



City of Salisbury

North Carolina

COUNCIL MEETING AGENDA

January 3, 2023

6:00 p.m.

The meeting will be held in a hybrid format and the public may attend virtually using this link: <https://bit.ly/3YF2C92>. The meeting will also be streamed live at salisburync.gov/webcast and on the City's Facebook account.

Anyone who wishes to speak via Zoom during public comment must sign-up by 5:00 p.m. on January 3, 2023 by contacting Connie Snyder at csnyd@salisburync.gov. Citizens who wish to speak in person can sign up in Council Chambers.

1. Call to order.
2. Moment of Silence.
3. Pledge of Allegiance.
4. Adoption of Agenda.
5. Council to recognize Interim Budget Manager Kaley Sink and Finance Manager Mark Drye for their efforts in receiving the Distinguished Budget Presentation Award. (*Presenter – City Finance Director Wade Furches*)

6. Mayor to proclaim the following observances:

DR. MARTIN LUTHER KING JR. DAY

January 16, 2023

NATIONAL MENTORING MONTH

January 2023

NATIONAL SLAVERY AND HUMAN TRAFFICKING PREVENTION MONTH

January 2023

7. Council to consider the CONSENT AGENDA:

- (a) Approve Minutes of the special meeting of September 6, 2022, and the special and regular meetings of December 6, 2022.
- (b) Authorize the City Manager to approve Purchase Order 230575 in the amount of \$380,000 for the purchase of two light-duty low-floor transit buses. The expense is included in the FY2022-2022 budget.
- (c) Authorize a sole source purchase from Aqua-Aerobic Systems, Inc. in the amount of \$191,075 for the purchase of four floating aerator assemblies and one floating mixer assembly for use in wastewater treatment. This expense is included in Salisbury-Rowan Utilities' FY2022-2023 budget.

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- (d) Adopt a budget Ordinance amendment in the amount of \$373,510 to appropriate Fund Balance for the purchase of a New Way RotoPac garbage truck and authorize the City Manager to approve Purchase Order 230610 in the same amount for the purchase of the garbage truck.
 - (e) Ratify the City’s acceptance of the donation of 51.944 acres from Silverstein Harrison Road, LLC.
8. Council to receive public comment. *Speakers who wish to speak via Zoom must sign-up before 5:00 p.m. by contacting Connie Snyder at csnyd@salisburync.gov.* Citizens who wish to speak in person can sign-up in Council Chambers. Citizens who are unable to speak during the meeting may submit written comments to the email above and they will be shared with Council.
9. Council to consider the voluntary annexation of 13.094 acres identified on Tax Map 400 Parcels 009 and 042 located on Julian Road effective January 3, 2023: (*Presenter – City Engineer Wendy Brindle*)
- (a) Receive a presentation from staff
 - (b) Hold a public hearing
 - (c) Consider adopting an Ordinance annexing Tax Map 400 Parcels 009 and 042.
10. Council to consider the voluntary annexation of .104 acres located at 1132 Barbour Street, identified on Tax Map 025 Parcel 018, effective January 3, 2023, and adopting an Ordinance amending the Land Development District Map to rezone the parcel from Rowan County Multi-Family Residential to City of Salisbury General Residential (GR-6): (*Presenter – Senior Planner Victoria Bailiff*):
- (a) Receive a presentation from staff regarding the proposed voluntary annexation and proposed rezoning of the property
 - (b) Hold a public hearing regarding the proposed voluntary annexation and the proposed rezoning
 - (c) Close the public hearing
 - (d) Consider adopting an Ordinance annexing 1132 Barbour Street.
 - (e) Issue a Statement of Consistency and Statement of Reasonableness, and consider adopting an Ordinance rezoning the property.
11. Council to consider adopting an Ordinance amending the Land Development District Map to rezone one parcel, approximately 3.32 acres, located along the 2200 block of Mooresville Road from General Residential (GR-3) zoning to Rural Residential zoning: (*Presenter – Senior Planner Victoria Bailiff*)
- (a) Receive a report from staff
 - (b) Hold a public hearing
 - (c) Issue a Statement of Consistency and Statement of Reasonableness and consider adopting an Ordinance rezoning the property.

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12. Council to consider adopting an Ordinance amending the Land Development District Map to rezone one parcel, approximately 6.823 acres, located in the 1700 block of South Jake Alexander Boulevard from Corridor Mixed-Use to Corridor Mixed-Use with a Conditional District Overlay to request an alternative design for the construction of a new self-storage facility: (*Presenter — Senior Planner Victoria Bailiff*)
 - (a) Receive a report from staff
 - (b) Hold a public hearing
 - (c) Issue a Statement of Consistency and Statement of Reasonableness and consider adopting an Ordinance rezoning the property.
13. Council to receive a presentation regarding the status of the former Kesler Mill site and consider authorizing the City Manager to enter into a contract with Development Finance Initiative in the amount of \$72,950 to begin pre-development activities that will assist the City in selecting a qualified developer for the site. (*Presenter – Planning Director Hannah Jacobson*)
14. Council to consider appointments to various boards and commissions.
15. City Attorney’s Report
16. City Manager’s Report.
17. Council’s Comments.
18. Mayor Pro Tem’s Comments.
19. Mayor’s Announcements and Comments.
 - (a) The Human Relations Council will host the annual Dr. Martin Luther King, Jr. Celebration Saturday, January 14th through Monday, January 16th 2023. The weekend kicks off with a parade Saturday, January 14th at 11:00 a.m. followed by a Community Resource Fair from 12:30 p.m. until 2:00 p.m. at the Civic Center. The MLK breakfast will take place Monday, January 16th at 8:00 a.m. at the Civic Center. Admission to the breakfast is free, but registration is required. The Civic Center is located at 315 Martin Luther King, Jr. Avenue. For more information, please contact Anne Little at anne.little@salisburync.gov or call (704) 638-5218.
 - (b) City Council will hold its 2023 Planning Retreat Wednesday, January 25, 2023 from 1:30 p.m. until 7:30 p.m. and Thursday, January 26, 2023 from 10:00 a.m. until 4:30 p.m. The Retreat will be held in Council Chambers at City Hall, 217 South Main Street.
20. Adjourn.



City of Salisbury
North Carolina

PROCLAMATION

WHEREAS, Salisbury's greatest asset remains its citizens; and

WHEREAS, many of Salisbury's citizens have gathered here today to commemorate the life of Dr. Martin Luther King, Jr.; and

WHEREAS, Dr. Martin Luther King, Jr.'s dedication to the betterment of mankind and his devotion to humanity are unparalleled in modern history; and

WHEREAS, we have never ceased to benefit from the improved quality of life, spiritual philosophies and superlative ideals which are the legacies of that great American whose leadership was always personified by the characteristics of his own life; and

WHEREAS, it is indeed a great honor to offer this tribute before those gathered today to honor his memory.

NOW, THEREFORE, I, Mayor Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, DO HEREBY PROCLAIM Monday, January 16, 2023 as

DR. MARTIN LUTHER KING, JR. DAY

in Salisbury, and commend its observance and recognition to all of our citizens.

This the 3rd day of January 2023.

Karen K. Alexander, Mayor



City of Salisbury

North Carolina

PROCLAMATION

WHEREAS, the observance of National Mentoring Month began in 2002 to encourage individuals and organizations such as businesses, government agencies, schools, faith communities and nonprofits to become more engaged in mentoring across the United States; and

WHEREAS, a mentor is a caring and dependable adult who offers guidance, support and encouragement to a young adult's social, emotional and cognitive development, and helps prepare young adults for day-to-day challenges; and

WHEREAS, mentoring is focused on the development of competence and character of the mentee to promote positive outcomes and improved academic achievement, self-esteem, social skills, and career development; and

WHEREAS, approximately 4.5 million at-risk youth have mentoring relationships because of the remarkable and resourcefulness of thousands of programs throughout the United States including the largest mentoring program called Big Brothers Big Sisters of America; and

WHEREAS, local programs are provided by the Rowan County Youth Services Bureau and focus on building strong relationships between mentors and mentees in Rowan County; and

WHEREAS, despite the progress made to increase mentoring, there continues to be a mentoring gap for young adults in need of mentors; and

WHEREAS, National Mentoring Month is an opportunity to raise public awareness of mentoring and the impact it has on building a brighter future.

NOW, THEREFORE, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, DO HEREBY PROCLAIM the month of January 2023 as

NATIONAL MENTORING MONTH

in Salisbury, and recognize those who serve as mentors and encourage citizens to promote awareness of youth mentoring.

This the 3rd day of January 2023.

Karen K. Alexander, Mayor



City of Salisbury

North Carolina

PROCLAMATION

WHEREAS, since 2010, National Slavery and Human Trafficking Prevention Month is observed each January; and

WHEREAS, human trafficking is a modern form of slavery endangering the lives of millions by operating both domestically and internationally, affecting men, women, and children of all ages, and deprives its victims of human dignity and freedom; and

WHEREAS, as the Nation continues to confront human trafficking, the Emancipation Proclamation issued by President Abraham Lincoln is commemorated as it led the way to assemble the 13th Amendment to abolish slavery in the United States; and

WHEREAS, with efforts from Federal, State and local agencies including law enforcement, international partners, nonprofit social services providers, private industry and non-governmental organizations around the world work to end human trafficking are examples of ongoing commitments to raise awareness and actively combat human trafficking.

NOW, THEREFORE, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, DO HEREBY PROCLAIM the month of January 2023 as

NATIONAL SLAVERY AND HUMAN TRAFFICKING PREVENTION MONTH

in Salisbury, and urge citizens to raise awareness and resistance to human trafficking and modern slavery in all its forms.

This the 3rd day of January 2023.

Karen K. Alexander, Mayor

Salisbury, North Carolina
September 06, 2022

SPECIAL MEETING

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

ABSENT: None.

Salisbury City Council met in Council Chambers in City Hall located at 217 South Main Street. The meeting was called to order by Mayor Alexander at 5:000 p.m. A moment of silence was taken.

CLOSED SESSION

Thereupon, Councilmember Post made a **motion** to go into Closed Session regarding the acquisition of real property as allowed by NCGS 143-318.11(a)(5). Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

RETURN TO OPEN SESSION

Council returned to open session. Mayor Alexander indicated Council took no action in Closed Session.

ADJOURNMENT

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

The meeting was adjourned at 6:10 p.m.

Karen Alexander, Mayor

Kelly Baker, City Clerk

DRAFT

December 6, 2022

REGULAR MEETING

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

ABSENT: None.

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

PLEDGE OF ALLEGIANCE

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

ADOPTION OF THE AGENDA/CHANGES TO THE AGENDA

Add: Announcement for New Year's Eve at the Bell Tower Celebration.

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

OATH OF OFFICE – CITY CLERK CONNIE SNYDER

Mayor Alexander administered the Oath of Office for City Clerk to Connie Snyder as her niece, Halie Beck, held the Bible. Ms. Snyder was joined by her mother, Betty Beck. Council welcomed Ms. Snyder to her new role as City Clerk.

RESOLUTION OF RECOGNITION – RETIRING ASSISTANT CITY MANAGER ZACK KYLE

Mayor Alexander asked Council to consider adopting a Resolution of Recognition honoring retiring Assistant City Manager Zack Kyle.

Thereupon, Councilmember Post made a **motion** to adopt a Resolution of Recognition honoring retiring Assistant City Manager Zack Kyle. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

RESOLUTION OF RECOGNITION HONORING RETIRING ASSISTANT CITY MANAGER ZACK KYLE.

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 75, and is known as Resolution 2022-54.)

Mayor Alexander read the Resolution and presented a framed copy to Mr. Kyle. Mr. Kyle stated it has been a blessing working with Salisbury employees and Council. He added he has enjoyed every minute.

Council thanked Mr. Kyle for his dedication and leadership to the City for 14 years.

RESOLUTION OF RECOGNITION – RETIRING POLICE CHIEF JERRY STOKES

Mayor Alexander asked Council to consider adopting a Resolution of Recognition honoring retiring Police Chief Jerry Stokes.

Thereupon, Councilmember McLaughlin made a **motion** to adopt a Resolution of Recognition honoring retiring Police Chief Jerry Stokes. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

RESOLUTION OF RECOGNITION HONORING RETIRING POLICE CHIEF JERRY STOKES.

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 76, and is known as Resolution 2022-55.)

Mayor Alexander read the Resolution and presented a framed copy to Chief Stokes.

Thereupon, Councilmember McLaughlin made a **motion** to issue retiring Police Chief Jerry Stokes his sidearm and badge as allowed by NCGS 20-187.2(a). Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

Chief Stokes thanked Council for renaming the Rowan Regional Crime Information Center to the Chief Jerry Stokes Crime Information Center. He added it has been an honor to work alongside the Police Department and the community.

Council thanked Chief Stokes for his love and commitment to the members of the Salisbury Police Department and community.

Mayor Alexander recognized former City Manager Lane Bailey, who thanked Chief Stokes for his leadership of the Police Department and his work with the community. He stated Chief Stokes implemented necessary training to ensure success for the Police Department.

Chief Stokes thanked Mr. Bailey for giving him the opportunity to serve as Police Chief.

COMMUNITY APPEARANCE COMMISSION'S MAYOR'S AWARD

Mayor Alexander noted the 2022 Community Appearance Commission Mayors Award was presented to Anne Scott Clement for Betty Dan Spencer. She added Ms. Spencer served on numerous local boards and understood the importance of history in Salisbury and Rowan County. Mayor Alexander added Ms. Spencer spent countless hours at the museum and library conducting research and then sharing her knowledge with the community.

Mayor Alexander invited Ms. Spencer's daughter Anne Scott Clement to accept the 2022 Community Appearance Commission's Mayor's Award in honor of Betty Dan Spencer.

PROCLAMATION

Mayor to proclaim the following observance:

NATIONAL IMPAIRED DRIVING PREVENTION MONTH

December 2022

CONSENT AGENDA

(a) Minutes

Approve Minutes of the regular meeting of November 15, 2022.

(b) Budget Ordinance Amendment – Historic Preservation Fund Grant

Adopt a budget Ordinance amendment to the FY2022-2023 budget in the amount of \$24,900 to appropriate a Historic Preservation Fund Grant for expenses related to the architectural survey update for the Salisbury National Register Historic District.

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

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 197, and is known as Ordinance 2022-78.)

(c) Budget Ordinance Amendment – Parks and Recreation Donation

Adopt a budget Ordinance amendment to the FY2022-2023 budget in the amount of \$7,940 to appropriate a donation to the Parks and Recreation Department for expenses related to the Christmas tree and tree lighting at Bell Tower Green Park.

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

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 198, and is known as Ordinance 2022-79.)

(d) Budget Ordinance Amendment – Parks and Recreation Donation

Adopt a budget Ordinance amendment to the FY2022-2023 budget in the amount of \$2,323 to appropriate a donation to the Parks and Recreation Department for expenses related to the Salisbury-Rowan Sports Hall of Fame.

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

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 193, and is known as Ordinance 2022-80.)

(e) Voluntary Annexation – Julian Road

Receive the Certificate of Sufficiency for the voluntary annexation of 12.179 acres located on Julian Road, Tax Map 400 Parcels 009 and 042, and adopt a Resolution setting the date of the public hearing for January 3, 2023.

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

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 77-78, and is known as Resolution 2022-56.)

(f) Voluntary Annexation – Barbour Street

Receive the Certificate of Sufficiency for the voluntary annexation of .100 acres located at 1132 Barbour Street, Tax Map 025 Parcel 018, and adopt a Resolution setting the date of the public hearing for January 3, 2023.

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

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 79, and is known as Resolution 2022-57.)

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

PUBLIC COMMENT

Mayor Alexander opened the floor to receive public comments.

Rowan County Sheriff Travis Allen provided a brief update to Council on his first two days as sheriff. He added that the Rowan County Sheriff's Department is at Salisbury's service if needed and looks forward to collaborating.

Mr. Clyde addressed Council regarding recycling in the City and expressed concern about high water bill fees.

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

REZONING – REID FARM ROAD

Senior Planner Victoria Bailiff addressed Council regarding a proposed amendment to the Land Development District Map to rezone two parcels, approximately 111 acres, located at the end of Reid Farm Road from Rural Residential (RR) to Light Industrial (LI) zoning. She stated Landmark Industrial, LLC is the petitioner for the project.

Ms. Bailiff displayed a map of the area, and she pointed out the surrounding zoning and a railroad right-of-way on the northwestern side of the property. She commented if the proposed zoning is approved there will be continuous LI zoning along the railroad right-of-way. She added the area is trending toward an industrial zoning district. She noted the request is for a general use rezoning and there will be no conditions or site plan to accompany the application. She indicated any use listed on the use matrix will be permitted on the property.

Ms. Bailiff stated staff finds the rezoning request is consistent with Policy I-8 of the Vision 2020 Comprehensive Plan. She noted Planning Board held a courtesy hearing on November 8, 2022 and voted unanimously to recommend approval as submitted.

Councilmember Post referenced smaller parcels that will remain in the RR zoning, and he asked if the City can rezone the properties to create consistency. Ms. Bailiff indicated a rezoning is not advised unless the property owners are willing participants. She explained the properties could be rezoned in the future as a natural progression for a subsequent use.

Councilmember McLaughlin pointed out a small section of the proposed rezoning that appears to be General Residential (GR-3) zoning. Ms. Bailiff noted the parcel appears to be slightly split-zoned to the north. Mayor Alexander clarified the portion of the parcels that is split zoned would be included in the proposed rezoning. Ms. Bailiff agreed, and she stated if the rezoning is approved it may include a small portion of GR-3 zoning that would be rezoned to LI zoning.

Mayor Alexander convened a public hearing after due notice regarding the proposed rezoning of approximately 111 acres located at the end of Reid Farm Road

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

Councilmember McLaughlin asked if staff received any opposition to the proposed rezoning. Ms. Bailiff noted staff has not received any calls regarding the proposed rezoning and there were no public comment at the Planning Board meeting.

Councilmember Post stated the City Council hereby finds and determines that adoption of an Ordinance to rezone the property described herein, as requested, is consistent with the goals, objectives and policies of the Vision 2020 Comprehensive Plan due to the proposed petition, site characteristics, surrounding development pattern, and observations provided by City planning staff identifying the policies that support the petition. Thereupon, Mr. Post made a **motion** to adopt an Ordinance amending the Land Development District Map of the City of Salisbury, North Carolina, to rezone approximately 111 acres on Reid Farm Road from Rural Residential to Light Industrial zoning. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, TO REZONE APPROXIMATELY 111 ACRES ON REID FARM ROAD FROM RURAL RESIDENTIAL TO LIGHT INDUSTRIAL ZONING.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No.200, and is known as Ordinance 2022-81.)

REZONING – INTERSECTION JULIAN ROAD AND CORPORATE CIRCLE

Senior Planner Victoria Bailiff addressed Council regarding the adoption of an Ordinance amending the Land Development District Map to rezone one parcel, approximately 6.62 acres, located at the intersection of Julian Road and Corporate Circle from Highway Business (HB) to HB with a Conditional District (CD) overlay. She stated the petitioner is Davis Moore and the request is for an alternative design to allow for the construction of a medical office building.

Ms. Bailiff explained the applicant is requesting the property be rezoned to add a CD overlay. She pointed out surrounding adjacent properties are zoned HB and the land across Julian Road is currently undeveloped.

Ms. Bailiff reviewed the combined master and site plan, and she noted the request is for a 14,000 square foot medical office building with associated parking. She added the petitioner has proposed one deviation from the Land Development Ordinance (LDO). She explained Section 10.6 of the LDO requires two parking lot connections to adjacent properties and the applicant has proposed one parking lot connection to the adjacent property to the east. She then reviewed elevations and an artist renderings of the proposed project.

Ms. Bailiff stated staff finds that the proposed master plan is consistent with Policy C-27 of the Vision 2020 Comprehensive Plan. She noted the master plan was reviewed by the Technical Review Commission (TRC) on October 20, 2022 and it recommended approval of the master plan subject to minor revisions which were satisfied. She added the Planning Board held a courtesy hearing on November 8, 2022, and it voted unanimously to recommend approval stating that the request is consistent with the Vision 2020 Comprehensive Plan.

Mayor Alexander convened a public hearing after due notice regarding the proposed rezoning of approximately 6.62 acres located at the intersection of Julian Road and Corporate Circle.

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

Councilmember Smith stated the City Council hereby finds and determines that adoption of an Ordinance to rezone the property described herein is reasonable and in the public interest. The proposal is fundamentally consistent with the goals, objectives and policies of the Vision 2020 Comprehensive Plan. Thereupon, Mr. Smith made a **motion** to adopt an Ordinance amending the Land Development District Map of the City of Salisbury, North Carolina to rezone, approximately 6.62 acres, 0 Corporate Circle, from Highway Business to Highway Business with a Conditional District Overlay. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA TO REZONE, APPROXIMATELY 6.62 ACRES, 0 CORPORATE CIRCLE, FROM HIGHWAY BUSINESS TO HIGHWAY BUSINESS WITH A CONDITIONAL DISTRICT OVERLAY.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 201, and is known as Ordinance 2022-82.)

AMENDMENTS – INCENTIVE GRANT AGREEMENTS

Planning Director Hannah Jacobson presented amendments to previously approved incentive grant agreements for downtown projects at 121 West Council Street, 133 South Main Street, and 115 South Jackson Street. She stated the goal is to efficiently use federal grant funds that the City received and there will be no adjustments to the grant amounts.

Ms. Jacobson explained over the last several years the City has had two downtown revitalization programs, one that is federally funded and one that is funded through the General Fund. She stated the federal funds came from the Paul Bruhn Grant the City received in 2020 from the National Park Service. She noted in 2020 Council approved five projects for the grant, and she explained the funds are awarded once the project is complete.

Ms. Jacobson stated the Paul Bruhn Grant funds must be used by September 30, 2023. She noted two of the five projects have been completed, and two are on schedule to be completed. She noted the project at 115 South Jackson Street, the Wrenn House, has been delayed and staff is concerned additional delays could cause the project to miss the deadline to use the federal funding.

Ms. Jacobson indicated the other downtown grant is the City's Downtown Revitalization Incentive Grant which is funded through the General Fund annually. She stated in 2022 five grants were awarded and two of the projects, the Bell Block Building and the Salisbury Building, also received federal funds. She added staff recommends combining the federal and local grant awards for the Bell Block Building and the Salisbury Building to be paid using Paul Bruhn Grant funding. She noted staff also recommends amending the agreement with the Wrenn House to become a local incentive grant, which would give the project additional time. She pointed out there would be no change to the amount of the incentive grant for any of the projects.

Ms. Jacobson stated staff is requesting Council consider authorizing the City Manager to amend the incentive grant agreements for 121 West Council Street, 133 South Main Street, and 115 South Jackson Street.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to authorize the City Manager to amend the incentive grant agreements for 121 West Council Street, 133 South Main Street, and 115 South Jackson Street. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

UPDATED FINES FOR PARKING VIOLATIONS

Police Chief Jerry Stokes presented an update regarding parking fines and recommendations for parking violations in the City. He noted fines for parking violations are a

means of deterrence and not a means of revenue. He pointed out parking continues to be an issue in the City, and staff is working to develop programs that address the parking concerns.

Chief Stokes pointed out the majority of parking fines in the City are currently \$5 and in January 2022 the fine for overtime parking was increased to \$15. He added staff recommends Council consider a fine increase to \$25 per violation for the following offenses: parking in a reserved space, double parking, parking in a safety zone, parking too close to a fire hydrant, parking in a corner clearance zone, parking against the line of traffic, parking over lines designating a lined parking space, blocking traffic, blocking alley, making U-turns where prohibited, turning around in the middle of the block, and running against a traffic signal.

Chief Stokes stated in January Council authorized a repeat offender fine of \$75, which was recommended in the parking study. He referenced Senate Bill 300 and North Carolina General Statute 14-4 which state penalties for parking violations should not exceed \$50. He noted staff recommends lowering the repeat offender fine to \$50 and that late fees remain at \$20 to be in compliance with the General Statute. He reviewed a list of the recommended revisions which include clarification regarding vehicle towing. He indicated fine collection is an issue, and he pointed out the City does not have an active process for collecting parking fines.

Chief Stokes referenced vehicle towing for the Pilot Parking Program, and he pointed out Downtown Salisbury, Inc. (DSI) will manage this during normal business hours and after hours issues will be addressed by police officers.

Councilmember McLaughlin asked if the City will notify citizens of the increases to parking violations. City Attorney Graham Corriher indicated notice of the fine for overtime parking in the Ordinance is legally sufficient. Chief Stokes added staff can conduct a social media campaign and a press release regarding the increase to parking violation fines.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to adopt an Ordinance amending Chapter 13 Articles I, II, VI and X of the City Code regarding fines for parking violations. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

ORDINANCE AMENDING CHAPTER 13 ARTICLES 1, 2, 6 AND 10 OF THE CITY CODE REGARDING FINES FOR PARKING VIOLATIONS.

(The above Ordinance is recorded in full in Ordinance Book No. 30 at Page No. 202-204, and is known as Ordinance 2022-83.)

FISHER STREET BRIDGE UPDATE

Interim Public Works Director Chris Tester and Administrative Services Manager Michael Hanna presented an update on the Fisher Street Bridge. Mr. Tester reviewed the history of the bridge which was constructed with timber and steel I-beams that span over the railroad tracks. He noted staff worked with the North Carolina Department of Transportation (NCDOT) on the bridge

and found significant metal degradation below the decking that would require major repairs so the bridge was closed to vehicular traffic but remained open for pedestrians.

Mr. Tester stated in April Council directed staff to inform the community and to consider funding options. He pointed out a task force was created and it reviewed alternatives, conducted community engagement, looked at funding opportunities, conducted research, and submitted applications for grant funding. He noted approximately 20 people participated in a neighborhood meeting. He indicated a survey was sent to 50 property owners and stakeholders in the block surrounding 200 East Fisher Street and staff met with individuals regarding the survey.

Mr. Tester explained the cost for the pedestrian bridge was \$150,000 to \$250,000, and he noted staff applied for a United States Department of Transportation (USDOT) grant. He added the annual maintenance cost for the pedestrian bridge is approximately \$100,000. He indicated in its current condition the bridge is safe for bikes and pedestrians and with additional design features it could provide an attractive, safe gateway to the downtown. He stated the USDOT Reconnecting Community Grant should be awarded at the end of January, but there is no guarantee the City will receive the funding. He indicated it would take six to eight months to convert the bridge to a footbridge. He explained the estimated cost does not address the degradation of the I-beams and the reconstruction of the bridge which would be postponed for five to six years.

Mr. Tester pointed out the estimate for vehicular bridge reconstruction is approximately \$1.1 million, and the maintenance cost would be approximately \$100,000 every two years. He noted the City received Federal Bridge Formula program funding through the North Carolina Department of Transportation (NCDOT) State Transportation Improvement Program (STIP) which is guaranteed funding. He added the plan would include repairs to the bridge in order to reopen it to vehicular traffic. He stated the bridge would have tonnage restrictions that would prevent fire trucks and commercial vehicles from crossing it. He indicated proper signage would be provided and it would be the responsibility of drivers to not take overweight vehicles across the bridge.

Mr. Tester explained STIP funding will also cover engineering services. He added the estimated time is approximately 24 to 30 months depending on permitting and railroad encroachment agreements. He noted the bridge would include sidewalks and address safety and aesthetics in the reconstruction design.

Mr. Tester reviewed the community engagement results, and he pointed out 55% voted for a foot bridge and 45% voted for a vehicular bridge. He stated 20 people attended the neighborhood meeting and the vote was evenly split. He added 11 mailed surveys were completed, five members of the neighborhood were willing to speak with staff during the door to door engagements, and two members of the stakeholder committees submitted surveys supporting a vehicular bridge.

Mr. Tester indicated staff recommends reopening the Fisher Street Bridge as a vehicular traffic bridge. He added if approved staff must notify NCDOT by the end of January and a full repair of the bridge will take place. He commented staff would also notify the neighborhood and those involved in the community engagement of the results and future plans. He added staff will work to develop a statement of qualification and to select an engineering firm.

Councilmember Post asked about the tonnage limit on the vehicular bridge. Mr. Tester explained the tonnage would depend on the reconstruction design.

Mayor Pro Tem Sheffield pointed out if the bridge was converted to a pedestrian bridge it would have to be reconstructed in a few years. She clarified either way the bridge will eventually need to be reconstructed. Mr. Tester agreed, and he pointed out the bridge could be converted to a pedestrian bridge in the future.

City Manager Jim Greene thanked staff for its work on the project, and he pointed out reconstruction of the bridge will take time.

Thereupon, Councilmember McLaughlin made a **motion** to direct staff to proceed with improvements to Fisher Street Bridge to maintain vehicular access, and begin the process of notifying NCDOT that the City will be requesting the use of State Transportation Improvement Program Funds. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

SUSTAINABLE SALISBURY INITIATIVES UPDATE

Administrative Services Manager Michael Hanna and Sustainability Coordinator Allie Thies provided an update on Sustainable Salisbury initiatives. Ms. Thies noted Sustainable Salisbury is a division within the Public Works Department, and the goal is to improve sustainability in the City. She noted Sustainable Salisbury provides recycling education and recycling cart audit data, works to reduce litter and the City's carbon footprint, manages the compost permitting process and provides community partnerships.

Ms. Thies explained Sustainable Salisbury educates residents regarding what can and cannot be recycled within the City. She stated the City received a Community Waste Reduction and Recycling grant for the current fiscal year to help with recycling education.

Ms. Thies stated it is important to reduce recycling contamination which can be a factor in future contract pricing. She pointed out the City's contamination rate has decreased from 34% to 28%. She reviewed the recycling sticker that is placed on recycling containers to remind customers what can and cannot be recycled. She noted recycling cart audits are conducted four times per year on randomly selected streets, and if contaminants are found a recycling tag is placed on the bin to inform the resident of the contamination. She pointed out the data helps staff understand the contamination trends and teach recycling education to residents.

Ms. Thies noted reducing litter is a major focus of Sustainable Salisbury. She pointed out the Adopt-a-Street Program has 11 volunteers and signs are placed on the street to let the public know who is volunteering to clean the City. She added litter sweeps will take place in 2023 on January 28, April 22, July 22, and October 28.

Ms. Thies indicated the City is working to reduce its carbon footprint through alternative fuel vehicles, telematics in City vehicles, exploring solar energy options, and building assessments. She noted Sustainable Salisbury oversees permitting of the compost facility to make sure it is in compliance with state law. She added staff works to promote the compost facility which provides free compost on Fridays.

Ms. Thies pointed out Sustainable Salisbury staff works with City Boards and Commissions and manages the social media platform for the Public Works Department. She noted staff would like to create an Energy Efficiency Plan that follows the Forward 2040 Comprehensive Plan sustainability agenda. She introduced the Downtown Window Cling Challenge where the City would partner with downtown business owners to reduce their carbon footprint and energy and water usage to create a more sustainable downtown. She explained if a business meets its goals it would receive a Sustainable Salisbury sticker for its window.

Mayor Alexander asked if the City could partner with the County to recycle items the City does not accept. Mr. Hanna agreed, and he added staff is exploring a competitive federal grant to install recycling sites for items such as glass. Ms. Thies added she is working with the County to build connections and promote recycling.

Mayor Pro Tem Sheffield pointed out environmental sustainability starts with the City's example, and she thanked Ms. Thies for all she is doing to promote sustainability in the City.

CITY ATTORNEY'S REPORT

City Attorney Graham Corriher had nothing to report to Council.

CITY MANAGER'S REPORT

(a) **Right-of-Way Use Permit – Three Parking Spaces West Council Street**

City Manager Jim Greene asked Council to consider approving a right-of-way use permit for three parking spaces located at 121 West Council Street through March, 1, 2023.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to approve a right-of-way use permit for three parking spaces located at 121 West Council Street through March 1, 2023. Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

Mr. Greene stated he has enjoyed his first six months as City Manager and wished Council, staff, and citizens a happy holiday season.

COUNCIL COMMENTS

Councilmember McLaughlin thanked Salisbury and Rowan County Emergency Services for their response to a recent house fire in Granite Quarry.

Councilmember Post wished everyone a Merry Christmas and Happy Holidays.

MAYOR PRO TEM'S COMMENTS

Mayor Pro Tem Sheffield thanked retiring Assistant City Manager Zack Kyle and retiring Police Chief Jerry Stokes for their dedication to the City and stated she looks forward to seeing them at future City events.

Mayor Pro Tem thanked the City of Spencer and staff for a successful Tis the Season Spectacular Parade and Tree Lighting. She wished everyone a Happy Holiday and stated she looks forward to a great 2023.

MAYOR'S ANNOUNCEMENTS AND COMMENTS

Mayor Alexander thanked staff for all it does for the City. She wished Assistant City Manager Zack Kyle and Police Chief Jerry Stokes the best in their retirement, and she noted they will be missed.

(a) **Public Input Sessions Forward 2040 Comprehensive Draft Plan**

Mayor Alexander announced Community Planning Services will host two input sessions regarding the draft Forward 2040 Comprehensive Plan. The first session will take place Thursday, December 8th from 11:30 a.m. until 1:30 p.m. at the Rowan Museum located at 202 North Main Street. The second session will take place Saturday, December 10th from 10:00 a.m. until 12:00 noon at the Rowan Cabarrus Community College North Campus, Building 600. For additional opportunities to review the draft plan visit www.SalisburyNC.gov/forward2040 or call 704-638-5230.

(b) **Drop-in Open House**

Mayor Alexander announced the City of Salisbury will host a drop-in open house for job seekers interested in City employment Friday, December 9th from 10:00 a.m. until 2:00 p.m. at various City departments. Those departments include Fire, Police, Public Works, Parks and Recreation, Salisbury-Rowan Utilities, Finance and Engineering. Please visit salisburync.gov or our official City of Salisbury social media platforms for specific building addresses.

(c) Photos with Santa and the Grinch

Mayor Alexander announced Downtown Salisbury, Inc. will host photos with Santa and the Grinch Saturday, December 10th from 10:00 a.m. until 1:00 p.m. at Bell Tower Green Park. Free rides on the antique fire truck with Santa and the Grinch will take place from 1:30 p.m. until 4:00 p.m. For more information visit www.DowntownSalisburyNC.com or call 704-637-7814.

(d) New Year's Eve at the Bell Tower Celebration

Mayor Alexander announced the City of Salisbury will host the New Year's Eve at the Bell Tower Celebration Saturday, December 31st. Festivities will begin at 9:00 p.m. and will include light refreshments, live entertainment, live video feed from Time's Square and ringing in the New Year at midnight. This event is free and open to the public.

ADJOURNMENT

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

The meeting was adjourned at 8:25 p.m.

Karen Alexander, Mayor

Connie Snyder, City Clerk

Salisbury, North Carolina
December 6, 2022

SPECIAL MEETING

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

ABSENT: None.

Salisbury City Council met in Council Chambers in City Hall located at 217 South Main Street. The meeting was called to order by Mayor Alexander at 5:00 p.m. A moment of silence was taken.

ADOPTION OF THE AGENDA

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

CLOSED SESSION

Thereupon, Councilmember Post made a **motion** to go into Closed Session regarding a personnel matter as allowed by 143-318.11(a)(6) and to consult with an attorney as allowed by NCGS 143-318.11(a)(3). Mayor Alexander, Mayor Pro Tem Sheffield, Councilmembers McLaughlin, Post, and Smith voted AYE. (5-0)

RETURN TO OPEN SESSION

Council returned to open session.

Mayor Alexander announced Council conducted a six month review of City Manager Jim Greene. She stated Council unanimously concluded Mr. Greene has done a great job in his first six months as City Manager. She thanked Mr. Greene for his professionalism and dedication to the City.

ADJOURNMENT

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

The meeting was adjourned at 6:10 p.m.

Karen Alexander, Mayor

Connie B. Snyder, City Clerk

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: January 3, 2023

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

Name of Presenter(s):

Requested Agenda Item: Council to consider approving the purchase of PO # 230575

Description of Requested Agenda Item: The City's adopted budget includes the ongoing contract payments, equipment purchases and blanket POs for the following:

PO#230575 - Creative Bus Sales - Two (2) Light Duty Low Floor Transit Buses - \$380,000.

Attachments: Yes No

Fiscal Note: These items are included in the FY2023 Budget.

Action Requested of Council for Agenda Item: Authorize the City Manager to approve Purchase Order 230575 totaling \$380,000.

Contact Information for Group or Individual: Finance Department

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

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

For Use in Clerk's Office Only

Approved Delayed Declined

Reason:

BID No. 003-2022

BIDDER: Creative Bus Sales, Inc.

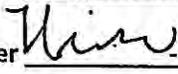
SECTION V: Bid Form

Bid should be submitted as follows:

Unit Price \$179,105.00

Sales Tax (7%) \$ 12,537.00

Total Bid \$191,642.00

Signature of Bidder  - Nick Corley

City of Salisbury
Bid Tabulation
Bid #003-2022-A
Low Floor Light Duty Transit Buses
Bid Opening: December 20, 2021, 2:00pm EST

Bid # 003-2022-A	Creative Bus Sales, Inc.			
Brand/Model	Arboc Spirit of Mobility - Ford			
Unit Prices	\$179,105.00			
Sale Tax (7%)	\$12,537.00			
Total Cost	\$191,642.00			

Attendees:

- Rodney Harrison City of Salisbury
- Terry Simmons City of Salisbury
- Chris Yarber Creative Bus Sales



Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: January 3, 2023

Name of Group(s) or Individual(s) Making Request: Salisbury-Rowan Utilities

Name of Presenter(s): Jason Wilson

Requested Agenda Item: Floating Aerator Assemblies and Mixer Sole Source Purchase

Description of Requested Agenda Item: In August of 2020, SRU solicited bids for three (3) 75 HP floating aerator assemblies to be used in wastewater treatment. This was intended to be the initial purchase of more than twenty (20) total aerators over a planned five-year period. Aqua-Aerobic Systems, Inc. was the only company that responded to the Invitation to Bid. Due to the previous lack of responsive bidders and a preference to standardize equipment for operation and maintenance purposes, SRU directly solicited a proposal from Aqua-Aerobic Systems, Inc. for an additional four (4) 75 HP floating aerators in 2021, and City Council authorized a sole source purchase. This year, SRU requested a proposal from Aqua-Aerobic Systems, Inc. for four (4) 75 HP floating aerators and one (1) 15 HP floating mixer. The proposed price is \$191,075. SRU requests authorization to proceed with a sole source purchase from Aqua-Aerobic Systems, Inc. of four (4) 75 HP floating aerator assemblies and one (1) 15 HP floating mixer assembly for use in wastewater treatment.

North Carolina General Statute 143-129(e)(6) allows for "Purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. Notwithstanding any other provision of this section, the governing board of a political subdivision of the State shall approve the purchases listed in the preceding sentence prior to the award of the contract."

Attachments: Yes No

Fiscal Note: Sufficient funds have been appropriated in SRU's FY23 budget for this planned expense.

Action Requested of Council for Agenda Item: Council to consider authorizing a sole source purchase from Aqua-Aerobic Systems, Inc. of four (4) 75 HP floating aerator assemblies and one (1) 15 HP floating mixer assembly for use in wastewater treatment in the amount of \$191,075.

Contact Information for Group or Individual: Jason Wilson, Assistant Utilities Director
704-216-7553, jason.wilson@salisburync.gov

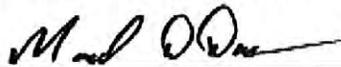
Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

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

Salisbury City Council Agenda Item Request Form



FINANCE DEPARTMENT INFORMATION:



Finance Manager Signature



Department Head Signature



Budget Manager Signature

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

For Use in Clerk's Office Only

Approved

Delayed

Declined

Reason:



TO: Town Creek WWTP

PROJECT: SALISBURY TOWN CREEK WWTP

SALISBURY

NC

USA-MUN

North Carolina
USA

ATN:

PROPOSAL DATE: November 18, 2022

CC: Heyward Incorporated, Tim Bishop

If billing and/or shipping address is different, please advise.

Qty	Description
-----	-------------

We are pleased to quote, for acceptance within (30) days of this date, prices and terms on equipment listed below. Shipment of equipment will be completed (16-24) weeks* after receipt of purchase order with mutually acceptable terms and conditions, subject to credit approval, or engineer approved submittals, if required. *Notes: Aqua-Aerobic Systems' proposal is based upon supply of equipment models as noted. Actual shipment is dependent on equipment availability at the time of receipt of order.

- Equipment will be furnished by Aqua-Aerobic Systems, Inc. with civil work and installation by the purchaser.

- | | |
|---|--|
| 4 | 75 HP Model SS Endura® Series Aqua-Jet® Aerator. Float is 14 gauge 304 stainless steel skin, filled with closed cell polyurethane foam. Volute and Intake Cone are 304 stainless steel. Propeller is cast stainless steel. Diffusion Head is monolithic casting of 304 stainless steel. Motor will be TEFC, premium efficient, 460 Volt, 3 Phase, 60 Hertz, 1200 RPM with 1.15 Service Factor and Class F nonhygroscopic insulation. Motor shaft is one-piece 17-4 PH stainless steel. |
| 4 | Includes 300 feet of 7 x 19 x 1/4" high flex 304 stainless steel mooring cables, and cable clips and thimbles to moor equipment using a 3 point connection. |
| 4 | Set(s) of 100ft Electrical Cable and Appurtenance for 460V, 75HP operation
Includes electrical cable, Kellems grip, and spiral wraps. |
| 1 | 15 HP Model SS Endura® Series AquaDDM® Mixer. Motor base and intake volute assemblies will be of 304 stainless steel. Float is 14 gauge 304 stainless steel skin, filled with closed cell polyurethane foam. Propeller is cast stainless steel. Motor will be premium efficient, TEFC, 460 volt, 3 phase, 60 hertz, 900 RPM with 1.15 service factor and Class F nonhygroscopic insulation. Motor shaft is one-piece 17-4 PH stainless steel. |

WARNING:

The Aqua-Jet® Aerator has a high velocity, upwardly directed hydraulic flow directly below the unit. In addition, horizontal surface velocities persist for some distance from the unit. These flow patterns may, in some instances, cause damage to basin bottoms or walls, creating leaking potential. In earthen or lined basins, Aqua-Aerobic Systems recommends the use of a concrete pad on the basin bottom directly below the aerator. If concrete is known to be nonresistant to the waste, other materials should be investigated. Riprapping, or similar means of bank protection can protect basin walls. If basin contains toxic wastes, user is advised to obtain engineering advice as to basin design and construction necessary to prevent possible erosion and leakage. Aqua-Aerobic Systems assumes no liability or responsibility for any damage to basin bottoms or walls, or for any injuries or damages resulting therefrom.

- Destination Control Statement These items are controlled by the U.S. Government and authorized for export only to the country of ultimate destination for use by the ultimate consignee or end-user(s) herein

identified. They may not be resold, transferred, or otherwise disposed of, to any other country or to any person other than the authorized ultimate consignee or end-users(s), either in their original form or after being incorporated into other items, without first obtaining approval from the U.S. government or as otherwise authorized by U.S. law and regulations.

COMMERCIAL NOTES:

- Freight charges are NOT included in this proposal. Freight charges will be prepaid with actual charges to be added to invoice.
- Start-up supervision is NOT included.
- Payable net 30 days from date of shipment subject to credit review; no retainage allowed.
- Unless specifically stated herein, state and/or local taxes are not included in the price but will be charged unless we receive a valid sales exemption certificate, direct pay permit, or other documentation required specifically by the taxing entity prior to shipment.

SCOPE / EQUIPMENT NOTES:

- The accessory prices quoted herein are only valid with the purchase of the complete units. If accessories are purchased independently, now or at a later date, pricing is void and must be obtained from the Aqua-Aerobic Systems' Aftermarket Sales Department.
- Unless specifically stated herein, control panels, junction boxes, anchors and eyebolts are not included in Aqua's scope of supply and shall be supplied by others. Accessories listed under available options are not included in the 'Total Job Price'.
- Based on the current instability in stainless steel pricing, Aqua-Aerobic Systems, Inc. reserves the right to re-evaluate the pricing quoted prior to order acceptance.
- Aqua-Aerobic Systems' offer is based upon the supply of Aqua-Aerobic Systems' standard equipment as described within this proposal, including the warranty as included within Terms and Conditions of Aqua-Aerobic Systems, Inc., and Aqua-Aerobic Systems' standard factory test(s) prior to shipment. Aqua-Aerobic Systems' scope of supply does not include any process or performance guarantees or warranties or process or performance testing unless specifically detailed within this proposal.
- Aqua-Aerobic Systems is providing this proposal without reviewing the process application requirements. Aqua-Aerobic Systems cannot take responsibility for these requirements. If the review of the application indicates that additional equipment is required, Aqua-Aerobic Systems reserves the right to revise our offering to meet the requirements
- TRADEMARKS: Aqua-Aerobic, Aqua-Jet, Aqua-Jet II, AquaDDM, ThermoFlo, Endura Series, OxyMix, Fold-a-Float, Aqua MixAir, AquaCAM-D, AquaSBR, Aqua MSBR, AquaPASS, Aqua BioMax, AquaEnsure, Aqua EnduraTube, Aqua EnduraDisc, Aqua CB-24, AquaDisk, AquaDiamond, AquaDrum, Aqua MiniDisk, Aqua MegaDisk, AquaPrime, OptiFiber, OptiFiber PES-13, OptiFiber PA2-13, OptiFiber ACR-13, OptiFiber PES-14, OptiFiber PF-14, Trust the Tag, AquaABF, Turbilite, AquaMB Process, Aqua-Aerobic MBR, Aqua UltraFiltration, Aqua MultiBore, Aqua MultiBore Series C, Aqua ElectrOzone, SpareCare, IntelliPro, Aqua Financing Solutions, and the Aqua-Aerobic logo are registered trademarks or pending trademarks of Aqua-Aerobic Systems, Inc. All other products and services mentioned are trademarks of their respective owners. Nereda® is a registered U.S. trademark of Royal HaskoningDHV.

SHIPPING NOTES:

To expedite your order, please provide the shipping instructions below:

Earliest acceptable equipment on site date: _____



Ship to address (including zip code):

Driver to provide 24 or 48 or _____ HOURS pre-delivery notice to:

Jobsite contact name: _____

@ telephone number: _____

Deliveries are accepted on the following days of the week:

Monday Tuesday Wednesday Thursday Friday Saturday Sunday

Acceptable hours of delivery ____:____ AM to ____:____ PM

Special instructions to relay to the carrier and/or the driver:

BILLING NOTES:

Bill To Address:

Purchase Order #:

Pricing Summary

\$191,075.00

Total Job Price:

Material and/or services not specifically listed in this proposal are not included in the quoted TOTAL JOB PRICE and are to be supplied by others.

Goods quoted above will be sold subject to the terms and conditions of sale set forth on the face hereof and the following pages entitled "Terms and Conditions of Aqua-Aerobic Systems, Inc. (A MetaWater Company)": Any different or additional terms are hereby objected to.

TERMS AND CONDITIONS OF AQUA-AEROBIC SYSTEMS, INC. (A Metawater Company)

Page 1 of 2

This offer and all of the goods and sales of Aqua-Aerobic Systems, Inc. are subject only to the following terms and conditions. The acceptance of any order resulting from this proposal is based on the express condition that the Buyer agrees to all the terms and conditions herein contained. Any terms and conditions in any order, which are in addition to or inconsistent with the following, shall not be binding upon Aqua-Aerobic Systems, Inc. This proposal and any contract resulting therefrom, shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to conflicts of laws principles.

PAYMENT

Unless specifically stated otherwise, quoted terms are Net 30 Days from shipping date. Past-due charges are 1.5% per month and will apply only on any past-due balance. Aqua-Aerobic Systems, Inc. does not allow retainage of any invoice amount, unless authorized in writing by an authorized representative of our Loves Park, Illinois office.

DURATION OF QUOTATION

This proposal of Aqua-Aerobic Systems, Inc. shall in no event be effective more than 30 days from date thereof, unless specifically stated otherwise, and is subject to change at any time prior to acceptance.

SHIPMENT

Shipping dates are not a guarantee of a particular day of shipment and are approximate, being based upon present production information, and are subject to change per the production schedules existing at time of receipt of purchase order. Aqua-Aerobic Systems, Inc. shall not be responsible for any delay in shipment for causes beyond its control including, but not limited to, war, riots, strikes, labor trouble causing interruption of work, fires, other casualties, transportation delays, modification of order, any act of governmental authorities or acts of God. Quoted shipment dates in this proposal are approximate dates goods will be shipped and, unless agreed to in writing by Aqua-Aerobic Systems, Inc., Buyer may not postpone or delay the dates of shipment of goods from our plant or from our supplier's plants beyond the dates set forth in this proposal.

TITLE AND RISK OF LOSS

All prices and all shipments of goods are F.O.B. Aqua-Aerobic Systems, Inc.'s plant at Loves Park, Illinois unless specifically stated otherwise. Delivery of the goods sold hereunder to the carrier shall be deemed delivery to the Buyer, and upon such delivery, title to such goods and risk of loss or damage shall be upon Buyer.

TAXES

Prices quoted do not include any taxes, customs duties, or import fees. Buyer shall pay any and all use, sales, privilege or other tax or customs duties or import fees levied by any governmental authority with respect to the sale or transportation of any goods covered hereby. If Aqua-Aerobic Systems, Inc. is required by any taxing authority to collect or to pay any such tax, duty or fee, the Buyer shall be separately billed at such time for the amounts Aqua-Aerobic Systems, Inc. is required to pay.

INSURANCE

Unless the goods are sold on a CIF basis, the Buyer shall provide marine insurance for all risks, including war and general coverage.

SECURITY

If at any time the financial responsibility of the Buyer becomes unsatisfactory to Aqua-Aerobic Systems, Inc., or Aqua-Aerobic Systems, Inc. otherwise deems itself insecure as to receipt of full payment of the purchase price from Buyer hereunder, Aqua-Aerobic Systems, Inc. reserves the right to require payment in advance or security or guarantee satisfactory to Aqua-Aerobic Systems, Inc. of payment in full of the purchase price.

LIMITATION OF ACTION

No action shall be brought against Aqua-Aerobic Systems, Inc. for any breach of its contract of sale more than two years after the accrual of the cause of action thereof, and, in no event, unless the Buyer shall first have given written notice to Aqua-Aerobic Systems, Inc., of any claim of breach of contract within 30 days after the discovery thereof.

CANCELLATION CLAUSE

No acceptance of this proposal, by purchase order or otherwise, may be modified except by written consent of Aqua-Aerobic Systems, Inc. nor may it be cancelled except by prior payment to Aqua-Aerobic Systems, Inc. the following sums as liquidated damages therefore: 1) If cancellation is prior to commencement of production and prior to the assumption of any obligations by Aqua-Aerobic Systems, Inc. for any materials or component parts, a sum equal to 15% of the total purchase price; 2) If cancellation is after the commencement of production or after the assumption of any obligations by Aqua-Aerobic Systems, Inc. for any materials or component parts, a sum equal to the total of the direct, out-of-pocket expenses incurred to the date of cancellation for labor, machine time, materials and any charges made to us by suppliers for cancellation, plus 30% of the total purchase price. All charges and expenses shall be as determined by Aqua-Aerobic Systems, Inc. In the event any items are used by Aqua-Aerobic Systems, Inc. to fill a subsequent order, then upon receipt of payment for such order, Aqua-Aerobic Systems, Inc. shall pay the Buyer a sum equal to the direct out-of-pocket expenses previously charged and received from Buyer.

PROPRIETARY INFORMATION

This proposal, including all descriptive data, drawings, material, information and know-how disclosed by Aqua-Aerobic Systems, Inc. to Buyer in relation hereto is confidential information intended solely for the confidential use of Buyer, shall remain the property of Aqua-Aerobic Systems, Inc. and shall not be disclosed or otherwise used to the disadvantage or detriment of Aqua-Aerobic Systems, Inc. in any manner.

TERMS AND CONDITIONS OF AQUA-AEROBIC SYSTEMS, INC. (A Metawater Company)

Page 2 of 2

QUALIFIED ACCEPTANCE AND INDEMNITY

In the event the acceptance of this proposal by Buyer either is contingent upon or subject to the approval by any third party such as, but not limited to, a consulting engineer, with respect to goods, parts, materials, descriptive data, drawings, calculations, or any other matter, then upon such approval by any third party, Aqua-Aerobic Systems, Inc. shall have no liability to Buyer or to any third party so long as the goods sold and delivered by Aqua-Aerobic Systems, Inc. conform to this proposal. In the event any such third party requires modifications in the proposal prior to the approval thereof, Aqua-Aerobic Systems, Inc. may at its sole option and without liability to any party elect to cancel this proposal or return the purchase order to Buyer. In the event Aqua-Aerobic Systems, Inc. elects to modify this proposal to conform to the requirements for approval by any third party, Aqua-Aerobic Systems, Inc. in such event shall have no liability to Buyer or to any third party so long as the goods sold and delivered by Aqua-Aerobic Systems, Inc. conform to this proposal as modified.

Buyer agrees to indemnify and save harmless Aqua-Aerobic Systems, Inc. from and against all costs and expenses and liability of any kind whatsoever arising out of or in connection with claims by third parties so long as the goods sold hereunder conform to the requirements of this proposal as approved by any third party.

WARRANTY; LIMITATION OF LIABILITY; AND DISCLAIMER

In return for purchase and full payment for Aqua-Aerobic Systems, Inc. goods, we warrant new goods provided by us to be free from defects in materials and workmanship under normal conditions and use for a period of one year from the date the goods are put into service, or eighteen months from date of shipment (whichever first occurs). If the goods include an "Endura Series" motor, the complete Endura Series unit shall be warranted by Aqua-Aerobic to be free from defects in materials and workmanship under normal conditions and use for three years from the date the product is put into service or 42 months from the date of shipment (whichever occurs first).

OUR OBLIGATION UNDER THIS WARRANTY IS EXPRESSLY AND EXCLUSIVELY LIMITED to replacing or repairing (at our factory at Loves Park, Illinois) any part or parts returned to our factory with transportation charges prepaid, and which our examination shall show to have been defective. Prior to return of any goods or its parts to our factory, Buyer shall notify Aqua-Aerobic Systems, Inc. of claimed defect, and Aqua-Aerobic Systems, Inc. shall have the privilege of examining the goods at Buyer's place of business at or where the goods have otherwise been placed in service. In the event this examination discloses no defect, Buyer shall have no authority to return the goods or parts to our factory for the further examination or repair. All goods or parts shall be returned to Buyer, F.O.B. Loves Park, Illinois. This warranty shall not apply to any goods or part which has been repaired or altered outside our factory, or applied, operated or installed contrary to our instruction, or subjected to misuse, chemical attack/degradation, negligence or accident. This warranty and any warranty and guaranty of process or performance shall no longer be applicable or valid if any product, including any software program, supplied by Aqua-Aerobic Systems, Inc., is modified or altered without the written approval of Aqua-Aerobic Systems, Inc. Our warranty on accessories and component parts not manufactured by us is expressly limited to that of the manufacturer thereof.

THE FOREGOING WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND OF ALL OTHER LIABILITIES AND OBLIGATIONS ON OUR PART, INCLUDING ANY LIABILITY FOR NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE; AND ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IS EXPRESSLY DISCLAIMED; AND WE EXPRESSLY DENY THE RIGHT OF ANY OTHER PERSON TO INCUR OR ASSUME FOR US ANY OTHER LIABILITY IN CONNECTION WITH THE SALE OF ANY GOODS PROVIDED BY US. THERE ARE NO WARRANTIES OR GUARANTEES OF PERFORMANCE UNLESS SPECIFICALLY STATED OTHERWISE.

UNDER NO CIRCUMSTANCES, INCLUDING ANY CLAIM OF NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE, SHALL AQUA-AEROBIC SYSTEMS, INC. BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, COSTS OF CONNECTING, DISCONNECTING, OR ANY LOSS OR DAMAGE RESULTING FROM A DEFECT IN THE GOODS. LIMIT OF LIABILITY: AQUA-AEROBIC SYSTEMS, INC.'S TOTAL LIABILITY UNDER THE ABOVE WARRANTY IS LIMITED TO THE REPAIR OR REPLACEMENT OF ANY DEFECTIVE PART. THE REMEDIES SET FORTH HEREIN ARE EXCLUSIVE, AND OUR LIABILITY WITH RESPECT TO ANY CONTRACT OR SALE, OR ANYTHING DONE IN CONNECTION THEREWITH, WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, OR OTHERWISE, SHALL NOT, IN ANY CASE, EXCEED THE PRICE OF THE GOODS UPON WHICH SUCH LIABILITY IS BASED.

Final acceptance of this proposal must be given to Aqua-Aerobic Systems, Inc. at their office in Loves Park, Illinois. Please acknowledge acceptance by signing the proposal and returning it to Aqua-Aerobic Systems, Inc.

Accepted by:

Offer Respectfully Submitted,

Company: _____



By: _____ Date: _____

**Emily Kullberg, Sales Assistant, Aeration & Mixing
Aqua-Aerobic Systems, Inc.**

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: January 3, 2023

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

Name of Presenter(s):

Requested Agenda Item: Council to consider approving the purchase of PO # 230610

Description of Requested Agenda Item: Approve Budget Amendment and Purchase Order for new garbage truck.

PO#230610 - Amick Equipment Co, Inc. - New Way RotoPac Garbage Truck - \$373,510.

Attachments: Yes No

Fiscal Note: The Finance Department recommends appropriating Fund Balance. This Purchase is being made on the North Carolinas Sheriff's Association Contract.

Action Requested of Council for Agenda Item: Approve Budget Amendment Ordinance appropriating \$373,510 of Fund Balance and authorize the City Manager to approve Purchase Order 230610 totaling \$373,510.

Contact Information for Group or Individual:

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

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

FINANCE DEPARTMENT INFORMATION:

M. O. O'Quinn

Finance Manager Signature

S. Wade Funches

Department Head Signature

S. Wade Funches

Budget Manager Signature

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

For Use in Clerk's Office Only

Approved Delayed Declined

Reason:

AN ORDINANCE AMENDING THE 2022-2023 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO
APPROPRIATE FUND BALANCE FOR THE PURCHASE OF A NEW GARBAGE TRUCK

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

Section 1. Purchase of a New Way RotoPac Garbage Truck

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

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

- | | | |
|-----|--|------------------|
| (1) | Increase line item 011-000-000-4999.00
Appropriated Fund Balance | <u>\$373,510</u> |
| (2) | Increase line item 011-581-000-5710.00
Capital Outlay - Equipment | <u>\$373,510</u> |

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

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

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: January 3, 2023

Name of Group(s) or Individual(s) Making Request: Graham Corriher, City Attorney; Wendy Brindle, City Engineer

Name of Presenter(s): N/A

Requested Agenda Item: Acceptance of Land Donation

Description of Requested Agenda Item:

A developer (Silverstein Harrison Road, LLC) has donated 51.94 acres off of Harrison Road to the City to accommodate a future greenway expansion to Salisbury Community Park. The property, located between a tributary of Grants Creek and Norfolk Southern Railroad, provides a key link to construct the future trail, which is also a part of the Carolina Thread Trail. The property was initially planned as a portion of the developer's residential development but crossing the floodplain to access the back portion of the property proved cost-prohibitive for the developer. The property donation has been reviewed by staff and is supported by multiple departments, including Parks & Recreation and Engineering. The property is wooded and contains floodplain and existing sanitary sewer easements. The developer had an environmental assessment completed on the property which found no evidence of environmental conditions existing on the property. Staff does not anticipate any special maintenance needs for the property. To facilitate the acceptance of the donation, the City Attorney prepared a deed to the property and recorded the deed on December 29, 2022.

Attachments: Yes No

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

There is no budgetary impact on this item.

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

City Council to ratify the City's acceptance of the donation of 51.944 acres from Silverstein Harrison Road, LLC.

Contact Information for Group or Individual: Wendy Brindle, 704-638-5201 or Graham Corriher, 704-638-5309

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:

Salisbury City Council Agenda Item Request Form



Finance Manager Signature

Department Head Signature

Budget Manager Signature

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

For Use in Clerk's Office Only

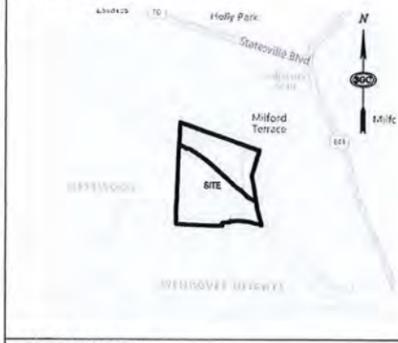
Approved

Delayed

Declined

Reason:

VICINITY MAP: (NOT TO SCALE)



GENERAL NOTES:

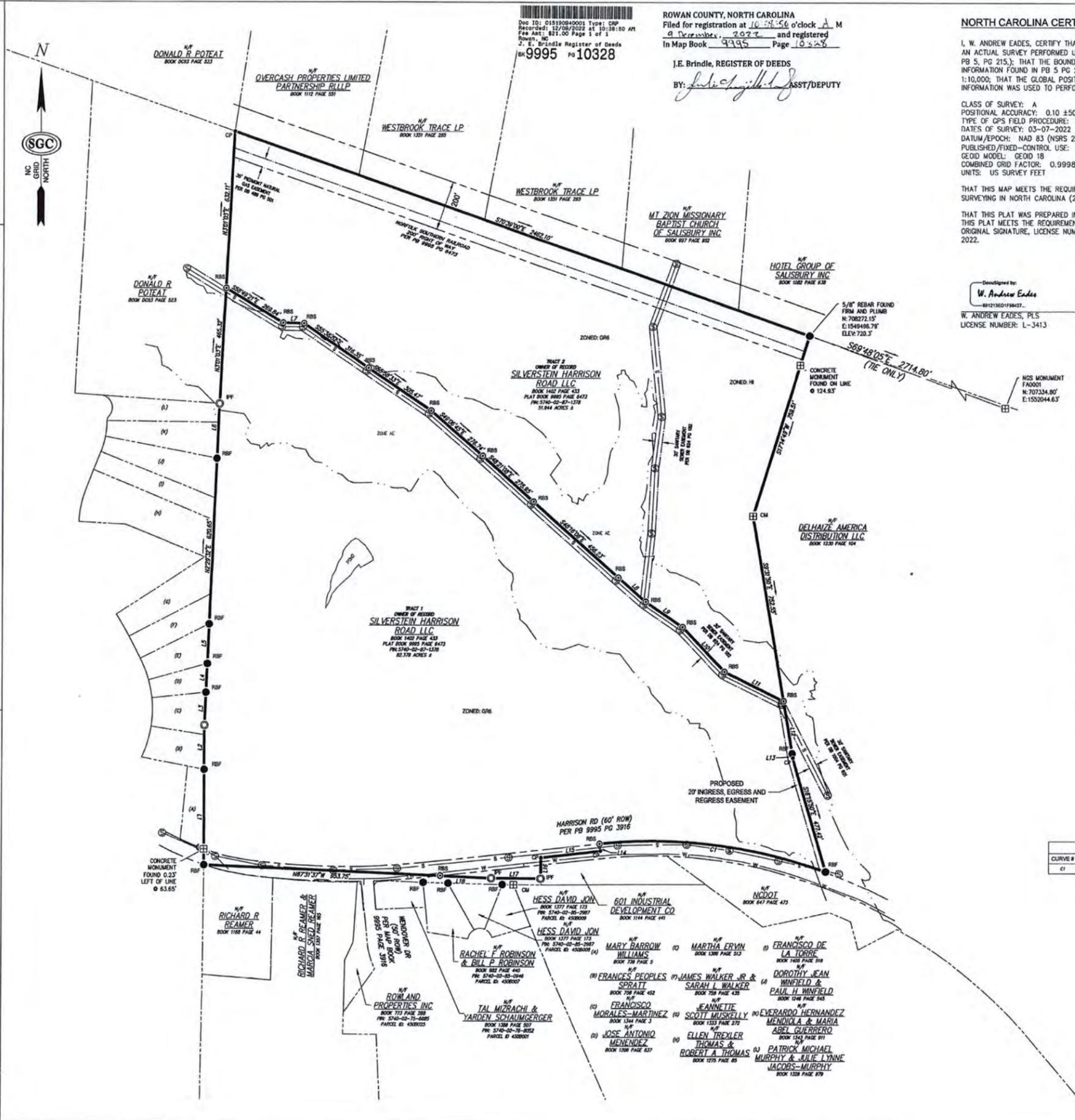
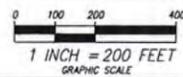
- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC SURVEYING NORTH CAROLINA, PLLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN FIORENZA PROPERTIES AND SGC SURVEYING NORTH CAROLINA, PLLC.
- REFERENCE DEEDS FOR THE LOCUS PARCELS ARE DB 1402 PG 433, AS RECORDED AT THE ROWAN COUNTY REGISTRY OF DEEDS.
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO NAD83 NC STATE PLANE 3200, REALIZATION MYCS2, 2017. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND FEET.
- NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATION UTILIZING OPUS NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD 83 (MYCS2-2017) DATUM. COMBINED GRID FACTOR 0.99987207. IF SHOWN, VERTICAL POSITIONS ARE REFERENCED TO NAVD 88 (GEOID 18).
- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC SURVEYING NORTH CAROLINA, PLLC. NC 811 SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (336-855-5760).
- THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY SGC SURVEYING NORTH CAROLINA, PLLC ON 12-10-2021.
- ROWAN COUNTY ZONING DISTRICTS PER GIS: GR6 & H1
- THE PURPOSE OF THIS MAP IS TO SUBDIVIDE DB 1402 PG 433 INTO TWO SEPARATE TRACTS.

MAP REFERENCES:

- A PLAN ENTITLED "PLAT OF PROPERTY SURVEYED FOR: EDWARDS TIMBER COMPANY, INC." DATED 05/15/2006, PREPARED BY DIXIE LAND SURVEYING, PLLC AND RECORDED AT THE ROWAN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 9995 PAGE 6473.

LEGEND:

ADJACENT LOT LINE	---
ADJACENT R.O.W. LINE	---
LOCUS BOUNDARY LINE	---
EASEMENT LINE	---
SANITARY SEWER LINE	---
WATER LINE	---
FEMA/FIRM ZONE LINE	---
REBAR FOUND	●
PIPE FOUND	○
CONCRETE MONUMENT FOUND	⊞
COMPUTED POINT	•
5/8" REBAR SET	⊙
SEWER MAN-HOLE	⊙



ROWAN COUNTY, NORTH CAROLINA
 Filed for registration at 10:56 o'clock A.M.
 of December, 2022, and registered
 in Map Book 9995 Page 10226
 J.E. Brindle, REGISTER OF DEEDS
 BY: *J. E. Brindle* ASST/DEPUTY

NORTH CAROLINA CERTIFICATION:

I, W. ANDREW EADES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN PG 5, PG 215), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND IN PG 5 PG 215; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

CLASS OF SURVEY: A
 POSITIONAL ACCURACY: 0.10 ± 50 PPM
 TYPE OF GPS FIELD PROCEDURE: RTK
 DATES OF SURVEY: 03-07-2022
 DATUM/EPOCH: NAD 83 (NSRS 2011)
 PUBLISHED/FIXED-CONTROL USE: OPUS
 GEOID MODEL: GEOID 18
 COMBINED GRID FACTOR: 0.99984638
 UNITS: US SURVEY FEET

THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-A. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 15TH DAY OF NOVEMBER, A.D., 2022.

Designed by:
 W. Andrew Eades
 W. ANDREW EADES, PLS
 LICENSE NUMBER: L-3413
 DATE: 11/15/2022



I HEREBY CERTIFY THAT THE PLAT SHOWN QUALIFIES AS AN EXCEPTION PLAT AS DEFINED IN SECTION 15.11.A OF THE SALISBURY LAND DEVELOPMENT ORDINANCE. THE PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE SALISBURY LAND DEVELOPMENT ORDINANCE, AND HAS BEEN APPROVED BY THE CITY OF SALISBURY FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF ROWAN COUNTY.

Wendy G. Brindle 12-5-22
 SUBDIVISION ADMINISTRATOR DATE

Shane Stewart 12-31-2022
 REVIEW OFFICER OF ROWAN COUNTY CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Shane Stewart 12/9/22
 REVIEW OFFICER DATE

ANY CONSTRUCTION OR USE WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHA) IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE SALISBURY FLOOD DAMAGE PREVENTION ORDINANCE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CH. LENGTH
C1	808.00'	2,632.41'	209°09'30"	80°08'50"W	818.96'

LINE #	LENGTH	BEARING
L1	383.27'	80°09'30"W
L2	177.44'	40°02'30"E
L3	182.44'	80°29'30"E
L4	115.08'	80°27'30"E
L5	158.80'	80°27'30"E
L6	284.80'	80°28'30"E
L7	84.80'	80°47'30"E
L8	147.44'	59°00'30"E
L9	179.36'	33°52'30"E
L10	248.84'	54°42'30"E
L11	286.50'	82°47'30"E
L12	212.76'	59°21'30"E
L13	173.27'	50°21'30"E
L14	30.00'	50°11'30"E
L15	239.24'	58°32'30"E
L16	84.18'	50°27'30"E
L17	199.72'	89°45'30"E
L18	206.27'	87°21'30"E

APPROVED FOR SUBMITTAL

REVISIONS: DATE NO.

SGC SURVEYING NORTH CAROLINA, PLLC
 1848 BACKWAY DRIVE
 WOODBRIDGE, NC 28117
 703.881.9614
 WWW.SGC.COM
 FIRM # P-1820

DATE: 10-13-22
 SCALE: 1" = 200'

PROJECT: 220101
 DRAWN: MAI
 CHECK: DJP
 FILE: 221101_SUBDIVISION

PREPARED FOR:
BY FIORENZA

EXCEPTION PLAT SUBDIVISION
 OF PROPERTY LOCATED ON
HARRISON ROAD
LOCKE TOWNSHIP,
COUNTY OF ROWAN,
STATE OF NORTH CAROLINA

SHEET 1 OF 1

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: January 3, 2023

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

Name of Presenter(s): Wendy Brindle, City Engineer

Requested Agenda Item: Voluntary Annexation – Julian Road (Henderson Grove Church Apartments)

Description of Requested Agenda Item:

A public hearing concerning the voluntary annexation for 13.094 acres, located on Julian Road, and identified as Tax Map 400 Parcels 009 and 042, was scheduled for January 3rd, 2023. The hearing has been properly advertised, and staff finds the request to meet the standards of NCGS 160A-31. Therefore, after the public hearing, City Council will consider adopting an Ordinance for the annexation of 13.094 acres on Julian Road, identified as parcels 400 009 and 400 042 effective January 3rd, 2023.

Attachments: Yes No

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

The current tax value of the property is \$955,213. The current development plan is for a multi tenant apartment complex. The value of those improvements are \$32,400,000 with future expected annual tax revenue of \$240,024. The City will incur additional costs for police and fire protection, which is indeterminable.

Action Requested of Council for Agenda Item: *(Please note if item includes an ordinance, resolution or petition)*
City Council to hold a public hearing and consider adoption of an Ordinance to annex 13.094 acres located on Julian Road and identified on Tax Map 400 as Parcels 009 and 042, per NCGS 160A-31 effective January 3rd, 2023.

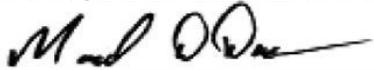
Contact Information for Group or Individual:

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

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

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

FINANCE DEPARTMENT INFORMATION:



Finance Director Signature



Department Head Signature



Budget Manager Signature

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

For Use in Clerk's Office Only

Approved

Declined

Reason:

“AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF SALISBURY, NORTH CAROLINA, TO INCLUDE 13.094 ACRES LOCATED ON JULIAN ROAD, TAX MAP 400 PARCELS 009 AND 042

WHEREAS, the City Council of Salisbury has been petitioned under G.S. 160A-31 to annex the area described herein, and the City Clerk has certified the sufficiency of said petition; and

WHEREAS, a public hearing on the question of this annexation was held by City Council on January 3rd, 2023 at 6:00 p.m. after due notice by publication on December 20th, 2023 in the Salisbury Post; and

WHEREAS, the City Council of Salisbury does find as a fact that said petition meets the requirements of G.S. 160A-31; and

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

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

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory, is hereby annexed and made part of the City of Salisbury as of the 3rd day of January, 2023. The survey plat that describes the annexed territory is that certain survey plat entitled Annexation Plat Julian Rd (PID400 009 & 400 042), dated November 11, 2022, and recorded in Book of Maps _____ Page _____, Rowan County Register of Deeds:

BEGINNING at an existing right of way disc on the westerly margin of the right of way of Julian Rd, said disc having North Carolina State Plane Coordinates of N:691,786.06 E:1,556,102.51 (NAD83/2011), and being the common corner of the property of Martha Rheta Suther (now or formerly) recorded in Deed Book Page 1315, Page 897; thence following the common line of Suther and a new city limits line with a bearing of N 87°06'55" W and a distance of 875.93' to an existing pipe, being the common corner of the property of Floyd A. Ritchie Heirs (now or formerly) recorded in Deed Book Page 233, Page 325; thence following the common line thereof and new city limits lines two (2) calls: (1) with a bearing of N

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

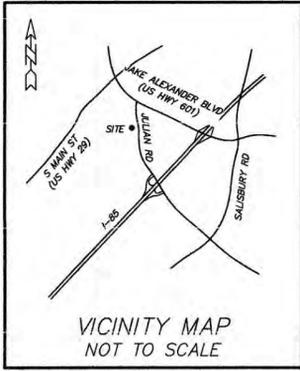
Section 2. Upon and after the 3rd day of January, 2023, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Salisbury and shall be entitled to the same privileges and benefits as other parts of the City of Salisbury. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

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

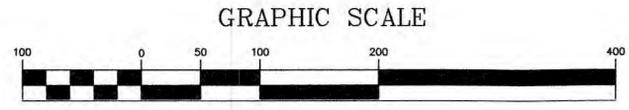
Adopted this 3rd day of January, 2023.

Karen K. Alexander, Mayor

ATTEST: _____
Kelly Baker, MMC
Administrative Services Director/City Clerk



N.C. GRID (NAD83/2011)



(IN FEET)
1 inch = 100 ft.

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

REVIEW OFFICER _____ DATE _____

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

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

Thomas E. White
NCPLS #L-4689

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



--- FEMA FLOODWAY LINE
--- FEMA FLOOD FRINGE LINE
--- FUTURE CONDITIONS FLOOD FRINGE LINE

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
THOMAS E. WHITE, NCPLS & SCPLS 704-888-7601
TECHNICAL ASSISTANT
CERTIFICATE OF AUTHORIZATION NC-C-1242 SC-1886

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

ANNEXATION LEGAL DESCRIPTION

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

LINETYPE LEGEND

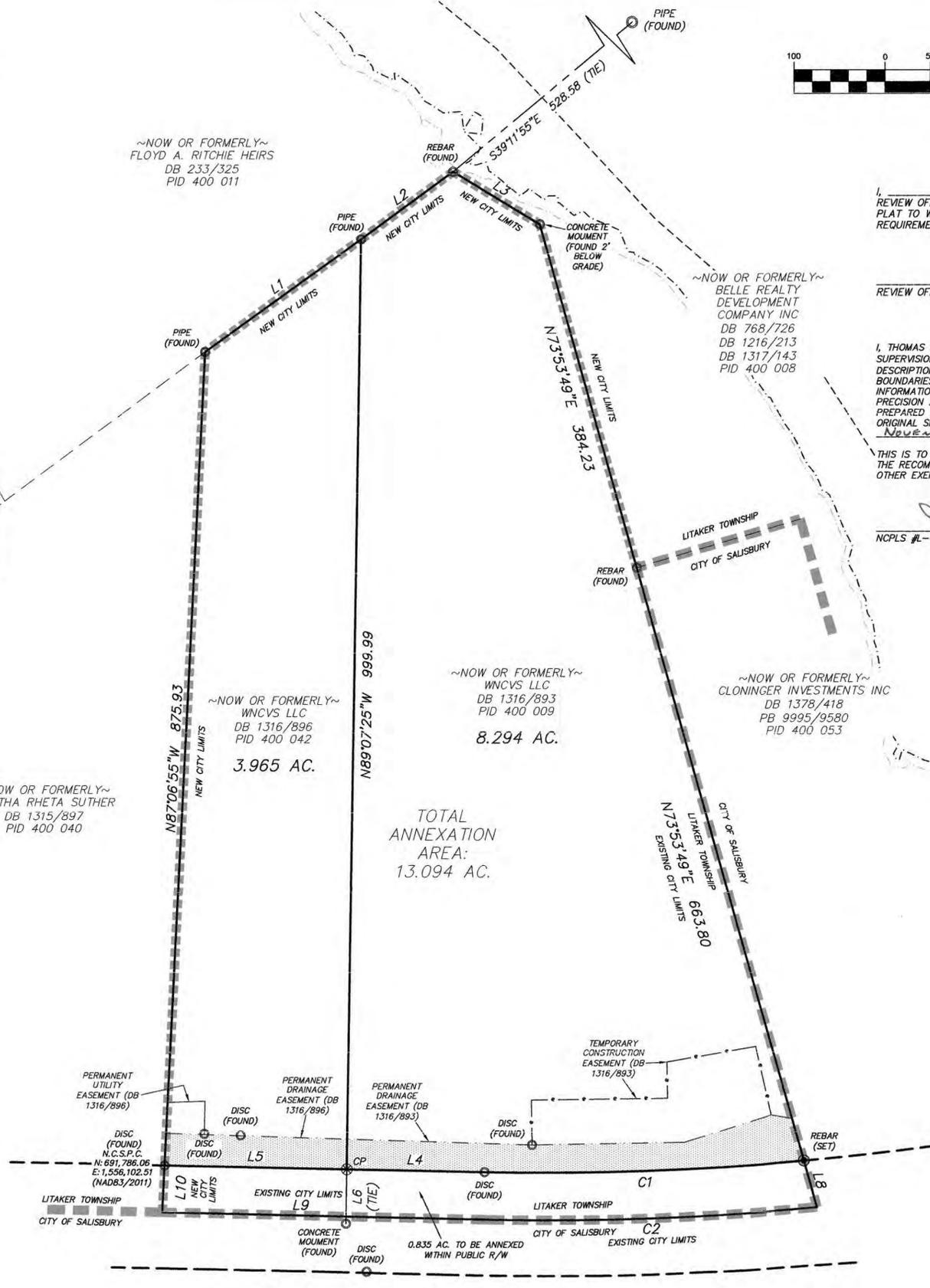
- BOUNDARY LINE
- TIE LINE
- RIGHT OF WAY
- APPROXIMATE RIGHT OF WAY (NOT SURVEYED)
- ADJOINING LINE (NOT SURVEYED)
- EXISTING CITY LIMITS
- NEW CITY LIMITS

NOTES:

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

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

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



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

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

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

Date: 10/17/2022



PETITION REQUESTING VOLUNTARY ANNEXATION
FOR Parcels 400 042 & 400 009

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

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

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

(Attach additional petition forms if needed)

Form Revised 2-08

Contact Person Luke Hanna Telephone Number 980.585.6195

For Office Use Only:

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

CITY OF SALISBURY

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

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: January 3, 2023

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

Name of Presenter(s): Victoria Bailiff, Senior Planner & Wendy Brindle, Engineering Director

Requested Agenda Item: Voluntary Annexation / General Rezoning
Z-10-2022 - 1132 Barbour Street / Parcel ID 025 018

Description of Requested Agenda Item:

A public hearing concerning the voluntary annexation of 1132 Barbour Street, parcel 025 018 was scheduled for January 3rd, 2023. The hearing has been properly advertised, and staff finds the request to meet the standards of NCGS 160A-31. Therefore, after the public hearing, City Council will consider adopting an Ordinance for the annexation of 0.104 acres at 1132 Barbour Street, identified as parcel 025 018 effective January 3rd, 2023.

Z-10-2022 Request to rezone one (1) parcel located in the 1100 block of Barbour Street, just north of Bost Street, (PID 025 018) being approximately 0.104 acres, from Rowan County Zoning District Multi-Family Residential (MFR) to City of Salisbury District General Residential (GR-6), upon voluntary annexation.

Attachments: Yes No

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

The current tax value of the property is \$8,075. The current development plan is for a single family residence. The value of those improvements are \$250,000 with future expected annual tax revenue of \$1,857. The City will incur additional costs for police and fire protection, which is indeterminable.

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

City Council to hold a public hearing and consider adoption of an Ordinance to annex parcel 025 018, 0.104 acres, per NCGS 160A-31, effective upon adoption.

City Council to hold a public hearing and consider adopting an ordinance to rezone the subject parcel as requested.

Contact Information for Group or Individual: Victoria Bailiff, victoria.bailiff@salisburync.gov, 704-638-5212; Wendy Brindle, 704-638-5201, wbrin@salisburync.gov

Salisbury City Council Agenda Item Request Form



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:

M. O'Donoghue

Finance Manager Signature

Wendy Biddle

Department Head Signature

Kaley Jink

Budget Manager Signature

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

For Use in Clerk's Office Only

Approved

Delayed

Declined

Reason:

“AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF SALISBURY, NORTH CAROLINA, TO INCLUDE 0.104 ACRES LOCATED AT 1132 BARBOUR STREET, TAX MAP 025 PARCEL 018

WHEREAS, the City Council of Salisbury has been petitioned under G.S. 160A-31 to annex the area described herein, and the City Clerk has certified the sufficiency of said petition; and

WHEREAS, a public hearing on the question of this annexation was held by City Council on January 3rd, 2023 at 6:00 p.m. after due notice by publication on December 20th, 2022 in the Salisbury Post; and

WHEREAS, the City Council of Salisbury does find as a fact that said petition meets the requirements of G.S. 160A-31; and

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

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

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory, and also shown on the attached annexation plat, is hereby annexed and made part of the City of Salisbury as of the 3rd day of January 2023. The survey plat that describes the annexed territory is that certain survey plat entitled Annexation Plat Contiguous for Parcel #025 018 on Barbour Street into the City of Salisbury, NC located at 1132 Barbour Street, dated October 5, 2022, and recorded in Book of Maps _____ Page _____, Rowan County Register of Deeds:

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

Section 2. Upon and after the 3rd day of January 2023, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Salisbury and shall be entitled to the same privileges and benefits as other parts of the City of Salisbury. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

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

Adopted this 3rd day of January, 2023.

Karen K. Alexander, Mayor

ATTEST: _____
Kelly Baker, MMC
Administrative Services Director/City Clerk

Date: 9/15/2022



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

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

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

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

(Attach additional petition forms if needed)

Form Revised 2-08

Contact Person PresPro Telephone Number 850-530-6328

For Office Use Only:

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

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

SURVEYOR'S CERTIFICATION

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

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

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

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



STATE OF NORTH CAROLINA
 ROWAN COUNTY

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

REVIEW OFFICER _____ DATE _____

CERTIFICATE OF ANNEXATION

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

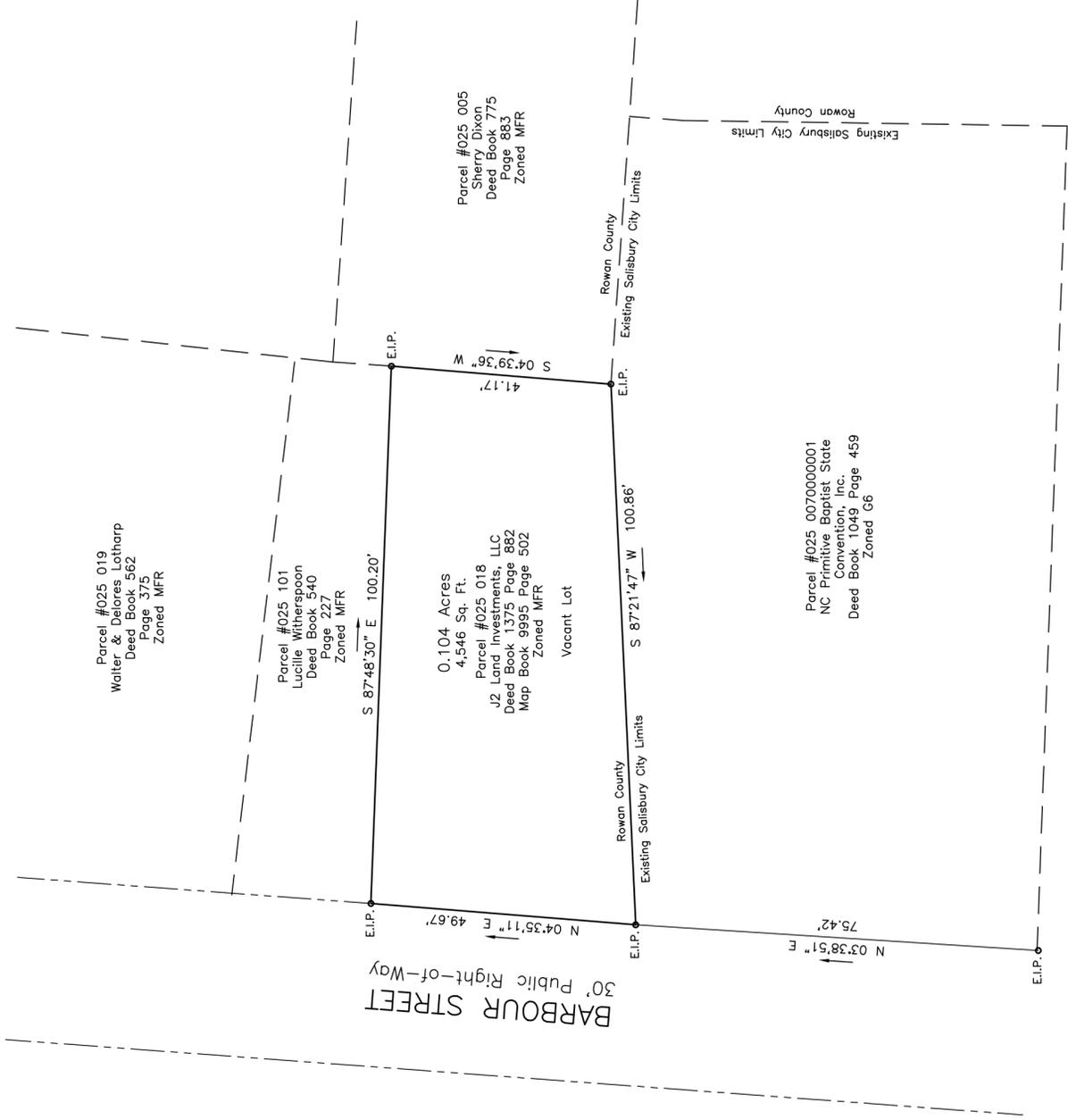
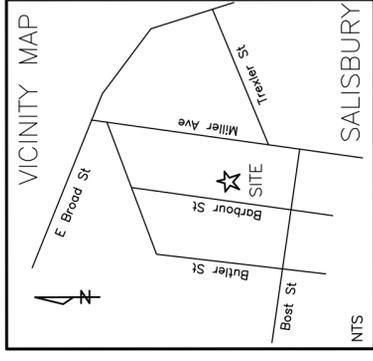
OWNER _____ DATE _____

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

ZONING _____
 ZONED: MFR (Rowan County)



DB 1375
 882



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

**ANNEXATION PLAT
 CONTIGUOUS**

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

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

**SPARKS
 SURVEYING,
 PA**

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

DESCRIPTION:
RECORD PLAT

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



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

REZONING PETITION

PAID

NOV 04 2022

SHADED AREAS FOR STAFF USE ONLY:

cc
900
 \$900

FILING DATE

CASE #

PLAN REVIEW CASE # (IF APPLICABLE):

ZONING MAP AMENDMENT:

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

PETITION TYPE

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

EXISTING DISTRICT(S): MFR

PROPOSED DISTRICT(S): GR6????

REASON AND/OR DEVELOPMENT PROPOSAL FOR THE REZONING REQUEST:

re-zoning required for water/sewer access

PROPERTY & CONTACT INFORMATION

Rowan County Parcel ID(s): 025 018

Address or Site Location: 1132 Barbour St. Salisbury, NC 28144

Subdivision: _____ Lot(s): _____

Petitioner: PRESPRO Representative: Courtney Sotelo, Project Coordinator, PRESPRO

Address: 6549 Morehead Rd. Harrisburg, NC 28075

Email: courtney@prespro.com Best Phone: 704-453-2700 or 765-464-9493

Owner(s) (if different than petitioner): Journey Capital, LLC

Address: 6549 Morehead Rd. Harrisburg, NC 28075

Email: courtney@prespro.com Daytime Phone: 704-453-2700 or 765-464-9493

SIGNATURE

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

Petitioner (or representative): Courtney Sotelo

Owner(s) Signature(s): Andrew Waltz Chief of Production, PRESPRO



Planning & Zoning Analysis

CASE NO.	Z-10-2022
Petitioner(s)	PresPro, LLC
Owner(s)	Journey Capital, LLC
Representative(s)	Courtney Sotelo
Address	1132 Barbour Street
Tax Map & Parcel(s)	025 018
Size / Scope	Approximately 0.104 acres
Location	Located along the 1100 block of Barbour Street, just north of Bost Street.

PETITIONER REQUEST

Request:	Petition proposes to amend the Land Development Ordinance district map by rezoning one (1) parcel, being approximately 0.104 acres, from Rowan County zoning district Multi-Family Residential (MFR) to City of Salisbury zoning district General Residential (GR-6) upon annexation.
Staff Comments:	The property is currently under Rowan County zoning. The petitioner will be required to voluntarily annex into the City of Salisbury prior to rezoning the parcel and has already petitioned for voluntary annexation.
Uses:	This proposal is for general zoning purposes only. This request is not a conditional district zoning request; therefore, all uses of the requested GR zoning will be permitted per the existing Use Matrix.



Planning & Zoning Analysis

CHARACTER OF AREA

Overview:

The parcel identified in this petition is currently undeveloped.

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

Surrounding Land Use(s) & Zoning:

<i>Location</i>	<i>Existing Land Uses</i>	<i>Existing Zoning</i>
North of area	Undeveloped	Rowan County (MFR)
East of area	Residential	Rowan County (MFR)
South of area	Undeveloped	Salisbury (GR-6)
West of area	Residential	Salisbury (GR-6)



INFRASTRUCTURE & CIVIC/COMMUNITY FACILITIES

Public Schools:

Elementary: Hanford Dole Elementary
Middle: North Rowan Middle
High: North Rowan High

Fire District:

The parcel is currently within the Union Fire District, but will be moved into the Salisbury City Fire District upon annexation.

Utilities

Water & Sewer:

Water and Sewer utilities are currently available to this property via the lines located in Barbour Street.

Transportation

Transit:

This site is not currently served by Salisbury Public Transit. The nearest transit stop is along Route 3 in the 900 block of S Long Street.

Property Access(s):

The parcel has access along Barbour Street.

Public Improvements:

Barbour Street is maintained by the City of Salisbury.

ENVIRONMENT

Topography / Hydrology:

This property is relatively flat and wooded.

Flood Hazard / Streams / Wetlands:

There are no wetlands, USGS blue line streams, or floodplain present on this parcel.



Planning & Zoning Analysis

COMPREHENSIVE & AREA PLANS

Applicable Plans:

Vision 2020 Comprehensive Plan

*While there are no policies from the Comprehensive Plan which specifically address a map amendment of this nature, staff recommends approval of **Z-10-2022**, upon determining that the request is not inconsistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan.*

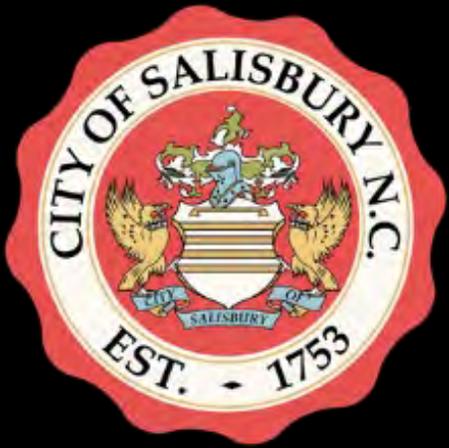


Planning & Zoning Analysis

PLAN REVIEW

Planning Board Recommendation:

This proposal was presented to Planning Board at their courtesy hearing on December 13, 2022. After deliberation, the Planning Board unanimously recommended approval, stating proposal is consistent with the Vision 2020 Comprehensive Plan as submitted.



PETITION TO REZONE

Z-10-2022

CURRENT

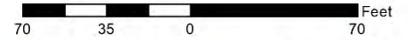
**ZONING: Rowan County (MFR)
Multi-Family Residential**

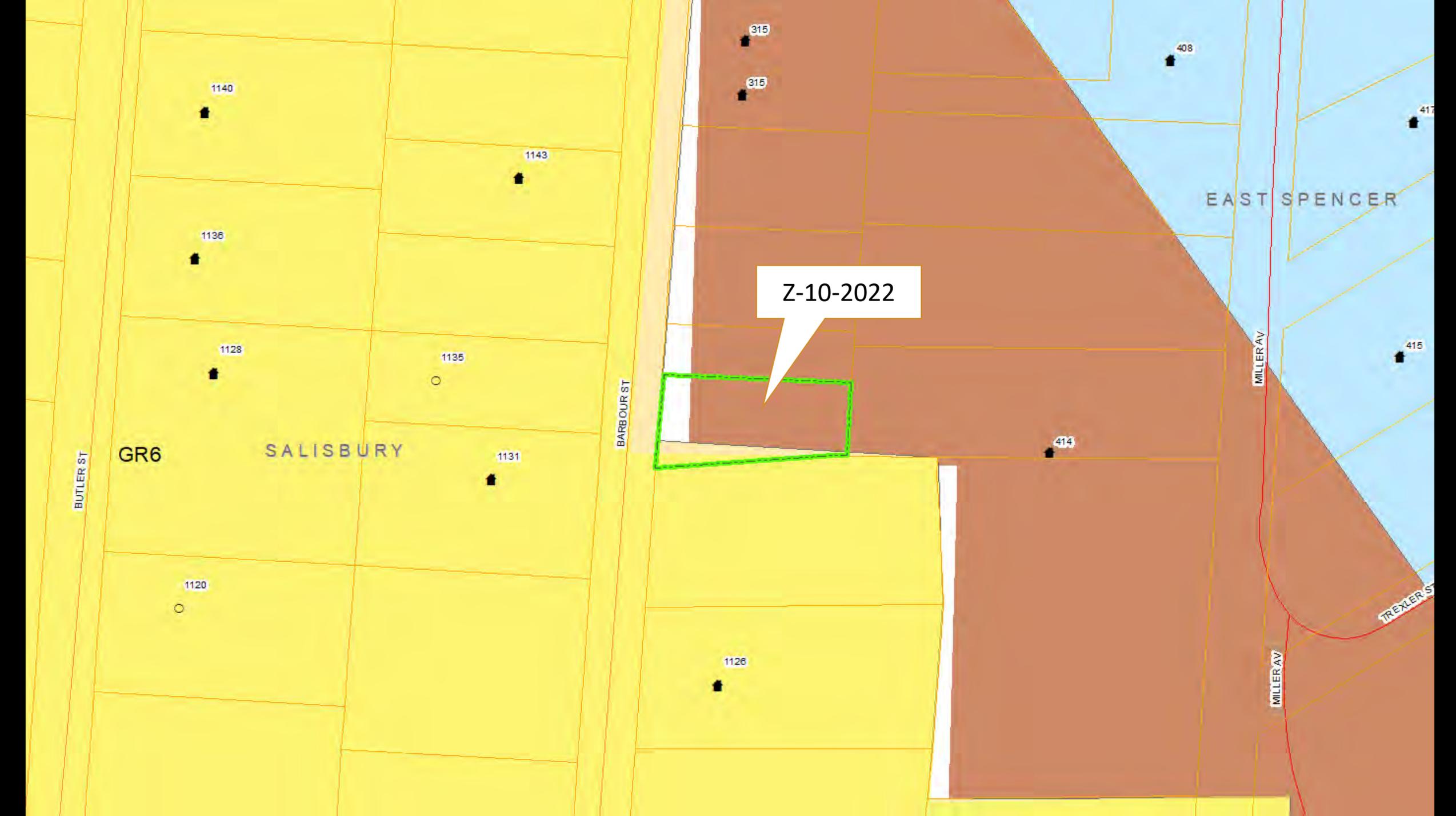
PROPOSED

ZONING: General Residential (GR-6)

Z-10-2022: 1132 BARBOUR ST

Parcel : 025 018
Current Zoning: MFR (Rowan County)
Proposed Zoning: GR-6 (City of Salisbury)





Z-10-2022

BUTLER ST

GR6

SALISBURY

BARBOUR ST

EAST SPENCER

MILLER AV

MILLER AV

TREXLER ST

1140



1143



1136



1128



1135



1131



1120



315



315



408



417



415

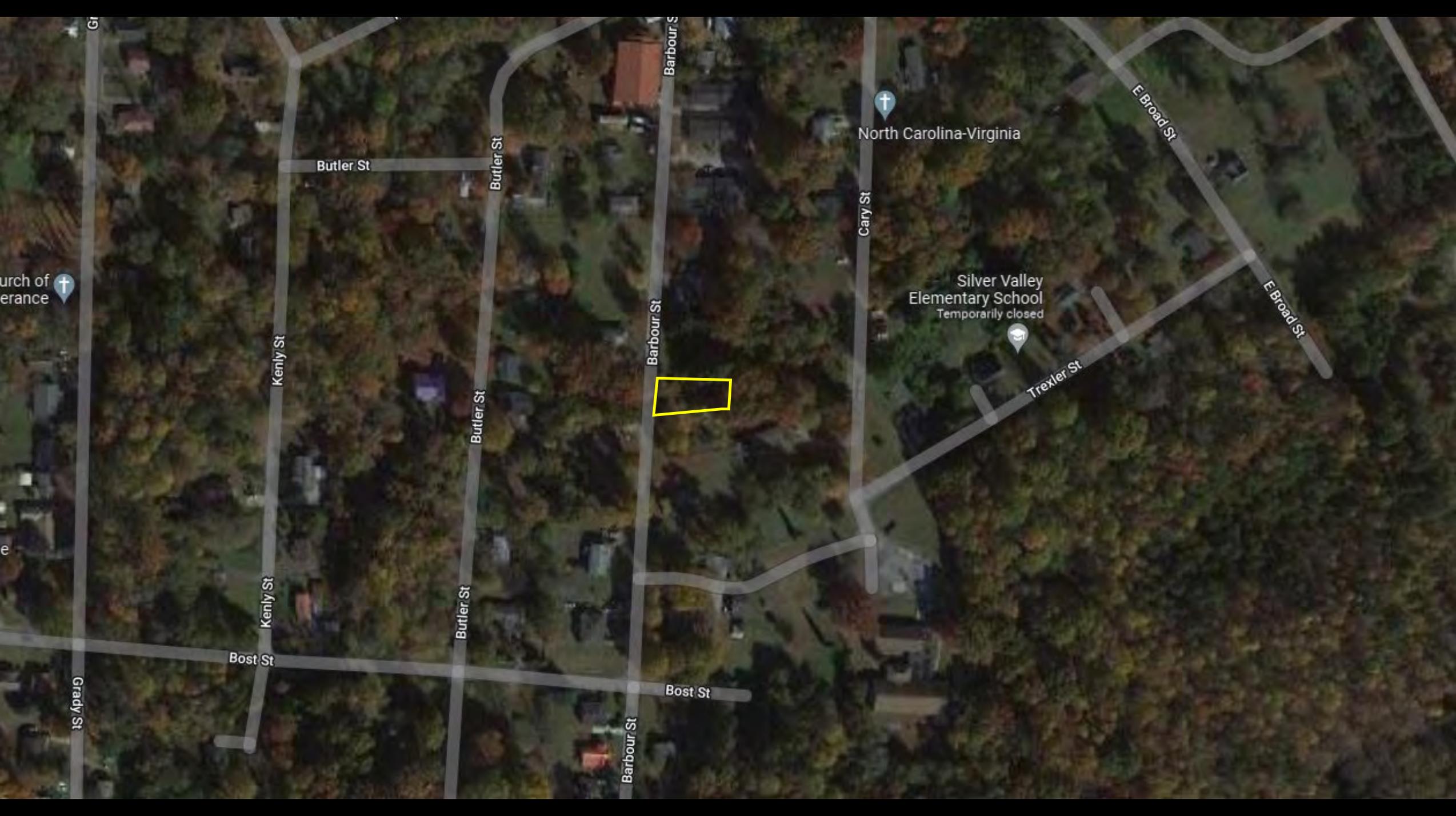


414



1126





Grady St

Church of
Grace

Kenly St

Kenly St

Bost St

Grady St

Butler St

Butler St

Butler St

Butler St

Barbour St

Barbour St

Bost St

Barbour St

Cary St

North Carolina-Virginia

Silver Valley
Elementary School
Temporarily closed

Trexler St

E Broad St

E Broad St

	T3
BASE DISTRICT	GR
Residential	
Dwelling-Single Family	P
Dwelling-Multifamily 4 units /bldg. or less	PND
Dwelling-Multifamily more than 4 units/bldg.	---
Dwelling-Secondary	SUP/CD
Family Care Home (6 or less residents)	P
Home Occupation	PS
Housing Service for the Elderly	PS
Live-Work Unit	---
Manufactured Housing	---
Lodging	
Bed and Breakfast	P
Hotel/Motel/Inn	---
Rooming or Boarding House	---
Office / Service	
Animal Services	---
Banks, Credit Unions, Financial Services	---
Business Support Services	---
Child Care Home	PS
Child Care Center in Residence	SUP/CD
Commercial Child Care Center	---
Community Service Organization	---
Drive Thru Service	---
Equipment Rental	---
Funeral Home	---
Group Care Facility (More than 6 residents)	---
Government Services	SUP/CD
Laundry Services	---
Medical Clinic	---

Permitted Uses

Residential, Lodging, Office/Service Categories

Permitted Uses

Office/Service, Retail, Entertainment Categories

	T3
BASE DISTRICT	GR
Office / Service (cont.)	
Outdoor Kennels	---
Post Office	---
Professional Services	---
Residential Treatment Facility	---
Studio: Art, dance, martial arts, music	---
Vehicle Services: Minor Maintenance/Repair	---
Vehicle Services: Major Repair/Body Work	---
Retail / Restaurant	
Alcoholic Beverage Sales Store	---
Auto Parts Sales	---
Bar/Tavern/Night Club	---
Drive-Thru Retail/Restaurant	---
Gas Station	---
General Retail: 3,500 sf or less	---
General Retail: 3,501 sf - 10,000 sf	---
General Retail: 10,001 sf - 50,000 sf	---
General Retail: Greater than 50,000 sf	---
Restaurant	---
Vehicle or Heavy Equipment Sales	---
Entertainment / Recreation	
Adult Establishment	---
Amusements, Indoor	---
Amusements, Outdoor	---
Cultural or Community Facility	---
Internet/Electronic Gaming	---
Meeting Facility	---
Recreation Facilities, Indoor	---
Recreation Facilities, Outdoor	P
Theater, Movie	---
Theater, Live Performance	---

Permitted Uses

Manufacturing, Civic, Infrastructure Categories

	T3
BASE DISTRICT	GR
Manufacturing / Wholesale	
Agriculture	---
Laundry, dry cleaning plant	---
Manufacturing, Light	---
Manufacturing, Neighborhood	---
Manufacturing, Heavy	---
Media production	---
Metal products fabrication, machine or welding shop	---
Mini-Warehouse	---
Research and development	---
Storage: Outdoor Storage Yard as a primary use	---
Storage: Warehouse/Indoor Storage	---
Wholesaling and distribution	---
Civic / Institutional	
Campground	---
Cemetery	---
College/University	---
Hospital	---
Public Safety Station	SUP/CD
Religious Institution	P
School: Elem. & Secondary	P
School: Vocational/Technical	---
Transportation / Infrastruc	
Air Transportation	---
Parking Lot (primary use)	---
Parking Structure (primary use)	---
Road/Rail Transit - Passenger	---
Road/Rail Freight/Courier/Trucking	---
Utilities-Class 1	P
Utilities-Class 2	SUP/CD
Utilities-Class 3	---
Wireless Telecomm Facility: Stealth	PS
Wireless Telecomm Facility: Tower	---

Vision 2020 Policies

While there are no policies from the Comprehensive Plan which specifically address a map amendment of this nature, staff recommends approval of Z-10-2022, upon determining that the request is not inconsistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan



Planning Board Courtesy Hearing was held December 13, 2022.

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



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

<u>DISTRICT MAP AMENDMENT:</u>	<u>Z-10-2022</u>
Project Title:	1132 Barbour Street
Petitioner(s):	PresPro, LLC
Owner(s):	Journey Capital, LLC
Representative(s) or Developer(s)	Courtney Sotelo
Tax Map - Parcel(s):	Tax Map: 025 Parcel: 018
Size / Scope:	Approximately 0.104 acres
Location:	Located along the 1100 block of Barbour Street, just north of Bost Street.

REQUEST:

**Request to amend the Land Development District Map
by rezoning one (1) parcel at 1132 Barbour Street (PID 025 018) from Rowan County
District Multi-Family Residential (MFR) to General Residential (GR6) upon voluntary
annexation into the City.**

STATEMENT OF CONSISTENCY & RECOMMENDATION:

The Salisbury City Council held a public hearing and reviewed the petition on January 3, 2023. 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 as no policies from the Comprehensive Plan have been found to be in conflict with the rezoning petition.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING TAX MAP 025 PARCEL 018 FROM ROWAN COUNTY DISTRICT MULTI-FAMILY RESIDENTIAL (MFR) TO CITY OF SALISBURY DISTRICT GENERAL RESIDENTIAL (GR6) APPROXIMATELY 0.104 ACRES UPON ANNEXATION. (PETITION NO. Z-10-2022)

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

WHEREAS, the Salisbury Planning Board, an advisory board to the Salisbury City Council, reviewed the rezoning petition on December 13, 2022, unanimously voted to recommend approval as submitted, and stated that the request is consistent with the Vision 2020 Comprehensive Plan; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting on January 3, 2023; and

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

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

SECTION 1. That properties identified in the City of Salisbury and Rowan County as Tax Map 025 Parcel 018 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 'GR6' district.

SECTION 2. That all Ordinances, or parts of Ordinances, in conflict with this Ordinance are hereby repealed to the extent of such conflict;

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

September 13, 2022.

VIA MAIL

[Address Block]

RE: PRESPRO single family build at 1132 Barbour St

Dear [Name],

We have been working with the city of Salisbury on a single residential home development project on 1132 Barbour St Salisbury, North Carolina where this project will become part of the city of Salisbury and rezone the property from Rowan County MFR zoning to a proposed city of Salisbury GR6 zoning

With this rezoning and annexation, we would pursue the approval and development of one single family residence. The residence will be a 2-story 1,326 square foot residence that will have finished landscaping and shrubbery.

We would like to invite you to submit feedback on the project in three separate fashions:

- On-site meeting October 25th at 11 A.M.
- Phone - (850) 530 6328
- Email – brayden@prespro.com

Sincerely,

Brayden Lambert – PRESPRO Sales and Acquisitions Manager

PARCEL_ID	OWNNAME	TAXADD1	CITY
025 1070000001	EVANS CARLA REGINA	179 KIMMON RD	HARMONY
025 018	J2 LAND INVESTMENTS LLC	6549 MOREHEAD RD	HARRISBURG
025 019	LOTHARP WALTER J & WF	612 WHITE OWL FOREST DR	AUGUSTA
025 1170000001	HARVEY ROBERT F	3001 PICKETT ST	HOPEWELL
025 021	KENNEDY SHONTELL SHAREESE	1131 BARBOUR ST	SALISBURY
025 031	GASTON ANDRE P	1901 N ROSELLE RD STE 800	SCHAUMBURG
025 0070000002	NC-VA PRIMITIVE BAPTIST STATE	6418 SULLINS RD	CHARLOTTE
025 015	DAVIS ILER B &	1110 BARBOUR ST	SALISBURY
025 058	WILSON TERESA	1140 BUTLER ST	SALISBURY
025 098	RHYNES CRYSTAL L &	300 S TORRENCE ST	CHARLOTTE
025 005	DIXON SHERRY	PO BOX 298	EAST SPENCER
025 039	BAILEY ROBERT LEE & WF	1115 BARBOUR ST	SALISBURY
025 05801	ALLEN MARY E	1200 BUTLER ST	SALISBURY
025 055	IRA CLUB FBO	67 E MADISON ST #1510	CHICAGO
025 017	MASSEY TYRONE DENZIL	1655 DUNNS MOUNTAIN RD	SALISBURY
025 004	PORTILLO AMAYA GILMA CECILIA	1175 PRESTON LN	SALISBURY
025 035	FAULKNER MARION &	PO BOX 492	EAST SPENCER
025 103	DAVIS DELAFAYETTE DEMARQUIS	1110 BARBOUR ST	SALISBURY
024 177	BRUNO EDITH BEATRIZ	965 UNION CHURCH RD	SALISBURY
025 101	WITHERSPOON LUCILLE PARTEE	512 PEBBLESTONE DR	DURHAM
025 05401	CONEY HOMES LLC	1401 N LONG STREET	SALISBURY
024 163	EAST SPENCER JOINT VENTURE	148 RIVER FRONT DR	CEDAR CREEK
025 057	TATE DERRICK	2596 DALE CREEK DR	ATLANTA
024 167	DP HOLDING COMPANY LLC	PO BOX 1671	SALISBURY

STATE	ZIPCODE	OWN2
NC	28634-9437	
NC	28075-8492	
GA	30909	LOTHARP DELORES
VA	23860-8412	
NC	28144-8294	
IL	60195-3186	
NC	28214	CONVENTION INC
NC	28144-0000	MCLENDON TREVA S
NC	28144-7741	
NC	28204-3164	LONDON JOHN D
NC	28039	
NC	28144-8294	BAILEY MARY
NC	28144-7743	% WANDA ALLEN
IL	60603-3014	
NC	28146	
NC	28147-6926	
NC	28039	FAULKNER EARLENE T
NC	28144	DAVIS ILER W
NC	28146-7975	
NC	27703-6326	C/O STEPHANIE FENNELL
NC	28144-0000	
TX	78612-0000	
GA	30318-7317	
NC	28145-1671	



NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, January 3, 2023 during its 6:00 p.m. meeting to consider the following general rezoning petition. The regularly scheduled January 3, 2023 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, January 3, 2023 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233. Information on accessing the meeting will be available on the City's website at www.salisburync.gov. The meeting can also be viewed on the City's livestream at www.salisburync.gov/webcast or the City's Facebook account.

DISTRICT MAP AMENDMENT: Z-10-2022

Project Title:	1132 Barbour Street
Petitioner(s):	PresPro, LLC
Owner(s):	Journey Capital, LLC
Representative(s) or Developer(s)	Courtney Sotelo
Address:	1132 Barbour Street
Tax Map - Parcel(s):	Tax Map: 025 Parcel: 018
Size / Scope:	Approximately 0.1 acre
Location:	Located along the 1100 block of Barbour Street, just north of Bost Street.

REQUEST:

Request to amend the Land Development Ordinance and Land Development District Map by rezoning approximately 0.1 acre located on Barbour Street from Rowan County District Multi-Family Residential (MFR) to City of Salisbury District General Residential (GR6) upon voluntary annexation.

A copy of the above petition is available for public review at Development Services (132 North Main Street). Persons wishing a copy, or additional information, should call 704-638-5208. If persons would like to respond in writing, they may do so by mailing a letter to Development Services Division, P.O. Box 479, Salisbury, NC 28145 or by e-mail to victoria.bailiff@salisburync.gov.

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

This the 15th day of December 2022.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

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



NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, January 3, 2023 during its 6:00 p.m. meeting to consider the following general rezoning petition. The regularly scheduled January 3, 2023 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, January 3, 2023 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233. Information on accessing the meeting will be available on the City's website at www.salisburync.gov. The meeting can also be viewed on the City's livestream at www.salisburync.gov/webcast or the City's Facebook account.

DISTRICT MAP AMENDMENT: Z-10-2022

Project Title: 1132 Barbour Street
Petitioner(s): PresPro, LLC
Owner(s): Journey Capital, LLC
Representative(s) or Developer(s) Courtney Sotelo
Address: 1132 Barbour Street
Tax Map - Parcel(s): Tax Map: 025 Parcel: 018
Size / Scope: Approximately 0.1 acre
Location: Located along the 1100 block of Barbour Street, just north of Bost Street.

REQUEST:

Request to amend the Land Development Ordinance & Land Development District Map by rezoning approximately 0.1 acre located on Barbour Street from Rowan County District Multi-Family Residential (MFR) to City of Salisbury District General Residential (GR6) upon voluntary annexation.

A copy of the above petition is available for public review at Development Services (132 N. Main Street). Persons wishing a copy, or additional information, should call 704-638-5208. If persons would like to respond in writing, they may do so by mailing a letter to Development Services Division, P.O. Box 479, Salisbury, NC 28145 or by e-mail to victoria.bailiff@salisburync.gov.

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

This the 19th day of December, 2022.

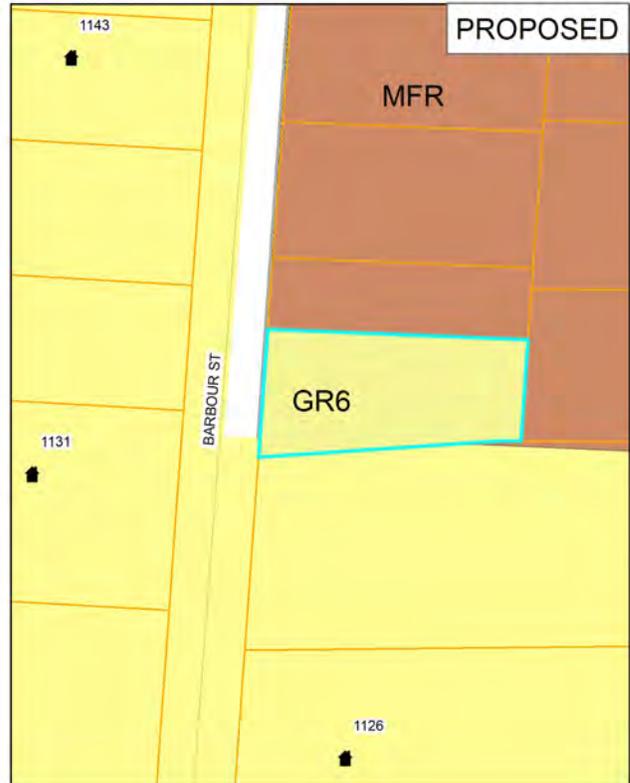
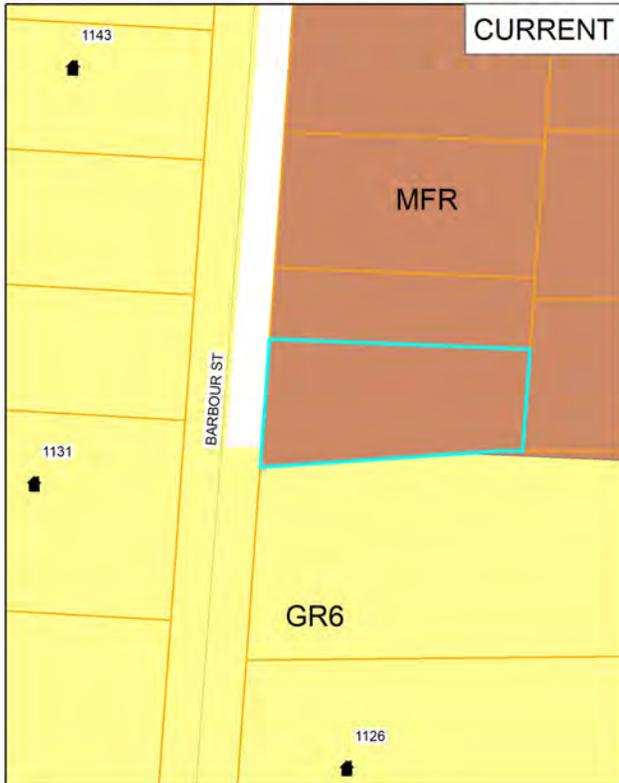
CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

BY: Kelly Baker
Administrative Services Director/City Clerk

Z-10-2022: 1132 BARBOUR ST



Parcel : 025 018
 Current Zoning: MFR (Rowan County)
 Proposed Zoning: GR-6 (City of Salisbury)



PARCEL_ID	OWNNAME	TAXADD1	CITY	STATE	ZIPCODE
025 1070000001	EVANS CARLA REGINA	179 KIMMON RD	HARMONY	NC	28634-9437
025 018	J2 LAND INVESTMENTS LLC	6549 MOREHEAD RD	HARRISBURG	NC	28075-8492
025 019	LOTHARP WALTER J & WF	612 WHITE OWL FOREST DR	AUGUSTA	GA	30909
025 1170000001	HARVEY ROBERT F	3001 PICKETT ST	HOPEWELL	VA	23860-8412
025 021	KENNEDY SHONTELL SHAREESE	1131 BARBOUR ST	SALISBURY	NC	28144-8294
025 031	GASTON ANDRE P	1901 N ROSELLE RD STE 800	SCHAUMBURG	IL	60195-3186
025 0070000002	NC-VA PRIMITIVE BAPTIST STATE	6418 SULLINS RD	CHARLOTTE	NC	28214
025 015	DAVIS ILER B &	1110 BARBOUR ST	SALISBURY	NC	28144-0000
025 058	WILSON TERESA	1140 BUTLER ST	SALISBURY	NC	28144-7741
025 098	RHYNES CRYSTAL L &	300 S TORRENCE ST	CHARLOTTE	NC	28204-3164
025 005	DIXON SHERRY	PO BOX 298	EAST SPENCER	NC	28039
025 039	BAILEY ROBERT LEE & WF	1115 BARBOUR ST	SALISBURY	NC	28144-8294
025 05801	ALLEN MARY E	1200 BUTLER ST	SALISBURY	NC	28144-7743
025 055	IRA CLUB FBO	67 E MADISON ST #1510	CHICAGO	IL	60603-3014
025 017	MASSEY TYRONE DENZIL	1655 DUNNS MOUNTAIN RD	SALISBURY	NC	28146
025 004	PORTILLO AMAYA GILMA CECILIA	1175 PRESTON LN	SALISBURY	NC	28147-6926
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025 103	DAVIS DELAFAYETTE DEMARQUIS	1110 BARBOUR ST	SALISBURY	NC	28144
024 177	BRUNO EDITH BEATRIZ	965 UNION CHURCH RD	SALISBURY	NC	28146-7975
025 101	WITHERSPOON LUCILLE PARTEE	512 PEBBLESTONE DR	DURHAM	NC	27703-6326
025 05401	CONEY HOMES LLC	1401 N LONG STREET	SALISBURY	NC	28144-0000
024 163	EAST SPENCER JOINT VENTURE	148 RIVER FRONT DR	CEDAR CREEK	TX	78612-0000
025 057	TATE DERRICK	2596 DALE CREEK DR	ATLANTA	GA	30318-7317
024 167	DP HOLDING COMPANY LLC	PO BOX 1671	SALISBURY	NC	28145-1671



The Salisbury Planning Board held its regular meeting on Tuesday, December 13, 2022, at 4:00 p.m. with the following being present:

PRESENT: Bill Burgin, Yvonne Dixon, Jayne Land, Timothy Norris, Dennis Rogers, John Schaffer, John Struzick

STAFF: Victoria Bailiff, Senior Planner; Graham Corriher, City Attorney; Hannah Jacobson, Planning Director; Jenni Pfaff, Planning Board Secretary

WELCOME GUESTS AND VISITORS

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

APPROVAL OF MINUTES

Planning Board Minutes of November 8, 2022 were approved by Members present.

NEW BUSINESS

Z-10-2022 1132 Barbour Street; PID: 025 018; Current Zoning: Rowan County Multi-Family Residential (MFR); Proposed Zoning: General Residential (GR-6); Applicant, PresPro, LLC

Presenter: Victoria Bailiff

Request

Upon annexation, the Applicant, PresPro, LLC, is requesting to rezone one (1) parcel (approximately 0.1 acre) from Rowan County Multi-Family Residential (MFR) to General Residential (GR-6).

Staff Presentation

Victoria Bailiff made the Staff presentation, recommending approval. In response to questions from the Board, Ms. Bailiff said that the Applicant plans to use the property for residential use, and is applying for annexation in order to tie into utilities. City Council will have to approve the annexation request prior to approval of the rezoning.

A representative for the Applicant was available for questions from the Board, which had none.

Public Comment

None.

Motion

Yvonne Dixon made a motion to approve the request, as it is consistent with the applicable Vision 2020 policies. All Members present voted AYE.

CD-08-2022 Jake Alexander Self Storage; 1700 South Jake Alexander Boulevard; PID: 063 066; Current Zoning: Corridor Mixed-Use (CMX); Proposed Zoning: Corridor Mixed-Use (CMX) with a Conditional Overlay (CD); Applicant, Jared Birindelli

Presenter: Victoria Bailiff

Request

The Applicant is requesting to rezone one (1) parcel from Corridor Mixed-Use (CMX) to Corridor Mixed-Use (CMX) with a Conditional Overlay (CD) for a self-storage facility.

Staff Presentation

Victoria Bailiff made the staff presentation. Staff recommends approval. TRC also recommends approval following revisions.

Ms. Bailiff's presentation reflected the revisions approved by TRC, which included no connections to adjacent properties, a set-back for the fourth building that is beyond the requirement, and reduced parking.

In response to questions, she explained that the facility would not have a need for much parking, as the site would be unmanned; the connections request is not uncommon due to security concerns. Other similar projects are able to meet the commercial design criteria. She highlighted the location for limited parking, as well as driveways that will serve the buildings for loading. The project will include landscaping and fencing, and the tree canopy is up to code.

Jared Birindelli, the property owner, explained that the facility will be unmanned, with reservations and payment taken online. The customer will receive a telephone call with instructions on how to enter, and a lock will be available in the unit for retrieval. The facility will be remotely monitored. In response to a question from the Board, Mr. Birindelli said that customers will have various methods to communicate with staff. The purpose of the project is to provide affordable storage for local residents and small businesses.

Public Comment

None.

Motion

Dennis Rogers made a motion to approve the request, as consistent with the Vision 2020 plan. All Members present approved.

Z-13-2022 0 Mooresville Road; PID: 462F001; Current Zoning: General Residential (GR-3); Proposed Zoning: Rural Residential (RR); Applicant, Rodney Queen

Presenter: Victoria Bailiff

Request

The Applicant is requesting to rezone one (1) parcel (approximately 3.32 acres) from General Residential (GR-3 to Rural Residential (RR).

Staff Presentation

Victoria Bailiff made the presentation; Staff finds it consistent with Vision 2020, and recommends approval. She explained that this is a request to down-zone the parcel to make it continuous with surrounding parcels.

In response to a question regarding the Grants Landing project planned for the vicinity, she said that no development has begun, and that the project has been approved by TRC.

The Applicant, Rodney Queen, owns a greenhouse on the adjacent property, and explained that he would like consistent zoning for the area in order to expand, and store supplies.

Public Comment

None.

Motion

Jayne Land made a motion to approve the request, as it is consistent with Vision 2020. All Members present approved.

LDOTA-03-2022 Sidewalks

Presenter: Victoria Bailiff

Request

Staff recommendation of a text amendment to reorganize Chapters 4 and 6 to condense sidewalk requirements into one section. Additional changes will require sidewalks around cul-de-sacs and the removal of Street Cross Section E for Minor Streets.

Staff Presentation

In her presentation, Ms. Bailiff outlined the purpose of the request. Condensing regulations into one location within the Ordinance will provide ease of use for Staff as well as the Public. Removal of Street Cross Section E was requested by TRC, and recommended by Engineering.

Public Comment

None.

Motion

Tim Norris made a motion to accept the text amendment. All Members present approved.

LDOTA-04-2022 Airport Overlay

Presenter: Victoria Bailiff

Request

Staff recommendation of a text amendment to reorganize Appendix D: Airport Overlay District language to create a more user-friendly text and to correct the airport elevation.

Staff Presentation

Victoria Bailiff made the presentation, and explained that the request will provide clarification. The edits were requested by Rowan County, which is updating the airport elevation.

Motion

Yvonne Dixon made a motion to accept the text amendment. All Members present approved.

OLD BUSINESS

Forward 2040 Comprehensive Plan Discussion

Presenters: Victoria Bailiff and Hannah Jacobson

Presentation

Members have received copies of the Plan, as well as a high-level explanation at a previous meeting. Hannah Jacobson presented the Future Land Use Map and explained how it will affect rezoning decisions. Ms. Bailiff guided the Members through a mock presentation using the Future Land Use Map and policies from the Forward 2040 Plan.

The Board asked about the process for informing City Council about the Plan. Ms. Jacobson said they are undergoing individual presentations, which are going well.

Members made helpful suggestions for future presentations.

<https://salisburync.gov/Government/Community-Planning-Services/Community-Plans/Forward-2040>.

STAFF UPDATES

2023 Planning Board Meeting Calendar

Ms. Bailiff presented the meeting calendar for 2023, and emphasized the importance of attendance.

Update on Planning Board Vacancy

Currently, the Board has one vacancy, and another to come in March. Two potential Members were present at today's meeting. There are currently two Members within the ETJ.

ADJOURN 5:20 p.m.

John Schaffer, Chair

Jennifer Pfaff, Secretary

DRAFT

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 01/03/2023

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

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

Requested Agenda Item: Z-13-2022 – 0 Mooresville Road / Parcel ID 462F001

Description of Requested Agenda Item: Z-13-2022 Request to rezone one (1) parcel located along the 2200 block of Mooresville Road, between Rowan Mill Road and Forrest Drive, (PID 462F001) being approximately 3.32 acres, from General Residential (GR-3) to Rural Residential (RR)

Attachments: Yes No

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

Action Requested of Council for Agenda Item: *(Please note if item includes an ordinance, resolution or petition)*
Council to consider adopting an ordinance to rezone the subject parcel as requested.

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

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

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

For Use in Clerk's Office Only

Salisbury City Council Agenda Item Request Form



Approved

Delayed

Declined

Reason:



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

REZONING PETITION

PAID
 OCT 24 2022
 BY: CK 328 *g* \$800-

SHADED AREAS FOR STAFF USE ONLY

FILING DATE 10/24/2022
CASE # 2-13-2022
PLAN REVIEW CASE # (IF APPLICABLE): _____

ZONING MAP AMENDMENT:
GENERAL REZONING \$ 800
 * FEES PER CITY OF SALISBURY BUDGET ORDINANCE

PETITION TYPE

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

EXISTING DISTRICT(S): GR-3
PROPOSED DISTRICT(S): R.R

REASON AND/OR DEVELOPMENT PROPOSAL FOR THE REZONING REQUEST:

For Agriculture

PROPERTY & CONTACT INFORMATION

Rowan County Parcel ID(s): 462F001
 Address or Site Location: 0 Mooresville Rd.
 Subdivision: N/A Lot(s): _____
 Petitioner: Rodney Queen Representative: _____
 Address: 906 Overhill Road 28144
 Email: Rodneque@aol.com Best Phone: 704-239-3617
 Owner(s) (if different than petitioner): Katherine Queen
 Address: 8535 Hillcrest Dr. Rockwell NC 28138
 Email: KatieSolomone@gmail.com Daytime Phone: 704 245 2947

SIGNATURE

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

Petitioner (or representative): Rodney Queen
 Owner(s) Signature(s): Katie Queen



Planning & Zoning Analysis

CASE NO.	Z-13-2022
Petitioner(s)	Rodney Queen
Owner(s)	Hsin-Wei Lin, Hsiao-Ch Lin, and Katherine Queen
Representative(s)	Rodney Queen
Address	0 Mooresville Road
Tax Map & Parcel(s)	462F001
Size / Scope	Approximately 3.32 acres
Location	Located along the 2200 block of Mooresville Road, between Rowan Mill Road and Forrest Drive.

PETITIONER REQUEST

Request:	Petition proposes to amend the Land Development Ordinance district map by rezoning one (1) parcel, being approximately 3.32 acres in total, from General Residential (GR3) to Rural Residential (RR).
Staff Comments:	The property is already located within the Salisbury City Limits.
Uses:	This proposal is for general zoning purposes only. This request is not a conditional district zoning request; therefore, all uses of the requested RR zoning will be permitted per the existing Use Matrix.



Planning & Zoning Analysis

CHARACTER OF AREA

Overview:

The parcel identified in this petition is currently undeveloped.

Existing uses in the vicinity include residential, agricultural, and institutional properties. This rezoning will have little effect on surrounding properties as all adjoining properties are either in the same zoning district that has been proposed or in a district of higher intensity.

Surrounding Land Use(s) & Zoning:

<i>Location</i>	<i>Existing Land Uses</i>	<i>Existing Zoning</i>
North of area	Residential	RR, GR3
East of area	Institutional	RR
South of area	Undeveloped	GR3
West of area	Agricultural, undeveloped	RR



INFRASTRUCUTRE & CIVIC/COMMUNITY FACILITIES

Public Schools:

Elementary: Hurley Elementary
Middle: Knox Middle
High: Salisbury High

Fire District:

The parcel is currently within the Salisbury City Fire district.

Utilities

Water & Sewer:

Water and sewer are currently available to the subject parcel.

Transportation

Transit:

This site is not currently served by Salisbury Public Transit. The nearest transit route is in the 1000 block of Mooresville Road.

Property Access(s):

The parcel has access on Mooresville Road; this access point will not be affected by rezoning the site.

Public Improvements:

Mooresville Road is maintained by the State.

ENVIRONMENT

Topography / Hydrology:

This parcel is relatively flat and has been cleared of most all existing vegetation.

Flood Hazard / Streams / Wetlands:

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



COMPREHENSIVE & AREA PLANS

Applicable Plans:

Economic Opportunity Vision:

Vision 2020 Comprehensive Plan

We see a community of workers with good paying jobs, and a diverse local economy with employment in services, retail, manufacturing and agriculture, among others. We see workers with pride in their work and the prospect of continual advancement as they go on to develop their skills and earning power.

*Staff recommends approval of **Z-13-2022**, determining the request is consistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan.*

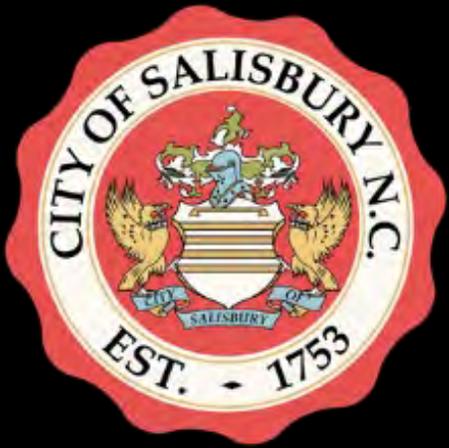


Planning & Zoning Analysis

PLAN REVIEW

Planning Board Recommendation:

This proposal was presented to Planning Board at their courtesy hearing on December 13, 2022. After deliberation, the Planning Board unanimously recommended approval, stating proposal is consistent with the Vision 2020 Comprehensive Plan as submitted.



PETITION TO REZONE

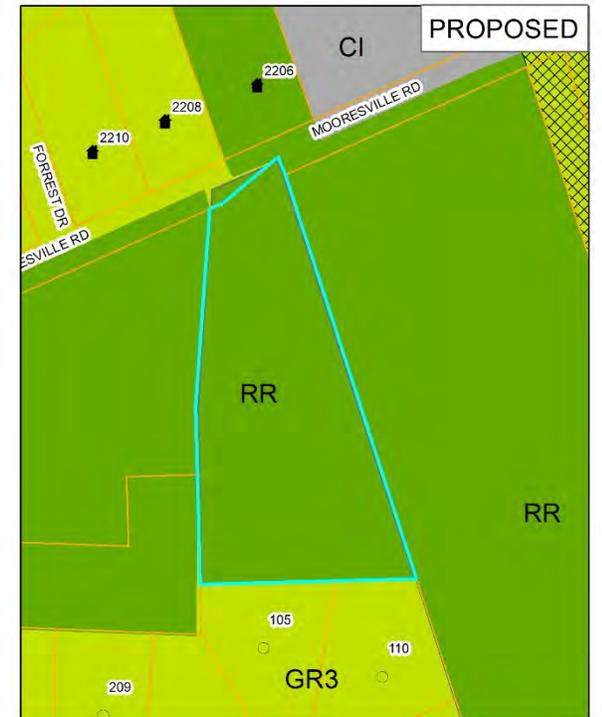
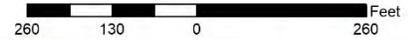
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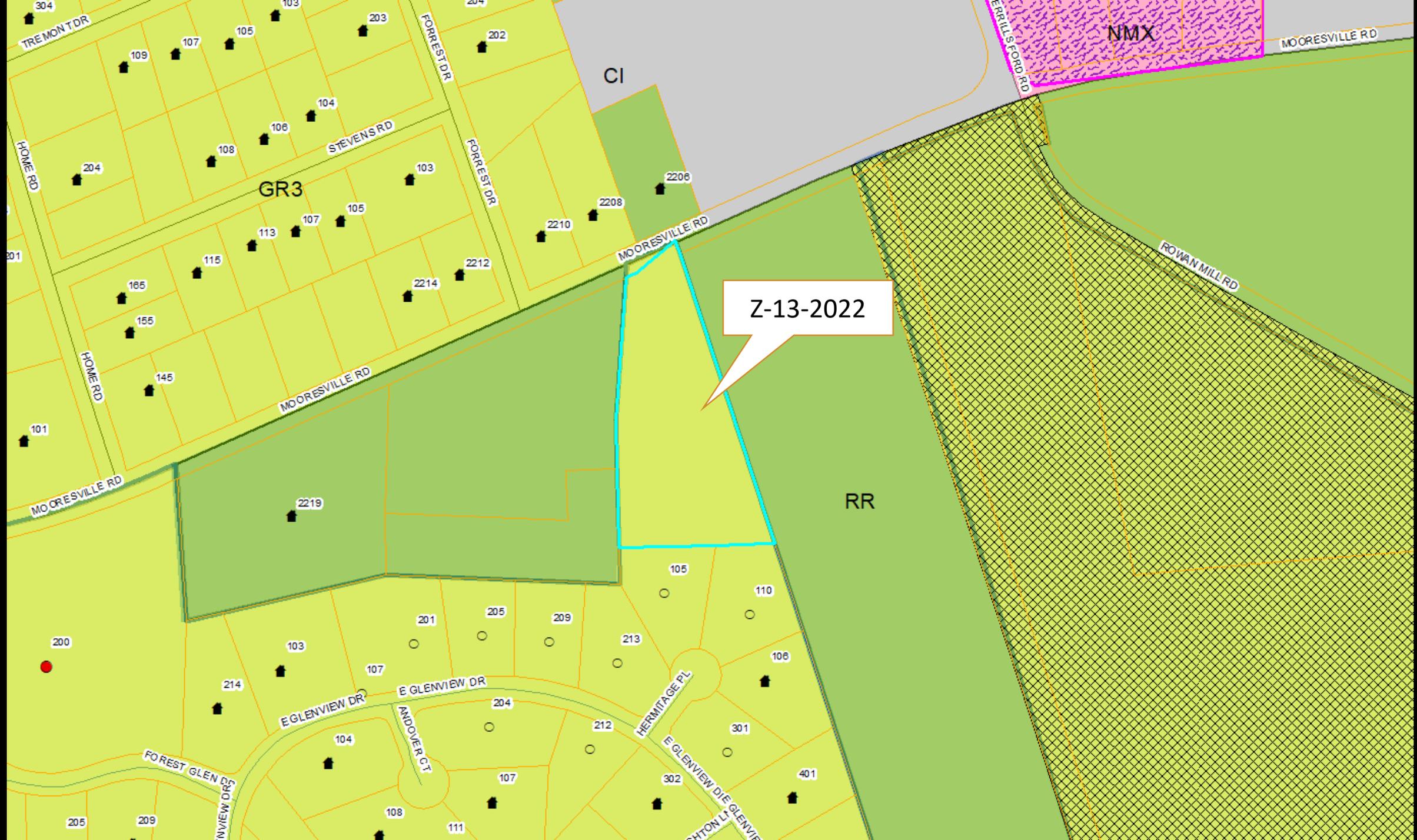
CURRENT ZONING: General Residential (GR3)

PROPOSED ZONING: Rural Residential (RR)

Z-13-2022: 0 MOORESVILLE RD

Parcels : 462F001
Current Zoning: General Residential, GR-3
Proposed Zoning: Rural Residential, RR





Z-13-2022

GR3

RR

NMX

CI

TREMON DR

HOME RD

FORRESTER DR

STEVENS RD

FORRESTER DR

MOORSVILLE RD

MOORSVILLE RD

MOORSVILLE RD

ERRILL'S FORD RD

MOORSVILLE RD

ROWAN MILL RD

E GLENVIEW DR

E GLENVIEW DR

HERMITAGE PL

FOREST GLEN DR

ANDOVER CT

E GLENVIEW DR

109

107

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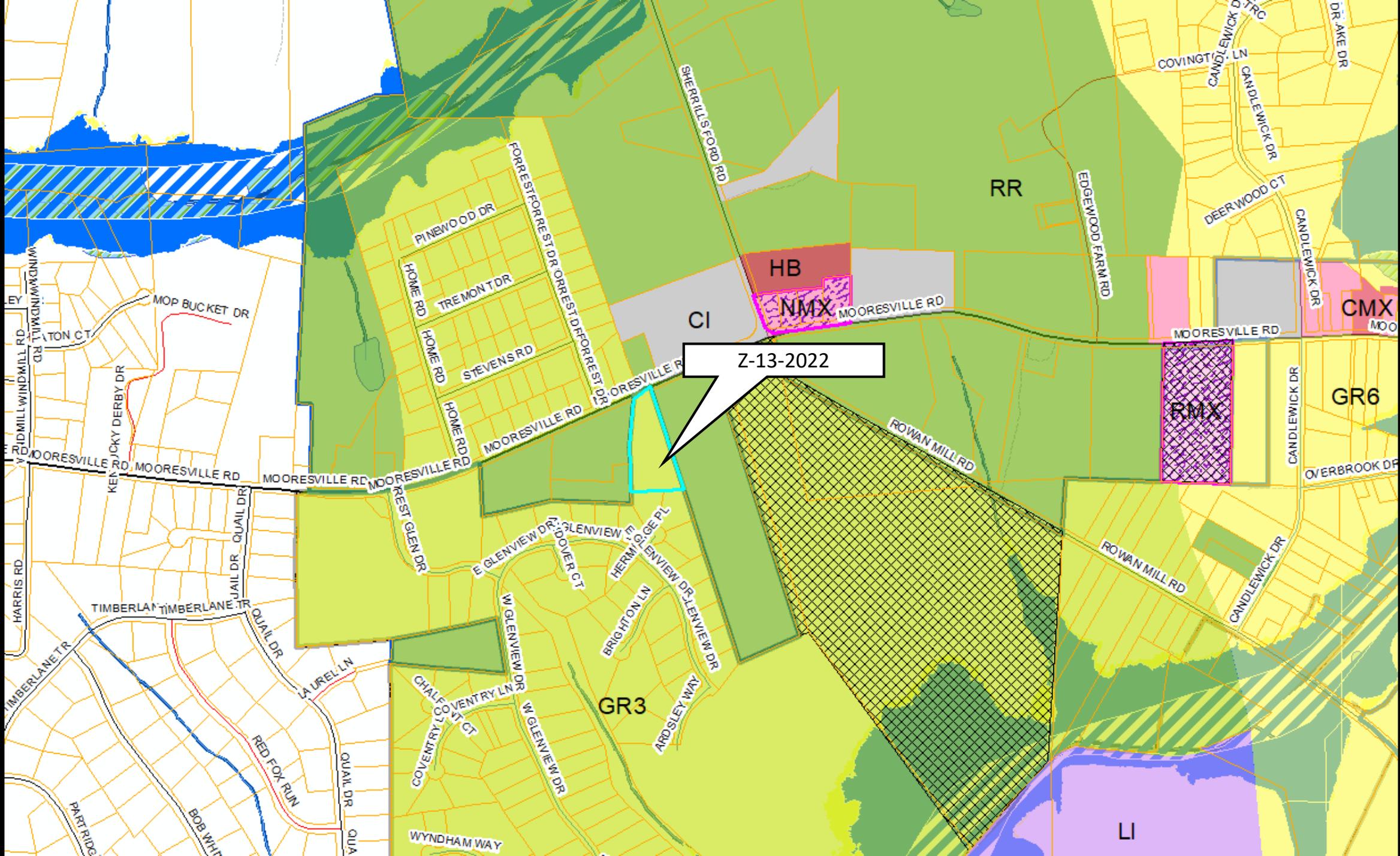
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Z-13-2022



Tremont Dr

Stevens Dr

Home Rd

Forest Dr

Moorsville Rd

Moorsville Rd

Sherrills Ford Rd

Rowan Mill Rd

Moorsville Rd

Rowan Mill Rd

Forest Glen Dr

E Glenview Dr

Produce Market
Dollar store

Carmel Baptist Church

Trinity Church

Gospel Light Baptist Church

World Hope Worship Center

Trees and Plants Nursery and Garden Center

	T3	T2
BASE DISTRICT	GR	RR
Residential		
Dwelling-Single Family	P	P
Dwelling-Multifamily 4 units/bldg. or less	PND	—
Dwelling-Multifamily more than 4 units/bldg.	—	—
Dwelling-Secondary	SUP/CD	SUP/CD
Family Care Home (6 or less residents)	P	P
Home Occupation	PS	PS
Housing Service for the Elderly	PS	—
Live-Work Unit	—	—
Manufactured Housing	—	PS
Lodging		
Bed and Breakfast	P	P
Hotel/Motel/Inn	—	—
Rooming or Boarding House	—	—
Office / Service		
Animal Services	—	PS
Banks, Credit Unions, Financial Services	—	—
Business Support Services	—	—
Child Care Home	PS	PS
Child Care Center in Residence	SUP/CD	SUP/CD
Commercial Child Care Center	—	—
Community Service Organization	—	—
Drive Thru Service	—	—
Equipment Rental	—	—
Funeral Home	—	—
Group Care Facility (More than 6 residents)	—	—
Government Services	SUP/CD	SUP/CD
Laundry Services	—	—
Medical Clinic	—	—

Permitted Uses

Residential, Lodging, Office/Service Categories

Permitted Uses

Office/Service, Retail, Entertainment Categories

	T3	T2
BASE DISTRICT	GR	RR
Office / Service (cont.)		
Outdoor Kennels	---	P
Post Office	---	---
Professional Services	---	---
Residential Treatment Facility	---	SUP/CD
Studio: Art, dance, martial arts, music	---	---
Vehicle Services: Minor Maintenance/Repair	---	---
Vehicle Services: Major Repair/Body Work	---	---
Retail / Restaurant		
Alcoholic Beverage Sales Store	---	---
Auto Parts Sales	---	---
Bar/Tavern/Night Club	---	---
Drive-Thru Retail/Restaurant	---	---
Gas Station	---	---
General Retail: 3,500 sf or less	---	---
General Retail: 3,501 sf - 10,000 sf	---	---
General Retail: 10,001 sf - 50,000 sf	---	---
General Retail: Greater than 50,000 sf	---	---
Restaurant	---	---
Vehicle or Heavy Equipment Sales	---	---
Entertainment / Recreation		
Adult Establishment	---	---
Amusements, Indoor	---	---
Amusements, Outdoor	---	---
Cultural or Community Facility	---	P
Internet/Electronic Gaming	---	---
Meeting Facility	---	P
Recreation Facilities, Indoor	---	P
Recreation Facilities, Outdoor	P	P
Theater, Movie	---	---
Theater, Live Performance	---	---

Permitted Uses

Manufacturing, Civic, Infrastructure Categories

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

Vision 2020

- **Economic Opportunity Vision:** We see a community of workers with good paying jobs, and a diverse local economy with employment in services, retail, manufacturing and agriculture, among others. We see workers with pride in their work and the prospect of continual advancement as they go on to develop their skills and earning power.



Planning Board Courtesy Hearing was held December 13, 2022.

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



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

DISTRICT MAP AMENDMENT: **Z-13-2022**
Project Title: 0 Mooresville Road
Petitioner(s): Rodney Queen
Owner(s): Hsin-Wei Lin, Hsiao-Ch Lin, and Katherine Queen
Representative(s) or Developer(s) Rodney Queen
Tax Map Parcel(s): 462F001
Size / Scope: Approximately 3.32 acres encompassing one (1) parcel.
Location: Located along the 2200 block of Mooresville Road, between Rowan Mill Road and Forrest Drive.

REQUEST:

**Request to amend the Land Development District Map
by rezoning one (1) parcel at 0 Mooresville Road (PID 462F001) from General Residential (GR3) to Rural Residential (RR).**

STATEMENT OF CONSISTENCY & RECOMMENDATION:

The Salisbury City Council held a public hearing and reviewed the petition on January 3, 2023. 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:

Economic Opportunity Vision: We see a community of workers with good paying jobs, and a diverse local economy with employment in services, retail, manufacturing and agriculture, among others. We see workers with pride in their work and the prospect of continual advancement as they go on to develop their skills and earning power.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING TAX MAP 462F PARCEL 001 FROM GENERAL RESIDENTIAL (GR3) TO RURAL RESIDENTIAL (RR) APPROXIMATELY 3.32 ACRES. (PETITION NO. Z-13-2022)

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

WHEREAS, the Salisbury Planning Board, an advisory board to the Salisbury City Council, reviewed the rezoning petition on December 13, 2022, unanimously voted to recommend approval as submitted, and stated that the request is consistent with the Vision 2020 Comprehensive Plan; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting on January 3, 2023; and

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

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

SECTION 1. That properties identified in the City of Salisbury and Rowan County as Tax Map 462F Parcel 001 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 'RR' district.

SECTION 2. That all Ordinances, or parts of Ordinances, in conflict with this Ordinance are hereby repealed to the extent of such conflict;

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

November 4, 2022

Rodney Queen
2213 Mooresville Road
Salisbury, NC 28147

Mr. Christopher William Queen
2213 Mooresville Road
Salisbury, NC 28147

Re: Rezoning Parcel ID: 462F001

Dear Mr. Christopher William Queen:

I am contacting you to inform you that I am applying to rezone Parcel ID: 462F001, the lot immediately east of Trees & Plants Nursery and Garden Center and immediately west of World Hope Worship Center on Mooresville Road. I am wanting to rezone so that Trees & Plants Nursery and Garden Center can expand the nursery. Parcel ID: 462F001 is currently zoned 'Residential', and I want to change that zoning to 'Rural Residential'. I have scheduled a meeting for Friday, November 18, 2022, at 7PM at Trees & Plants Nursery & Garden Center at 2213 Mooresville Road, so that I may answer any questions you may have.

Please feel free to drop in for discussion. Should you have any questions prior to the meeting, please feel free to contact me at 704-239-3617.

****Note**** This is a 2nd mailing.

Sincerely,

Rodney Queen
rodneque@aol.com

PARCEL_ID	OWNNAME	TAXADD1	CITY	STATE
459 101	TRINITY WESLEYAN CHURCH	2200 MOORESVILLE RD	SALISBURY	NC
462 147	INTERNTL OF THE FOURSQ GOSP	PO BOX 2407	SALISBURY	NC
462F008	FOREST GLEN INC	212 FERNCLIFF DR	SALISBURY	NC
459A047	STONE PROPERTIES & DEV LLC	134 PLANTATION DR	MOORESVILLE	NC
462 007	TURNER RICK	114 W GLENVIEW DR	SALISBURY	NC
462F010	WIMMER THOMAS L & WF	106 HERMITAGE PL	SALISBURY	NC
459A048	KELLY STEPHANIE &	2210 MOORESVILLE RD	SALISBURY	NC
459 100	YARBORO FREDDIE DAVID & WF	2206 MOORESVILLE RD	SALISBURY	NC
462F001	LIN HSIN-WEI & LIN HSIAO-CH &	906 OVERHILL RD	SALISBURY	NC
462F009	DIMATTEO VINCENT & WF	23 RAYMOND CT	HOLBROOK	NY
462F007	LEWIS ANTHONY W & SPOUSE	213 E GLENVIEW DR	SALISBURY	NC



NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, January 3, 2023 during its 6:00 p.m. meeting to consider the following general rezoning petition. The regularly scheduled January 3, 2023 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, January 3, 2023 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233. Information on accessing the meeting will be available on the City's website at www.salisburync.gov. The meeting can also be viewed on the City's livestream at www.salisburync.gov/webcast or the City's Facebook account.

DISTRICT MAP AMENDMENT: Z-13-2022

Project Title:	0 Mooresville Road
Petitioner(s):	Rodney Queen
Owner(s):	Hsin-Wei Lin, Hsiao-Ch Lin, and Katherine Queen
Representative(s) or Developer(s)	Rodney Queen
Address:	0 Mooresville Road
Tax Map - Parcel(s):	Tax Map: 462F Parcel: 001
Size / Scope:	Approximately 3.32 acres
Location:	Located along the 2200 block of Mooresville Road, between Rowan Mill Road and Forrest Drive.

REQUEST:

Request to amend the Land Development Ordinance & Land Development District Map by rezoning approximately 3.32 acres located on Mooresville Road from General Residential (GR3) to Rural Residential (RR) upon voluntary annexation.

A copy of the above petition is available for public review at Development Services (132 N. Main Street). Persons wishing a copy, or additional information, should call 704-638-5208. If persons would like to respond in writing, they may do so by mailing a letter to Development Services Division, P.O. Box 479, Salisbury, NC 28145 or by e-mail to victoria.bailiff@salisburync.gov.

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

This the 19th day of December, 2022.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

BY: Kelly Baker
Administrative Services Director/City Clerk

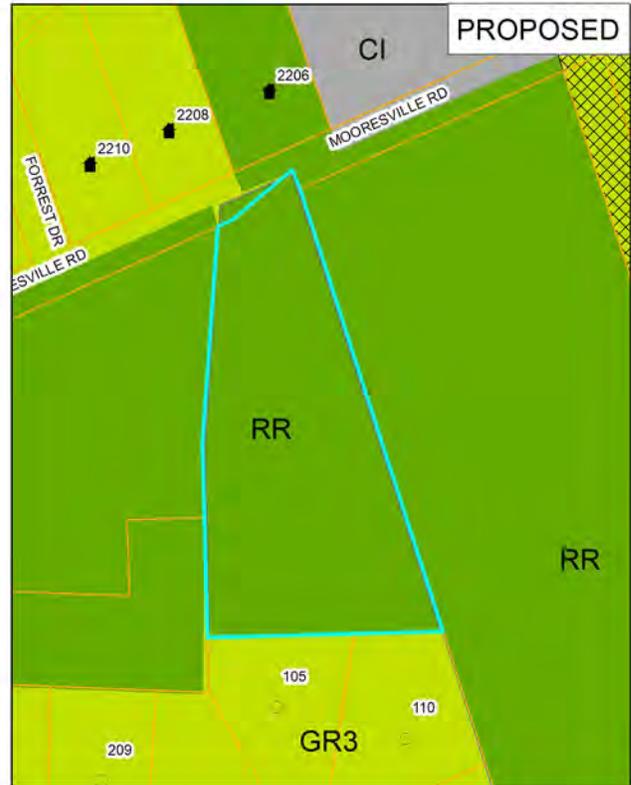
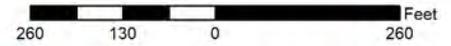
Z-13-2022: 0 MOORESVILLE RD



Parcels : 462F001

Current Zoning: General Residential, GR-3

Proposed Zoning: Rural Residential, RR



PARCEL_ID	OWNNAME	TAXADD1	CITY	STATE	ZIPCODE
459 101	TRINITY WESLEYAN CHURCH	2200 MOORESVILLE RD	SALISBURY	NC	28147
462 147	INTERNTL OF THE FOURSQ GOSP	PO BOX 2407	SALISBURY	NC	28145
462F008	FOREST GLEN INC	212 FERNCLIFF DR	SALISBURY	NC	28147-7211
459A047	STONE PROPERTIES & DEV LLC	134 PLANTATION DR	MOORESVILLE	NC	28117-5820
462 007	TURNER RICK & CHRISTOPHER WILLIAM QUEEN	114 W GLENVIEW DR	SALISBURY	NC	28147-7208
462F010	WIMMER THOMAS L & BETTY JO	106 HERMITAGE PL	SALISBURY	NC	28147
459A048	KELLY STEPHANIE & ELIZABETH BENNOCH	2210 MOORESVILLE RD	SALISBURY	NC	28147
459 100	YARBORO FREDDIE DAVID & SHIRLEY HESS	2206 MOORESVILLE RD	SALISBURY	NC	28147
462F001	LIN HSIN-WEI & LIN HSIAO-CH & KATHERINE QUEEN	906 OVERHILL RD	SALISBURY	NC	28144-9032
462F009	DIMATTEO VINCENT & CATHY	23 RAYMOND CT	HOLBROOK	NY	11741
462F007	LEWIS ANTHONY W & CRYSTAL M	213 E GLENVIEW DR	SALISBURY	NC	28147-7207



NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, January 3, 2023 during its 6:00 p.m. meeting to consider the following general rezoning petition. The regularly scheduled January 3, 2023 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, January 3, 2023 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233. Information on accessing the meeting will be available on the City's website at www.salisburync.gov. The meeting can also be viewed on the City's livestream at www.salisburync.gov/webcast or the City's Facebook account.

DISTRICT MAP AMENDMENT: Z-13-2022

Project Title:	0 Mooresville Road
Petitioner(s):	Rodney Queen
Owner(s):	Hsin-Wei Lin, Hsiao-Ch Lin, and Katherine Queen
Representative(s) or Developer(s)	Rodney Queen
Address:	0 Mooresville Road
Tax Map - Parcel(s):	Tax Map: 462F Parcel: 001
Size / Scope:	Approximately 3.32 acres
Location:	Located along the 2200 block of Mooresville Road, between Rowan Mill Road and Forrest Drive.

REQUEST:

Request to amend the Land Development Ordinance and Land Development District Map by rezoning approximately 3.32 acres located on Mooresville Road from General Residential (GR3) to Rural Residential (RR) upon voluntary annexation.

A copy of the above petition is available for public review at Development Services (132 North Main Street). Persons wishing a copy, or additional information, should call 704-638-5208. If persons would like to respond in writing, they may do so by mailing a letter to Development Services Division, P.O. Box 479, Salisbury, NC 28145 or by e-mail to victoria.bailiff@salisburync.gov.

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

This the 15th day of December 2022.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

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



The Salisbury Planning Board held its regular meeting on Tuesday, December 13, 2022, at 4:00 p.m. with the following being present:

PRESENT: Bill Burgin, Yvonne Dixon, Jayne Land, Timothy Norris, Dennis Rogers, John Schaffer, John Struzick

STAFF: Victoria Bailiff, Senior Planner; Graham Corriher, City Attorney; Hannah Jacobson, Planning Director; Jenni Pfaff, Planning Board Secretary

WELCOME GUESTS AND VISITORS

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

APPROVAL OF MINUTES

Planning Board Minutes of November 8, 2022 were approved by Members present.

NEW BUSINESS

Z-10-2022 1132 Barbour Street; PID: 025 018; Current Zoning: Rowan County Multi-Family Residential (MFR); Proposed Zoning: General Residential (GR-6); Applicant, PresPro, LLC

Presenter: Victoria Bailiff

Request

Upon annexation, the Applicant, PresPro, LLC, is requesting to rezone one (1) parcel (approximately 0.1 acre) from Rowan County Multi-Family Residential (MFR) to General Residential (GR-6).

Staff Presentation

Victoria Bailiff made the Staff presentation, recommending approval. In response to questions from the Board, Ms. Bailiff said that the Applicant plans to use the property for residential use, and is applying for annexation in order to tie into utilities. City Council will have to approve the annexation request prior to approval of the rezoning.

A representative for the Applicant was available for questions from the Board, which had none.

Public Comment

None.

Motion

Yvonne Dixon made a motion to approve the request, as it is consistent with the applicable Vision 2020 policies. All Members present voted AYE.

CD-08-2022 Jake Alexander Self Storage; 1700 South Jake Alexander Boulevard; PID: 063 066; Current Zoning: Corridor Mixed-Use (CMX); Proposed Zoning: Corridor Mixed-Use (CMX) with a Conditional Overlay (CD); Applicant, Jared Birindelli

Presenter: Victoria Bailiff

Request

The Applicant is requesting to rezone one (1) parcel from Corridor Mixed-Use (CMX) to Corridor Mixed-Use (CMX) with a Conditional Overlay (CD) for a self-storage facility.

Staff Presentation

Victoria Bailiff made the staff presentation. Staff recommends approval. TRC also recommends approval following revisions.

Ms. Bailiff's presentation reflected the revisions approved by TRC, which included no connections to adjacent properties, a set-back for the fourth building that is beyond the requirement, and reduced parking.

In response to questions, she explained that the facility would not have a need for much parking, as the site would be unmanned; the connections request is not uncommon due to security concerns. Other similar projects are able to meet the commercial design criteria. She highlighted the location for limited parking, as well as driveways that will serve the buildings for loading. The project will include landscaping and fencing, and the tree canopy is up to code.

Jared Birindelli, the property owner, explained that the facility will be unmanned, with reservations and payment taken online. The customer will receive a telephone call with instructions on how to enter, and a lock will be available in the unit for retrieval. The facility will be remotely monitored. In response to a question from the Board, Mr. Birindelli said that customers will have various methods to communicate with staff. The purpose of the project is to provide affordable storage for local residents and small businesses.

Public Comment

None.

Motion

Dennis Rogers made a motion to approve the request, as consistent with the Vision 2020 plan. All Members present approved.

Z-13-2022 0 Mooresville Road; PID: 462F001; Current Zoning: General Residential (GR-3); Proposed Zoning: Rural Residential (RR); Applicant, Rodney Queen

Presenter: Victoria Bailiff

Request

The Applicant is requesting to rezone one (1) parcel (approximately 3.32 acres) from General Residential (GR-3 to Rural Residential (RR).

Staff Presentation

Victoria Bailiff made the presentation; Staff finds it consistent with Vision 2020, and recommends approval. She explained that this is a request to down-zone the parcel to make it continuous with surrounding parcels.

In response to a question regarding the Grants Landing project planned for the vicinity, she said that no development has begun, and that the project has been approved by TRC.

The Applicant, Rodney Queen, owns a greenhouse on the adjacent property, and explained that he would like consistent zoning for the area in order to expand, and store supplies.

Public Comment

None.

Motion

Jayne Land made a motion to approve the request, as it is consistent with Vision 2020. All Members present approved.

LDOTA-03-2022 Sidewalks

Presenter: Victoria Bailiff

Request

Staff recommendation of a text amendment to reorganize Chapters 4 and 6 to condense sidewalk requirements into one section. Additional changes will require sidewalks around cul-de-sacs and the removal of Street Cross Section E for Minor Streets.

Staff Presentation

In her presentation, Ms. Bailiff outlined the purpose of the request. Condensing regulations into one location within the Ordinance will provide ease of use for Staff as well as the Public. Removal of Street Cross Section E was requested by TRC, and recommended by Engineering.

Public Comment

None.

Motion

Tim Norris made a motion to accept the text amendment. All Members present approved.

LDOTA-04-2022 Airport Overlay

Presenter: Victoria Bailiff

Request

Staff recommendation of a text amendment to reorganize Appendix D: Airport Overlay District language to create a more user-friendly text and to correct the airport elevation.

Staff Presentation

Victoria Bailiff made the presentation, and explained that the request will provide clarification. The edits were requested by Rowan County, which is updating the airport elevation.

Motion

Yvonne Dixon made a motion to accept the text amendment. All Members present approved.

OLD BUSINESS

Forward 2040 Comprehensive Plan Discussion

Presenters: Victoria Bailiff and Hannah Jacobson

Presentation

Members have received copies of the Plan, as well as a high-level explanation at a previous meeting. Hannah Jacobson presented the Future Land Use Map and explained how it will affect rezoning decisions. Ms. Bailiff guided the Members through a mock presentation using the Future Land Use Map and policies from the Forward 2040 Plan.

The Board asked about the process for informing City Council about the Plan. Ms. Jacobson said they are undergoing individual presentations, which are going well.

Members made helpful suggestions for future presentations.

<https://salisburync.gov/Government/Community-Planning-Services/Community-Plans/Forward-2040>.

STAFF UPDATES

2023 Planning Board Meeting Calendar

Ms. Bailiff presented the meeting calendar for 2023, and emphasized the importance of attendance.

Update on Planning Board Vacancy

Currently, the Board has one vacancy, and another to come in March. Two potential Members were present at today's meeting. There are currently two Members within the ETJ.

ADJOURN 5:20 p.m.

John Schaffer, Chair

Jennifer Pfaff, Secretary

DRAFT

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: 01/03/2023

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

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

Requested Agenda Item: CD-08-2022 Jake Alexander Self Storage – 1700 S Jake Alexander Boulevard / Parcel ID 063 066

Description of Requested Agenda Item: CD-08-2022 Request to rezone one (1) parcel located in the 1700 block of S Jake Alexander Boulevard, just west of the railroad tracks, (PID 063 066) being approximately 6.823 acres, from Corridor Mixed-Use (CMX) to Corridor Mixed-Use (CMX) with a Conditional District Overlay (CD) to request an alternative design for a new self-storage facility as permitted by Section 15.23 of the Land Development Ordinance.

Attachments: Yes No

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

Action Requested of Council for Agenda Item: *(Please note if item includes an ordinance, resolution or petition)*
Council to consider adopting an ordinance to rezone the subject parcel as requested.

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

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

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

Salisbury City Council Agenda Item Request Form



For Use in Clerk's Office Only

Approved

Delayed

Declined

Reason:

RECEIVED

By Jennifer Curlee at 9:45 am, Sep 30, 2022



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

CONDITIONAL DISTRICT REZONING APPLICATION

SHADED AREAS FOR STAFF USE ONLY

PAID 09/30/2022 CC \$1200

FILING DATE

09/30/2022

CASE #

CD 08 2022

CD MASTER PLAN ADOPTION \$1,200
CD MASTER PLAN AMENDMENT \$900
CD MASTER PLAN REVISION \$50

* FEES PER CITY OF SALISBURY BUDGET ORDINANCE

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

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

Submittal Requirements:

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

PROJECT INFORMATION

Property Address or location: 1700 Jake Alexander Boulevard, Salisbury, NC, 28144

Project Title: Jake Alexander Self Storage PID: 063 066

Present Use: Undeveloped Proposed Use: Commercial - Self Storage Facility

Total Acreage: 7.389 ac Project/Disturbed Acreage: 2.919 ac

Petitioner: Jared Birindelli Representative: Kate Underwood, PhD, PE

Address: 5979 Hill N Dale Dr, Kernersville NC, 27824 Phone: 360-268-3813 Email: jastorage34@gmail.com

Owner(s): Jake Alexander Storage LLC - Jared Birindelli and Reed Miller

Address: 5979 Hill N Dale Dr, Kernersville NC, 27284 Phone: Email: jastorage34@gmail.com

Provide overall project built-upon area (%) for NPDES determination: 39.5%
(applicable for projects over 1 acre or part of a larger common plan of development - Sec. 9.6)

Will the project require voluntary annexation? Yes No

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

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

SIGNATURE

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

Petitioner(s):

Owner(s):

PROJECT PLANNING CHECKLIST

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

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

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

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

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



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

ZONING PERMIT APPLICATION

SHADED AREAS FOR STAFF USE ONLY

FILING DATE

CASE #

PLAN REVIEW CASE # (IF APPLICABLE):

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

* FEES PER CITY OF SALISBURY BUDGET ORDINANCE

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

BUILDING INFORMATION

- New Principal Building
- Addition
- Remodel/Upfit
- Accessory Structure
- Existing SqFt:
- Proposed SqFt: 24,000

DEVELOPMENT TYPE

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

USE INFORMATION

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

PROJECT DESCRIPTION

\$1,800,000
 Total Projected Cost:

PLAN SUBMITTAL ATTACHMENTS

- Site
- Floor
- Elevation
- Landscape

PROPERTY & CONTACT INFORMATION

Rowan County Parcel ID(s): 063-066

Address or Site Location: 1700 Jake Alexander Blvd, Salisbury, NC 28144

Subdivision: Lot(s):

Applicant: Jake Alexander Storage, LLC - Jerad Birindelli

Address: 5979 Hill N Dale Dr., Kernersville, NC 27284

Email: jastorage34@gmail.com Best Phone: 360-268-3813

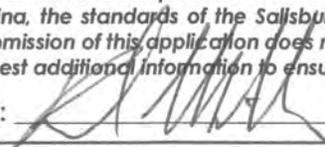
Owner (if different than applicant):

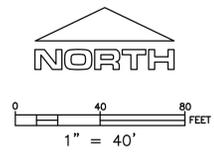
Address:

Email: Daytime Phone:

SIGNATURE

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

Applicant: 



ZONING: CMX

JPI COASTAL REALTY, LLC
PARCEL ID: 069 141
DB: 1382, PG. 91

SOUTHERN PROPERTY LINE OF JPI
COASTAL REALTY, LLC AS DESCRIBED
IN DB: 1382, PG. 91 & FIELD EVIDENCE

ZONING: CMX

RICHARD R. KETCHIE
PARCEL ID: 063 002
DB: 589, PG. 245

TREE CANOPY PRESERVATION
21,379 SQ. FT

ZONING: CMX

LOUISE ROSMAN KEINER
PARCEL ID: 063 003
DB: 1301, PG. 838
[TRACT 4]

ZONING: CMX-CD

COMMUNITY BANK OF ROWAN
PARCEL ID: 063 096
DB: 1183, PG. 467
MB: 9895, PG. 5463
TOTAL AREA: 7.389 ACRES
[INCLUDING RAILROAD R/W,
BUT NOT POSSIBLE GAP]

TREE CANOPY PRESERVATION
47,183 SQ. FT

ZONING: CMX

THAO HOANG LY
and JOHN HONG DANG
PARCEL ID: 063 004
DB: 1094, PG. 948

ZONING: CMX

CARRIE A MOORE
and CRISTI R. BURNETT
PARCEL ID: 063 005
DB: 1265, PG. 817

ZONING: CMX

1816 JAKE
ALEXANDER BLVD., LLC
PARCEL ID: 063 006
DB: 1356, PG. 825

ZONING: LI

EXISTING ZONING: CMX
PROPOSED ZONING: CMX-CD
REQUESTED EXEMPTIONS:
1. 5.13 OF LDO, RELIEF FROM COMMERCIAL ZONING DISTRICT ARCHITECTURAL REQUIREMENTS
2. 5.16 OF LDO, MAXIMUM FRONT SET BACK
3. 10.3 OF LDO, MINIMUM REQUIRED PARKING
4. 10.6 OF LDO REMOVAL OF CROSS-ACCESS TO ADJACENT PROPERTIES.

NOTE:
ANY CHANGES ON JAKE ALEXANDER BLVD
ARE SUBJECT TO NCDOT REVIEW AND
APPROVAL.

PHASE 1 IMPERVIOUS AREA SUMMARY	
BUILDING	24,000 SF
ASHPALT	22,696 SF
CURB AND GUTTER	1,172 SF
CONCRETE	49 SF
TOTAL ON-SITE IMPERVIOUS AREA	47,917 SF
TOTAL OFF-SITE IMPERVIOUS AREA	4,207 SF

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UNDEGROUND LOCATIONS
CONTRACTORS SHALL CONTACT
EVERY 10 DAYS FOR AN UPDATE
TO UTILITIES LOCATIONS.
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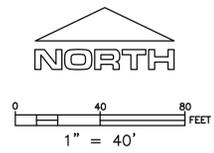
REVISION	DATE	DESCRIPTION
1	9/6/2022	ADDITION OF LANDSCAPING SHEET AND DETAILS
2	9/29/2022	REVISIONS PER NCDOT AND EROSION CONTROL COMMENTS
3	10/28/2022	REVISIONS PER SALISBURY TRC COMMENTS

JAKE ALEXANDER SELF STORAGE
SITE LAYOUT PLAN PHASE 1
1700 JAKE ALEXANDER BOULEVARD, SALISBURY, NC, 28144
JAKE ALEXANDER STORAGE, LLC
PROJECT MANAGER: NDB
APPROVED BY: NDB
CESI PROJECT NO. 220152.000
DRAWN BY: NDB
CHECKED BY: KNU
PROJECT START: 5.1.2022

CESI CIVIL GEOTECHNICAL SURVEYING
PO BOX 268
CONCORD, NC 28026-0268
P. 704.786.5404
F. 704.786.7454
www.cesieng.com
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ENGINEERS SEAL
NORTH CAROLINA PROFESSIONAL SURVEYING SEAL
SEAL NO. 033470
11/03/2022
CARRIE MOORE, NDB
1816 JAKE ALEXANDER BLVD.

C200



ZONING: CMX

ZONING: CMX

ZONING: CMX

ZONING: CMX

ZONING: CMX

ZONING: CMX

TREE CANOPY PRESERVATION
21,379 SQ. FT

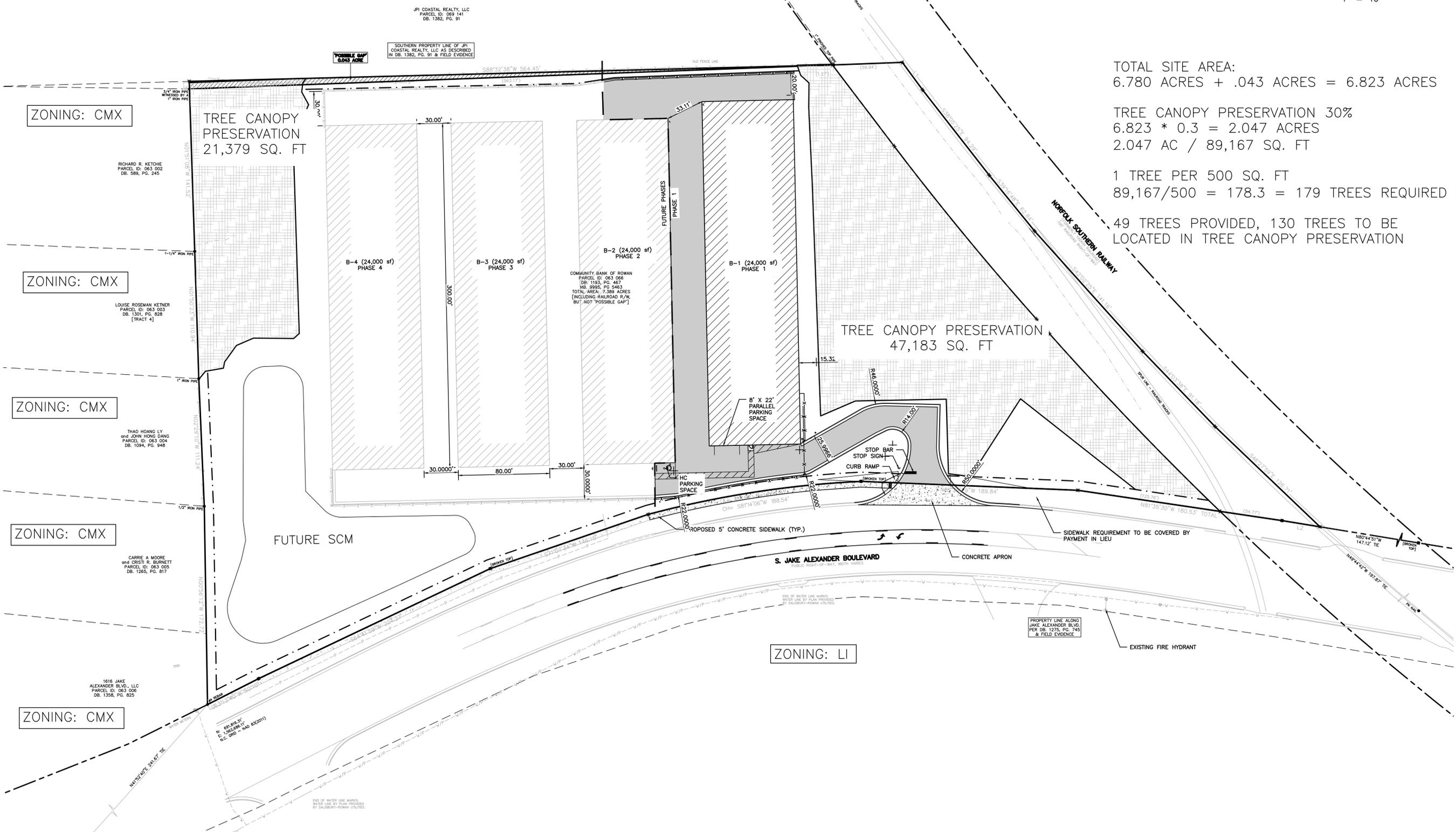
TREE CANOPY PRESERVATION
47,183 SQ. FT

TOTAL SITE AREA:
6.780 ACRES + .043 ACRES = 6.823 ACRES

TREE CANOPY PRESERVATION 30%
6.823 * 0.3 = 2.047 ACRES
2.047 AC / 89,167 SQ. FT

1 TREE PER 500 SQ. FT
89,167/500 = 178.3 = 179 TREES REQUIRED

49 TREES PROVIDED, 130 TREES TO BE
LOCATED IN TREE CANOPY PRESERVATION



NOTE:
ANY CHANGES ON JAKE ALEXANDER BLVD
ARE SUBJECT TO NCDOT REVIEW AND
APPROVAL.

- EXISTING ZONING: CMX
PROPOSED ZONING: CMX-CD
- REQUESTED EXEMPTIONS:
- 5.13 OF LDO, RELIEF FROM COMMERCIAL ZONING DISTRICT ARCHITECTURAL REQUIREMENTS
 - 5.16 OF LDO, MAXIMUM FRONT SET BACK
 - 10.3 OF LDO, MINIMUM REQUIRED PARKING
 - 10.6 OF LDO REMOVAL OF CROSS-ACCESS TO ADJACENT PROPERTIES.

NOTE: MASTER PLAN IS INTENDED TO SHOW ANTICIPATED FUTURE PHASING. FULL DESIGN AND PERMITTING DOCUMENTS TO BE PRODUCED WITH FUTURE PHASING.

NOTE: FUTURE CONNECTIVITY IN SITE WILL BE ONE-WAY TRAFFIC

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REVISION	DATE	DESCRIPTION
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JAKE ALEXANDER SELF STORAGE
SITE LAYOUT MASTER PLAN

1700 JAKE ALEXANDER BOULEVARD, SALISBURY, NC, 28144
JAKE ALEXANDER STORAGE, LLC

CESI PROJECT NO. 220152.000
APPROVED BY: NDB
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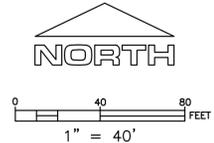
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ENGINEERS SEAL

North Carolina Professional Engineer
SEALED
03340
11/03/2022
KATHERINE W. UNDERWOOD

C201



ZONING: CMX

JPI COASTAL REALTY, LLC
PARCEL ID: 069 141
DB: 1382, PG. 91

POSSIBLE GAP
SOUTHERN PROPERTY LINE OF JPI COASTAL REALTY, LLC AS DESCRIBED IN DB: 1382, PG. 91 & FIELD EVIDENCE

PERIMETER BUFFER NORTH
REQUIRED POINTS: 227

TYPE A PERIMETER BUFFER

PERIMETER BUFFER NORTH
REQUIRED POINTS: 227

PERIMETER BUFFER EAST
REQUIRED POINTS: 202

TOTAL SITE AREA:
6.780 ACRES + .043 ACRES = 6.823 ACRES

TREE CANOPY PRESERVATION 30%
6.823 * 0.3 = 2.047 ACRES
2.047 AC / 89,167 SQ. FT

1 TREE PER 500 SQ. FT
89,167/500 = 178.3 = 179 TREES REQUIRED

TREES FROM PERIMETER YARD AND STREET YARD TO COUNT TOWARDS 30% TREE CANOPY REQUIREMENT, REMAINDER OF REQUIRED TREES TO BE LOCATED IN TREE PRESERVATION AREA.

ZONING: CMX

TREE CANOPY PRESERVATION
21,379 SQ. FT

ZONING: CMX

ZONING: CMX-CD

TREE CANOPY PRESERVATION
47,183 SQ. FT

ZONING: CMX

ZONING: CMX

ZONING: CMX

LANDSCAPE CALCULATIONS			
YARD TYPE	WIDTH PROVIDED (FT)	LENGTH OF BUFFER (FT)	MIN POINTS REQUIRED TOTAL
PERIMETER BUFFER NORTH	8	566.35	227
PERIMETER BUFFER WEST	8	538.21	215
PERIMETER BUFFER EAST	8	503.65	202
STREET YARD	8	865	N/A

NOTE:
EXISTING VEGETATION
WILL BE SUPPLEMENTED
IF NEEDED.

ZONING: LI

LEGEND

- SUGAR MAPLE SHADE TREE
- LOBLOLLY PINE SHADE TREE
- CRAPE MYRTLE ORNAMENTAL TREE
- EMERALD ARBORVITAE ORNAMENTAL TREE

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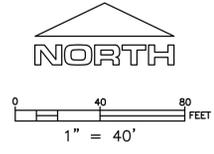
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LANDSCAPING PLAN PHASE 1
1700 JAKE ALEXANDER BOULEVARD, SALISBURY, NC, 28144
JAKE ALEXANDER STORAGE, LLC
PROJECT NO. 220152.000
PROJECT START: 5.1.2022
PROJECT MANAGER: NDB
APPROVED BY: NDB
CHECKED BY: KNU

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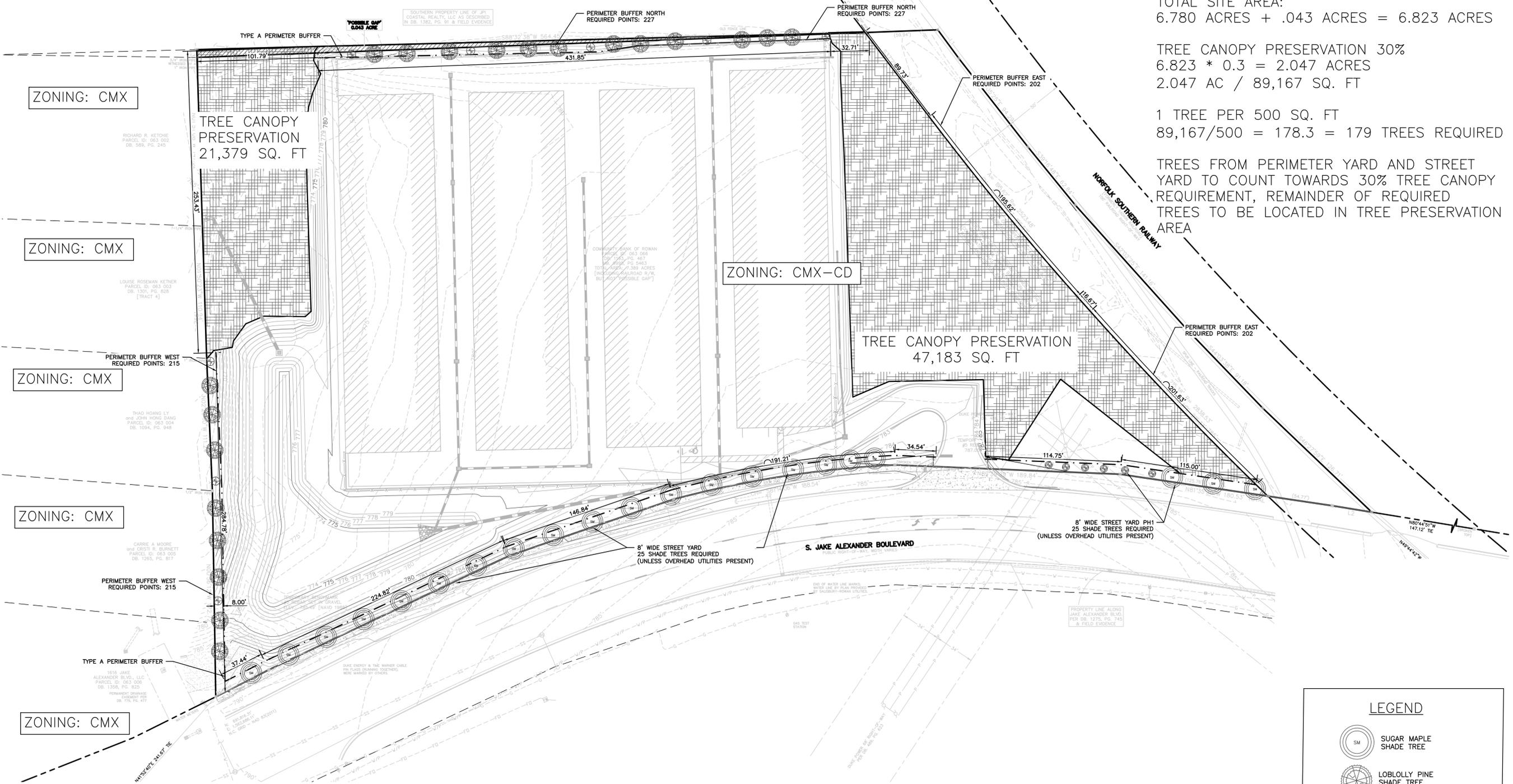
ZONING: CMX

TOTAL SITE AREA:
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ZONING: LI

LEGEND

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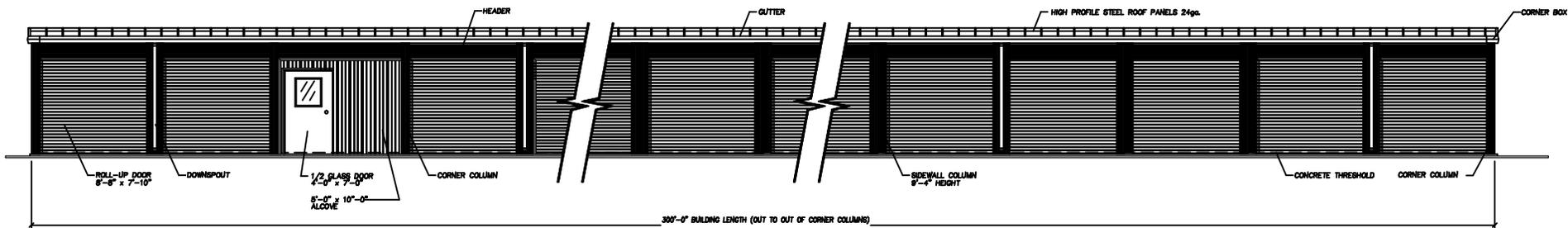
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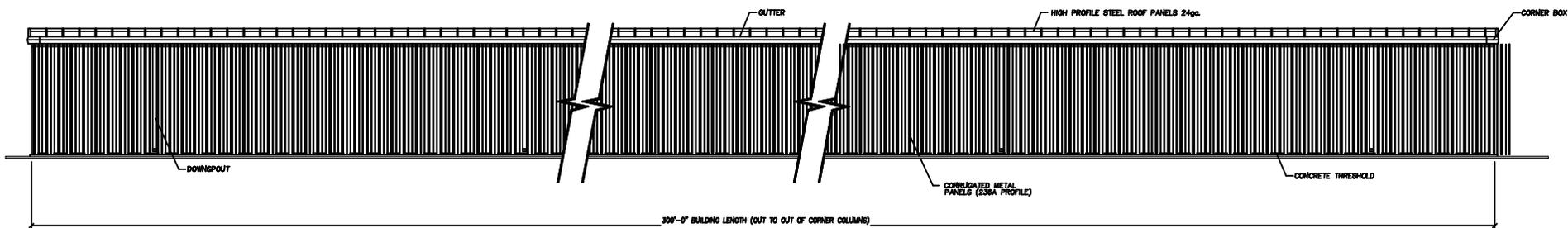
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LANDSCAPING MASTER PLAN
1700 JAKE ALEXANDER BOULEVARD, SALISBURY, NC, 28144
JAKE ALEXANDER STORAGE, LLC
PROJECT MANAGER: NOB
APPROVED BY: NOB
PROJECT START: 5.1.2022
CESI PROJECT NO. 220152.000
DRAWN BY: NOB
CHECKED BY: KNU

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NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL 033470
11/03/2022
KATHLEEN W. UNDERWOOD



(A) SIDEWALL ELEVATION . . . BUILDING "1"
 S1 SCALE: 1/4" = 1'-0"



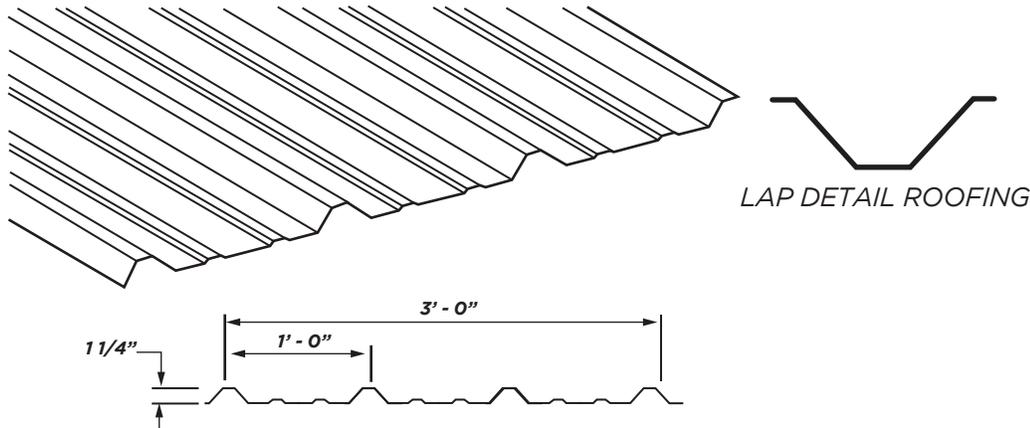
(B) SIDEWALL ELEVATION . . . BUILDING "1"
 S1 SCALE: 1/4" = 1'-0"

NOTE:
 DOWNSPOUTS LOCATIONS SHOWN FOR
 ELEVATION PURPOSE ONLY. REFER
 TO FLOOR PLAN SHEETS FOR LOCATIONS

REVISION _____ _____ _____	DATE	0/8/22	 228 COMMERCE BLVD. STATESVILLE, NC 28625 (800) 654-7813	PROJECT NAME	MINI STORAGE	PROJECT NO.	
	DRAWN BY	C. MORRISON		PROJECT ADDRESS	SALISBURY, NC		
	FIELD	AS NOTED		OWNER	REED MILLER		
	APPROVED BY			SHEET TITLE	ELEVATIONS & NOTES	BUILDING NUMBER	S1 of 2
	DATE	BY		BUILDING "1"			



WALL PANELS: BETCO 236A



BETCO 236A Wall Panels:

- Available in a variety of colors over 26 gauge Galvalume or Galvanized (pre-painted high durability (HD) finish with a 40 year warranty).
- Optional 29 gauge Galvanized pre-painted (high durability finish with a 40 year warranty) or Bare Galvalume (20 yr. warranty)
- 36" coverage wall panel.
- 1-1/4" deep ribs 12" on center.
- Vertical application eliminates dust collection.
- Pleasing shadow effects.
- Cut-to-length.
- Fewer side laps.
- Nestable for efficient shipping and handling.
- Color-matched fasteners.
- Compatible trim and accessories available.
- Excellent panel for commercial and industrial buildings and for architectural applications such as siding, storefront, mansard, or fascia.

SECTION PROPERTIES							
GA	FY. (KSI)	WT (PSF)	PANEL TOP IN COMPRESSION		PANEL BOTTOM IN COMPRESSION		
			lx in ⁴ /ft	Sx in ³ /ft	lx in ⁴ /ft	Sx in ³ /ft	
26	50	0.874	0.0353	0.0413	0.0357	0.0466	
ALLOWABLE UNIFORM LOAD - WIND PRESSURE - PSF							
GA	SPAN (ft)						
	4	4-1/2	5	5-1/2	6	6-1/2	7
26	61.8	49.1	39.9	33.0	27.8	23.7	20.5

1. All calculations for properties of panels are calculated in accordance with the 1996 AISI Specifications for light gauge structural members.
 2. Values shown as allowable loads are based on panel covering 3 equal spans. Multiply live load values shown by 0.85 for two span condition.
 3. Minimum steel yield strength is 50,000 psi conforming to ASTM A792 SS Gr. 50B.



Planning & Zoning Analysis

CASE NO.

CD-08-2022

Project Title:

Jake Alexander Self Storage

Petitioner(s)

Jared Birindelli

Owner(s)

Jake Alexander Storage LLC

Representative(s)

Kate Underwood

Address

1700 S Jake Alexander Boulevard

Tax Map & Parcel(s)

063 066

Size / Scope

Approximately 6.823 acres

Location

Located in the 1700 block of S Jake Alexander Boulevard, just west of the railroad tracks.

PETITIONER REQUEST

Request:

Petition proposes to rezone (1) parcel from Corridor Mixed-Use (CMX) to Corridor Mixed-Use (CMX) with a Conditional District (CD) Overlay. The proposal is seeking approval of a 96,000 square foot Self Storage facility comprised of four buildings that has been broken out into four phases.

Staff Comments:

The subject parcel is currently within Salisbury City Limits.

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

Yes. The CMX Zoning district permits Mini-Warehousing, however, the applicant has proposed no parking lot connections where the LDO requires two connections.

Base Zoning District Descriptions

Existing:

CMX: Corridor Mixed-Use

Proposed:

CMX/CD: Corridor Mixed-Use/ Conditional District Overlay

Development Type:

Manufacturing/Wholesale/Storage (Mini-Warehouse)



Planning & Zoning Analysis

CHARACTER OF AREA

Overview:

The 6.823 acre site is currently undeveloped.

Existing uses in the vicinity consist of residential, industrial, and commercial properties. This rezoning will have little effect on surrounding properties, as the uses to the north and the south are industrial in nature and some of the existing vegetation will be retained against the residential property to the west. Also, self-storage is typically a low impact use.

Surrounding Land Use(s) & Zoning:

<i>Location</i>	<i>Existing Land Uses</i>	<i>Existing Zoning</i>
North of area	Industrial	CMX
East of area	Railroad Right of Way	CMX/UR8
South of area	Industrial	LI
West of area	Commercial, Residential	CMX



Planning & Zoning Analysis

INFRASTRUCTURE & CIVIC/COMMUNITY FACILITIES

Public Schools:

Elementary: Granite Quarry Elementary

Middle: Erwin Middle

High: East Rowan High

Fire District:

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

Utilities

Water & Sewer:

Public water and sewer are available to this property.

Transportation

Transit:

This site is currently served by Salisbury Public Transit. Transit route 1 stops in the 500 block of Morlan Park Road.

Property Access(s):

The site plan proposes driveway access to S Jake Alexander Boulevard only. No parking lot stubs have been provided.

Public Improvements:

This section of Jake Alexander Boulevard is State maintained with no existing sidewalks.

ENVIRONMENT

Topography / Hydrology:

The majority of the property is relatively flat but slopes down on the western side of the site. The area is partially wooded.

Flood Hazard / Streams / Wetlands:

There is no floodplain, USGS blue line stream, or wetland on this site.



Planning & Zoning Analysis

COMPREHENSIVE & AREA PLANS

Applicable Plans:

Vision 2020 Comprehensive Plan

While there are no policies from the Comprehensive Plan which specifically address a map amendment of this nature, staff recommends approval of CD-08-2022, upon determining that the request is not inconsistent with the goals, objectives, and policies 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 October 20, 2022. Staff, the Planning Board Liaison, Dennis Rogers, and other reviewing agencies recommended approval of the master plan subject to some minor revisions. All comments were satisfied upon resubmittal.

Conditional District Alternative Design Request(s)

Alternative Design Requests:

Section 10.6 of the Land Development Ordinance (LDO) requires two parking lot connections to adjacent properties. The applicant has proposed a design alternative with no parking lot connections to adjacent properties.

The applicant has proposed a design alternative to Section 5.13 of the LDO that does not incorporate any of the design criteria for Commercial Building Types.

Section 5.16 of the LDO sets a maximum front setback of 75 feet, the applicant is proposing a larger front setback for the building in phase four due to the location of their SCM.

Section 10.3 of the LDO requires a minimum of 192 parking spaces for this type of use; the applicant’s alternate design proposes 2 parking spaces.

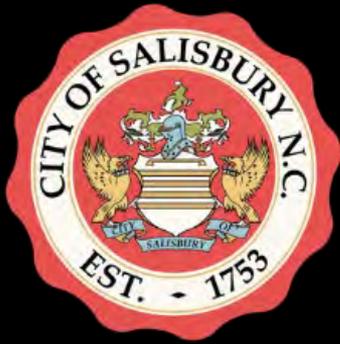


Planning & Zoning Analysis

PLAN REVIEW

Planning Board Recommendation:

This proposal was presented to Planning Board at their courtesy hearing on December 13, 2022. After deliberation, the Planning Board unanimously recommended approval, stating proposal is consistent with the Vision 2020 Comprehensive Plan as submitted.



PETITION TO REZONE

CD-08-2022:

Jake Alexander
Self - Storage
1700 S Jake Alexander Blvd
PID: 063 066

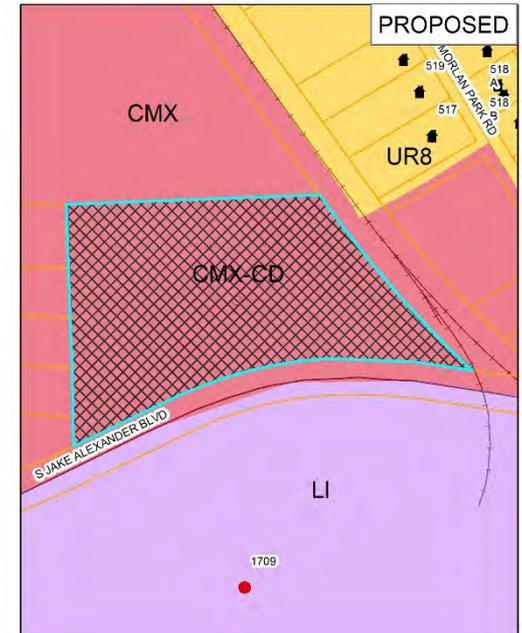
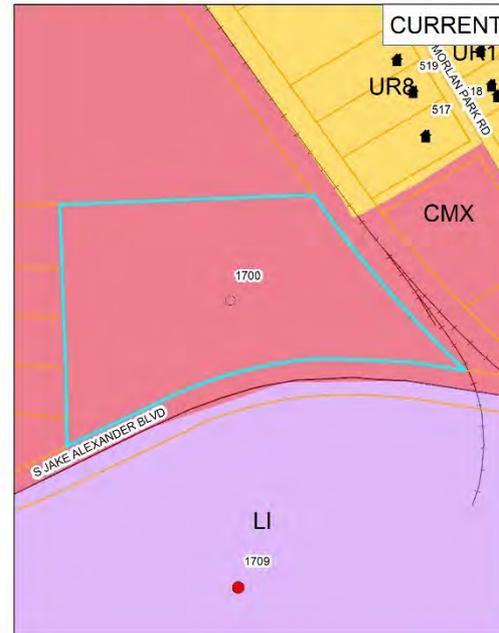
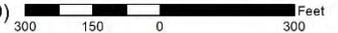
Petitioner: Jared Birindelli
Representative: Kate Underwood
Property Owner: Jake Alexander
Storage LLC

CD-08-2022: JAKE ALEXANDER STORAGE BUILDING

Parcel : 063 066

Current Zoning: Corridor Mixed-Use (CMX)

Proposed Zoning: Corridor Mixed-Used with Conditional District Overlay (CMX-CD)



Petition CD-08-2022

Current Zoning

- Corridor Mixed-Use (CMX)

Proposed Zoning

- Corridor Mixed-Use (CMX) / CD Overlay

Proposed development for a 96,000 square foot Self – Storage facility comprised of four buildings that has been broken out into four phases.

The applicant is requesting four design alternatives from sections 5.13, 5.16, 10.3, and 10.6.

CD-08-2022

CMX

1700

SJAKE ALEXANDER BLVD

LI

1709

UR12

UR8

1209

1215

1219

1301

1300 2 1 7
1300 4 9
1300 12 17

1308

1402

1404

1406

1602

1616

OLD CONCORD RD

OLD CONCORD RD

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1500

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1502

1507

1614

601 B

601 A

537

531

526

524

523

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518 B

518 A

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501 B

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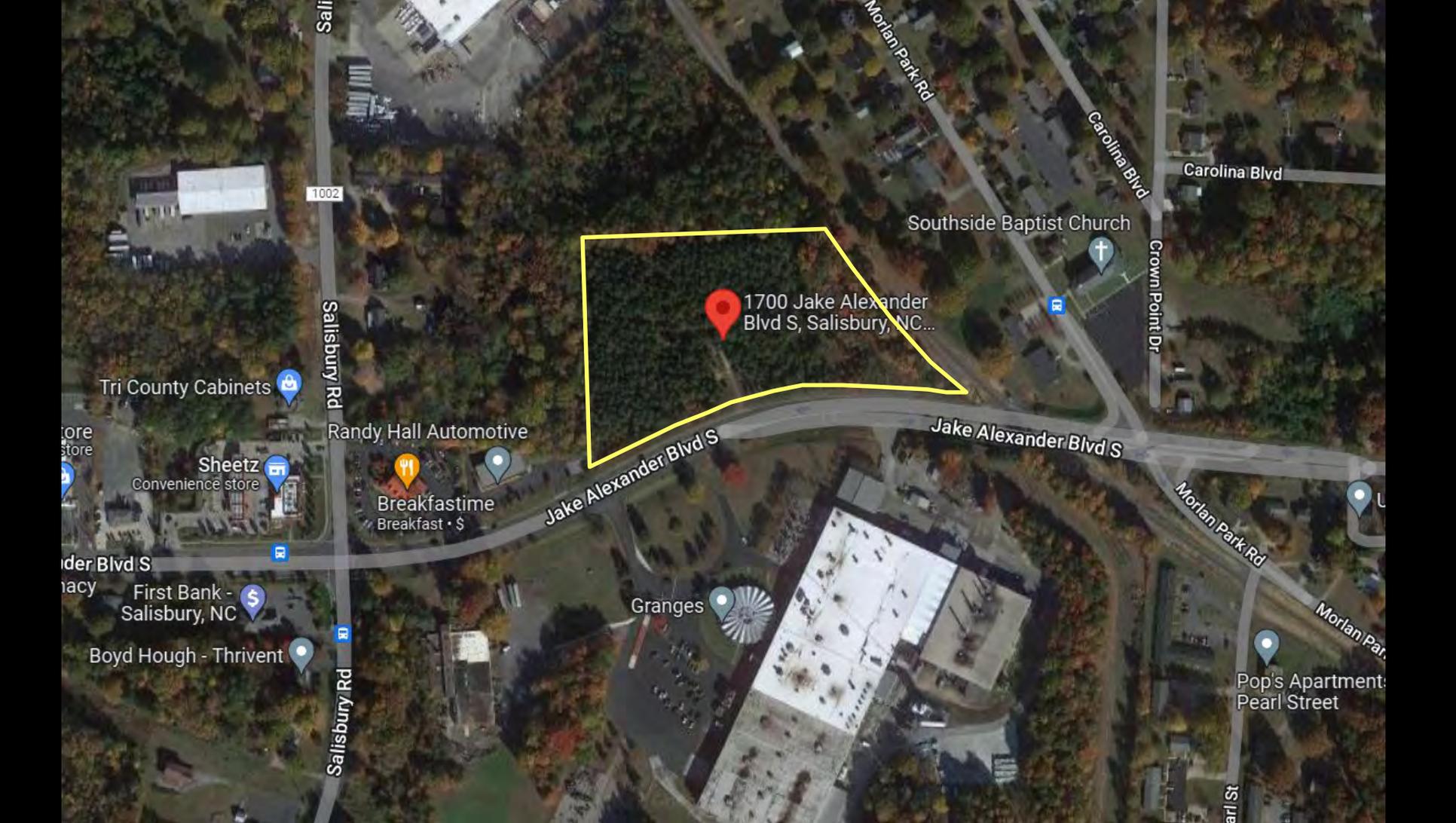
2452

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1002

Salisbury Rd

Salisbury Rd

Morlan Park Rd

Carolina Blvd

Carolina Blvd

Crown Point Dr

Southside Baptist Church

1700 Jake Alexander Blvd S, Salisbury, NC...

Tri County Cabinets

Randy Hall Automotive

Jake Alexander Blvd S

Jake Alexander Blvd S

Morlan Park Rd

Morlan Park Rd

Pop's Apartments
Pearl Street

Store

Sheetz
Convenience store

Breakfastime
Breakfast • \$

Granges

der Blvd S

First Bank -
Salisbury, NC

Boyd Hough - Thrivent



ZONING: CMX

ZONING: CMX

ZONING: CMX

ZONING: CMX

ZONING: CMX

ZONING: CMX

TREE CANOPY PRESERVATION
21,379 SQ. FT

8-4 (24,000 SQ FT) PHASE 4

8-3 (24,000 SQ FT) PHASE 3

8-2 (24,000 SQ FT) PHASE 2

8-1 (24,000 SQ FT) PHASE 1

TREE CANOPY PRESERVATION
47,183 SQ. FT

FUTURE SCM

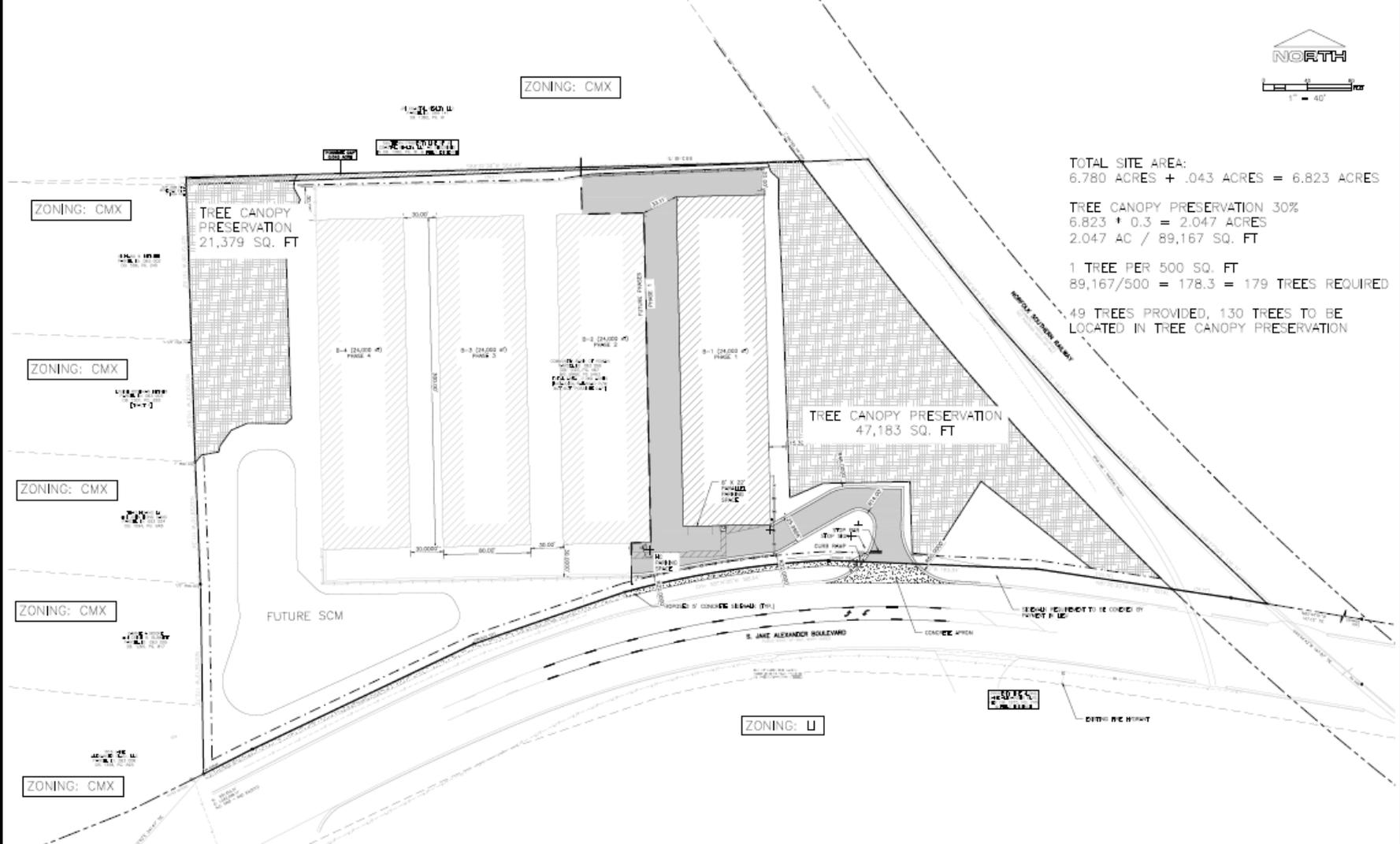
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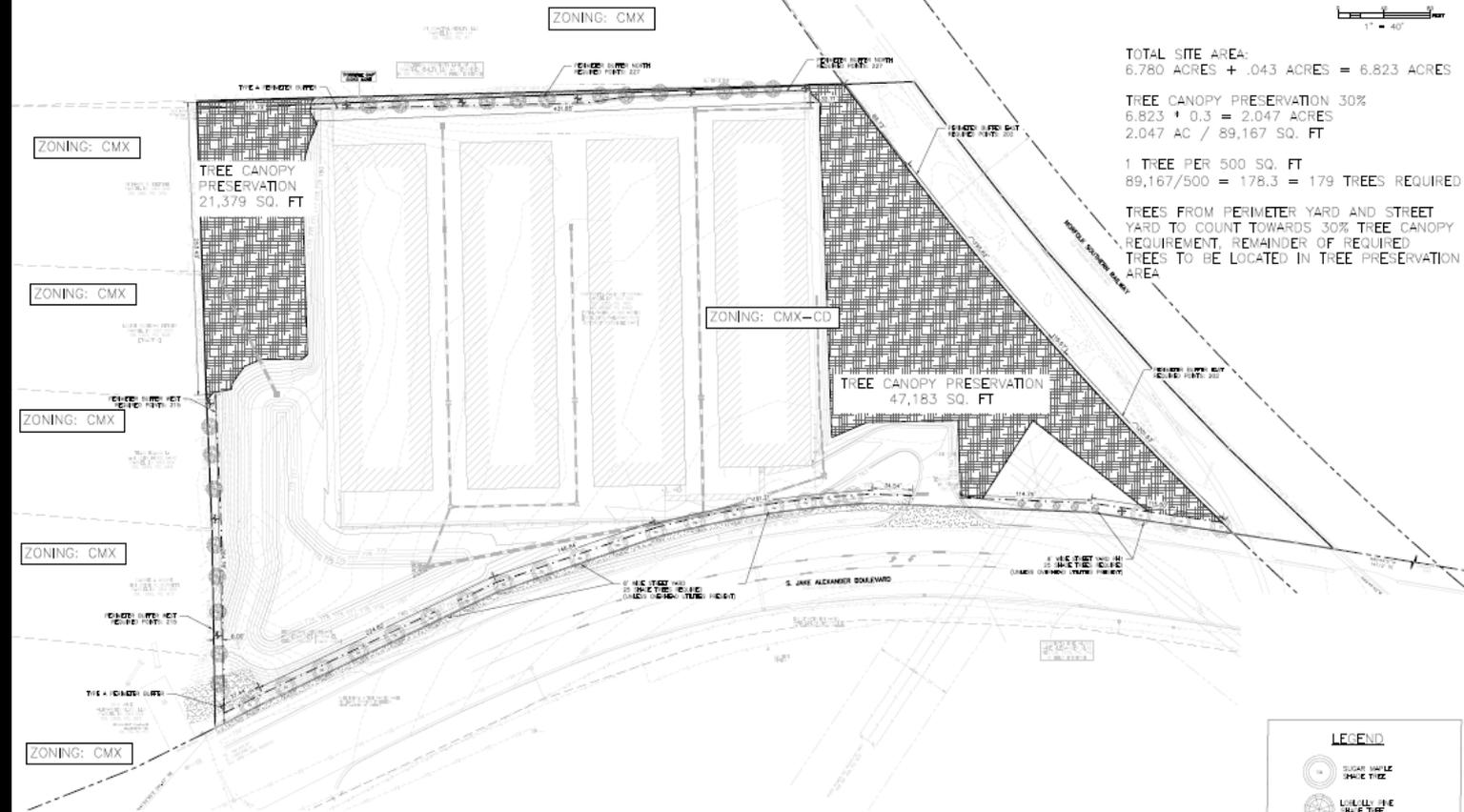
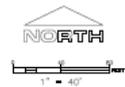
TOTAL SITE AREA:
6.780 ACRES + .043 ACRES = 6.823 ACRES

TREE CANOPY PRESERVATION 30%
6.823 * 0.3 = 2.047 ACRES
2.047 AC / 89,167 SQ. FT

1 TREE PER 500 SQ. FT
89,167/500 = 178.3 = 179 TREES REQUIRED

49 TREES PROVIDED, 130 TREES TO BE LOCATED IN TREE CANOPY PRESERVATION





TOTAL SITE AREA:
6.780 ACRES + .043 ACRES = 6.823 ACRES

TREE CANOPY PRESERVATION 30%
6.823 * 0.3 = 2.047 ACRES
2.047 AC / 89,167 SQ. FT

1 TREE PER 500 SQ. FT
89,167/500 = 178.3 = 179 TREES REQUIRED

TREES FROM PERIMETER YARD AND STREET
YARD TO COUNT TOWARDS 30% TREE CANOPY
REQUIREMENT. REMINDER OF REQUIRED
TREES TO BE LOCATED IN TREE PRESERVATION
AREA

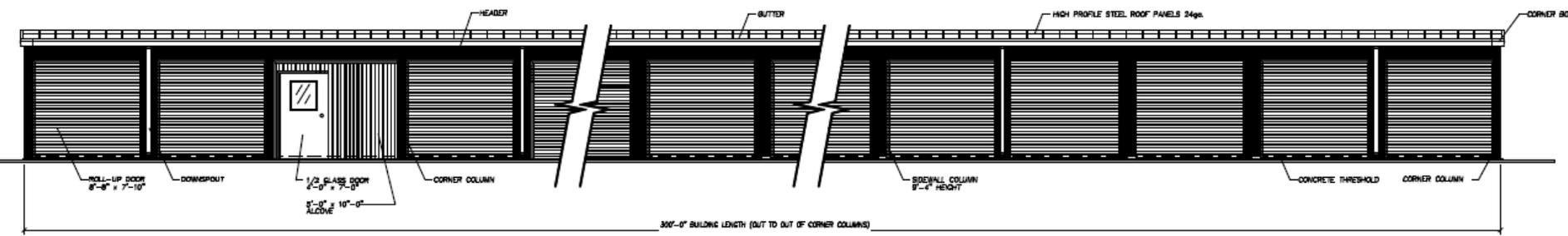
LANDSCAPE CALCULATIONS

YARD TYPE	VEGET. PROVIDED (LVS)	LENGTH OF BUFFER (LVS)	MIN. POINTS REQUIRED: TOTAL
PERIMETER BUFFER NORTH	8	568.35	227
PERIMETER BUFFER WEST	8	538.21	215
PERIMETER BUFFER EAST	8	503.65	202
STREET YARD	8	865	342

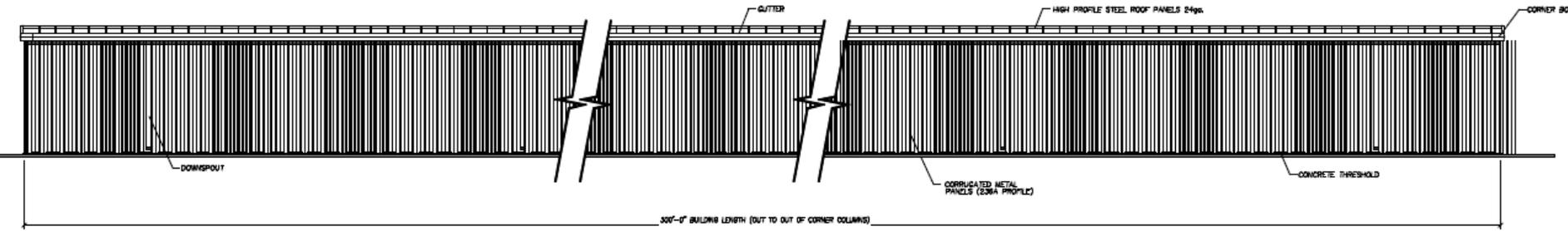
NOTE:
EXISTING VEGETATION
WILL BE SUPPLEMENTED
IF NEEDED.

LEGEND

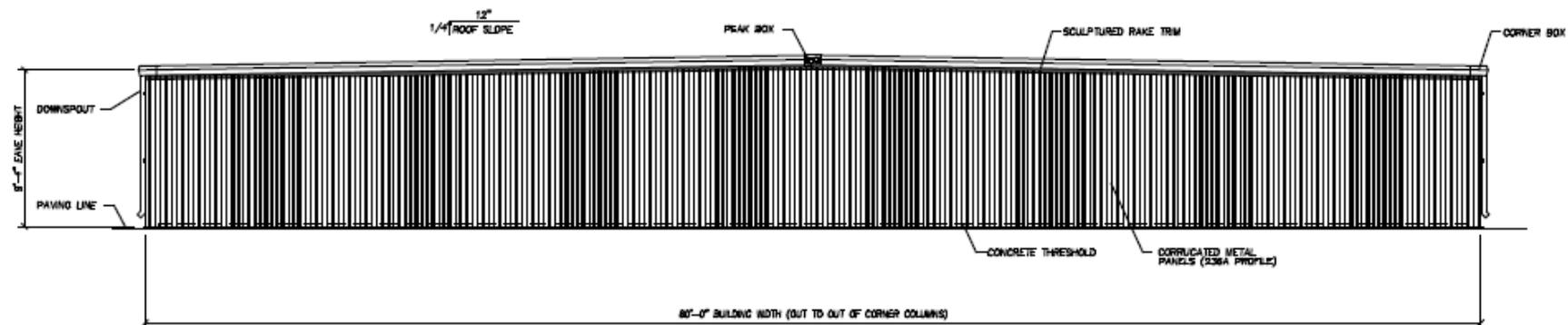
- SUGAR MAPLE SHADE TREE
- LIQUID AMBER SHADE TREE
- OAK WHITE ORNAMENTAL TREE
- LIQUID AMBER ORNAMENTAL TREE



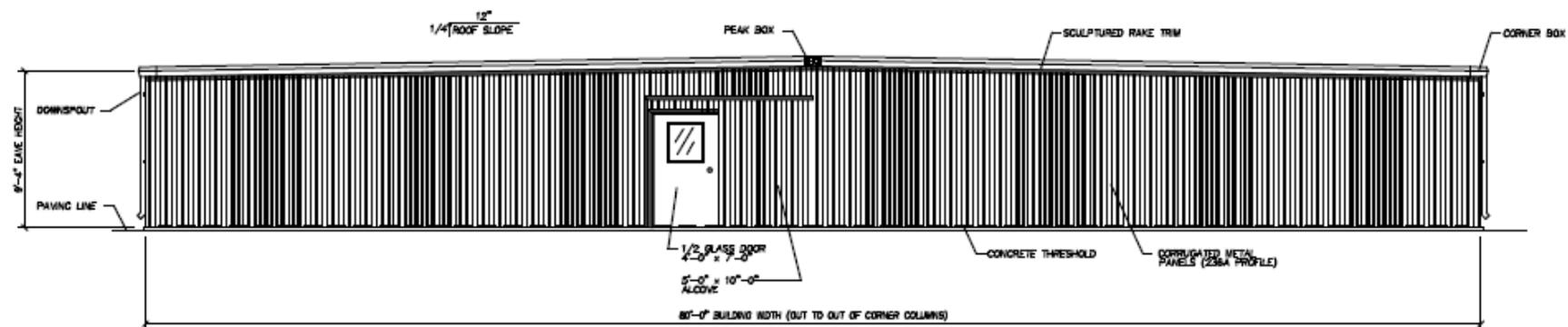
A SIDEWALL ELEVATION . . . BUILDING "1"
 S1 SCALE: 1/4" = 1'-0"



B SIDEWALL ELEVATION . . . BUILDING "1"
 S1 SCALE: 1/4" = 1'-0"



A ENDWALL ELEVATION . . . BUILDING "1"
 S2 SCALE: 1/4" = 1'-0"



B ENDWALL ELEVATION . . . BUILDING "1"
 S2 SCALE: 1/4" = 1'-0"

Vision 2020 Policies

While there are no policies from the Comprehensive Plan which specifically address a map amendment of this nature, staff recommends approval of CD-08-2022, upon determining that the request is not inconsistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan.



Planning Board Courtesy Hearing was held December 13, 2022.

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



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

DISTRICT MAP AMENDMENT: CD-08-2022

Project Title:	Jake Alexander Self-Storage
Petitioner(s):	Jared Birindelli
Owner(s):	Jake Alexander Storage, LLC
Representative(s) or Developer(s)	Kate Underwood
Address:	1700 S Jake Alexander Boulevard
Tax Map - Parcel(s):	063 066
Size / Scope:	6.823 acres
Location:	Located in the 1700 block of S Jake Alexander Boulevard, just west of the railroad tracks.

REQUEST:

**Request to amend the Land Development District Map
by rezoning one (1) parcel at 1700 S Jake Alexander Boulevard (PID 063 066) from CORRIDOR
MIXED-USE (CMX) to CORRIDOR MIXED-USE (CMX) with a CONDITIONAL DISTRICT
OVERLAY (CD) for the proposed self-storage facility.**

STATEMENT OF CONSISTENCY & RECOMMENDATION:

The Salisbury City Council held a public hearing and reviewed the petition on January 3, 2023. The Council finds that the rezoning petition of the aforementioned parcels is CONSISTENT with the Salisbury Vision 2020 Comprehensive Plan, is reasonable, and in the public interest as no policies from the Comprehensive Plan have been found to be in conflict with the rezoning petition.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING 1700 S JAKE ALEXANDER BOULEVARD, APPROXIMATELY 6.823 ACRES, (TAX MAP 063 PARCEL 066) FROM CORRIDOR MIXED-USE (CMX) TO CORRIDOR MIXED-USE (CMX) WITH A CONDITIONAL DISTRICT OVERLAY (CD). (PETITION NO. CD-08-2022)

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 December 13, 2022, unanimously voted to recommend approval with the alternative design as submitted that does not incorporate any of the design criteria required for commercial structures, allows only 2 parking spaces with no parking lot connections to adjacent properties, and permits a setback greater than 75 feet for building 4, stating that the request meets the intent and is consistent with the Vision 2020 Comprehensive Plan; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting of January 3, 2023; 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 063 Parcel 066, including those abutting rights-of-way and reaching to the respective centerlines, as designated on the official property identification maps of Rowan County, is hereby rezoned to the base zoning district of Corridor Mixed-Use (CMX) with a Conditional District ‘CD’ Overlay pursuant to the approved CD Master Plan.

SECTION 2. PERMITTED USES (PRIMARY): All ‘CMX’ 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.

September 16, 2022

Re: Conditional Rezoning of 1700 Jake Alexander Blvd. S
PIN 063-066
1700 Jake Alexander Blvd. S
Salisbury, NC 28146

Dear Owner/Neighbor:

This is to notify property owners adjoining or in the vicinity of the 1700 Jake Alexander Blvd S, that a public input meeting will be held regarding the conditional rezoning of this property. Currently this property is zoned Corridor Mixed-use (CMX). It is our intention to meet the standards set forth in the Land Development Ordinance with the exception for the following: Section 5.13 Specific Provisions for Commercial Building Type and Section 10.6 Parking Lot Connections. To accommodate this change, we are therefore requesting a conditional district zoning modification to CMX-CD (Corridor Mixed-Use Conditional District).

This zoning change to CMX-CD will allow the property to be used as self-storage warehousing, including but not limited to household goods, business goods, covered and uncovered storage of boats, RVs and similar items. It is our intent to keep our customers' property secure. The site will be enclosed with a six-foot-tall chain-link fence. The entrance to the driveway will be gated with a six-foot-tall automated slide gate. Due to our concern for our customer's property, we feel that windows leading directly to the interior of individual storage units causes unnecessary security risks. Also, an open connection to the adjacent properties would allow direct, unsecure access to exterior storage units. This is a concern for security. These requirements compromise the safety and security of our customers and their property. Customers have the right to feel safe while loading and unloading their personal property and should not have to be concerned about theft while doing so.

We propose to construct a facility with one entrance off Jake Alexander Blvd which meets all requirements of the North Carolina Department of Transportation and the Salisbury Land Development Ordinance.

The input meeting will be held on Wednesday September 28, 2022, from 4:30 PM to 6:00 PM at The Gateway Building, Small Conference Room Suite 114.

204 E Innes St
Salisbury, NC 28145

This meeting is being conducted by the developers of Jake Alexander Storage. Your attendance at this meeting and comments on our request are welcome. The intent of the meeting is to gain input before the final application for rezoning is made.

It is our intent as self-storage developers to maintain the security of the facility and provide a clean and well-maintained environment for the residents and small business owners of Salisbury.

Please address any questions concerning the meeting to JAStorage34@gmail.com

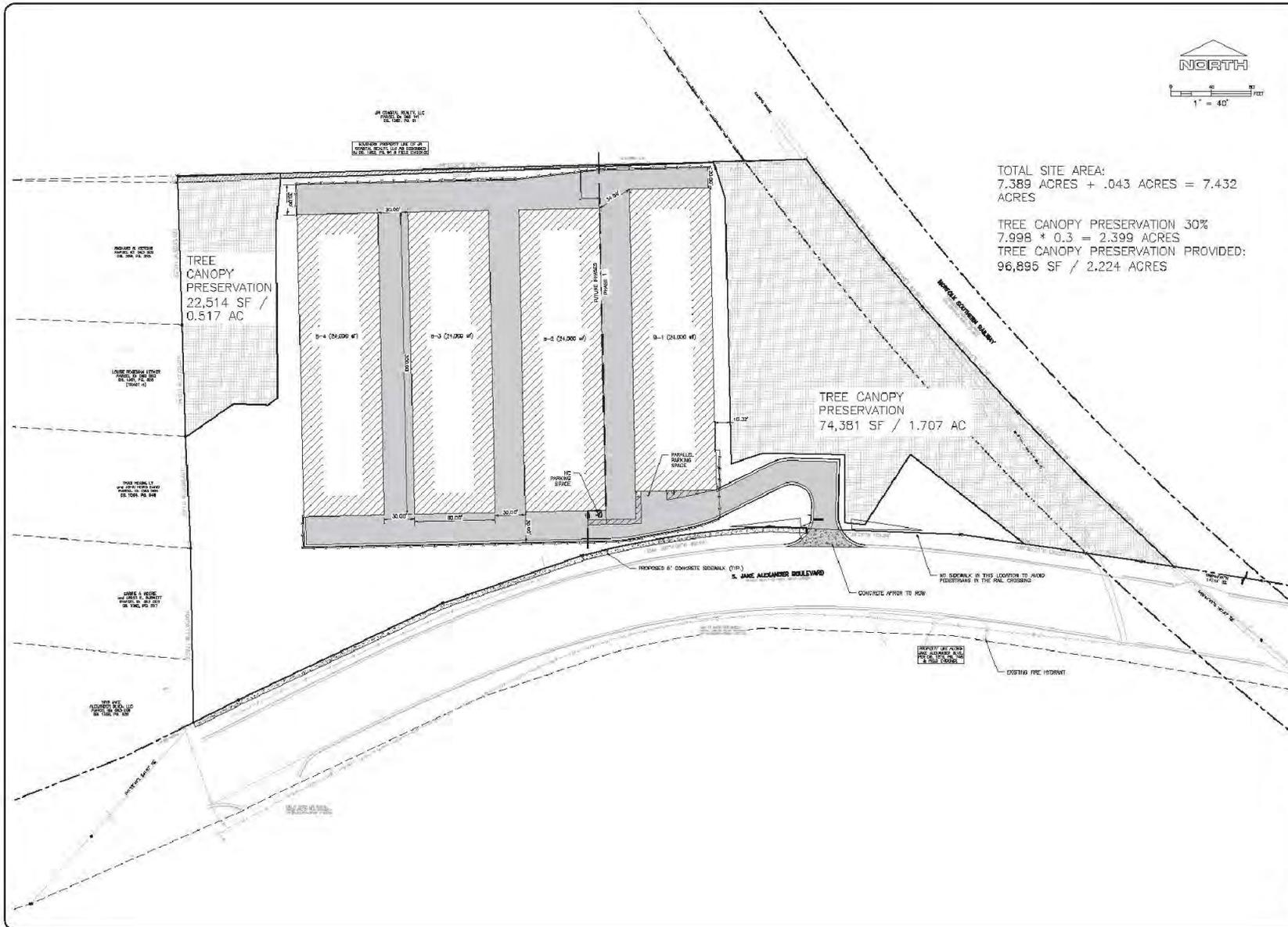
If you are unable to attend in person, you may join us on Google Meet using the following information.

Google Meet joining info

Video call link: <https://meet.google.com/qci-nvsv-aym>

Sincerely,

Jake Alexander Storage LLC
Reed Miller
President/Chief Operations Officer



TOTAL SITE AREA:
 7.389 ACRES + .043 ACRES = 7.432 ACRES

TREE CANOPY PRESERVATION 30%
 7.998 * 0.3 = 2.399 ACRES
 TREE CANOPY PRESERVATION PROVIDED:
 96,895 SF / 2.224 ACRES

North Carolina One-Call Center
 811
 CALL 1-800-532-4649
 BEFORE YOU DIG
 CALL BEFORE YOU DIG

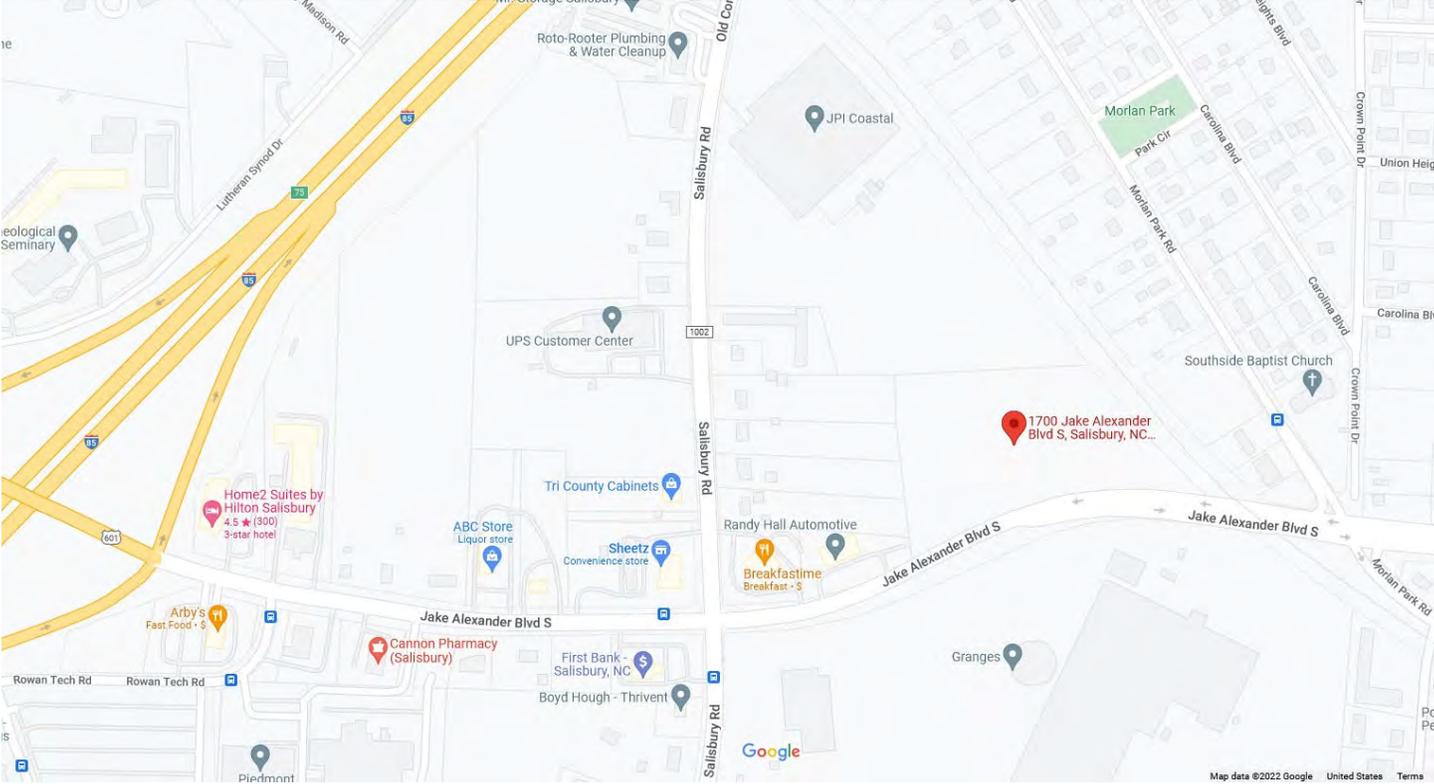
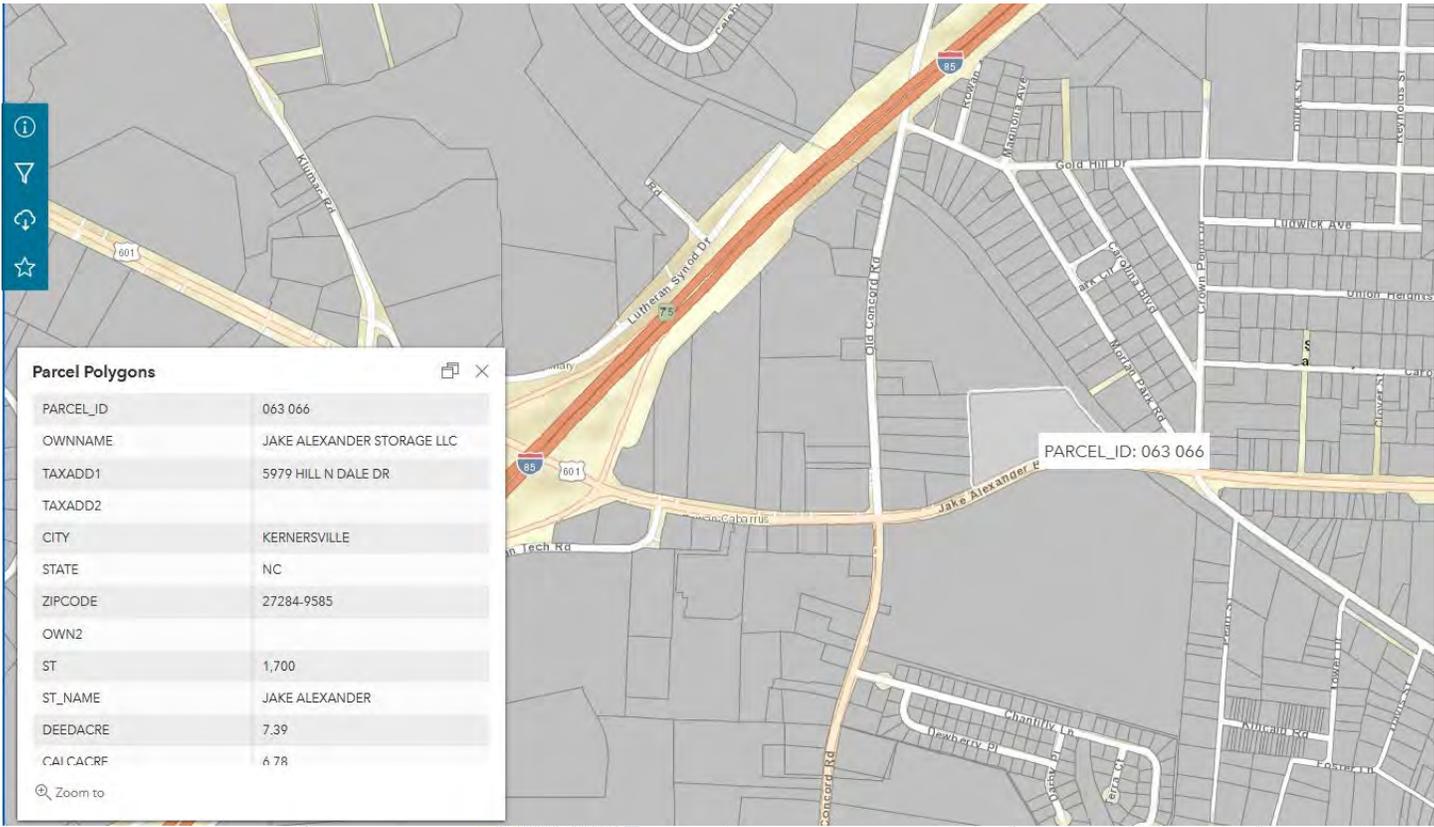
REVISION	DATE	DESCRIPTION

JAKE ALEXANDER SELF STORAGE
 SITE LAYOUT MASTER PLAN
 1700 JAKE ALEXANDER BOULEVARD, ALEXANDRIA, VA 22304
 JAKE ALEXANDER STORAGE, LLC
 APPROVED BY: [Signature]
 PROJECT NO.: C-200

CESI CIVIL
 GEOTECHNICAL
 SURVEYING
 701003200
 CONTACT: 703-283-0288
 P: 704-375-5434
 F: 704-375-5434
 www.cesi.org
 LICENSE NO.: 201010300
 EXPIRES: 12/31/2011
 ISSUED BY: [Signature]
 CHECKED BY: [Signature]

ENGINEER'S SEAL
**PRELIMINARY
 PLAN
 DO NOT USE
 FOR
 CONSTRUCTION**

C200



PARCEL_ID	OWNNAME	TAXADD1	CITY
069 060	STOKES HAYDEN CLETIUS JR	531 MORLAN PARK RD	SALISBURY
063 004	LY THAO HOANG &	12524 TANNERS CT	CHARLOTTE
063 053	OLD CONCORD RD LLC	85 CLINTON AV	HUNTINGTON
069 194	SOUTHSIDE BAPTIST CHURCH	571 MORLAN PARK RD	SALISBURY
069 062	SMITH ERIC LLOYD &	517 MORLAN PARK RD	SALISBURY
069 06201	THOMAS BARBARA ELAINE M &	523 MORLAN PARK RD	SALISBURY
063 002	KETCHIE RICHARD R	2505 FOXFIRE DR	SALISBURY
063 007	GRANGES AMERICAS INC	501 CORPORATE CENTRE DR STE 280	FRANKLIN
069 06202	HILL OSBOLEEN MEDLEY & HUSBAND	519 MORLAN PARK RD	SALISBURY
063 006	1616 JAKE ALEXANDER LLC	1616 JAKE ALEXANDER BLVD S	SALISBURY
063 005	DANG JOHN HONG & WIFE	1170 GLENFIELD DR	SALISBURY
069 141	JPI COASTAL REALTY LLC	8741 SHIELDS RD SUITE B	CANFIELD
063 003	KETNER LOUISE ROSEMAN	1120 TERRACE DR	SALISBURY

STATE	ZIPCODE	OWN2
NC	28146	STOKES BARBARA BLACKWELL
NC	28262	DANG JOHN HONG
NY	11743	
NC	28146	
NC	28146	SMITH KINDRAE TINSLEY
NC	28146	THOMAS CHARLES JUNE
NC	28147-7858	
TN	37067	
NC	28146	HILL JAMES EDWARD
NC	28146-8362	
NC	28147	NGUYEN ANA
OH	44406-9814	
NC	28146-6067	



NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, January 3, 2023 during its 6:00 p.m. meeting to consider the following request. The regularly scheduled January 3, 2023 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, January 3, 2023 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233. Information on accessing the meeting will be available on the City's website at www.salisburync.gov. The meeting can also be viewed on the City's livestream at www.salisburync.gov/webcast or the City's Facebook account.

DISTRICT MAP AMENDMENT: CD-08-2022

Project Title:	Jake Alexander Self-Storage
Petitioner(s):	Jared Birindelli
Owner(s):	Jake Alexander Storage, LLC
Representative(s) or Developer(s)	Kate Underwood
Address:	1700 S Jake Alexander Boulevard
Tax Map - Parcel(s):	063 066
Size / Scope:	6.823 acres
Location:	Located in the 1700 block of S Jake Alexander Boulevard, just west of the railroad tracks.

REQUEST:

Request to amend the Land Development Ordinance (LDO) and Land Development District Map by rezoning (1) parcel being approximately 6.823 acres located at 1700 S Jake Alexander Boulevard from Corridor Mixed-Use (CMX) to Corridor Mixed-Use (CMX) with a Conditional District (CD) Overlay. The proposal is seeking approval of a four phase, 96,000 square foot self-storage facility. The proposal also requests an exception to the LDO Requirements outlined in the LDO Sections 10.6, 5.13, 5.16, and 10.3 for an alternate design that does not incorporate required design criteria, reduces parking requirements and parking lot connections, and increases maximum setbacks.

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

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

This the 19th day of December 2022.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

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

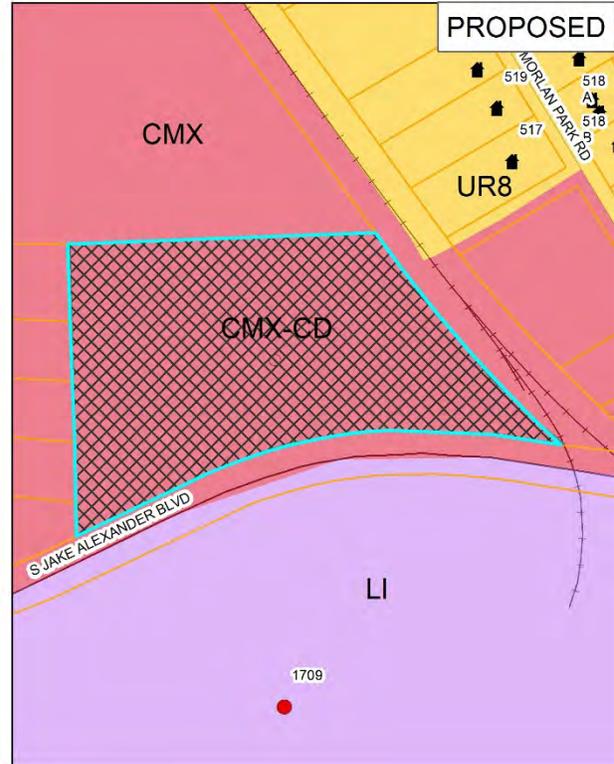
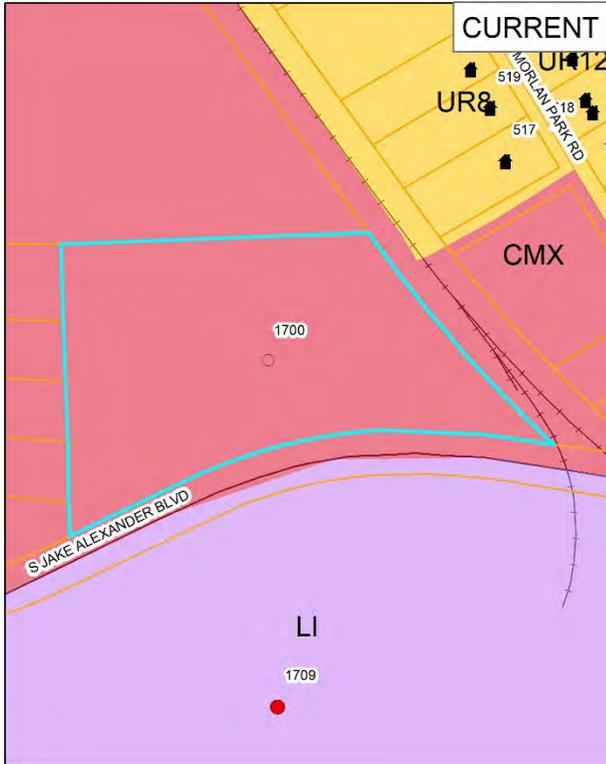
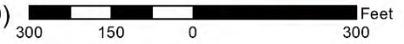
CD-08-2022: JAKE ALEXANDER STORAGE BUILDING



Parcel : 063 066

Current Zoning: Corridor Mixed-Use (CMX)

Proposed Zoning: Corridor Mixed-Used with Conditional District Overlay (CMX-CD)



PARCEL_ID	OWNNAME	TAXADD1	CITY	STATE	ZIPCODE
069 060	STOKES HAYDEN CLETIUS JR	531 MORLAN PARK RD	SALISBURY	NC	28146
063 004	LY THAO HOANG &	12524 TANNERS CT	CHARLOTTE	NC	28262
063 053	OLD CONCORD RD LLC	85 CLINTON AV	HUNTINGTON	NY	11743
069 194	SOUTHSIDE BAPTIST CHURCH	571 MORLAN PARK RD	SALISBURY	NC	28146
069 062	SMITH ERIC LLOYD &	517 MORLAN PARK RD	SALISBURY	NC	28146
069 06201	THOMAS BARBARA ELAINE M &	523 MORLAN PARK RD	SALISBURY	NC	28146
063 066	JAKE ALEXANDER STORAGE LLC	5979 HILL N DALE DR	KERNERSVILLE	NC	27284-9585
063 002	KETCHIE RICHARD R	2505 FOXFIRE DR	SALISBURY	NC	28147-7858
063 007	GRANGES AMERICAS INC	501 CORPORATE CENTRE DR STE 280	FRANKLIN	TN	37067
069 06202	HILL OSBOLEEN MEDLEY & HUSBAND	519 MORLAN PARK RD	SALISBURY	NC	28146
063 006	1616 JAKE ALEXANDER LLC	1616 JAKE ALEXANDER BLVD S	SALISBURY	NC	28146-8362
063 005	DANG JOHN HONG & WIFE	1170 GLENFIELD DR	SALISBURY	NC	28147
069 141	JPI COASTAL REALTY LLC	8741 SHIELDS RD SUITE B	CANFIELD	OH	44406-9814
063 003	KETNER LOUISE ROSEMAN	1120 TERRACE DR	SALISBURY	NC	28146-6067



NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, January 3, 2023 during its 6:00 p.m. meeting to consider the following request. The regularly scheduled January 3, 2023 City Council meeting will be held in a hybrid format. Anyone who wishes to speak virtually during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, January 3, 2023 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233. Information on accessing the meeting will be available on the City's website at www.salisburync.gov. The meeting can also be viewed on the City's livestream at www.salisburync.gov/webcast or the City's Facebook account.

DISTRICT MAP AMENDMENT:

CD-08-2022

Project Title:	Jake Alexander Self Storage
Petitioner(s):	Jared Birindelli
Owner(s):	Jake Alexander Storage, LLC
Representative(s) or Developer(s)	Kate Underwood
Address:	1700 S Jake Alexander Boulevard
Tax Map - Parcel(s):	063 066
Size / Scope:	6.823 acres
Location:	Located in the 1700 block of S Jake Alexander Boulevard, just west of the railroad tracks.

REQUEST:

Request to amend the Land Development Ordinance (LDO) and Land Development District Map by rezoning (1) parcel being approximately 6.823 acres located at 1700 S Jake Alexander Boulevard from Corridor Mixed-Use (CMX) to Corridor Mixed-Use (CMX) with a Conditional District (CD) Overlay. The proposal is seeking approval of a four phase, 96,000 square foot self-storage facility. The proposal also requests an exception to the LDO Requirements outlined in the LDO Sections 10.6, 5.13, 5.16, and 10.3 for an alternate design that does not incorporate required design criteria, reduces parking requirements and parking lot connections, and increases maximum setbacks.

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

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

This the 15th day of December 2022.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

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



The Salisbury Planning Board held its regular meeting on Tuesday, December 13, 2022, at 4:00 p.m. with the following being present:

PRESENT: Bill Burgin, Yvonne Dixon, Jayne Land, Timothy Norris, Dennis Rogers, John Schaffer, John Struzick

STAFF: Victoria Bailiff, Senior Planner; Graham Corriher, City Attorney; Hannah Jacobson, Planning Director; Jenni Pfaff, Planning Board Secretary

WELCOME GUESTS AND VISITORS

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

APPROVAL OF MINUTES

Planning Board Minutes of November 8, 2022 were approved by Members present.

NEW BUSINESS

Z-10-2022 1132 Barbour Street; PID: 025 018; Current Zoning: Rowan County Multi-Family Residential (MFR); Proposed Zoning: General Residential (GR-6); Applicant, PresPro, LLC

Presenter: Victoria Bailiff

Request

Upon annexation, the Applicant, PresPro, LLC, is requesting to rezone one (1) parcel (approximately 0.1 acre) from Rowan County Multi-Family Residential (MFR) to General Residential (GR-6).

Staff Presentation

Victoria Bailiff made the Staff presentation, recommending approval. In response to questions from the Board, Ms. Bailiff said that the Applicant plans to use the property for residential use, and is applying for annexation in order to tie into utilities. City Council will have to approve the annexation request prior to approval of the rezoning.

A representative for the Applicant was available for questions from the Board, which had none.

Public Comment

None.

Motion

Yvonne Dixon made a motion to approve the request, as it is consistent with the applicable Vision 2020 policies. All Members present voted AYE.

CD-08-2022 Jake Alexander Self Storage; 1700 South Jake Alexander Boulevard; PID: 063 066; Current Zoning: Corridor Mixed-Use (CMX); Proposed Zoning: Corridor Mixed-Use (CMX) with a Conditional Overlay (CD); Applicant, Jared Birindelli

Presenter: Victoria Bailiff

Request

The Applicant is requesting to rezone one (1) parcel from Corridor Mixed-Use (CMX) to Corridor Mixed-Use (CMX) with a Conditional Overlay (CD) for a self-storage facility.

Staff Presentation

Victoria Bailiff made the staff presentation. Staff recommends approval. TRC also recommends approval following revisions.

Ms. Bailiff's presentation reflected the revisions approved by TRC, which included no connections to adjacent properties, a set-back for the fourth building that is beyond the requirement, and reduced parking.

In response to questions, she explained that the facility would not have a need for much parking, as the site would be unmanned; the connections request is not uncommon due to security concerns. Other similar projects are able to meet the commercial design criteria. She highlighted the location for limited parking, as well as driveways that will serve the buildings for loading. The project will include landscaping and fencing, and the tree canopy is up to code.

Jared Birindelli, the property owner, explained that the facility will be unmanned, with reservations and payment taken online. The customer will receive a telephone call with instructions on how to enter, and a lock will be available in the unit for retrieval. The facility will be remotely monitored. In response to a question from the Board, Mr. Birindelli said that customers will have various methods to communicate with staff. The purpose of the project is to provide affordable storage for local residents and small businesses.

Public Comment

None.

Motion

Dennis Rogers made a motion to approve the request, as consistent with the Vision 2020 plan. All Members present approved.

Z-13-2022 0 Mooresville Road; PID: 462F001; Current Zoning: General Residential (GR-3); Proposed Zoning: Rural Residential (RR); Applicant, Rodney Queen

Presenter: Victoria Bailiff

Request

The Applicant is requesting to rezone one (1) parcel (approximately 3.32 acres) from General Residential (GR-3 to Rural Residential (RR).

Staff Presentation

Victoria Bailiff made the presentation; Staff finds it consistent with Vision 2020, and recommends approval. She explained that this is a request to down-zone the parcel to make it continuous with surrounding parcels.

In response to a question regarding the Grants Landing project planned for the vicinity, she said that no development has begun, and that the project has been approved by TRC.

The Applicant, Rodney Queen, owns a greenhouse on the adjacent property, and explained that he would like consistent zoning for the area in order to expand, and store supplies.

Public Comment

None.

Motion

Jayne Land made a motion to approve the request, as it is consistent with Vision 2020. All Members present approved.

LDOTA-03-2022 Sidewalks

Presenter: Victoria Bailiff

Request

Staff recommendation of a text amendment to reorganize Chapters 4 and 6 to condense sidewalk requirements into one section. Additional changes will require sidewalks around cul-de-sacs and the removal of Street Cross Section E for Minor Streets.

Staff Presentation

In her presentation, Ms. Bailiff outlined the purpose of the request. Condensing regulations into one location within the Ordinance will provide ease of use for Staff as well as the Public. Removal of Street Cross Section E was requested by TRC, and recommended by Engineering.

Public Comment

None.

Motion

Tim Norris made a motion to accept the text amendment. All Members present approved.

LDOTA-04-2022 Airport Overlay

Presenter: Victoria Bailiff

Request

Staff recommendation of a text amendment to reorganize Appendix D: Airport Overlay District language to create a more user-friendly text and to correct the airport elevation.

Staff Presentation

Victoria Bailiff made the presentation, and explained that the request will provide clarification. The edits were requested by Rowan County, which is updating the airport elevation.

Motion

Yvonne Dixon made a motion to accept the text amendment. All Members present approved.

OLD BUSINESS

Forward 2040 Comprehensive Plan Discussion

Presenters: Victoria Bailiff and Hannah Jacobson

Presentation

Members have received copies of the Plan, as well as a high-level explanation at a previous meeting. Hannah Jacobson presented the Future Land Use Map and explained how it will affect rezoning decisions. Ms. Bailiff guided the Members through a mock presentation using the Future Land Use Map and policies from the Forward 2040 Plan.

The Board asked about the process for informing City Council about the Plan. Ms. Jacobson said they are undergoing individual presentations, which are going well.

Members made helpful suggestions for future presentations.

<https://salisburync.gov/Government/Community-Planning-Services/Community-Plans/Forward-2040>.

STAFF UPDATES

2023 Planning Board Meeting Calendar

Ms. Bailiff presented the meeting calendar for 2023, and emphasized the importance of attendance.

Update on Planning Board Vacancy

Currently, the Board has one vacancy, and another to come in March. Two potential Members were present at today's meeting. There are currently two Members within the ETJ.

ADJOURN 5:20 p.m.

John Schaffer, Chair

Jennifer Pfaff, Secretary

DRAFT

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: January 3, 2023

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

Name of Presenter(s): Hannah Jacobson, Planning Director, Sonyia Turner, DFI, Eric Thomas, DFI

Requested Agenda Item: Council to receive a presentation regarding the status of the former Kesler Mill site and consider authorizing the City Manager to enter into a contract with Development Finance Initiative (DFI) in the amount of \$72,950.00 to begin pre-development activities that will assist the City in selecting a qualified developer for the site.

Description of Requested Agenda Item: Council will receive a presentation from staff and the Development Finance Initiative reviewing the City's history of ownership of the Kesler Mill site, the status of the brownfield clean-up grant and the planned next steps to revitalize the site.

Brownfield Cleanup Background and Status

The City of Salisbury has been involved with the assessment and cleanup of the 13.5-acre former Kesler Mill site in the Park Avenue neighborhood (Attachment 1) for almost a decade. After the former textile mill was demolished in 2009 by a private owner, a large pile of debris containing asbestos remained. Made possible by a Brownfields Assessment grant from the Environmental Protection Agency (EPA), the site became the focus of extensive study – including a Phase I assessment, Phase II assessment, and an Analysis of Brownfields Clean Alternatives study.

In January 2019, the City acquired the site for the purpose of facilitating the environmental clean-up, and was awarded an EPA Clean Up grant in 2020. Since obtaining the grant, the City has continued to work with an environmental consultant Cardno (recently acquired by Stantec) to facilitate the clean-up activities including the removal of the 14,000 cubic yards of debris from the site in December 2021-January 2022.

Bids for the remaining clean-up work are now being solicited. The scope includes removal and proper disposal of approximately 1,500-cubic yards of soil in three different locations. It is expected the bid can be awarded and the work will be completed in Winter 2023.

Pre-Development Services

The City has requested technical assistance from the UNC Chapel Hill School of Government's Development Finance Initiative (DFI) to assist with identifying viable redevelopment scenarios, and to attract a private development partner. The City has previously engaged with DFI on several projects, including a Phase I redevelopment feasibility assessment of the Kesler Mill site that was completed in 2021. The proposed scope of work will update and build upon previous work. The scope will include:

1. Conduct a community scan, which is an analysis of market-relevant demographic and socioeconomic data, as well as a review of current and historic plans, visioning documents,

Salisbury City Council

Agenda Item Request Form



studies, research, development proposals, conceptual renderings, notes from public input sessions, and other materials relevant to the Project;

2. Collect and analyze relevant data for a parcel analysis to understand current market conditions (sales trends, vacancy, land use, ownership, and underutilization) for the Project;
3. Conduct a market analysis to assess the demand for development, to include an evaluation of market feasibility and demand drivers for different uses for the Project including multifamily affordable housing, market-rate residential, and home ownership;
4. Establish guiding public interests for the Project in collaboration with the City and stakeholders;
5. Perform a site constraints analysis to determine what the site can actually support given current conditions, brownfield considerations, and other limitations and to test fit potential development programs for the Project;
6. Conduct a financial feasibility analysis, preparing a financial model (i.e., development budget, operating cash flows, sources of capital, etc.) for the Project to determine financial feasibility for private partners and scale of public investment, if necessary;
7. Evaluate options for structuring public participation in the Project, if necessary, including use of development finance tools (tax credits, district designations, etc.);
8. Support City staff in community engagement efforts to solicit public input related to the Project;
9. Propose a feasible private development program for the Project that qualifies as a housing project under N.C. G.S. Chapter 157 and request City's approval;
10. Prepare a solicitation for development partners and assist City with developing criteria to inform the City's selection of an eventual partner;
11. Actively market and discuss the solicitation with qualified development partners (for-profit or non-profit) with the goal of receiving competitive proposals from qualified developers who are capable of accomplishing the City's approved development program;
12. Support City officials in development partners selection process by carrying out due diligence of potential partners, preparing investment summaries, and evaluating solicitation responses using City's criteria;
13. Support the City in negotiating deal points with the development partner selected to execute the approved development program pursuant to the solicitation. Deal points include development parameters for public-private partnerships and milestones, which are typically memorialized first in a non-binding memorandum before being finalized in a development agreement; and

Salisbury City Council

Agenda Item Request Form



14. Support the City through the point that the above-referenced development partner closes on financing for the project, by regularly evaluating changes proposed by the development partner to pro forma financials and public participation options, in order to verify developers' assumptions about revenues, development costs, operating expenses, and debt and equity structuring as market conditions evolve.

It is estimated the scope of work listed above will take approximately 9 months to complete.

Additional Considerations

DFI's scope of services listed above comes at a flat fee to the City; however it covers only a small portion of the cost of the services rendered. Per a development agreement, a fee paid by the developer equal to 1% of the total development costs will go to DFI to compensate for their pre-development services.

The proposed scope of services offered by DFI do not include the cost of an architect to complete detailed designs or prepare design schematics. Should the City decide to expand the scope of services, it is possible there could be a remaining balance from the EPA Brownfields grant that could be used for the purposes of "redevelopment planning".

The City has submitted an application to the North Carolina Brownfields Program, and will be working on finalizing the Brownfields Agreement concurrently with the work to be performed by DFI. Brownfield Agreements are made with the NC Department of Environmental Quality are like restrictive covenants on the site that limits the proposed reuse of the site, but offers liability protection to the City and to future property owners, as well as some tax credit benefits.

Attachments: Yes No

Fiscal Note: ARPA funds have been identified for this project and are sufficient to cover the cost of the contract with DFI.

Action Requested of Council for Agenda Item: Council to consider authorizing the City Manager to enter into a contract with Development Finance Initiative (DFI) in the amount of \$72,950.00 to begin pre-development activities that will assist the City in selecting a qualified developer for the site.

Contact Information for Group or Individual: Hannah Jacobson, hannah.jacobson@salisburync.gov, 704-638-5230

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

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

FINANCE DEPARTMENT INFORMATION:

Salisbury City Council Agenda Item Request Form



Finance Manager Signature

Department Head Signature

Budget Manager Signature

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

For Use in Clerk's Office Only

Approved

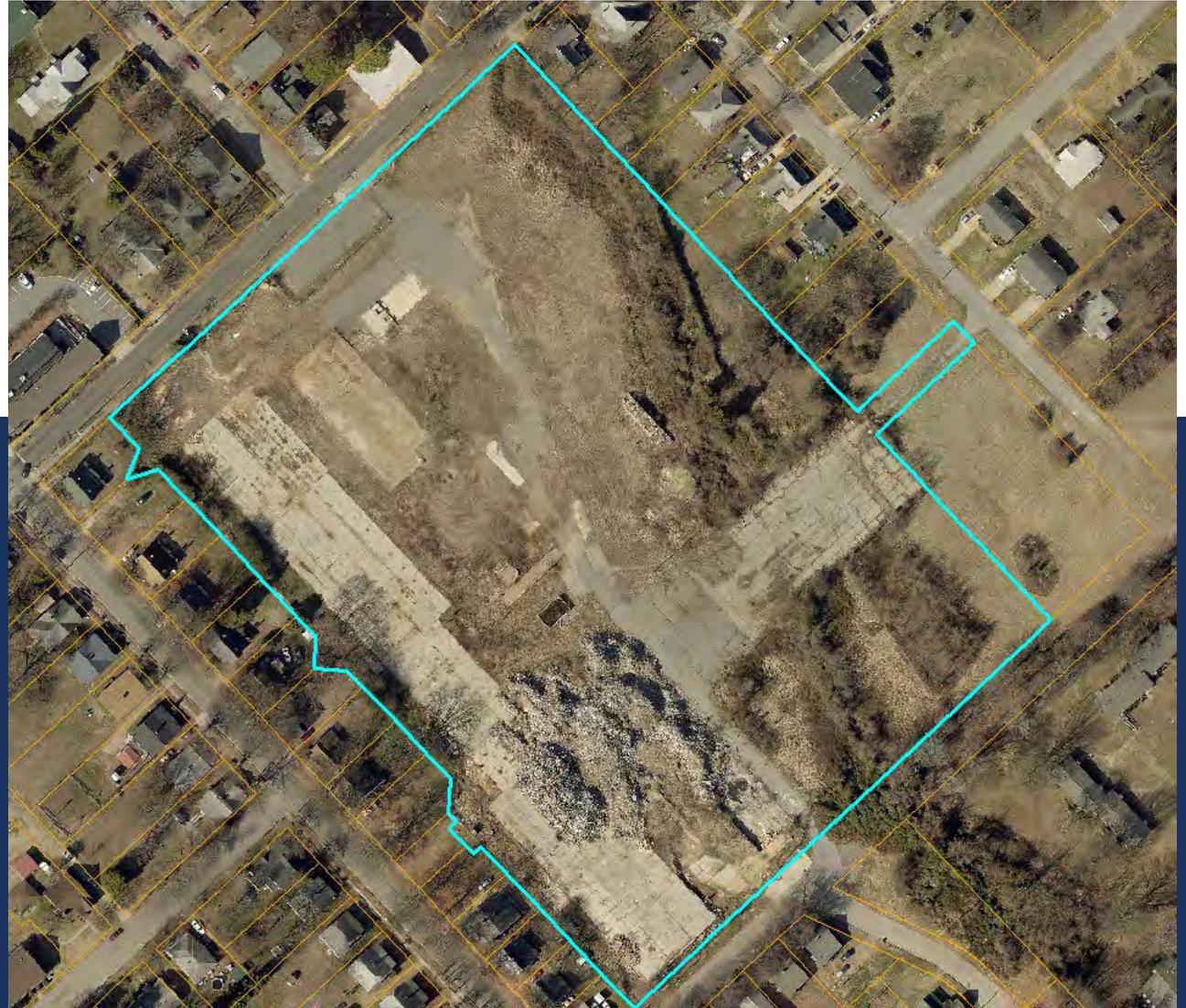
Delayed

Declined

Reason:

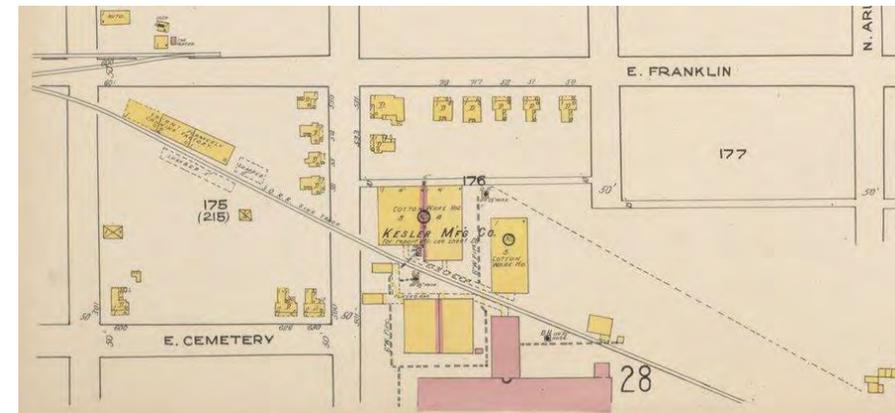
KESLER MILL PROJECT UPDATE

CITY COUNCIL – JANUARY 3, 2023



BACKGROUND

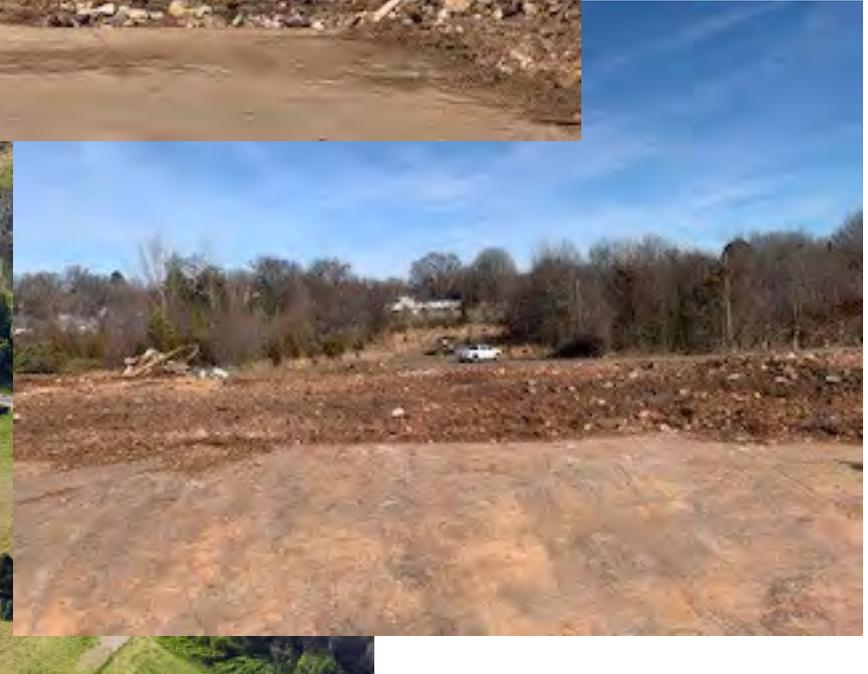
- *Constructed in in 1895*
- *Mill houses to support employees built around the perimeter*
- *1928 – bought by the Cannon Mills empire (became Cannon Mills #7)*
- *1997 – Purchased by Pillowtex – declared bankruptcy in 2003*
- *2009 – Buildings demolished by private owner*



KESLER MILL – TIMELINE OF ACTIVITIES COMPLETED

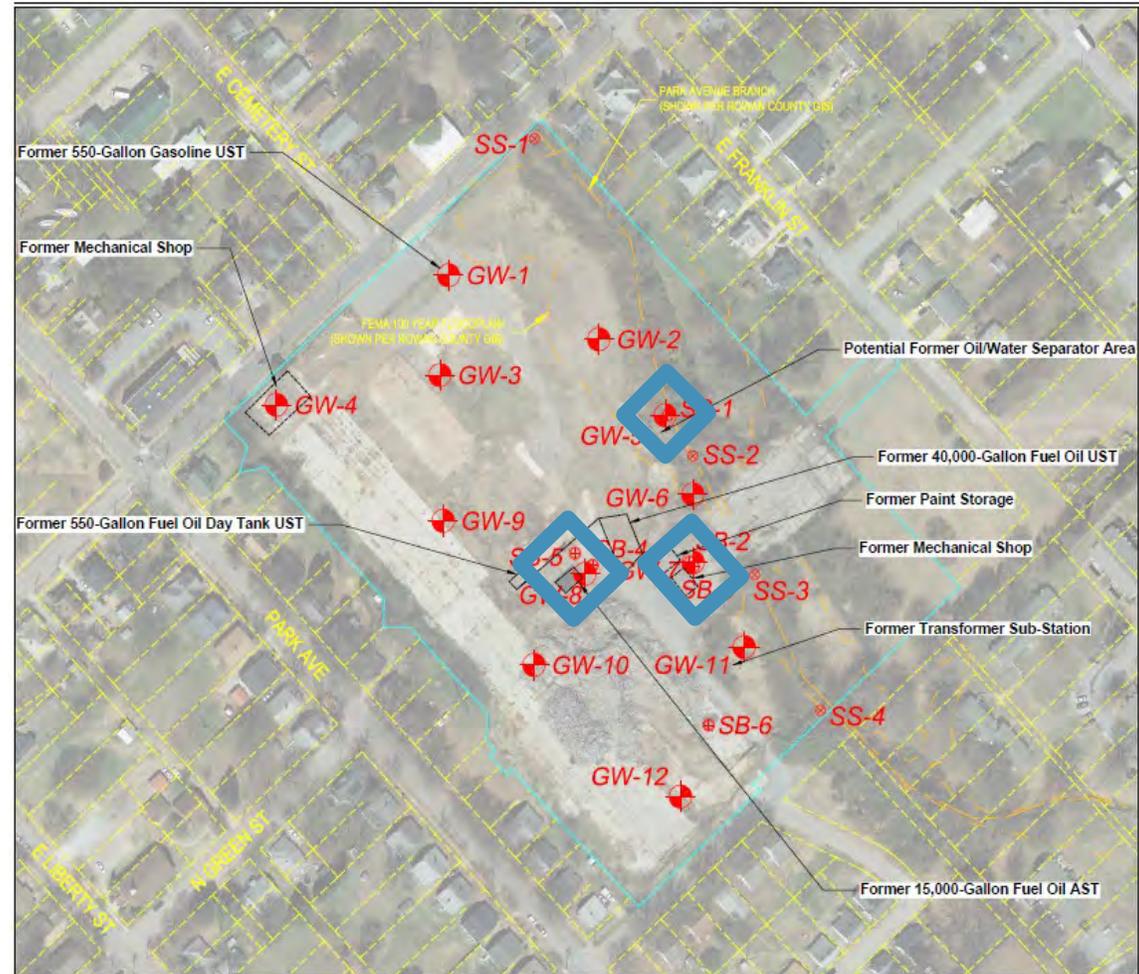


KESLER MILL – DEBRIS REMOVAL



KESLER MILL – EST. TIMELINE FOR REMAINING ACTIVITIES

- *Soil remediation bid documents to be posted January 2023*
- *Estimated work to be completed March-April 2023*
- *Begin work with Development Finance Initiative to identify private redevelopment partner*
- *Finalize the Brownfield Agreement with the North Carolina DEQ*



Development Finance Initiative

Kesler Mill Pre-Development Assistance & Partner Identification

Sonya Turner, DFI Project Manager

Eric Thomas, DFI Associate Director



SCHOOL OF GOVERNMENT

Development Finance Initiative



Development Finance Initiative

DFI, a program of UNC Chapel Hill's School of Government (SOG), partners with local governments to attract private investment for transformative projects by providing specialized finance and development expertise.

SOG is the largest university-based local government training, advisory, and research organization in the United States, and serves more than 12,000 public officials each year.

Values: Nonpartisan, policy-neutral, responsive

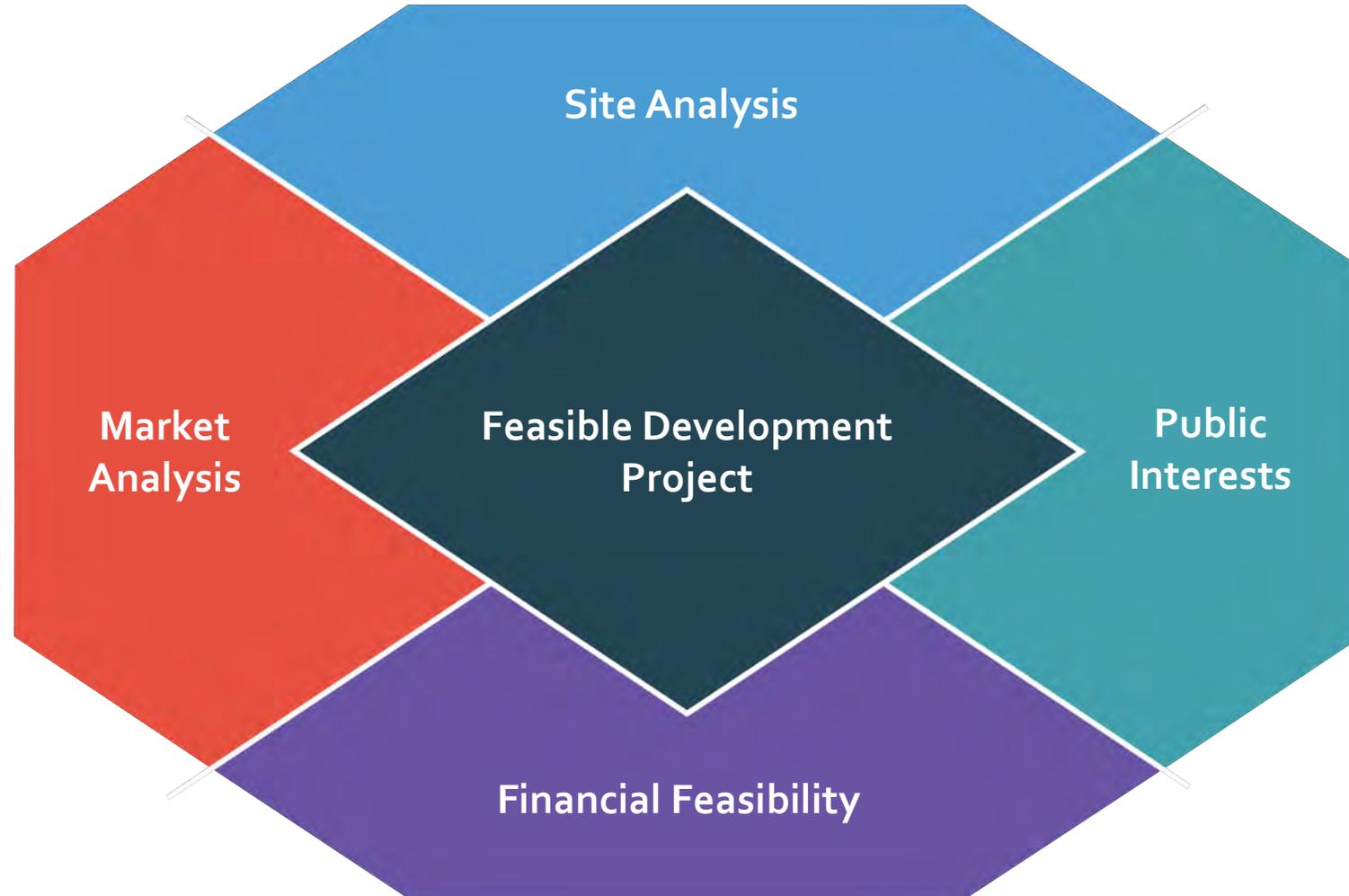


Why DFI?

- Local governments are engaged in private sector development activities (proactive & reactive)
- Statutes authorize activities, but real estate development expertise typically not on staff
- Request assistance from School of Government
- LGFCU seed funding



Pre-Development Process





LUMBERTON



KANNAPOLIS



SOUTHERN PINES

DFI PROJECT HIGHLIGHTS

Lumberton - Pre-development & partner identification resulting in 60 units of senior LIHTC units.

Kannapolis – Pre-development & partner identification resulting in 128 townhouses in downtown.

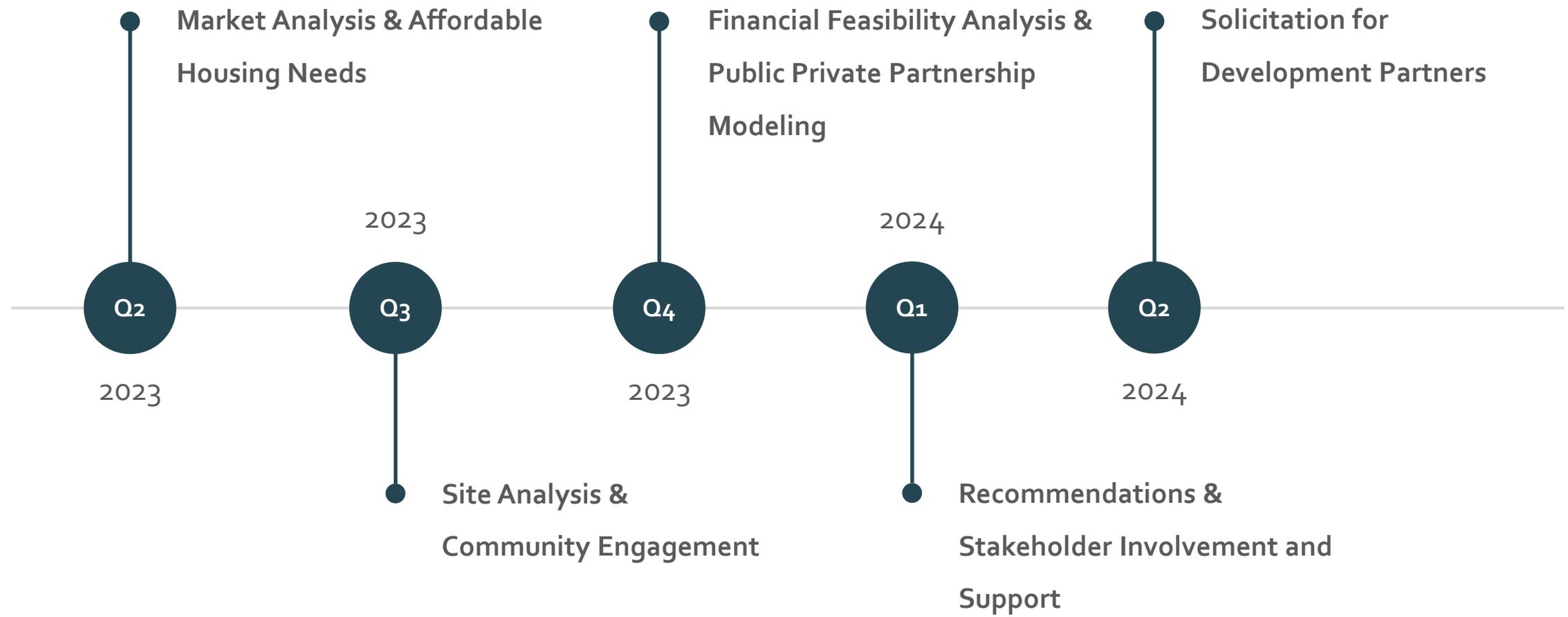
Southern Pines – Pre-development & partner identification for 66 units of affordable senior housing, 10 affordable homes, 140K SF of commercial, and a 50K SF YMCA center.

Pre-Development & Partner ID Scope Review

Leveraging the City's planning efforts for Kesler Mill, DFI will conduct:

- Pre-Development feasibility analysis
 - Market Analysis + Affordable Housing Needs
 - Site Analysis
 - Financial Feasibility
 - Public Private Partnership Modeling
- Community engagement
- Solicitation of private development partner(s)
- Support City in negotiating development agreement with selected partner(s) - *ongoing*

Estimated Timeline





SCHOOL OF GOVERNMENT

Development Finance Initiative

THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: January 3, 2023

Name of Group(s) or Individual(s) Making Request: Kelly Baker

Name of Presenter(s): City Council

Requested Agenda Item: Council to consider appointments to various boards and commissions.

Description of Requested Agenda Item: There is one seat open on the Housing Advocacy Commission and one seat on the Planning Board.

Two of the Planning Board applicants have attended meetings and been interviewed by staff. Staff recommends Dr. Larry Cartner be appointed to the open seat.

Attachments: Yes No

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

Action Requested of Council for Agenda Item: Council to consider making appointments to the Housing Advocacy Commission and the Planning Board. *(Please note if item includes an ordinance, resolution or petition)*

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

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

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

Salisbury City Council Agenda Item Request Form



For Use in Clerk's Office Only

Approved

Delayed

Declined

Reason:

Boards and Commissions Worksheet – 2023

Housing Advocacy Commission – Harry McLaughlin, Council Liaison

<u>Current Members</u>	<u>Term Expires</u>	<u>Eligible for Reappointment</u>	<u>Need 1 Member</u>
Vacant (<i>landlord</i>)	3/31/24	n/a	

Applicants:

Tracie Gardner
 Tina Hobart
 Meghan Ketterman
 Russel Michalec
 Ester Wensink

Notes:

Planning Board

<u>Current Members</u>	<u>Term Expires</u>	<u>Eligible for Reappointment</u>	<u>Need 1 Member</u>
Vacant	3/31/25	n/a	

Applicants:

Larry Cartner
 Tracie Gardner
 Brian Hancock
 Russel Michalec
 David Midgely

Notes: Two of the candidates have attended Planning Board, and staff has interviewed and recommends Larry Cartner be appointed to the current opening.

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: January 2, 2023

Name of Group(s) or Individual(s) Making Request: Anne Little for the Human Relations Council

Name of Presenter(s):

Requested Agenda Item: Announcement for 2023 King Celebration Weekend

The Human Relations Council (HRC) will host the Dr. Martin Luther King Jr. Celebration weekend activities Saturday, Jan. 14 through Monday, Jan. 16, 2023. The weekend kicks off with a parade along Main St. to Martin Luther King Jr. Ave ending at the Civic Center. There, the HRC will host a Community Resource Fair where residents will receive health screenings, resources from local agencies, school supplies, and other gifts from 12:30 a.m. to 2 p.m.

The weekend activities conclude with the annual MLK Breakfast program. Admission is free. Registration is required.

For more information please contact Anne Little at 704-638-5218 or anne.little@salisburync.gov.

Description of Requested Agenda Item:

Attachments: Yes No

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

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

Contact Information for Group or Individual:

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

2023

DR. MARTIN LUTHER KING, JR. *Celebration*



Register for parade:



salisburync.gov/MLKParade

PARADE

Saturday, January 14
Starts at 11 a.m.

Parade Route: Church Street to Main Street to Bank Street to Martin Luther King Jr. Ave

COMMUNITY RESOURCE FAIR

Saturday, January 14
12:30 p.m. to 2 p.m.
Salisbury Civic Center
315 S. MLK Jr. Ave.

Community celebration for all ages. Free health screenings, access to local resource agencies and much more.

Free food, school supplies and other giveaways.

BREAKFAST

Monday, January 16
8:00 a.m. to 9:30 a.m.
Salisbury Civic Center
315 S. MLK Jr. Ave.

Doors open at 8:00 a.m.
Program begins at 8:30 a.m.

Admission is free. Registration is required. Seating is limited.

For more information, contact us at relationscouncil@salisburync.gov or call us at (704) 638-5218.
Follow us at facebook.com/SalisburyHRC.

Sponsored By



Rowan County

City of Salisbury

Salisbury City Council Agenda Item Request Form



Please Select Submission Category: Public Council Manager Staff

Requested Council Meeting Date: January 3, 2023

Name of Group(s) or Individual(s) Making Request: Kelly Baker

Name of Presenter(s):

Requested Agenda Item: Announcement regarding City Council's 2023 annual goal retreat.

Description of Requested Agenda Item: City Council will hold its 2023 Planning Retreat Wednesday, January 25, 2023 from 1:30 p.m. until 7:30 p.m. and Thursday, January 26, 2023 from 10:00 a.m. until 4:30 p.m. The Retreat will be held in Council Chambers at City Hall, 217 South Main Street.

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

Contact Information for Group or Individual: Kelly Baker, 704-638-5233, kbake@salisburync.gov

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

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

For Use in Clerk's Office Only

Salisbury City Council Agenda Item Request Form



Approved

Delayed

Declined

Reason: