



## **Public Hearing**

# **Community Development Block Grant & HOME Program Funds**

**April 5, 2021**

## Estimated Funding 2022-2023

CDBG	\$ 290,000.00
HOME Program	\$ 150,000.00
<u>Program Income</u>	<u>\$ 25,000.00</u>
TOTAL	\$ 465,000.00

# What types of activities are eligible?

## Priorities \*

- Owner-Occupied Housing Rehab
- Emergency Rehabilitation
- Acquisition/Rehabilitation for homeownership - vacant/abandoned/foreclosed
- Sidewalks / Public Infrastructure / Park Improvements
- Public Services (15% cap)



**\*2020-2024 Consolidated Plan**

## **Next Steps**

- ▶ Public Services Applications due April 19, 2022 (Applications are available online through the City's website, call (704) 638-5324 for any questions)
- ▶ Public Input Meeting
  - ▶ March 30, 2022 4:00pm- 5:00pm (Virtual)
  - ▶ Link on City's website to register
- ▶ Public Hearing, Council will consider budget and action plan at a subsequent meeting



## **For More Information:**

Community Planning Services  
132 N. Main Street  
(704) 638-5324

[candace.edwards@salisburync.gov](mailto:candace.edwards@salisburync.gov)

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: 04/05/2022

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

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

Requested Agenda Item: CD-07-2021 Dollar General – Corner of Old Mocksville Rd and 7<sup>th</sup> Street Ext., Parcel ID 325 005

Description of Requested Agenda Item: CD-07-2021 Request to subdivide and rezone approximately 1.67 acres of a 4.44 acre parcel at the corner of Old Mocksville Rd and 7<sup>th</sup> Street Ext., (PID 325 005) from Neighborhood Mixed-Use (NMX) with a General Development Overlay (GD-A) to Corridor Mixed-Use (CMX) with a Conditional District (CD) Overlay to request an exception of the Land Development Ordinance as permitted by Section 15.23.

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: Teresa Barringer, tbarr@salisburync.gov, 704-638-5210

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

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

## FINANCE DEPARTMENT INFORMATION:

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

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

**For Use in Clerk's Office Only**

# Salisbury City Council Agenda Item Request Form

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Approved

Delayed

Declined

**Reason:**



## Planning & Zoning Analysis

**CASE NO.****CD-07-2021****Project Title:****DOLLAR GENERAL****Petitioner(s)**

Teramore Development, LLC

**Owner(s)  
Representative(s)**

Belle Realty Development Co

**Address**Corner of Old Mocksville Rd and 7<sup>th</sup> Street Ext.**Tax Map & Parcel(s)  
Size / Scope  
Location**325 005  
Approximately 1.679 acre parcel  
Corner of Old Mocksville Rd and 7<sup>th</sup> Street Ext.

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**PETITIONER REQUEST****Request:**

Petition proposes to rezone from Neighborhood Mixed Use (NMX) with a General Development Overlay (GD-A) to Corridor Mixed Use (CMX) and establish a new Conditional District (CD) Overlay to allow for the development of a general retail building of 10,664 sq. ft. with proposed exceptions to the building design criteria and inter lot connectivity. Any property that falls within a General Development Overlay is subject to Council approval. The current zoning of NMX does not permit general retail greater than 10,000 sq. ft.

**Staff Comments:**

The current parcel (Tax Map 325 PID 005) of 4.44 acres will be subdivided into two (2) lots before development of the site. The parcel created for this project will utilize 1.67 acres, while the remaining portion of 3.352 acres will remain undeveloped. Staff identified that spot zoning is not an acceptable practice. However; the petitioner wanted to pursue by adding a condition to the proposal noting (CMX) rezoning restricted to proposed general retail use only; no other (CMX) uses permitted. The proposed base district zoning change is only for the purpose of requesting the additional 664 sq. ft. needed for the proposed building model for the specific use to include fresh produce and a larger line of groceries.

During the initial Planning Board courtesy hearing held on February 8, 2022, there were questions regarding the history of the (NMX) zoning being in this location. Per the minutes (included in packet), the petitioner for that rezoning, Rodney Queen, requested a rezoning on February 4, 2003 from R-8



## Planning & Zoning Analysis

Single Family-8 Residential to B-RT Retail Business with a General Development Overlay (GDA) with Council voting unanimously to approve. During the February 8, 2022 courtesy hearing, Planning Board voted 4-3 to recommend approval citing consistency the Vision 2020 Comprehensive Plan.

Staff was notified by a citizen of an error on the zoom link that was provided for the adjoin notice of the February 8, 2022 Planning Board Meeting after meeting had occurred resulting in the need for a second courtesy hearing which was held on February 22, 2022. However; after much discussion and concerns regarding an increase of tractor trailer deliveries on the narrow road of Old Mocksville Road and 7<sup>th</sup> Street Extension, concerns of inconsistency with the Vision 2020 Comprehensive Plan, the spot zoning of Corridor Mixed Use (CMX), and a petition with an estimated 483 citizens against the proposal – the Planning Board voted unanimously to recommend denial of the petition.

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

**No.** The current (NMX) zoning with a (GD-A) Overlay requires any request for development follow the legislative process. Due to the base zoning district prohibiting general retail greater than 10,000 sq. ft., the petitioner opted to request a change to the zoning to (CMX) and create a (CD) Overlay to request exceptions to the building design criteria and inter lot connectivity as allowed by the LDO Section 15.23.

**Base Zoning District Descriptions**

*Existing:*

**NMX: Neighborhood Mixed-Use**

*Proposed:*

**CMX/CD: Corridor Mixed-Use with a CD Overlay**

**Development Type:**

One (1) building with 10,664 sf of retail space.

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### CHARACTER OF AREA

**Overview:**

The 1.679 acre site includes one parcel



# Planning & Zoning Analysis

## Surrounding Land Use(s) & Zoning:

<i>Location</i>	<i>Existing Land Uses</i>	<i>Existing Zoning</i>
North of area	Vacant / Residential	NMX / GR6
East of area	Residential	GR6
South of area	Restaurant	NMX
West of area	Residential	GR6

## INFRASTRUCTURE & CIVIC/COMMUNITY FACILITIES

### Public Schools:

**Elementary:** Elizabeth Koontz Elementary  
**Middle:** Southeast Middle School  
**High:** Jesse Carson High School

### Fire District:

City of Salisbury Station 3 (1604 W Innes Street.)

### Utilities

#### *Water & Sewer:*

Public water main is adjacent to the Old Mocksville Road frontage of the site; the developer is proposing to extend the sewer to serve the site

### Transportation

#### *Transit:*

City of Salisbury Transit Route 3 near the intersection of W. Innes Street and Statesville Blvd. is the nearest transit location.

#### *Property Access(s):*

Vehicular access to the site will be via one access point of ingress / egress off of 7<sup>th</sup> Street

#### *Public Improvements:*

The developer will be extending public sanitary sewer to serve the property. Due to the topography and no connecting public sidewalk system, the developer is proposing to pay sidewalk in lieu of installation.



## Planning & Zoning Analysis

### COMPREHENSIVE & AREA PLANS

#### Applicable Plans:

#### Vision 2020 Comprehensive Plan

#### Applicable Policies & Objectives

##### *Policy N-7:*

N-7: Appropriately located, designed and scaled stores and services providing basic necessities to residents of the city’s older neighborhoods shall be encouraged.

*The proposal is located on the corner of Old Mocksville Road and the 7<sup>th</sup> Street Extension adjacent to another commercial property. The use will provide basic household and grocery needs to the surrounding neighborhoods.*

##### *Policy C-26:*

C-26: Neighborhood serving businesses shall be designed at a residential scale and character.

*The proposed scale and architectural design is compatible with the surrounding neighborhood.*

### TRC & PLAN REVIEW

#### TRC Meeting:

This proposal was presented to Technical Review Committee (TRC) at their regular scheduled meeting on December 16, 2021. The TRC recommended approval contingent upon revising plans to address comments. The petitioner made the required changes by requesting alternate design exceptions as allowed per Section 15.23 of the Land Development Ordinance and by changed the base zoning from (NMX) to (CMX).

#### Conditional District Alternative Design Request(s)

##### *LDO Chapter 5 Building Types & Standards*

**Section 5.11.A.1 Windows and Doors:** The first floor street-facing elevations shall include transparent windows and doors arranged so that the uses inside are visible from and accessible to the street on at least 40% of the length of the first floor building elevation along the first floor street frontage.



## Planning & Zoning Analysis

*Due to the floorplan of the general retail store having coolers and product racks; the petitioner is requesting an alternate design for the standard windows to be opaque while the transoms and entry doors and windows will be transparent. The intent is to conceal the back of the coolers and racks from street view.*

### **Section 5.17 identifies a maximum front setback of 75 ft for a commercial building**

*The petitioner is requesting an exception to allow a 96.31 front setback from the 7<sup>th</sup> Street frontage as an alternate design.*

**Section 10.6.A: Where a connection is required, a minimum of two (2) connection stubs shall be provided to adjoining property; however, if the subject site access two (2) or more streets, only one (1) interlot connection stub shall be provided to the adjoining property.**

*The petition is requesting an exception to allow only one (1) interlot connectivity point due to only one parcel being adjacent.*

*LDO Chapter 10 Parking*



The Salisbury Planning Board held a virtual meeting on Tuesday, February 22th 2022, at 4 p.m. with the following being present:

**GUESTS:** Michael Fox, Dionne Brown, Ken Miller, Justin Church, Eva Nelson, Diane Fisher, Aaron Towns, Richard Kirkland, and Ben Fisher; Adam Fiorenza, Woody Coley, Christopher Kouri, Yolanda Brisco, Greg Welsh.

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

**STAFF:** Teresa Barringer, Elizabeth Burke, Graham Corriher, Hannah Jacobson, and Emily Vanek

#### **WELCOME GUESTS AND VISITORS**

John Schaffer, Chair, called the Planning Board meeting to order at 4 p.m. on 2/22/2022

#### **STAFF PRESENTATION**

##### **CASE NO. CD-07-2021 DOLLAR GENERAL**

**Petitioner(s):** Daniel Almazan (applicant); Teramore Development, LLC

**Property Owner:** Belle Realty Development Co.

**Parcel(s):** 325 005

**Current Zone:** Neighborhood Mixed- Used (NMX)

#### **Rezoning Request**

Request to rezone (1) parcel, 325 005; from Neighborhood Mixed Use (NMX) / GD-A Overlay to Corridor Mixed Use (CMX) with a Conditional District Overlay (CD).

#### **Applicable Policy**

##### **Vision 2020**

**Policy N-7:** Appropriately located, designed and scaled stores and services providing basic necessities to residents of the city's older neighborhoods shall be encouraged.

**Policy C-26:** Neighborhood serving businesses shall be designed at residential scale and character.

## **DISCUSSION**

Mrs. Barringer conducted a staff presentation to provide the details and purpose of the case; listing the exception requests:

- Allow the front setback to exceed the maximum by right 75ft setback associated with LDO Chapter 5
- Allow one inner lot connectivity point rather than the two required by LDO Chapter 10
- Allow opaque windows along the street façade to vary from LDO Chapter 5

Mr. Schaffer mentioned this case, again, is requesting spot zoning with in an existing spot zone. As requested from the board previously, Mrs. Barringer discussed the history of the existing zoning and associated cases for background and clarification. The board and staff then discussed the difference in provisions regarding NMX and CMX. Mrs. Barringer also confirmed that the plans will have a condition listed to keep NMX development restrictions if the CMX rezoning request is accepted. The board and Mrs. Barringer discussed the petition from the surrounding community.

Mr. Norris inquired about future road development and Mrs. Barringer responded that she is not aware of any future plans for road improvements and that this project did not require a Traffic Impact Analysis or road improvements from NCDOT due to the projected low volume traffic increase if the Dollar General were to proceed. The board expressed their concerns related to the minimum amount of space (road/lane width) provided on the road for the additional tractor trailer traffic with little room for error, in addition to the already present sense of unsafe conditions on Old Mocksville Rd.

Ms. Ricks inquired about what the notification radius was for the surrounding areas and if there was any feedback from the surrounding commercial business owners. Mrs. Barringer responded that notifications were mailed to properties within 250 ft. of all boundaries of the property including the commercial businesses in reference, but no input was provided from said businesses.

Mr. Michael Fox, law offices located at 400 Bellemeade, Suite 800, St Greensboro NC 27401, introduced the team associated with Daniel Almazan (applicant) and Teramore Development, LLC team. Mr. Almazan, applicant representative, presented the specifics regarding the site selection, new store's intent, layout, and the purpose of the rezoning and conditional district request. Mr. Almazan explained the main intent is to bring fresh produce to the area that the standard Dollar General stores do not provide and within a convenient distance/ drive time.

Ms. Dionne Brown, located at 4600 Marriot Dr Raleigh NC 27612, with Davenport Engineering, presented a technical memorandum related to traffic impacts because it was mentioned by the community as a concern. Mrs. Brown mentioned, that based off the data collected, the roads' existing conditions would not be heavily impacted regarding additional traffic. Ms. Brown mentioned the only request regarding the roads is that the site access be located 100 ft away from the intersection. There was additional discussion regarding road lane widths, existing traffic, and

projected traffic related to the Dollar General. Mr. Justin Church, located at 1520 Meadow view Dr Wilkesboro NC 28697, provided insight and clarification regarding the steps Dollar General took to ensure that the necessary research, applicable specifically to said site, was conducted to ensure all requirements and concerns were addressed.

Mr. Ken Miller, located at 13801 Reese Blvd W Huntersville NC 28078, spoke in regard to potential crime issues brought up during the community meeting. Mr. Miller stated that, based on other Dollar Generals and similar retail stores, there would be no significant crime impacts compared to the existing crime in the area. The board and Mr. Miller discussed the difference between larceny and robbery for clarification of the data provided by Mr. Miller's study and proceeded to discuss the researcher's findings regarding crime and road safety.

Mr. Richard Kirkland, land appraiser located at 9408 Northfield Ct Raleigh, NC 27603, explained that all existing Dollar Generals are within and/or near residential areas with no impacts, negative or positive, to surrounding land values. He also stated that, Dollar Generals are usually a harmonious use to residential areas and proceeded to explain how the proposed use is harmonious to the specific site in discussion.

Mr. Fox reiterated and closed out what the project representatives discussed and stated that all comments that were able to be addressed were addressed through studies and research.

Mr. Ben Fisher, located at 215 Sells Rd Salisbury NC 28144, spoke as a concerned local resident. Mr. Fisher stated that he is for sustainable smart growth but that the Dollar General does not meet that definition. He also mentioned that the proposed use does not meet vision 2020.

Ms. Eva Nelson, located at 101 Sterling Ct, reiterated that she is in favor of responsible growth and development that is safe and secure. She does not believe the proposed Dollar General meets responsible growth, development, or the intent of Vision 2020 for neighborhood business development.

Ms. Susan Cloninger, located at 2100 7<sup>th</sup> St Ext., discussed the current hazards of the road she resides on. She does not believe the Dollar General will be a benefit to the community, but escalate the lack of safety.

Mr. Joseph Trainer, located at 126 Sterling Ct, expressed his concerns related to current road conditions and how it is unsafe. He explained that the infrastructure does not support the various modes of transportation currently so he is unsure how it will support the additional traffic from tractor trailers for the Dollar General.

Mr. Robert Timberlake, located at 615 Trexler Loop, discussed the absence of need for another Dollar General or grocery store in the area. He also wanted to reiterate the previous discussion stating that the road is difficult to drive on with a standard motor vehicle let alone a tractor trailer. He also mentioned that he is for responsible growth within the city, but the Dollar General is not a part of that.

Ms. Susan Coole, 26 Polo Dr, further expressed her concern for the safety on old Mocksville road. She stated that there is enough room for two cars to pass each other safely, but there are no shoulders and a deep drop off each side. There is no place to pull over or move out the way for larger vehicles and has already caused multiple accidents. Ms. Coole does not support the Dollar General or additional traffic that comes with it.

Ms. Diane Fisher, located at Eleven N Rd, expressed her concern of the drastic shift that is being proposed for the property. She discussed how the request does not meet the intent of Vision 2020 and her lack of support for the Dollar General development. Ms. Fisher also highlighted that the case is spot zoning and strongly effects the surrounding areas.

Mr. Aaron Towns, located at 101 Rugby Rd, shared his concerns regarding the road safety and the potential increase of commercial traffic.

Mr. Fox mentioned that the Dollar general would bond out the curbs and gutters work through the city. Mr. Rogers asked about the water and sewer costs and Mrs. Barringer stated the developer would pay for the full cost of the required sewer extension and any associated taps.

Ms. Land inquired about sidewalks and Mrs. Barringer responded that due to site specific restrictions the developer took the option to pay-in-lieu. Ms. Dixon and staff discussed food deserts compared to food oasis and asked for that to be considered.

Ms. Land further expressed her concern for the spot zoning. Mrs. Barringer highlighted that the applicant was made fully aware of the opposing view of spot zoning along with other possible considerations prior to bring the case to the board and the applicant requested to proceed.

Mr. Burgin and Mr. Post mentioned the intent of the existing zone and the input of the community showing that the development may not benefit the surrounding area if the community does not support it. The board further discussed the spot zoning, the other zoning options, and the compatibility of each.

## **MOTION**

Mr. Struzick made a motion to deny the CD-07-2021 Dollar General case due to the various safety concerns and the case's inconsistency with the intent of Vision 2020. Second by Mr. Post. All voted AYE.

Mr. Rogers made a motion to continue after 7:00. Mr. Struzick Second. All voted Aye. The meeting proceeded with community input.

**CASE NO. Z-01-2022 HARRISON RD**

**Petitioner(s):** Adam Fiorenza (petitioner)

**Property Owner:** Edwards Timber Co Inc.

**Parcel(s):** 450 001

**Current Zone:** General Residential (GR-6)/ Heavy Industrial (HI)

**Rezoning Request**

Request to rezone (1) parcel from General Residential (GR-6) / Heavy Industrial (HI) to General Residential (GR-6)

**Applicable Policy**

**Vision 2020**

**“Housing” Vision Statement:** We see a multitude of housing choices, ranging from single-family homes, to townhouses, to garage apartments, to apartments over downtown shops or the neighborhood corner store. We see neighborhoods with several different well-designed housing types for all incomes where the elderly, young families, singles and others share experiences and help one another.

**Policy N-18:** As new neighborhoods are developed, a mixture of housing types/sizes/prices shall be encouraged within the bounds of each neighborhood planning area.

**DISCUSSION**

Ms. Burke conducted a staff presentation to provide the details and purpose of the case. The board and Ms. Burke discussed the existing zoning and surrounding areas. Ms. Burke wanted to highlight that the lot already exists as majority residential zoning and the request is to clean up the split zoning. She also mentioned that although there is no transition zone between the residential and heavy industrial zoning, landscaping provisions will apply for buffer purposes. Mr. Burgin inquired about existing infrastructure and if it was installed with the intent for heavier development such as heavy industrial. Mrs. Barringer stated that this area does not have the larger mains that are normally associated with heavier development. Mrs. Barringer also mentioned that the existing heavy industrial site currently meets the setback provisions of the LDO if the request was approved. Staff also mentioned the developers will be voluntarily annexing in. The board and staff further discussed the city limits and ETJ limits.

Mr. Fiorenza further explained the projects intent and discussed the lots existing conditions such as wet lands and other site specific restraints.

**MOTION**

Mr. Burgin made a motion to approve the Z-01-2022 Harrison Rd case as submitted, meeting the intent of Vision 2020. Second by Ms. Ricks. All voted AYE.

**CASE NO. Z-02-2022 HENDERSON GROVE CHURCH RD**

**Petitioner(s):** Woody Coley; Trammel Crow Company

**Property Owner:** Thomas Eller, Steve Safrit, Barbara Safrit, Evelyn Fowler (owners); Nancy Shue (owner)

**Parcel(s):** 407 014, 015

**Current Zone:** Rowan County zoning I-85 Economic Development District-Corporate Park District (85-ED-3)

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**Rezoning Request**

Request to rezone (2) parcels from Rowan County zoning I-85 Economic Development District-Corporate Park District (85-ED-3) to City of Salisbury zoning Light Industrial (LI)

**Applicable Policy**

**Vision 2020**

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

**DISCUSSION**

Ms. Burke conducted a staff presentation to provide the details and purpose of the case. Mr. Post and Ms. Burke further discussed the intent of the proposal for clarification. Mr. Schaffer inquired about notices and Ms. Burke confirmed that the typical 250 ft adjoined notices were mailed out and a community meeting was also held by the petitioner. The board and staff discussed the conversations that took place during the community meeting and the outcome/ effectiveness. Ms. Burke and Ms. Land discussed the county and city's definitions of Light Industrial.

Mr. Ricks made a motion to continue the meeting for the remainder of the items. Mr. Struzick Second. All voted Aye. The meeting proceeded with community input.

Mr. Coley introduced his team and the intended buyer, Trammel Crow Company. Mr. Kouri provided further insight on the intent of the rezoning and Mr. Welsh presented the proposed project, if the rezoning were to get approved. He explains the project's compatibility with the surrounding area and site specific details related to future development. Mr. Coley presented renderings illustrating the potential site layout and discussed the benefits of Trammel Crow Company for the community.

Mr. Schaffer inquired about possible mitigations for environmental impacts. Mr. Coley expressed that for the nature of a light industrial development, the Trammel Crow site would be considered low impact. Mr. Coley further explained that due to the restrictions associated with wetlands, a lot of the site will consist of vegetation to serve a buffers.

Mr. Rogers inquired for clarification that the intended use would be sales and distribution. Mr. Coley confirmed that the intended tenant would be in the sales and distribution business, but that there are no recognized potential tenants at this time.

## **MOTION**

Mr. Rogers made a motion to approve the Z-02-2022 Henderson Grove Church Rd case as submitted, meeting the intent of Vision 2020. Second by Ms. Ricks. All voted AYE.

## **CASE NO. CD-02-2022 210 LUMBER ST**

**Petitioner(s)/ Property Owner:** Franco Goodman, Goodman Millwork, Inc.

**Parcel(s):** 018 005

**Current Zone:** Light Industrial (LI)

### **Rezoning Request**

Request to rezone (1) parcel from Light Industrial (LI) to Light Industrial (LI) with a Conditional District Overlay (CD) for an addition to existing building.

## **DISCUSSION**

Mr. Burgin recused himself from case CD-02-2022 210 Lumber St as he is assisting with the proposal.

Mrs. Barringer conducted a staff presentation to provide the details and purpose of the case. She explained the intent of the conditional district is to allow a 2.82 ft setback in a district that allows either 0 or 4 ft. The alternate design condition is being requested so that the new proposed paint booth addition can be aligned with the existing paint booth that was constructed prior to the LDO code.

Mr. Burgin provided insight on the project and background of the request for clarification on why the case is being presented to the board.

Ms. Land stated the request appears to be reasonable due to existing conditions.

## **MOTION**

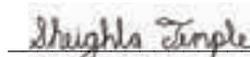
Ms. Land made a motion to approve the CD-02-2022 Henderson Grove Church Rd case as submitted, meeting the intent of Vision 2020. Second by Ms. Ricks. All voted AYE.

## **OTHER BUSINESS**

### **ADJOURN 7:35**



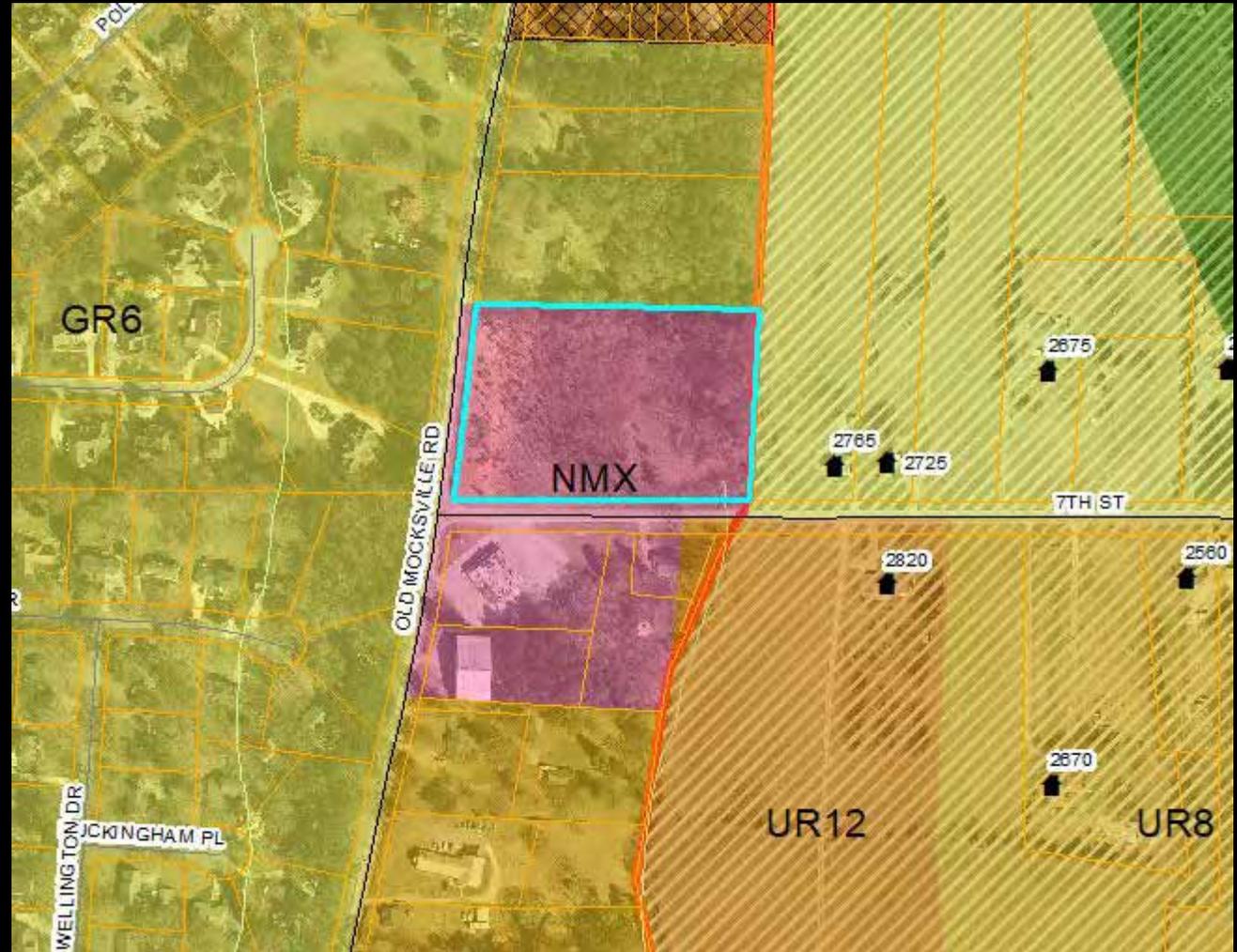
John Schaffer, Chair



Sheighla Temple, Secretary

CD-07-2021:  
**DOLLAR GENERAL**  
**PID: 325 005**

Petitioner: Teramore  
Development, LLC  
Representatives: Daniel Almazan  
Property Owners: Belle Realty  
Development Co.



# Petition CD-07-2021

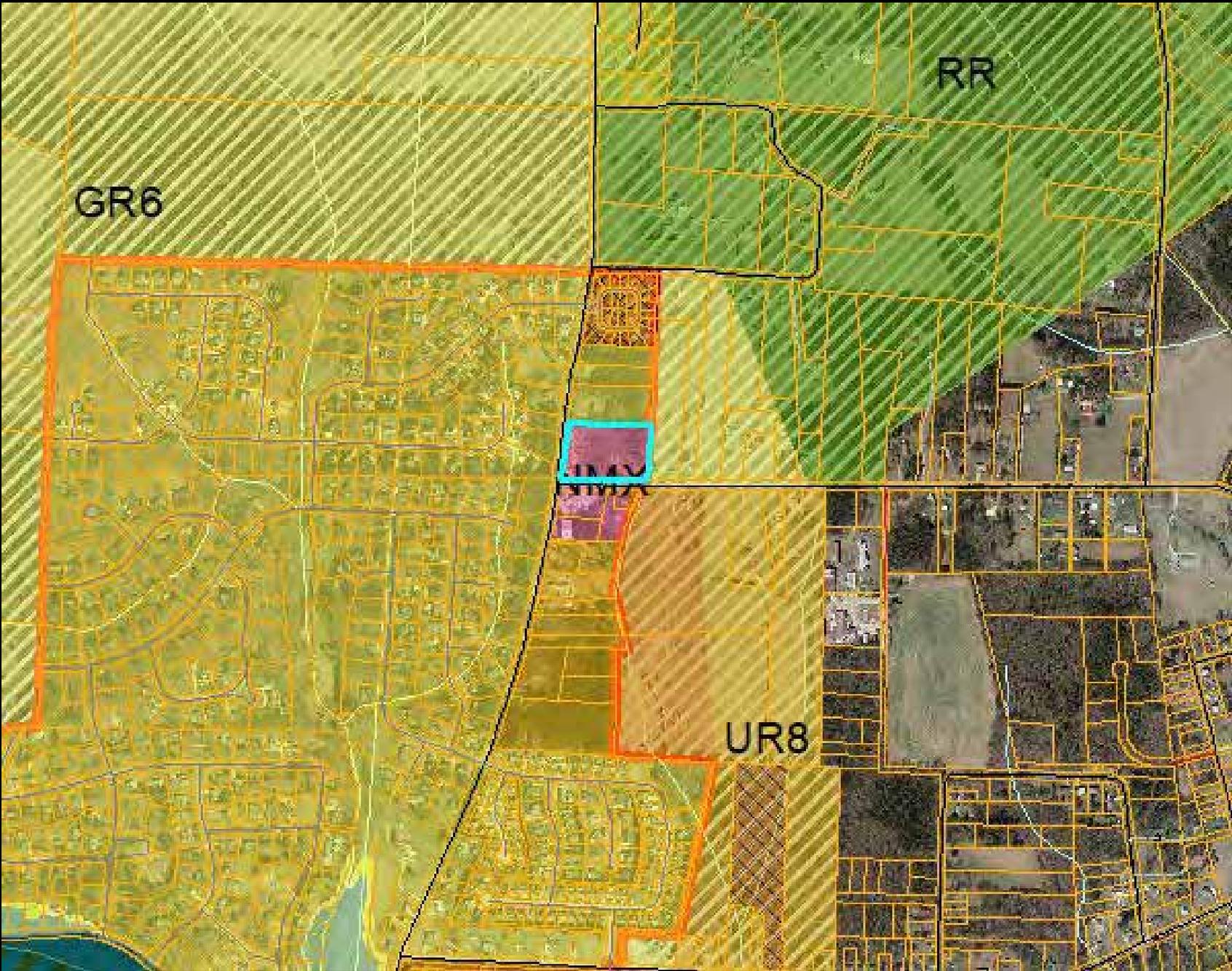
## Current Zoning

- Neighborhood Mixed Use (NMX)

## Proposed Zoning

- Corridor Mixed Use (CMX) / CD Overlay

Proposed development for the construction of a Dollar General store on a subdivision of an undeveloped parcel.



# TIMELINE AND HISTORY OF NMX ZONING

**02.04.2003** - The 5.65 acre property at the northeast corner of Old Mocksville Road and Seventh Street extension identified as **Tax Map 325 Parcel 005** was petitioned by a developer for a rezoning from R-8 Single Family-8 Residential District to B-RT-S Retail Trade with a GD-A General Development Overlay. City Council voted unanimously to approve.

## Uses Permitted in B-RT:

**Car Detailing**

**Car Rentals**

**Coin Operated Gaming**

**Emergency Services**

**Fire Stations**

**Retail Florist or Garden Shops**

**Funeral Homes**

**Lawn Mower/Small Engine Repair**

**Household Equipment Repair**

**Locksmith or Gunsmith**

**Motorcycle/Mope Sales & Service**

**Optical Services**

**Pet Shops**

**Photocopying/Printing Services**

**Public Utility**

**Rent-to-Own Stores**

**Gas Station**

**Tailor/Dressmaking Shop**

**Video Stores**

**Bakery**

## ZONING TIMELINE CONTINUED

**01.01.2008** – Adoption of the Land Development Ordinance

The subject parcel zoning converted from:

**B-RT with GD-A Overlay**  **Neighborhood Mixed Use (NMX) while maintaining the GD-A Overlay.**

### Uses Permitted in NMX:

**Single Family Residential**

**Multi Family Residential**

**Family Care Home**

**Housing Service for Elderly**

**Bed & Breakfast Inn**

**Animal Services**

**Financial Services**

**Business Support Services**

**Child Care**

**Community Service Org**

**Drive-thru Service**

**Funeral Home**

**Group Care Facility**

**Government Services**

**Laundry Services**

**Medical Clinic**

**Post Office**

**Professional Services**

**Residential Treatment**

**Studio**

**Minor Vehicle Services**

**ABC Store**

**Auto Parts Sales**

**Bar/Tavern/Nightclub**

**Gas Station**

**General Retail (up to 10,000 sq ft)**

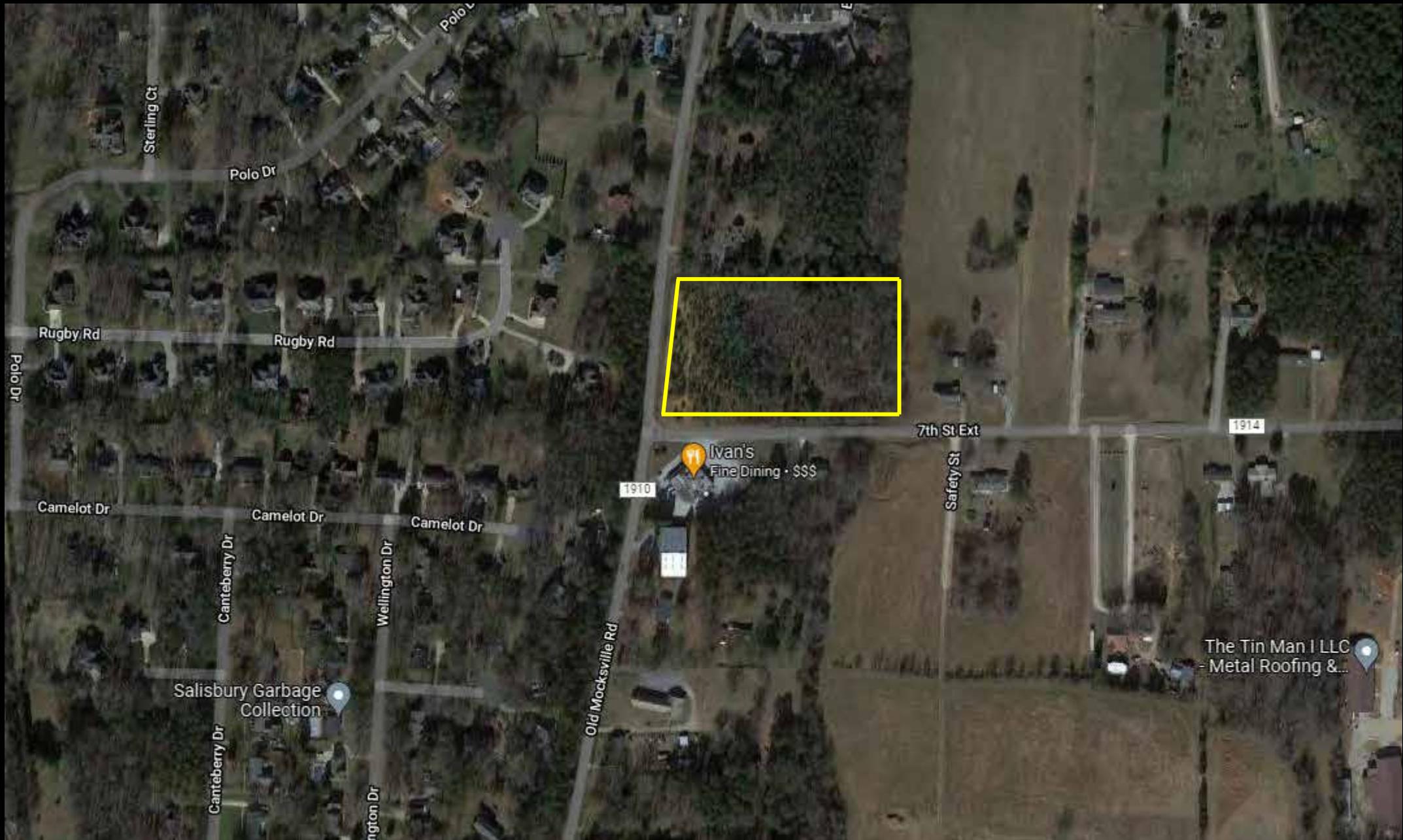
**Restaurant**

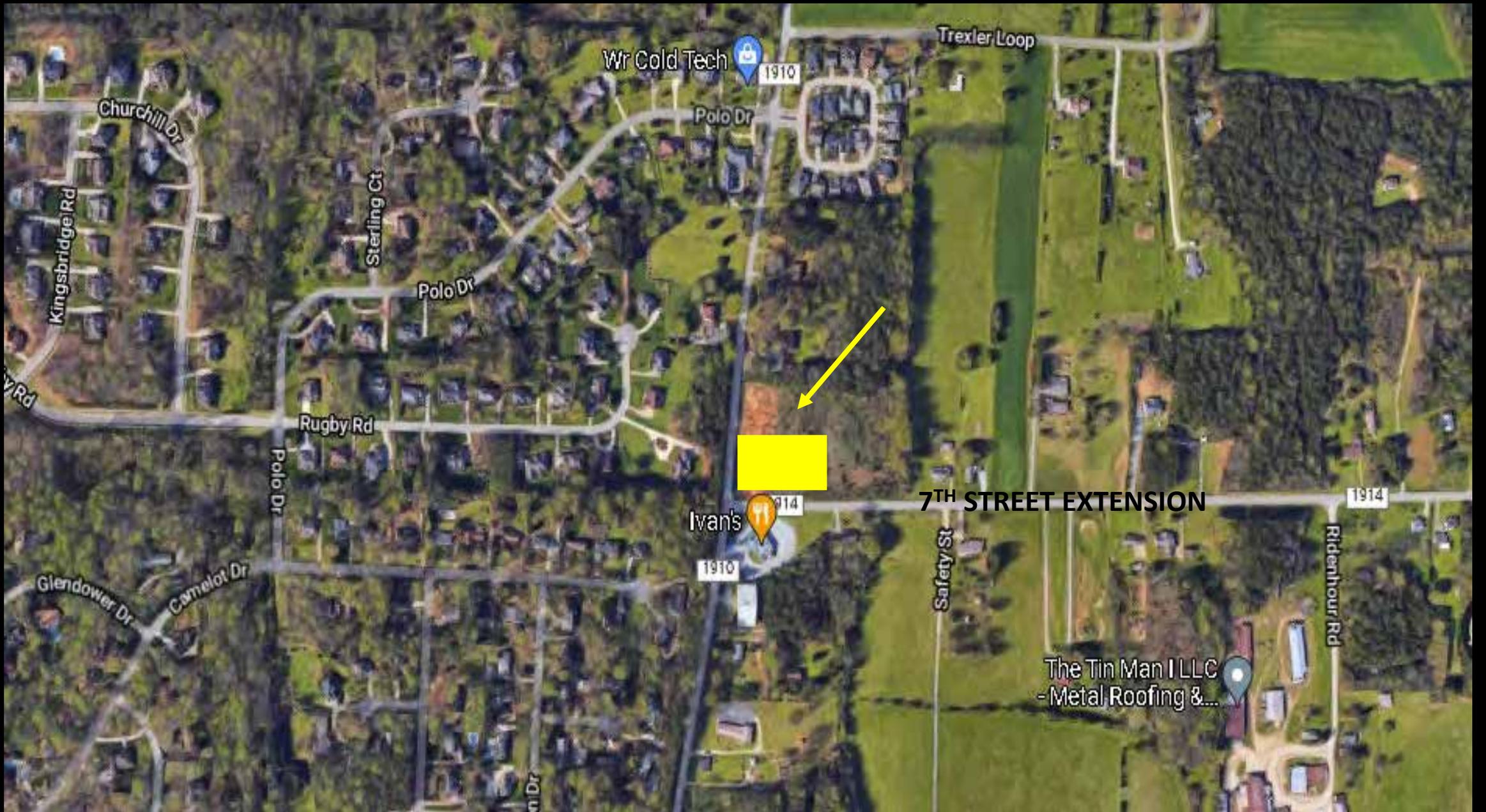
**Community Facility**

**Meeting Facility**

**Recreation Facility**

**Theater**





Wr Cold Tech

1910

Trexler Loop

Churchill Dr

Polo Dr

Kingsbridge Rd

Sterling Ct

Polo Dr

Rugby Rd

Polo Dr

1914

**7TH STREET EXTENSION**

1914

Ivan's

1910

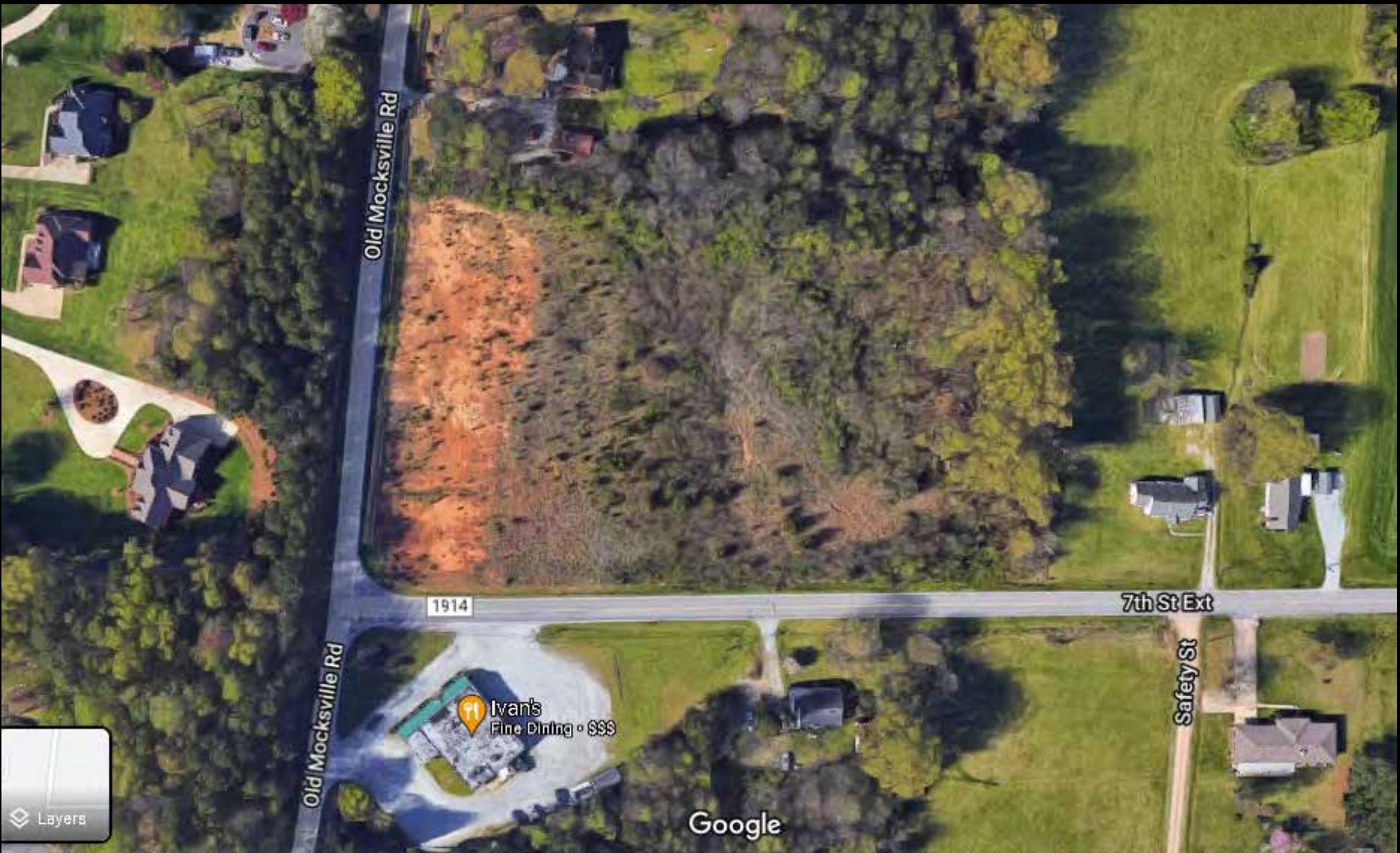
Safety St

Ridenthour Rd

Glendower Dr

Camelot Dr

The Tin Man I LLC  
- Metal Roofing &...



Old Mocksville Rd

1914

7th St Ext

Safety St

Old Mocksville Rd

Ivan's  
Fine Dining • \$\$\$

Google

Layers







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

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

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

The petitioner will propose a condition to restrict uses to the current proposal only; no other CMX uses to be allowed.

# Vision 2020 Policies

- Vision Statement/Policy:

**POLICY N-7: Appropriately located, designed and scaled stores and services providing basic necessities to residents of the city's older neighborhoods shall be encouraged.**

**POLICY C-26: Neighborhood serving businesses shall be designed at a residential scale and character.**

**GENERAL NOTES**

- CONTRACTOR IS TO VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- ALL WORK IS TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
- ALL PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL PERMIT CONDITIONS.
- EXISTING UTILITIES ON SITE SHALL BE RELOCATED AS REQUIRED. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH RELOCATION.
- CONTRACTORS ARE TO FULLY ACQUAINT THEMSELVES WITH ALL UTILITIES WITHIN THE CITY AND STATE ROW AND WITHIN THE PROPERTY BOUNDARIES WHICH WILL REQUIRE RELOCATION. ALL COSTS ASSOCIATED WITH RELOCATION SHALL BE INCLUDED IN THE BASE BID.
- ALL WORK PERFORMED WITHIN NCDOT ROW SHALL BE PER NCDOT SPECS AND SHALL BE INSPECTED FOR COMPLIANCE BY STATE INSPECTORS AT THEIR DISCRETION.

**DOLLAR GENERAL PAVEMENT NOTES:**

- DETAILS ARE DOLLAR GENERAL STANDARD REQUIREMENTS AND MAY INCREASE OR DECREASE WITH VARIOUS SOIL CONDITIONS. A GEO-TECHNICAL INVESTIGATION WITH PAVEMENT DESIGN RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT. THE FOLLOWING DETAILS ARE MINIMUM DOLLAR GENERAL REQUIREMENTS. INCREASED RECOMMENDATIONS ARE TO BE USED.
- THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEO-TECHNICAL RECOMMENDATIONS.
- HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY GEO-TECHNICAL REPORT OR DOLLAR GENERAL MINIMUMS) SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL BE PRIOR APPROVED BY DOLLAR GENERAL.
- CONCRETE PAVEMENT PLAN SHALL BE PROVIDED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED AT JOINTS. REFER TO ACI 308R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.

**PARKING AND PAVEMENT NOTES**

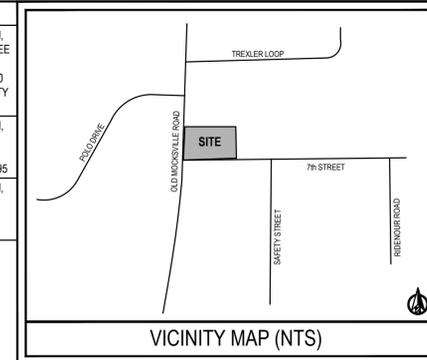
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC DEVICES, 2012 EDITION AS AMENDED.
- ALL NCDOT PAVEMENT SYMBOLS SHALL BE THERMOPLASTIC PAINT.
- ALL NCDOT PAVEMENT LINES SHALL BE POLYUREA PAINT.
- ALL DIMENSIONS ARE TO FACE-OF-CURB UNLESS INDICATED OTHERWISE.
- ALL CURB RADII ARE 5' UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL FURNISH AND INSTALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON SITE.
- JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOLS.
- CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE (TYPICAL AT ALL INTERSECTIONS).
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE HEALTH AND SAFETY REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR.
- CONTRACTOR SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- ALL EXISTING ON-SITE STRUCTURES SHALL BE REMOVED PER LOCAL CODES AND DISPOSED OF OFF-SITE, INCLUDING ALL ATTACHED UTILITIES AND APPURTENANCES. ANY AND ALL WELLS ON-SITE SHALL BE IDENTIFIED TO THE ENGINEER BEFORE CONSTRUCTION AND CAPPED PER HIS INSTRUCTIONS.
- ALL AREAS NOT IDENTIFIED AS STANDARD DUTY PAVING SHALL BE CONSTRUCTED AS HEAVY DUTY PAVING (SEE DETAILS FOR STANDARD AND HEAVY DUTY PAVING REQUIREMENTS).
- ALL SIGNS, WHETHER FREE-STANDING OR ATTACHED REQUIRE SEPARATE APPLICATION FOR EACH INDIVIDUAL SIGN. ALL SIGNS SHALL MEET LOCAL REQUIREMENTS. A SIGN PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY SIGN.

**SITE INFORMATION**

PARCEL ID	PORTION OF 325 005
PROPERTY SIZE	1.31 ACRES
WATERSHED	N/A
ON-SITE IMPERVIOUS AREA	33,997 SF (0.78± ACRES)
ZONE	CMX/GENERAL DEVELOPMENT OVERLAY
PARKING SPACES	37 SPACES
BICYCLE SPACES	2 SPACES

**STRIPING LEGEND**

YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST. 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE

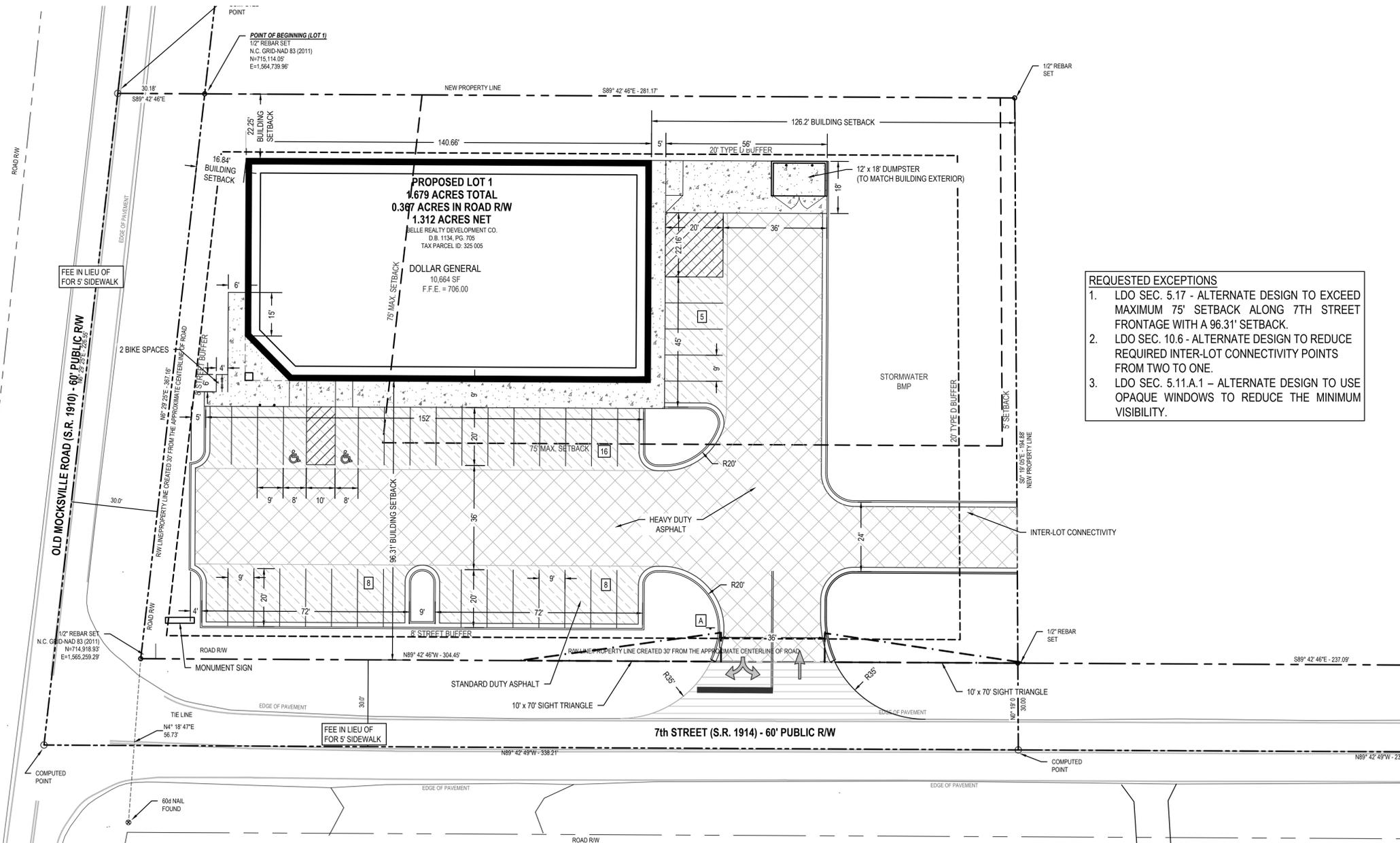


VICINITY MAP (NTS)

**LEGEND**

- PROPERTY LINE
- - - 100 EXISTING CONTOURS
- 100 PROPOSED CONTOURS
- - - BUILDING SETBACK
- - - LANDSCAPE BUFFER
- P EX. OVERHEAD ELECTRIC
- GAS EX. NATURAL GAS
- W EX. WATER
- FO EX. FIBER OPTICS
- [Hatched Box] NCDOT PAVING
- [Diagonal Hatched Box] STANDARD DUTY ASPHALT
- [Cross-hatched Box] HEAVY DUTY ASPHALT

**SIGN LEGEND**



**REQUESTED EXCEPTIONS**

- LDO SEC. 5.17 - ALTERNATE DESIGN TO EXCEED MAXIMUM 75' SETBACK ALONG 7TH STREET FRONTAGE WITH A 96.31' SETBACK.
- LDO SEC. 10.6 - ALTERNATE DESIGN TO REDUCE REQUIRED INTER-LOT CONNECTIVITY POINTS FROM TWO TO ONE.
- LDO SEC. 5.11.A.1 - ALTERNATE DESIGN TO USE OPAQUE WINDOWS TO REDUCE THE MINIMUM VISIBILITY.



02/07/2022



**DOLLAR GENERAL**  
SALISBURY, NC  
STORE #23654

**SITE PLAN**

PREPARED FOR:  
TERAMORE DEVELOPMENT, LLC  
PO BOX 6460  
THOMASVILLE, GA 31758

DATE:	REVISIONS:

SHEET SIZE: 24"x36"

PROJECT NUMBER: 3160872021

DRAWN BY: J. EDWARDS

APPROVED BY: J. CHURCH

SCALE: 1" = 20' (H) (V)

SHEET: C101

DO NOT SCALE - PLANS MUST BE RECEIVED AS A COMPLETE SET

**GENERAL NOTES**

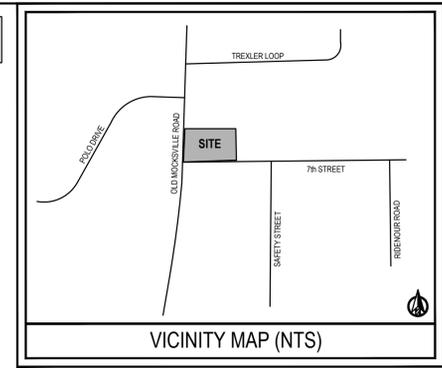
1. CONTRACTOR IS TO VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
2. ALL WORK IS TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
3. ALL PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL PERMIT CONDITIONS.
5. EXISTING UTILITIES ON SITE SHALL BE RELOCATED AS REQUIRED. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH RELOCATION.
6. CONTRACTORS ARE TO FULLY ACQUAINT THEMSELVES WITH ALL UTILITIES WITHIN THE CITY AND STATE ROW AND WITHIN THE PROPERTY BOUNDARIES WHICH WILL REQUIRE RELOCATION. ALL COSTS ASSOCIATED WITH RELOCATION SHALL BE INCLUDED IN THE BASE BID.
7. ALL WORK PERFORMED WITHIN NCDOT ROW SHALL BE PER NCDOT SPECS AND SHALL BE INSPECTED FOR COMPLIANCE BY STATE INSPECTORS AT THEIR DISCRETION.

**ON-SITE UTILITY NOTES**

1. FOR GENERAL SITE WORK, SEE SHEET C100.
2. ALL WATER DISTRIBUTION PIPE SHALL BE DUCTILE IRON WATER PIPE CONFORMING TO ALL STATE AND LOCAL STANDARDS.
3. ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 50 OR GREATER.
4. ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC PIPE FOR GRAVITY FLOW AND SCH 40 FOR PRESSURED FLOW (BEDDED IN STONE) CONFORMING TO ALL STATE AND LOCAL STANDARDS.
5. FITTINGS 4" AND LARGER SHALL BE DUCTILE IRON (PUSH-ON TYPE JOINT) CONFORMING TO ANSI AND AWWA STANDARD SPECIFICATIONS.
6. PIPE AND FITTINGS 3" AND SMALLER ARE TO BE EITHER PVC SCHEDULE 40 WITH SOLVENT WELD JOINTS OR SOFT K-COPPER. GATE VALVES SHALL BE TELESCOPE TYPES. ALL VALVES MUST BE MUELLER, M&H OR KENNEDY AND BE RATED 175 PSI WORKING PRESSURE AND 300 PSI HYDROSTATIC TEST PRESSURE. ALL VALVES WILL BE OPEN LEFT AND BE CAST OR DUCTILE IRON BODIED.
7. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 3' ABOVE THE TOP OF THE PIPE.
8. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS EIGHTEEN INCHES (18").
9. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS.
10. DIMENSIONS SHOWN ARE CENTERLINE OF PIPE OR FITTINGS.
11. ALL SPRINKLER, DOMESTIC, AND SANITARY LEADS TO THE BUILDING SHALL END 6" FROM THE EDGE OF BUILDING AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY).
12. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.
13. ALL GATE VALVES/BOXES SHALL BE TO TOWN/CITY STANDARDS.
14. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
15. SEE SITE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS.
16. SITE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO COMPLETION.
17. INSTALLATION OF THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITE WORK SPECIFICATIONS.
18. SEE ELECTRICAL PLAN FOR SITE LIGHTING LAYOUT.
19. SEE 'M' SHEETS FOR CONTINUATION OF FACILITIES INTO AND OUT OF THE BUILDING.
20. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH LOCAL POWER PROVIDER FOR THE LOCATION OF THE TRANSFORMER AND ANY NECESSARY CONDUITS.
21. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH LOCAL TELECOMMUNICATION PROVIDER THE LOCATION OF ANY PEDESTALS AND NECESSARY CONDUITS.

LOCAL UTILITY COMPANIES		
UTILITY	COMPANY NAME	PHONE
WATER	SALISBURY-ROWAN UTILITIES	(704) 638-5300
POWER	DUKE ENERGY	(800) 452-2777
NATURAL GAS	PIEDMONT NATURAL GAS	(800) 752-7504
TELEPHONE	HOTWIRE COMMUNICATIONS	(800) 355-5668
TELEPHONE	CHARTER	(877) 906-9121
TELEPHONE	AT&T	(800) 225-5288
SANITARY SEWER	SALISBURY-ROWAN UTILITIES	(704) 638-5300

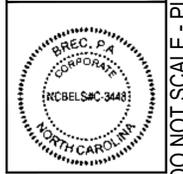
COORDINATE WITH NCDOT AND/OR LOCAL TRANSPORTATION AUTHORITY AND FOLLOW TRAFFIC MANAGEMENT PLAN FOR ALL WORK WITHIN AND ADJACENT TO PUBLIC RIGHT OF WAY.



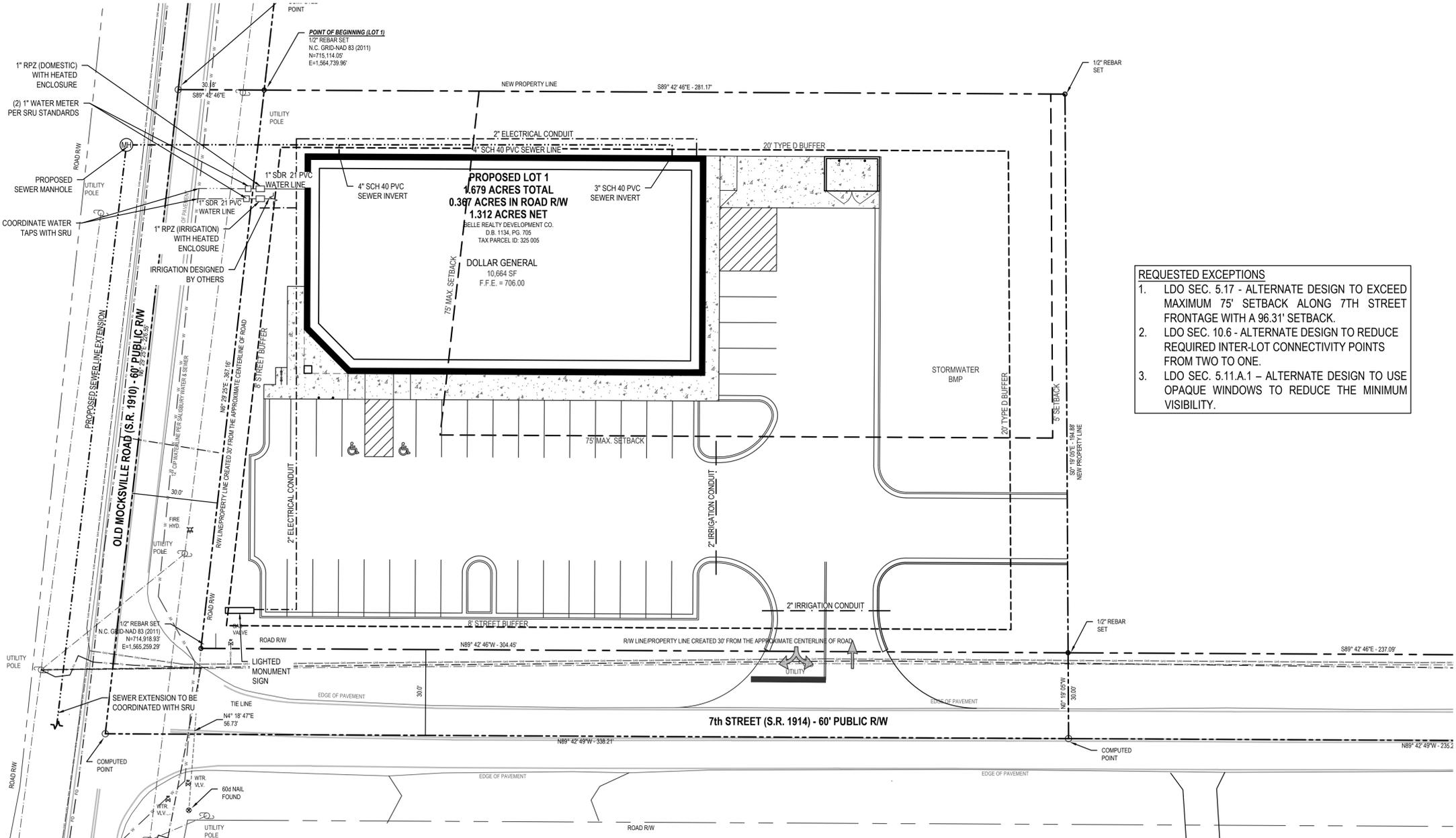
VICINITY MAP (NTS)

**LEGEND**

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**DOLLAR GENERAL**  
SALISBURY, NC  
STORE #23654

**UTILITY PLAN**

PREPARED FOR:  
TERAMORE DEVELOPMENT, LLC  
PO BOX 6460  
THOMASVILLE, GA 31758

DATE:	REVISIONS:

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PROJECT NUMBER: 3160872021

DRAWN BY: J. EDWARDS

APPROVED BY: J. CHURCH

SCALE: 1" = 20' (H) (V)

SHEET: **C400**

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- DOLLAR GENERAL LANDSCAPE NOTES:**
- A. GRADING NOTES**
- CONTRACTOR TO GRADE ALL AREAS SHADDED IN THE PLANS INCLUDING R.O.W.
  - TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
  - TILL SOIL TO A DEPTH OF 4" MINIMUM.
  - REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
  - GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
  - ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
  - REFER TO GRADING SHEET FOR MAXIMUM SLOPES.
- B. LAWN SEEDING & SODDING NOTES:**
- ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
  - AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
  - SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND 1/3 TO 1/2 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEEDING DURING GERMINATION.
  - STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY OR RYE. SPREAD AT A RATE OF 2-1/2 TONS PER ACRE. STRAW, NETTING AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
  - MAINTENANCE SHALL BE BEGUN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE. FREE OR ERODED OR BARE AREAS.
- C. LANDSCAPE NOTES**
- ALL SOILS USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
  - ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.
  - ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING WITH EDGING AS REQUIRED.
  - ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
  - PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH, AND MEET ALL REQUIREMENTS OUTLINED IN SECTIONS A-C ABOVE.
  - MAXIMUM SLOPE CUTS SHALL NOT EXCEED 4:1. ALL DISTURBED GRADES GREATER THAN 8:1 SHALL BE STABILIZED BY SODDING. SODDING PINS ARE TO BE USED ON ALL 4:1 GRADES.
  - VEGETATION AT ENTRY SHOULD BE LOW TO ENSURE VISIBILITY OF STORE.
  - IF TREES ARE REQUIRED IN FRONT OF BUILDING, SELECT SMALL LEAFED, NON DENSE SPECIES THAT WILL NOT INTERFERE WITH THE VISIBILITY OF STORE. THE SPACING SHALL CREATE VISUAL CORRIDORS TO STORE AND PYLON OR MONUMENT SIGN.
- D. IRRIGATION NOTES**
- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREET ARE TO BE FULLY IRRIGATED.
  - IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS. A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
  - A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
  - LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT/CURB.
  - LOCATE RAINBIRD CONTROL PANEL IN RECEIVING AREA NEXT TO ELECTRICAL PANELS.

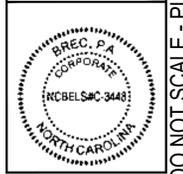
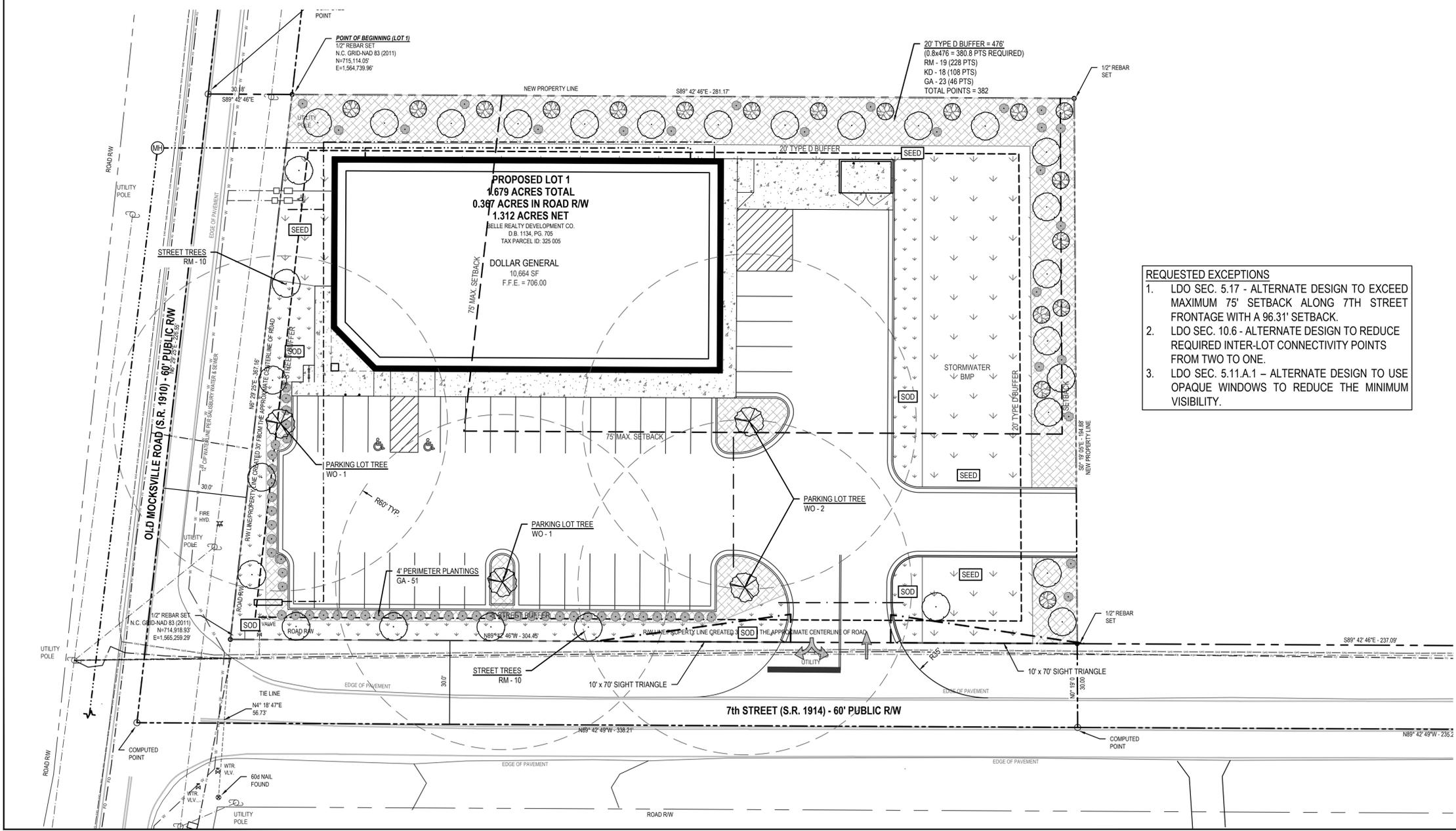
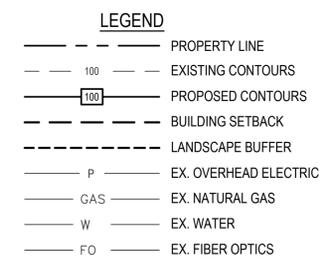
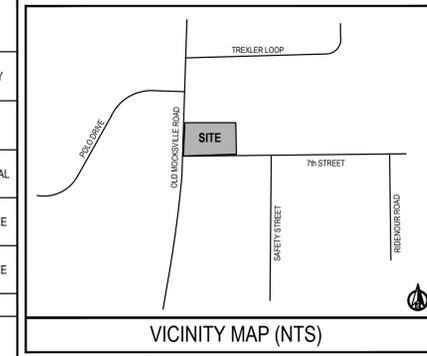
**GROUND COVER LEGEND**

	FESCUE SOD
	FESCUE SEED
	MULCH

**LANDSCAPE PLANTING LEGEND**

SYMBOL	LABEL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE AT PLANTING	CATEGORY
	GA	74	Abelia x grandiflora	GLOSSY ABELIA	24" HEIGHT	SHRUB
	KD	18	Cornus kousa	KOUSA DOGWOOD	6" HEIGHT	ORNAMENTAL
	RM	29	Acer rubrum	RED MAPLE	2" CALIPER	SHADE TREE
	WO	4	Quercus phellos	WILLOW OAK	2" CALIPER	SHADE TREE

ALL TREES TO HAVE A 5' MINIMUM MULCH RING IF NOT IN A PLANTING BED.



**DOLLAR GENERAL**  
SALISBURY, NC  
STORE #23654

**LANDSCAPE PLAN**

PREPARED FOR:  
TERAMORE DEVELOPMENT, LLC  
PO BOX 6460  
THOMASVILLE, GA 31758

DATE:	REVISIONS:

SHEET SIZE: 24"x36"

PROJECT NUMBER: 3160872021

DRAWN BY: J. EDWARDS

APPROVED BY: J. CHURCH

SCALE: 1" = 20' (H) (V)

SHEET: G100

DO NOT SCALE - PLANS MUST BE RECEIVED AS A COMPLETE SET

- ◆ Continue Special Events
- Continue to Purchase and Revolve Properties
- Lee Street Charette Implementation
- Assist with Coordination of Groups/Plans for Confederate Prison
- Continue Funding Downtown Salisbury Inc. (DSI) at current level
- ◆ Fund those projects described in the Level of Service (LOS) projections submitted by the City Urban Planner and the Community Appearance Commission
- Continue Staff Assistance with Special Projects in the Downtown

The 2002-2003 members of Downtown Salisbury Incorporated were: Steve Fisher, President; Foster Owen, Vice President; Denny Mechar, Secretary; Brian Miller, Treasurer; Mike Fuller, Past President; Rev. Murray Edward, Dr. Carelia Hunter, Joe Morris, Gray Stout, Janie Allen, Gus Andrews, Bill Burgin, Jane Wise Crosby, Gerald Dillard, Jeff Gniadec, Kate Morgan, Ed Norvell and Bruce Wilson.

Mayor Klutz thanked Mr. Fisher and added that she felt that what had happened downtown has been wonderful and she and Council are very supportive of their efforts.

Mayor Klutz then thanked all of the presenters, Mr. Perry Hood, Dr. John Wear, Jr., Mr. Steve Fisher, and all the members of their respective boards.

### ZONING MAP AMENDMENT Z-22-02 - RODNEY QUEEN (WOODSTONE)

Z-22-02 - Rodney Queen (Woodstone)  
Old Mocksville Road and 7<sup>th</sup> Street Extension

The request is to rezone approximately 5.65 acres located at the northeast corner of Old Mocksville Road and 7<sup>th</sup> Street Extension from R-8 Single Family-8 Residential to B-RT Retail Trade Business.

(a) Mr. Harold Poole, Senior Planner, informed Council that Rodney Queen (for a project known as Woodstone) has requested a change in zoning for property located at the corner of Old Mocksville Road and 7<sup>th</sup> Street Extension from R-8 to B-RT. He informed Council that the Planning Board has unanimously approved the request with the addition of a GDA (General Development-A) overlay. Mr. Poole noted that there had been three (3) previous attempts to rezone the property, in 1986, 1987, and 1989, by an out-of-state company and all three

received staff support. However, there was substantial neighborhood opposition and the requests were denied.

Mr. Poole explained that there had been a concern raised about the traffic capacity on Old Mocksville Road. He pointed out that Old Mocksville Road did not appear to be near capacity. He also said that the Planning Board has approved the request by a vote of 10-0, with Rodney Queen (a planning board member) abstaining.

(b) Mayor Kluttz then opened the public hearing for those who wished to speak **in favor** of the zoning map amendment to come forward. Those speaking in favor of the zoning map amendment were:

Mr. Warren Rice, 102 Polo Drive, expressed his concern that in order to buy anything he has to drive three (3) miles or more. He added that Mocksville Road was lightly traveled.

Mr. Rodney Queen, Polo Drive, told Council that he was the developer seeking to develop the property. He stated that the property was currently zoned R-8 and it was evident that the property was not residential. He added that he felt it was appropriate to develop something for the neighborhoods in that area. Mr. Queen said that the property would be developed with projects that would be conducive with the community.

Mr. Mark Lewis, 136 Rugby Road, told Council that he felt the best and highest use for the property was retail/commercial. He noted that homeowners in the area have to drive over two (2) miles to reach basic services. Mr. Lewis noted that Planning Staff had recommended the rezoning of the property to retail/commercial in 1986, 1987, and 1989. He added that he had one concern about the adjacent properties and maintenance of proper buffers. Mr. Lewis said that adding a General Overlay-A, which would require site plan approval before anything could be constructed, would satisfy his concerns. He reiterated that the zoning amendment should be approved because it meets the vision set forth in the 2020 policy, is recommended by staff and by a unanimous vote of the Planning Board.

Mayor Kluttz then called for those who wished to speak **in opposition** to the rezoning amendment. Those who spoke in opposition were:

Ms. Jane Steinberg, Eagle Heights, expressed her concern that Dr. John Blount requested a rezoning request for property located down the road from the property in question and he was denied. She added that she realized the properties might not be in the same situations but Council should be fair to everyone.

Since no one else was present to speak for or against the above proposal, Mayor Kluttz closed the public hearing.

Councilman Martin pointed out that the Planning Board had a unanimous vote on the request and he felt it would be a win-win deal with the overlay and that this is not anything that is detrimental to the neighborhoods.

Mayor Pro Tem Woodson stated he had ridden by the property and it seemed to be a good place to put retail. He added that with the overlay he felt they could protect the neighbors.

Councilman Kennedy stated he was in agreement with Councilmen Martin and Woodson.

Councilman Burgin agreed stating that the property is located adjacent to property zoned BCS and is located at an intersection. He noted that this situation is very different from that of Dr. Blount. Mr. Burgin suggested that if B-RT allows for any kind of B-1 type function, then perhaps Dr. Blount could work something out with Mr. Queen to locate in this area. Councilman Burgin said that the property was in a well-populated area, one with expendable income that could support this type of zoning, and he felt it was a good idea.

(c) Thereupon Councilman Burgin made a motion to adopt rezoning from R-8 to B-RT with GD A overlay. Councilman Kennedy seconded the motion. Messrs. Burgin, Kennedy, Martin, Woodson, and Ms. Khutz voted AYE. (5-0)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, BY REZONING APPROXIMATELY 5.65 ACRES AT THE NORTHEAST CORNER OF THE INTERSECTION OF OLD MOCKSVILLE ROAD AND SEVENTH STREET EXTENSION, IDENTIFIED AS PARCEL 5 ON FRANKLIN TOWNSHIP TAX MAP 325, FROM R-8 SINGLE-FAMILY-8 RESIDENTIAL DISTRICT TO B-RT RETAIL TRADE BUSINESS DISTRICT WITH A GD-A GENERAL DEVELOPMENT-A OVERLAY.

(The above ordinance is recorded in full in Ordinance Book No. 19, under Chapter XI - Zoning & Planning, at Page No.11, and is known as Ordinance No. 2003 12.)

ALLEY CLOSING - 1400 BLOCK OF SOUTH BOUNDARY STREET

(a) Ms. Wendy Brindle, Traffic Engineer, stated that on January 7, 2003, Council adopted a resolution of intent to close an alley in the 1400 Block of South Boundary Street, which runs behind the Community Baptist Church. She stated that staff had made all necessary notifications to the public as required by General Statutes. Ms. Brindle said that G.S. 160A-299 regulated the closing of the streets or alleys and it states "no individual shall be deprived of reasonable means of ingress and egress to his property" and she added that these conditions would be met.

DATE: 2/15/2022

# PETITION

THIS PETITION IS TO REQUEST THE SALISBURY PLANNING BOARD STOP COMMERCIAL PLOT ZONING IN OUR NEIGHBORHOOD COMMUNITY OF OLD MOCKSVILLE ROAD AND 7TH STREET EXTENSION

	NAME (PRINT)	SIGNATURE	ADDRESS (OPTIONAL)
1	ROBERT SPILER		28144
2	Mallory Braun	Mallory Braun	113 Aaron Way 28144
3	Camila Palermo		28144
4	Emily Hounshell	Emily Hounshell	108 Dandridge Pl 28144
5	Michael Hounshell	Michael Hounshell	108 Dandridge Pl 28144
6	Maury Clement	Maury Clement	310 Coral Ellis St. 28144
7	Kathleen Hill	Kathleen Hill	30942 Banks St 28144
8	Susan Hall	Susan Hall	137 Wellington Dr.
9	Brent Hall		
10	Jenn Sciofidio		2705 7th St.
11	Gloria Zavarse	Gloria Zavarse	28144
12	Flahim Palermo	Flahim Palermo	28144
13	Roberta McCardle	Roberta McCardle	28144-8562
14	Thomas McCardle	Thomas McCardle	28144-8562
15	David DeGraaf	David DeGraaf	28144
16	Karen DeGraaf	Karen DeGraaf	28144
17	Robert A. Lopez		
18	Jay Green		
19	Kenneth Miller		28144 115 Wellington Dr
20	Sam Miller		
21	Sandy Miller		
22	<del>Joan Smith</del>		
23	Joan Smith	Joan Smith	2805 Byron Salisbury
24	Mark Smith		2805 Byron Dr Salisbury
25			

DATE: 2/15/2022

# PETITION

THIS PETITION IS TO REQUEST THE SALISBURY PLANNING BOARD STOP COMMERCIAL PILOT ZONING IN OUR NEIGHBORHOOD COMMUNITY OF OLD MOCKSVILLE ROAD AND 7TH STREET EXTENSION

	NAME (PRINT)	SIGNATURE	ADDRESS (OPTIONAL)
1	Johna Stewart	<i>Johna Stewart</i>	1012 Timber Run Dr
2	Nancy C. Fuller	<i>Nancy C. Fuller</i>	328 Bethel Dr. Sal. 28144
3	Stephen W Fuller	<i>Stephen W Fuller</i>	328 Bethel Dr Sal 28144
4	ADDIE SAHERT	<i>Addie Sahert</i>	2210 CANADA DR. Statesville NC 28687
5	Charles Workman	<i>Charles Workman</i>	
6	Carol Workman	<i>Carol Workman</i>	
7	DALE TERRY	<i>Dale Terry</i>	
8	Debbie Nurd	<i>Debbie Nurd</i>	
9	LARRY LARRO	<i>Larry Larro</i>	
10	Debra E. Carabard	<i>Debra E. Carabard</i>	
11	Hen Henderlite	<i>Hen Henderlite</i>	
12	Jean Henderlite	<i>Jean Henderlite</i>	
13	David Taylor	<i>David Taylor</i>	
14	TOM KWAME	<i>Tom Kwame</i>	
15	LARRY BATTLE	<i>Larry Battle</i>	
16	ALEX THAYEL	<i>Alex Thayel</i>	
17	CRAIG PIERCE	<i>Craig Pierce</i>	111 SAINT JAMES DRIVE
18	Melissa Pierce	<i>Melissa Pierce</i>	
19	<i>Charles D. Taylor</i>		
20	James Foster	<i>James Foster</i>	
21	Tim Steinman	<i>Tim Steinman</i>	
22	Randy Sosa	<i>Randy Sosa</i>	
23	Allen & Vicki Brown	<i>Allen &amp; Vicki Brown</i>	
24	John & Judy Trumbauer	<i>John &amp; Judy Trumbauer</i>	
25	Kyle M. Howard	<i>Kyle M. Howard</i>	

DATE: 2/15/2022

# PETITION

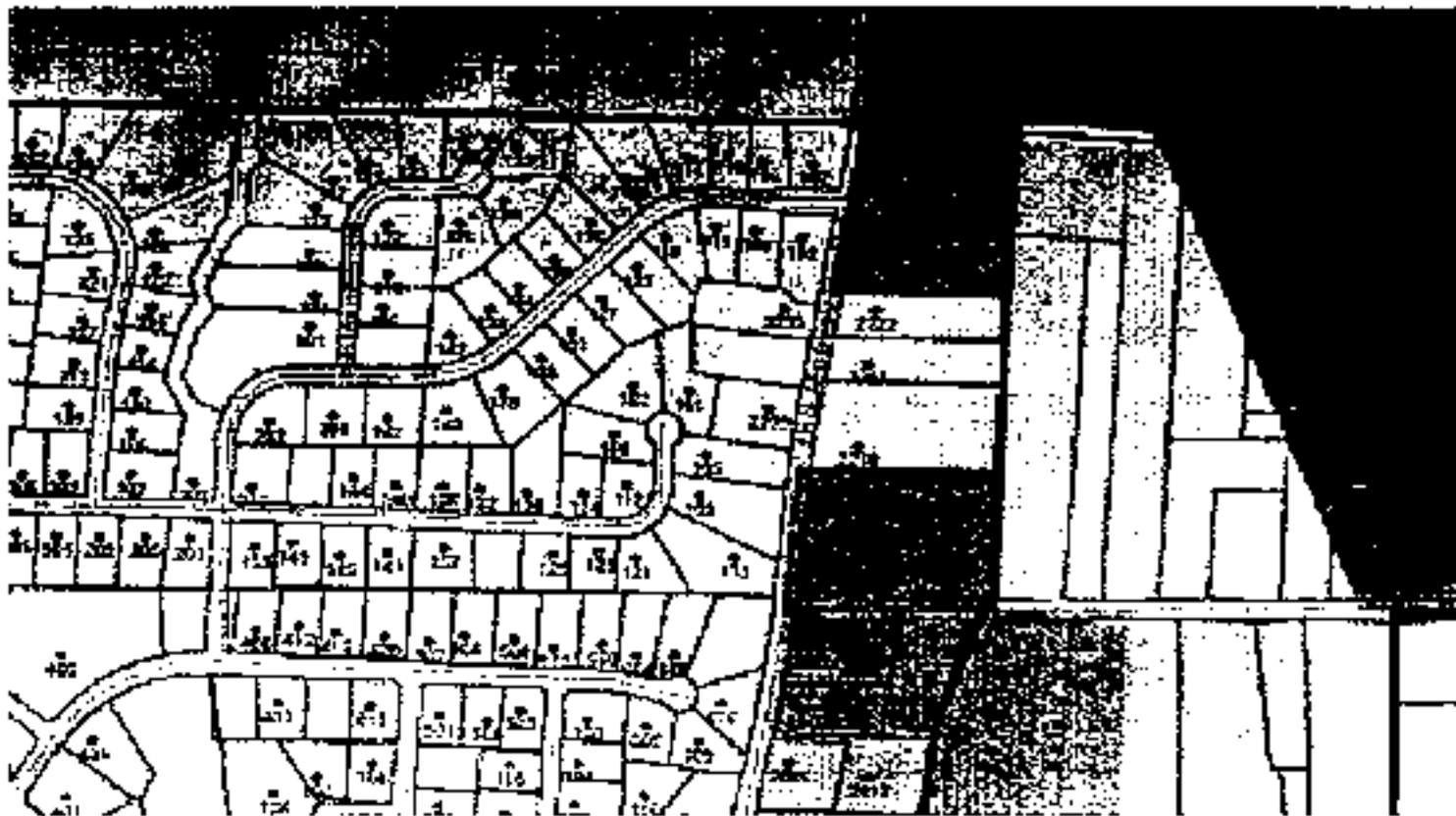
THIS PETITION IS TO REQUEST THE SALISBURY PLANNING BOARD STOP COMMERCIAL PLOT ZONING IN OUR NEIGHBORHOOD COMMUNITY OF OLD MOCKSVILLE ROAD AND THIS STREET EXTENSION

	NAME (PRINT)	SIGNATURE	ADDRESS (OPTIONAL)
1	GARY KENNY	<i>Gary Kenny</i>	1202 SUMNER COURT
2	Barbara Jovel	<i>Barbara Jovel</i>	600 S. Fulton St.
3	KEITH COLENS	<i>Keith Collins</i>	1625 Holskoser Rd
4	Suzan Collins	<i>Suzan Collins</i>	1625 Holskoser Rd
5	Mary Hunter	<i>Mary Hunter</i>	300 Forest Winds Dr
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At 500 signatures, this petition is more likely to be featured in recommendations!

Go to my petition's dashboard



Movement: Stop Disruptive Building In Our Community

## Stop Commercial Zoning in Our Neighborhoods

481 have signed. Let's get to 500!



At 500 signatures, this petition is more likely to be featured in recommendations!

Joseph Sims started this petition to Salisbury NC Planning and Zoning Board

No more commercial zoning in neighborhoods.

In the North Side of Salisbury, NC past the Novant Hospital off of Old Mocksville Road there exist several neighborhoods. These neighborhoods are The Reserve, Woodfield, Hawkinstown, Country Club Hills, Eagle Heights, The Willows, Polo Commons :

Share this petition

Name	City	State	Postal Code	Country	Signed On
Joseph Sims	Salisbury	NC	28144	US	2/12/2022
Brenda Goodman	Salisbury	NC	28144	US	2/12/2022
Diane Hooper	Salisbury	NC	28147	US	2/12/2022
Nancy Linn	Salisbury	NC	28146	US	2/12/2022
Meagan Wilson	Salisbury	NC	28146	US	2/12/2022
Sandra Roakes	Salisbury	NC	28146	US	2/12/2022
Jean Wurster	Seattle	WA	98144	US	2/12/2022
Elizabeth Brady	Salisbury	NC	28144	US	2/12/2022
Mary Edens	Salisbury	NC	28144	US	2/12/2022
Dottie Abramowski	Boone	NC	28144	US	2/12/2022
Meredith Brincefield	Salisbury	NC	28146	US	2/12/2022
April Bryant	Kannapolis	NC	28081	US	2/12/2022
Elizabeth West	Salisbury	NC	28144	US	2/12/2022
Mary ann Roberson	Salisbury	NC	28147	US	2/12/2022
Sarah Mini	Salisbury	NC	28146	US	2/12/2022
Connie McCain	Salisbury	NC	28147	US	2/12/2022
Bill Hall	Salisbury	NC	28146	US	2/12/2022
Martha Loflin	Salisbury	NC	28147	US	2/12/2022
sam stanton	Charlotte	NC	28205	US	2/12/2022
Mackenzie Morphis	Salisbury	NC	28147	US	2/12/2022
Tanya Kluttz	Salisbury	NC	28147	US	2/12/2022
Georgia Kirchin	Salisbury	NC	28144	US	2/12/2022
Stephanie Husers	Salisbury	NC	28147	US	2/12/2022
Mandy Nance	Woodleaf	NC	27054	US	2/12/2022
Mary Summers	Salisbury	NC	28144	US	2/12/2022
Robin Ridenhour	Salisbury	NC	28147	US	2/12/2022
Margaret Young	Salisbury	NC	28144	US	2/12/2022
Jonathan Plummer	Salisbury	NC	28144	US	2/12/2022
Connie Duke	Salisbury	NC	28147	US	2/12/2022
Windy Humphrey	Salisbury	NC	28147	US	2/12/2022
Diane Fisher	Salisbury	NC	28144	US	2/12/2022
David Duke	Salisbury	NC	28147	US	2/12/2022
Derek Pinkston	Salisbury	NC	28144	US	2/12/2022
Shakira Basinger	Salisbury	NC	28144	US	2/12/2022
Marlene Owen	Salisbury	NC	28147	US	2/12/2022
Liza Fisher	Charlotte	NC	28205	US	2/12/2022
Dawn Pinkston	Salisbury	NC	28146	US	2/12/2022
Darrell Pinkston	Salisbury	NC	28146	US	2/12/2022
Charlotte Scudder	Salvisa	KY	40372	US	2/12/2022
Ashley Honbarrier	Salisbury	NC	28144	US	2/12/2022
Melissa Heilig	Salisbury	NC	28144	US	2/12/2022
Raquel Oden	Salisbury	NC	28144	US	2/12/2022
Anne Lyles	Salisbury	NC	28144	US	2/12/2022
drew Griffith	Salisbury	NC	28144	US	2/12/2022
Joyce Heath	Fowlerville	MI	48836	US	2/13/2022
Leah Champion	Salisbury	NC	28147	US	2/13/2022
Jeanne Dangelo	Salisbury	NC	28144	US	2/13/2022
John Seybold	Salisbury	NC	28144	US	2/13/2022
Christine Gould	China Grove	NC	28023	US	2/13/2022
Matthew Sims	Sanford	NC	27330	US	2/13/2022
Seth Holtzman	Salisbury	NC	28144	US	2/13/2022
Brandi Fleeman	Salisbury	NC	28144	US	2/13/2022
Allison Walters	Salisbury	NC	28147	US	2/13/2022

Heath Van Wagenberg	Salisbury	NC	28146 US	2/13/2022
A. Keppel	Littleton	CO	80130 US	2/13/2022
Meredith Sims	Henderson	NV	89052 US	2/13/2022
Deborah Messenger	Boone	NC	28607 US	2/13/2022
Jackie Wilson	Salisbury	NC	28146 US	2/13/2022
Cris Brincefield	Salisbury	NC	28146 US	2/13/2022
Kristine Blackwell	Salisbury	NC	28146 US	2/13/2022
Caroline Stephenson	Salisbury	NC	28144 US	2/13/2022
Michele Hillard	Salisbury	NC	28144 US	2/13/2022
Rosanne OMahony	Folcroft	PA	19032 US	2/13/2022
Joyce Ridenhour	Salisbury	NC	28144 US	2/13/2022
Myllinda Duncan	Salisbury	NC	28144 US	2/13/2022
Brittaney Hobbs	Mooreville	NC	28115 US	2/13/2022
Ashley Straight	Salisbury	NC	28147 US	2/13/2022
Ann Bostian	Salisbury	NC	28144 US	2/13/2022
David Kirkland	Salisbury	NC	28144 US	2/13/2022
Kristen Hodges	Salisbury	NC	28144 US	2/13/2022
Susan Link	Salisbury	NC	28144 US	2/13/2022
David Carmichael	Salisbury	NC	28144 US	2/13/2022
Karen Carmichael	Salisbury	NC	28144 US	2/13/2022
hannah cole	Salisbury	NC	28146 US	2/13/2022
Tom Fisher	Salisbury	NC	28144 US	2/13/2022
Kelly Austin	Salisbury	NC	28144 US	2/13/2022
Karen Holshouser	Salisbury	NC	28144 US	2/13/2022
brenda zimmerman	Salisbury	NC	28147 US	2/13/2022
Haley Sims	Salisbury	NC	28144 US	2/13/2022
Don Holshouser	Salisbury	NC	28144 US	2/13/2022
Heather Hopkins-Teeter	Salisbury	NC	28144 US	2/13/2022
Greg allen	Belmont	NC	28012 US	2/13/2022
Jennifer Sciortino	Salisbury	NC	28147 US	2/13/2022
Daphni Sciortino	Salisbury	NC	28144 US	2/13/2022
Jill Touchard	Sanford	NC	27330 US	2/13/2022
Sonya Rummage	Salisbury	NC	28144 US	2/13/2022
Toni Hooker	Salisbury	NC	28144 US	2/13/2022
Maria DMello	Salisbury	NC	28144 US	2/13/2022
Bullock Melissa	Salisbury	NC	28144 US	2/13/2022
Paul Curlett	Salisbury	NC	28147 US	2/13/2022
Pam Rutherford	Salisbury	NC	28147 US	2/13/2022
Carol Young	Salisbury	NC	28147 US	2/13/2022
Teresa Casmus	Salisbury	NC	28144 US	2/13/2022
Alexandria Kenny	Salisbury	NC	28144 US	2/13/2022
Traci Williams	Salisbury	NC	28144 US	2/13/2022
Wendy Harkey	Salisbury	NC	28144 US	2/13/2022
Betsy Mowery	Greenville	SC	29607 US	2/13/2022
Sherry Sides	Spencer	NC	28159 US	2/13/2022
April Sherrill	Salisbury	NC	28146 US	2/13/2022
Lydia Hardy	Loris	SC	29569 US	2/13/2022
Nancy Nance	Salisbury	NC	28147 US	2/13/2022
Ben Fisher	Salisbury	NC	28144 US	2/13/2022
Chace Jensen	Salisbury	NC	28144 US	2/13/2022
Jeanette Lassiter	Salisbury	NC	28144 US	2/13/2022
Julie Kenny	Boone	NC	28607 US	2/13/2022
Katherine Sullivan	Salisbury	NC	28146 US	2/13/2022
Sandra Sullivan	Salisbury	NC	28147 US	2/13/2022

Sydney Sims	Boone	NC	28607 US	2/13/2022
Eva Nelson	Salisbury	NC	28144 US	2/13/2022
Elizabeth Poole	Salisbury	NC	28144 US	2/13/2022
Julie Pinkston	Charlotte	NC	28213 US	2/13/2022
Yasmín Harris	Salisbury	NC	28144 US	2/13/2022
Michael Morgan	Salisbury	NC	28144 US	2/13/2022
Nathan Jessup	Salisbury	NC	28144 US	2/13/2022
Karen Browning	SALISBURY	NC	28144 US	2/13/2022
Trudy Gale	Salisbury	NC	28144 US	2/13/2022
Karen Leonard	Salisbury	NC	28144 US	2/13/2022
Missie Alcorn	Salisbury	NC	28144 US	2/13/2022
Mark Van wagenberg	Salisbury	NC	28144 US	2/13/2022
Eric Knorr	Salisbury	NC	28144 US	2/13/2022
Delaine Fowler	Salisbury	NC	28144 US	2/13/2022
Ashley Currin	Salisbury	NC	28144 US	2/13/2022
Meredith Overcash	Salisbury	NC	28144 US	2/13/2022
Heather Brady	Salisbury	NC	28144 US	2/13/2022
Lesleigh Drye	Salisbury	NC	28144 US	2/13/2022
Claudia Swicegood	Salisbury	NC	28144 US	2/13/2022
Jessica Goodman	Salisbury	NC	28144 US	2/13/2022
Vaughn Nelson	Winston-Salem	NC	27111 US	2/13/2022
Linda Holshouser	Charlotte	NC	28202 US	2/13/2022
Nichole Towns	Salisbury	NC	28144 US	2/13/2022
Amy Wilson	Salisbury	NC	28144 US	2/13/2022
Erron Towns	Salisbury	NC	28144 US	2/13/2022
Raymond Alessandrini	Salisbury	NC	28146 US	2/13/2022
Julie Hlavacek	Salisbury	NC	28144 US	2/13/2022
Dennis Davidson	Salisbury	NC	28144 US	2/13/2022
Kimberly Smith	Salisbury	NC	28146 US	2/13/2022
Emily Graham	Salisbury	NC	28144 US	2/13/2022
Cara Reische	Salisbury	NC	28144 US	2/13/2022
Ann Palmer	Salisbury	NC	28144 US	2/13/2022
Lori Burke	Salisbury	NC	28144 US	2/13/2022
Diana Davidson	Salisbury	NC	28144 US	2/13/2022
Kim Petty	Salisbury	NC	28144 US	2/13/2022
Kathryn Setzer	Salisbury	NC	28144 US	2/13/2022
Kelly Goodman	Salisbury	NC	28144 US	2/13/2022
Gwin Barr	Salisbury	NC	28146 US	2/13/2022
Lynn Leonard	Salisbury	NC	28144 US	2/13/2022
Anthony Burton	Salisbury	NC	28147 US	2/13/2022
Mike Morris	Salisbury	NC	28144 US	2/13/2022
Sarah Busby	Salisbury	NC	28146 US	2/13/2022
Jennifer Flynn	Salisbury	NC	28146 US	2/13/2022
Prachee Jain	Salisbury	NC	28144 US	2/13/2022
Kelly Hammill	Salisbury	NC	28144 US	2/13/2022
Michele Knorr	Salisbury	NC	28144 US	2/13/2022
Kathryn Rusher	Salisbury	NC	28144 US	2/13/2022
John Messinger	Salisbury	NC	28144 US	2/13/2022
Wendy Fowler	Salisbury	NC	28144 US	2/13/2022
Sasha Rabon	Salisbury	NC	28144 US	2/13/2022
Robert Timberlake	Salisbury	NC	28144 US	2/13/2022
Lee Johnson	Salisbury	NC	28144 US	2/13/2022
Virginia Robertson	Salisbury	NC	28144 US	2/13/2022
Benjamin Ott	Salisbury	NC	28144 US	2/13/2022

Julian Stevens	Salisbury	NC	28144 US	2/13/2022
Lee Brockmann	Salisbury	NC	28144 US	2/13/2022
Kimberly Stevens	Salisbury	NC	28144 US	2/13/2022
Betty Mickle	Salisbury	NC	28146 US	2/13/2022
Allison Adams	Salisbury	NC	28144 US	2/13/2022
Liz Messinger	Lillington	NC	27546 US	2/13/2022
Crystal Prugh	Salisbury	NC	28144 US	2/13/2022
Loraine Bearss	Salisbury	NC	28144 US	2/13/2022
Phyllis Steimel	Salisbury	NC	28144 US	2/13/2022
Marie Leonard-Hampton	Salisbury	NC	28146 US	2/13/2022
Ashlee Flippin	Salisbury	NC	28144 US	2/13/2022
Amanda Morgan	Salisbury	NC	28138 US	2/13/2022
Steve McNabb	Salisbury	NC	28147 US	2/13/2022
Alan Fowler	Salisbury	NC	28144 US	2/13/2022
Ashli Catlett	China Grove	NC	28023 US	2/13/2022
Elizabeth Gentry	Salisbury	NC	28147 US	2/13/2022
Donald McClain	Salisbury	NC	28144 US	2/13/2022
Lyn Beaver	Salisbury	NC	28144 US	2/13/2022
Christopher Derrick	Salisbury	NC	28144 US	2/13/2022
Tracey Roper	Davidson	NC	28036 US	2/13/2022
Jeff Beaver	Salisbury	NC	28144 US	2/13/2022
Aleksandr Witt	Salisbury	NC	28147 US	2/13/2022
Jeff Childress	Charlotte	NC	28211 US	2/13/2022
Sarah Michalec	Salisbury	NC	28144 US	2/13/2022
Andrew Chambers	Advance	NC	27006 US	2/13/2022
Dawn Speagle	Salisbury	NC	28144 US	2/13/2022
Jesse Hammill	Salisbury	NC	28144 US	2/13/2022
Melody Lee	Salisbury	NC	28147 US	2/13/2022
Matthew Weaver	Salisbury	NC	28146 US	2/13/2022
Gail Williams	Salisbury	NC	28144 US	2/13/2022
Grey Ward	Salisbury	NC	28144 US	2/13/2022
Ann Ellis	Salisbury	NC	28144 US	2/13/2022
Franco Goodman	Salisbury	NC	28144 US	2/13/2022
Angela Murphy	Salisbury	NC	28144 US	2/13/2022
Leslie Cataldo	Salisbury	NC	28144 US	2/13/2022
Kendall Nagy	Salisbury	NC	28144 US	2/13/2022
Taylor Ellerbee	Salisbury	NC	28144 US	2/13/2022
Lindsay Triplett	Salisbury	NC	28147 US	2/13/2022
Allison Dunkin	Salisbury	NC	28144 US	2/13/2022
Nancy Billings	Salisbury	NC	28144 US	2/13/2022
Mary Goodman	Salisbury	NC	28146 US	2/13/2022
Steven Butler	Salisbury	NC	28144 US	2/13/2022
Kristen Plummer	Salisbury	NC	28144 US	2/13/2022
John Crawford	Salisbury	NC	28146 US	2/13/2022
Kristen Trexler	Salisbury	NC	28144 US	2/14/2022
Tanya Freirich	Salisbury	NC	28147 US	2/14/2022
G.G Webb	Salisbury	NC	28144 US	2/14/2022
Cameo Chamberlain	Salisbury	NC	28144 US	2/14/2022
Jon Palmer	Salisbury	NC	28144 US	2/14/2022
Melody Moxley	Salisbury	NC	28144 US	2/14/2022
Stephen Black	Salisbury	NC	28147 US	2/14/2022
Nanette Buehrer	Salisbury	NC	28144 US	2/14/2022
Lisa Trainor	Salisbury	NC	28147 US	2/14/2022
Robin Fisher	Salisbury	NC	28144 US	2/14/2022

Meredith Honeycutt	Salisbury	NC	28144 US	2/14/2022
Kari Frick	Salisbury	NC	28144 US	2/14/2022
Kathryn Carlson	Mooresville	NC	28117 US	2/14/2022
Neil Buehrer	Salisbury	NC	28144 US	2/14/2022
Allison Ogden	Salisbury	NC	28144 US	2/14/2022
Donna Childress	Salisbury	NC	28147 US	2/14/2022
Digna Freirich	Salisbury	NC	28147 US	2/14/2022
Teague Stacey	Salisbury	NC	28144 US	2/14/2022
Traci Jordan	Salisbury	NC	28146 US	2/14/2022
Tommy Parr	Salisbury	NC	28144 US	2/14/2022
Laura Storey	Salisbury	NC	28144 US	2/14/2022
Donna Culler	Salisbury	NC	28144 US	2/14/2022
Michelle Spieler	Salisbury	NC	28144 US	2/14/2022
Kenneth Culler	Salisbury	NC	28144 US	2/14/2022
Christopher McCoy	Salisbury	NC	28144 US	2/14/2022
Owen Teague	Salisbury	NC	28147 US	2/14/2022
Cindy DeLorenzo	Salisbury	NC	28147 US	2/14/2022
Jonathan Behrooz	Salisbury	NC	28144 US	2/14/2022
Michele Sloop	Salisbury	NC	28146 US	2/14/2022
Amanda Morgan	Salisbury	NC	28147 US	2/14/2022
Shawn Gill	Salisbury	NC	28147 US	2/14/2022
Joan Bolick	Salisbury	NC	28146 US	2/14/2022
Michael King	Salisbury	NC	28144 US	2/14/2022
John Ellis	Salisbury	NC	28144 US	2/14/2022
Tamara Fisher	Salisbury	NC	28146 US	2/14/2022
Carly Shelton	Salisbury	NC	28146 US	2/14/2022
Charles Taylor	Salisbury	NC	28144 US	2/14/2022
Tichica King	Salisbury	NC	28144 US	2/14/2022
John Cuthbertson	Salisbury	NC	28144 US	2/14/2022
Frances Edwards	Salisbury	NC	28147 US	2/14/2022
Debbie Collins	Salisbury	NC	28144 US	2/14/2022
Meredith Poor	Salisbury	NC	28144 US	2/14/2022
Shari Graham	Salisbury	NC	28144 US	2/14/2022
Heather Coarsey	Salisbury	NC	28144 US	2/14/2022
Gerald Cochran	Salisbury	NC	28144 US	2/14/2022
Vanessa Jones	Salisbury	NC	28144 US	2/14/2022
Brenda Munday	Salisbury	NC	28144 US	2/14/2022
Rita Little	Kannapolis	NC	28083 US	2/14/2022
Trinity Moss	Salisbury	NC	28202 US	2/14/2022
Shannon Bergland	Salisbury	NC	28144 US	2/14/2022
Anne Maxey	Salisbury	NC	28147 US	2/14/2022
Michael Mills	Salisbury	NC	28147 US	2/14/2022
Jennifer Hudson	Salisbury	NC	28146 US	2/14/2022
P Bodnar	Salisbury	NC	28147 US	2/14/2022
Raquel Dufour	Salisbury	NC	28144 US	2/14/2022
Edward Whitney	Salisbury	NC	28146 US	2/14/2022
Max Fisher	Salisbury	NC	28147 US	2/14/2022
Mia Taggart	Salisbury	NC	28144 US	2/14/2022
Phyllis Taggart	Gastonia	NC	28056 US	2/14/2022
Madison Rusher	Salisbury	NC	28144 US	2/14/2022
Joseph Taggart	Salisbury	NC	28144 US	2/14/2022
Joy Hartle	Salisbury	NC	28144 US	2/14/2022
Hannah Holben	Salisbury	NC	28144 US	2/14/2022
Wells III Thurman	Salisbury	NC	28144 US	2/14/2022

Melanie Miller	Salisbury	NC	28144 US	2/14/2022
Autumn Shano	Salisbury	NC	28147 US	2/14/2022
Daniel Taggart	Salisbury	NC	28647 US	2/14/2022
Randall Pinkston	Salisbury	NC	28144 US	2/14/2022
Thomas Knauf	Salisbury	NC	28144 US	2/14/2022
Susan Cloninger	Salisbury	NC	28144 US	2/14/2022
E Behrooz	Salisbury	NC	28144 US	2/14/2022
Jennifer Isenberg	Salisbury	NC	28144 US	2/14/2022
Thomas R	Salisbury	NC	28146 US	2/14/2022
Mary Steinman	Salisbury	NC	28144 US	2/14/2022
Sherie Noble	Mocksville	NC	27028 US	2/14/2022
Christopher Cook	Salisbury	NC	28144 US	2/14/2022
Sharon Agee	Salisbury	NC	28144 US	2/14/2022
Douglas Neves	Salisbury	NC	28144 US	2/14/2022
Allyson Neves	Salisbury	NC	28144 US	2/14/2022
Dan Kennerly	Salisbury	NC	28144 US	2/14/2022
Lisa Edwards	Salisbury	NC	28144 US	2/14/2022
Marc Hoffman	Salisbury	NC	28144 US	2/14/2022
Angela Graham	Salisbury	NC	28147 US	2/14/2022
Susan Whitaker	Salisbury	NC	28144 US	2/14/2022
Jan Trexler	Salisbury	NC	28144 US	2/14/2022
Pam Bloom	Salisbury	NC	28144 US	2/14/2022
Bob Pharr	Salisbury	NC	28144 US	2/14/2022
Nick Gerald	Raleigh	NC	27606 US	2/14/2022
Judith Qureshi	Salisbury	NC	28144 US	2/15/2022
Tiffany Wallace	Salisbury	NC	28144 US	2/15/2022
Penny Timberlake	Salisbury	NC	28147 US	2/15/2022
Ivy Brisbin	Durham	NC	27713 US	2/15/2022
Kristen Paustian	Salisbury	NC	28147 US	2/15/2022
Beverly Fowler	Salisbury	NC	28144 US	2/15/2022
Jean Barbee	Salisbury	NC	28147 US	2/15/2022
Anne Hoffman	Salisbury	NC	28144 US	2/15/2022
Gregory Williams	Salisbury	NC	28147 US	2/15/2022
Joe Koontz	Salisbury	NC	28144 US	2/15/2022
Eva Collins	Spencer	NC	28159 US	2/15/2022
Samantha McCarty	Salisbury	NC	28144 US	2/15/2022
Jennifer Williams	Salisbury	NC	28155 US	2/15/2022
Robert W. Collins III	Salisbury	NC	28144 US	2/15/2022
Tina Godwin	Charlotte	NC	28202 US	2/15/2022
Adrienne James	Salisbury	NC	28144 US	2/15/2022
Greg Beam	Salisbury	NC	28144 US	2/15/2022
Haley Benware	Salisbury	NC	28144 US	2/15/2022
Kyna Grubb	Salisbury	NC	28144 US	2/15/2022
Janiah Hall	Henderson	NC	27537 US	2/15/2022
Ronda Miller	Salisbury	NC	28146 US	2/15/2022
Mallory Braun	Salisbury	NC	28144 US	2/15/2022
Susan Williams	Salisbury	NC	28144 US	2/15/2022
Amy Shellhorn	Salisbury	NC	28147 US	2/15/2022
Corey Basinger	Salisbury	NC	28146 US	2/15/2022
Leon Newman	Salisbury	NC	28144 US	2/15/2022
Myra Tannehill	Woodleaf	NC	27054 US	2/15/2022
Jenn Seuss	Salisbury	NC	28144 US	2/15/2022
Charles White	Salisbury	NC	28147 US	2/15/2022
Bobby MacClary	Salisbury	NC	28147 US	2/15/2022

Helen Bailey	Salisbury	NC	28144 US	2/15/2022
Erica Taylor	Salisbury	NC	28144 US	2/15/2022
Ritchie Mauney	Salisbury	NC	28146 US	2/15/2022
Judy Behrooz	Salisbury	NC	28146 US	2/15/2022
Bethany Fortner	Salisbury	NC	28144 US	2/15/2022
Marsha Pruitt	Salisbury	NC	28144 US	2/15/2022
MISTY CONNOR	Salisbury	NC	28144 US	2/15/2022
Thomas Richard	Salisbury	NC	28147 US	2/15/2022
Victoria Curran	Salisbury	NC	28144 US	2/15/2022
Alexandra Fisher	Salisbury	NC	28144 US	2/15/2022
Greg Shields	Salisbury	NC	28144 US	2/15/2022
Anne Knauf	Salisbury	NC	28144 US	2/15/2022
Maggie B	Salisbury	NC	28144 US	2/15/2022
Tyler Frick	Salisbury	NC	28144 US	2/15/2022
Tom Fisher	Salisbury	NC	28144 US	2/15/2022
Madison Currin	Salisbury	NC	28144 US	2/15/2022
Anson Castelveccchi	Salisbury	NC	28144 US	2/15/2022
Nancy Zimmerman	Salisbury	NC	28144 US	2/15/2022
Lynn Frick	Salisbury	NC	28144 US	2/15/2022
Dwayne Harris	Salisbury	NC	28147 US	2/15/2022
David Potts	Salisbury	NC	28144 US	2/15/2022
Mary Zigmont	Salisbury	NC	28144 US	2/15/2022
Alexander Black	Salisbury	NC	28147 US	2/15/2022
ANNA Stoner	Salisbury	NC	28144 US	2/15/2022
Rebekah Stamey	Salisbury	NC	28147 US	2/15/2022
Brittany Kurtz	Salisbury	NC	28144 US	2/15/2022
MOLLY BRONSON	Salisbury	NC	28146 US	2/15/2022
Carol Vannoy	Kannapolis	NC	28083 US	2/15/2022
Mary Himes	Salisbury	NC	28147 US	2/15/2022
Robin Shepard	Salisbury	NC	28144 US	2/15/2022
K. Shepard	Salisbury	NC	28144 US	2/15/2022
Mikell Reynolds	Salisbury	NC	28144 US	2/15/2022
Robert Collins	Salisbury	NC	28144 US	2/15/2022
Lori Goodnight	Salisbury	NC	28144 US	2/15/2022
Leah Lannon	Boone	NC	28607 US	2/15/2022
Amy Miller	Salisbury	NC	28144 US	2/15/2022
Gary Veach	salisbury	NC	28144 US	2/15/2022
Kari Comadoll	Salisbury	NC	28144 US	2/15/2022
James Comadoll	Salisbury	NC	28144 US	2/15/2022
Isaiah Jones	Salisbury	NC	27455 US	2/15/2022
Susan Carlton	Salisbury	NC	28144 US	2/16/2022
Courtney Haslett	Salisbury	NC	28144 US	2/16/2022
Ryan Honeycutt	Salisbury	NC	28144 US	2/16/2022
Mike Wheeler	Salisbury	NC	28144 US	2/16/2022
Britt Hunsucker	Salisbury	NC	28144 US	2/16/2022
Elisa Cabrera	Salisbury	NC	28147 US	2/16/2022
Sylvia Bailey	Salisbury	NC	28147 US	2/16/2022
Cheryl van der Poel	Salisbury	NC	28146 US	2/16/2022
Seamus Donaldson	Salisbury	NC	28144 US	2/16/2022
Maryja Mee	Salisbury	NC	28144 US	2/16/2022
Fryn Harris	Salisbury	NC	28144 US	2/16/2022
April Anthony	Salisbury	NC	28144 US	2/16/2022
Justin Rocker	Apex	NC	27502 US	2/16/2022
Douglas Byrd	Salisbury	NC	28144 US	2/16/2022

Nick Rocker	Durham	NC	27703 US	2/16/2022
Richard Callahan	Charlotte	NC	28213 US	2/16/2022
Brandi Roby	Salisbury	NC	28147 US	2/16/2022
Kate O'Steen	Salisbury	NC	28144 US	2/16/2022
P.L. Stiles	Salisbury	NC	28146 US	2/16/2022
Nan Fisher	Salisbury	NC	28146 US	2/16/2022
Lindsey Antosek	Salisbury	NC	28144 US	2/16/2022
Cathy Griffin	Charlotte	NC	28211 US	2/16/2022
Susan Williams	Salisbury	NC	28144 US	2/16/2022
Tony Thomas	Huntersville	NC	28078 US	2/16/2022
Benjamin King	Summerfield	NC	27358 US	2/16/2022
Michelle Patterson	Mount Ulla	NC	28125 US	2/16/2022
Mary Aron	Salisbury	NC	28144 US	2/16/2022
Kathleen Seybold	Salisbury	NC	28144 US	2/16/2022
Troy Beaver	Salisbury	NC	28144 US	2/16/2022
Nichole Benjamin	Salisbury	NC	28147 US	2/16/2022
Elizabeth Rummage	Salisbury	NC	28144 US	2/16/2022
Rick Anderson	Salisbury	NC	28144 US	2/16/2022
Sarah Sanders	Mount Ulla	NC	28125 US	2/16/2022
Allison Wilson	Salisbury	NC	28144 US	2/16/2022
Margaret Dees	Salisbury	NC	28144 US	2/16/2022
Cheri DANIELS	Salisbury	NC	28147 US	2/16/2022
fredna dowell	Salisbury	NC	28144 US	2/16/2022
Ashley Medina	Salisbury	NC	28144 US	2/16/2022
Christopher Payne	Salisbury	NC	28146 US	2/16/2022
Hunter Basinger	Salisbury	NC	28146 US	2/16/2022
Amy Basinger	Salisbury	NC	28146 US	2/16/2022
Justin Hedrick	Salisbury	NC	28147 US	2/16/2022
Alijah Broom	Salisbury	NC	28144 US	2/16/2022
Tammy Baker	Woodleaf	NC	27054 US	2/16/2022
Ernest Kirchin	Salisbury	NC	28144 US	2/16/2022
Shelley Evans	Denton	NC	27239 US	2/16/2022
Frank Gentry	Salisbury	NC	28144 US	2/16/2022
Glenn Taylor	Salisbury	NC	28144 US	2/16/2022
Cindy Noell	Salisbury	NC	28147 US	2/16/2022
Kristen Colwell	Salisbury	NC	28144 US	2/16/2022
Cathy Triplette	Salisbury	NC	28146 US	2/16/2022
Lauren Whaley	Salisbury	NC	28144 US	2/16/2022
Stephanie Flowe	Salisbury	NC	28147 US	2/16/2022
Cynthia Staats	Salisbury	NC	28144 US	2/16/2022
Marianna H. Swaim	Salisbury	NC	28144 US	2/16/2022
Lisa Mather	Salisbury	NC	28147 US	2/16/2022
ELEANOR ANDREWS	Salisbury	NC	28144 US	2/16/2022
Pamela White	Salisbury	NC	28144 US	2/16/2022
Ian White	Salisbury	NC	28144 US	2/16/2022
Lorie Jackson	Salisbury	NC	28144 US	2/17/2022
Meredith Reamer	Salisbury	NC	28144 US	2/17/2022
Jewell Mayberry	Salisbury	NC	28144 US	2/17/2022
Landrum Kelly	High Point	NC	27265 US	2/17/2022
Paul Sullivan	Salisbury	NC	28144 US	2/17/2022
Katie Routh	Lexington	NC	27295 US	2/17/2022
Brenda Dangerfield	Salisbury	NC	28144 US	2/17/2022
Debbie Barnhardt	Salisbury	NC	28147 US	2/17/2022
Don Fortner	Charlotte	NC	28202 US	2/17/2022

Cheryl Coins	Salisbury	NC	28144 US	2/17/2022
Allie B Hings	Salisbury	NC	28144 US	2/17/2022
Emily Ford	Salisbury	NC	28144 US	2/17/2022
Sheila M. Key	Salisbury	NC	28147 US	2/17/2022
Mariun Harman	Salisbury	NC	28144 US	2/17/2022
Sheila Freeze	Salisbury	NC	28147 US	2/17/2022
Angela Allen	Salisbury	NC	28146 US	2/17/2022
Howard White	Salisbury	NC	28147 US	2/17/2022
Gray Stout AIA	Charlotte	NC	28211 US	2/17/2022
Charles Whaley	Salisbury	NC	28146 US	2/17/2022
Steve Shuping	Salisbury	NC	28146 US	2/17/2022
David Hurst	Salisbury	NC	28144 US	2/17/2022
Mary Beth Walser	Salisbury	NC	28144 US	2/17/2022
Tracy Daniels	Salisbury	NC	28144 US	2/17/2022
Cara Reavis	Salisbury	NC	28144 US	2/17/2022
Maria Corpio	Greenville	NC	29605 US	2/17/2022
Kerry Knapp	Salisbury	NC	28144 US	2/17/2022
Suzanne Yost	Salisbury	NC	28144 US	2/17/2022
Cara Winders	Charlotte	NC	28217 US	2/17/2022
Adilyn Yost	Salisbury	NC	28144 US	2/18/2022
Susan Cooney	Salisbury	NC	28144 US	2/18/2022
Kara Bostian	Hamory	NC	28634 US	2/18/2022
Dirk D'Amato	Mooreville	NC	28117 US	2/18/2022
Jeremy Featherston	Salisbury	NC	28144 US	2/18/2022
Kimberly Hoben	Salisbury	NC	28146 US	2/18/2022
Luke Shultz	Kannapolis	NC	28083 US	2/18/2022



## **NOTICE OF PUBLIC HEARING**

Salisbury City Council will hold a public hearing Tuesday, April 5, 2022 during its 6:00 p.m. meeting to consider the following request. The April 5, 2022 City Council meeting will be held in a hybrid format and the public may participate in person or by electronic means. Anyone who wishes to speak via Zoom during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, April 5, 2022 by contacting Kelly Baker at [kbake@salisburync.gov](mailto:kbake@salisburync.gov). Information on accessing the meeting will be available on the City's website at [www.salisburync.gov](http://www.salisburync.gov). The meeting can also be viewed on the City's livestream at [www.salisburync.gov/webcast](http://www.salisburync.gov/webcast) or the City's Twitter account at <https://twitter.com/CitySalisburyNC>.

**DISTRICT MAP AMENDMENT:**                      **CD-07-2021**

<b>Project Title:</b>	<b>Dollar General</b>
<b>Petitioner(s):</b>	Teramore Development, LLC
<b>Owner(s):</b>	Belle Realty Development Co.
<b>Representative(s) or Developer(s)</b>	Daniel Almazan
<b>Address:</b>	Corner of Old Mocksville Rd and 7 <sup>th</sup> Street Ext.
<b>Tax Map - Parcel(s):</b>	Tax Map: 325, Parcel(s): P/O 005
<b>Size / Scope:</b>	1.679 acres
<b>Location:</b>	Located at the corner of Old Mocksville Rd and 7 <sup>th</sup> Street Ext.

**REQUEST:**

Request to amend the Land Development Ordinance and Land Development District Map by rezoning approximately 1.679 acres to be subdivided off of the existing 4.44 acre tract at the corner of Old Mocksville Rd and 7<sup>th</sup> Street Ext. from Neighborhood Mixed-Use (NMX) with a General Development Overlay (GD-A) to Corridor Mixed-Use (CMX) with a Conditional District (CD) Overlay for the proposed 10,664 square foot retail development Master Plan.

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

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

This the day of March 17, 2022.

CITY COUNCIL OF THE CITY OF  
SALISBURY, NORTH CAROLINA

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

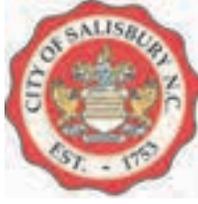
ZONING PERMIT SITE PLAN  
 CD-07-2021 DOLLAR GENERAL



0 OLD MOCKSVILLE RD  
 PID: 325 P/O 005  
 CURRENT ZONING: NMX-GDA  
 PROPOSED ZONING: CMX-CD

PARCEL_ID	OWNNAME	TAXADD1	CITY	STATE	ZIPCODE
324 164	SALISBURY RACQUET CLUB INC	470 MAINSAIL RD	SALISBURY	NC	28146-1401
325 005	BELLE REALTY DEVELOPMENT CO	PO BOX 102	SALISBURY	NC	28145-0102
325 392	MCMILLAN J ALLEN &	2209 OLD MOCKSVILLE RD	SALISBURY	NC	28144
325C310	NEVES DOUGLAS & WF	616 CAMELOT DR	SALISBURY	NC	28144-9418
324 002	SCIORTINO JENNIFER &HUS	2765 7TH ST	SALISBURY	NC	28144
324 106	SCHOFIELD JOHN C	5 NORTH ROAD CIR	SALISBURY	NC	28144-6907
325 130	WISEMAN HELEN REBECCA	2216 OLD MOCKSVILLE RD	SALISBURY	NC	28144
325 00301	SALISBURY CITY OF	PO BOX 479	SALISBURY	NC	28145-0479
325 250	WISEMAN WILLIAM A & WF	2210 OLD MOCKSVILLE RD	SALISBURY	NC	28144
325C342	BELLE REALTY DEVELOPMENT CO	301 N MAIN ST	SALISBURY	NC	28145-0102
3.25E+15	HARMAN JEFFERY DOUGLAS	109 RUGBY RD	SALISBURY	NC	28144
325C341	WEST BRADFORD R	608 CAMELOT DR	SALISBURY	NC	28144
3.25E+14	VILLAGRANA HUGO &WF	105 RUGBY RD	SALISBURY	NC	28146-0000
3.25E+16	CHAMBERLAIN SCOTT M & WF	113 RUGBY RD	SALISBURY	NC	28144
324 003	SELLS KIRBY A & WF	4335 CAUBLE RD	SALISBURY	NC	28144-1529

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	MARIANNA SWAIM	405 BECK ROAD	SALISBURY	NC	28144



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

**DISTRICT MAP AMENDMENT:**                    **CD-07-2021**  
**Project Title:**                                    **CD-07-2021 Dollar General**  
**Petitioner(s):**                                    **Teramore Development, LLC**  
  
**Owner(s):**                                         **Belle Realty Development Company**  
  
**Representative(s) or Developer(s)**         **Daniel Almazan, Teramore Development**  
  
**Tax Map - Parcel(s):**                             **325 005**  
**Size / Scope:**                                    **Proposal is to subdivide and rezone an approximate 1.679 acre parcel of the existing 4.44 acre parcel.**  
**Location:**                                         **Parcel is located in the at the corner of Old Mocksville Road and 7<sup>th</sup> Street Extension**

**REQUEST:**

**Request to amend the Land Development District Map  
by rezoning one (1) parcel at the corner of Old Mocksville Road and 7<sup>th</sup> Street Extension being Tax Map  
325 Parcel 005 from NEIGHBORHOOD MIXED USE (NMX) WITH A GD-A OVERLAY TO  
CORRIDOR MIXED USE (CMX) and establishing a new CONDITIONAL DISTRICT OVERLAY (CD)  
for the development of a 10,664 SQ. FT. GENERAL RETAIL STORE**

**STATEMENT OF CONSISTENCY & RECOMMENDATION:**

The Salisbury City Council held a public hearing and reviewed the petition on March 1, 2022. The Council finds that the rezoning petition of the aforementioned parcel is CONSISTENT with the Salisbury Vision 2020 Comprehensive Plan, is reasonable, and in the public interest due to consistency with:

- Policy N-7:**                                         N-7: Appropriately located, designed, and scaled stores and services providing basic necessities to residents of the City's older neighborhoods shall be encouraged.
- Policy C-26:**                                         C-26: Neighborhood serving businesses shall be designed at a residential scale and character.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING APPROXIMATELY 1.679 ACRES OF UNNUMBERED PARCEL AT THE CORNER OF OLD MOCKSVILLE ROAD AND 7<sup>TH</sup> STREET EXTENSION (TAX MAP 325 PARCEL P/O 005) FROM NEIGHBORHOOD MIXED USE (NMX) WITH A GD-A OVERLAY TO CORRIDOR MIXED USE (CMX) AND CREATING A CONDITIONAL DISTRICT OVERLAY (CD). (PETITION NO. CD-07-2021)

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

WHEREAS, the Salisbury Planning Board, an advisory board to the Salisbury City Council, reviewed the rezoning petition on February 22, 2022, unanimously voted to recommend denial of the submittal, and stated that the request is inconsistent with the Vision 2020 Comprehensive Plan; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting of April 5, 2022; and

WHEREAS, the City Council hereby finds and determines that adoption of an Ordinance to rezone the property described herein, is reasonable and is in the public interest. The proposal is fundamentally consistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Policies N-7: Appropriately located, designed and scaled stores and services providing basic necessities to residents of the city's older neighborhoods shall be encouraged; and C-26: Neighborhood serving businesses shall be designed at a residential scale and character.

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 a portion of Tax Map 325 Parcel(s) P/O 005 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 'CMX' with the establishment of a new Conditional District 'CD' Overlay pursuant to the approved CD Master Plan.

SECTION 2. PERMITTED USES (PRIMARY): The permitted use is restricted to the proposed use of a 10,664 sq. ft. retail store as permitted in the provisions of the 'CMX' base district. All other 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:

- Approval is restricted to the proposed general retail use not to exceed 10,664 sq. ft.

SECTION 4. DEVELOPMENT DOCUMENTS: That as permitted by the Land Development Ordinance, the development documents associated with this Conditional District (CD) Overlay may establish alternatives to specific provisions of the Land Development Ordinance; however, where

alternatives are not provided, those and all other applicable Land Development Ordinance provisions remain applicable for any and all development within this Conditional District (CD) Overlay.

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

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

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

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: 04/05/2022

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

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

Requested Agenda Item: CD-02-2022 Goodman Millwork – 201 Lumber Street, Parcel ID 018 005

Description of Requested Agenda Item: CD-02-2022 Request to rezone one (1) parcel at 201 Lumber Street, (PID 018 005) from Light Industrial (LI) to Light Industrial (LI) creating a Conditional District (CD) Overlay to request an exception of the Land Development Ordinance as permitted by Section 15.23.

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: Teresa Barringer, tbarr@salisburync.gov, 704-638-5210

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

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

## FINANCE DEPARTMENT INFORMATION:

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

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

**For Use in Clerk's Office Only**

# Salisbury City Council Agenda Item Request Form

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Approved

Delayed

Declined

**Reason:**



## Planning & Zoning Analysis

**CASE NO.**

**CD-02-2022**

**Project Title:**

**Goodman Millwork**

**Petitioner(s)**

Franco Goodman, Goodman Millwork, Inc.

**Owner(s)**

Same as above

**Representative(s)**

Same as above

**Address**

201 Lumber St

**Tax Map & Parcel(s)**

018 005

**Size / Scope**

Approximately 7.98 acres

**Location**

Located at the intersection of Lumber Street and S Railroad Street.

### PETITIONER REQUEST

**Request:**

Petition proposes to maintain the base district zoning of Light Industrial (LI) while creating a new Conditional District (CD) Overlay to allow an addition to the existing building with an exception request to the LDO Dimensional Requirements outlined in LDO 2.4.D.2. The proposal is seeking approval of an alternate design to allow for 2.82 ft. front building setback for the building addition.

**Staff Comments:**

The proposed addition to the existing primary structure is a 20 ft. x 25 ft. = 500 sq. ft. area, disturbing approximately 0.0125 acres.

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

**No.** The proposed setback for the building addition is not permitted in the LI zoning district, resulting in the request for an alternate design exception as allowed in Section 15.23 of the Land Development Ordinance.

**Base Zoning District Descriptions**

*Existing:*

**LI: Light Industrial**

*Proposed:*

**LI/CD: Light Industrial / Conditional District Overlay**

**Development Type:**

Addition to existing building adding 20 ft. x 25 ft. = 500 sq. ft.



## Planning & Zoning Analysis

**Residential Density:** N/A

**Intensity:** N/A

### CHARACTER OF AREA

**Overview:** The 7.98 acre site consists of multiple buildings used for a Light Industrial business.

### Surrounding Land Use(s) & Zoning:

<i>Location</i>	<i>Existing Land Uses</i>	<i>Existing Zoning</i>
North of area	Single family homes	CMX
East of area	Commercial business	LI
South of area	Commercial business	LI
West of area	Single family homes	CMX

### INFRASTRUCTURE & CIVIC/COMMUNITY FACILITIES

**Public Schools:**  
**Elementary:** Elizabeth Koontz Elementary School  
**Middle:** Knox Middle School  
**High:** Salisbury High School

**Fire District:** City of Salisbury Station 2

**Utilities**  
*Water & Sewer:* Water lines are located along Mildred Ave and partially on Lumber St. Sewer lines are located along the parcel's Eastern edge and across one portion of the parcel. No changes to utilities are proposed.

**Transportation**  
*Transit:* The parcel is served by City of Salisbury Transit Route 1.



## Planning & Zoning Analysis

*Property Access(s):*

Access to the site is provided from Lumber Street.

*Public Improvements:*

N/A

### COMPREHENSIVE & AREA PLANS

**Applicable Plans:**

**Vision 2020 Comprehensive Plan**

**Applicable Policies & Objectives**

*Although not specifically called out, this request is NOT inconsistent with the policies and vision statements of the Vision 2020 Comprehensive Plan.*

### 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 February 17, 2022. Staff, the Planning Board Liaison, Dennis Rogers, and other reviewing agencies recommended approval of the master plan with no revisions.

**Conditional District Alternative Design Request(s)**

*Setback dimensions:*

***This plan proposes an alternative to the minimum internal setback dimension by requesting a 2.82’ setback for the addition to existing building.***

**Planning Board Recommendation:**

This proposal was presented to Planning Board at their courtesy hearing on February 22, 2022. After deliberation, the Planning Board unanimously recommended approval with the alternative design stating proposal is not ‘inconsistent’ with the Vision 2020 Comprehensive Plan as submitted.



The Salisbury Planning Board held a virtual meeting on Tuesday, February 22th 2022, at 4 p.m. with the following being present:

**GUESTS:** Michael Fox, Dionne Brown, Ken Miller, Justin Church, Eva Nelson, Diane Fisher, Aaron Towns, Richard Kirkland, and Ben Fisher; Adam Fiorenza, Woody Coley, Christopher Kouri, Yolanda Brisco, Greg Welsh.

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

**STAFF:** Teresa Barringer, Elizabeth Burke, Graham Corriher, Hannah Jacobson, and Emily Vanek

#### **WELCOME GUESTS AND VISITORS**

John Schaffer, Chair, called the Planning Board meeting to order at 4 p.m. on 2/22/2022

#### **STAFF PRESENTATION**

##### **CASE NO. CD-07-2021 DOLLAR GENERAL**

**Petitioner(s):** Daniel Almazan (applicant); Teramore Development, LLC

**Property Owner:** Belle Realty Development Co.

**Parcel(s):** 325 005

**Current Zone:** Neighborhood Mixed- Used (NMX)

##### **Rezoning Request**

Request to rezone (1) parcel, 325 005; from Neighborhood Mixed Use (NMX) / GD-A Overlay to Corridor Mixed Use (CMX) with a Conditional District Overlay (CD).

##### **Applicable Policy**

###### **Vision 2020**

**Policy N-7:** Appropriately located, designed and scaled stores and services providing basic necessities to residents of the city's older neighborhoods shall be encouraged.

**Policy C-26:** Neighborhood serving businesses shall be designed at residential scale and character.

## DISCUSSION

Mrs. Barringer conducted a staff presentation to provide the details and purpose of the case; listing the exception requests:

- Allow the front setback to exceed the maximum by right 75ft setback associated with LDO Chapter 5
- Allow one inner lot connectivity point rather than the two required by LDO Chapter 10
- Allow opaque windows along the street façade to vary from LDO Chapter 5

Mr. Schaffer mentioned this case, again, is requesting spot zoning with in an existing spot zone. As requested from the board previously, Mrs. Barringer discussed the history of the existing zoning and associated cases for background and clarification. The board and staff then discussed the difference in provisions regarding NMX and CMX. Mrs. Barringer also confirmed that the plans will have a condition listed to keep NMX development restrictions if the CMX rezoning request is accepted. The board and Mrs. Barringer discussed the petition from the surrounding community.

Mr. Norris inquired about future road development and Mrs. Barringer responded that she is not aware of any future plans for road improvements and that this project did not require a Traffic Impact Analysis or road improvements from NCDOT due to the projected low volume traffic increase if the Dollar General were to proceed. The board expressed their concerns related to the minimum amount of space (road/lane width) provided on the road for the additional tractor trailer traffic with little room for error, in addition to the already present sense of unsafe conditions on Old Mocksville Rd.

Ms. Ricks inquired about what the notification radius was for the surrounding areas and if there was any feedback from the surrounding commercial business owners. Mrs. Barringer responded that notifications were mailed to properties within 250 ft. of all boundaries of the property including the commercial businesses in reference, but no input was provided from said businesses.

Mr. Michael Fox, law offices located at 400 Bellemeade, Suite 800, St Greensboro NC 27401, introduced the team associated with Daniel Almazan (applicant) and Teramore Development, LLC team. Mr. Almazan, applicant representative, presented the specifics regarding the site selection, new store's intent, layout, and the purpose of the rezoning and conditional district request. Mr. Almazan explained the main intent is to bring fresh produce to the area that the standard Dollar General stores do not provide and within a convenient distance/ drive time.

Ms. Dionne Brown, located at 4600 Marriot Dr Raleigh NC 27612, with Davenport Engineering, presented a technical memorandum related to traffic impacts because it was mentioned by the community as a concern. Mrs. Brown mentioned, that based off the data collected, the roads' existing conditions would not be heavily impacted regarding additional traffic. Ms. Brown mentioned the only request regarding the roads is that the site access be located 100 ft away from the intersection. There was additional discussion regarding road lane widths, existing traffic, and

projected traffic related to the Dollar General. Mr. Justin Church, located at 1520 Meadow view Dr Wilkesboro NC 28697, provided insight and clarification regarding the steps Dollar General took to ensure that the necessary research, applicable specifically to said site, was conducted to ensure all requirements and concerns were addressed.

Mr. Ken Miller, located at 13801 Reese Blvd W Huntersville NC 28078, spoke in regard to potential crime issues brought up during the community meeting. Mr. Miller stated that, based on other Dollar Generals and similar retail stores, there would be no significant crime impacts compared to the existing crime in the area. The board and Mr. Miller discussed the difference between larceny and robbery for clarification of the data provided by Mr. Miller's study and proceeded to discuss the researcher's findings regarding crime and road safety.

Mr. Richard Kirkland, land appraiser located at 9408 Northfield Ct Raleigh, NC 27603, explained that all existing Dollar Generals are within and/or near residential areas with no impacts, negative or positive, to surrounding land values. He also stated that, Dollar Generals are usually a harmonious use to residential areas and proceeded to explain how the proposed use is harmonious to the specific site in discussion.

Mr. Fox reiterated and closed out what the project representatives discussed and stated that all comments that were able to be addressed were addressed through studies and research.

Mr. Ben Fisher, located at 215 Sells Rd Salisbury NC 28144, spoke as a concerned local resident. Mr. Fisher stated that he is for sustainable smart growth but that the Dollar General does not meet that definition. He also mentioned that the proposed use does not meet vision 2020.

Ms. Eva Nelson, located at 101 Sterling Ct, reiterated that she is in favor of responsible growth and development that is safe and secure. She does not believe the proposed Dollar General meets responsible growth, development, or the intent of Vision 2020 for neighborhood business development.

Ms. Susan Cloninger, located at 2100 7<sup>th</sup> St Ext., discussed the current hazards of the road she resides on. She does not believe the Dollar General will be a benefit to the community, but escalate the lack of safety.

Mr. Joseph Trainer, located at 126 Sterling Ct, expressed his concerns related to current road conditions and how it is unsafe. He explained that the infrastructure does not support the various modes of transportation currently so he is unsure how it will support the additional traffic from tractor trailers for the Dollar General.

Mr. Robert Timberlake, located at 615 Trexler Loop, discussed the absence of need for another Dollar General or grocery store in the area. He also wanted to reiterate the previous discussion stating that the road is difficult to drive on with a standard motor vehicle let alone a tractor trailer. He also mentioned that he is for responsible growth within the city, but the Dollar General is not a part of that.

Ms. Susan Coole, 26 Polo Dr, further expressed her concern for the safety on old Mocksville road. She stated that there is enough room for two cars to pass each other safely, but there are no shoulders and a deep drop off each side. There is no place to pull over or move out the way for larger vehicles and has already caused multiple accidents. Ms. Coole does not support the Dollar General or additional traffic that comes with it.

Ms. Diane Fisher, located at Eleven N Rd, expressed her concern of the drastic shift that is being proposed for the property. She discussed how the request does not meet the intent of Vision 2020 and her lack of support for the Dollar General development. Ms. Fisher also highlighted that the case is spot zoning and strongly effects the surrounding areas.

Mr. Aaron Towns, located at 101 Rugby Rd, shared his concerns regarding the road safety and the potential increase of commercial traffic.

Mr. Fox mentioned that the Dollar general would bond out the curbs and gutters work through the city. Mr. Rogers asked about the water and sewer costs and Mrs. Barringer stated the developer would pay for the full cost of the required sewer extension and any associated taps.

Ms. Land inquired about sidewalks and Mrs. Barringer responded that due to site specific restrictions the developer took the option to pay-in-lieu. Ms. Dixon and staff discussed food deserts compared to food oasis and asked for that to be considered.

Ms. Land further expressed her concern for the spot zoning. Mrs. Barringer highlighted that the applicant was made fully aware of the opposing view of spot zoning along with other possible considerations prior to bring the case to the board and the applicant requested to proceed.

Mr. Burgin and Mr. Post mentioned the intent of the existing zone and the input of the community showing that the development may not benefit the surrounding area if the community does not support it. The board further discussed the spot zoning, the other zoning options, and the compatibility of each.

## **MOTION**

Mr. Struzick made a motion to deny the CD-07-2021 Dollar General case due to the various safety concerns and the case's inconsistency with the intent of Vision 2020. Second by Mr. Post. All voted AYE.

Mr. Rogers made a motion to continue after 7:00. Mr. Struzick Second. All voted Aye. The meeting proceeded with community input.

**CASE NO. Z-01-2022 HARRISON RD**

**Petitioner(s):** Adam Fiorenza (petitioner)

**Property Owner:** Edwards Timber Co Inc.

**Parcel(s):** 450 001

**Current Zone:** General Residential (GR-6)/ Heavy Industrial (HI)

**Rezoning Request**

Request to rezone (1) parcel from General Residential (GR-6) / Heavy Industrial (HI) to General Residential (GR-6)

**Applicable Policy**

**Vision 2020**

**“Housing” Vision Statement:** We see a multitude of housing choices, ranging from single-family homes, to townhouses, to garage apartments, to apartments over downtown shops or the neighborhood corner store. We see neighborhoods with several different well-designed housing types for all incomes where the elderly, young families, singles and others share experiences and help one another.

**Policy N-18:** As new neighborhoods are developed, a mixture of housing types/sizes/prices shall be encouraged within the bounds of each neighborhood planning area.

**DISCUSSION**

Ms. Burke conducted a staff presentation to provide the details and purpose of the case. The board and Ms. Burke discussed the existing zoning and surrounding areas. Ms. Burke wanted to highlight that the lot already exists as majority residential zoning and the request is to clean up the split zoning. She also mentioned that although there is no transition zone between the residential and heavy industrial zoning, landscaping provisions will apply for buffer purposes. Mr. Burgin inquired about existing infrastructure and if it was installed with the intent for heavier development such as heavy industrial. Mrs. Barringer stated that this area does not have the larger mains that are normally associated with heavier development. Mrs. Barringer also mentioned that the existing heavy industrial site currently meets the setback provisions of the LDO if the request was approved. Staff also mentioned the developers will be voluntarily annexing in. The board and staff further discussed the city limits and ETJ limits.

Mr. Fiorenza further explained the projects intent and discussed the lots existing conditions such as wet lands and other site specific restraints.

**MOTION**

Mr. Burgin made a motion to approve the Z-01-2022 Harrison Rd case as submitted, meeting the intent of Vision 2020. Second by Ms. Ricks. All voted AYE.

**CASE NO. Z-02-2022 HENDERSON GROVE CHURCH RD**

**Petitioner(s):** Woody Coley; Trammel Crow Company

**Property Owner:** Thomas Eller, Steve Safrit, Barbara Safrit, Evelyn Fowler (owners); Nancy Shue (owner)

**Parcel(s):** 407 014, 015

**Current Zone:** Rowan County zoning I-85 Economic Development District-Corporate Park District (85-ED-3)

M

**Rezoning Request**

Request to rezone (2) parcels from Rowan County zoning I-85 Economic Development District-Corporate Park District (85-ED-3) to City of Salisbury zoning Light Industrial (LI)

**Applicable Policy**

**Vision 2020**

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

**DISCUSSION**

Ms. Burke conducted a staff presentation to provide the details and purpose of the case. Mr. Post and Ms. Burke further discussed the intent of the proposal for clarification. Mr. Schaffer inquired about notices and Ms. Burke confirmed that the typical 250 ft adjoined notices were mailed out and a community meeting was also held by the petitioner. The board and staff discussed the conversations that took place during the community meeting and the outcome/ effectiveness. Ms. Burke and Ms. Land discussed the county and city's definitions of Light Industrial.

Mr. Ricks made a motion to continue the meeting for the remainder of the items. Mr. Struzick Second. All voted Aye. The meeting proceeded with community input.

Mr. Coley introduced his team and the intended buyer, Trammel Crow Company. Mr. Kouri provided further insight on the intent of the rezoning and Mr. Welsh presented the proposed project, if the rezoning were to get approved. He explains the project's compatibility with the surrounding area and site specific details related to future development. Mr. Coley presented renderings illustrating the potential site layout and discussed the benefits of Trammel Crow Company for the community.

Mr. Schaffer inquired about possible mitigations for environmental impacts. Mr. Coley expressed that for the nature of a light industrial development, the Trammel Crow site would be considered low impact. Mr. Coley further explained that due to the restrictions associated with wetlands, a lot of the site will consist of vegetation to serve a buffers.

Mr. Rogers inquired for clarification that the intended use would be sales and distribution. Mr. Coley confirmed that the intended tenant would be in the sales and distribution business, but that there are no recognized potential tenants at this time.

## **MOTION**

Mr. Rogers made a motion to approve the Z-02-2022 Henderson Grove Church Rd case as submitted, meeting the intent of Vision 2020. Second by Ms. Ricks. All voted AYE.

## **CASE NO. CD-02-2022 210 LUMBER ST**

**Petitioner(s)/ Property Owner:** Franco Goodman, Goodman Millwork, Inc.

**Parcel(s):** 018 005

**Current Zone:** Light Industrial (LI)

### **Rezoning Request**

Request to rezone (1) parcel from Light Industrial (LI) to Light Industrial (LI) with a Conditional District Overlay (CD) for an addition to existing building.

## **DISCUSSION**

Mr. Burgin recused himself from case CD-02-2022 210 Lumber St as he is assisting with the proposal.

Mrs. Barringer conducted a staff presentation to provide the details and purpose of the case. She explained the intent of the conditional district is to allow a 2.82 ft setback in a district that allows either 0 or 4 ft. The alternate design condition is being requested so that the new proposed paint booth addition can be aligned with the existing paint booth that was constructed prior to the LDO code.

Mr. Burgin provided insight on the project and background of the request for clarification on why the case is being presented to the board.

Ms. Land stated the request appears to be reasonable due to existing conditions.

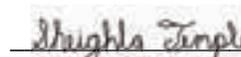
## **MOTION**

Ms. Land made a motion to approve the CD-02-2022 Henderson Grove Church Rd case as submitted, meeting the intent of Vision 2020. Second by Ms. Ricks. All voted AYE.

## **OTHER BUSINESS**

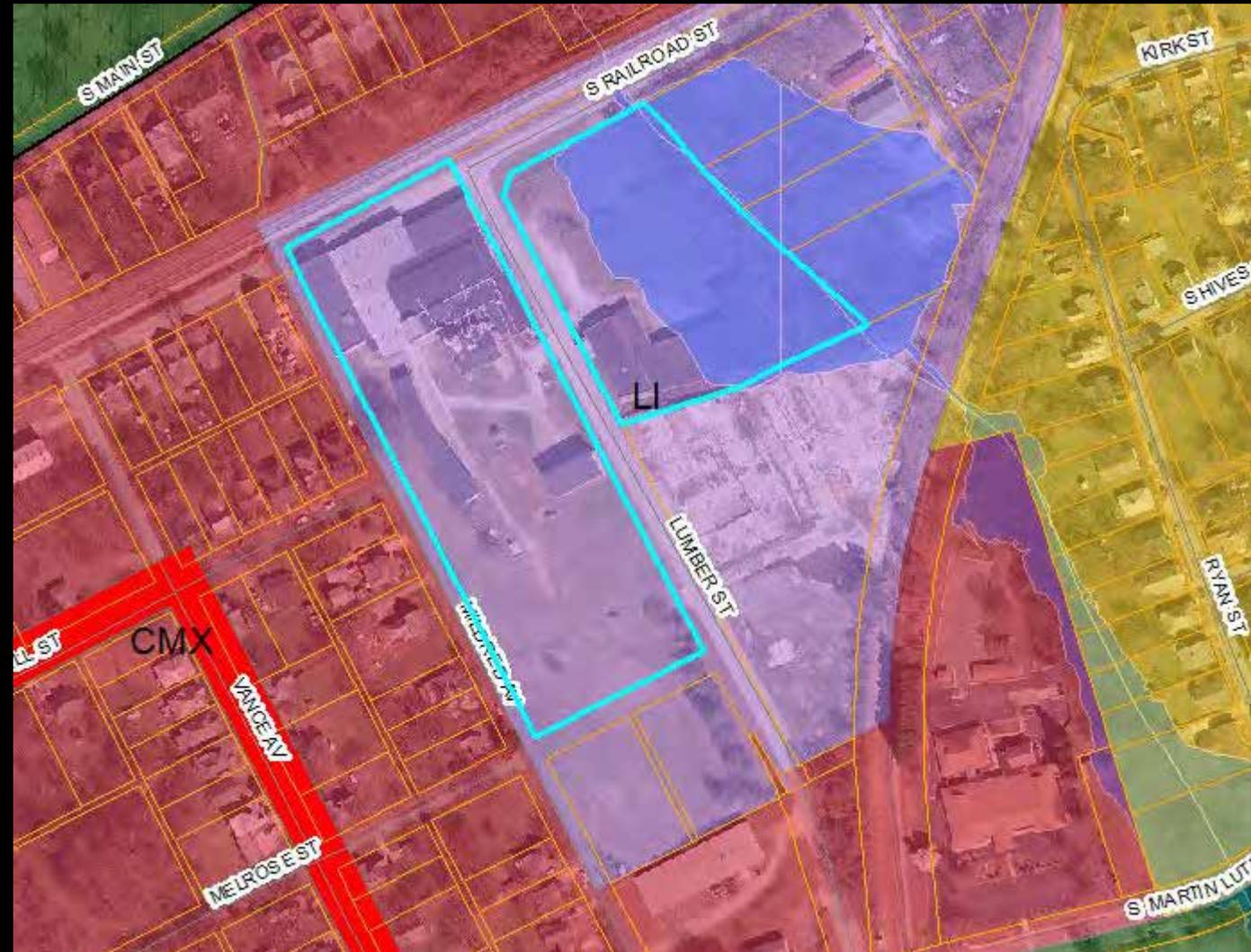
### **ADJOURN 7:35**

  
\_\_\_\_\_  
John Schaffer, Chair

  
\_\_\_\_\_  
Sheighla Temple, Secretary

CD-02-2022:  
**201 LUMBER ST**  
**PID: 018 005**

Petitioners: Franco Goodman  
Representatives: Franco  
Goodman  
Property Owner: Goodman  
Lumber Co. Inc.



# Petition CD-02-2022

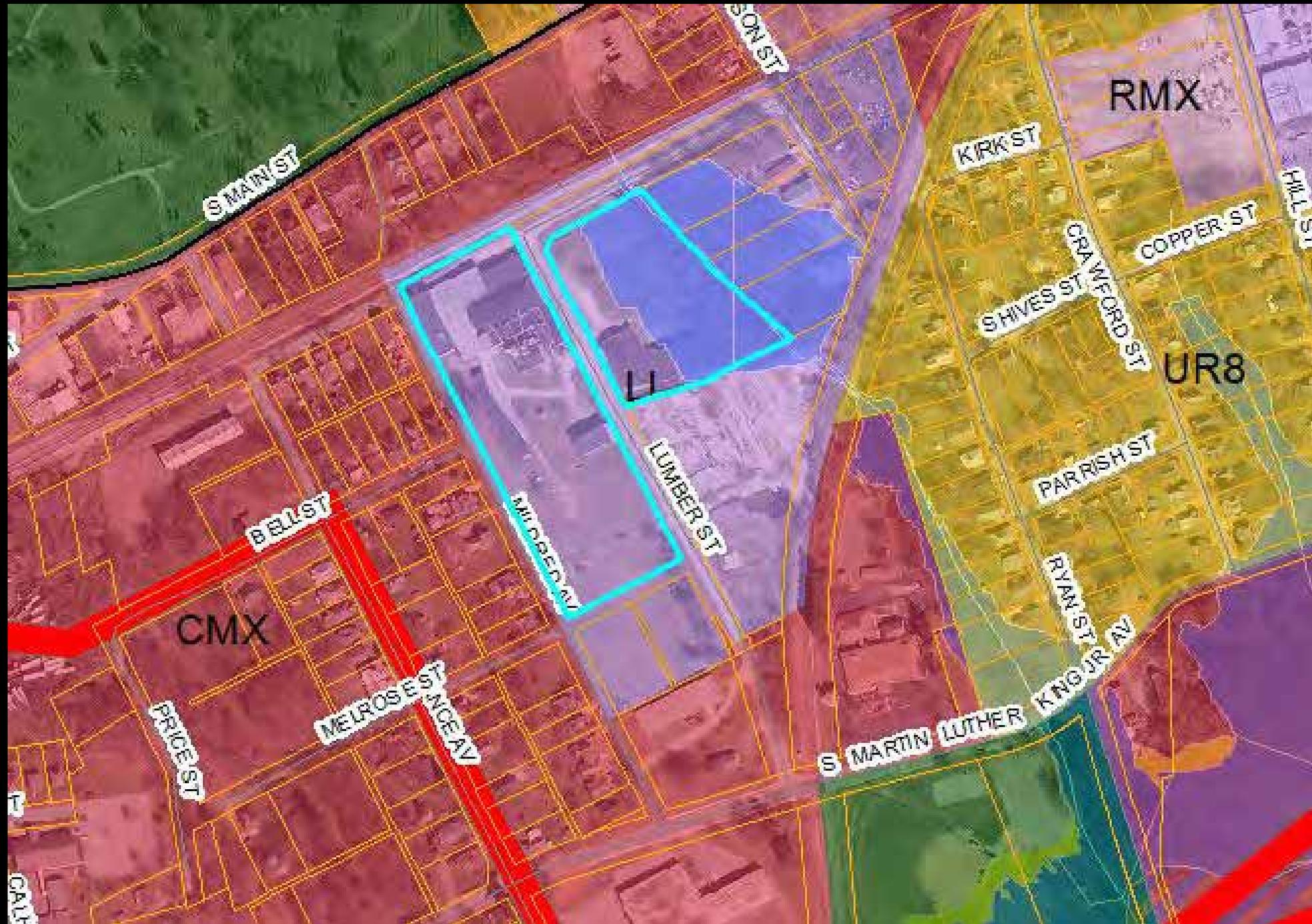
## **Current Zoning**

- Light Industrial (LI)

## **Proposed Zoning**

- Light Industrial (LI) / CD Overlay (CD)

Proposed development for an addition to the existing building.



S MAIN ST

SON ST

RMX

KIRK ST

HILL ST

COPPER ST

CRAWFORD ST

SHIVES ST

UR8

LUMBER ST

PARISH ST

BELL ST

MULBERRY AV

CMX

RYAN ST

BRIDGE ST

MELROSE ST

KING JR AV

S MARTIN LUTHER

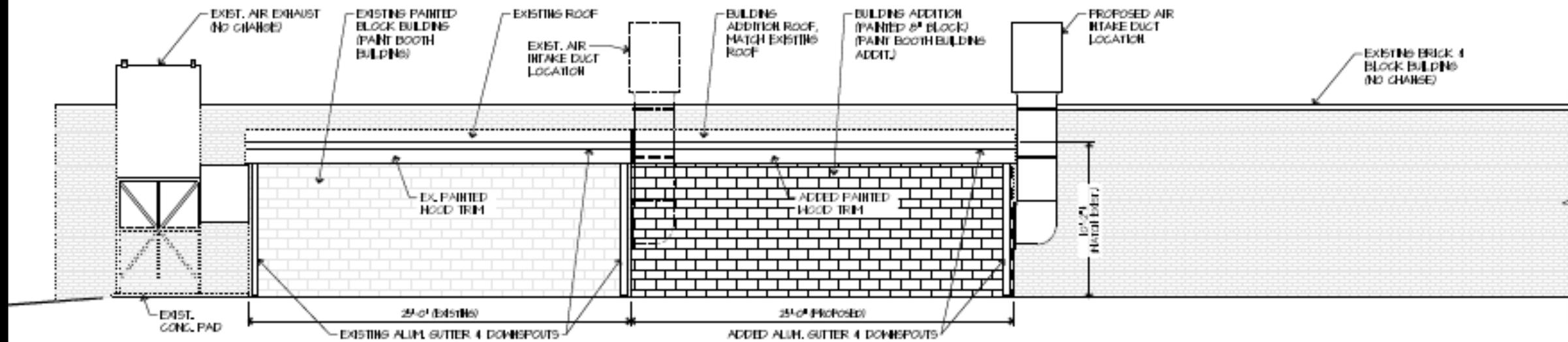
GAUL

PROPOSED PAINT BUILDING ADDITION



Google Earth





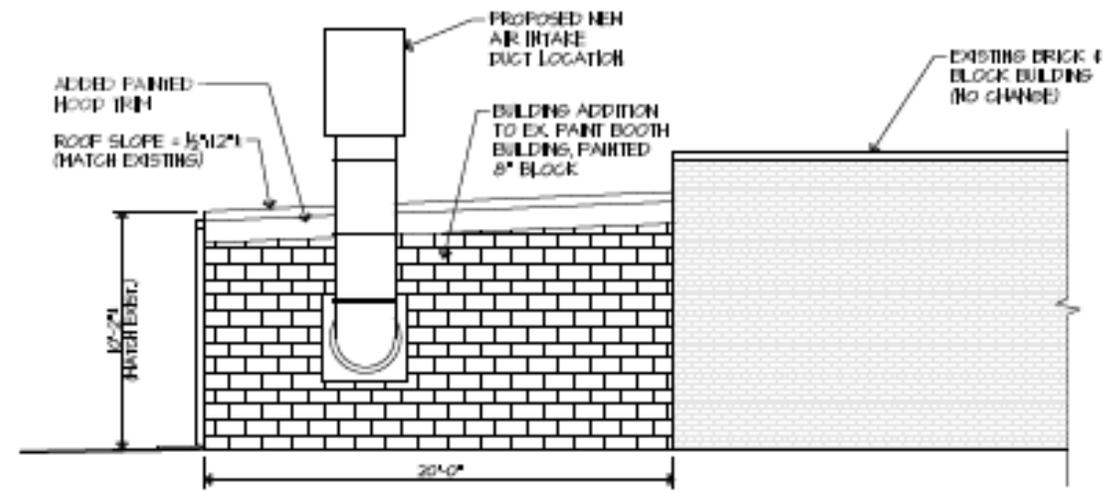
**2**  
**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**VICINITY MAP**  
(NOT TO SCALE)

**NOTES**

1. DISTURBED AREA FOR ENTIRE PROJECT IS 0.0125 AC.
2. THE OWNER WISHES TO CHANGE THE ZONING OF HIS PROPERTY FROM LI TO LI-CD, WHICH WOULD MAINTAIN ALL THE REQUIREMENTS OF LI EXCEPT CHANGE THE FRONT SETBACK FROM 0-5 FT. TO 0-2 FT.



**3**  
**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

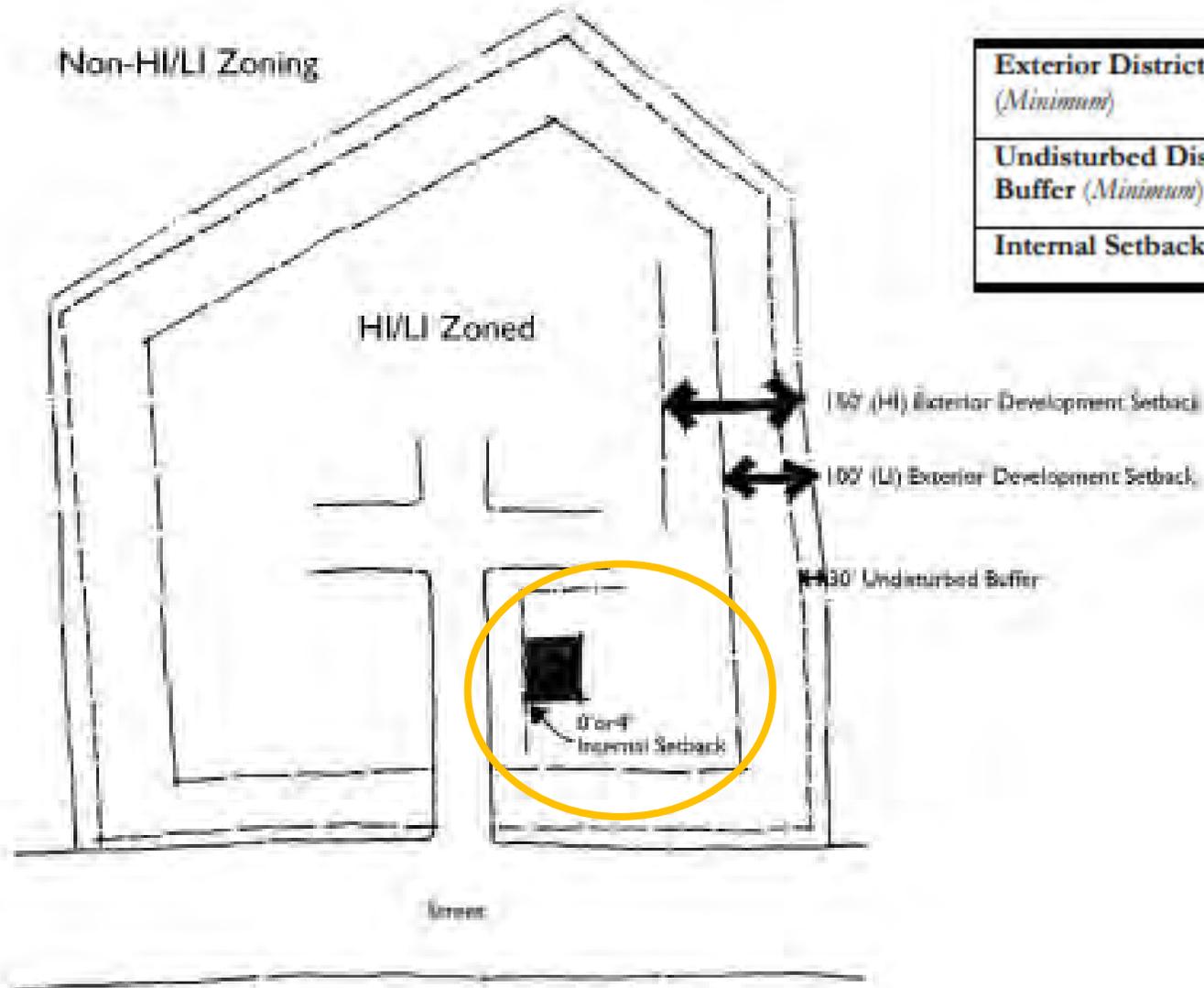
**LEGEND**

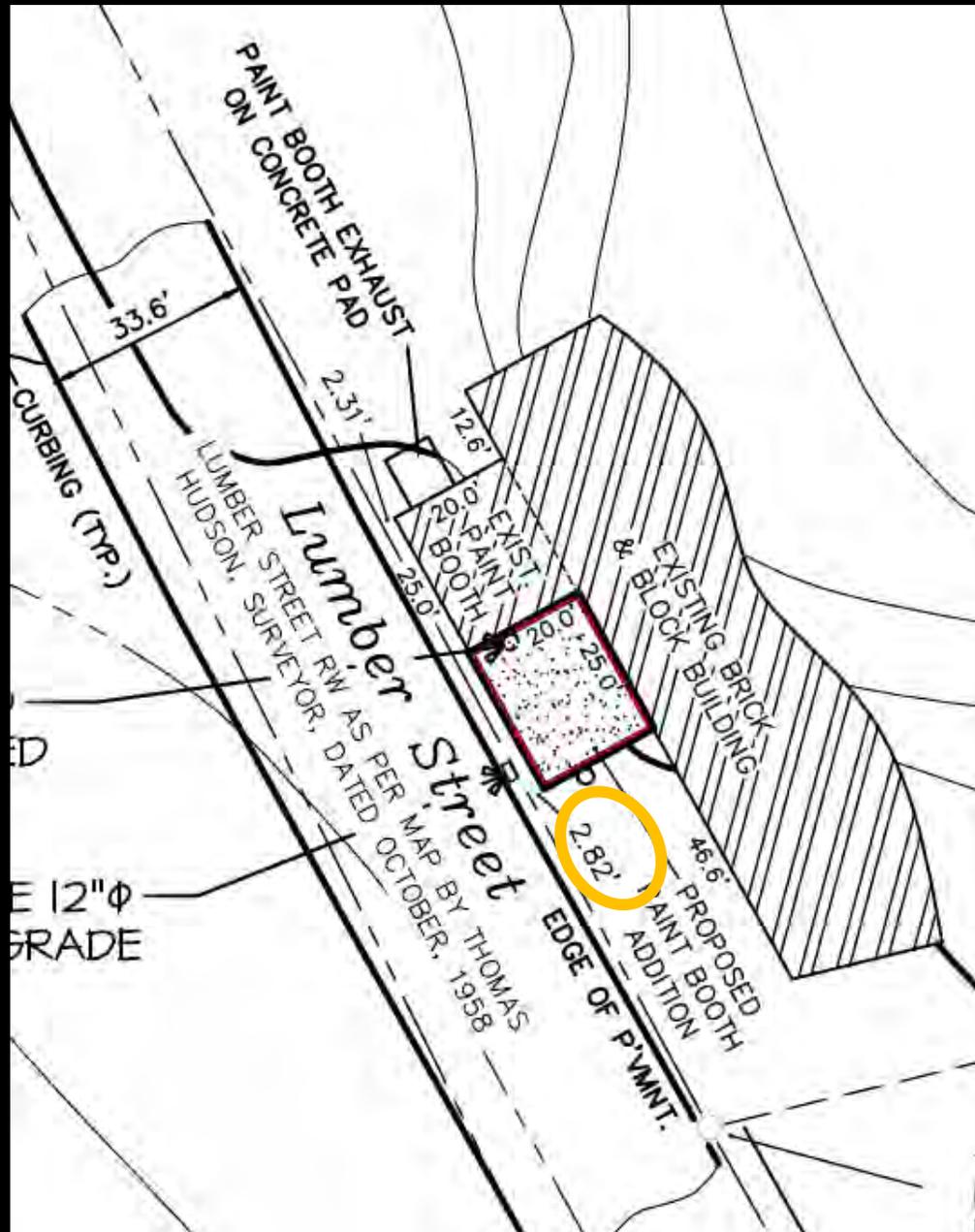
- Existing Stone
- Utility Pole
- No. 88 (As located)
- No. 88 (As noted)
- △ Point (not set)
- ◆ Nail
- Centerline
- Right-of-Way
- ▨ Road Zone (AC)

# LDO 2.4.D.2

## 2. Lot, Building, and Accessory Structure Dimensional Requirements:

	LI All Structures	HI All Structures
<b>Exterior District/Development Setback</b> <i>(Minimum)</i>	100 ft.	150 ft.
<b>Undisturbed District/Development Buffer</b> <i>(Minimum)</i>	30 ft.	30 ft.
<b>Internal Setbacks</b> <i>(Minimum)</i>	0 ft. or 4 ft.	0 ft. or 4 ft.





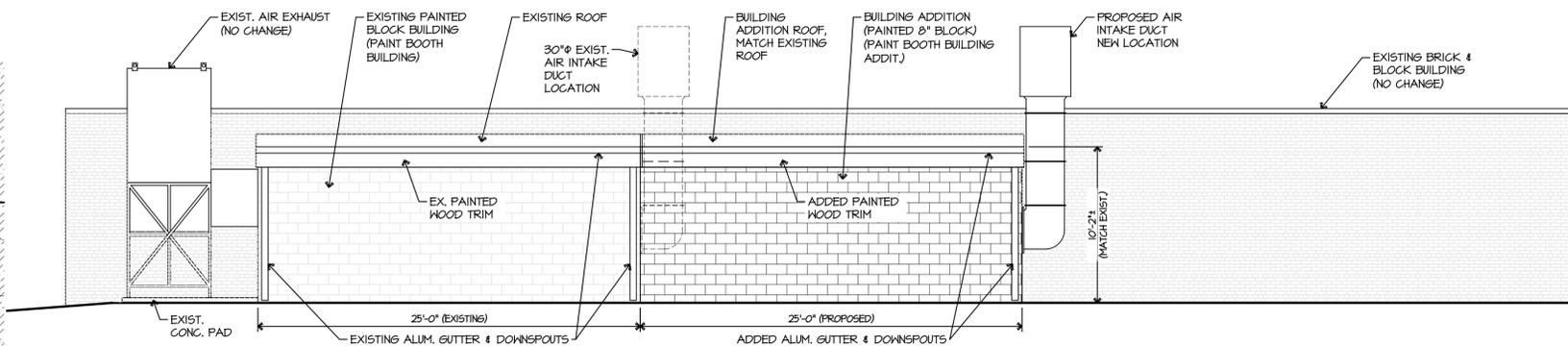
# **Vision 2020 Policies**

**Although not specifically called out, this request is not 'inconsistent' with the policies and vision statements of the Vision 2020 Comprehensive Plan.**



Planning Board Courtesy Hearing was held February 22, 2022.

Planning Board voted unanimously to recommend approval as submitted with a motion stating the master plan is 'not inconsistent' with the Vision 2020 Comprehensive Plan.

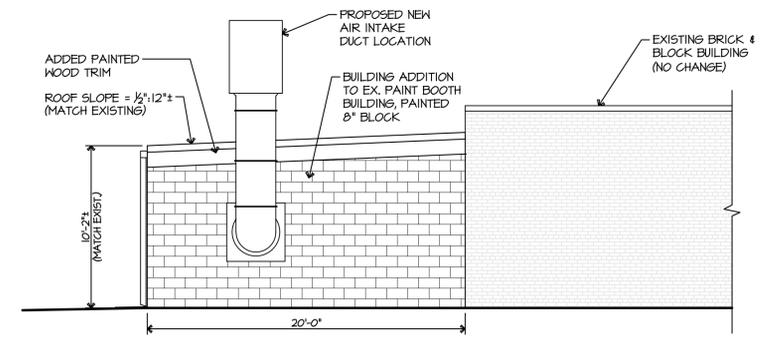


**2 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**VICINITY MAP**  
(NOT TO SCALE)

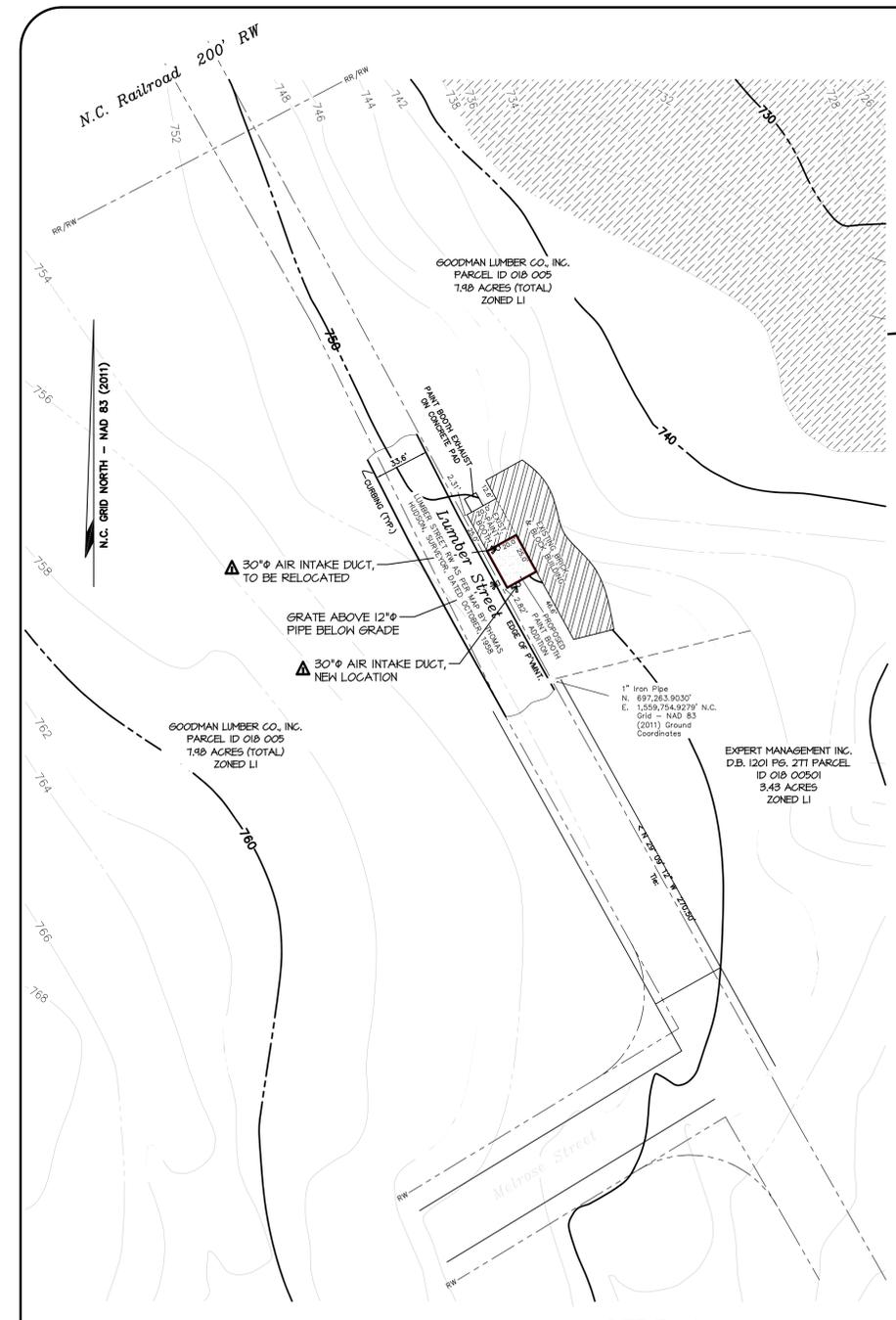
- NOTES:**
1. DISTURBED AREA FOR ENTIRE PROJECT IS 0.0125 AC.
  2. THE OWNER WISHES TO CHANGE THE ZONING OF HIS PROPERTY FROM LI TO LI-CD, WHICH WOULD MAINTAIN ALL THE REQUIREMENTS OF LI EXCEPT CHANGE THE FRONT SETBACK FROM 0-15 FT. TO 0-25 FT.



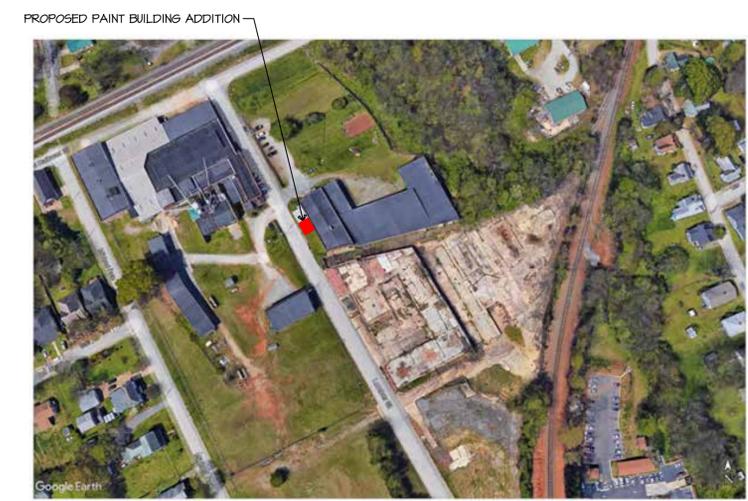
**3 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

**LEGEND**

- Existing Stone
- Utility Pole
- Ex. Iron (as described)
- New Iron (#8 rebar)
- △ Point (not set)
- ⊕ Nail
- ⊙ Centerline
- RW Right-of-Way
- ▨ Flood Zone (AE)



**SITE PLAN**  
SCALE: 1" = 50'  
BAR GRAPH SCALE: 1" = 50'

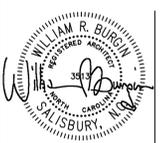


**SITE  
PLAN &  
ELEVATIONS**

VICINITY MAP  
EXIST. SITE PHOTOS

REVS. PER PRELIM. TRG REVIEW 2/2022

**GOODMAN  
MILLWORK, INC.  
Paint Booth Exp.**  
201 Lumber St.  
Salisbury, NC 28144



LLZ  
DRAWN BY  
WRS  
CHECKED BY  
January 2022  
DATE  
Promo2123  
COMM. NO.

SHEET NO.  
**A1**  
OF 1



## **NOTICE OF PUBLIC HEARING**

Salisbury City Council will hold a public hearing Tuesday, April 5, 2022 during its 6:00 p.m. meeting to consider the following request. The April 5, 2022 City Council meeting will be held in a hybrid format and the public may participate in person or by electronic means. Anyone who wishes to speak via Zoom during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, April 5, 2022 by contacting Kelly Baker at [kbake@salisburync.gov](mailto:kbake@salisburync.gov). Information on accessing the meeting will be available on the City's website at [www.salisburync.gov](http://www.salisburync.gov). The meeting can also be viewed on the City's livestream at [www.salisburync.gov/webcast](http://www.salisburync.gov/webcast) or the City's Twitter account at <https://twitter.com/CitySalisburyNC>.

### **DISTRICT MAP AMENDMENT:**

**CD-02-2022**

<b>Project Title:</b>	Goodman Millwork
<b>Petitioner(s):</b>	Franco Goodman, Goodman Millwork, Inc.
<b>Owner(s):</b>	Same as above
<b>Representative(s) or Developer(s)</b>	Same as above
<b>Address:</b>	201 Lumber Street
<b>Tax Map - Parcel(s):</b>	Tax Map: 018, Parcel(s): 005
<b>Size / Scope:</b>	7.98 acres
<b>Location:</b>	Located at the intersection of Lumber and South Railroad Streets.

### **REQUEST:**

Request to amend the Land Development Ordinance (LDO) and Land Development District Map to rezone (1) parcel being approximately 7.98 acre at 201 Lumber Street by maintaining the base zoning district of Light Industrial (LI) while creating a Conditional District (CD) Overlay for the proposed 500 square foot addition to the existing building by requesting an exception to the LDO Dimensional Requirements outlined in the LDO Chapter 2.4.D.2 for an alternate design.

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

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

This the 17<sup>th</sup> day of March 2022.

CITY COUNCIL OF THE CITY OF  
SALISBURY, NORTH CAROLINA

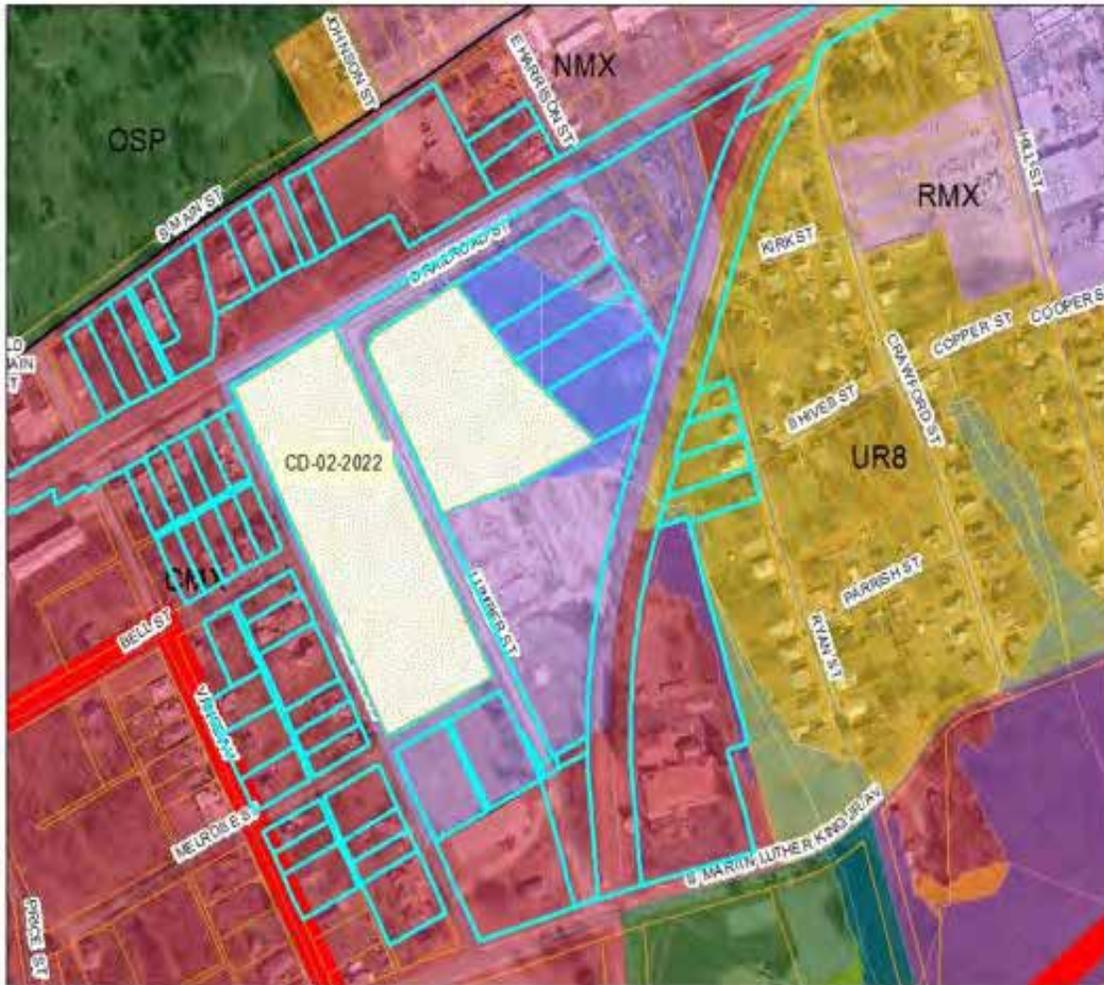
BY: Kelly Baker, MMC  
Administrative Services Director/City Clerk

# ZONING PERMIT SITE PLAN

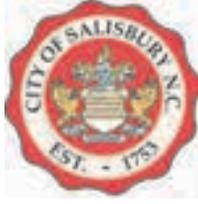
CD-02-2022 201 LUMBER ST



201 LUMBER STREET  
PD: 018 005  
CURRENT ZONING: LI  
PROPOSED: LI/CD



PARCEL_ID	OWNNAME	TAXADD1	CITY	STATE	ZIPCODE
017 021	ANDREWS SAFONDA L	1202 BELL ST	SALISBURY	NC	28144-6502
017 027	ARRIAZA JOSE LUIS AND WIFE	1920 ROSEMONT ST	SALISBURY	NC	28144-6824
017 031	BAKER KENNY & WF	155 EDEN PARK DR	CHINA GROVE	NC	28023-8002
017 056	BAKER RALPH LAMONT	216 S DEERFIELD CIR	SALISBURY	NC	28147-9708
017 032	BARAHONA JULIAN I	308 VANCE AV	SALISBURY	NC	28144-6526
018 023	BLANCO DANIEL	3 RYAN ST	SALISBURY	NC	28144-5620
017 163	BROWN DUKE C SR	460 CATFISH RD	RICHFIELD	NC	28137-6752
017 159	BROWN DUKE CAMERON SR	1230 PANTHER POINT RD	RICHFIELD	NC	28137-6775
017 162	BROWN WILLIE LEE	414 S MAIN ST	SALISBURY	NC	28144-4947
017 161	DBW INVESTMENT PROP II LLC	621 KEY ST APT 7	CHARLOTTE	NC	28208-2341
017 026	DEAN GLENDA DALE	313 MILDRED AVE	SALISBURY	NC	28144-6511
017 030	DIAZ-RAMIREZ JORGE &WF	101 HIDDEN CREEK DR	SALISBURY	NC	28147
017 166	EDWARDS FRANCYS DARLENE	1216 BELL ST	SALISBURY	NC	28144
018 210	EVERGREEN SR ACTIVITY CTR INC	1120 S MARTIN LUTHER KING JR A	SALISBURY	NC	28144
018 00501	EXPERT MANAGEMENT INC	535 MARRIOTT DR STE 500	NASHVILLE	TN	37214-5106
017 164	FOARD LISA DARLENE &	1204 BELL ST	SALISBURY	NC	28144
017 022	FULMAN COMPANY LLC	425 S FULTON ST	SALISBURY	NC	28144
015 427	GARVER MICHAEL JEFFREY &	101 E HARRISON ST	SALISBURY	NC	28144
017 198	GLASS DOOR INVESTMENTS LLC	4311 SCHOOL HOUSE COMMONS #21	HARRISBURG	NC	28075-7510
018 005	GOODMAN LUMBER CO INC	201 LUMBER ST	SALISBURY	NC	28145
014 422	GRAHAM SABRINA MCCLAIN	1227 SOUTH MAIN ST	SALISBURY	NC	28144-6425
018 221	GRAHAM WESLEY W	9 PINE TREE RD	SALISBURY	NC	28144
018 007	GRAHAM WILSON L TRUSTEE &	140 MIDSAIL RD	SALISBURY	NC	28146
017 058	HATLEY RONNIE D REV TRUST	121 WOODLAND DR	SALISBURY	NC	28146-8732
017 160	HAYES BRUCE	1209 S RAILROAD ST	SALISBURY	NC	28144-6523
018 025	HEDRICK JOSHUA B	4762 E HOLLYGROVE RD	THOMASVILLE	NC	27360-8530
014 425	JNM RENTALS LLC	110 OVERHILL DR	SALISBURY	NC	28144
017 023	JOHNSON RANDY J JR	73 CARTER CT NW	CONCORD	NC	28027
018 022	LINDER HAROLD LEE & WF	2 RYAN ST	SALISBURY	NC	28144
014 424	MCDANIELS PATRICK & SPOUSE	1209 S MAIN ST	SALISBURY	NC	28144
014 423	MOORE CAROLINE ELIZABETH	1215 S MAIN ST	SALISBURY	NC	28144
017 028	MYRICK JAMES H ETAL	4208 OLD CONCORD RD	SALISBURY	NC	28146
017 029	MYRICK JAMES H ETAL	4208 OLD CONCORD RD	SALISBURY	NC	28146
NCR NCR	NORTH CAROLINA RAILROAD	2809 HIGHWOODS BLVD STE 100	RALEIGH	NC	27604
018 002	PARRA CARLOS ANTHONY	2440 LONG FERRY RD	SALISBURY	NC	28146
015 428	PLEITEZ JOSE B	1128 TERRACE DR	SALISBURY	NC	28146
017 06501	PROSPERITY PROPERTIES MANAGEMENT LLC	10117 RIVENDELL LN	CHARLOTTE	NC	28269
017 024	RITCHEY ERIC & WF	307 MILDRED AVE	SALISBURY	NC	28144-6511
017 189	SALISBURY CITY OF	PO BOX 479	SALISBURY	NC	28145-0479
017 165	SCHUURMAN MARK P & WF	15 ALEXANDER CHAPEL DR	ASHEVILLE	NC	28804-9300
018 024	SILVERSEA REALTY LLC	3225 MCLEOD DR SUITE 100	LAS VEGAS	NV	89121
015 423	SOUTHEAST BEVERAGE DISTRIBUTING INC	1029 S MAIN ST	SALISBURY	NC	28144
017 190	UNKNOWN	UNKNOWN	UNKNOWN	NC	0
014 421	WARE JOHN R & WF	855 LITTLE CRANE COVE RD	SALISBURY	NC	28146-1243
017 063	WILLIAMS ISIAH A &WF	2425 STATESVILLE AV APT D301	CHARLOTTE	NC	28206-2597
RAILROAD					



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

**DISTRICT MAP AMENDMENT:**                    **CD-02-2022**  
**Project Title:**                                    **Goodman Millwork**  
**Petitioner(s):**                                    Franco Goodman, Goodman Millwork, Inc.  
**Owner(s):**                                         Same as above  
**Representative(s) or Developer(s)**        Same as above  
**Tax Map - Parcel(s):**                            018 005  
**Size / Scope:**                                    Approximately 7.98 acres encompassing one (1) parcel.  
**Location:**                                         Located at the intersection of Lumber Street and S Railroad Street.

**REQUEST:**

**Request to amend the Land Development District Map  
by rezoning one (1) parcel at 201 Lumber Street (PID 018 005) from LIGHT INDUSTRIAL (LI) TO  
LIGHT INDUSTRIAL (LI) creating a new CONDITIONAL DISTRICT OVERLAY (CD) for the  
proposed 500 sq. ft. addition to existing building.**

**STATEMENT OF CONSISTENCY & RECOMMENDATION:**

The Salisbury City Council held a public hearing and reviewed the petition on April 5, 2022. The Council finds that the rezoning petition of the aforementioned parcel is NOT INCONSISTENT with the Salisbury Vision 2020 Comprehensive Plan, is reasonable, and in the public interest due to consistency with:

*This specific rezoning action is not inconsistent of the comprehensive plan nor violating the goals, objectives, or policies of the Vision 2020 Comprehensive Plan*

AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING APPROXIMATELY 7.98 ACRES OF 201 LUMBER STREET (TAX MAP 018 PARCEL 005) MAINTAINING THE BASE ZONING DISTRICT OF LIGHT INDUSTRIAL AND CREATING A CONDITIONAL DISTRICT OVERLAY (CD). (PETITION NO. CD-02-2022)

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

WHEREAS, the Salisbury Planning Board, an advisory board to the Salisbury City Council, reviewed the rezoning petition on February 22, 2022, unanimously voted to recommend approval as submitted with the alternative design as submitted to allow the proposed setback of 2.82 ft. from the Lumber Street right-of-way as proposed stating the request meets the intent and is not inconsistent with the Vision 2020 Comprehensive Plan; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting of April 5, 2022; and

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

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

SECTION 1. That property identified in the City of Salisbury and Rowan County as Tax Map 018 Parcel(s) 005 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 maintain the base district zoning of Light Industrial (LI) while creating a Conditional District 'CD' Overlay pursuant to the approved CD Master Plan.

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

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

- No Conditions Applied

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

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

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

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

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: 04/05/2022

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

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

Requested Agenda Item: G-09-03 Gables at Kepley Farms Ph 6

Description of Requested Agenda Item: G-09-03 Request is to reinstate Phase 6 of The Gables of Kepley Farms that was originally part of the 2005 approved master plan identifying (10) single family lots. A 2014 revision to the master plan did not include the (10) lots resulting in this request for them to be reinstated.

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: Teresa Barringer, tbarr@salisburync.gov, 704-638-5210

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

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

## FINANCE DEPARTMENT INFORMATION:

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

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

**For Use in Clerk's Office Only**

# Salisbury City Council Agenda Item Request Form

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Approved

Delayed

Declined

**Reason:**



## Planning & Zoning Analysis

<b>CASE NO.</b>	<b>G-09-03 Gables at Kepley Farm</b>
<b>Petitioner(s)</b>	Spencer Lane Construction LLC
<b>Owner(s)</b>	Spencer & Janie Lane
<b>Representative(s)</b>	Fred Bowers, Bowers Consulting
<b>Address</b>	188 Sadie Lane Salisbury NC
<b>Tax Map &amp; Parcel(s)</b>	403 192
<b>Size / Scope</b>	Approximately 4.04 acres
<b>Location</b>	Off of the 2000 Block of Faith Road adjacent to the Gables at Kepley Farms Ph. 1-5

### PETITIONER REQUEST

**Request:** Request is to reinstate Phase 6 of The Gables of Kepley Farms for (10) single family lots originally part of the 2005 previously approved master plan.

**Staff Comments:** The request is a result of the previously approved Phase 6 of the Gables at Kepley Farms being changed to common area during the Phase 3 & 4 revisions approved in 2014. The owners, Spencer & Janie Lane are requesting the original (10) single family lots be reinstated as part of a new master plan. The owners will also pursue a voluntary annexation for this new phase.

The request was reviewed during the March 8, 2022 Planning Board courtesy hearing. After discussion and review, the Planning Board voted unanimously to recommend approval of G-09-03 to reinstate Phase 6 of the Gables at Kepley Farms stating the request meets the intent and is not in conflict with the Visions 2020 Comprehensive Plan.

**Uses:** The existing subdivision as well as the Phase 6 proposal will continue as an age restricted senior adult neighborhood.

### CHARACTER OF AREA



## Planning & Zoning Analysis

### Overview:

The parcel identified in this request consist of an approximate 4.044 acre tract. The request is to reinstate (10) single family lots that were proposed on the original 2005 master plan and to combine the existing private drive of Sadie Lane to the common space of Phase 1A.

The adjacent parcels to the south and west of the proposal are existing Phases of the Gables while the parcels north and east of the proposal are zoned Rural Residential (RR) and are single family uses.

### Surrounding Land Use(s) & Zoning:

<i>Location</i>	<i>Existing Land Uses</i>	<i>Existing Zoning</i>
North of area	Single Family Residential	RR
East of area	Single Family Residential	GR-6
South of area	Single Family Residential	GR-6
West of area	Single Family Residential	GR-6



**INFRASTRUCUTRE & CIVIC/COMMUNITY FACILITIES**

**Public Schools:**

**Elementary:** Granite Quarry Elementary  
**Middle:** Erwin Middle School  
**High:** East Rowan High School

**Fire District:**

Station 1

**Utilities**

*Water & Sewer:*

Petitioner will be extending water and sewer to the newly created parcels.

**Transportation**

*Transit:*

This site is not served by Public Transit

*Property Access(s):*

The proposed subdivision will connect to the existing public street Stable Drive.

*Public Improvements:*

The proposal will include the improvements of water and sewer infrastructure, storm system, and new public streets.

**ENVIRONMENT**

**Topography / Hydrology:**

The parcel is very flat and even. Previously existing structures have been demolished.

**Flood Hazard / Streams / Wetlands:**

This site is not encumbered by any streams, flood hazards, or wetlands as identified on the City’s GIS maps.

**COMPREHENSIVE & AREA PLANS**

**Applicable Plans:**

**Vision 2020 Comprehensive Plan**

*Policy N-5:*

New infill development shall be architecturally compatible with existing structures, landscape features and the streetscape within its vicinity. Efforts by neighborhood



## Planning & Zoning Analysis

associates to establish their own standards for development compatibility shall be encouraged.

*The proposed master plan identifies the proposed construction will be consistent with the existing homes built in the existing phases. The Gables of Kepley Farms has an already established HOA.*

*Staff recommends approval of G-09-03, determining the request is NOT inconsistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan.*



The Salisbury Planning Board held a virtual meeting on Tuesday, March 8<sup>th</sup>, 2022, at 4 p.m. with the following being present:

**GUESTS:** Spencer Lane, Lanie Lane, Dean Earle, Mary Avery

**PRESENT:** John Schaffer, John Struzick, Jayne Land, Dennis Rogers, Bill Burgin, and Yvonne Dixon

**STAFF:** Teresa Barringer, Graham Corriher, and Hannah Jacobson

### **WELCOME GUESTS AND VISITORS**

John Schaffer, Chair, called the Planning Board meeting to order at 3:50 p.m. on 3/08/2022

### **APPROVAL OF MINUTES**

Planning Board Minutes of February 8<sup>th</sup> and 22<sup>nd</sup>, 2022 approved with recommended adjustments being met.

### **STAFF PRESENTATION**

**CASE NO. G-09-2003**

**Petitioner(s)/Owner(s):** Spencer Lane, Janie Lane, and Fred Bowers, Bowers Consulting

**Parcel(s):** 403 192

**Current Zone:** General Residential (GR-6)

### **Request**

Request to revise a previously approved Group Development to reinstate Phase 6 for 10 additional lots.

### **Applicable Policy**

#### **Vision 2020**

**Policy N-5:** New infill development shall be architecturally compatible with existing structures, landscape features, and the streetscape within its vicinity. Efforts by neighborhood associates to establish their standards for development compatibility shall be encouraged.

## **DISCUSSION**

Mrs. Barringer conducted a staff presentation to provide the details and purpose of the case. She stated the parcel identified in this request consists of an approximate 4.044 acre tract. Mrs. Barringer informed the board the request is to reinstate (10) single family lots that were proposed on the original 2005 master plan and to combine the existing private drive of Sadie Lane to the common space of Phase 1A. She continued, stating the adjacent parcels to the south and west of the proposal are existing Phases of the Gables while the parcels north and east of the proposal are zoned Rural Residential (RR) and are single family uses. Mr. Schaffer and Mrs. Barringer discussed the various access points and the lot layout. The board and staff discussed the history of the project and the previously approved Gables phase 6 providing the 10 lot addition. Rogers inquired about plans for future development in the area and Mrs. Lane responded that they do not have any plans currently for future development in the area. Mrs. Lane reiterated the details of the proposal and the intent of the request.

## **MOTION**

Mr. Struzick made a motion to approve the G-09-2003 case, as submitted, meeting Vision 2020 Policy N-5. Second by Mr. Burgin. All voted AYE.

## **OTHER BUSINESS**

**ADJOURN 4:22**

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John Schaffer, Chair

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Sheighla Temple, Secretary

G-09-03

Gables At Kepley Farm Ph 6

PID: 403 192

Petitioner: Spencer Lane Construction, LLC

Representatives: **Spencer & Janie Lane**

**Fred Bowers, Bowers Consulting**

Property Owner: Spencer Lane Construction LLC

- Request for revision of a previously approved Group Development Master Plan to reinstate (10) single family lots as previously approved on the original master plan

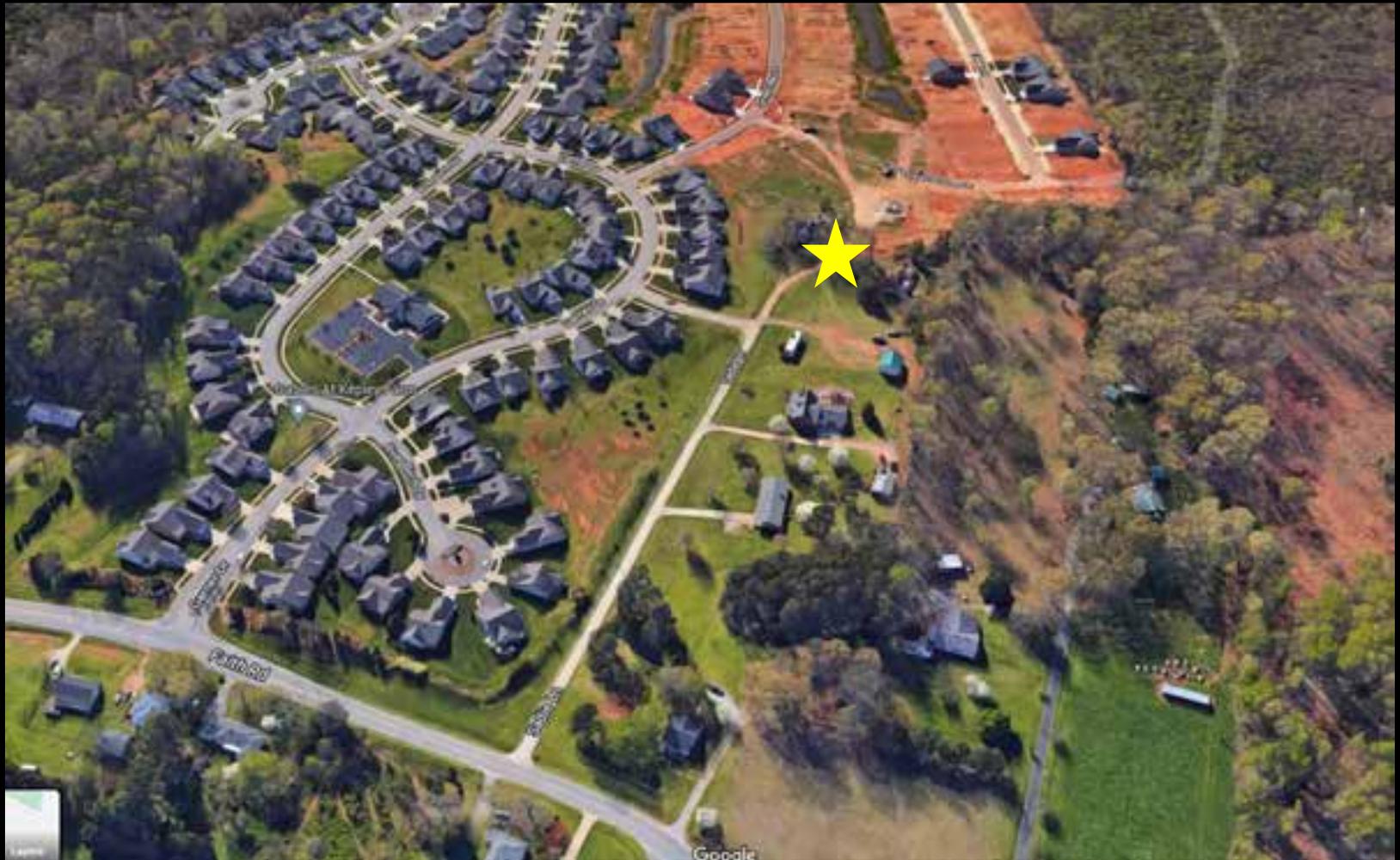




GABLES AT KEPLY FARM PH 6  
PID: 403-192  
ZONING: GR-6



Google





PRELIMINARY ONLY  
NOT FOR CONSTRUCTION



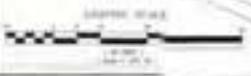
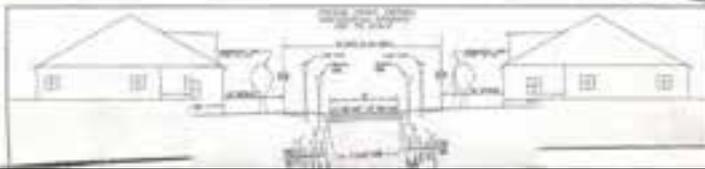
GENERAL NOTES:  
1. ALL DISTANCES ARE AS SHOWN UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL UTILITIES ARE TO BE DEEPENED TO 48" UNLESS OTHERWISE NOTED.  
4. ALL UTILITIES ARE TO BE DEEPENED TO 48" UNLESS OTHERWISE NOTED.  
5. ALL UTILITIES ARE TO BE DEEPENED TO 48" UNLESS OTHERWISE NOTED.  
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9. ALL UTILITIES ARE TO BE DEEPENED TO 48" UNLESS OTHERWISE NOTED.  
10. ALL UTILITIES ARE TO BE DEEPENED TO 48" UNLESS OTHERWISE NOTED.



ROBERTS CONSULTING PA  
CONSULTING ARCHITECTS  
1000 W. 10TH ST. SUITE 100  
SALISBURY, NC 28156  
TEL: 704.636.1111  
FAX: 704.636.1112

2005 MASTER PLAN

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION



THE CARLIS  
At Salisbury  
MASTER SITE PLAN  
SALISBURY, NORTH CAROLINA

DATE: 10/15/04  
SCALE: AS SHOWN  
SHEET NO. 1

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

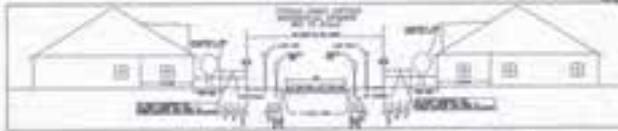
INDEX - NOT TO SCALE

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

2014 MASTER PLAN

SITE DATA:

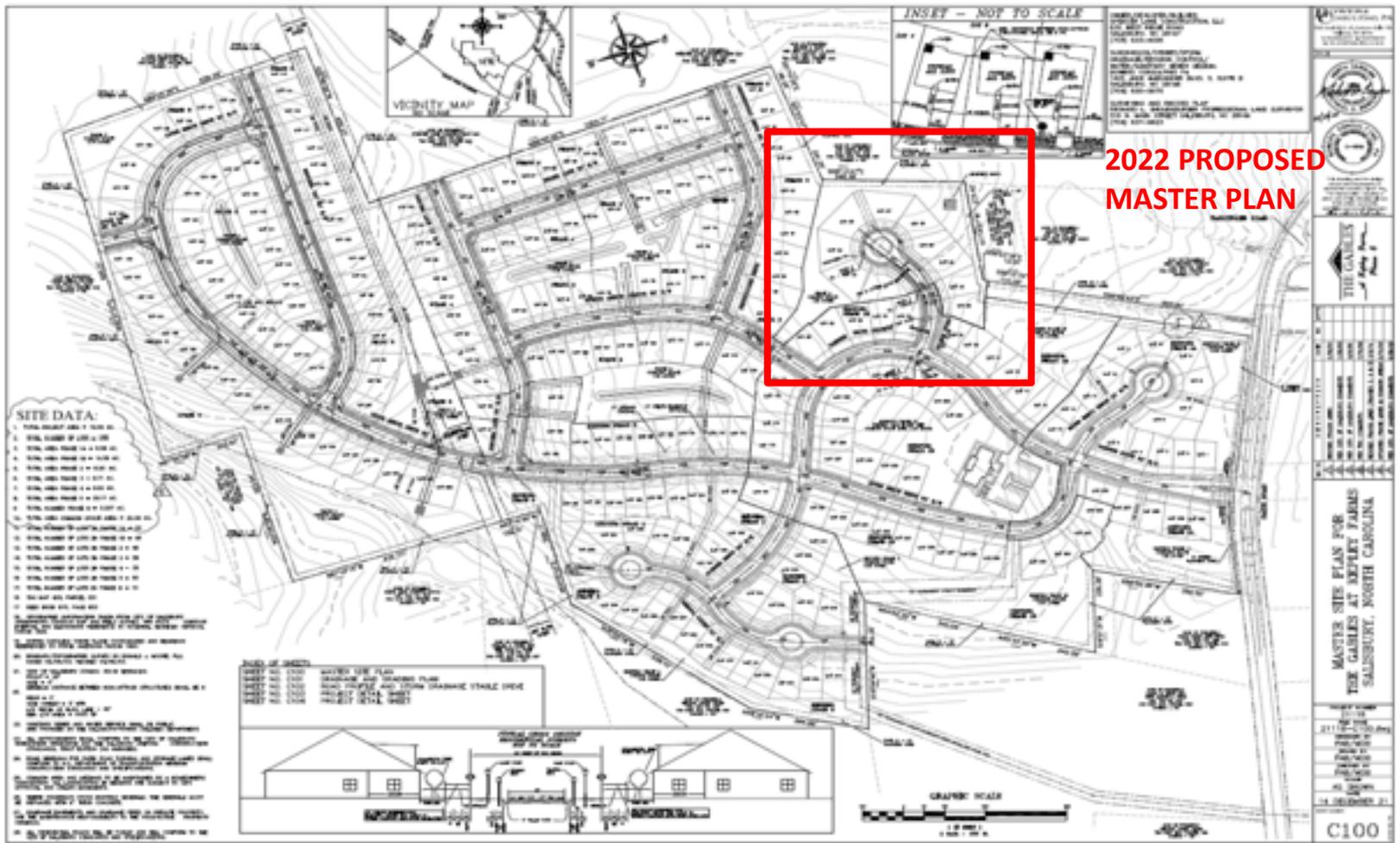
- 1. TOTAL AREA: 100.00 AC
- 2. TOTAL AREA: 100.00 AC
- 3. TOTAL AREA: 100.00 AC
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- 46. TOTAL AREA: 100.00 AC
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- 48. TOTAL AREA: 100.00 AC
- 49. TOTAL AREA: 100.00 AC
- 50. TOTAL AREA: 100.00 AC



THE CARLES

MASTER SITE PLAN FOR  
THE CARLES AT KIPLEY FARMS  
SALISBURY, NORTH CAROLINA

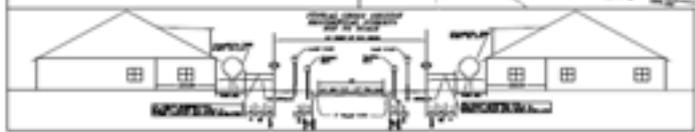
C100



**SITE DATA:**

1. TOTAL TRACT AREA: 1,700 AC.
2. TOTAL NUMBER OF LOTS: 1,000
3. TOTAL AREA COVERED BY LOTS: 1,000 AC.
4. TOTAL AREA COVERED BY ROADS: 1,000 AC.
5. TOTAL AREA COVERED BY UTILITIES: 1,000 AC.
6. TOTAL AREA COVERED BY OPEN SPACE: 1,000 AC.
7. TOTAL AREA COVERED BY WATER: 1,000 AC.
8. TOTAL AREA COVERED BY OTHER: 1,000 AC.
9. TOTAL AREA COVERED BY ALL: 1,700 AC.
10. TOTAL AREA COVERED BY THIS PLAN: 1,000 AC.
11. TOTAL AREA COVERED BY OTHER PLANS: 700 AC.
12. TOTAL AREA COVERED BY THIS PLAN AND OTHER PLANS: 1,700 AC.
13. TOTAL AREA COVERED BY THIS PLAN AND OTHER PLANS AND OPEN SPACE: 1,700 AC.
14. TOTAL AREA COVERED BY THIS PLAN AND OTHER PLANS AND OPEN SPACE AND WATER: 1,700 AC.
15. TOTAL AREA COVERED BY THIS PLAN AND OTHER PLANS AND OPEN SPACE AND WATER AND UTILITIES: 1,700 AC.
16. TOTAL AREA COVERED BY THIS PLAN AND OTHER PLANS AND OPEN SPACE AND WATER AND UTILITIES AND OTHER: 1,700 AC.
17. TOTAL AREA COVERED BY THIS PLAN AND OTHER PLANS AND OPEN SPACE AND WATER AND UTILITIES AND OTHER AND THIS PLAN: 1,700 AC.
18. TOTAL AREA COVERED BY THIS PLAN AND OTHER PLANS AND OPEN SPACE AND WATER AND UTILITIES AND OTHER AND THIS PLAN AND OTHER PLANS: 1,700 AC.
19. TOTAL AREA COVERED BY THIS PLAN AND OTHER PLANS AND OPEN SPACE AND WATER AND UTILITIES AND OTHER AND THIS PLAN AND OTHER PLANS AND OTHER PLANS: 1,700 AC.
20. TOTAL AREA COVERED BY THIS PLAN AND OTHER PLANS AND OPEN SPACE AND WATER AND UTILITIES AND OTHER AND THIS PLAN AND OTHER PLANS AND OTHER PLANS AND OTHER PLANS: 1,700 AC.

SYMBOL	DESCRIPTION
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING LOT
(Symbol)	PROPOSED LOT
(Symbol)	EXISTING BUILDING
(Symbol)	PROPOSED BUILDING
(Symbol)	EXISTING TREE
(Symbol)	PROPOSED TREE
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING WALL
(Symbol)	PROPOSED WALL
(Symbol)	EXISTING DRIVE
(Symbol)	PROPOSED DRIVE
(Symbol)	EXISTING STAIR
(Symbol)	PROPOSED STAIR
(Symbol)	EXISTING POOL
(Symbol)	PROPOSED POOL
(Symbol)	EXISTING DECK
(Symbol)	PROPOSED DECK
(Symbol)	EXISTING PATIO
(Symbol)	PROPOSED PATIO
(Symbol)	EXISTING PORCH
(Symbol)	PROPOSED PORCH
(Symbol)	EXISTING BALCONY
(Symbol)	PROPOSED BALCONY
(Symbol)	EXISTING TERRACE
(Symbol)	PROPOSED TERRACE
(Symbol)	EXISTING WALKWAY
(Symbol)	PROPOSED WALKWAY
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING GARAGE
(Symbol)	PROPOSED GARAGE
(Symbol)	EXISTING PORCH
(Symbol)	PROPOSED PORCH
(Symbol)	EXISTING BALCONY
(Symbol)	PROPOSED BALCONY
(Symbol)	EXISTING TERRACE
(Symbol)	PROPOSED TERRACE
(Symbol)	EXISTING WALKWAY
(Symbol)	PROPOSED WALKWAY
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING GARAGE
(Symbol)	PROPOSED GARAGE



**THE GATES AT MAPLE FARMS**  
SALISBURY, NORTH CAROLINA

**MASTER SITE PLAN FOR THE GATES AT MAPLE FARMS SALISBURY, NORTH CAROLINA**

**C100**

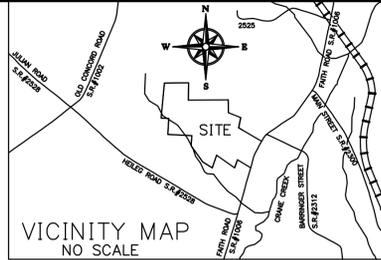
# Vision 2020 Policies

- **Policy N-5: New infill development shall be architecturally compatible with existing structures, landscape features and the streetscape within its vicinity. Efforts by neighborhood associations to establish their own standards for development compatibility shall be encouraged.**

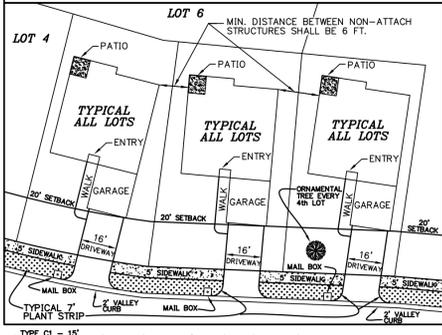


Planning Board Courtesy Hearing was held March 8, 2022.

Planning Board voted unanimously to recommend approval as proposed with a motion of “consistent with Vision 2020 Comprehensive Plan.”



INSET - NOT TO SCALE



OWNER/DEVELOPER/BUILDER:  
SPENCER LANE CONSTRUCTION, LLC  
630 WEST RIDGE ROAD  
SALISBURY, NC 28147  
(704) 633-4005

SUBDIVISION/STREET/STORM  
DRAINAGE/EROSION CONTROL/  
WATER/SANITARY SEWER DESIGN:  
BOWERS CONSULTING PA  
1425 JAKE ALEXANDER BLVD. S. SUITE B  
SALISBURY, NC 28146  
(704) 630-0075

SURVEYING AND RECORD PLAT  
RICHARD L. SHULENBURGER PROFESSIONAL LAND SURVEYOR  
516 N. MAIN STREET SALISBURY, NC 28144  
(704) 637-9623

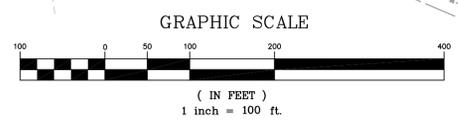
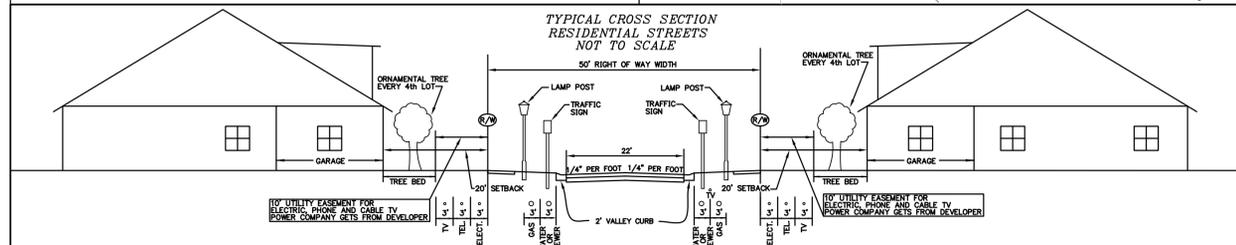


**SITE DATA:**

- TOTAL PROJECT AREA = 72.55 AC.
- TOTAL NUMBER OF LOTS = 248
- TOTAL AREA PHASE 1A = 6.68 AC.
- TOTAL AREA PHASE 1B = 14.09 AC.
- TOTAL AREA PHASE 2 = 10.91 AC.
- TOTAL AREA PHASE 3 = 8.71 AC.
- TOTAL AREA PHASE 4 = 8.80 AC.
- TOTAL AREA PHASE 5 = 20.17 AC.
- TOTAL NUMBER PHASE 6 = 3.337 AC.
- TOTAL AREA COMMON SPACE AREA = 22.30 AC.
- TOTAL NUMBER OF LOTS IN PHASE 1A = 20
- TOTAL NUMBER OF LOTS IN PHASE 1B = 46
- TOTAL NUMBER OF LOTS IN PHASE 2 = 45
- TOTAL NUMBER OF LOTS IN PHASE 3 = 38
- TOTAL NUMBER OF LOTS IN PHASE 4 = 35
- TOTAL NUMBER OF LOTS IN PHASE 5 = 65
- TOTAL NUMBER OF LOTS IN PHASE 6 = 10
- TAX MAP 403, PARCEL 001
- DEED BOOK 970, PAGE 653
- OROGRAPHIC INFORMATION TAKEN FROM CITY OF SALISBURY ORTHOPHOTO CONTOUR MAP AND FIELD SURVEY. TWO FOOT CONTOUR INTERVAL AND ELEVATIONS REFERENCE TO NATIONAL GEODETIC VERTICAL DATUM 1929.
- NORTH CAROLINA STATE PLANE COORDINATES AND BEARINGS REFERENCED TO NORTH AMERICAN DATUM 1983.
- BOUNDARY/TOPOGRAPHIC SURVEY BY DONALD J. MOORE, PLS. DATED 04/08/03; REVISED 04/09/03.
- CITY OF SALISBURY ZONING: RD-B SETBACKS:  
FRONT = 20'  
SIDE = 0'  
MINIMUM DISTANCE BETWEEN NON-ATTACH STRUCTURES SHALL BE 6 FT.  
REAR = 0'  
SIDE STREET = 5' MIN.  
LOT WIDTH AT BLDG. LINE = 45'  
MIN. LOT AREA = 5000 SF
- SANITARY SEWER AND WATER SERVICE SHALL BE PUBLIC AND PROVIDED BY THE SALISBURY-ROWAN UTILITIES DEPARTMENT.
- ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF SALISBURY SUBDIVISION ORDINANCE AND THE SALISBURY UNIFORM CONSTRUCTION STANDARDS, FIRST EDITION (AS AMENDED).
- ROAD WIDENING FOR FAITH ROAD TURNING AND STORAGE LANES SHALL CONFORM TO N.C. DEPARTMENT OF TRANSPORTATION MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- COMMON AREA AND MEDIANS TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION. ALL LANDSCAPING IN MEDIANS ARE SUBJECT TO CITY APPROVAL AND UTILITY EASEMENTS.
- WHERE DRIVEWAYS CROSS EXISTING SIDEWALK, THE SIDEWALK MUST BE REPLACED WITH 6" THICK CONCRETE.
- DRAINAGE EASEMENTS AND DRAINAGE PIPES ON PRIVATE PROPERTY ARE THE MAINTENANCE RESPONSIBILITY TO THE PROSPECTIVE PROPERTY OWNER(S).
- ALL RESIDENTIAL ROADS WILL BE PUBLIC AND WILL CONFORM TO THE CITY OF SALISBURY STANDARDS AND SPECIFICATIONS.

**INDEX OF SHEETS**

SHEET NO. C100	MASTER SITE PLAN
SHEET NO. C101	DRAINAGE AND GRADING PLAN
SHEET NO. C102	ROAD PROFILE AND STORM DRAINAGE STABLE DRIVE
SHEET NO. C103	PROJECT DETAIL SHEET
SHEET NO. C104	PROJECT DETAIL SHEET



REV. NO.	DESCRIPTION	DATE	BY
1	REVISED PHASE LINES	1/18/05	JAP/PO
2	PER CITY OF SALISBURY COMMENTS	1/28/05	
3	PER CITY OF SALISBURY COMMENTS	9/5/05	
4	PER TRC COMMENTS	7/16/09	
5	REVISED PHASE LINES (PHASES 3, 4 & 5)	3/4/14	
6	UPDATED PHASE LINES & COMMON AREAS	2/22/22	
7	PER CITY OF SALISBURY COMMENTS	2/28/22	

**MASTER SITE PLAN FOR THE GABLES AT KEPLEY FARMS SALISBURY, NORTH CAROLINA**

PROJECT NUMBER: 21118  
FILE NAME: 21118-C100.dwg  
DESIGNED BY: FAB/MDb  
DRAWN BY: FAB/MDb  
CHECKED BY: FAB/MDb  
SCALE: AS SHOWN  
DATE: 14 DECEMBER 21  
SHEET NUMBER: C100



## **NOTICE OF PUBLIC HEARING**

Salisbury City Council will hold a public hearing Tuesday, April 5, 2022, during its 6:00 p.m. meeting to consider the following rezoning petition. To remain consistent with limiting physical interactions and the potential spread of COVID-19, the regularly scheduled April 5, 2022 City Council meeting will be held in a hybrid format. Seating in Council Chambers will be limited. Anyone who wishes to speak virtually during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, April 5, 2022 by contacting Kelly Baker at [kbake@salisburync.gov](mailto:kbake@salisburync.gov) or 704-638-5233. Information on accessing the meeting will be available on the City's website at [www.salisburync.gov](http://www.salisburync.gov). The meeting can also be viewed on the City's livestream at [www.salisburync.gov/webcast](http://www.salisburync.gov/webcast) or the City's Twitter account at <https://twitter.com/CitySalisburyNC>.

**DISTRICT MAP AMENDMENT:**                      **G-09-03**

**Project Title:**    **Gables at Kepley Farms Ph 6**  
**Petitioner(s):**    **Spencer & Janie Lane, Spencer Lane Construction, LLC**  
**Owner(s):**    Same as above  
**Representative(s) or Developer(s)**                      Janie Lane, Spencer Lane Construction, LLC  
Fred Bowers, Bowers Consulting  
**Address:**    188 Sadie Lane  
**Tax Map - Parcel(s):**    Tax Map: 403, Parcel(s): 192  
**Size / Scope:**    4.04 acres  
**Location:**    Located off of the 2000 block of Faith Road adjacent to the Gables at Kepley Farms Ph 1-5.

**REQUEST:**

Request to reinstate Phase 6 of the Gables of Kepley Farms that was part of the 2005 previously approved master plan proposing (10) single family home lots. The original design and use of a restricted senior adult neighborhood will continue for this phase.

A copy of the above petition (including the Master Plan) is available for public review at Development Services (132 North Main Street). Persons wishing a copy, or additional information, should call 704-638-5208. If persons would like to respond in writing, they may do so by mailing a letter to Development Services Division, P.O. Box 479, Salisbury, NC 28145 or by e-mail to [tbarr@salisburync.gov](mailto:tbarr@salisburync.gov). Written correspondence received before the meeting will be forwarded to the City Council.

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

This the day of March 17, 2022.

CITY COUNCIL OF THE CITY OF  
SALISBURY, NORTH CAROLINA

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

# ZONING PERMIT SITE PLAN

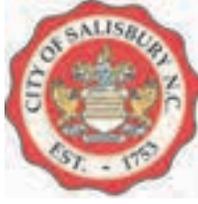
G-09-2003 GABLES PHASE VI



188 SADIE LANE  
PID: 403 192  
CURRENT ZONING: GR6



PARCEL ID	OWNNAME	OWN2	TAXADD1	TAXADD2	CITY	STATE	ZIPCODE
40300201	POWLAS GARRETT JEFFREY & WF	POWLAS USA VUE	142 SAD IELN		SAUSBURY	NC	28146 7434
403192	SPENCER LANE CONSTRUCTION LLC		630 WRIDGE RD		SAUSBURY	NC	28147
403F007	HEGE EDWARD R & WF	HEGE JANE E	224 GARNER DR		SAUSBURY	NC	28146
403F016	CARTNER EVELYN N ETAL		412 GARNER DR		SAUSBURY	NC	28146
403F040	HBNTY KATHY A		313 GARNER DR		SAUSBURY	NC	28146
403F041	HARPER KATHERINE ANN	HARPER CHARLES HJR	305 GARNER DR		SAUSBURY	NC	28146
403K009	HOLDERFIELD MARK A LLEN & WF	HOLDERFIELD GINA O	135 SPRING ESTATES CIR		SAUSBURY	NC	28146
403K010	EARNHARDT BARBARA E		447 PEPPERSTONE DR		SAUSBURY	NC	28146
403A004	FUTRELL RICHARD D & WF	FUTRELL JUDY R	1955 FAITH RD		SAUSBURY	NC	28146
403A005	GODAIR BILLY DWAYNE & WF	GODAIR TINA SAMPLES	1315 ALLISON CT		SAUSBURY	NC	28146
064020	CLAY BLAINE A & WF	CLAY SHIRLEY A	1880 FAITH RD		SAUSBURY	NC	28146
064021	BROWN VON MARK		1940 FAITH RD		SAUSBURY	NC	28146 7353
403I014	BURGESS DAVID A & WF	BURGESS BRENDA E	401 DRAKE LN		SAUSBURY	NC	28146
403I015	EICHLER MARK N &	EICHLER BARBARA A TRUSTEES	402 SPRING ARBOR AV		SAUSBURY	NC	28146 0000
403I016	BARTLETT ELIZABETH R		406 SPRING ARBOR AV		SAUSBURY	NC	28146 5134
403I024	SPENCER LANE CONSTRUCTION LLC		630 WRIDGE RD		SAUSBURY	NC	28147
403K004	HOOKS DONNA B		483 PEPPERSTONE DR		SAUSBURY	NC	28146
403K005	HOYLE SHIRLEY BARBEE		477 PEPPERSTONE DR		SAUSBURY	NC	28146
403K013	DEVUIN HUGH B & WF	DEVUIN TERESA L	470 PEPPERSTONE DR		SAUSBURY	NC	28146
403I023	SPENCER LANE CONSTRUCTION LLC		630 WRIDGE RD		SAUSBURY	NC	28147
403K003	JACKSON STEPHEN		489 PEPPERSTONE		SAUSBURY	NC	28147
403K006	HANNON PAUL T		471 PEPPERSTONE DR		SAUSBURY	NC	28146
403K011	CARRIGAN DONALD L & WF	CARRIGAN SANDRA W	441 PEPPERSTONE DR		SAUSBURY	NC	28146
403K014	DUPREE JEAN MARIE		476 PEPPERSTONE LN		SAUSBURY	NC	28146
403K015	CLINE WAYNE M & WF	CLINE JAUDON T	480 PEPPERSTONE DR		SAUSBURY	NC	28146
403002	SMITH BRANDON LEE & WF	SMITH HAILEY POWLAS	1950 FAITH RD		SAUSBURY	NC	28146 7353
403058	POWLAS ALAN KEITH	POWLAS TERRY BASINGER	158 SAD IELN		SAUSBURY	NC	28146
403060	SHILOH REFORMED CHURCH	OF FAITH	PO BOX 308		FAITH	NC	28041
403E014	JACOBS ALONZA		106 RIVER BIRCH DR		SAUSBURY	NC	28146 7438
403E015	PARKER PAUL A		110 RIVER BIRCH DR		SAUSBURY	NC	28146
403E016	HBLMS KENNETH F &	HELMS LESLIE A	114 RIVER BIRCH DR		SAUSBURY	NC	28146 7438
403E017	KESLER HERMAN J & WF	KESLER WANDA L	118 RIVER BIRCH DR		SAUSBURY	NC	28146
403F001	GABLES AT KEPLY FARMS	PROPERTY OWNERS ASSOCIATION	PO BOX 2647		SAUSBURY	NC	28146
403F006	TEETER PAUL C & WF	TEETER BARBARA J	220 GARNER DR		SAUSBURY	NC	28146 6326
403F008	SMITH JIMMIE LEE		300 GARNER DR		SAUSBURY	NC	28146 0000
403F009	SNYDER RICHARD S & WF	SNYDER NOVELLA W	304 GARNER DR		SAUSBURY	NC	28146
403F015	CAUBLE ROBERT L & WF	CAUBLE CAROL S	408 GARNER DR		SAUSBURY	NC	28146
403F042	YATES FRANCES B		301 GARNER DR		SAUSBURY	NC	28146
403F043	HUNTER DIANE P		223 GARNER DR		SAUSBURY	NC	28146 0000
403G293	RANDEMAN CYNTHIA A		302 RIVER BIRCH DR		SAUSBURY	NC	28146
403G294	FULBRIGHT MICHELLE K		306 RIVER BIRCH DR		SAUSBURY	NC	28146 0000
403F013	BOWERS BRENDA EARNHARDT		400 GARNER DR		SAUSBURY	NC	28146 6327
403F014	THOMPSON JUDY A		404 GARNER DR		SAUSBURY	NC	28146
403F037	RECTEAU HENRI LEONIDAS JOSEPH	RECTEAU THERESA	411 GARNER DR		SAUSBURY	NC	28146
403034	SPENCER LANE CONSTRUCTION LLC		630 WRIDGE RD		SAUSBURY	NC	28147
403K007	MARTIN SHERRY E		465 PEPPERSTONE DR		SAUSBURY	NC	28146
403K008	EARLE JERRY DEAN JR & WF	EARLE JOAN RUSSELL	459 PEPPERSTONE DR		SAUSBURY	NC	28146
403E010	FOX BARBARA BOWERS		111 RIVER BIRCH DR		SAUSBURY	NC	28146 7438
403E011	MOZOLAK STEVEN J & WF	MOZOLAK GENEVIA S	107 RIVER BIRCH DR		SAUSBURY	NC	28146
403F012	DETGEN HELEN I HEIRS	% DAWN DETGEN	316 GARNER DR		SAUSBURY	NC	28146 6322
4030010000001	SPENCER LANE CONSTRUCTION LLC		630 WRIDGE RD		SAUSBURY	NC	28147
403A006	MATTHEWS CONNIE GUDGER		1080 BARRINGER ST		SAUSBURY	NC	28146 8333
403E009	INGRAM CAROL J		115 RIVER BIRCH DR		SAUSBURY	NC	28146
403E012	EVA NS KATHARINA M TRUSTEE		103 RIVER BIRCH DR		SAUSBURY	NC	28146 7438
403E013	SVEICAR FRANK R		102 RIVER BIRCH DR		SAUSBURY	NC	28146
403F002	CHAPMAN THOMAS W & WF	CHAPMAN JULIA C	204 GARNER DR		SAUSBURY	NC	28146
403F003	REDWIN E GAYNELL WALLER		208 GARNER DR		SAUSBURY	NC	28146
403F004	TARNOWSKY PHYLLIS S		212 GARNER DR		SAUSBURY	NC	28146
403F005	CHARLES PATMON HOLDING		216 GARNER DR		SAUSBURY	NC	28146 6326
403F010	HORNER JOAN T		308 GARNER DR		SAUSBURY	NC	28146
403F011	GULLETT WILLIAM L & WF	GULLETT FAYEH	312 GARNER DR		SAUSBURY	NC	28146 6322
403F038	RUMSEY CARY PAUL		407 GARNER DR		SAUSBURY	NC	28146
403F039	MILLS KENNETH C & WF	MILLS ELIZABETHA	403 GARNER DR		SAUSBURY	NC	28146 6327
403F044	PARKER ELIZABETH M		219 GARNER DR		SAUSBURY	NC	28146 6326
403F045	BROWN HOWARD WESLEY JR		PO BOX 132		GRANITE QUARRY	NC	28072
403F046	GABLES AT KEPLY FARMS	PROPERTY OWNERS ASSOCIATION	PO BOX 2647		SAUSBURY	NC	28146
403I013	MARES CHARLENE M		405 DRAKE LN		SAUSBURY	NC	28146
403I019	OUELLETTE GILLES L & WF	OUELLETTE MAUREEN E	405 SPRING ARBOR AV		SAUSBURY	NC	28146 0000
403I020	KERR ALAN D & WF	KERR MARY ANN D	401 SPRING ARBOR AVE		SAUSBURY	NC	28146
403I021	YARBROUGHTON WILIAM M & WF	YARBROUGHTON GAIL F	309 SPRING ARBOR AVE		SAUSBURY	NC	28146
403I022	WATSON JENNIE BRADSHAW		305 SPRING ARBOR AV		SAUSBURY	NC	28146
403K001	CHAMBERS ROY K & WF	CHAMBERS BETTINA C	499 PEPPERSTONE DR		SAUSBURY	NC	28146
403K002	RIDGE MICHAEL T & WF	RIDGE GERALDINET	495 PEPPERSTONE DR		SAUSBURY	NC	28146



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

**Project Title:** G-09-03 Gables at Kepley Farms Ph 6  
**Petitioner(s):** Spencer Lane Construction, LLC

**Owner(s):** Spencer & Janie Lane

**Representative(s) or Developer(s)** Spencer & Janie Lane, Owners  
Fred Bowers, Bowers Consulting

**Tax Map - Parcel(s):** 403 192  
**Size / Scope:** Approximately 4.04 acres  
**Location:** Parcel is located off of the 2000 Block of Faith Road adjacent to the Gables at Kepley Farms Ph 1-5

**Request to reinstate Phase 6 of The Gables of Kepley Farms for (10) single family lots originally part of the previously approved master plan.**

**STATEMENT OF CONSISTENCY & RECOMMENDATION:**

The Salisbury City Council held a public hearing and reviewed the petition on April 5, 2022. The Council finds that the petition of the aforementioned parcel is CONSISTENT with the Salisbury Vision 2020 Comprehensive Plan, is reasonable, and in the public interest due to consistency with:

**Policy N-5:** New infill development shall be architecturally computable with existing structures, landscape features, and the streetscape within its vicinity. Efforts by neighborhood associates to establish their own standards for development compatibility shall be encouraged.

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: April 5, 2022

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

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

**Requested Agenda Item:** Council to consider a request from The Bogle Firm on behalf of Lloyd Nickerson for a Downtown Revitalization Incentive Grant of up to \$70,000.00 to assist with a building rehabilitation and residential production project located at 106 West Innes Street ("Apartment Upfit").

## Description of Requested Agenda Item:

This incentive grant is requested to assist in the production of two (2) new apartments. The apartments are above a restaurant/retail space, but the upfit of the ground floor is not included as part of the grant application. The project will replace the current office/storage uses with two new residential units. Work on the building's roof and rear façade have already been completed. The total capital investment for upfitting the residential units is estimated at \$239,000 which includes the apartment upfit (i.e. framing, flooring, windows), and updating building systems.

The applicant is requesting a total Downtown Revitalization Incentive of \$70,000. The Review Committee assessed the application against the adopted scoring rubrics and in relationship to a projected overall incentive budget. The Review Committee felt the project met the objectives of the grant program, and recommends an award of \$18,500.

In reviewing this grant application, the Review Committee *particularly* noted the following benefits:

- The project is located at an intersection with high visibility and access to the Bell Tower Green Park;
- Additional points would have been recommended for the upfit and activation of the ground floor restaurant space.
- Financing for smaller scale projects like this can be more challenging because the net operating income is lower. The Review Committee wanted to keep encouraging smaller scale redevelopment projects.

Attachments:  Yes  No

Attachment A: Staff Report and Review Committee Scoring Matrix

Attachment B: Staff Presentation

Attachment C: Grant Application submitted by The Bogle Firm on behalf of Lloyd Nickerson

**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:**

**Applicant's Request:**

Approve a Downtown Revitalization Incentive Grant of up to \$70,000.00 to assist with a building rehabilitation and residential production project located at 106 West Innes Street ("Apartment Upfit").

-OR-

**Review Committee's Recommendation:**

Approve a Downtown Revitalization Incentive Grant of up to \$18,500.00 to assist with a building rehabilitation and residential production project located at 106 West Innes Street ("Apartment Upfit").

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

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**FINANCE DEPARTMENT INFORMATION:**

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

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

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**For Use in Clerk's Office Only**

**Approved**

**Declined**

**Reason:**



## Rehabilitation & Residential Production Project at 106 West Innes Street

### Overview: Downtown Salisbury Revitalization Incentives Program

The Downtown Salisbury Revitalization Incentives Program (“Downtown Incentives Program”) was established by City Council in 2014 and revised in 2021 to promote economic growth within the Downtown Municipal District. It offers prospective developers a maximum grant package of \$175,000.00 in support of new construction and historic rehabilitation projects, with an emphasis on those that create new residential opportunities.

The Downtown Incentives Program is a package of four (3) grants, any or all of which may be utilized by a developer depending on the nature and scope of the project for which assistance is being requested:

- I. The **Building Renovation Incentive Grant** applies to projects that make permanent improvements to - older, primarily historic properties and which promote their stabilization, preservation, and reuse. It covers 25% of eligible costs (up to \$50,000) to renovations and improvements, including improvements to the building shell, façade, and systems.
- II. The **Residential Creation Incentive Grant** applies to projects that make permanent improvements which promote the stabilization, preservation, and/or development of new residences, or renovations to existing, abandoned units that have been unoccupied for more than five (10) years. It offers \$10,000 per residential unit created or upgraded for projects that spend \$75 per gross sq. ft. to upfit residential space.
- III. The **Fire Suppression Incentive Grant** assists with the installation or expansion of back-alley fire lines capable of serving multiple buildings or, in the case of existing access to fire line, installation of a building sprinkler system. It covers 50% of fire line cost or \$2 per sq. ft. of sprinkler system installation (up to \$25,000).

### Rehabilitation & Residential Production Project at 106 West Innes Street

#### Grant Request & Project Description

The Bogle Firm on behalf of Lloyd Nickerson is requesting up to \$70,000.00 through the Downtown Incentives Program to assist with a rehabilitation and residential production project at 106 West Innes Street (“Apartment Upfit”). The incentive grant is requested to assist in the production of two (2) new apartments. It would generate a projected \$17,198 in city tax revenue and a projected MSD tax revenue of \$4,206 over 10 years.

#### Grant Request Itemization

<b>Total Request<sup>†</sup></b>	<b>70,000.00</b>
<i>Building Renovation Incentive Grant</i>	<i>50,000.00</i>
<i>Residential Creation Incentive Grant</i>	<i>20,000.00</i>
<i>Fire Suppression Incentive Grant</i>	<i>NA</i>

#### Review Committee Recommendation and Grant Scoring Rubric

On February 23, 2022 the DRI Review Committee assessed the request and scored the project against the rubrics adopted in the grant guidelines. *The Review Committee recommends a grant award of \$18,500.*

Building Rehabilitation	Possible Points	Awarded Points	Notes
<b>Impact/Visibility</b>			
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	5	5	Located in the 100 block of West Innes; adjacent to Plaza
Primary entrance on 200 N. Main, 200 S. Main, 200 East Innes, 200 West Innes	3		
<b>Historic Status</b>	Possible Points	Awarded Points	Notes
Designated Local Historic Landmark	10		Historic status is unverified
Individually listed on the National Register of Historic Places	5		

Identified as Contributing to a National Register Historic District	3		
<b>Fire Protection</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension		No plans to install sprinkler system
Buildings that commit to installing new sprinkler system	5		
<b>Street Level Activation</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Restaurant spaces created/substantially rehabilitated	5 per		Applicant opted not to include in this application the upfit of restaurant space on the ground floor
Retail or entertainment spaces created or substantially rehabilitated	1 per		
<b>Publicly Visible Art</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Sculptures, murals or other permanent and visible art installations	3 per element		No public art planned
<b>Green Building</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Green building element installed (examples: solar panels, white roof, green roof, cisterns)	3 per element		White roof already exists; not a part of the scope of this work
<b>Grant to Investment Ratio</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Between .20 to .24	1	1	0.209
Between .15 to .19	2		
Between .10 to .14	3		
Between .05 to .09	4		
Between .01 to .04	5		
Less than .01	6		
<b>Building Rehabilitation Total</b>		<b>6</b>	
<b>Residential Creation</b>			
<b># of Units</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Upper story units	2 per	4	Two upper story
Ground floor units	1 per		
<b>Affordability</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
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 per		No committed affordable units
<b>Fire Protection</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Projects that commit to expanding the back-alley fire loop system	5x the # of buildings that could be served by the extension		No plans to install sprinkler system
Buildings that commit to installing new sprinkler system	5		
<b>Residential Creation Total</b>		<b>4</b>	
<b>Total Project Score</b>		<b>10</b>	

## Economic Impact Analysis: Historic Rehabilitation & Residential Production Project at 106 West Innes Street

Subject Property		Projected Outcomes	
<b>Address</b>	106 West Innes		<ul style="list-style-type: none"> <li>▪ Two (2) new apartments with upgraded building systems, increasing the residential capacity of downtown;</li> </ul>
<b>Historic Classification</b>	Downtown Local Historic District		
<b>Year Built</b>	Early 20 <sup>th</sup> Century		
<b>Tax Parcel ID</b>	0102472		
<b>Market/Assessed Value</b>	\$128,464 (2021)		

### Model of City Revenue: 10-Year Horizon \*

Fiscal Year		FY 22-23 (construction)	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	10 Year Sum
<b>Total Capital Investment</b>	\$ 239,000	\$ -	\$ 239,000	\$ 239,000	\$ 239,000	\$ 239,000	\$ 239,000	\$ 239,000	\$ 239,000	\$ 239,000	\$ 239,000	\$ 239,000	
<b>City Tax Rate</b>	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	
<b>MSD Tax Rate</b>	0.00176%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	
<b>City Tax Revenue</b>	Local Taxable Capital Investment times City Tax Rate	\$ -	\$ 1,719.84	\$ 1,719.84	\$ 1,719.84	\$ 1,719.84	\$ 1,719.84	\$ 1,719.84	\$ 1,719.84	\$ 1,719.84	\$ 1,719.84	\$ 1,719.84	\$ 17,198.44
<b>MSD Revenue</b>	Local Taxable Investment times MSD Tax Rate	\$ -	\$ 420.64	\$ 420.64	\$ 420.64	\$ 420.64	\$ 420.64	\$ 420.64	\$ 420.64	\$ 420.64	\$ 420.64	\$ 420.64	\$ 4,206.40

\* Tax rates subject to annual variation

# Application for assistance through the **Downtown Revitalization Incentives Program:**

## **Apartment Upfit**

106 West Innes Street

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City of Salisbury  
Community Planning Services

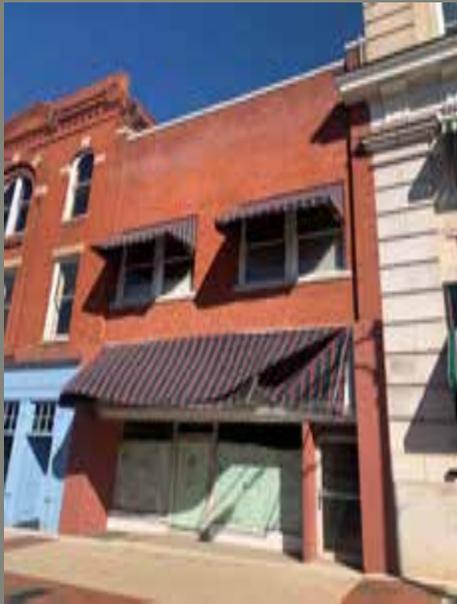
# Project Summary

- ❑ The Bogle Firm on behalf of property owner Lloyd Nickerson with Starburst Properties is requesting up to **\$70,000** to assist with the up-fit of 2 residential apartments at **106 W Innes Street**.
  - ❑ Building Rehabilitation \$50,000
  - ❑ Residential Creation \$20,000
- ❑ Scope: full interior renovation of the second floor including hazardous material abatement, new walls, new plumbing (including fixtures), new electrical (including fixtures), new HVAC ductwork, new finishes and new case work.
- ❑ Exterior work will include new windows at the rear and limited roof work.
- ❑ Up-fit of the downtown stairs restaurant space is NOT included.



# Subject Property Map: 106 W Innes Street

Address	106 W Innes
Historic Classification	Downtown Local Historic District – Unclassified
Year Built	Early 20 <sup>th</sup> Century
Tax Parcel ID	0102472
Assessed Value	\$128,464









Existing Front Office





Existing Rear Office





NO WORK IN  
SHADED  
AREA - FIRE-ALARM  
APPROVED

**PROJECT SUMMARY:**

EXISTING TWO STORY TYPE III, AHA - SPRINKLERED BUILDING,  
NO CHANGES TO EXISTING SET.

**FIRST FLOOR  
OCCUPANCY:**

**SECOND FLOOR  
OCCUPANCY:** 20-40 NO CHANGE TO EXIT OR EGRESS PATH.

**OCCUPANCY:**

<b>FIRST FLOOR OCCUPANCY:</b>		
2 - 7'10"2 BERTHES	385 SQ' ±	44 PERSONS
OFFICE	388 SQ' / 200 SQ' ±	7 PERSONS
<b>TOTAL OCCUPANCY ±</b>		<b>51 PERSONS</b>

NOTE ALL DAMBLE TRAVEL DISTANCE ± 200' IS, NON-SPRINKLERED:

<b>SECOND FLOOR OCCUPANCY:</b>		
OFF A	718 SQ' / 395 SQ' ±	4 PERSONS
OFF B	719 SQ' / 395 SQ' ±	4 PERSONS
<b>TOTAL OCCUPANCY ±</b>		<b>8 PERSONS</b>

B AND R MAX ALLOWABLE TRAVEL DISTANCE ± 200'  
(NON-SPRINKLERED) AS PER NBC 1017.2



CS2-01

LIFE SAFETY SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



# Review and Recommendation

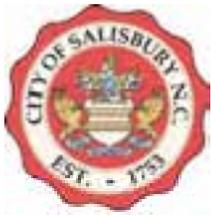
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Total Capital Investment	\$239,238
City Tax Revenue (est. 10 Year Sum)	\$17,198
MSD Tax Revenue (est. 10 Year Sum)	\$4,206
<hr/>	
Total Project Score	10
Applicant's Incentive Request	\$70,000
<b><i>Review Committee Recommendation</i></b>	<b><i>\$18,500</i></b>

## Review Committee Comments:

- The project is located at an intersection with high visibility and access to the Bell Tower Green Park;
- Additional points would have been recommended for the activation of the ground floor restaurant space.
- The Review Committee wanted to keep encouraging smaller scale redevelopment projects.





City of Salisbury  
 Community Planning  
 132 North Main Street  
 Salisbury, NC 28144  
 Ph. 704.638.5330  
[salisburync.gov/grants](http://salisburync.gov/grants)

# Downtown Revitalization Incentive (DRI) Grant Application

The Downtown Revitalization Incentive (DRI) Grant Program was established by the Salisbury City Council to promote economic growth within the Downtown Municipal Service District. The incentives are designed to promote both new development and historic rehabilitation, with an emphasis on those projects that create new residential opportunities.

**TO SUBMIT:** Submittal packages should be emailed directly to [Hannah.Jacobson@salisburync.gov](mailto:Hannah.Jacobson@salisburync.gov). Use of file share system may be required if attachment size is over 10 mb.

**DATE SUBMITTED:** Jan 25, 2022

### PROPERTY INFORMATION

Project Name: Apartment Upfit	
Address: 106 W Innes St	Current Use: Offices (Currently vacant)
Rowan County Parcel ID: 0102472	Municipal Service District (Y/N): Yes

### APPLICANT

Name: Pete Bogle / Elizabeth Trick	
Email: elizabeth@boglefirm.com	Telephone: 704-638-2015
Address: Bogle Firm Architecture 110 N Main St, Salisbury NC	

### OWNER (IF DIFFERENT FROM APPLICANT)

Name: Lloyd Nickerson / Starburst Properties	
Email: lloydnick@gmail.com	Telephone: 864-350-0749
Address: PO Box 282 Spencer NC 28159	

### GENERAL APPLICATION CHECKLIST

<input checked="" type="checkbox"/>	Grant application form
<input checked="" type="checkbox"/>	Copy of Pre-Application Worksheet
<input checked="" type="checkbox"/>	Written description of construction or rehabilitation work to be performed, including the proposed uses
<input checked="" type="checkbox"/>	Photographs depicting the current condition of the building or site
<input checked="" type="checkbox"/>	Narrative addressing each of the criteria in the Scoring Rubrics
<input checked="" type="checkbox"/>	Statement on project feasibility, including expected development timeline
<input checked="" type="checkbox"/>	Schematic plans including floor plan indicating gross sq. ft. of residential space and sq. ft. of area protected by fire sprinkler system, if applicable
<input checked="" type="checkbox"/>	Itemized estimates of project costs prepared by licensed contractors or design professionals
<input checked="" type="checkbox"/>	Proof of ownership, or if sale is pending, Contract for Sale to applicant or Option to Purchase
<input type="checkbox"/>	Proof of endorsement by legal owner, if the applicant is not the owner

**GRANT REQUEST:**



**Building Rehabilitation Incentive Grant** ..... Request: \$ 50,000

*Calculation: covers 25% of eligible costs (up to \$50,000) for building renovations and improvements, including improvements to building shell, façade, and systems.*

**Project Notes:** Upfit of currently vacant second floor into two apartments with it's own private entrance. Innes St Apartment will be a 1Bedrm/1 Bath with office. Rear apartment will be a Studio/1 Bath with separate office. The total cost of upfit is \$207,788.00

**GRANT ESTIMATES (CONTINUED):**



**Residential Creation Incentive Grant** ..... Request: \$ 20,000

*Calculation: \$10,000 per residential unit being created or upgraded for projects that spend \$75 per gross ft<sup>2</sup> of res. space.*

**Project Notes:** The cost for residential units is \$240/SF



**Fire Suppression Incentive Grant** ..... Request: \$ \_\_\_\_\_

*Calculation: covers 50% of fire line cost (up to \$25,000).*

**Project Notes:** \_\_\_\_\_

**SIGNATURE**

*I certify that all information provided in this application is accurate and that all work will be performed to meet the program guidelines, the laws of the State of North Carolina, the standards of the Salisbury Land Development Ordinance, and the Salisbury Historic Design Guidelines (if applicable). Submission of this application does not constitute award of a grant or issuance of a permit.*

*I understand that DRI grants must be requested and approved by the Salisbury City Council prior to the start of the project. Application is not a guarantee that an award will be made.*



**Applicant:** \_\_\_\_\_ **Date:** Jan 25, 2022

PARID: 0102472  
STARBURST PROPERTIES

106 W INNES ST

**Ownership History**

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Tax Year	Owner	Address
2022	6064823 STARBURST PROPERTIES % LINDA NICKERSON	PO BOX 282 SPENCER NC 28159
2021	6064823 STARBURST PROPERTIES % LINDA NICKERSON	PO BOX 282 SPENCER NC 28159
2020	6064823 STARBURST PROPERTIES % LINDA NICKERSON	PO BOX 282 SPENCER NC 28159
2019	6064823 STARBURST PROPERTIES % LINDA NICKERSON	PO BOX 282 SPENCER NC 28159
2018	6064823 STARBURST PROPERTIES % LINDA NICKERSON	PO BOX 282 SPENCER NC 28159
2017	6064823 STARBURST PROPERTIES % LINDA NICKERSON	PO BOX 282 SPENCER NC 28159
2016	6064823 STARBURST PROPERTIES % LINDA NICKERSON	PO BOX 282 SPENCER NC 28159
2015	6064823 STARBURST PROPERTIES % LINDA NICKERSON	PO BOX 282 SPENCER NC 28159
2014	6064823 STARBURST PROPERTIES % LINDA NICKERSON	PO BOX 282 SPENCER NC 28159
2013	6064823 STARBURST PROPERTIES % LINDA NICKERSON	PO BOX 282 SPENCER NC 28159
2012	6064823 STARBURST PROPERTIES % LINDA NICKERSON	PO BOX 282 SPENCER NC 28159
2011	6064823 STARBURST PROPERTIES % LINDA NICKERSON	PO BOX 282 SPENCER NC 28159

**Nickerson DRI Grant Application**

**Narrative Description of Construction**

Existing second floor (1794 SF) business occupancy to be upfitted to two residential apartments. Each apartment will have their own private entrances. The Innes St apartment will use the existing stairs. The rear apartment has a new stairs and entry door. This is a full interior renovation which includes hazardous material abatement, new walls, new plumbing including all new plumbing fixtures, new electrical including all new light fixtures, new HVAC ductwork, new finishes, and new casework. Exterior work will include new windows at rear and limited roof work.

**Photographs:**

Rear private offices:



Front Open Office:



## Scoring Rubric

SCORING CRITERIA	POINTS
<b>Impact and Visibility</b>	
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	5
Primary entrance on 200 North Main, 200 South Main, and 200 East Innes	3
<b>Historic Status</b>	
Designated Local Historic Landmark	10
Individually listed on the National Register of Historic Places	5
Identified as Contributing to a National Register Historic District	3
<b>Fire Protection</b>	
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension
Buildings that commit to installing new sprinkler system	5
<b>Street Level Activation</b>	
Restaurant spaces created/substantially rehabilitated	5 per
Retail or entertainment spaces created or substantially rehabilitated	1 per
<b>Publicly Visible Art</b>	
Sculptures, murals or other permanent and visible art installations	3 per installation
<b>Green Building</b>	
Green building element installed (examples: solar panels, white roof, green roof, cisterns)	3 per element
<b>Grant to investment Ratio (maximum eligible grant/total investment)</b>	
Between .20 to .24	1
Between .15 to .19	2
Between .10 to .14	3
Between .05 to .09	4
Between .01 to .04	5
Less than .01	6

Primary entrance at 100 block of W Innes ST

N/A

N/A

Permitted work for ground floor restaurant – not part of this application

N/A

White Roof

.20 to .25 grant to investment ratio

SCORING CRITERIA	POINTS
<b># of units</b>	
Upper story units	2 per
Ground floor units	1 per
<b>Affordability</b>	
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. <sup>1,2</sup>	10 per
<b>Fire Protection</b>	
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension
Buildings that commit to installing new sprinkler system	5

Two upper story units

TBD

N/A

**Project Feasibility**

We have approval from Zoning, HPC and from Rowan County Plan Review. The project is slated to begin in Feb 2022. Estimated construction duration is 5 months.



December 21, 2021

## PROPOSAL

106 W. Innes - Starbust Properties - Apartment Renos

Lloyd Nickerson  
106 W. Innes St.  
Salisbury, NC 28144

Central Piedmont Builders is pleased to offer the following proposal to renovate your two apartments. Our quoted price of **\$239,283.00** includes all applicable taxes and insurance and is valid for 30 days. Price quotes may be extended if approved in writing by CP Builders.

Please see the attached Estimate. All work will be completed in a professional manner according to standard practices. Any alteration or deviation from the attached quote could incur additional costs and must be documented and approved before the additional work will proceed. If you have any questions after reviewing, please feel free to contact us.

If you are satisfied with this quote, we will send a more detailed contract/agreement that must be signed before work can begin. We will also have additional follow up meetings/calls to discuss more details of your project.

Once again, thank you for contacting Central Piedmont Builders for your project needs.

# Estimate

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## 2 Bedroom Apartment

**\$234,850.00**

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### Unit A Tasks

\$115,390.00

Demo Work	1 each	\$825.00
Plumbing fixtures and water heater	1 each	\$4,125.00
Plumbing labor	1 each	\$6,215.00
Glass shower door and mirrors	1 each	\$1,980.00
HVAC Spiral metal ducts/gas piping (HVAC unit not included)	1 each	\$7,700.00
Electrical Fixtures	1 each	\$2,420.00
Electrical Labor	1 each	\$25,355.00
Appliance installation	1 each	\$550.00
Drywall install and finish labor & mat	1 each	\$5,500.00
Painting	1 each	\$4,950.00
Flooring (repair/patching included)	800 s.f.	\$5,720.00
Tile material	1 each	\$1,100.00
Tile labor	1 each	\$9,900.00
Framing	1 each	\$9,350.00
Insulation	1 each	\$1,650.00
Cabinetry and installation	1 each	\$7,700.00
Countertops/vanity tops	1 each	\$3,300.00
Interior trim and doors	1 each	\$5,500.00
Metal tin ceiling	1 each	\$3,300.00
Misc. repairs	1 each	\$3,300.00
New roof hatch	1 each	\$2,200.00
Roof repair work	1 each	\$1,650.00
Trash and clean up	1 each	\$1,100.00

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### Unit B Tasks

\$119,460.00

Demo Work	1 each	\$825.00
Plumbing fixtures & water heater	1 each	\$4,125.00
Plumbing Labor	1 each	\$6,215.00
Glass shower doors and mirrors	1 each	\$1,980.00
HVAC Spiral metal ducts/Gas piping (HVAC unit not included)	1 each	\$7,700.00
Electrical Fixtures	1 each	\$2,420.00
Electrical - Labor	1 each	\$25,355.00
Appliance Installation	1 each	\$550.00
Drywall install and finish labor & mat	1 each	\$5,500.00
Painting	1 each	\$4,950.00
Flooring (repair/patching included)	800 s.f.	\$5,720.00
Tile material	1 each	\$1,100.00
Tile Labor	1 each	\$9,900.00
Framing	1 each	\$9,350.00
Insulation	1 each	\$1,320.00
Cabinetry and installation	1 each	\$7,700.00
Countertops/Vanity tops	1 each	\$3,300.00
Interior trim and doors	1 each	\$5,500.00
Stairwell work trim work	1 each	\$6,600.00
Misc. repairs	1 each	\$3,300.00
Trash and clean up	1 each	\$1,100.00
New Wood-clad Windows	3 each	\$4,950.00

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<b>Other Line Items</b>		<b>\$4,433.00</b>
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Fuel, Insurance, Management	1 each	\$3,300.00
Portable Toilets	4 each	\$308.00
Cleaning apartments and windows	1 each	\$825.00

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<b>Base Price</b>		<b>\$239,283.00</b>
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**Electrical Notes:**

- Bath Exhaust Fans are included in this Quote.
- Allow use of NMB Cable through the entire project.
- There is no budget in this Quote for Audio, Network, CATV, Fire cabling, or other LV wiring. There is none shown on the Electrical Plans.
- Plans show relocating and using existing panels. Allow SQDHOM Panels in Apartments for SQDQO Panels shown on plans. Installing new 125A MLO SQDHOM panels in each Apartment in relocated area is included in this Quote. Installing code required AFCI/GFCI breakers are included in this Quote.
- Quoted using existing Panel feeders. Existing Panel feeders are too small based on the calculated loads listed on the plans. Quoted as making engineering adjustments to get calculated loads to 100A or below. No budget for new panel feeders in this Quote.
- Light fixtures as listed in lighting schedule are included in this Quote, subject to approval. Light fixtures and Ceiling Fans not listed in lighting schedule (shown on plans as junction boxes) are NOT included in this Quote. **No budget is included for Light Fixtures not listed in lighting schedule or shown as Junction Boxes.**
- Temporary GFCI Receptacles utilizing existing wiring for construction.

**Finish Options:**

## Bathrooms:

-Using fiberglass shower wall units would deduct \$5000 from each apartment's tile costs

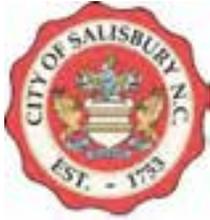
-Installing shower rods/curtains would deduct \$1,300 from each apartment's "Glass shower door and mirrors" cost

## Signatures

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Client: Lloyd Nickerson

Date



City of Salisbury  
 Community Planning  
 132 North Main Street  
 Salisbury, NC 28144  
 Ph. 704.638.5324  
[salisburync.gov/grants](http://salisburync.gov/grants)

# Downtown Revitalization Incentive (DRI) Pre-Application Worksheet

The Downtown Revitalization Incentive (DRI) Grant Program was established by the Salisbury City Council to promote economic growth within the Downtown Municipal Service District. The incentives are designed to promote both new development and historic rehabilitation, with an emphasis on those projects that create new residential opportunities.

## PROPERTY INFORMATION

Project Name: <b>Apartment Upfit</b>	
Address: <b>106 W Innes St, Salisbury NC</b>	Current Use: <b>B (Currently vacant)</b>
Rowan County Parcel ID: <b>0102472</b>	Municipal Service District (Y/N): <b>Y</b>

## APPLICANT/DEVELOPER

Name: <b>Pete Bogle / Elizabeth Trick Bogle Firm Architecture</b>	
Email: <b>elizabeth@boglefirm.com</b>	Telephone: <b>704-638-2015</b>
Address: <b>110 N Main St, Salisbury NC</b>	

## OWNER (IF DIFFERENT FROM APPLICANT)

Name: <b>Lloyd Nickerson / Starburst Propoties</b>	
Email: <b>lloydnick@gmail.com</b>	Telephone: <b>864-350-0749</b>
Address: <b>PO Box 282, Spencer NC 28159</b>	

## PROJECT SCOPE

**Apartment upfit at second floor. Result will be two apartments with their own entry.**

## EXPECTED TIMELINE

**Construction start will be Feb 8, 2022. Construction duration will be 5 months**

## ESTIMATED TOTAL PROJECT COSTS

**\$ 239,283.00**

## OTHER INCENTIVES/GRANTS (please indicate if you are pursuing any of the following)

<input type="checkbox"/> Historic Tax Credits	<input type="checkbox"/> Local Landmark Status	<input type="checkbox"/> NC Commerce Building Reuse
<input type="checkbox"/> MSD/Innes Street Grant	<input type="checkbox"/> Low Income Housing Tax Credit	<input type="checkbox"/> Other: _____

**GRANT ESTIMATES:**

**Building Rehabilitation Incentive Grant** .....Est. Request: \$ 50,000.00

*Calculation: covers 25% of eligible costs (up to \$50,000) for building renovations and improvements, including improvements to building shell, façade, and systems.*

Project Notes: Price for plumbing, electrical, mechanical, new windows, roof work, interior walls, doors, trim, and flooring which totals \$207,788.00

**Residential Production Rehabilitation Incentive Grant** .....Est. Request: \$ 20,000.00

*Calculation: \$10,000 per residential unit being created or upgraded for projects that spend \$75 per gross ft<sup>2</sup> of res. space.*

Project Notes: The cost for residential units is \$240/SF

**Fire Suppression Incentive Grant** .....Est. Request: \$ \_\_\_\_\_

*Calculation: covers 50% of fire line cost (up to \$25,000).*

Project Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*I have received a copy of the grant guidelines, and the application process has been explained to me.*

*I understand that the information on this form is an estimate of grant eligibility and does not constitute a commitment on the part of the City of Salisbury. Incentive grants must be requested and approved by City Council PRIOR to the start of the project*

Owner/Applicant: \_\_\_\_\_



City Representative: \_\_\_\_\_

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: April 5, 2022

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

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

**Requested Agenda Item:** Council to consider a request from Josh Barnhardt for a Downtown Revitalization Incentive Grant of up to \$150,000.00 to assist with a building rehabilitation and residential production project located at 121 West Council Street ("The Salisbury").

### Description of Requested Agenda Item:

This incentive grant is requested to assist in the production of twelve (12) new apartments, climate controlled storage and limited office space. The basement will serve as climate controlled storage and leased space for Verizon Wireless; the remainder of the three-story building is being converted from office spaces to residential apartments. Initial phases of construction have already commenced. The total capital investment is estimated at \$2,900,000 which includes cost of restoration of historic features, and updating building systems including electrical, plumbing, and HVAC.

The applicant has separately sought Historic Tax Credits and has secured a Salisbury Paul Bruhn Grant for historic preservation in the amount of \$150,000.

The applicant is requesting a total Downtown Revitalization Incentive of \$150,000. The Review Committee assessed the application against the adopted scoring rubrics and in relationship to a projected overall incentive budget. The Review Committee felt the project met the objectives of the grant program, and recommends an award of \$62,000.

In reviewing this grant application, the Review Committee *particularly* noted the following benefits:

- The exterior of building retains a high degree of historic integrity which will be thoughtfully preserved; it is the only Art Deco building in downtown Salisbury.
- The project is the largest residential project in downtown Salisbury in decades, and will create twelve (12) new residential living opportunities. The presence of an elevator in the building will make these units accessible to a wider demographic.

Attachments:  Yes  No

Attachment A: Staff Report and Review Committee Scoring Matrix

Attachment B: Staff Presentation

Attachment C: Grant Application submitted by Josh Barnhardt

**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:**

**Applicant's Request:**

Approve a Downtown Revitalization Incentive Grant of up to \$150,000.00 to assist with a building rehabilitation and residential production project located at 121 West Council Street ("The Salisbury").

-OR-

**Review Committee's Recommendation:**

Approve a Downtown Revitalization Incentive Grant of up to \$62,000.00 to assist with a building rehabilitation and residential production project located at 121 West Council Street ("The Salisbury").

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

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**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)

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**FINANCE DEPARTMENT INFORMATION:**

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

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

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**For Use in Clerk's Office Only**

**Approved**

**Declined**

**Reason:**



## Historic Rehabilitation & Residential Production Project at 121 West Council Street

### Overview: Downtown Salisbury Revitalization Incentives Program

The Downtown Salisbury Revitalization Incentives Program (“Downtown Incentives Program”) was established by City Council in 2014 and revised in 2021 to promote economic growth within the Downtown Municipal District. It offers prospective developers a maximum grant package of \$175,000.00 in support of new construction and historic rehabilitation projects, with an emphasis on those that create new residential opportunities.

The Downtown Incentives Program is a package of four (3) grants, any or all of which may be utilized by a developer depending on the nature and scope of the project for which assistance is being requested:

- I. The **Building Renovation Incentive Grant** applies to projects that make permanent improvements to - older, primarily historic properties and which promote their stabilization, preservation, and reuse. It covers 25% of eligible costs (up to \$50,000) to renovations and improvements, including improvements to the building shell, façade, and systems.
- II. The **Residential Creation Incentive Grant** applies to projects that make permanent improvements which promote the stabilization, preservation, and/or development of new residences, or renovations to existing, abandoned units that have been unoccupied for more than five (10) years. It offers \$10,000 per residential unit created or upgraded for projects that spend \$75 per gross sq. ft. to upfit residential space.
- III. The **Fire Suppression Incentive Grant** assists with the installation or expansion of back-alley fire lines capable of serving multiple buildings or, in the case of existing access to fire line, installation of a building sprinkler system. It covers 50% of fire line cost or \$2 per sq. ft. of sprinkler system installation (up to \$25,000).

### Historic Rehabilitation & Residential Production Project at 121 West Council Street

#### Grant Request & Project Description

Josh Barnhardt is requesting up to \$150,000.00 through the Downtown Incentives Program to assist with a historic rehabilitation and residential production project at 121 West Council Street (“The Salisbury”). The incentive grant is requested to assist in the production of twelve (12) new apartments, climate controlled storage and limited office. It would generate a projected \$208,684 in city tax revenue and a projected MSD tax revenue of \$51,040 over 10 years.

#### Grant Request Itemization

<b>Total Request<sup>†</sup></b>	<b>150,000.00</b>
<i>Building Renovation Incentive Grant</i>	<i>50,000.00</i>
<i>Residential Creation Incentive Grant</i>	<i>100,000.00</i>
<i>Fire Suppression Incentive Grant</i>	<i>NA</i>

#### Review Committee Recommendation and Grant Scoring Rubric

On February 23, 2022 the DRI Review Committee assessed the request and scored the project against the rubrics adopted in the grant guidelines. *The Review Committee recommends a grant award of \$62,000.*

Building Rehabilitation			
Impact/Visibility	Possible Points	Awarded Points	Notes
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	5		Located on West Council
Primary entrance on 200 N. Main, 200 S. Main, 200 East Innes, 200 West Innes	3		
Historic Status	Possible Points	Awarded Points	Notes
Designated Local Historic Landmark	10		Contributing Historic Resource
Individually listed on the National Register of Historic Places	5		

Identified as Contributing to a National Register Historic District	3	3	
<b>Fire Protection</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension		No plans to install sprinkler
Buildings that commit to installing new sprinkler system	5		
<b>Street Level Activation</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Restaurant spaces created/substantially rehabilitated	5 per		Ground floor is planned residential
Retail or entertainment spaces created or substantially rehabilitated	1 per		
<b>Publicly Visible Art</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Sculptures, murals or other permanent and visible art installations	3 per element	3	Art Deco mural on stairwell brick wall at rear
<b>Green Building</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Green building element installed (examples: solar panels, white roof, green roof, cisterns)	3 per element	3	White roof
<b>Grant to Investment Ratio</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Between .20 to .24	1		0.017
Between .15 to .19	2		
Between .10 to .14	3		
Between .05 to .09	4		
Between .01 to .04	5	5	
Less than .01	6		
<b>Building Rehabilitation Total</b>		<b>14</b>	
<b>Residential Creation</b>			
<b># of Units</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Upper story units	2 per	16	Eight upper story; four ground floor residential units
Ground floor units	1 per	4	
<b>Affordability</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
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 per	0	No committed affordable units
<b>Fire Protection</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Projects that commit to expanding the back-alley fire loop system	5x the # of buildings that could be served by the extension		No plans to install sprinkler
Buildings that commit to installing new sprinkler system	5		
<b>Residential Creation Total</b>		<b>20</b>	
<b>Total Project Score</b>		<b>34</b>	

## Economic Impact Analysis: Historic Rehabilitation & Residential Production Project at 121 West Council Street

Subject Property		Projected Outcomes
<b>Address</b>	121 West Council Street	<ul style="list-style-type: none"> <li>Twelve (12) new apartments with upgraded building systems, increasing the residential capacity of downtown;</li> <li>Climate controlled storage in basement to serve growing downtown population;</li> <li>Preservation of a historically and architecturally significant commercial building; applicant also seeking Historic Tax Credits, which would ensure historic and architectural integrity of building after improvements; and</li> <li>Installation of green building features including a white roof</li> <li>Installation of public art, such as an Art Deco mural at the rear of the building.</li> </ul>
<b>Historic Classification</b>	Downtown Local Historic District	
<b>Year Built</b>	1928	
<b>Tax Parcel ID</b>	0102455	
<b>Market/Assessed Value</b>	\$783,943 (2021)	



### Model of City Revenue: 10 Year Horizon

	Fiscal Year	FY 22-23 (construction)	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	10 Year Sum
<b>Total Capital Investment</b>	\$ 2,900,000	\$ -	\$ 2,900,000	\$ 2,900,000	\$ 2,900,000	\$ 2,900,000	\$ 2,900,000	\$ 2,900,000	\$ 2,900,000	\$ 2,900,000	\$ 2,900,000	\$ 2,900,000	
<b>City Tax Rate</b>	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	
<b>MSD Tax Rate</b>	0.00176%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	
<b>City Tax Revenue</b>	Local Taxable Capital Investment times City Tax Rate	\$ -	\$ 20,868.40	\$ 20,868.40	\$ 20,868.40	\$ 20,868.40	\$ 20,868.40	\$ 20,868.40	\$ 20,868.40	\$ 20,868.40	\$ 20,868.40	\$ 20,868.40	\$ 208,684.00
<b>MSD Revenue</b>	Local Taxable Investment times MSD Tax Rate	\$ -	\$ 5,104.00	\$ 5,104.00	\$ 5,104.00	\$ 5,104.00	\$ 5,104.00	\$ 5,104.00	\$ 5,104.00	\$ 5,104.00	\$ 5,104.00	\$ 5,104.00	\$ 51,040.00

\* Tax rates subject to annual variation

# Application for assistance through the **Downtown Revitalization Incentives Program:**

**The Salisbury** – 121 W. Council Street

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City of Salisbury  
Community Planning Services

# Project Summary

- ❑ **Josh Barnhardt** is requesting up to **\$150,000** through the Downtown Incentives Program to assist with the rehabilitation and upfit into 12 new residential apartments and climate controlled storage at 121 West Council Street (**The Salisbury**).
  - ❑ \$50,000 Building Rehab
  - ❑ \$100,000 Residential Creation
- ❑ Scope: Complete gut, up-fit of 19,000 square feet with all new electrical, plumbing, HVAC.
- ❑ Has been awarded a grant for \$150,000 in federal funds through the City's Paul Bruhn Historic Preservation Grants (similar to the Building Rehab Grants)
- ❑ Also been awarded a \$5,000 Innes Street façade grant for cleaning exterior limestone







121 WEST COUNCIL STREET (THE SALISBURY)



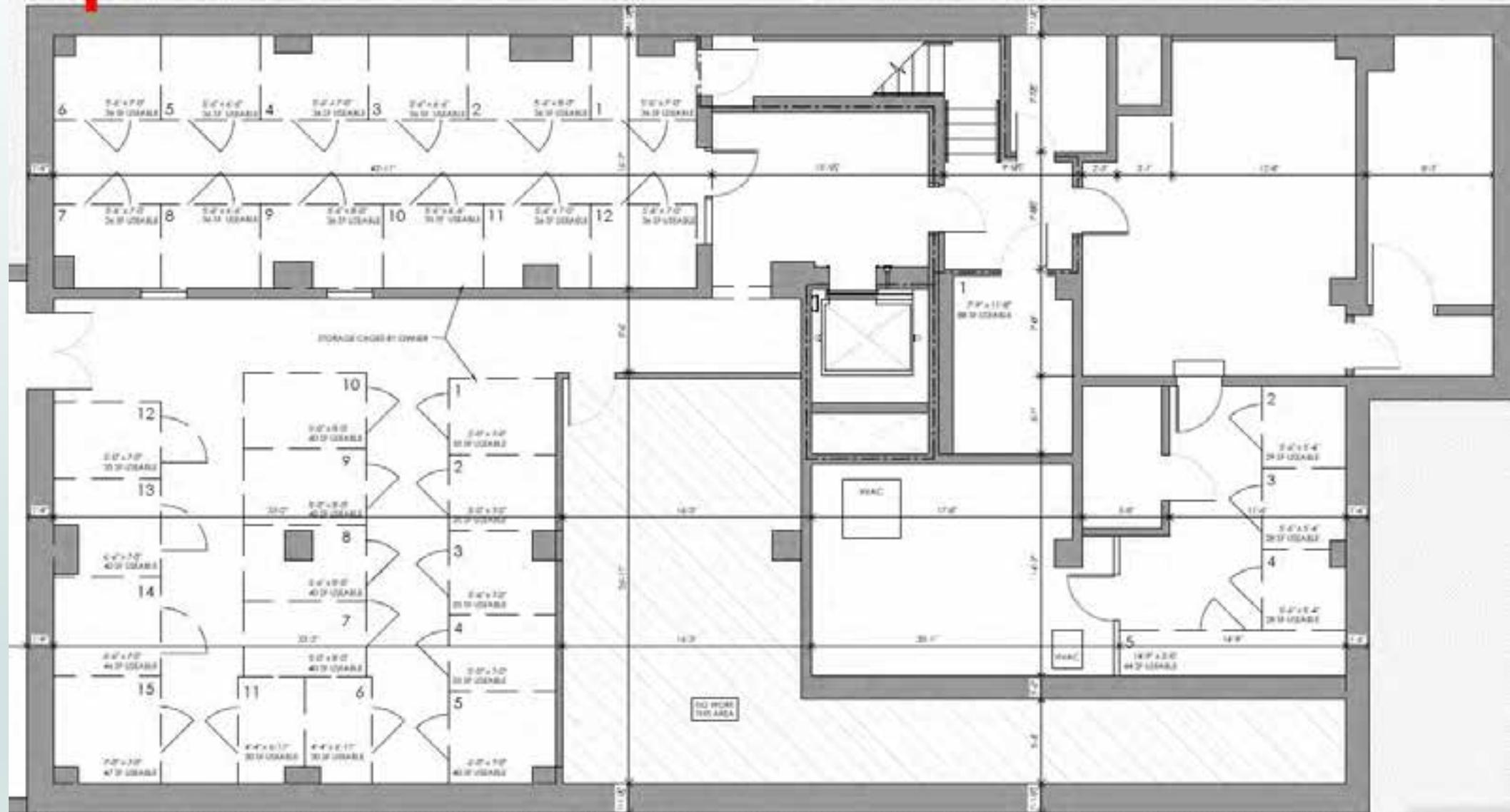
# FUTURE FLOORPLANS – 1ST



# FUTURE FLOORPLANS – 2<sup>ND</sup> AND 3<sup>RD</sup> FLOORS (SAME)



# FUTURE FLOORPLANS - BASEMENT



# Review and Recommendation

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Total Capital Investment	\$2,900,000
City Tax Revenue (est. 10 Year Sum)	\$208,684
MSD Tax Revenue (est. 10 Year Sum)	\$51,040
Total Project Score	34
Applicant's Incentive Request	\$150,000
<b><i>Review Committee Recommendation</i></b>	<b><i>\$62,000</i></b>

## Review Committee Comments:

- The exterior of building retains a high degree of historic integrity which will be thoughtfully preserved; it is the only Art Deco building in downtown Salisbury.
- The project is the largest residential project in downtown Salisbury in decades, and will create twelve (12) new residential living opportunities.
- The presence of an elevator in the building will make these units accessible to a wider demographic.





City of Salisbury  
Community Planning  
132 North Main Street  
Salisbury, NC 28144  
Ph. 704.638.5330  
[salisburync.gov/grants](http://salisburync.gov/grants)

## Downtown Revitalization Incentive (DRI) Grant Application

The Downtown Revitalization Incentive (DRI) Grant Program was established by the Salisbury City Council to promote economic growth within the Downtown Municipal Service District. The incentives are designed to promote both new development and historic rehabilitation, with an emphasis on those projects that create new residential opportunities.

TO SUBMIT: Submittal packages should be emailed directly to [Hannah.Jacobson@salisburync.gov](mailto:Hannah.Jacobson@salisburync.gov). Use of file share system may be required if attachment size is over 10 mb.

### DATE SUBMITTED:

### PROPERTY INFORMATION

Project Name: <i>The Salisbury</i>	Current Use:
Address: <i>121 W Council St</i>	Municipal Service District (Y/N): <i>Y</i>
Rowan County Parcel ID: <i>010 2455</i>	

### APPLICANT

Name: <i>Josh Barnhardt</i>	Telephone: <i>919 302 8070</i>
Email: <i>joshbarnhardt@gmail.com</i>	
Address: <i>2200 Kenmore Ave Charlotte NC 28204</i>	

### OWNER (IF DIFFERENT FROM APPLICANT)

Name:	Telephone:
Email:	
Address:	

### GENERAL APPLICATION CHECKLIST

<input checked="" type="checkbox"/>	Grant application form
<input checked="" type="checkbox"/>	Copy of Pre-Application Worksheet
<input checked="" type="checkbox"/>	Written description of construction or rehabilitation work to be performed, including the proposed uses
<input checked="" type="checkbox"/>	Photographs depicting the current condition of the building or site
<input checked="" type="checkbox"/>	Narrative addressing each of the criteria in the Scoring Rubrics
<input checked="" type="checkbox"/>	Statement on project feasibility, including expected development timeline
<input checked="" type="checkbox"/>	Schematic plans including floor plan indicating gross sq. ft. of residential space and sq. ft. of area protected by fire sprinkler system, if applicable
<input checked="" type="checkbox"/>	Itemized estimates of project costs prepared by licensed contractors or design professionals
<input checked="" type="checkbox"/>	Proof of ownership, or if sale is pending, Contract for Sale to applicant or Option to Purchase
<input checked="" type="checkbox"/>	Proof of endorsement by legal owner, if the applicant is not the owner

**GRANT REQUEST:**

**Building Rehabilitation Incentive Grant** ..... Request: \$ 50,000  
Calculation: covers 25% of eligible costs (up to \$50,000) for building renovations and improvements, including improvements to building shell, façade, and systems.

Project Notes: Complete gut and upfit of 19,000 sq/ft building. All new electrical, plumbing, hvac, etc

**GRANT ESTIMATES (CONTINUED):**

**Residential Creation Incentive Grant** ..... Request: \$ 100,000  
Calculation: \$10,000 per residential unit being created or upgraded for projects that spend \$75 per gross ft<sup>2</sup> of res. space.

Project Notes: 12 units x \$10,000 = \$120,000. Max of \$100K

**Fire Suppression Incentive Grant** ..... Request: \$ \_\_\_\_\_  
Calculation: covers 50% of fire line cost (up to \$25,000).

Project Notes: \_\_\_\_\_

**SIGNATURE**

*I certify that all information provided in this application is accurate and that all work will be performed to meet the program guidelines, the laws of the State of North Carolina, the standards of the Salisbury Land Development Ordinance, and the Salisbury Historic Design Guidelines (if applicable). Submission of this application does not constitute award of a grant or issuance of a permit.*

*I understand that DRP grants must be requested and approved by the Salisbury City Council prior to the start of the project. Application is not a guarantee that an award will be made.*

Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

1/27/22



# “The Salisbury” Building

121 WEST COUNCIL ST  
SALISBURY, NC



# PROJECT OVERVIEW



**“The Salisbury” building – circa 1928**

## Historic Tax Credit Project in Downtown Salisbury

Iron Horse Development (Josh Barnhardt) will lead the restoration of the 1920’s Southern Bell concrete and steel building into a 12-unit apartment building with two commercial businesses in the basement.

### Timeline

- Nov 2021 to Jan 2022: Demolition
- June 2022: 3<sup>rd</sup> floor apartment buildout complete
- July 2022: 2<sup>nd</sup> floor apartments complete
- August 2022: 3<sup>rd</sup> floor apartments complete
- September 2022: Entire building completed (basement)

Estimated Total Project Costs	<b>\$3.65MM</b>
General Contractor	Vertex Construction
Architect	The Bogle Firm
Designer	Carrie Frye Design

### Key Facts

- ~18,900 Sq/Ft
- Three Floors
- Full Basement

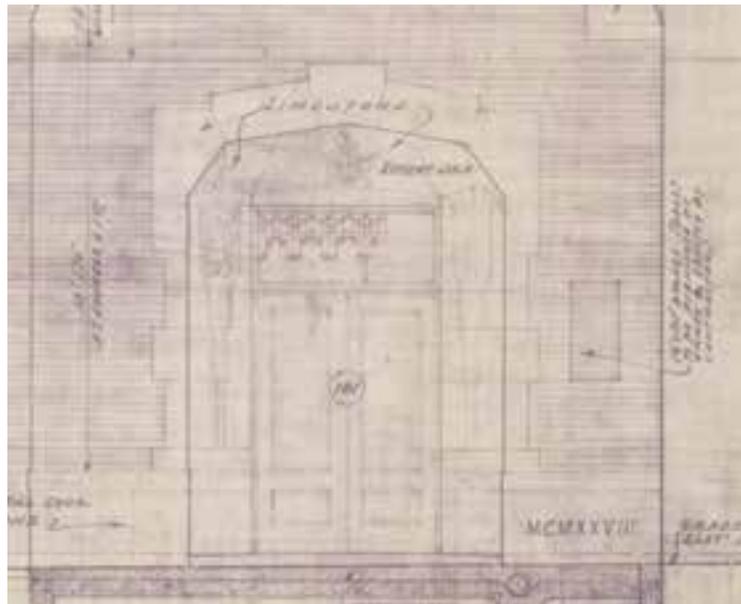
# HISTORY

The “Salisbury Building” was originally built in 1928 and is one of the areas most grand examples of art deco style.

Originally built as the Southern Bell Central Office, it is a steel and concrete building that has mostly been used as office space for the past 40 years.



Designed by one of the most renowned firms in the South during the 1920's/30's, they designed similar buildings for Southern Bell in Atlanta, Charlotte, Winston Salem and Greensboro. The firm designed the Fox Theater in Atlanta the following year, their most well-known structure.



April, 1929

SOUTHERN TELEPHONE NEWS

## New Exchange Opened At Salisbury

*Well Arranged Building Contains Modern  
Equipment*



Mayor Fisher throwing switch and placing first call. Seated—J. L. Fisher, Mayor; M. B. Speir, J. M. McCorkle, H. L. Jones, R. J. Everest, Mgr. S. P. U. Co.; C. R. Swinney. Standing—J. N. Northey, J. F. Moses, W. C. Garrett.

## AMENITIES / FINISHES

### Example Finishes To be Used - From "Lofts on Innes" Project

- Six 1BR & Six 2BR units
- In-unit washer / dryers
- Fitness Room
- 12'-14' ceilings
- Granite countertops / Stainless Appliances
- Tiled showers/backsplash
- Elevator
- Climate-controlled storage in basement



# THE SALISBURY - INTERIORS

## Carrie Frye Interior Design – Finish Schedule

### KITCHEN

**FLOORING**  
J+J FLOORING LUXURY VINYL TILE  
LEGEND 3MM V5009  
18"X36"

**KITCHEN BACKSPLASH**  
DAL TILE, MYTHOLOGY  
MYSO SANTORINI, CBP ARTIC WHITE

**BENJAMIN MOORE CALM**

**KITCHEN COUNTERTOP**  
DAL TILE GRANITE  
CARRI GREY 0007

**MERRILLAT CABINETRY, CLASSIC COLLECTION**  
SPRING VALLEY SQUARE  
FULL OVERLAY NOT GRAPHICALLY SHOWN  
MAPLE, SHALE GREY

### BATHROOM

**SHOWER WALLS**  
DAL TILE  
FLORENTINE  
12X24  
CBP 543  
DRIFTWOOD

**MERRILLAT CABINETRY, CLASSIC COLLECTION**  
SPRING VALLEY SQUARE  
FULL OVERLAY NOT GRAPHICALLY SHOWN  
MAPLE, GRAPHITE

### CORRIDORS

**MILLIKEN**  
FREE FLOW, OBLIQUE  
OBL133 PRAIRIE  
25CM X 3M  
ASHLAR HALF DROP  
ODEGREE

**BENJAMIN MOORE CALM**

**REPAIR EXISTING HANDRAILS TO LIKE NEW CONDITION**

**EXISTING TERRAZZO AT FRONT ENTRY FLOOR AND STAIR WELL STEPS TO REMAIN**

**COORDINATE WITH ELEVATOR VENDOR ON NEW WALL PANELS AND LED CEILING**

**HINKLEY LIGHTING**  
ECHELON LISA MCDENNON  
SEMI-FLUSH WATERFALL  
CEILING FIXTURE  
16"W X 15.75"H  
HERITAGE BRASS



**CURREY & COMPANY**  
GRAND LOTUS CHANDELIER  
30"H X 16"H  
SATIN BLACK GOLD LEAF



# CURRENT STATE OF BUILDING – MINIMAL UPKEEP / 50% VACANCY



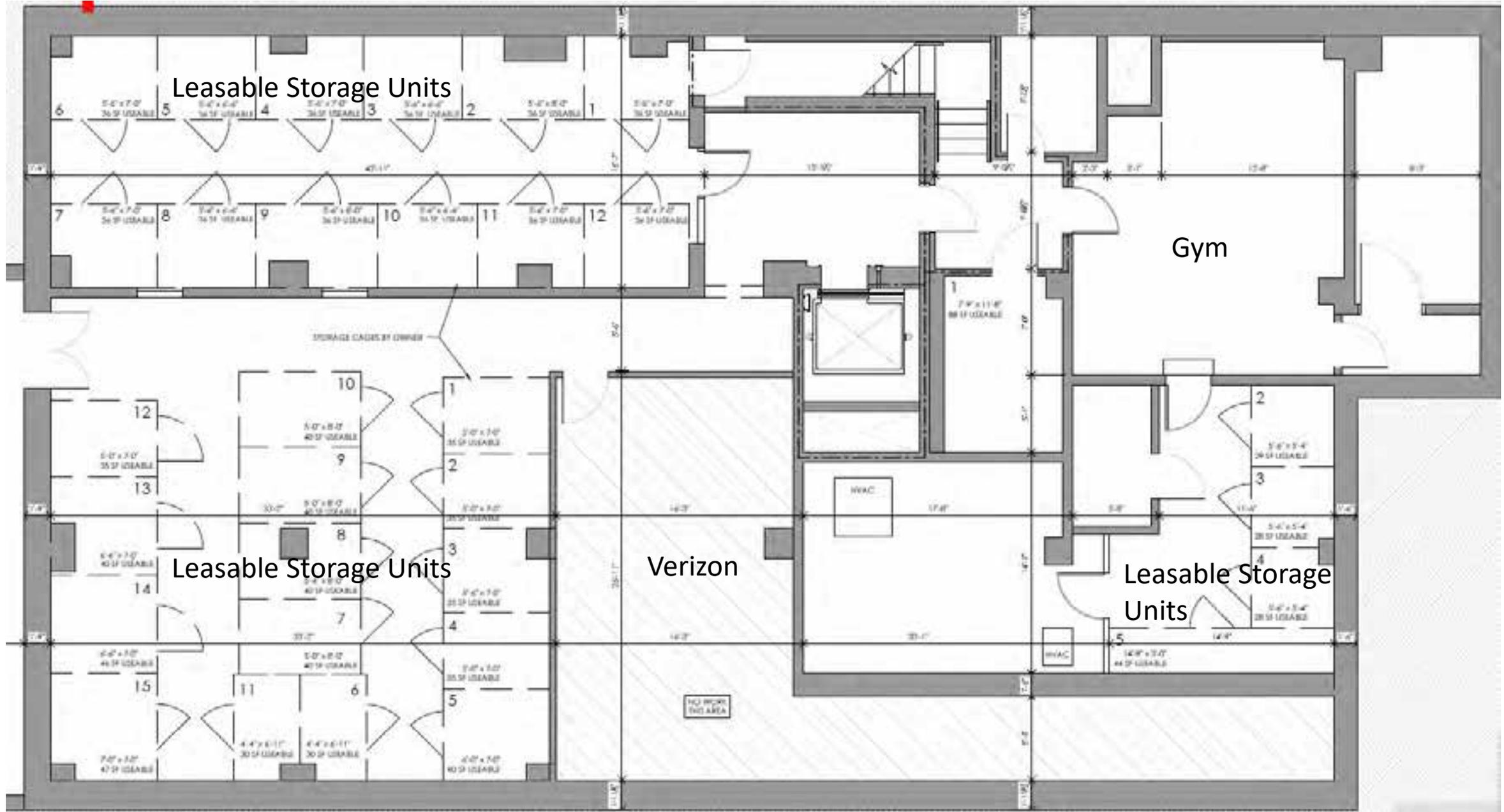
# FUTURE FLOORPLANS – 1ST



# FUTURE FLOORPLANS – 2<sup>ND</sup> AND 3<sup>RD</sup> FLOORS (SAME)



# FUTURE FLOORPLANS - BASEMENT



# BUILDING REHABILITATION SCORING RUBRIC

- **Impact and Visibility**
  - While the “visibility” does not land on 100 or 200 block of Innes/Main, would argue there is significant impact with a half-vacant property being upfitted for residents on “100 block” of downtown
- **Historic Status**
  - Contributes to historic district (Historic Tax Credit Project)
  - Given the significant art deco influence, have already discussed and received positive feedback from planning that this structure would be strong contender for Historic Landmark status
- **Fire Protection**
  - Building is a standalone concrete and steel structure; sprinkler system is not required. Rubric penalizes building based on its construction material (wood construction would have dictated sprinkler)
- **Street Level Activation**
  - None at street. Activation of unused basement into new business (storage) and renegotiation to keep Verizon in building
- **Publicly Visible Art**
  - Art Deco inspired mural w/greenery on the rear; on later added brick addition surrounding fire escape stairs
- **Green Building**
  - White roof, smart thermostats, low pressure plumbing fixtures with water usage monitoring system, desiccant dehumidification system to reduce cooling in basement, motion sensor lighting for common areas, un-sealing windows in each apartment to make operational (fresh air), HEPA-grade filters for all HVAC systems, recycling/reuse of >75% of wood framing being removed, reuse of majority of metal ducting removed during demolition (cost save & green)
- **Grant to Investment Ratio**
  - $\$150,000 / \$3,650,000 = .04$

# RESIDENTIAL PRODUCTION SCORING RUBRIC

Since the inception of the incentive grant program one of the key tenets has been to incent downtown residential. This project will be the largest, and most expensive, downtown residential renovation in decades.

- **Number of Units**
  - Ground Floor – 4 units
  - 2<sup>nd</sup> Floor – 4 units
  - 3<sup>rd</sup> Floor – 4 units
- **Affordability**
  - Given significant costs to rehabilitate building, these will be market rate rents
- **Fire Protection**
  - Building is a standalone concrete and steel structure; sprinkler system is not required.

# Salisbury City Council Agenda Item Request Form



Please Select Submission Category:  Public  Council  Manager  Staff

Requested Council Meeting Date: April 5, 2022

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

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

**Requested Agenda Item:** Council to consider a request from G2 Downtown Holdings, Inc. for a Downtown Revitalization Incentive Grant of up to \$120,000.00 to assist with a building rehabilitation and residential production project located at 133 South Main Street ("Bell Block").

### Description of Requested Agenda Item:

This incentive grant is requested to assist in the production of seven (7) new apartments and the renovation of two (2) street-fronting commercial spaces. The first floor is where the Thread Shed is located; the remainder of the building has been vacant for decades. Initial phases of construction have already commenced. The total capital investment is estimated at \$2,400,000 which includes cost of restoration of historic features, and updating building systems including electrical, plumbing, fire suppression, and HVAC.

The applicant has separately sought Historic Tax Credits and has secured a Salisbury Paul Bruhn Grant for historic preservation in the amount of \$150,000.

The applicant is requesting a total Downtown Revitalization Incentive of \$120,000. The Review Committee assessed the application against the adopted scoring rubrics and in relationship to a projected overall incentive budget. The Review Committee felt the project met the objectives of the grant program, and recommends an award of \$91,500.

In reviewing this grant application, the Review Committee *particularly* noted the following benefits:

- The project is located at an intersection with high visibility and access to the Bell Tower Green Park;
- The building retains a high degree of historic integrity, which will be thoughtfully preserved;
- The project is converting space that has been underutilized over the course of several decades to create seven residential living opportunities; and
- The plan to install electric vehicle charging stations demonstrates a commitment to sustainability and sets a precedence for private development that should be continued.

Attachments:  Yes  No

Attachment A: Staff Report and Review Committee Scoring Matrix

Attachment B: Staff Presentation

Attachment C: Grant Application submitted by G2 Downtown Holdings

**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:**

**Applicant's Request:**

Approve a Downtown Revitalization Incentive Grant of up to \$120,000.00 to assist with a building rehabilitation and residential production project located at 133 South Main Street ("Bell Block").

-OR-

**Review Committee's Recommendation:**

Approve a Downtown Revitalization Incentive Grant of up to \$91,500.00 to assist with a building rehabilitation and residential production project located at 133 South Main Street ("Bell Block").

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

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- 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)

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**FINANCE DEPARTMENT INFORMATION:**

\_\_\_\_\_  
Finance Manager Signature

\_\_\_\_\_  
Department Head Signature

\_\_\_\_\_  
Budget Manager Signature

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

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**For Use in Clerk's Office Only**

**Approved**

**Declined**

**Reason:**



## Historic Rehabilitation & Residential Production Project at 133 South Main Street

### Overview: Downtown Salisbury Revitalization Incentives Program

The Downtown Salisbury Revitalization Incentives Program (“Downtown Incentives Program”) was established by City Council in 2014 and revised in 2021 to promote economic growth within the Downtown Municipal District. It offers prospective developers a maximum grant package of \$175,000.00 in support of new construction and historic rehabilitation projects, with an emphasis on those that create new residential opportunities.

The Downtown Incentives Program is a package of four (3) grants, any or all of which may be utilized by a developer depending on the nature and scope of the project for which assistance is being requested:

- I. The **Building Renovation Incentive Grant** applies to projects that make permanent improvements to - older, primarily historic properties and which promote their stabilization, preservation, and reuse. It covers 25% of eligible costs (up to \$50,000) to renovations and improvements, including improvements to the building shell, façade, and systems.
- II. The **Residential Creation Incentive Grant** applies to projects that make permanent improvements which promote the stabilization, preservation, and/or development of new residences, or renovations to existing, abandoned units that have been unoccupied for more than five (10) years. It offers \$10,000 per residential unit created or upgraded for projects that spend \$75 per gross sq. ft. to upfit residential space.
- III. The **Fire Suppression Incentive Grant** assists with the installation or expansion of back-alley fire lines capable of serving multiple buildings or, in the case of existing access to fire line, installation of a building sprinkler system. It covers 50% of fire line cost or \$2 per sq. ft. of sprinkler system installation (up to \$25,000).

### Historic Rehabilitation & Residential Production Project at 133 South Main Street

#### Grant Request & Project Description

G2 Downtown Holdings, Inc. is requesting up to \$120,000.00 through the Downtown Incentives Program to assist with a historic rehabilitation and residential production project at 133 South Main Street (“Bell Block”). The incentive grant is requested to assist in the production of seven (7) new apartments and renovations to two (2) street-fronting commercial spaces. It would generate a projected \$172,704 in city tax revenue and a projected MSD tax revenue of \$42,240 over 10 years.

#### Grant Request Itemization

<b>Total Request<sup>†</sup></b>	<b>120,000.00</b>
<i>Building Renovation Incentive Grant</i>	<i>50,000.00</i>
<i>Residential Creation Incentive Grant</i>	<i>70,000.00</i>
<i>Fire Suppression Incentive Grant</i>	NA

#### Review Committee Recommendation and Grant Scoring Rubric

On February 23, 2022 the DRI Review Committee assessed the request and scored the project against the rubrics adopted in the grant guidelines. *The Review Committee recommends a grant award of \$91,500.*

Building Rehabilitation			
Impact/Visibility	Possible Points	Awarded Points	Notes
Primary entrance on 100 N. Main, 100 S. Main, 100 East Innes, 100 West Innes	5	5	Located in the 100 block of S Main
Primary entrance on 200 N. Main, 200 S. Main, 200 East Innes, 200 West Innes	3		
Historic Status	Possible Points	Awarded Points	Notes
Designated Local Historic Landmark	10		Contributing Historic Resource
Individually listed on the National Register of Historic Places	5		

Identified as Contributing to a National Register Historic District	3	3	
<b>Fire Protection</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Projects that commit to expanding the back-alley fire loop system	5 x the # of buildings that could be served by the extension		Plans to add sprinkler system
Buildings that commit to installing new sprinkler system	5	5	
<b>Street Level Activation</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Restaurant spaces created/substantially rehabilitated	5 per		1 new retail space; 1 substantially rehabbed
Retail or entertainment spaces created or substantially rehabilitated	1 per	2	
<b>Publicly Visible Art</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Sculptures, murals or other permanent and visible art installations	3 per element	6	Ghost sign and sculpture
<b>Green Building</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Green building element installed (examples: solar panels, white roof, green roof, cisterns)	3 per element	6	White roof; EV charging stations; others listed
<b>Grant to Investment Ratio</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Between .20 to .24	1		0.02050
Between .15 to .19	2		
Between .10 to .14	3		
Between .05 to .09	4		
Between .01 to .04	5	5	
Less than .01	6		
<b>Building Rehabilitation Total</b>		<b>32</b>	
<b>Residential Creation</b>			
<b># of Units</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Upper story units	2 per	12	Six upper story; one ground floor residential unit
Ground floor units	1 per	1	
<b>Affordability</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
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 per	0	No committed affordable units
<b>Fire Protection</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Notes</b>
Projects that commit to expanding the back-alley fire loop system	5x the # of buildings that could be served by the extension		Sprinkler will be installed
Buildings that commit to installing new sprinkler system	5	5	
<b>Residential Creation Total</b>		<b>18</b>	
<b>Total Project Score</b>		<b>50</b>	

## Economic Impact Analysis: Historic Rehabilitation & Residential Production Project at 133 South Main Street

Subject Property		Projected Outcomes
<b>Address</b>	133 South Main Street	<ul style="list-style-type: none"> <li>Seven (7) new apartments with upgraded building systems, increasing the residential capacity of downtown;</li> <li>Renovation of two (2) street-front commercial spaces, including space for the existing business;</li> <li>Installation of a fire suppression system, minimizing chance of catastrophic fire spreading and impacting multiple properties;</li> <li>Preservation of a historically and architecturally significant, c. 1890s commercial building at downtown gateway entrance; applicant also seeking Historic Tax Credits, which would ensure historic and architectural integrity of building after improvements; and</li> <li>Installation of green building features including a white roof as well as, electric vehicle charging stations</li> <li>Installation of public art, such as a sculpture and mural.</li> </ul>
<b>Historic Classification</b>	Downtown Local Historic District	
<b>Year Built</b>	1898	
<b>Tax Parcel ID</b>	0105509	
<b>Market/Assessed Value</b>	\$276,629 (2021)	
		

### Model of City Revenue: 10-Year Horizon \*

	Fiscal Year	FY 22-23 (construction)	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	10 Year Sum
<b>Total Capital Inv</b>	\$ 2,400,000	\$ -	\$ 2,400,000	\$2,400,000	\$2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$2,400,000	\$ 2,400,000	\$ 2,400,000	
<b>City Tax Rate</b>	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	0.7196%	
<b>MSD Tax Rate</b>	0.00176%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	0.17600%	
<b>City Tax Revenue</b>	Local Taxable Capital Investment times City Tax	\$ -	\$ 17,270.40	\$17,270.40	\$17,270.40	\$ 17,270.40	\$ 17,270.40	\$ 17,270.40	\$ 17,270.40	\$17,270.40	\$ 17,270.40	\$ 17,270.40	\$ 172,704.00
<b>MSD Revenue</b>	Local Taxable Investment times MSD Tax	\$ -	\$ 4,224.00	\$ 4,224.00	\$ 4,224.00	\$ 4,224.00	\$ 4,224.00	\$ 4,224.00	\$ 4,224.00	\$ 4,224.00	\$ 4,224.00	\$ 4,224.00	\$ 42,240.00

\* Tax rates subject to annual variation