an iconic building that is one of Salisbury's Landmarks.

2. Construction of The Salisbury Building was begun in the summer of 1928 and completed in 1929.
3. The following is a list of additions and alteration to the building:

1984

- The interior of the building was reconfigured to create offices. Several windows on the rear elevation and the east elevation were bricked in.

2021-2023

- The interior of the building with the exception of the front first-floor lobby, hallway and back lobby (open space) was gutted to create 12 one- and two-bedroom luxury apartments.
- The basement was reconfigured to create a tenant's Gym/workout space, individual storage units for tenants, and office space.
- A new electrical system was installed.
- New Heating and Air-conditioning was installed.
- A new roof was installed. (TPO membrane over a concrete deck)
- A New plumbing system was installed.
- The exterior of the building was cleaned.
- The fire escape was repaired and enlarged.
- The steel casement windows were repaired and repainted to match the original color.
- The front lobby radiator alcoves were restored.
- The front lobby original Art Deco chandelier was rewired and cleaned.
- The terrazzo floors in the front lobby, the hallway and the rear lobby were restored.
- A wall in the rear lobby that was added in 1984, was removed to open up the metal staircase and return it to its original design.
- Stairway risers, treads and landings were restored.
- The stairway brass handrail was restored.
- Original hallway doors were restored.
- New period appropriate lighting was added to the hallway and rear lobby.
- The plaster was repaired and wall covering were added.
- Exterior lighting and a new security system were installed.

IV. Assessment

1. The Salisbury Building is significant as Salisbury's only Art Deco architectural style business building. It is also significant for association with architect P. Thornton Marye who was recognized in the 1920s and 1930s as one of the South's most prolific and accomplished architects specifically in the Art Deco and

Beaux Arts styles. There is a time capsule in the Cornerstone of the building that could possibly be of archaeological significance in the future.

2. Architectural Description:

The Salisbury building at 121 West Council Street in Salisbury, NC faces W. Council Street which is a secondary business street. The entrance is directly on the sidewalk. It is a three-story brick and steel building with a full basement located in a quiet area of town. The city block has historically been called “lawyer’s row,” and today, it is still home to many attorney offices. Directly across the street is the entrance to St. Luke’s Episcopal Church c.1828 and down the street, towards North Main, is the garden and side entrance of the Rowan County Museum that is housed in the 1850’s Rowan County Courthouse. There is an alley on the left side of the building that separates The Salisbury from a row of late 1800s, early 1900s red brick buildings that are still occupied by attorneys and real estate offices. The alley leads to a paved parking area behind The Salisbury. On the right side of the building there is a driveway with parking that opens into the parking area in the back of the building. The left side of W Council Street has no landscaping with the exception of a house at the end of the block which is now one of the church’s buildings. The right side of the street by contrast is well landscaped. The church yard has many very old elegant trees and well-placed flower beds. The museum garden is sunken, but the trees and many of the plantings are visible from the street. This quiet and convenient location is an outstanding choice for an historic adaptive reuse apartment building.

The Salisbury was built in 1928-29 by the Southern Bell Telephone & Telegraph Company as a part of their service expansion for North Carolina. Within a few years’ time, Southern Bell build four new service hubs. Charlotte, Greensboro, Winston Salem and Salisbury were the chosen locations. The buildings were all designed by the Atlanta architectural firm of Marye, Alger and Vinour with Philip Thornton Marye as the lead architect of the projects. The Salisbury architectural design was very different from the existing Salisbury business buildings and it is still unique today. The modernistic look, called Vertical or Skyscraper style, that featured a monolithic appearance with applied decorative motifs, was inspired by the 1925 Exposition Internationale des Arts Décoratifs et Industriels Modernes in Paris. In 1966, this style was renamed Art Deco.⁹

The Salisbury building exhibits all of the primary features of the Art Deco style. The steel and brick building is not a skyscraper, but it has a streamlined, three-dimensional appearance that creates a sense of verticality. This is accomplished with the use of pilasters, setbacks, original tall vertical steel casement windows with stone sills and particularly with the use of geometric and stylized floral

⁹ Wentworth, Bruse. Ask the Architect/Art Deco. www.askthearchitect.org 2023.

pattern ornamentation. Three sides of the building are constructed of beige and brown brick in a simple three over three pattern. The base of the building has a wide sandstone band that serves as the sill for the first-floor windows. To the right of the entrance there is a large corner stone with the date 1928 written in Roman Numerals. Inside the cornerstone is a time capsule in a brass box. The building has a flat roof, but there is a tall chimney stack towards the front of the building that can be seen from side angles. The South elevation/front façade is highly decorated with limestone window and door surrounds with three dimensional and bas-relief sculptures. The East and West elevations have limited geometric decorative motifs that enhance the first-floor windows closest to the street. The rear/North Elevation is built with a red brick rather than the multicolor brown that is seen on the front and sides of the building. The primary focus of the rear is a large metal fire escape.

South Elevation Façade/Front:



Figure 3: South elevation

The Art Deco front façade is divided into three bays separated by brick pilasters. The western most bay projects slightly forward. Each bay is topped with a cornice of limestone with floral motifs above panels of stepped brick inlay. Above the main entry and above windows throughout this façade are delicate stone Art Nouveau motifs recessed in various sized and shaped geometric panels outlined in stone and brick. The slightly recessed entry is surrounded by limestone panels that curve inward to frame the double-leaf entry door with wood glazed and paneled doors and leaded-glass transom. Above the entry in the second and third stories are single two over two double-hung windows. The middle and eastern bays are identical, with a trio of one over one double-hung

windows with single pane transoms in the first floor and pairs of three over three double-hung windows in the second and third stories.¹⁰ The brick on the front elevation is multi shades of beige and brown. Around the base of the façade is a band of limestone that serves as the sills for the first-floor windows.

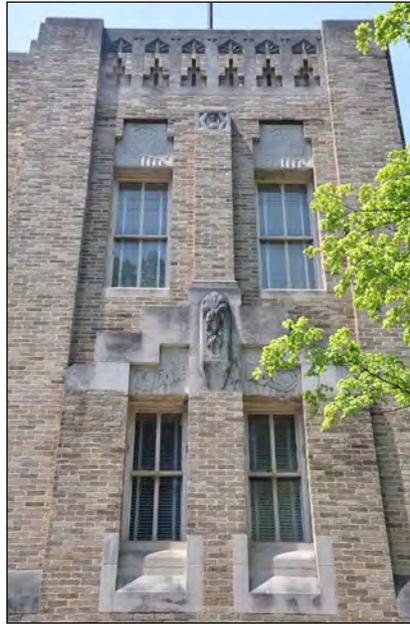


Figure 4: South elevation detail

West Elevation:

The west elevation is five bays and faces the alley. The bay closes to the front façade is more decorative. The stone band continues across the bottom of the first bay as does the decorative brick and stone cornices. The sash configuration of the windows in the first bay are identical to those in the middle and eastern bays of the front façade, but they lack the highly detailed stone motifs with the one exception being a band of limestone running above the third-story windows. The second and third bays have pairs of three over three double-hung windows with a recessed brick panel above in the first story and single four over four windows with flat brick arches in the upper stories. The fourth and fifth bays have four over four double-hung windows with concealed steel lintels in all three stories.¹¹ The brick on this surface is multi shades of beige and brown like the front of the building.

¹⁰ Young, Diane M. Historic Preservation Certification Application: Southern Bell Building. NPS Form 10-168 National Park Service. 2021.

¹¹ Young. Historic Preservation Certification Application.

North Elevation Rear:



Figure 5: North elevation

The rear of the building has four bays with three over three double-hung windows with concealed steel lintels in the first, third and fourth bays (east to west) in all three stories. There are single leaf wood paneled and glazed (multi-pane, true divided light) door in the second bay at each level. The doors lead from each floor to a metal fire escape that extends from the basement level to the roof. The fire escape is enclosed in brown brick walls at the first-story level, and the rear window openings in the basement level that face the metal fire escape have been bricked in. A double-leaf door with finished leaves leads from the basement to the rear of the fire escape.¹² The façade of this elevation is red brick.

¹² Young. Historic Preservation Certification Application.

East Elevation:



Figure 6: East elevation front

The east elevation is eight bays with four over four double-hung windows in each story in the first, second, and sixth bay (south to north) with the same window in the third story of the third bay. The fourth bay has a four over four double-hung windows in the first story, a four-light fixed sash window in the second story, and a bricked-in opening with a stone sill in the third story. The fifth bay houses windows providing light for the interior stairwell, all four over four double-hung. All windows have concealed steel lintels. The last two bays are finished in the same brick multi colored brown brick as the front of the building, with the limestone band running across the bottom to sill height of a blind window consisting of matching brick surmounted by a limestone panel recessed within an opening partially outlined in additional stone panels. The upper stories of the seventh bay also contain blind window openings finished in matching brick, with the eighth bay housing two over two double-hung windows. The decorative cornice of the front façade extends across these two bays.¹³

¹³ Young. Historic Preservation Certification Application.



Figure 7: East elevation rear

Interior:

The front lobby radiator covers, the original Art Deco chandelier and terrazzo floors are to be included in the landmark designation. The staircase in the rear lobby is to be included.



Figure 8: Radiator cover



Figure 9: Lobby chandelier



Figure 10: Staircase

3. The property has no known archaeological significance. However, the time capsule in the Cornerstone may be of importance in the future.
4. The Salisbury Historic District is primarily residential areas to the west and a commercial district to the east. The buildings in the commercial district are

predominately post-Civil War through the 1920s. Most of the business buildings are two or three stories high and constructed of brick/masonry. By contrast The Salisbury is the only Art Deco building in the business district. The elaborate use of Indiana limestone three dimensional and bas-relief sculptures in geometric and stylized floral patterns in vertical displays on the front façade is an elegant contrast to the basic style buildings that dominate the majority of the commercial district. The degree of architectural integrity retained by The Salisbury after nine decades is rare. The brick, the limestone trims and motifs, the windows and the exterior doors are all original. In the interior stairs, terrazzo floors, first floor lobby features and common restrooms are all intact. The retention of architectural integrity through style, workmanship and materials makes The Salisbury's contribution to the Salisbury Historical District and to the community is significant.

The Salisbury building possess all seven aspects of integrity including:

Design: Architecturally, the building possesses all of the features that define the Art Deco style. The building gives the impression of verticality through the use of pilasters, setbacks, tall vertical windows and ornamentation that draws the eye upward. The Salisbury is the only Art Deco business structure in Salisbury, NC.

Setting: The property's physical environment has changed very little since the construction date. The setting is a quiet business street one block from North Main Street. The interior use of the building has changed. As the Southern Bell office, the use was business. Today the use is apartment housing. The exterior of the building has not changed from its historical appearance and therefore continues to maintain the historical relationship with the older building in the block.

Workmanship: The building reflects the artistry of P. Thornton Marye, who was a highly recognized southern architect who excelled in the Art Deco and Beaux Arts styles. The sophisticated ornamental detailing that is still totally intact is evidence of the artisans' labor and skill in construction of the building.

Materials: The construction materials, brick, limestone and steel casement windows are historically correct for the style. The use of dimensional geometric patterned and stylized floral patterned limestone ornamentation for window and door surrounds is an integral part of the style.

Feeling: The property expresses the modernistic approach to architecture that was new and very important in 1920-1930 in America. The new look was a significant change for Salisbury. The majority of Salisbury business buildings were and still are basic brick structures that were built in the 1800s. The Salisbury building

reflected the cultural sense of a bright and prosperous future that was the prevailing cultural outlook at the time.

Association: The Salisbury is a direct link with P. Thornton Marye who was a well-recognized and prolific architect in the South. Many of Mr. Marye’s designs in Atlanta and in Raleigh North Carolina, as well as in other southern locations have been recognized as exceptional properties by the National Register of Historic Places and by multiple architectural publications and journals.

5. The proposed boundary is the entire tax parcel. The small amount of land to the west of the building was historically used for off the street parking and is presently used for the same purpose.

V. Supporting documentation

<i>Figure 1: Salisbury Building Façade</i>	<u>1</u>
<i>Figure 2: The Salisbury Building (1929)</i>	<u>3</u>
<i>Figure 3: South elevation</i>	<u>8</u>
<i>Figure 4: South elevation detail</i>	<u>9</u>
<i>Figure 5: North elevation</i>	<u>10</u>
<i>Figure 6: East elevation front</i>	<u>11</u>
<i>Figure 7: East elevation rear</i>	<u>12</u>
<i>Figure 8: Radiator cover</i>	<u>12</u>
<i>Figure 9: Lobby chandelier</i>	<u>13</u>
<i>Figure 10: Staircase</i>	<u>13</u>

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City of Salisbury
Planning and Neighborhoods
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SALISBURY HISTORIC LANDMARKS Tax Implications

Local Historic Landmark Designation: Tax Implications

The Salisbury City Council is authorized by N.C.G.S. 160D-945 to designate local historic landmarks that are deemed by the Salisbury Historic Preservation Commission (HPC) to be of special significance in terms of their historical, prehistorical, architectural, or cultural importance; and that possess integrity of design, setting, workmanship, materials, feeling and/or association.

Owners of local historic landmarks are eligible for property tax benefits.

Owners are eligible to apply annually for a 50% property tax deferral as long as the property's significant historic or architectural features are maintained. N.C.G.S. 105-278 authorizes this benefit:

§ 105-278. Historic properties.

(a) *Real property designated as a historic property by a local ordinance adopted pursuant to former G.S. 160A-399.4 or designated as a historic landmark by a local ordinance adopted pursuant to G.S. 160D-945 or former G.S. 160A-400.5 is designated a special class of property under authority of Article V, Sec. 2(2) of the North Carolina Constitution. Property so classified shall be taxed uniformly as a class in each local taxing unit on the basis of fifty percent (50%) of the true value of the property as determined pursuant to G.S. 105-285 and 105-286, or 105-287.*

(b) *The difference between the taxes due on the basis of fifty percent (50%) of the true value of the property and the taxes that would have been payable in the absence of the classification provided for in subsection (a) shall be a lien on the property of the taxpayer as provided in G.S. 105-355(a). The taxes shall be carried forward in the records of the taxing unit or units as deferred taxes. The deferred taxes for the preceding three fiscal years are due and payable in accordance with G.S. 105-277.1F when the property loses the benefit of this classification as a result of a disqualifying event. A disqualifying event occurs when there is a change in an ordinance designating a historic property or a change in the property, other than by fire or other natural disaster, that causes the property's historical significance to be lost or substantially impaired. In addition to the provisions in G.S. 105-277.1F, no deferred taxes are due and all liens arising under this subsection are extinguished when the property's historical significance is lost or substantially impaired due to fire or other natural disaster.*

The deferment reduces the taxable value of the property by 50%. This means that any special taxes are also reduced; for example, a landmark property located in a Municipal Service District would see its MSD tax revenue reduced by 50%.

The value of the deferred property taxes are held as a lien against the property. In the event that the property loses landmark status, due to loss or impairment of historical significance or changes in the designating ordinance, the deferred taxes for the previous three years are payable to the owner. If a property loses its historic significance due to a fire or natural disaster, no recapture of past tax deferments will occur.

Salisbury Local Historic Landmarks	Designation Date	Pre-Landmark Taxable Value	Pre-Landmark Yearly City Property Taxes	Post-Landmark Yearly City Property Taxes	MSD Property Taxes	10 Year City Revenue Loss	Pre-Landmark Yearly County Property Taxes	Post-Landmark Yearly County Property Taxes	10 Year City Revenue Loss
DESIGNATED LANDMARKS									
Murdoch-Wiley House 203 W. Bank Street	2024	\$ 563,398.00	\$ 3,470.53	\$ 1,735.27	\$ -	\$ 17,352.66	\$ 3,267.71	\$ 1,633.85	\$ 16,338.54
Andrew Murphy House 229 W. Bank Street	2024	\$ 659,860.00	\$ 4,064.74	\$ 2,032.37	\$ -	\$ 20,323.69	\$ 3,827.19	\$ 1,913.59	\$ 19,135.94
Wright-Hobson House 302 S. Fulton Street	2023	\$ 563,550.00	\$ 3,471.47	\$ 1,735.73	\$ -	\$ 17,357.34	\$ 3,268.59	\$ 1,634.30	\$ 16,342.95
Mary Steele Scales House 126 E. Steele Street	2023	\$ 301,193.00	\$ 1,855.35	\$ 927.67	\$ -	\$ 9,276.74	\$ 1,746.92	\$ 873.46	\$ 8,734.60
Moore House 124 S. Ellis Street	2020	\$ 522,911.00	\$ 3,221.13	\$ 1,610.57	\$ -	\$ 16,105.66	\$ 3,032.88	\$ 1,516.44	\$ 15,164.42
Napolean Bonaparte McCanless House 619 S. Main Street	2020	\$ 172,708.00	\$ 1,063.88	\$ 531.94	\$ -	\$ 5,319.41	\$ 1,001.71	\$ 500.85	\$ 5,008.53
Salisbury Depot 314 Depot Street	2019	\$ 1,655,149.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Empire Hotel 200 block S. Main Street	2018	\$ 1,195,986.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grubb-Sigmon House 213 S. McCoy Road	2018	\$ 534,383.00	\$ 3,291.80	\$ 1,645.90	\$ -	\$ 16,459.00	\$ 3,099.42	\$ 1,549.71	\$ 15,497.11
Temple House 1604 Statesville Boulevard	2017	\$ 238,799.00	\$ 1,471.00	\$ 735.50	\$ -	\$ 7,355.01	\$ 1,385.03	\$ 692.52	\$ 6,925.17
			TOTAL	\$ 10,954.95	\$ -	\$ 109,549.50	TOTAL	\$ 10,314.73	\$ 103,147.26

Salisbury Local Historic Landmarks	Designation Date	Pre-Landmark Taxable Value	Pre-Landmark Yearly City Property Taxes	Post-Landmark Yearly City Property Taxes	MSD Property Taxes	10 Year City Revenue Loss	Pre-Landmark Yearly County Property Taxes	Post-Landmark Yearly County Property Taxes	10 Year City Revenue Loss
PROPOSED LANDMARK									
Salisbury Building 121 W. Council Street		\$ 2,164,340.00	\$ 13,332.33	\$ 6,666.17	\$ 1,688.19	\$ 83,543.52	\$ 12,553.17	\$ 6,276.59	\$ 62,765.86
			TOTAL	\$ 6,666.17	\$ 1,688.19	\$ 83,543.52	TOTAL	\$ 6,276.59	\$ 62,765.86

AN ORDINANCE DESIGNATING THE “SALISBURY BUILDING”, LOCATED AT 121 WEST COUNCIL STREET IN SALISBURY, NORTH CAROLINA, AS A HISTORIC LANDMARK

WHEREAS, Chapter 160D-946 of the North Carolina General Statutes provides for the designation of historic landmarks; and

WHEREAS, the City of Salisbury has created the Salisbury Historic Preservation Commission as a commission having the authority to exercise, within the planning jurisdiction of the City, the powers and duties conferred by N.C.G.S. 160D-942; and

WHEREAS, the Salisbury Building is located at 121 West Council Street in Salisbury, North Carolina, and is identified by the Rowan County Parcel ID No. 102 455 (“the Property”); and

WHEREAS, the Property is owned by The Salisbury Building LLC, with Joshua Barnhardt as its managing member, who has consented to the landmark designation; and

WHEREAS, the Salisbury Historic Preservation Commission issued a Landmark Designation Report in November 2023, recommending designation of the Property as a historic landmark; and

WHEREAS, as set forth in the Landmark Designation Report, the Salisbury Historic Preservation Commission has determined that the Property is of special significance in terms of its historical, prehistorical, architectural, and/or cultural importance, and possesses integrity of design, setting, workmanship, materials, feeling, and association; and

WHEREAS, the State Historic Preservation Office (“SHPO”) of the North Carolina Department of Natural and Cultural Resources has been provided the opportunity to review and comment on the proposed designation; and

WHEREAS, the SHPO reviewed the proposed designation and issued a letter of comment dated December 15, 2023; and

WHEREAS, the Salisbury Historic Preservation Commission held a duly-noticed public hearing on January 11, 2024, with respect to this ordinance and designation of the Property as a historic landmark as contemplated herein, and following said hearing voted to confirm its recommendation that the Salisbury City Council designate the Property as a historic landmark; and

WHEREAS, the Salisbury City Council held a duly-noticed public hearing on March 19, 2024, with respect to this ordinance and designation of the Property as a historic landmark as contemplated herein; and

WHEREAS, the Salisbury City Council, having taken into full consideration all statements and information presented at the public hearings and in the Landmark Designation Report, finds that the Property meets all qualifying elements of a historic landmark, particularly,

that it is of special significance in terms of its historical, prehistorical, architectural, and/or cultural importance, and possesses integrity of design, setting, workmanship, materials, feeling, and association; and

WHEREAS, the Salisbury City Council finds that the Property's preservation should be encouraged and ensured.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALISBURY, NORTH CAROLINA, AS FOLLOWS:

SECTION 1. The City of Salisbury hereby designates the Salisbury Building, located at 121 West Council Street, Salisbury, North Carolina as a Salisbury Historic Landmark pursuant to Chapter 160D-945, as amended, of the North Carolina General Statutes. Said property being more particularly described as follows:

Salisbury Building, 121 West Council Street, Salisbury, Rowan County, NC, specifically: the complete exteriors of the building (Rowan County Parcel ID # 102 455), that property described in deed book 1387, page 420 recorded in the Rowan County Register of Deeds, comprising approximately 0.13 acres. This property is owned by The Salisbury Building LLC.

The designation contemplated herein includes partial interior designation of the Salisbury Building, specifically: the terrazzo flooring, original decorative radiator covers, and original entryway light fixture. These interior designation parameters are described in detail in the Landmark Designation Report.

SECTION 2. No portion of the interior and exterior features of any building, site, structure, area, or object that is designated in this ordinance may be altered, restored, moved, remodeled, or reconstructed so that a change in design, material, or outer appearance occurs unless and until a Certificate of Appropriateness is obtained from the Salisbury Historic Preservation Commission or its successors; provided however that the City of Salisbury Planning Director or designee may approve Certificates of Appropriateness for minor works as listed in the Bylaws and Rules of Procedure of the Salisbury Historic Preservation Commission. The Salisbury Historic Preservation Commission shall review Certificates of Appropriateness for interior alterations using *The Secretary of the Interior's Standards for Rehabilitation*.

SECTION 3. No portion of the exterior features of any building, site, structure, or object that is designated in this ordinance may be demolished unless and until a Certificate of Appropriateness is obtained from the Salisbury Historic Preservation Commission or a period of three hundred and sixty-five (365) days has elapsed following final review by the Commission of a request for demolition (or any longer period of time required by N.C.G.S. 160D-949 as it may be amended hereafter); provided however, that demolition may be denied by the Salisbury Historic Preservation Commission in the event that the State Historic Preservation Officer

determines that the building, site, structure, or object has statewide significance as provided by N.C.G.S. 160D-949.

SECTION 4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material, or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances, or regulations. Owners of locally designated historic landmarks are expected to be familiar with and follow *The Secretary of the Interior's Standards for Rehabilitation* and the *Salisbury Historic Design Standards*, the guidelines used by the Salisbury Historic Preservation Commission to evaluate proposed alterations or additions.

SECTION 5. The Salisbury Historic Preservation Commission shall have no jurisdiction over the interior features of the property, with the exception of those portions of the interior that are included in the designation parameters as contemplated in this ordinance.

SECTION 6. City administration and the Salisbury Historic Preservation Commission are hereby authorized to have posted a suitable sign on the site herein described indicating that said site has been designated a historic landmark by action of the Salisbury Historic Preservation Commission and the Salisbury City Council provided, should the owners of the herein described property not consent to the posting of said sign on the described premises, City administration and the Salisbury Historic Preservation Commission are hereby authorized to have said sign located on the public right-of-way adjacent to said property.

SECTION 7. All owners of the property hereinabove described, whose identity and addresses can be ascertained by the exercise of due diligence, shall be sent by certified mail a copy of this ordinance.

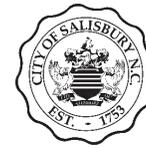
SECTION 8. Copies of this ordinance shall be filed and indexed in the offices of the City Clerk, Community Planning Services, Rowan County Register of Deeds, and the Rowan County Tax Administrator, as required by applicable law.

SECTION 9. In the event any building, site, structure, or object designated in this ordinance is demolished in accordance with the ordinances of the City of Salisbury, this ordinance may be repealed.

SECTION 10. Any violation of this ordinance shall be unlawful as by law provided.

SECTION 11. This ordinance shall be effective on the date of adoption.

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 03/19/2024

Name of Group(s) or Individual(s) Making Request: Planning and Neighborhoods

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

Requested Agenda Item: Council to review the City’s Draft Program Year 2024 Action Plan & Budget for the use of Community Development Block Grant (CDBG) funds and HOME program funds from the U.S. Department of Housing & Urban Development (HUD).

Description of Requested Agenda Item:

The City of Salisbury receives Federal formula funds annually from the U.S. Department of Housing and Urban Development (HUD). As a condition of receiving these funds, the City is required to develop an annual Action Plan and Budget that outlines the community development goals on which it will focus these funds. The Program Year 2024 Action Plan and Budget covers the period between July 1, 2024, and June 30, 2025. During this period, the City anticipates receiving the following funds:

Community Development Block Grant (CDBG).....	\$305,000.00
Projected CDBG Program Income	\$30,000.00
HOME Investment Partnerships Program (HOME)	\$200,000.00
	TOTAL: 535,000.00

As of March 10 the City has not yet received notification of the allocation amount. Therefore these are estimates for planning purposes. Exact numbers are subject to minimal change (<10%).

The above funds will be used to meet the goals and objectives adopted by the City Council in the 2020-2024 Consolidated Plan. The Consolidated Plan describes community needs and determines local priorities for using public resources to assist low- and moderate-income residents of Salisbury.

On March 19, 2024, Salisbury City Council will review the Draft Program Year 2024 Action Plan. Affordable housing and public services continue to be high priorities among all budget investments. Salisbury City Council will consider final approval of the Action Plan and Budget at its regular meeting on May 7, 2024.

Community Development Block Grant (CDBG)

<u>Activities</u>	<u>Amount of Funding</u>
Owner Occupied Rehabilitation	\$128,000.00
Affordable Rental Housing:	\$ 100,000.00
Public Services:	\$ 45,750.00
Program Administration/Fair Housing	\$ 61,000.00
	\$ 327,356.00

HOME Investment Partnership Program

<u>Activities</u>	<u>Amount of Funding</u>
New Construction	\$85,051.00

Down Payment Assistance	\$60,000.00
Program Administration	\$8,703.00
	\$153,754.00
TOTAL BUDGET	\$481,110.00

Action Plan & Budget Details

This year’s CDBG & HOME Action Plan & Budget identifies activities to develop and strengthen communities with the provision of decent housing and a suitable living environment, principally for low- and moderate-income persons in Salisbury.

The proposed Budget & Action Plan (attached) continue the City’s investment in owner-occupied housing rehabilitation to assist low- and moderate- income homeowners. Based on past activities, the vast majority of those who apply for this assistance are elderly, minority homeowners. The Budget & Action Plan also continue the City’s investment in local public service agencies that benefit low- and moderate- income populations and in support of a housing development that will serve low-moderate income older adults and support the city’s goals of corridor revitalization and historic preservation.

HOME funds will be used to help build a new home in target neighborhoods that will be made affordable to a low-moderate income homebuyer through the use of downpayment assistance.

More information about the CDBG Program is available at <https://www.hudexchange.info/programs/cdbg/>.

More information about the HOME Program is available at <https://www.hudexchange.info/programs/home/>.

Attachments: Yes No

Draft of the Program Year 2024 Action Plan and Budget

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 is required of Council.

Council will be asked to approve the Program Year 2024 CDBG Action Plan & Budget and the HOME Action Plan at its May 7th meeting, once the period of citizen participation and consultation has concluded and all feedback on the Draft Plan & Budget has been reviewed by planning staff.

Contact Information for Group or Individual: Hannah Jacobson, Planning and Neighborhoods,
(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

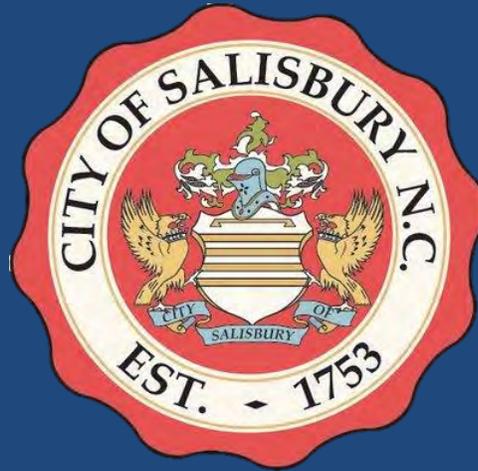
******All agenda items must be submitted at least 7 days before the requested Council meeting date******

For Use in Clerk's Office Only

Approved

Declined

Reason:



DRAFT CDBG Annual Action Plan and Budget

Program Year 2024

*Available for 30-day Public Comment:
March 19- April 19, 2024*

City of Salisbury Planning and Neighborhoods
132 N. Main Street, Salisbury, NC 28144
Hannah.Jacobson@salisburync.gov
(704) 638-5230
www.salisburync.gov/housing

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Salisbury receives federal formula funds annually from the U.S. Department of Housing and Urban Development (HUD). As a condition of receiving these funds, the City is required to develop an Annual Action Plan (AAP) that outlines the projects and activities that will advance the primary objective of the CDBG program.

The primary objective of the CDBG Program is the development of viable urban communities through the provision of decent housing, a suitable living environment, and the expansion of economic opportunities, principally for persons of low- and moderate-incomes. CDBG funds can only be used in compliance with the national objectives of the program. The City's PY 2024 AAP identifies projects and activities that will benefit the community in the areas of housing rehabilitation, affordable housing, public services, and planning/administration.

The City is also a member of the Cabarrus/Iredell/Rowan HOME Consortium. The City of Concord is the lead entity in the Consortium and is responsible for preparation and submission of the Five Year Consolidated Plan. Since the City of Salisbury is a member of the Consortium, HUD has determined that the City of Concord is permitted to submit one Consolidated Plan that details the needs of the entire Consortium, including Salisbury. The Five Year Consolidated Plan establishes the Consortium's goals for the next five (5) years and outlines the specific initiatives the Consortium and its member jurisdictions will undertake to address the Community's housing and community development needs. The City of Salisbury is submitting an Action Plan to provide information about its CDBG program.

This Annual Action Plan covers the period between July 1, 2024 and June 30, 2025. During this period, the City expects to receive the following Federal formula funds:

- Community Development Block Grant (CDBG) \$305,000.00
- Community Development Block Grant Project Program Income \$30,000.00

2. Summarize the objectives and outcomes identified in the Plan

The main objective of the Program Year 2024 Annual Action Plan is to implement CDBG eligible activities and projects that solidify the strategic vision of the Five-Year Consolidated Plan. As a HUD Entitlement Community, the City will continue to support decent housing, a suitable living environment for persons of low- and moderate-incomes. CDBG funds can be used for a wide range of activities. For PY2024, the City expects to expend funding on housing-related activities, public services and planning/administration activities.

3. Evaluation of past performance

The City regularly monitors CDBG funded activities executed during the Annual Action Plan to ensure compliance with the program requirements and national objectives. From evaluating applications for project feasibility to the sub-recipients' compliance with the grant agreement and reimbursement policy, City staff monitor each project's performance including an annual on-site monitoring visit. In addition to project evaluations, the City establishes a high expectation among its non-profit partners to adhere to the timeliness, reporting procedures and budgets in meeting the goals of the Annual Action Plan and the 5-year Consolidated Plan. Through the Consolidated Annual Performance and Evaluation Report (CAPER), the City also provides an analysis of aggregate data to determine the overall progress on an annual basis to meet goals, cost-effectiveness, community impact and compliance with the CDBG Program.

4. Summary of Citizen Participation Process and consultation process

The Planning and Neighborhoods department developed this Action Plan with input from the community. Community input is documented in the Community Participation Report, but included public notification via legal ads, a public hearing, a public input meeting and the required 30-day public comment period.

5. Summary of public comments

This section will be filled out once all public comment has been collected at the end of the 30 day period and once the public input meeting has taken place.

6. Summary of comments or views not accepted and the reasons for not accepting them

This section will be filled out once all public comment has been collected at the end of the 30 day period and once the public input meeting has taken place.

7. Summary

The City of Salisbury's PY 2024 Annual Action Plan includes community development projects and activities which are consistent with the 2020-2024 Consolidated Plan and in compliance with HUD's CDBG Program to meet its national objectives.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	Salisbury	Salisbury Community Development Corporation	
HOME Administrator		Salisbury Community Development Corporation	

Table 1 – Responsible Agencies

The City of Salisbury is a member of the Cabarrus/Iredell/Rowan HOME Consortium, and the City of Concord serves as the Lead Agency. The City of Salisbury is a CDBG Entitlement community and is responsible for submitting the CDBG Action Plan. Planning and Neighborhoods Staff manage non-housing/infrastructure projects and are responsible for monitoring the activities of public service agencies or other sub-recipients. The City’s Finance Department oversees the drawdown of Federal funds and disbursements.

Since 1999, the City of Salisbury has partnered with the Salisbury Community Development Corporation (SCDC) to implement the CDBG and HOME programs as they relate to housing. The CDC manages all aspects of housing acquisition, rehabilitation, site development, new construction and other housing related activities. Related functions such as inspections, work write-ups, bid process, construction contracts, homebuyer education/counseling and confirming eligibility of applications are carried out and managed by the CDC.

Consolidated Plan Public Contact Information

Hannah Jacobson, Planning and Neighborhoods Director
 (704) 638-5230 or hannah.jacobson@salisburync.gov
 132 North Main Street
 Salisbury, NC 28144

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Salisbury coordinates with regional coalitions, community stakeholders, and county partners to achieve goals related to housing-related activities, public services, planning and administration. The City's Citizen Participation Plan ensures that the City undertakes an effective public process that encourages input and participation from all citizens, non-profit organizations and other interested parties. The plan also guarantees access to meetings, information and public hearings on the Annual Action Plan. Technical assistance is also provided, upon request, to organizations that would like to develop proposals for funding under the City's community development programs.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Salisbury makes effective use of federal funds through many collaborative partnerships with local housing authorities, nonprofits, and the Balance of State CoC. The City has:

- Organized two Community Resource Fairs that brought together agencies and service providers.
- Continued to participate in the committee on homelessness spear headed by Rowan Helping Ministries
- Participated in Healthy Rowan, a collaboration of health and wellness related organizations; and
- Continued to support the efforts of the Human Relations Council and the Hispanic Coalition to engage diverse populations and encourage their participation in civic affairs.
- The City is in the process of completing its 10-year Housing Strategy.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City does not directly administer any program providing support or care to homeless individuals and families, however, the City has historically provided annual

public service funding for emergency shelters for the homeless that are administered by Rowan Helping Ministries and the Family Crisis Council.

The City is an active participant in ongoing efforts to address the needs of homeless persons by maintaining active partnerships with local organizations that support the homeless. The City will continue to allocate public service funding to these organizations, as well as attend meetings relative to the City's role in addressing poverty in our community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Rowan County is part of a regional committee under the NC Balance of State Continuum of Care that consists of 79 rural counties and broken into 30 regional committees. The Piedmont Regional Committee includes the following counties: Cabarrus, Davidson, Rowan, Stanly and Union counties. Locally, Rowan Helping Ministries (RHM) provides services to the homeless, including overnight shelter services. RHM provides bi-annual point-in-time homeless population counts, tracking information and other coordination activities to the Piedmont Regional Committee lead organization, Community Link in Charlotte, North Carolina. There is an Action Plan for the entire NC Balance of State CoC but not specific to the Piedmont Region.

2. Agencies, groups, organizations and others who participated in the process and consultations

1	Agency/Group/Organization	SALISBURY COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Salisbury is in regular, face to face, email and telephone contact with the Salisbury Community Development Corporation. City staff attend SCDC board meetings and staff meet monthly and on an as-needed basis.
2	Agency/Group/Organization	ROWAN HELPING MINISTRIES
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City of Salisbury is in regular, face to face, email and telephone contact with Rowan Helping Ministries through monthly meetings of the homelessness committee.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Balance of State- Piedmont Regional Committee	The goals are compatible
Forward 2040 Comprehensive Plan	City of Salisbury	The goals are compatible

Table 2 - Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The citizen participation process for development of the Action Plan is consistent with the City's Citizen Participation Plan. The Planning and Neighborhoods department will continue to develop this action plan with input from the community. Community input as it is collected will be documented in the Community Participation Report.

As of now, public hearing was held on February 20, 2024. One individual spoke on behalf of a non-profit agencies.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Published in Salisbury Post on February 8, 2024	None	N/A	
2	Public Hearing	Non-targeted/broad community	Two speakers gave public comment	Speakers expressed support for Rowan Helping Ministries.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Comments will be added once received	Comments will be added once received	N/A	
4	Public Meeting	Non-targeted/broad community	Comments will be added once received	Comments will be added once received	N/A	

Table 3 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	305,000	30,000	0	335,000	0	This annual action plan includes funding for owner occupied rehabilitation, administration, public services and public facilities and increase supply of affordable housing.
Other	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	0	0	0	0	0	

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

While there are no match requirements for CDBG, the City has invested over \$200,000 annually for the last five years in a housing program in at-risk neighborhoods to assist with exterior rehabilitations to homes. Roofs, gutters, porches, windows, doors and paint are among eligible projects. A portion of these general funds are also used as a match for the City's HOME program allocation, allowing new construction for low-moderate income homebuyers.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns a 12-acre site in the Park Avenue neighborhood that was awarded an EPA Brownfield Cleanup Grant in 2020. Remediation of the site is complete. The City is currently partnering with the Development Finance Initiative (UNC-Chapel Hill School of Government affiliate) to assess redevelopment feasibility and identify a development partner. At this stage, the City is collecting public input on development concepts that include mixed income housing, and will require new public infrastructure.

Discussion

There are limited resources available to meet all the needs identified in the City's Five Year Consolidated Plan. Since August 2023, Salisbury has been working with a consultant to develop a 10-year housing strategy to help assess and project needs, and identify sources and uses of additional resources.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase supply of decent, affordable housing	2020	2024	Affordable Housing	Park Avenue Neighborhood West End Neighborhood Jersey City Neighborhood East End Neighborhood North Main Neighborhood		CDBG: \$228,250	Rental units constructed: 64 Household Housing Unit Homeowner Housing Rehabilitated: 2 Household Housing Unit
2	Provide assistance to public service agencies	2020	2024	Homeless Non-Homeless Special Needs	City-wide		CDBG: \$45,750	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Homeless Person Overnight Shelter: 150 Persons Assisted
3	Effectively plan and administer programs	2020	2024	Administration	City-wide		CDBG: \$61,000	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Affirmatively further Fair Housing	2020	2024				Included in Administration budget	Other: 50 Other

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Increase supply of decent, affordable housing
	Goal Description	Create a suitable and decent living environment that is safe, affordable and sustainable for low- and moderate-income residents of the City of Salisbury.
2	Goal Name	Provide assistance to public service agencies
	Goal Description	Assist agencies offering services to low- and moderate-income and homeless individuals and families.
3	Goal Name	Effectively plan and administer programs
	Goal Description	Implement a well-managed community development program with effective progress toward five-year goals.
4	Goal Name	Affirmatively further Fair Housing
	Goal Description	Strengthen Fair Housing education and outreach initiatives.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Proposed CDBG projects for PY 2024 are listed in the table below.

#	Project Name
1	FY 2024-2025 Owner Occupied Rehab
2	FY 2024-2025 Affordable Rental Housing
3	FY 2024-2025 Public Services
4	FY 2024-2025 Fair Housing
5	FY 2024-2025 Administration

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were determined through the PY 2024 citizen participation process, the priorities of the 2020-2024 Consolidated Plan, and in support of goals of the City Council.

Obstacles to addressing underserved needs include:

- A shortage of developers to build and rehabilitate affordable housing
- Increased costs of building and rehabilitation.

AP-38 Project Summary

CDBG Projects are listed in the table below.

Project Name	FY 2024-2025 Owner Occupied Rehab
Target Area	Park Avenue Neighborhood West End Neighborhood Jersey City Neighborhood East End Neighborhood North Main Neighborhood
Goals Supported	Increase supply of decent, affordable housing
Needs Addressed	
Funding	CDBG: \$128,000
Description	Owner Occupied Rehabilitation, assist homeowners with repairs needed to bring properties into compliance with local municipal code, thus making properties more livable, decent and safe. Rehabilitation activities that may be undertaken include, but are not limited to, acquisition for rehabilitation and rehabilitation for residential purposes; energy improvements; water efficiency improvements; connection to water and sewer lines; testing for and abatement of lead-based paint; and accommodations for the elderly and persons with disabilities.
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	2 low-moderate income families will benefit from this project.
Location Description	Emphasis is on target areas listed.
Planned Activities	Create a suitable, decent living environment that is safe, affordable, and sustainable for low- and moderate-income residents. Rehabilitation activities that may be undertaken include, but are not limited to, acquisition for rehabilitation and rehabilitation for residential purposes; energy improvements; water efficiency improvements; connection to water and sewer lines; testing for and abatement of lead-based paint; and accommodations for the elderly and persons with disabilities.

Project Name	FY 2024-2025 Affordable Rental Housing
Target Area	
Goals Supported	Increase supply of decent, affordable housing
Needs Addressed	
Funding	CDBG: \$100,000
Description	Provide low interest loans to developers of housing utilizing the Low Income Housing Tax Credit and other federal grants to help fill the financing gap.
Target Date	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities	64 low-moderate income households will benefit from this project.
Location Description	South Main Street Corridor
Planned Activities	Provide a low interest loan to support the development of a 64 unit mixed income development that will provide housing to seniors and older adults. The project includes aspects of historic preservation and new construction and will be located on a key corridor in Salisbury. The loan will be used to help offset costs of environmental remediation.

Project Name	FY 2024-2025 Public Services
Target Area	City-wide
Goals Supported	Provide assistance to public service agencies
Needs Addressed	
Funding	CDBG: \$45,750
Description	Support public service agencies that primarily benefit low income residents with basic needs and specialized care.
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	280 low moderate income persons. Goal to assist 150 persons with overnight shelter and 130 with non-housing related public services.
Location Description	City-wide
Planned Activities	Public services are needed to help address the needs of the homeless population, as well as those at risk of becoming homeless. Direct services include but are not limited to shelter, food programs, and mental health counseling.
Project Name	FY 2024-2025 Fair Housing
Target Area	City-wide
Goals Supported	Affirmatively further Fair Housing
Needs Addressed	
Funding	<i>Funded with Administration/CDBG: \$5,000</i>
Description	Activities and programs to educate and inform the public regarding rights and responsibilities under the Fair Housing Act.
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	Goal to have 50 persons to engage and attend events targeted at low income home buyers and renters.
Location Description	City-wide

Planned Activities	Develop a print, social media, and/or mixed media campaign to educate low income renters and homebuyers about the Fair Housing Act.
Project Name	FY 2024-2025 Administration
Target Area	City-wide
Goals Supported	Effectively plan and administer programs
Needs Addressed	
Funding	CDBG: \$61,000
Description	Implement a well-managed Community Development program with effective progress toward five-year goals as delineated in the 2020-2024 Consolidated Plan.
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	City-wide
Planned Activities	Manage all aspects of housing acquisition, rehabilitation, site development, new construction and other housing activities. Related functions include inspections, work write-ups, bid process, construction contracts, homebuyer education/counseling and confirming eligibility of applicants.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Housing and infrastructure funds will be directed to neighborhoods which have experienced persistent problems with housing decline; areas where predominantly low and moderate income families live and where neighborhoods are suffering due to the age of housing stock. These targeted areas include the Park Avenue, West End, Jersey City, North Main Street and East End neighborhoods. The housing programs will also be available for eligible applicants residing anywhere within the City of Salisbury.

Geographic Distribution

Target Area	Percentage of Funds
Park Avenue Neighborhood	0
West End Neighborhood	15
Jersey City Neighborhood	0
East End Neighborhood	0
North Main Neighborhood	15

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The goal will be to distribute funds for the owner-occupied housing program between two of the target neighborhoods.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

As identified in the 2020-2024 Needs Assessment, demand for affordable housing surpasses the supply. Lack of supply of housing means that rents can increase and waitlists for subsidized housing grow longer. The City's zoning and land development policies, ordinances and zoning are generally favorable and provide opportunities for development of multi-family residential. In the past, the City has assisted in the development of affordable rental housing by providing financial assistance to several LIHTC developments, including Westridge Village Phase II and Brenner Crossing Phases I and II. Assistance has included both federal and non-federal funds.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

- The City has updated the Comprehensive Plan and Future Land Use Map, Forward 2040, which guides where growth and development occurs over the next twenty years. Goals and policies were created to encourage housing choices at a range of price points across the City.
- The City has begun a Comprehensive Housing Strategy to identifying tools and funding mechanisms to foster and create affordable housing.
- Additional actions could include:
- Continued financial support and possible expansion of rehabilitation program to preserve existing housing stock.
- Continued financial support and possible expansion of homeownership down payment program administered by Salisbury CDC.
- Evaluate State and Federal programs to identify potential new funding programs to help increase housing supply.
- Develop an inventory of vacant housing and assess if CDBG and HOME funds can support rehabilitation to increase affordable housing stock.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The City will help meet underserved needs by focusing resources in areas of concentrated poverty and where minority concentration exceeds the city average. Through the designation of available City funds, Salisbury will continue to work to increase access to health care, human services, and public transportation in order to improve outcomes for families, increase employment, improve education, introduce a greater mix of incomes and households and to improve the overall living environment

Actions planned to foster and maintain affordable housing

Efforts this year will focus on the rehabilitation of existing units to preserve housing stock and ensure quality living environments for homeowners. As property values rise, it's important that those on a limited or fixed income are able to stay in their neighborhoods and maintain their homes.

The City began developing its comprehensive Housing Strategy. The City is working with consulting firm Thomas P. Miller and Associates (TPMA) that will assist the city in assessing its progress with previous goals as well as elaborating procedures to follow that will advance the provision of affordable housing. The Housing Strategy will also take stock of federal, local and other resources to address housing challenges.

Actions planned to reduce lead-based paint hazards

For all rehab work, the Salisbury Community Development Corp. will conduct lead inspections and include abatement as part of the project if needed.

Actions planned to reduce the number of poverty-level families

The City will bolster partnerships with Rowan-Salisbury Schools, NC Works, Rowan Cabarrus Community College, and the Rowan Economic Development Commission to create a create an educated workforce, trained to do jobs that are being created throughout the County.

Actions planned to develop institutional structure

The City will continue its long-standing partnership with the Salisbury CDC to manage its housing programs and homeowner education courses. City staff will continue to manage the public input and budget development process. City staff will attend

monthly CDC board meetings to stay apprised of current activities and rehab work being conducted

Actions planned to enhance coordination between public and private housing and social service agencies

City staff will continue to coordinate with the Salisbury Housing Authority, the Continuum of Care, the Homelessness Coordination Team, Healthy Rowan, and other and public service agencies to identify issues where the City can provide assistance.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	30,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	30,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85%

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: March 19, 2024

Name of Group(s) or Individual(s) Making Request: Planning and Neighborhoods

Name of Presenter(s):

Hannah Jacobson, Planning and Neighborhoods Director
Alyssa Nelson, Urban Design Planner

Requested Agenda Item: Council to receive a presentation and consider adopting revisions to the Downtown Revitalization Incentive grant program.

Description of Requested Agenda Item:

The Downtown Revitalization Incentive (DRI) Grant Program was established by City Council in 2014 to promote economic growth within the Downtown Municipal Service District. To date, the program has contributed to the successful completion of sixteen (16) downtown projects and leveraged over \$20 million in private investment.

Revisions to the grant program were adopted in 2021 to establishing a scoring matrix used to evaluate public benefits associated with incentive requests. The program was designed to heavily incentivize upper story residential development, historic preservation, and also to compel private developers to contribute to the expansion of the back alley fire loop system. In 2023 Salisbury was fortunate to receive an award of State funding to build-out a fire loop system, which will make it easier and less costly for private property owners to install fire suppression (sprinkler) systems in their own buildings. The State grant award, therefore, has also created the need to revisit the Downtown Revitalization Incentive guidelines. In addition, these revisions aim to clarify eligibility and simplify and streamline the program guidelines. DRI incentives were previously a series of sub-grants that are now incorporated into one program.

Attachments: Yes No

- Draft Downtown Revitalization Incentive Grant Program Guidelines

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)*

\$150,000 of grants are available to be awarded in the FY 2023-2024 budget. If Council approves the guideline revisions, Staff will proceed with a call for applications.

Action Requested of Council for Agenda Item:

Council to consider approving revisions to the Downtown Revitalization Incentive grant program.

Contact Information for Group or Individual:

Hannah Jacobson, Planning and Neighborhoods Director, (704) 638-5230, hannah.jacobson@salisburync.gov
Alyssa Nelson, Urban Design Planner, (704) 638-5235, anel@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 Director 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:



DOWNTOWN REVITALIZATION INCENTIVE GRANT PROGRAM

Draft revisions March 2024

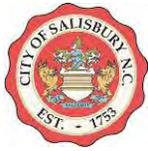
The City of Salisbury recognizes that the economic productivity of Downtown hinges upon a built environment capable of supporting business and residential growth, and that sustaining this growth requires significant commitment by private investors in building rehabilitation and construction. Aging buildings, fire suppression requirements and outdated electrical systems are just a few of the challenges of urban revitalization. The incentive grants offered by the City will help defray some of these costs in order to stimulate additional private investment in downtown properties.

The incentive grants are designed to promote both new development and historic rehabilitation, with an emphasis on those projects that create new residential opportunities. By increasing the number of people living downtown, these incentives will help expand the market base for restaurants, retail, commercial activities, and special events, thereby benefitting existing merchants and attracting new business. By facilitating rehabilitation of existing buildings, the program will aid in the preservation of the historic urban fabric and character. These incentives also promote the use of fire suppression systems, thereby reducing the chances of a catastrophic fire impacting multiple buildings, offering greater protection of life and property, and minimizing the chances of a devastating loss of the historic resources that define the central business district.

The success of downtown Salisbury can be attributed in large part to a history of public-private partnerships involving grants and infrastructure offered by the City, often in conjunction with state and federal historic tax credits, transportation grants and similar programs. As these state and federal means of support have been cut back in recent years at the same time interest rates have increased, participation by the City is still needed. As developers begin to take advantage of the incentive grants and new projects come on-line, the City's return on these investments will be realized through growth in the tax base, business activity and tourism with net economic benefits that will exceed the amount of incentives granted.

Program Goals

- Increase the tax base, create jobs, and grow tourism opportunities.
- Enhance, upgrade and stabilize vacant or underutilized properties;
- Promote rehabilitation and preservation of historic buildings;
- Promote redevelopment and reuse of upper floors for apartments, lofts, condominiums, and other compatible uses;
- Increase downtown living opportunities in order to expand the market base for restaurants and retail establishments, and to attract new businesses to downtown.



Downtown Revitalization Incentive – Program Guidelines

- Encourage private investment that enhances the character and authenticity of the downtown through the reuse of existing buildings; and
- Provide desirable tenant space for new and existing retail, restaurants and commercial businesses to locate in downtown.

Qualifying for the Grant

- The property must be located in the Salisbury Downtown Mixed Use District (DMX).
- New construction or building rehabilitation projects are eligible.
- Projects with a substantial investment of greater than \$200,000.00 into real property improvements are eligible.
- Eligible projects will include either market rate or affordable housing for long-term lease or purchase. Short term rentals, such as Airbnb, are not the intent.
- Projects intended to restore, revitalize, or repair private individuals' residences are ineligible. If residential units are created as part of the project, the applicant may reside in one of the units if at least one more unit is created for separate lease/purchase.
- Applicants shall be or have the endorsement of the legal owner of the property (appropriate documentation required). If a purchase is pending, proof of a sale contract to the applicant or Option to Purchase are acceptable.
- Eligible projects may include renovations to existing, abandoned units that have been unoccupied for more than ten (10) years. Renovations must be substantial to the extent that the completed units are of a finished quality and ready for occupancy.
- Buildings that have previously received Downtown Revitalization Incentives are not eligible to reapply.
- Projects that receive a Downtown Revitalization Incentive grant will be ineligible for other grants offered by the City, including the Municipal Service District Grant or the Innes Street grant, for a period of at least 5 years.
- Buildings or sites designated as a Local Historic Landmark not eligible for Downtown Revitalization Incentive grants.
- Buildings that have received a Downtown Revitalization Incentive grant will not be eligible for Local Landmark designation for a period of at least 10 years.
- The applicant and the property owner must not owe any back taxes, civil penalties, or delinquent fees.



Program Requirements

- Funds are disbursed as reimbursements at the time of Certificate of Occupancy by submitting a register of expenses and PAID invoices to the City.
- Grant amounts are recommended to the City Council by a committee based on a Scoring Rubric. Grant award amounts are calculated based on the project’s merits, the number of qualified applications, and the City’s budget for the grant program.
- During grant close-out, staff will review the project for consistency with the application that was submitted. Failure to complete project elements for which points were received will result in an overall reduction in the grant reimbursement.
- The maximum grant award is \$150,000.00. No grant shall exceed 25% of the total project cost.
- If awarded funds for a project, the applicant must demonstrate substantial progress in the first six months, have started construction within 12 months, and completed work within two years of award date, unless an extension is requested in writing and granted by the City.

Eligible Improvement Costs

Downtown Revitalization Incentives are intended for projects making a substantial investment into real property. Only permanent or fixed improvements to the building are eligible for reimbursement. Below are examples of eligible and ineligible expenses that can (or cannot) count toward the minimum project investment.

Examples of **eligible** improvements include, but are not limited to:

- | | |
|--|---|
| ✓ Window repair or replacement | ✓ Storefront repairs or replacement |
| ✓ Floors and flooring | ✓ Interior walls, doors and trim details |
| ✓ Façade repairs/rehabilitation | ✓ ADA improvements |
| ✓ Improvements to structural integrity | ✓ Building systems – HVAC, plumbing, electrical |
| ✓ Roof repairs or replacement | ✓ Energy efficiency improvements |
| ✓ Sprinkler systems | |

Expenses that **do not** qualify include, but are not limited to:

- | | |
|--|---|
| ✓ The cost of acquisition of the building or personal property | ✓ Water, sewer and fire suppression infrastructure external to the building |
| ✓ Kitchen equipment including internal grease traps | ✓ Furniture |
| ✓ Interest and taxes | ✓ Design fees; Realtor’s fees; permitting fees |
| ✓ Paving and landscaping costs | ✓ Sales and marketing |



Scoring Rubric Criteria

Applications are scored by a committee based on how well they align with the established goals of the program. A copy of the Project Scoring Rubric is found as an attachment, and includes the following elements.

- Investment and Economic Benefit
- Impact and Visibility (Location)
- Residential Production
- Historic Preservation and Design
- Street Level Activation
- Fire Protection and Public Safety
- Sustainable Design; and
- Public Art

Grant Schedule

Deadlines for grant applications will be published on the City’s website annually; however, will follow this general schedule:

- February/March – The City will issue a “Call for Applications” using mailed notices and social media
- April/May – Application Deadline and Review Committee Review
- June – City Council Public Hearing and Notice of Award
- December/January – Six month substantial progress milestone

Grant Process

1. **Pre-Application.** Schedule a required pre-application meeting with City staff to confirm eligibility prior to submitting a formal grant application.
2. **Prepare an Application.** A complete application will include the following:
 - ✓ A signed and completed application form;
 - ✓ Narrative description of construction or rehabilitation work to be performed, including the proposed uses;
 - ✓ Any design schematics, site plans, drawings or renderings including floor plan indicating gross sq. ft. of residential space and sq. ft. of area protected by fire sprinkler system, if applicable;
 - ✓ Photographs depicting the current condition of the building or site;
 - ✓ Estimated timetable for completion of work, including permitting and construction schedule;
 - ✓ At least two (2) itemized estimates of project costs prepared by contractors or design professionals;
 - ✓ Materials schedules for residential units;
 - ✓ Proof of ownership, or if sale is pending, Contract for Sale to applicant or Option to Purchase;
 - ✓ Proof of endorsement by the legal owner, if the applicant is not the owner
3. **Application Review.** Applications will be reviewed by appropriate city staff regarding consistency with all zoning, occupancy and use requirements. A Review Committee will



evaluate applications according to a Scoring Rubric and form recommendations for the City Council. The Review Committee will consist of seven members and be reflective of the demographic composition of the City. Members will include:

- ✓ Local architect, engineer, contractor (who is not involved in any application)
- ✓ Downtown business owner or resident (who is not involved in any application)
- ✓ Member of the Chamber of Commerce’s Minority Business Council
- ✓ Member of DSI Economic Vitality Committee
- ✓ Member of Historic Preservation Commission
- ✓ Finance Department staff
- ✓ Salisbury Rowan Utilities staff

4. **Awards Determined.** Once the Review Committee has formed recommendations, the City Council will hold a public hearing to receive information and public comment, prior to approving, approving with conditions/modifications, or denying the request. The City shall have a notice of the public hearing published at least ten (10) days prior to the hearing.

5. **Following the Award:**

- ✓ **Contract.** Following City Council authorization, City Staff will prepare a contract document that must be signed within 90 days.
- ✓ **Milestones and Deadlines**
 - Applicant must show progress within six (6) months of the grant award. *Progress* can include non-construction development and permitting activity, such as the finalization of construction drawings or issuance of zoning permits. Construction of projects must begin within twelve (12) months of the grant award. Failure to do so may result in forfeiture of grant funds.
 - All projects must be completed within two (2) years unless an alternative timeline is approved with the initial application. Extensions to the project timeline may be approved by the City Manager.
- ✓ **Site Visits.** Periodically during construction and again upon completion, the improvements will be inspected by the appropriate city staff for determination of compliance as submitted in the application.
- ✓ **Close Out and Reimbursement.** Grantee shall submit paid invoices and documentation necessary to demonstrate final expenditures. Reimbursement will be made in a single installment upon satisfactory completion of the approved scope of work and receipt of the final **Certificate of Occupancy** for the project.

Additional Notifications

- Grants are issued at the sole discretion of the City Council. No party or applicant shall be entitled to receive grant funds. Funding decisions are made at the discretion of the granting authority and the program may be discontinued at any time and without notification.
- Any substantial deviation from the approved plans must be reviewed and approved, in writing,



Downtown Revitalization Incentive – Program Guidelines

by the City Manager, before it can be undertaken. Any substantial deviation from the approved scope of work shall cause the grant amount to be recalculated to reflect the revised scope of work.

- Grants are not transferrable and may not be otherwise conveyed to another party without the consent of the City.
- Applicants must comply with all local, state and federal regulations regarding construction, occupancy, zoning and use.
- During the grant period, the grantee shall remain current with all real and personal property taxes, along with other fees, taxes, utility bills or other assessments to remain eligible for the grant.
- Applicants must certify to make good faith efforts to reach out to minority/women-owned businesses enterprises to provide architecture, engineering or general contracting services.
- Projects receiving grants shall meet high quality building design standards and remain flexible for future uses without significant structural changes in order to sustain their value to the community when the initial use changes.
- Applicants are encouraged to take advantage of state and Federal historic tax credits, Main Street Solutions grants from the NC Department of Commerce, and other programs that may be available.



Residential Quality Standards for New Construction and Rehabilitation

Projects will utilize the following or better finishes, materials and amenities. These guidelines are not meant to dictate style, but rather to indicate a high level of quality and finish. Other finishes not listed here may be considered as long as they are of a similar level of quality and durability. The use of sustainable materials and construction methods is both encouraged and preferred.

Examples of preferred amenities and finishes include, but are not limited to:

- **Walls/Interior:** Interior should be of a “finished” quality. Materials should be exposed brick, finished plaster or finished sheetrock with baseboard, crown and door moldings as appropriate to the design of the space.
- **Floors:** refinished or new installed hardwoods, cork, bamboo, laminates, floating or engineered floors, polished, stained or sealed concrete, ceramic tile or stone in baths and kitchens.
- **Countertops:** Solid surface, stone, granite, sealed concrete, stainless steel, ceramic tile or high-pressure laminate.
- **Built-in appliances** should be new and Energy Star-rated.
- **Windows:** Windows should be repaired whenever possible and efforts made to make them as energy- efficient as possible.
- **Hardware:** Faucets, cabinet hardware and light fixtures should be either of new and higher quality or be refurbished vintage fixtures of higher quality.
- **Building Access:** Secured entrances.



PROJECT SCORING RUBRIC	POINTS
Impact and Visibility	
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	3
Primary entrance on 200 North Main, 200 South Main, and 200 East Innes	1
Historic Preservation	
Individually listed on the National Register of Historic Places	3
Identified as Contributing to a National Register Historic District	1
Fire Protection and Public Safety	
Buildings that commit to installing new sprinkler system	5
Street Level Activation	
Restaurant spaces created/substantially rehabilitated	5 per
Retail or entertainment spaces created or substantially rehabilitated	1 per
Design	
Preservation or creation of significant architectural features. For example: cornices, cupolas, historic roofing materials, marques, steeples, façade system.	1 per
Publicly Visible Art	
Sculptures, murals or other permanent and visible art installations	2 per
Sustainable Design	
Solar Panels, EV Charging Stations, Green Roofs, Geothermal heating/cooling	5 per element
Project Investment and Fiscal Benefit	
\$200,000 - \$500,000	1
\$500,000- \$1,499,000	2
\$1,500,000 - \$2,499,000	3
\$2,500,000 - \$3,499,000	4
\$3,500,000 - \$4,499,000	5
\$4,500,000 +	6
Residential Units Created	(20 point max)
Upper story units	3 per
Townhome style/loft units (ground and upper story)	2 per
Ground floor units	1 per
Affordability¹	
Units of housing offered at a rent affordable to a household earning 80% of the Area Median income or less for an 8-year period.	10 points per unit

¹To be considered affordable, rents must not exceed the Fair Market Rent for Rowan County, as calculated by HUD on an annual basis. (<https://www.huduser.gov/Portal/datasets/fmr.html>). The property must submit a copy of the lease and annual income verifications of tenants to the City to demonstrate the household income does not exceed 80% of the Area Median Income, as defined by HUD annually (<https://www.huduser.gov/portal/datasets/il.html>)

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: March 19, 2024

Name of Group(s) or Individual(s) Making Request: Finance Director Wade Furches

Name of Presenter(s): Finance Director Wade Furches

Requested Agenda Item: Council to consider approving a 3% increase in health and dental insurance premiums for the fiscal year beginning July 1, 2024.

Description of Requested Agenda Item: The City is self-insured for Healthcare. The City's Healthcare Fund is funded by health insurance premiums paid by the City and its employees. While the Healthcare Fund is strong and healthy, recent trends indicate that it is time to consider increasing health insurance premiums – for the City and employees – after 7 years with no increase. Council typically approves health insurance premiums as part of the budget. With recommend increases to premiums, this is shared with Councilmembers earlier in the process for discussion and approval.

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)

The City Finance Department has monitored the trends in health insurance costs and the Healthcare Fund Balance and is recommending an increase in health insurance premiums for both the City and the employees.

Action Requested of Council for Agenda Item: Approve a 3% increase in health and dental insurance premiums for the fiscal year beginning July 1, 2024 for both employees and the City.

Contact Information for Group or Individual: Wade Furches, 704-638-5302

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: March 19th, 2024

Name of Group(s) or Individual(s) Making Request: Stormwater Division

Name of Presenter(s): Michael Hanna

Requested Agenda Item: Stormwater Program, Master Plan, proposed rate increase and CIP updates

Description of Requested Agenda Item: Council to receive an update on the Stormwater Program, Master Plan, proposed rate increase for July 1, 2024 and three active Capital Improvement Plan Projects.

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)

These projects are included in the FY23-24 Budget.

Action Requested of Council for Agenda Item: No action is required of Council.

Contact Information for Group or Individual: Michael Hanna, Public Works Assistant Director, 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:

A handwritten signature in black ink, appearing to read "M. O'Donoghue".

Finance Manager Signature

A handwritten signature in black ink, appearing to read "Christopher H. Jones".

Department Head Signature

A handwritten signature in black ink, appearing to read "Tracy Keyes".

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



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 3/19/2024

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

Name of Presenter(s): Chris Tester

Requested Agenda Item: Council to consider awarding the 2024 Street Resurfacing contract to NJR Group, INC and adopt a Budget ORDINANCE Amendment Appropriating Powell Bill money in the amount of \$124,192 to cover the paving needs.

Description of Requested Agenda Item: Council to consider awarding the 2024 Street Resurfacing contract to NJR Group, INC for \$1,081,989.00. The bid was completed by the Purchasing Department and Public Works Department for the cost per ton to furnish and lay S9-5B asphalt, S4.75 Thin Lift, and provide Pavement markings. Bidders were asked to provide unit pricing for 4,900 tons of S9-5B Asphalt, 1,100 tons of S4.75A 3/4" Thin Lift, and Pavement markings for the resurfacing of city streets. Four bids were opened on February 22, 2024, and NJR Group, Inc provided the lowest bid for this project.

Attachments: Yes No

Fiscal Note: *(If fiscal note requires approval by the finance department because the 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)*

\$1,000,000 was included in the FY23-24 Budget for street paving needs. The remaining contract amount will be covered by the Powell Bill appropriation of \$124,192.

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

Council to approve the Asphalt Bid from NJR Group, INC for a unit-based contract with an estimated total of \$1,081,989.00 for the paving of streets of Salisbury and adopt a Budget Ordinance amending the FY2023-2024 Budget in the General Fund of \$124,192 for additional Powell Bill revenue.

Contact Information for Group or Individual: Chris Tester – 704-216-7554

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)

Salisbury City Council Agenda Item Request Form



FINANCE DEPARTMENT INFORMATION:

M. O'Donoghue

Finance Manager Signature

[Handwritten Signature]

Department Head Signature

Tracy Keyes

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 2023-2024 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO
APPROPRIATE STATE AID - POWELL BILL MONEY

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

Section 1. The City has received additional State Aid – Powell Bill funding in the amount of \$124,192 for expenses related to the street resurfacing. NC General Statutes require that the City appropriate this revenue so that it can be legally spent.

Section 2. That the 2023-24 Budget Ordinance of the City of Salisbury, adopted on June 20, 2023 is hereby amended as follows:

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

- | | | |
|-----|--|----------------------|
| (1) | Increase line item 010-561-426-5254.01
PW Paving & Resurfacing Street Maintenance | <u>\$ 124,192.00</u> |
| (2) | Increase line item 010-000-000-4421.00
State Aid-Powell Bill | <u>\$ 124,192.00</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: March 19, 2024

Name of Group(s) or Individual(s) Making Request: Connie Snyder

Name of Presenter(s): City Council

Requested Agenda Item: Council to consider appointments various boards and commissions.

Description of Requested Agenda Item: The majority of Council appointed boards and commissions have seats that expire March 31. A worksheet showing the terms that are ending and whether the person is eligible for reappointment along with applications received to date are attached.

Attachments: Yes No

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

Action Requested of Council for Agenda Item: Council to consider appointments various boards and commissions.

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

Contact Information for Group or Individual: Connie Snyder 704-638-5234

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*****

Boards and Commissions Worksheet – 2024

Alternate Methods of Design Commission

<u>Current Member</u>	<u>Term Expires</u>	<u>Eligible for Reappointment</u>	<u>Need 1 Member</u>
Jon Palmer	3/31/24	No	

Applicants:
Hannah Addair

Notes: Members shall have demonstrated experience, education, or licensure in the design, construction, and /or development field.

Bell Tower Green Advisory Committee - Harry McLaughlin, Council Liaison

<u>Current Member</u>	<u>Term Expires</u>	<u>Eligible for Reappointment</u>	<u>Need 3 Members</u>
Vacant	3/31/25	No	
Meredith Abramson	3/31/24	Yes	
Bill Wagoner	3/31/24	Yes	

Applicants:
Krystal Biskner
Robert Schmidt

Notes:

Greenway, Bicycle and Pedestrian Committee - Harry McLaughlin, Council Liaison

<u>Current Members</u>	<u>Term Expires</u>	<u>Eligible for Reappointment</u>	<u>Need 3 Members</u>
Edward Hirst	3/31/24	No	
Sara Clymer	3/31/24	Yes	
Amy Smith	3/31/24	Yes	

Applicants:
Louis Kandl
Dennis Rogers
Karen South Jones

Notes:

Historic Preservation Commission

<u>Current Members</u>	<u>Term Expires</u>	<u>Eligible for Reappointment</u>	<u>Need 1 Member</u>
Marcelo Menza	3/31/24	Yes	

Applicants:
Krystal Biskner
Ryan Ermine
Eugene Goetz
Susannah MacNeil
Steven Raffa
Andrea McAnn Reeder
Beth Rutledge
John Schaffer
Robert Schmidt

Notes: All members must have a demonstrated interest, competence, or knowledge in historic preservation. The Certified Local Government must document in writing its good faith effort to appoint professionals from the disciplines of architecture, history, architectural history, planning, archaeology, or other related disciplines, to the extent such professionals are available in the community and willing to serve. The CLG program recognizes that a mix of professional and lay members makes the strongest commission.

Housing Advocacy Commission – David Post, Council Liaison

<u>Current Members</u>	<u>Term Expires</u>	<u>Eligible for Reappointment</u>	<u>Need 4 Members</u>
Gemale Black	3/31/24	Yes	_____
Lorenzo Debose	3/31/24	Yes	_____
Russell Michalec	3/31/24	Yes	_____
Jessica Cloward	3/31/24	Yes	_____

Applicants:

Auyanna Brooks
Edward Brown
Jonathan Handy
Shanikka Gadson Harriss
Lisa Kelley
Michael Kepley
Famous Lusti
Beth Rutledge
Kristen Stauffer

Notes: Seats have been designated for representatives from Neighborhoods, Landlords and At-large.

Hurley Park Advisory Board – Mayor Alexander, Council Liaison

<u>Current Members</u>	<u>Term Expires</u>	<u>Eligible for Reappointment</u>	<u>Need 3 Members</u>
Jerry Lawson	3/31/24	Yes	_____
Linda Sufficool	3/31/24	Yes	_____
Laura Thompson	3/31/24	Yes	_____

Applicants:

Rebecca Wells

Notes: The City will ensure that a member of the Hurley Family Foundation and a person who lives within 100 feet of the park are appointed to the board.

Parks and Recreation Advisory Board – Harry McLaughlin, Council Liaison

<u>Current Members</u>	<u>Term Expires</u>	<u>Eligible for Reappointment</u>	<u>Need 3 Members</u>
Jon Post	3/31/24	No	_____
Dennis Rivers	3/31/24	Yes	_____
Syliva Fosha	3/31/24	Yes	_____

Applicants:

Dennis Rogers

Notes:

Planning Board/Board of Adjustment

<u>Current Members</u>	<u>Term Expires</u>	<u>Eligible for Reappointment</u>	<u>Need 4 Members</u>
Jayne Land	3/31/24	No	
Timothy Norris (ETJ)	3/31/24	No	
Dennis Rogers	3/31/24	No	
John Struzick	3/31/24	No	

Applicants:

Famous Lusti*
Steven Raffa
Robert Schmidt
Katherine Thornton*

Notes:

Public Art Commission - Mayor Karen Alexander, Council Liaison

<u>Current Members</u>	<u>Term Expires</u>	<u>Eligible for Reappointment</u>	<u>Need 4 Members</u>
Hunter Safrit	3/31/24	No	
Judy Kandl	3/31/24	No	
Reg Boland	3/31/24	Yes	
Shanna Glawson	3/31/24	Yes	

Applicants:

Anne Scott Clement*
Christine Goetz
Faye Moser
Nichole Pequeno*
Rebecca Wells

Notes: When the PAC was established all existing members maintained their term for one year. Terms now need to be established that stagger appointments for the Commission.

Transportation Advisory Board – Anthony Smith, Council Liaison

<u>Current Members</u>	<u>Term Expires</u>	<u>Eligible for Reappointment</u>	<u>Need 2 Members</u>
Christina Rodriquez	3/31/24	Yes	
Laura Schmidt	3/31/24	Yes	

Applicants:

Hannah Addair
Orlan Lewis
Dennis Rogers

Notes: Membership shall be representative of the population of the service area and include representatives from human service agencies, transportation providers, business sector, government sector, and the public within the service area.

Tree Board – Harry McLaughlin, Council Liaison

<u>Current Members</u>	<u>Term Expires</u>	<u>Eligible for Reappointment</u>	<u>Need 2 Members</u>
Jonathan Barbee	3/31/24	Yes	
Melissa Eller	3/31/24	Yes	

Applicants:

Louis Kandl
Faye Moser
Katherine Thornton

Notes:

Hannah

Addair

Submission Date Jan 12, 2024 10:17 AM

First Name Hannah

Last Name Addair

E-mail hdaddair14@catawba.edu

Home Phone 3364672380

Address 1107 Forestdale Drive

City Salisbury

State NC

ZIP Code 28144

Ethnicity Caucasian/Non-Hispanic

Gender Female

Place of Employment Catawba College

Occupation Sustainability Specialist

Do you reside within the City limits of Salisbury? Yes

Are you within the City's Extraterritorial Jurisdiction (ETJ) area? No

Please indicate your #1 preference: Transportation Advisory Board (No Requirement of Residency)

Please indicate your #2 preference: Tree Board

Please indicate your #3 preference:

Alternate Methods of Design Commission

Have you served on a board or commission of the City of Salisbury?

No

Why are you interested in serving on the Board or Commission for which you are applying?

I am interested in serving on the Transportation Advisory Board because I would like to help Salisbury become more accessible for walkers, joggers, and cyclists. Additionally, I would like to ensure that the many college students we have in our community feel safe during their travels to and from their schools and the Downtown area.

I am also interested in serving on our Tree Board because I know how crucial tree biodiversity is not only for our local pollinators, but also for our residents. More trees and native plantings equal less flooding, more carbon sequestration, and lower temperatures in urban settings.

I am interested in serving on the Alternate Methods of Design Board because I know that structural changes need to be made in order for our community to be a resilient one in the face of climate change.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

I am very passionate about Salisbury and Rowan County, as someone who has lived here essentially my whole life and I believe that I have many positive attributes to bring to the Board. I care deeply for people and truly want what is best for our citizens. I graduated from Catawba College in 2018 with a BA in Music, and earned a Certification in Sustainable Architecture from Central Piedmont Community College in 2021. I currently serve as Catawba College's Sustainability Specialist where I work on a variety of projects to ensure Catawba becomes the leading small environmental college in the southeast. I have also served on the Forsyth Audubon Chapter Board since 2020 and am still an avid member and birder with the chapter.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Lisa

Bowman

Submission Date	Feb 3, 2024 6:14 PM
First Name	Lisa
Last Name	Bowman
E-mail	lisabowman1@aol.com
Home Phone	2404605020
Address	410 Spence Drive
City	Salisbury
State	NC
ZIP Code	28144
Ethnicity	African American
Gender	Female
Place of Employment	Retired
Occupation	Government
Do you reside within the City limits of Salisbury?	No
Are you within the City's Extraterritorial Jurisdiction (ETJ) area?	Yes
Please indicate your #1 preference:	Housing Advocacy Commission
Please indicate your #2 preference:	Parks and Recreation Advisory Board

Please indicate your #3 preference:

Greenway Committee (No Requirement of Residency)

Have you served on a board or commission of the City of Salisbury?

No

Why are you interested in serving on the Board or Commission for which you are applying?

I currently serve on the Rowan Family Crisis Center Board, as treasurer. I joined the board in January 2023. I am a retiree (3 yrs) and have time to devote to causes that I am interested. I worked for the Federal Government for 34.5 years. I've lived a life of service and want to continue. I am interested in making/keeping Salisbury a great place to live, play and visit.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

I have a BS in Human Resources. Almost 35 years of Federal service. More than 15 years of leadership. Have overseen HR, Finance and Administrative functions in large government agencies for many years. Worked with a diverse group of people throughout my career. Been trained in EEO, D&I, Conflict Resolution, Negotiations and more.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Auyanna

Brooks

Submission Date Nov 23, 2023 6:38 PM

First Name Auyanna

Last Name Brooks

E-mail teambrooks2015@gmail.com

Home Phone 7046451636

Address 322 mccubins rd

City Salisbury

State NC

ZIP Code 28145

Ethnicity African American

Gender Female

Place of Employment Salisbury Health and rehab

Occupation Cna

Do you reside within the City limits of Salisbury? Yes

Are you within the City's Extraterritorial Jurisdiction (ETJ) area?

Yes

Please indicate your #1 preference:

Housing Advocacy Commission

Please indicate your #2 preference:

Fair Housing Committee

Please indicate your #3 preference:

Other

Have you served on a board or commission of the City of Salisbury?

No

Why are you interested in serving on the Board or Commission for which you are applying?

I am a young black women with four kids single mother also i know the city really well praying for change in our city!! Something needs to be done cost of living super expensive and folks didnt get raises to afford to living which cause people to be homeless and on the street!!!
These schools need some fixing

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Anne Scott

Clement

Submission Date	Feb 5, 2024 10:40 AM
First Name	Anne Scott
Last Name	Clement
E-mail	director@waterworks.org
Home Phone	704.633.8443
Business Phone	7046361882
Address	314 S. Ellis Street
City	Salisbury
State	NC
ZIP Code	28144
Ethnicity	Caucasian/Non-Hispanic
Gender	Female
Place of Employment	Waterworks Visual Arts Center
Occupation	Executive Director
Do you reside within the City limits of Salisbury?	Yes
Are you within the City's Extraterritorial Jurisdiction (ETJ) area?	Yes
Please indicate your #1 preference:	Public Arts Commission

Have you served on a board or commission of the City of Salisbury?

Yes

Why are you interested in serving on the Board or Commission for which you are applying?

To continue to help promote arts and culture in our Salisbury-Rowan community and region.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

Experience as an Arts Leader in the visual arts, museum education and arts administration. Member/Immediate Past President - Rowan Arts Council, member American Alliance of Museums, Arts North Carolina, and have served on Downtown Sculpture Show Selection Committee since 2008. Served on PAC board from 2003-2020 and would like to re-engage.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Misty

Ebel

Submission Date	Feb 27, 2024 10:33 PM
First Name	Misty
Last Name	Ebel
E-mail	misty.ebel@gmail.com
Home Phone	704-577-5005
Address	230 Frances St
City	Salisbury
State	NC
ZIP Code	28147
Ethnicity	Caucasian/Non-Hispanic
Gender	Female
Place of Employment	Self Employed
Occupation	Communications Consultant
Do you reside within the City limits of Salisbury?	Yes
Are you within the City's Extraterritorial Jurisdiction (ETJ) area?	No
Please indicate your #1 preference:	Housing Advocacy Commission
Please indicate your #2 preference:	Parks and Recreation Advisory Board
Please indicate your #3 preference:	Bell Tower Green Committe
Have you served on a board or commission of the City of Salisbury?	No
Why are you interested in serving on the Board or Commission for which you are applying?	I am keenly interested in housing issues, having watched my parents struggle to find decent, affordable housing when I was growing up. I previously worked for Habitat for Humanity in the Charlotte area and learned a great deal about affordable housing challenges. I am also interested in fair housing access.
Interest/Skills/Education/Areas of Expertise/Professional Organizations	I have 20+ years working in marketing, communications and nonprofits. Specifically, I have experience in crisis communications,public relations, social media management, website

that you feel would be of assistance to you in your duties as a member of the Board or Commission:

copywriting and newsletter development.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Ryan

Emerine

Submission Date Feb 16, 2024 12:32 AM

First Name Ryan

Last Name Emerine

E-mail ryanemerine@gmail.com

Home Phone 7046773013

Address 117 E Steele St

City Salisbury

State NC

ZIP Code 28144

Ethnicity Caucasian/Non-Hispanic

Gender Male

Do you reside within the City limits of Salisbury? Yes

Please indicate your #1 preference: Historic Preservation Commission

Please indicate your #2 preference: Historic Preservation Commission

Please indicate your #3 preference: Historic Preservation Commission

Have you served on a board or commission of the City of Salisbury? No

Why are you interested in serving on the Board or Commission for which you are applying? I think the historic preservation committee needs new and younger insight to bring new visions and ideas on how it should be run to make Salisbury better.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

I have business expertise capable of assisting with the proper running on historic downtown and other districts to ensure the town thrives because of its historic nature.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Christine

Goetz

Submission Date	Feb 3, 2024 10:34 AM
First Name	Christine
Last Name	Goetz
E-mail	ChristineGoetz711@gmail.com
Home Phone	704-216-1258
Address	126 East Steele Street
City	Salisbury
State	NC
ZIP Code	28144
Ethnicity	Caucasian/Non-Hispanic
Gender	Female
Occupation	retired
Do you reside within the City limits of Salisbury?	Yes
Please indicate your #1 preference:	Public Arts Commission
Have you served on a board or commission of the City of Salisbury?	No

Why are you interested in serving on the Board or Commission for which you are applying?

As an artist I believe public art has a meaningful and transformative role to play, making a difference in the community. Not only does public art contribute to city beautification but it sparks an expanded interest in and appreciation of the visual arts, stimulating thought and conversation in the community about the arts. It also serves to build cohesiveness in the art community and, through selection, has the opportunity to highlight the contribution of all cultures. Further, public art has much to contribute as the city works to rebuild the downtown businesses and create community by

drawing residents to downtown, developing Bell Tower Park and adding outdoor spaces for the community to gather to sit and talk. Finally, Salisbury already draws visitors as an historic city. If properly developed our public art can also serve as a draw.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

Education: B.S. Art Education, University of Dayton, Dayton, Ohio, M.A. Art Education, Miami University, Oxford, Ohio, studied art and computer technology at the Center for Applied Scientific Technology, Harvard University, and have completed extensive course work in documentary video and photography.

Teaching: Art teacher in schools in Michigan and Ohio, Art Director, Seven Hills Schools, Cincinnati, and Cincinnati Country Day School, Artist-in-Residence for a one month "Day of the Dead" symposium at Clermont College, University of Cincinnati, to promote cultural understanding of Hispanics, art teacher/tutor, Taos Pueblo Day School, Taos, New Mexico, participating in an exchange program between the school and a public school in Ciudad Juarez, Mexico, Coordinator, Artist in the Schools Program, Ohio Arts Council, lecturer on learning style differences and creativity for the National Conference on Adults and Children with Learning Disabilities, the Independent Schools of the Central States and the Southwest Teachers Association

Exhibitions: Have exhibited in 15 galleries in Taos and Santa Fe, New Mexico, Vail, Colorado, and Cincinnati and Dayton, Ohio, had a one month Day of the Dead Exhibition at the Mean Mug, Salisbury, NC, invited by Sisters of St. Joseph, Pineapple, Alabama, to involve the Black community in creating an out-of-doors installation representing a grandmother's cabin, memorializing generations past, and had a shrine in "Images of Mary: Contemporary Variations", a juried exhibition, touring nationally, to celebrate the 50th anniversary of the Mariological Society of America, Dayton, Ohio,

Publication: Edited an interactive arts curriculum for Very Special Arts, Washington, D.C., published in Arts and Activities.

Related Experience: Spent two weeks developing a photographic record of members of the Black community for the Sisters of St. Joseph, Pineapple, Alabama, worked in art production for the motion picture industry for Jody Foster, followed a strong interest in art and archaeology, working at sites including Ballylough, Ireland, and Caesarea by the Sea, Israel, and studying sites in Ecuador, Belize, Guatemala, Mexico and Australia, and selected the exterior colors and designed the gardens for the Mary Steele Scales House (ca 1893), our home, recently designated one of Salisbury's historic landmarks.

My art mediums are painting and multimedia.

Past president, Taos, NM, Archaeological Society.
I volunteer three days a week stocking inventory at the Rowan History Museum resale store.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my

I agree

knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

Eugene

Goetz

Submission Date Feb 3, 2024 5:36 PM

First Name Eugene

Last Name Goetz

E-mail Goetz.Gene@gmail.com

Home Phone 704-216-1258

Address 126 East Steele Street

City Salisbury

State NC

ZIP Code 28144

Ethnicity Caucasian/Non-Hispanic

Gender Male

Occupation retired

Do you reside within the City limits of Salisbury? Yes

Please indicate your #1 preference: Historic Preservation Commission

Have you served on a board or commission of the City of Salisbury? Yes

Why are you interested in serving on the Board or Commission for which you are applying? I believe the HPC is a body where I can make a contribution to something key to the future development of Salisbury.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in Six years as a member of the HPC with experience gained getting our home designated an Historic Landmark.

your duties as a member of the Board or Commission:

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Karen

South Jones

Submission Date	Feb 8, 2024 4:45 PM
First Name	Karen
Last Name	South Jones
E-mail	whitehousewoman@gmail.com
Home Phone	704-642-9314
Fax	704-636-8117
Business Phone	704-633-5636
Address	810 Old Stone House Road
City	Salisbury
State	NC
ZIP Code	28146
Ethnicity	Caucasian/Non-Hispanic
Gender	Female
Place of Employment	Rowan County Youth Services Bureau, Inc.
Occupation	Executive Director
Do you reside within the City limits of Salisbury?	No
Are you within the City's Extraterritorial Jurisdiction (ETJ) area?	No

Please indicate your #1 preference:

Greenway Committee (No Requirement of Residency)

Have you served on a board or commission of the City of Salisbury?

No

Why are you interested in serving on the Board or Commission for which you are applying?

I am an avid walker who travels the streets throughout Salisbury on a regular basis. As such, I am interested in helping make our streets, sidewalks, and greenways safer and more accessible to walkers and bikers.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

I have been involved in numerous Boards of Directors, advisory committees, and other oversight entities. I know how to work collaboratively and collegially with diverse members of our community.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

louis

kandl

Submission Date Feb 13, 2024 12:30 PM

First Name louis

Last Name kandl

E-mail kandl@carolina.rr.com

Home Phone 7047985597

Fax none

Business Phone none

Address 303 W Marsh St

City Salisbury

State **NC**

ZIP Code 28144

Ethnicity **Caucasian/Non-Hispanic**

Gender **Male**

Place of Employment self

Occupation retired physician

Do you reside within the City limits of Salisbury? **Yes**

Are you within the City's Extraterritorial Jurisdiction (ETJ) area? **No**

Please indicate your #1 preference:

Tree Board

Please indicate your #2 preference:

Greenway Committee (No Requirement of Residency)

Please indicate your #3 preference:

Other

Have you served on a board or commission of the City of Salisbury?

No

Why are you interested in serving on the Board or Commission for which you are applying?

I am interested on being on the tree board because: 1. My education/background is biology, ecology and medicine. 2. life long interest and love for the outdoors and outdoor activities such as fishing, hiking, camping, boating, and now nature journaling (watercolor/ink/watercolor. 3.My realization as to the importance of trees in a healthy environment. 4. Knowing that climate change is real and that trees are or should be part of the solution. And that is within our capability.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

1. BA in Biology and Understanding of ecology
2.Understanding how trees improve the human habitat both socially and economically (lowering utility bills, wind brakes, beautifying your lawn/home and home value
3.Willingness to go to meetings, spend my time, to add to the beauty of Salisbury.
4. Prime directive for me is to see more trees growing in Salisbury for all the above reasons.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Lisa

Kelley

Submission Date Dec 8, 2023 8:56 AM

First Name Lisa

Last Name Kelley

E-mail fixer.todd@gmail.com

Home Phone 704 310 8662

Address 231 W D ave apt 21

City Salisbury

State NC

ZIP Code 28144

Ethnicity Caucasian/Non-Hispanic

Gender Female

Place of Employment Retiired

Do you reside within the City limits of Salisbury? Yes

Are you within the City's Extraterritorial Jurisdiction (ETJ) area? No

Please indicate your #1 preference:

Housing Advocacy Commission

Please indicate your #2 preference:

Human Relations Council

Please indicate your #3 preference:

Other

Have you served on a board or commission of the City of Salisbury?

No

Why are you interested in serving on the Board or Commission for which you are applying?

As a senior with disabilities and limitations, I have many concerns over housing for seniors, transportation issues and lack of resources.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

I hold a business degree, i am disabled, i have raosed premature twins, born at 27 weeks, i jave a an adult child with autism and a brain injury, i am a disabled senior woman who can offer a lot of insight into the lack of resources in this community and looking to change this situation. Particularly housing, veterans and unable to reach free legal services and Advocacy, due to overwhelming demand and not enough setvices.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

Yes

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Orlan

Lewis

Submission Date	Mar 8, 2024 10:02 AM
First Name	Orlan
Last Name	Lewis
E-mail	olewis@livingstone.edu
Home Phone	16302001499
Address	701 W. Monroe St
City	Salisbury
State	NC
ZIP Code	28144
Ethnicity	African American
Gender	Male
Place of Employment	Livingstone College
Occupation	Education, Vice President for Student Affairs
Do you reside within the City limits of Salisbury?	Yes
Are you within the City's Extraterritorial Jurisdiction (ETJ) area?	Yes
Please indicate your #1 preference:	Transportation Advisory Board (No Requirement of Residency)
Have you served on a board or commission of the City of Salisbury?	No
Why are you interested in serving on the Board or Commission for which you are applying?	I am interested in serving on The Transportation Advisory Board to serve as a liaison between Livingstone College, the Division, the Manager, the City Council and citizens of the community. As an effective member, I will be able to consult, advise and make recommendations to the Director of the Division in matters affecting service design, service scheduling, service fares, unmet needs in the service area, marketing, and performance measures.
Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:	Current I serve as the Vice President for Student Affairs at Livingstone College. I feel this would benefit and assist the Transportation Advisory Board with strengthening the town and gown relationship and partnership between the City of Salisbury Transportation and Livingstone College. I serve and have served on other city of Salisbury boards and advisory boards that in order to enhance the city of Salisbury.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Famous

Lusti

Submission Date Oct 9, 2023 11:08 AM

First Name Famous

Last Name Lusti

E-mail frlusti81@gmail.com

Home Phone 623-233-9627

Address 111 E. Innes St

City Salisbury

State NC

ZIP Code 2814r

Ethnicity Caucasian/Non-Hispanic

Gender Male

Place of Employment Populus Group

Occupation Recruiter

Do you reside within the City limits of Salisbury? Yes

Are you within the City's Extraterritorial Jurisdiction (ETJ) area?

Yes

Please indicate your #1 preference:

Planning Board

Please indicate your #2 preference:

Fair Housing Committee

Please indicate your #3 preference:

Housing Advocacy Commission

Have you served on a board or commission of the City of Salisbury?

No

Why are you interested in serving on the Board or Commission for which you are applying?

I want to give back to the small community I'm moving to, support it's growth, and protect its history.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

I have a high business acumen, having owned several businesses over the years. I am well versed in real estate, zoning, planning, etc.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Faye Moser

Submission Date	Feb 9, 2024 6:46 PM
First Name	Faye
Last Name	Moser
E-mail	fmluvsherdoxies@gmail.com
Home Phone	8284892351
Address	905 N Main St
City	Salisbury
State	NC
ZIP Code	28144
Ethnicity	Caucasian/Non-Hispanic
Gender	Female
Place of Employment	Electric Power Research Institute (EPRI)
Occupation	Engineer/Scientist
Do you reside within the City limits of Salisbury?	Yes
Are you within the City's Extraterritorial Jurisdiction (ETJ) area?	No
Please indicate your #1 preference:	Public Arts Commission
Please indicate your #2 preference:	Community Appearance Commission

Please indicate your #3 preference:

Tree Board

Have you served on a board or commission of the City of Salisbury?

No

Why are you interested in serving on the Board or Commission for which you are applying?

I am interested in serving on this commission because I am passionate about contributing to my community and making a positive impact. As a percussionist with educational and professional experience, including with the Salisbury Symphony Orchestra, I could offer a unique perspective to the Public Arts Commission. While not a visual artist, I understand the transformative power of the arts and bring a collaborative mindset to the table. My advocacy for the arts, coupled with my ability to work effectively with others, will contribute to the commission's goal of promoting inclusive and impactful public art initiatives.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

Building on my previous response, my experience as a musician has deeply informed my understanding of creative processes and the significance of art within our community. Through years of musical engagement, I've witnessed firsthand the transformative power of artistic expression in enriching lives and fostering community connections. This understanding of creation and the profound impact of art on our community is why I believe I would be a valuable addition to the Public Arts Commission. With a perspective grounded in artistic practice and community engagement, I am committed to advocating for inclusive and meaningful public art initiatives that resonate with diverse audiences and contribute to the cultural vitality of our community.

If not selected for the Public Arts Commission, I believe I could properly contribute to either the Tree Board or the Community Appearance Commission, as well. I work in geoscience/engineering, which could be beneficial to the Tree Board. Additionally, my residency in and appreciation for a Salisbury Historic District and volunteer work for the BlockWork initiative underscore my understanding of the importance of community appearance.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Nichole

Pequeño

Submission Date	Oct 13, 2023 10:25 AM
First Name	Nichole
Last Name	Pequeño
E-mail	nmpequeno@gmail.com
Home Phone	847.890.5664
Address	400 Heilig Ave
City	Salisbury
State	NC
ZIP Code	28144
Ethnicity	Hispanic
Gender	Female
Place of Employment	Railwalk Studios and Gallery
Occupation	Artist and educator
Do you reside within the City limits of Salisbury?	Yes

Are you within the City's Extraterritorial Jurisdiction (ETJ) area?

Yes

Please indicate your #1 preference:

Public Arts Commission

Have you served on a board or commission of the City of Salisbury?

No

Why are you interested in serving on the Board or Commission for which you are applying?

I want to help out with Public Arts in our vibrant arts community we have here in Salisbury. Public Arts is important in the sustainability and growth of a community and I would love to be involved more in my art community.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

As an artist of Railwalk Studios and Gallery in downtown Salisbury I can contribute to the Public Arts Commission. I have knowledge in the field of arts and teach art here as well. I have facilitated meetings and am a board member for Families First in Rowan County.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Steven

Raffa

Submission Date	Feb 9, 2024 1:57 PM
First Name	Steven
Last Name	Raffa
E-mail	swraffa7@yahoo.com
Home Phone	4014874480
Business Phone	4014874480
Address	903 North Main Street
City	Salisbury
State	NC
ZIP Code	28144
Ethnicity	Caucasian/Non-Hispanic
Gender	Male
Place of Employment	Semi-retired as of 12/2023
Occupation	Lawyer/Educator
Do you reside within the City limits of Salisbury?	Yes
Please indicate your #1 preference:	Historic Preservation Commission
Please indicate your #2 preference:	Planning Board

Have you served on a board or commission of the City of Salisbury?

No

Why are you interested in serving on the Board or Commission for which you are applying?

I have lived in Salisbury since June 2020. Unfortunately, work consumed my life until my recent retirement; I plan to only do some part-time consulting in the future.

Last night, I attended a Historic Preservation Commission (HPC) meeting and was somewhat horrified that at least some HPC board members were considering applications without any apparent regard for the applicable HPC guidelines. Previously as a young lawyer, I worked for two private firms as a trial attorney for seven years, and also had experience in zoning matters; in these capacities, I learned that what is relevant is adherence to applicable law and regulations. Otherwise, for 12 years of my legal career I worked to improve policy and treatment for mentally ill incarcerated individuals, and also served as legal counsel to two Rhode Island state agencies for two years. With two other individuals, and significant business community support, I also started Rhode Island's first charter high school, which served so-called at-risk teenagers. In all of these positions, decision making was based on applicable law, guidelines, rules, and/or regulations. I would use this experience, and my common sense, to follow the established guidelines of the HPC and the Planning Board in rendering decisions. As my house is located in the North Main Street Historic District, I think that it is important that all homes in all of Salisbury's historic districts comply with applicable HPC guidelines.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

I have an undergraduate degree in international affairs from Georgetown University and a law degree from the University of Pennsylvania.

I previously served on boards when I lived in Rhode Island, where I resided for 33 years. These boards included the Textron Chamber of Commerce Providence Public Charter School, where I was employed for 15 years, the Mount Hope Day Care Center, and the Providence Haitian Project. As indicated above, my positions as legal counsel for the RI Department of Revenue, where I worked for the RI Department of Motor Vehicles and the Rhode Island Lottery, and as a trial lawyer, as well as 12 years working to implement and evaluate policies for the treatment of the mentally ill who were incarcerated, trained me in the importance of adhering to established policy. Admittedly, these employment and other experiences did not involve historic preservation or planning issues. I nonetheless believe that the skills that I have learned and utilized throughout my career would be transferrable to historic preservation and planning issues.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Andrea

McCann Reeder

Submission Date Feb 2, 2024 11:38 AM

First Name Andrea

Last Name McCann Reeder

E-mail mccann611@yahoo.com

Home Phone 2142232459

Address 820 North Main St

City Salisbury

State NC

ZIP Code 28144

Ethnicity Caucasian/Non-Hispanic

Gender Female

Do you reside within the City limits of Salisbury? Yes

Are you within the City's Extraterritorial Jurisdiction (ETJ) area? No

Please indicate your #1 preference: Historic Preservation Commission

Have you served on a board or commission of the City of Salisbury? No

Why are you interested in serving on the Board or Commission for which you are applying? I have recently moved to the North Main Historic District. I am interested in preservation, my neighborhood and the future of historic Salisbury.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in I have interests in design and beautiful places and things. I have worked in an office setting in administrative, accounting and management roles my entire career. My life experience and interest in historic Salisbury as a home owner in the North Main Historic District make me an asset to the commission.

your duties as a member of the Board or Commission:

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

DENNIS

ROGERS

Submission Date Feb 2, 2024 5:43 PM

First Name DENNIS

Last Name ROGERS

E-mail DENNIS.ROGERS@NCFBINS.COM

Home Phone 7046376813

Business Phone 7042139600

Address 419 CAMELOT DRIVE

City SALISBURY

State NC

ZIP Code 28144

Ethnicity Caucasian/Non-Hispanic

Gender Male

Place of Employment ROWAN CO FARM BUREAU

Occupation MULTILINE AGENT

Do you reside within the City limits of Salisbury? Yes

Are you within the City's Extraterritorial Jurisdiction (ETJ) area? No

Please indicate your #1 preference: Transportation Advisory Board (No Requirement of Residency)

Please indicate your #2 preference:

Parks and Recreation Advisory Board

Please indicate your #3 preference:

Greenway Committee (No Requirement of Residency)

Have you served on a board or commission of the City of Salisbury?

Yes

Why are you interested in serving on the Board or Commission for which you are applying?

CONTINUING NEED TO BE INVOLVED IN THE IMPROVEMENT OF OUR CITY.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

BA DEGREE-BUSINESS ADMIN. CATAWBA COLLEGE(1972); BANKING AND CONSTRUCTION PLANNING AND LENDING; ENDING A 6 YEAR TERM ON CITY PLANNING AND BOARD OF ADJUSTMENT; BORN IN ROWAN CO. AND 60 YEAR RESIDENT.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Robert

Schmidt

Submission Date	Jan 4, 2024 12:13 AM
First Name	Robert
Last Name	Schmidt
E-mail	robert.eleanor@gmail.com
Home Phone	7045501923
Address	514 S Jackson St
City	Salisbury
State	NC
ZIP Code	28144
Ethnicity	Caucasian/Non-Hispanic
Gender	Nonbinary or third gender
Place of Employment	Retired
Do you reside within the City limits of Salisbury?	Yes
Are you within the City's Extraterritorial Jurisdiction (ETJ) area?	Yes
Please indicate your #1 preference:	Historic Preservation Commission
Please indicate your #2 preference:	Planning Board
Please indicate your #3 preference:	Bell Tower Green Committe

Have you served on a board or commission of the City of Salisbury?

No

Why are you interested in serving on the Board or Commission for which you are applying?

Since buy are house here in West Square I always want to be involved with are town. I'm proud of everything that happens around the town.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

Retired Army and belonging to the Salisbury Elks, Salisbury DAV, Salisbury VFW, Salisbury American Legion, and Salisbury Masonic Temple

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Kristin

Stauffer

Submission Date	Dec 7, 2023 4:07 PM
First Name	Kristin
Last Name	Stauffer
E-mail	rascal102774@hotmail.com
Home Phone	(704) 232-5170
Business Phone	(704) 232-5170
Address	324 Knollwood Ave
City	Salisbury
State	NC
ZIP Code	28144
Ethnicity	Caucasian/Non-Hispanic
Gender	Female
Do you reside within the City limits of Salisbury?	Yes
Please indicate your #1 preference:	Other

Please indicate your #2 preference:

Housing Advocacy Commission

Please indicate your #3 preference:

Human Relations Council

Have you served on a board or commission of the City of Salisbury?

No

Why are you interested in serving on the Board or Commission for which you are applying?

I am interested in the police advisory board. I think it would be an opportunity to see how the police and community are able to work together to help our citizens.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

I have a degree in criminal justice and psychology and I am finishing up my master's in forensic psychology. I have completed Salisbury Citizens Academy and I am on my home owner Association board.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Katherine

Thornton

Submission Date	Sep 7, 2023 10:13 PM
First Name	Katherine
Last Name	Thornton
E-mail	katherinethornton2015@gmail.com
Home Phone	704-636-9418
Address	1130 Faith Road
City	Salisbury
State	NC
ZIP Code	28146
Ethnicity	Other
Ethnicity (Other):	Middle Eastern
Gender	Female
Place of Employment	TIAA
Occupation	Director

Do you reside within the City limits of Salisbury?

Yes

Are you within the City's Extraterritorial Jurisdiction (ETJ) area?

No

Please indicate your #1 preference:

Planning Board

Please indicate your #2 preference:

Tree Board

Please indicate your #3 preference:

Human Relations Council

Have you served on a board or commission of the City of Salisbury?

No

Why are you interested in serving on the Board or Commission for which you are applying?

To participate in my community, to model leadership, to work for the greater good

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

MBA, corporate enterprise program management, collegiate professor, small business owner

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: March 19, 2024

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

Name of Presenter(s): Wendy Brindle, Transportation Director and Patrick Smith, Police Chief

Requested Agenda Item: Council to receive an update regarding Panhandling Signs

Description of Requested Agenda Item: The Salisbury Police Department identified eight intersections for placement of the new panhandling signs. Most of the locations involve intersections with NCDOT roadways. While awaiting a final response from NCDOT regarding placement of the signs on state roadways, staff installed signs at the identified locations on city-maintained streets. Ten signs have been installed:

- Each approach at Arlington Street and Freeland Drive (3 signs)
- Each approach on Market Station Drive at Faith Road (2 signs)
- Each approach on Arlington Street at Innes Street (2 signs)
- Brenner Avenue at Jake Alexander Boulevard (1 sign)
- Each approach of Lincolnton Road at Jake Alexander Boulevard (2 signs)

The remaining three intersections are NCDOT maintained for each approach. Those are:

- Jake Alexander Boulevard and Mooresville Road
- Jake Alexander Boulevard and Klumac Road
- Jake Alexander Boulevard and I-85 Ramp

The "Panhandling Signs" will be available for private purchase at the City's Police Department, 130 East Liberty Street beginning on Wednesday, March 20, 2024. Cost for the sign only is \$60. Sign channels and hardware are also available at a cost of \$45. Payment can be accepted in cash, check or credit card.

Attachments: Yes No

Fiscal Note:

Action Requested of Council for Agenda Item: Council to receive an update regarding Panhandling Signs

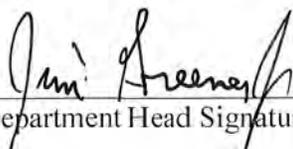
Contact Information for Group or Individual: Wendy Brindle, wbrin@salisburync.gov
Patrick Smith, psmit@salisburync.gov

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

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: March 19, 2023

Name of Group(s) or Individual(s) Making Request: Downtown Development Dept.

Name of Presenter(s): Mayor's Announcement

Requested Agenda Item: Ring in the Spring, Saturday, March 23

Description of Requested Agenda Item: On Saturday, March 23, get free professional photos with the Easter Bunny from 11 a.m. to 2 p.m. Bell Tower Green. Following your photo, spend the afternoon exploring other Downtown events, restaurants and shops. For more information, visit www.downtownsalisburync.com.

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

Sada Troutman

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: March 19, 2024

Name of Group(s) or Individual(s) Making Request: Public Arts Commission

Name of Presenter(s): Alyssa Nelson, Urban Design Planner

Requested Agenda Item: Paint the Pavement Call for Entries Mayor's Announcement

Description of Requested Agenda Item:

The Salisbury Public Arts Commission invites artists of all ages and skillsets to submit their designs for consideration for the second Salisbury Paint the Pavement Project. There is no cost to enter and all materials will be supplied. A \$200 stipend will be given to artists upon completion. Entries will be accepted through Wednesday, May 1, 2024. For applications and more information please visit www.salisburync.gov/PaintThePavement.

Attachments: Yes No

Paint the Pavement social media flyer and call for entries announcement.

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

This project has been budgeted for in FY 2023-2024 budget.

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

Contact Information for Group or Individual: Alyssa Nelson, 704.638.5235, anel@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



Paint THE Pavement

Looking for local artists! www.salisburync.gov/PaintThePavement



THE SALISBURY PUBLIC ARTS COMMISSION

Paint The Pavement Project

Call for Entries - Submission Deadline May 1, 2024

The Salisbury Public Arts Commission (SPAC) invites artists of all ages and skillsets to submit their best designs for consideration for the second Salisbury Paint the Pavement Project. Selected artists + teams will paint their design on one of five crosswalks in the Railwalk Arts District - at the intersection of Kerr Street and Lee Street, as well as on the crosswalk from Lee Street Theatre and the Farmer's Market Pavilion.

There is no cost to enter, and all materials will be supplied by the Salisbury Public Arts Commission. Artists will receive a \$200 stipend upon sidewalk art completion.

Designs will be selected by a local and diverse selection committee. Individual Rowan County artists, groups, neighborhood associations, community organizations, businesses, nonprofits, schools and/or churches are encouraged to apply.

Artists may submit up to five entries (map of crosswalk locations on website and in Guidelines packet). Please submit high resolution designs in the requested template included in the application. Each design will need to fit in a 6' x 25' space.

Selected artists and teams will paint the pavement with City on-site assistance. City of Salisbury Staff will take care of on site preparations. Work will be monitored and on display for a minimum of one year.

General Criteria

The selected designs will:

- Reflect the history, culture, and vibrancy of Salisbury
- Display creativity and diversity
- Be suitable for public display
- Include no words, logos, commercial speech or advertising
- Not mimic traffic control devices
- Use a minimum of three colors

Important Dates & Instructions

Deadline for postmarked submittal	May 1, 2024
Announcement of selection	May 24, 2024
Waiver Forms Due	June 10, 2024
Paint the Pavement Weekend	June 22-23, 2024
More information, pavement guidelines, application and template available at: www.salisburync.gov/paintpavement	
Applications can be submitted digitally, emailed to public.art@salisburync.gov , or mailed to:	
Public Art, 132 N. Main Street, Salisbury, NC 28144	

Contact Alyssa Nelson - 704.638.5235 - public.art@salisburync.gov

For more information about SPAC's Paint the Pavement Project please visit: www.salisburync.gov/paintpavement

Artwork Details: 2022 Paint the Pavement event