The meeting will be streamed live at salisburync.gov/webcast and on the City’s Twitter account. Anyone who wishes to speak via Zoom during public comment must sign up by 2:00 p.m. on August 3, 2021 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233. Citizens who wish to speak in person can sign up in Council Chambers.

1. Call to order.
3. Pledge of Allegiance.
4. Adoption of Agenda.

5. Mayor to proclaim the following observance:

   NATIONAL NIGHT OUT

   August 3, 2021

6. Council to consider the CONSENT AGENDA:

   (a) Adopt a budget ORDINANCE amendment to the FY2021-2022 budget in the amount of $8,000 to appropriate a grant to assist with trail design at Salisbury Community Park.

   (b) Authorize the City Engineer to extend agreements with the North Carolina Department of Transportation regarding maintenance of signs (Schedule A), markings & markers (Schedule B), traffic signals (Schedule C), and the computerized traffic signal system (Schedule D) until June 30, 2022.

7. Council to receive public comment. Public comment will begin following adoption of the Consent Agenda. For electronic meetings speakers must sign-up before 2:00 p.m. by contacting Kelly Baker at kbake@salisburync.gov or by calling 704-638-5233. Citizens who are unable to speak during the meeting may submit written comments by 2:00 p.m. to the email above and they will be shared with Council.

8. Council to consider adopting an ORDINANCE to rezone three parcels, totaling 136.78 acres, located at the corner of Mooresville Road and Rowan Mills Road from General Residential and Rural Residential to General Residential (GR-3) and establish a new Conditional District Overlay for the development of a single-family residential subdivision with 236 lots: (Presenter – Development Services Manager Teresa Barringer)

   (a) Receive a presentation from staff
   (b) Hold a public hearing
   (c) Issue a Statement of Consistency and Statement of Reasonableness, and consider adopting an ORDINANCE rezoning the property.
9. Council to consider appointments to vacancies on the Community Appearance Commission and Housing Advocacy Commission.


12. Council’s Comments.

13. Mayor Pro Tem’s Comments.

14. Mayor’s Announcements and Comments.

   (a) A virtual Mayor’s Spirit Luncheon will be held Monday, August 9, 2021 from 12:00 noon until 1:00 p.m. via the City’s Facebook page. This year the Spirit Forum will highlight the “Luminaries” of Salisbury and Rowan County who were the guiding lights for our residents during the pandemic. For more information, please contact Anne Little at anne.little@salisburync.gov or call (704) 638-5218.

   (b) The annual Community Resource Fair will be held Saturday, August 14, 2021 from 10:00 a.m. until 1:00 p.m. at the Civic Center. The Fair brings together local agencies specializing in health, addiction, education and family support in one place to assist local families during the upcoming school year. For more information, please contact Anne Little at anne.little@salisburync.gov or call (704) 638-5218.

15. Adjourn.
PROCLAMATION

WHEREAS, the National Association of Town Watch (NATW) is sponsoring a unique nationwide crime, drug, and violence prevention program on August 3, 2021 called “National Night Out”; and

WHEREAS, the “38th Annual National Night Out” provides a unique opportunity for the City of Salisbury to join forces with thousands of other communities across the country in promoting cooperative, police-community crime prevention efforts; and

WHEREAS, our Neighborhood Organizations play a vital role in assisting the Salisbury Police Department through joint crime, drug, and violence prevention efforts in the City of Salisbury and is supporting “National Night Out 2021” locally; and

WHEREAS, it is essential that all citizens of the City of Salisbury be aware of the importance of crime prevention programs and the impact that their participation can have on reducing crime, drugs, and violence in the City of Salisbury; and

WHEREAS, police-community partnerships, neighborhood safety awareness and cooperation are important themes of the “National Night Out” program.

NOW, THEREFORE, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, DO HEREBY PROCLAIM Tuesday, August 3, 2021 as

NATIONAL NIGHT OUT

in Salisbury, and call upon all citizens to join the Salisbury Police Department and the National Association of Town Watch in supporting the “38th Annual National Night Out.”

This the 3rd day of August 2021.

Karen K. Alexander, Mayor
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  □ Public   □ Council   □ Manager   ☑ Staff

Requested Council Meeting Date: 08-03-2021

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

Name of Presenter(s): Nick Aceves

Requested Agenda Item: Adopt a Budget ORDINANCE Amendment Appropriating a Parks & Recreation grant to the FY2021-2022 budget in the amount of $8000 to help with expenses related to trail design at Salisbury Community Park.

Description of Requested Agenda Item. The City has received a grant in the amount of $8,000 from Rowan County with expenses related trail design at Salisbury Community Park. NC General Statutes require that the City appropriate these revenues so that they can be legally spent.

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

Action Requested of Council for Agenda Item: Adopt a Budget Ordinance amending the FY2021-2022 Budget in the General Fund $8,000 for additional revenue. (Please note if item includes an ordinance, resolution or petition)

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

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

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

FINANCE DEPARTMENT INFORMATION:

________________________________________  __________________________________
Finance Manager Signature               Department Head Signature

________________________________________
Budget Manager Signature

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

For Use in Clerk’s Office Only
Salisbury City Council
Agenda Item Request Form

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
AN ORDINANCE AMENDING THE 2021-22 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO
APPROPRIATE REVENUE FROM ROWAN COUNTY
FOR TRAIL DESIGN AT SALISBURY COMMUNITY PARK

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

Section 1. The City received an $8,000 grant through Rowan County for trail design at
the Salisbury Community Park. NC General Statutes require that the City appropriate this revenue
so that it can be legally spent.

Section 2. That the 2021-22 Budget Ordinance of the City of Salisbury, adopted on June
15, 2021 is hereby amended as follows:

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

(1) Increase line item 010-501-256-5251.01 $ 8,000
Special Projects

(2) Increase line item 010-000-000-4515.04 $ 8,000
Parks and Recreation Donations

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: 08/03/2021

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

Name of Presenter(s): N/A

Requested Agenda Item: NCDOT Reimbursement Contract for Schedules A (Signs), B (Markings & Markers), C (Traffic Signals) and D (Computerized Traffic Signal System).

Description of Requested Agenda Item: The North Carolina General Statutes charge the NCDOT Division of Highways with the responsibility of maintaining the State Highway System. However, within municipalities, the General Statutes permit the Division of Highways to delegate the actual maintenance of the system streets to municipalities qualified to perform the work. A standard reimbursement agreement must be executed with each municipality.

The City has agreements that were executed with NCDOT in March 26, 2019, and are allowed to be renewed in subsequent years. This year, NCDOT has asked for a renewal, with no changes for reimbursements. The agreements define maintenance functions and corresponding reimbursement rates. These agreements would be valid for service dates of July 1, 2019 through June 30, 2020, and has requested the signature of the City Engineer.

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 action will be to authorize the City Engineer to accept agreements with NCDOT concerning maintenance of signs (Schedule A), of markings & markers (Schedule B), of traffic signals (Schedule C), and of the computerized traffic signal system (Schedule D).

Contact Information for Group or Individual: Wendy Brindle – 704-638-5201

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature
Salisbury City Council
Agenda Item Request Form

Budget Manager Signature

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

For Use in Clerk’s Office Only

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
Ms. Wendy Brendle, Traffic Engineer  
City of Salisbury  
P.O. Box 479  
Salisbury, North Carolina 28145-0479

SUBJECT: MUNICIPAL OPERATIONS AGREEMENT-TRAFFIC SCHEDULE A - EXTENSION OF AGREEMENT

Dear Ms. Brendle:

This is in reference to the current Municipal Operations Agreement for Traffic Schedule A (Traffic Control Devices/Signs) between the City of Salisbury and NCDOT, which was executed on March 26, 2019, for Fiscal Year 2018-19.

In accordance with the executed agreement, I am proposing to extend this agreement, with the reimbursement remaining the same at $4,000.00, until June 30, 2022. The budget amount for the Fiscal Year will be $4,000.00.

If the City agrees with this extension, please sign and date the bottom of this letter and return the original to me for approval. A signed copy will be returned to the City of Salisbury for its records.

If we may be of further assistance, please advise.

Sincerely,

J. P. Couch, P.E.
Division Traffic Engineer

JPC/ddk

cc: Division Engineer  
LPMO - Contract Officer

CONCUR:

| City Representative | Date | Division Engineer | Date |

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION 9  
375 SILAS CREEK PARKWAY  
WINSTON-SALEM, NC 27127

Telephone: (336) 747-7800  
Fax: (336) 761-2064  
Customer Service: 1-877-368-4968

Location:  
375 SILAS CREEK PARKWAY  
WINSTON-SALEM, NC 27127

Website: www.ncdot.gov
Ms. Wendy Brendle, Traffic Engineer  
City of Salisbury  
P.O. Box 479  
Salisbury, North Carolina 28145-0479  

SUBJECT: MUNICIPAL OPERATIONS AGREEMENT-TRAFFIC SCHEDULE B - EXTENSION OF AGREEMENT  

Dear Ms. Brendle:  

This is in reference to the current Municipal Operations Agreement for Traffic Schedule B (Markings and Markers) between the City of Salisbury and NCDOT, which was executed on March 26, 2019, for Fiscal Year 2018-19.  

In accordance with the executed agreement, I am proposing to extend this agreement, with the reimbursement remaining the same at $5,000.00, until June 30, 2022. The budget amount for the Fiscal Year will be $5,000.00.  

If the City agrees with this extension, please sign and date the bottom of this letter and return the original to me for approval. A signed copy will be returned to the City of Salisbury for its records.  

If we may be of further assistance, please advise.  

Sincerely,  

J. P. Couch, P.E.  
Division Traffic Engineer  
JPC/ddk  

cc: Division Engineer  
LPMO -- Contract Officer  

CONCUR:
Ms. Wendy Brendle, Traffic Engineer  
City of Salisbury  
P.O. Box 479  
Salisbury, North Carolina 28145-0479  

SUBJECT: MUNICIPAL OPERATIONS AGREEMENT-TRAFFIC SCHEDULE C - EXTENSION OF AGREEMENT  

Dear Ms. Brendle:  

This is in reference to the current Municipal Operations Agreement for Traffic Schedule C (Traffic Signal Operation) between the City of Salisbury and NCDOT, which was executed on March 26, 2019, for Fiscal Year 2018-19.  

In accordance with the executed agreement, I am proposing to extend this agreement, with the reimbursement remaining the same at $127,000.00, until June 30, 2022. The budget amount for the Fiscal Year will be $127,000.00.  

If the City agrees with this extension, please sign and date the bottom of this letter and return the original to me for approval. A signed copy will be returned to the City of Salisbury for its records.  

If we may be of further assistance, please advise.  

Sincerely,  

J. P. Couch, P.E.  
Division Traffic Engineer  
JPC/ddk  
cc: Division Engineer  
LPMO — Contract Officer  
CONCUR:  

City Representative Date Division Engineer Date
Ms. Wendy Brendle, Traffic Engineer  
City of Salisbury  
P.O. Box 479  
Salisbury, North Carolina 28145-0479

SUBJECT: MUNICIPAL OPERATIONS AGREEMENT-TRAFFIC SCHEDULE D - EXTENSION OF AGREEMENT

Dear Ms. Brendle:

This is in reference to the current Municipal Operations Agreement for Traffic Schedule D (Signal Systems Operation) between the City of Salisbury and NCDOT, which was executed on March 23, 2019, for Fiscal Year 2018-19.

In accordance with the executed agreement, I am proposing to extend this agreement, with the reimbursement amount at $97,000.00, until June 30, 2022. The budget amount for the Fiscal Year will be $97,000.00.

If the City agrees with this extension, please sign and date the bottom of this letter and return the original to me for approval. A signed copy will be returned to the City of Salisbury for its records.

If we may be of further assistance, please advise.

Sincerely,

J. P. Couch, P.E.  
Division Traffic Engineer  

JPC/ddk

cc: Division Engineer 
LPMO - Contract Officer

<table>
<thead>
<tr>
<th>City Representative</th>
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<th>Division Engineer</th>
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</tr>
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</table>

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION 9  
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Website: www.ncdot.gov

Location:  
375 SILAS CREEK PARKWAY  
WINSTON-SALEM, NC 27127
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  □ Public  □ Council  □ Manager  ✅ Staff

Requested Council Meeting Date:  08/03/2021

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

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

Requested Agenda Item: CD-04-2021 Grants Landing:
Description of Requested Agenda Item:  Request to rezone tax map 462 parcel 005 from a split zone of General Residential (GR-3) and Rural Residential (RR) to (GR-3), and tax map 462 parcel 006001 and tax map 460 parcel 152 from Rural Residential (RR) to (GR-3) and create a new Conditional District (CD) Overlay to allow for a subdivision for the construction of 236 single family homes.

Attachments:  ✅ Yes  □ No

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

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

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

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

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

FINANCE DEPARTMENT INFORMATION:

_________________________________   _____________________________
Finance Manager Signature     Department Head Signature

______________________________
Budget Manager Signature

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

For Use in Clerk’s Office Only
Salisbury City Council
Agenda Item Request Form

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
CASE NO.  CD-04-2021

Project Title: Grants Landing
Petitioner(s): Sherwood Development Group, LLC (Justin Mueller)

Owner(s): Forest Glen Inc.; Charles & Grace Steele
Representative(s) or Developer(s) Justine Mueller, Sherwood Development Group, LLC
Luke Hanna, Bloc Design, PLLC

Address: Multiple unnumbered parcels
PID(S): 460 152; 462 005, & 0060001
Size / Scope: Approximately 136.78 acres (total of three parcels)
Location: Located at the corner of Mooresville Road and Rowan Mills Road

PETITIONER REQUEST

Petition proposes to rezone one split zoned parcel of General Residential (GR-3) and Rural Residential and two parcels zoned Rural Residential (RR) to General Residential (GR-3) and establish a new Conditional District (CD) Overlay for the development of a single family residential subdivision with 236 lots

PETITION

This is a request to combine and rezone one split zoned parcel of General Residential (GR-3) and Rural Residential (RR) and two parcels zoned Rural Residential (RR) to General Residential (GR-3) and establish a Conditional District (CD) Overlay for the proposed master plan of 236 lots for the construction of single family homes.

The Developer is currently working with the City Engineer to request a voluntary annexation of Parcels 460 152 and 462 006001.

STAFF COMMENTS

Sherwood Development Group held three neighborhood meetings with the HOA and residents of Forest Glen to discuss the original submittal which proposed single family homes and townhome lots with connectivity to Forest Glen. In response to the neighbor’s concerns about potential value impacts with the higher density of townhomes being proposed, the proposed connectivity to Forest Glen, and the request for additional buffering, the developer redesigned the master plan to address each concern.
The request is now for 236 single family homes with no townhomes being proposed, two connection points to Rowan Mill Road with no connectivity to Forest Glen, additional buffering, a privacy fence where the development will abut up to Forest Glen, and a dedicated easement for Forest Glen to continue to use the existing sub-standard cul-de-sac.

A TIA was completed with additional roadway improvements required by NCDOT. Full report provided.

**LAND DEVELOPMENT ORDINANCE PROVISIONS**

<table>
<thead>
<tr>
<th>CH. 2: ZONING DISTRICTS (USES &amp; DENISTY)</th>
<th>PROPOSAL</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>GR-3 permits single-family homes up 410 total units based on 136.72 acres; proposed 236 units results in density of approximately 1.73 units per acre.</td>
<td>Single-family is the only primary use proposed.</td>
<td></td>
</tr>
<tr>
<td>CH. 3: ADD’L USE STANDARDS</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>CH. 4: INFRASTRUCTURE (UTILTIES, STREETS, ETC.)</td>
<td>Proposing 50-ft. rights-of-way with sidewalks on both sides, street lights, and public street trees. The proposal meets the Connectivity Index of 1.4 for GR.</td>
<td>Exception being requested relative to connectivity to the adjoining development of Forest Glen. Alternate design provides two street connections to Rowan Mill Road.</td>
</tr>
<tr>
<td>CH. 5: BUILDING</td>
<td>Proposing minimum lot dimensions 55 ft. X 100 ft. meeting minimum requirements for GR.</td>
<td>Conditional District (CD) - lot dimensions meet minimum requirements of GR-3.</td>
</tr>
<tr>
<td>CH. 6: ACCESSORY &amp; MISC.</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>CH. 7: REC OPEN SPACE</td>
<td>GR-3 requires that 3% of the site be reserved and developed for rec open space which results in a minimum of 4.10 acres. The proposal identifies 5.57 acres exceeding the minimum requirements.</td>
<td>As part of the construction review, the recreation open space will be required to be “planned and improved, accessible and usable by persons living nearby” as required by LDO 7.3.</td>
</tr>
<tr>
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<td>--------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>CH. 8 LANDSCAPING</td>
<td>Conceptual shown</td>
<td>Upon approval of the CD, the construction drawings will detail street trees, perimeter landscaping, and 30% required tree canopy.</td>
</tr>
<tr>
<td>CH. 9: ENVIRONMENTAL PROTECTION</td>
<td>Proposing (3) preliminary Stormwater BMP devices.</td>
<td>Stormwater area may be used for sedimentation during construction and converted to permanent BMP’s at completion and as approved by construction plans and Engineering review.</td>
</tr>
<tr>
<td>CH. 10: PARKING</td>
<td>Parking provisions met on each lot providing 1 space per bedroom up to 2 per unit.</td>
<td></td>
</tr>
<tr>
<td>CH. 11: PRIVATE LIGHTING</td>
<td>EXEMPT</td>
<td>N/A</td>
</tr>
<tr>
<td>CH. 12: SIGNAGE</td>
<td>Not part of rezoning proposal.</td>
<td>If approved, a subdivision entrance sign can be installed upon review and approval subject to LDO Chptr. 12.</td>
</tr>
</tbody>
</table>
The Salisbury Planning Board held its regular meeting Tuesday, July 13, 2021, via Zoom, with the following being present:

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

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

**WELCOME GUESTS AND VISITORS**
John Schaffer, Chair, called the Planning Board meeting to order at 4:01 PM

**APPROVAL OF MINUTES**
Planning Board Minutes of June 22, 2021 approved as submitted.

**STAFF PRESENTATION**
**CASE NO. CD-04-2021**

**Petitioner(s):** Sherwood Development Group, LLC; Justin Mueller  
**Owner(s):** Forest Glen Inc.; Charles & Grace Steele  
**Parcel(s):** 460 152, 462 0060001, 462 005

Request to rezone one split zoned parcel of General Residential (GR-3) and Rural Residential (RR) and two parcels zoned Rural Residential (RR) to General Residential (GR-3) and establish a new Conditional District (CD) Overlay for the development of a single family residential subdivision with 236 lots.

GR-3 permits multi-family residential by-right → Max. dwelling units per acre: 3 → Proposing (du/ac): 1.73 per acre. The intent of the request is to establish a new Conditional District Overlay to allow for construction of 236 single family homes. There will be voluntary annexation of approximately 77.803 acres of parcels abutting Mooresville and Rowan Mill Road associated with said project.

**DISCUSSION**

Mrs. Barringer and the board discussed detailed information about the case and intent of the request for a conditional rezoning. Staff and the board also cover the need for voluntary annexation. Mr. Schaffer and Mrs. Ricks inquire about interconnectivity, street access, street layouts and alternative designs, and NCDOT expectations. Mrs. Barringer responded that Sherwood Development Group was required to complete a Traffic Impact Analysis (TIA) to address any traffic that will be associated with the new development. Mrs. Barringer also mentioned the neighboring community,
Forest Glenn, requested that the proposed development of Grants Landing not connect to their neighborhood. She stated Sherwood Development Group has been working very closely with Forest Glenn to address their concerns and requests. Sherwood Development Group also has discussed various street designs and the layout proposed during the meeting complied with Staff’s and NCDOT’s requirements.

The board and staff have further discussion related to the intent of the Conditional Zoning request for clarification. Mr. Rogers also inquired about the interconnectivity to the nearby church property and Mrs. Barringer confirmed that there would be an access connecting the two properties. Staff and the board had further discussion about Forest Glenn’s cul-de-sac, which encroaches the property in question, and how the current circumstances would be addressed. Mrs. Barringer noted Sherwood Development Group designated an easement and privacy fence for the existing cul-de-sac.

Mr. Untz, spokesperson representing Sherwood Development Group, provided further background information on the project and reiterated the efforts put forth to meeting the staff’s expectations, in addition to Forest Glenn’s expectations. Mr. Untz proceeded with answering any questions from the board for further clarification and addressed any concerns from residents of Forest Glenn. Mr. Simons, Head of Forest Glenn’s HOA and representative, confirmed the efforts of Sherwood Development Group when meeting the HOA’s requests. He stated that there were no objections regarding the proposed development and that it would be beneficial for the community as a whole. Mr. Simons also expressed his perspective of Grants Landing as a good quality neighborhood and considerate neighbor.

The board inquired about buffers and walking trail access, Mr. Untz explained that the buffer will be implemented just as show on the plans and that it would consist of pre-existing vegetation. Additional plantings would be placed around the walking trail and Mr. Simons also informed the board that the access would be located within Forest Glenn, but would be open to surrounding communities for use.

Mrs. Felton, at 112 Ashton Ln, expressed concern about the impacts to property values of pre-existing lots that are directly impacted by the development due to shared property lines and accountability regarding the developer’s conditions. Mr. Untz assured Mrs. Felton and the board that the development should not impact the property values of surrounding lots due to shared property lines. He also reiterated the purpose of the buffer is to create distance between developments and to maintain the current visual aesthetics of what is already existing. The board and attendees had further discussion about guidelines, buffers, plantings, and conditions of the proposed development for clarification and to address Mrs. Felton’s concerns.

Mrs. Riggan, at 111 Ashton Ln, expressed her concern about impacts on flooding and accountability regarding the developer’s conditions. She explained that when there is heavy rain, the current lots already experience flooding and she wanted to know how the developer’s planned to address the issue and avoid worsening the problem. Mr. Untz referenced the plans showing where the retention ponds are illustrated and explained the purpose of the ponds. The board provided reassurance by reiterating that what is presented during the meeting is what will be voted upon as is. If changes were to be made, the developers would have to go back through the review process.
Staff and the board had discussion regarding the proposed development and its consistency with Vision 2020 and how the CD conditions would support said documents. The board further discussed the CD conditions and the need for them to stay with the land rather than the owner for upkeep and future development.

MOTION

Mrs. Ricks made a motion to approve case CD-04-2021 to rezone one split zoned parcel of General Residential (GR-3) and Rural Residential (RR) and two parcels zoned Rural Residential (RR) to General Residential (GR-3) and establish a new Conditional District (CD) Overlay for the development of a single family residential subdivision with 236 lots. The proposed development of Grants Landing is consistent with the goals, objectives, and policies of the Vision 2020 plan. Seconded by Mr. Burgin. All members voting AYE.

STAFF PRESENTATION

CASE NO.   LDOTA-01-2021
Petitioner(s): Catherine Garner and Hannah Jacobson

Request to make a text amendment to Section 15.20 of the Land Development Ordinance (LDO). The request’s intent is to review the standards, review, and approval process for properties within the Local Historic Overlay (LHO) and of properties requesting an appointment as a Historic Landmark (LHL).

DISCUSSION

Mrs. Jacobson and the board had discussion related to the previous dialog held at Planning Board on 6/22/2021. Mrs. Jacobson covered the changes made to reorganize the text amendment and how it would provide more clarity by using state regulation as a point of reference. The board notes that the current text is clearer and meets the requests of the initial review. There was additional discussion between staff and the board about the differences between the new proposed categories: Local Historic Landmark- Property (LHL-P) and Local Historic Landmark-Culture (LHL-C) for further understanding. The board and Ms. Jacobson also talk through the definitions and requirements to reiterate the purpose of the text amendment. The board and Mrs. Jacobson further discuss the process of identifying and designating landmarks, and how it can be applied in real life circumstances with examples. The board and staff further discussed the goals, impacts, and intent of the proposed text amendment to confirm its consistency with Vision 2020.
MOTION

Mr. Burgin made a motion to approve case LDOTA-01-2021 to make a text amendment to Section 15.20 of the Land Development Ordinance (LDO). The request’s intent is to review the standards, review, and approval process for properties within the Local Historic Overlay (LHO) and of properties requesting an appointment as a Historic Landmark (LHL). Seconded by Mr. Rogers. All members voting AYE.

ADJOURN 4:26 p.m.

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

John Schaffer, Chair

Jessica Harper, Secretary
### CONDITIONAL DISTRICT SUPPLEMENT FORM

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

<table>
<thead>
<tr>
<th>FILING DATE</th>
<th>CD MASTER PLAN ADOPTION $1,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>CASE #</td>
<td>CD MASTER PLAN AMENDMENT $750</td>
</tr>
<tr>
<td></td>
<td>CD MASTER PLAN REVISION $50</td>
</tr>
<tr>
<td></td>
<td><em>Fees per City of Salisbury Budget Ordinance</em></td>
</tr>
</tbody>
</table>

- **CD Master Plan Adoption (LDO Sec. 15.22)**  
- **CD Master Plan Amendment (LDO Sec. 15.22.E)**  
- **CD Master Plan Revision (LDO Sec. 15.22.F)**

**Submittal Requirements:**
- Completed Zoning Permit Application  
- Plan Review Payment (cash, check, charge)  
- Plan Submittal per Ch. 16 of LDO (1 paper set, 1 e-set in Adobe PDF)

### PROJECT INFORMATION

- **Project Title:** Grants Landing  
- **Present Use:** Vacant, wooded

- **Number, type, and condition of any existing structures:** None

- **Total Acreage:** 136.728 AC  
- **Project/Disturbed Acreage:** Approx. 81 Acres

- **Provide overall project built-upon area (%) for NPDES determination:** Approx. 19%

- **(applicable for projects over 1 acre or part of a larger common plan of development - Sec. 9.6)**

- **Does the project require issuance of an NCDOT driveway permit?**
  - Yes [ ]  
  - No [x]

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

- **Will the project provide outdoor lighting on private property? (Ch. 11)**
  - Yes [ ]  
  - No [x]

- **Will the project require outdoor storage? (Sec. 6.9)**
  - Yes [ ]  
  - No [x]

- **Does a sidewalk exist along the streetside parcel lines? (Sec. 4.4)**
  - Partial [ ]  
  - Yes [x]
  - No [ ]

- **Will the project tie into an existing water or sewer connection?**
  - Water [ ]  
  - Sewer [ ]  
  - Neither [x]

- **Is the project requesting a new water or sewer connection?**
  - Water [ ]  
  - Sewer [ ]  
  - Neither [x]

- **Will the project involve installation of a new public or private fire line?**
  - Yes [ ]  
  - No [x]

### 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):**

Application Last Revised: MARCH, 2020
Pursuant to LDO Sec. 16.4, a Master Plan set (prepared by a licensed design professional with the appropriate statutory authority) must include the Site Plan, an Illustrative Landscape Plan, Building Design Plans, and other plans or documentation where applicable.

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

### Site Plan Information:

<table>
<thead>
<tr>
<th>Item</th>
<th>DONE</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Title, property owner(s), developer(s), etc. &amp; date of plan</td>
<td>(16.4.B, C, &amp; I)</td>
<td>X</td>
</tr>
<tr>
<td>Vicinity Map</td>
<td>(16.4.A)</td>
<td>X</td>
</tr>
<tr>
<td>Boundary Survey &amp; Limits of Construction</td>
<td>(16.4.D &amp; P)</td>
<td>X</td>
</tr>
<tr>
<td>Original / Proposed contours at max. 2-ft intervals</td>
<td>(16.4.F)</td>
<td>X</td>
</tr>
<tr>
<td>Any portion within Watershed Protection Area</td>
<td>(16.4.M)</td>
<td>X</td>
</tr>
<tr>
<td>Corporate Limits &amp; ETJ boundaries, where applicable</td>
<td>(16.4.R)</td>
<td>X</td>
</tr>
<tr>
<td>Phase Lines</td>
<td>(16.4.S)</td>
<td>X</td>
</tr>
<tr>
<td>Floodplain, Floodway, Jurisdictional Wetlands, and/or streams, where applicable</td>
<td>(16.4.T)</td>
<td>X</td>
</tr>
<tr>
<td>Site Calculations (acreage, open space, parking, # units, GFA, etc.)</td>
<td>(16.4.E)</td>
<td>X</td>
</tr>
<tr>
<td>Scale, denoted graphically &amp; numerically</td>
<td>(16.4.G)</td>
<td>X</td>
</tr>
<tr>
<td>Any required Certification Statements</td>
<td>(16.4.H)</td>
<td>X</td>
</tr>
<tr>
<td>Zoning District of project area and adjacent properties</td>
<td>(16.4.J)</td>
<td>X</td>
</tr>
<tr>
<td>Location, dimensions &amp; setbacks of all lots &amp; buildings</td>
<td>(16.4.L)</td>
<td>X</td>
</tr>
<tr>
<td>Location of all parking &amp; loading areas with striping and dimensions</td>
<td>(16.4.L)</td>
<td>X</td>
</tr>
<tr>
<td>Location of all existing &amp; planned streets &amp; alleys with dimensions</td>
<td>(16.4.L)</td>
<td>X</td>
</tr>
<tr>
<td>Location of all existing &amp; planned (o &amp; u) utilities and associated easements</td>
<td>(16.4.L)</td>
<td>X</td>
</tr>
<tr>
<td>Location of all recreational open spaces &amp; other site reservations</td>
<td>(16.4.L)</td>
<td>X</td>
</tr>
<tr>
<td>Location of all required NPDES Best Management Practices (BMPs), if required</td>
<td>(16.4.N)</td>
<td>X</td>
</tr>
<tr>
<td>Cross-sections of proposed streets &amp; alleys</td>
<td>(16.4.O)</td>
<td>X</td>
</tr>
<tr>
<td>Location of, including details and screening, solid waste containment</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

### Illustrative Landscape Plan Information (must be provided in color):

<table>
<thead>
<tr>
<th>Item</th>
<th>DONE</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location and type of existing plants/trees and areas to remain natural</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Illustrative planting plan exhibiting complete landscaping of the site at maturity</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

### Building Design Plans Information (Sec. 16.12):

<table>
<thead>
<tr>
<th>Item</th>
<th>DONE</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>All exterior wall elevations (for proposed structures or additions)</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Photos of existing conditions and all existing structures</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Building materials schedule (samples may be provided)</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
ZONING PERMIT
APPLICATION

FILING DATE
CASE #
PLAN REVIEW CASE # (IF APPLICABLE):

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/Uplift
☐ Accessory Structure
Existing SqFt: ________________
Proposed SqFt: ________________

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
☐ Home Occupation
☐ Temporary Use

PROJECT DESCRIPTION

Residential subdivision with single family detached and attached
Total Projected Cost: $58,500,000

PLAN SUBMITTAL ATTACHMENTS

☒ Site  ☐ Floor  ☒ Elevation  ☒ Landscape

PROPERTY & CONTACT INFORMATION

Rowan County Parcel ID(s): 460 152, 462 0060001, 462 005
Address or Site Location: 0 Rowan Mill Rd, Salisbury, NC 28147

Subdivision: N/A  Lot(s): 268
Applicant: Sherwood Development Group, LLC
Address: 51 Union Street South - Suite 100, Concord, NC 28025
Email: justin@sdgcarolinas.com  Best Phone: 704-578-5688

Owner (if different than applicant): Forest Glen Inc. C/O Darlene Blount
Address: 212 Ferncliff Drive Salisbury, NC 28147
Email: bldrmom1@gmail.com  Daytime Phone: 704-202-2155

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:

Application Last Revised: NOVEMBER, 2020

* SEE BACK OF PAGE FOR UTILITY CONNECTION STATUS
### Utility Connections

**Water:**
- Existing [ ] Public or [ ] Private connection with no change to service
- Proposed [X] New or [ ] Replacement connection @ 3/4" (size in inches)

**Sewer:**
- Existing [ ] Public or [ ] Private connection with no change to service
- Proposed [X] New or [ ] Replacement connection @ 4" (size in inches)

**Irrigation:**
- Existing [ ] Public or [ ] Private connection with no change to service
- Proposed [X] New or [ ] Replacement connection @ 2" (size in inches)

**Fire:**
- Existing [ ] Public or [ ] Private connection with no change to service
- Proposed [ ] New or [ ] Replacement connection @ (size in inches)

**F.O.G.:**
- [ ] New
- [ ] Replace
- [ ] Trap
- [ ] In-ground Interceptor

**Backflow:**
- [X] New
- [ ] Replace
- [ ] Upgrade
- 2" (size in inches)

### Department Use Only

**Project Title:**

**Zoning:**  
**Overlay:**  
**Local Historic Overlay?** [ ] Yes [ ] No

**Present Use:**

**Number, type, and condition of any existing structures:**

**List any known nonconformities:**

**Does the project require issuance of an NCDOT driveway permit?**
- [ ] Yes  [ ] No

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

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

**Will the project require outdoor storage? (Sec. 6.9)**
- [ ] Yes  [ ] No

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

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

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

**Requesting Payment In Lieu of Sidewalk? (Sec. 4.9)**
- [ ] Yes  [ ] No

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

**Other & Notes:**
ZONING PERMIT SITE PLAN
CD-04-2021 GRANTS LANDING

PID: 460 152; 462 005 & 0060001
EXISTING ZONING: GR-3 & RR
PROPOSED ZONING: GR-3 W/CD OVERLAY
DEVELOPMENT STANDARDS

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN.

2. BUILDING MATERIALS FOR THE BUILDING CONSTRUCTED ON THE SITE MAY INCLUDE: STONE, STUCCO, CEMENTITIOUS SIDING, WIFS, OR WOOD. VINYL SIDING MUST BE USED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM, AND RAILINGS.

3. BUILDING ELEVATIONS ARE CONCEPTUAL IN RZ-2.

4. ALL INTERNAL STREET STUBS SHALL BE PUBLIC STREETS, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

5. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND AMENITIES.

6. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE RESPONSIBLE FOR THE INSTALLATION OF SUCH LIGHTING FIXTURES, SHALL NOT EXCEED 15' FROM THE GROUND LEVEL AT THE SITE.

7. STREET TREE PLANTINGS AND SUPPLEMENT AS NEEDED TO MEET THE INTENT OF THE ORDINANCE.

8. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE RESPONSIBLE FOR THE INSTALLATION OF SUCH LIGHTING FIXTURES, SHALL NOT EXCEED 15' FROM THE GROUND LEVEL AT THE SITE.

9. ALL INTERNAL PUBLIC STREETS DEPICTED ON THE REZONING PLAN ARE TWENTY-FIVE (25) FEET FROM THE ROAD CENTERLINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

10. STREET TREE PLANTING STRIPS TYPICAL OF ALL PUBLIC STREETS廳 HUNDRED THIRTY SIX (236).

11. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS PROVIDE OTHERWISE, THE PETITIONER SHALL INCORPORATE 5' PUBLIC SIDEWALKS ON BOTH SIDES OF THE INTERNAL PUBLIC STREETS.

12. PETITIONER WILL UTILIZE PAYMENT IN LIEU OF SIDEWALKS ALONG PROPERTY AREAS.

13. PETITIONER SHALL INCORPORATE 5' PUBLIC SIDEWALKS ON BOTH SIDES OF THE INTERNAL PUBLIC STREETS.

14. PETITIONER WILL UTILIZE PAYMENT IN LIEU OF SIDEWALKS ALONG PROPERTY AREAS.

15. ANY REQUIRED PARKING FOR AMENITY AREA TO BE UNDISTURBED BUFFER.

16. PETITIONER WILL INCORPORATE 5' PUBLIC SIDEWALKS ON BOTH SIDES OF THE INTERNAL PUBLIC STREETS.

17. PETITIONER WILL UTILIZE PAYMENT IN LIEU OF SIDEWALKS ALONG PROPERTY AREAS.

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58. PETITIONER WILL INCORPORATE 5' PUBLIC SIDEWALKS ON BOTH SIDES OF THE INTERNAL PUBLIC STREETS.

59. PETITIONER WILL UTILIZE PAYMENT IN LIEU OF SIDEWALKS ALONG PROPERTY AREAS.

60. ANY REQUIRED PARKING FOR AMENITY AREA TO BE UNDISTURBED BUFFER.
TRAFFIC IMPACT ANALYSIS

ROWAN MILLS ROAD RESIDENTIAL

SALISBURY, NORTH CAROLINA

REPORT PREPARED FOR:
Sherwood Development, LLC
51 Union Street South, Suite 100
Concord, North Carolina 28025

REPORT PREPARED BY
Impact Designs Inc.
172 Williamson Road, Unit 3728
Mooresville, NC 28117
704-776-2036
Nick@impactdesignsninc.com
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G) SimTraffic Queuing Analysis Reports
H) NCDOT Turn Lane Warrant Charts
EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed Salisbury Residential in accordance with NCDOT guidelines. The proposed development is located in the southwest quadrant of NC 150 and Rowan Mills Road in Salisbury, North Carolina. The development is expected to consist of up to 197 single family dwelling units and 55 townhomes. The purpose of the study is to determine the potential impact to the surrounding transportation system caused by the traffic generated by the development.

Site access is proposed via two new full movement connection on Rowan Mills Road located approximately 550 and 1,100 feet south of NC 150, respectively. Site access is also proposed to be provided via cross access with Forest Glen Drive. The site is expected to be built by the year 2023.

The study area was determined through coordination with NCDOT and the City of Salisbury and consists of the following intersections:

- NC 150 & Rowan Mills Road / Sherrills Ford Road
- Rowan Mills Road & Proposed Site Access A
- Rowan Mills Road & Proposed Site Access B

For the purpose of this analysis, the study intersections listed above were analyzed under the following scenarios:

- Existing (2020) Conditions
- No-Build (2023) Conditions
- Build (2023) Conditions

Traffic operations during the AM and PM peak hours were modeled for each scenario. The results of each scenario were compared in order to determine impacts from background traffic growth and the proposed development.

Based on the analysis results, minor impacts can be expected by the proposed development. The following improvements are recommended to be completed by the developer:

**NC 150 & Sherrills Ford Road / Rowan Mills Road**

- Construct a westbound right turn lane on NC 150 onto Sherrills Ford Road with 100 feet of storage and appropriate taper.
- Modify traffic signal as needed to accommodate right turn lane addition.

**Rowan Mills Road & Site Access A**

- Construct the site access with one ingress lane and one egress lane.

**Rowan Mills Road & Site Access B**

- Construct the site access with one ingress lane and one egress lane.
- Construct a southbound right turn lane on Rowan Mills Road at the Site Access with 75 feet of storage and appropriate taper.
1. **INTRODUCTION**

The purpose of this report is to summarize the Traffic Impact Analysis that was completed for the proposed residential development that is to be located in Salisbury, North Carolina. The study was developed in accordance with NCDOT guidelines. This report summarizes the procedures and findings of the traffic impact study.

1.1. **Project Summary**

The proposed development is located in the southwest quadrant of the NC 150 and Rowan Mills Road intersection in Salisbury, North Carolina. The development is expected to consist of up to 229 single family residential units. This traffic impact study analyzes the effects of the additional traffic associated with the proposed development during the weekday AM (7:00 AM - 9:00 AM) and the weekday PM (4:00 PM - 6:00 PM) peak periods. The study area for the purpose of the analysis includes:

- NC 150 & Rowan Mills Road / Sherrills Ford Road
- Rowan Mills Road & Proposed Site Access A
- Rowan Mills Road & Proposed Site Access B

The proposed development is expected to be built out by the end of 2023. Refer to Figures 1 and 2 for the site location and the conceptual site plan.

For the purpose of this analysis, the study intersections listed above were analyzed under the following scenarios:

- Existing (2020) Conditions
- No-Build (2023) Conditions
- Build (2023) Conditions

Refer to Appendix A for email correspondence in regards to scoping of the project.

1.2. **Existing Roadway Conditions**

The primary roadways within the study area are NC 150, Rowan Mills Road, and Sherrills Ford Road. A summary of their existing characteristics is shown in Table 1.

### Table 1 – Study Area Summary

<table>
<thead>
<tr>
<th>Facility Name</th>
<th>Route #</th>
<th>Typical Cross Section</th>
<th>Posted Speed Limit</th>
<th>Maintained By</th>
<th>2018 AADT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mooresville Road</td>
<td>NC 150</td>
<td>2-lane undivided</td>
<td>50 MPH</td>
<td>NCDOT</td>
<td>10,000-15,000</td>
</tr>
<tr>
<td>Sherrills Ford Road</td>
<td>SR1526</td>
<td>2-lane undivided</td>
<td>55 MPH</td>
<td>Local</td>
<td>9,000</td>
</tr>
<tr>
<td>Rowan Mills Road</td>
<td>SR1526</td>
<td>2-lane undivided</td>
<td>45 MPH</td>
<td>NCDOT</td>
<td>3,500*</td>
</tr>
</tbody>
</table>

*2016 AADT

Refer to Figure 3 for an illustration of the existing lane geometry and traffic control at the study intersections.
1.3. Driveway Location

Site access is proposed via one new full movement connection on Rowan Mills Road located approximately 1,100 feet south of NC 150. Site access is also proposed to be provided via cross access with Forest Glen Drive.
**PHASE 3**

DECEMBER 21, 2001

GREER N. GOODMAN, TRUSTEE OF THE

CHECKED BY:

MARCELLA B. FREEZE

PARCEL ID: 462 012

DB. 927  PG. 110

GREER N. GOODMAN REVOCABLE

TITLE:

DECEMBER 21, 2001

PHASE 1

SEWER EASEMENT.

EXISTING PUBLIC

APPROXIMATE ELEVATION 680, TYP.

SURVEY FLOODPLAIN LINE AT

(45.50' RADIUS TO BACK OF CURB)

PLAN NORTH TRUE NORTH

MARCELLA B. FREEZE

ZONING: GR-3

PARCEL AREA: 58.925 AC

DEVELOPABLE ADJACENT PROPERTY FRONTAGE: 3,291 LF

CONNECTIONS: 2 CONNECTIVITY RATIO: 1.46

REQUIRED CONNECTIVITY CALCULATIONS:

LOT DEPTH: 110' (MINIMUM)

LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE REQUIREMENTS

1 SHADE TREE PER 35 LF OR 1 ORNAMENTAL TREE PER 25 LF

50' BUFFER STRIP PROVIDED ALONG MOORESVILLE HWY 150

LANDSCAPE BUFFER TRANSITION.

ASHLEY S. EDMONDS

MICHAEL SHANE EDMONDS

KIMBERLY HOLSHOUSER

DAVID HOLSHOUSER AND WIFE,

CONNECTION TO ROWAN MILL RD.

PROPOSED AMENITY AREA

WATER EASEMENT.

PROPOSED PUBLIC ROAD 'A' 50' ROW

PROPOSED PUBLIC ROAD 'B' 50' ROW

REBECCA S. ORNDORFF

PROPOSED EASEMENT DEDICATED TO

GR-3 SINGLE FAMILY DETACHED ZONING PROPOSED:

RECREATIONAL OPEN SPACE PROVIDED

PROPOSED LOCAL STREET

ENGINEERING & SURVEYING, INC. 45 SPRING ST. SW  CONCORD, NC 28025

TRINITY WESLEYAN CHURCH
2. TRAFFIC VOLUME DEVELOPMENT

2.1. Existing Traffic Volumes
Due to the COVID-19 pandemic, existing (2020) turning movement counts could not be conducted; therefore, existing turning movement counts conducted at the intersection of NC 150 & Rowan Mills Road / Sherrills Ford Road during the weekday AM (7:00 AM to 9:00 AM) and weekday PM (4:00 PM to 6:00 PM) peak periods in 2017 were utilized for the purpose of this analysis. Based on coordination with NCDOT, a compounded annual growth rate of 1% was utilized to project 2017 traffic volumes to the existing year 2020. The AM and PM peak hour traffic was then distributed based on existing traffic patterns on NC 150. The existing (2020) traffic volumes are illustrated in Figure 4. Refer to Appendix B for a copy of the raw 2017 traffic data.

2.2. Projected Traffic Volumes
Based on coordination with NCDOT, a 1% annual growth was applied to the 2021 counts to project traffic volumes for the future year 2023. This growth rate was applied to account for all background growth in the area without any adjacent and/or the proposed developments.

2.3. Adjacent Development Traffic Volumes
It is our understanding that there are no adjacent developments that could affect the study area prior to the completion of the proposed development.

2.4. Future No-Build Traffic Volumes
Refer to Figure 5 for an illustration of the No-Build (2023) traffic volumes.
2.5. **Proposed Development Traffic Volumes**

As mentioned previously, the proposed development is expected to consist of up to 229 single family dwelling units. The trip generation potential for the Salisbury Residential development was estimated utilizing methodology contained within the ITE’s *Trip Generation Manual, 10th Edition*. Utilizing ITE equations [for the peak hour of adjacent street traffic] and the number of dwelling units as the independent variable, traffic volumes for ITE Codes 210 (Single-Family Detached Housing) were generated for the weekday daily, the weekday AM peak hour, and the weekday PM peak hour. Refer to Table 2 for a summary of the trip generation potential of the proposed development.

<table>
<thead>
<tr>
<th>ITE Land Use (Code)</th>
<th>Density</th>
<th>Independent Variable</th>
<th>Daily Traffic</th>
<th>AM Peak</th>
<th>PM Peak</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached Housing (ITE Code 210)</td>
<td>236</td>
<td>Dwelling Units</td>
<td>2291</td>
<td>43</td>
<td>129</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2291</strong></td>
<td></td>
<td></td>
<td><strong>43</strong></td>
<td><strong>129</strong></td>
</tr>
</tbody>
</table>

It is estimated that the proposed development could generate a total of 2,255 trips (in and out) during a typical 24-hour weekday period with 170 trips (42 entering and 128 exiting) generated during the AM peak hour and 228 trips (144 entering and 84 exiting) generated during the PM peak hour.

Site traffic associated with the proposed development was distributed and assigned to the roadway network based upon existing travel patterns and are summarized below:

- 40% to/from the east via NC 150
- 20% to/from the west via NC 150
- 25% to/from the north via Sherrills Ford Road
- 15% to/from the south via Rowan Mills Road

Refer to Figures 6 and 7 for the site trip distribution and assignment, respectively.

2.6. **Future Build Traffic Volumes**

The site generated traffic volumes were added to the No-Build (2023) traffic volumes to determine the Build (2023) traffic volumes. The Build (2023) volumes are illustrated in Figure 8.
3. TRAFFIC IMPACT ANALYSIS

3.1. Intersection LOS Analysis

Using the existing, no-build, and build traffic volumes, intersection analyses were conducted for the study intersections under Existing (2020) conditions, No-Build (2023) conditions, and Build (2023) conditions. This analysis was conducted using the Transportation Research Board’s Highway Capacity Manual 2010 (HCM 2010) methodologies of the Synchro, Version 10 software.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays, and are generally considered undesirable. Table 3 summarizes the HCM 2010 control delay thresholds associated with each LOS grade for signalized and unsignalized intersections.

<table>
<thead>
<tr>
<th>Signalized Intersections</th>
<th>Unsignalized Intersections</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOS</strong></td>
<td><strong>LOS</strong></td>
</tr>
<tr>
<td>Control Delay per Vehicle (seconds)</td>
<td>Control Delay per Vehicle (seconds)</td>
</tr>
<tr>
<td>A</td>
<td>≤ 10</td>
</tr>
<tr>
<td>B</td>
<td>&gt; 10 and ≤ 20</td>
</tr>
<tr>
<td>C</td>
<td>&gt; 20 and ≤ 35</td>
</tr>
<tr>
<td>D</td>
<td>&gt; 35 and ≤ 55</td>
</tr>
<tr>
<td>E</td>
<td>&gt; 55 and ≤ 80</td>
</tr>
<tr>
<td>F</td>
<td>&gt; 85</td>
</tr>
<tr>
<td>A</td>
<td>≤ 10</td>
</tr>
<tr>
<td>B</td>
<td>&gt; 10 and ≤ 15</td>
</tr>
<tr>
<td>C</td>
<td>&gt; 15 and ≤ 25</td>
</tr>
<tr>
<td>D</td>
<td>&gt; 25 and ≤ 35</td>
</tr>
<tr>
<td>E</td>
<td>&gt; 35 and ≤ 50</td>
</tr>
<tr>
<td>F</td>
<td>&gt; 50</td>
</tr>
</tbody>
</table>

A PHF of 0.90 was applied and a heavy vehicle percentage of 2% was utilized for the purpose of this analysis. Existing signal data was obtained from NCDOT and was utilized for the purpose of this analysis. It should be noted that although right turns on red are permitted on all intersection approaches in the field, no right turns on red were permitted for the purpose of this analysis. Refer to Appendix C for the signal information provided by NCDOT.

3.2. Mitigation Requirements

NCDOT typically requires mitigation to be identified when developments are expected to impact the traffic operations as described below:

- Overall intersection or intersection approach delay increases by 25%.
- LOS degrades by at least one level.
- LOS is F.
- Synchro 95th or SimTraffic maximum queue results are greater than the existing turn lane storage length.
3.3. Capacity Analysis – Existing Conditions

The existing (2021) traffic volumes were analyzed utilizing existing lane configurations and traffic control. It should be noted that the cycle length of the signalized intersection was optimized assuming a minimum of 60 seconds for the two-phase signal. The results of the capacity analysis for the study intersections under existing conditions are summarized in Table 4. Refer to Appendix D for the Existing (2021) capacity analysis reports.

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Approach</th>
<th>LOS (Delay in seconds)</th>
<th>Weekday AM Peak Hour</th>
<th>Weekday PM peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Approach</td>
<td>Overall</td>
</tr>
<tr>
<td>NC 150 &amp; Rowan Mills Road / Sherrills Ford Road [Signalized]</td>
<td>EB</td>
<td>C (24.8)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>WB</td>
<td>B (16.2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>NB</td>
<td>B (19.9)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>SB</td>
<td>C (32.2)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Capacity analysis indicates that the signalized intersection is expected to operate at LOS C in the AM peak hour and LOS D in the PM peak hour. Significant delays are expected for the southbound approach during the PM peak hour.
3.4. **Capacity Analysis – No-Build Conditions**

The No-Build (2023) traffic volumes were analyzed utilizing similar methodology as to those outlined under existing conditions. The results of the capacity analysis for the study intersections under no-build traffic conditions are summarized in Table 5. Refer to Appendix E for the No-Build (2023) capacity analysis reports. All SimTraffic reports can be found in Appendix H.

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Approach</th>
<th>LOS (Delay in seconds)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Weekday AM Peak Hour</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Approach</td>
</tr>
<tr>
<td>NC 150 &amp; Rowan Mills Road / Sherrills Ford Road [Signalized]</td>
<td>EB</td>
<td>C (28.3)</td>
</tr>
<tr>
<td></td>
<td>WB</td>
<td>B (17.1)</td>
</tr>
<tr>
<td></td>
<td>NB</td>
<td>B (19.7)</td>
</tr>
<tr>
<td></td>
<td>SB</td>
<td>C (32.1)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>E (61.4)</td>
</tr>
</tbody>
</table>

Capacity analysis indicates that the signalized intersection is expected to operate at LOS C in the AM peak hour and LOS E in the PM peak hour. Significant delays are expected for the southbound approach during the PM peak hour.
3.5. Capacity Analysis – Build Conditions

The Build (2023) traffic volumes were analyzed utilizing methodologies similar to those outlined under existing and no-build conditions, in addition to any NCDOT warranted turn lanes at the proposed site accesses. The results of the capacity analysis for the study intersections under build traffic conditions are summarized in Table 6. Refer to Appendix F the Build (2023) capacity analysis reports. All SimTraffic reports can be found in Appendix H.

Table 6 - Analysis Summary for Build (2023) Conditions

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Approach</th>
<th>LOS (Delay in seconds)</th>
<th>Weekday AM Peak Hour</th>
<th>Weekday PM peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Approach</td>
<td>Overall</td>
</tr>
<tr>
<td>NC 150 &amp; Rowan Mills Road / Sherrills Ford Road [Signalized]</td>
<td>EB</td>
<td>C (29.4)</td>
<td>B (17.3)</td>
<td>C (22.9)</td>
</tr>
<tr>
<td></td>
<td>WB</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>NB</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>SB</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NC 150 &amp; Rowan Mills Road / Sherrills Ford Road Improved [Signalized]</td>
<td>EB</td>
<td>C (29.7)</td>
<td>B (15.4)</td>
<td>C (22.3)</td>
</tr>
<tr>
<td></td>
<td>WB</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>NB</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>SB</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rowan Mills Road &amp; Proposed Site Access A [Unsignalized]</td>
<td>NB</td>
<td>A (7.6)</td>
<td>B (11.5)</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>SB</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>EB</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rowan Mills Road &amp; Proposed Site Access B [Unsignalized]</td>
<td>NB</td>
<td>A (7.6)</td>
<td>-</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>SB</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>EB</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Approach containing major-street left turn movement at an unsignalized intersection.
2. Minor street approach at an unsignalized intersection.

The signalized intersection of NC 150 and Rowan Mills Road / Sherrills Ford Road is expected to improve from LOS E in the No-Build (2023) PM to LOS C in the Build (2023) PM capacity results. The signalized intersection is expected to operate at LOS C in the AM for both No-Build and Build scenarios. With the improvements that are recommended to be constructed by the developer, the overall intersection delay for the Build with Improvements (2023) PM scenario is expected to be less than that of the No-Build (2023) PM scenario. The following improvement is recommended to be constructed by the developer:

- Construct a westbound right turn lane on NC 150 onto Sherrills Ford Road with 100 feet of storage and appropriate taper.
- Modify traffic signal as needed to accommodate right turn lane addition.
The stop-controlled approaches of the Site Access Points are expected to operate at LOS B or better during the Build (2023) scenarios. An NCDOT turn lane warrant analysis was conducted for the left and right turn lane at the two unsignalized intersections. Refer to Appendix G for the NCDOT turn lane warrants. The following turn lanes are recommended to be constructed by the developer:

- Construct a southbound right turn lane on Rowan Mills Road at the Site Access B with 75 feet of storage and appropriate taper.
4. CONCLUSIONS

A traffic impact study was conducted for the proposed Salisbury Residential in accordance with NCDOT guidelines. The proposed development is located in the southwest quadrant of NC 150 and Rowan Mills Road in Salisbury, North Carolina. The development is expected to consist of up to 229 single family dwelling units. The purpose of the study is to determine the potential impact to the surrounding transportation system caused by the traffic generated by the development.

Site access is proposed via two new full movement connection on Rowan Mills Road located approximately 550 and 1,100 feet south of NC 150. The site is expected to be built by the year 2023.

4.1. Recommended Improvements

Based on the analysis results, minor impacts can be expected by the proposed development. Figure 9 illustrates the recommended improvements to be completed by the developer. The following improvements are recommended to be completed by the developer:

**NC 150 & Sherrills Ford Road / Rowan Mills Road**
- Construct a westbound right turn lane on NC 150 onto Sherrills Ford Road with 100 feet of storage and appropriate taper.
- Adjust traffic signal as needed to accommodate right turn lane addition.

**Rowan Mills Road & Site Access A**
- Construct site access drive with one ingress lane and one egress lane.

**Rowan Mills Road & Site Access B**
- Construct site access drive with one ingress lane and one egress lane.
- Construct a southbound right turn lane on Rowan Mills Road at Site Access B with 75 feet of storage and appropriate taper.
CD-04-2021:
GRANTS LANDING
PID: 460 152; 462 0060001
462 005

Petitioner: Sherwood Development Group, LLC
Property Owners: Forest Glen, Inc.; Charles & Grace Steele
Petition CD-04-2021

• Rezone current base district from General Residential (GR-3) / Rural Residential (RR) to General Residential (GR-3) / Conditional District Overlay (CD)
  ▶ GR-3 permits single family residential by-right
  ▶ Max. dwelling units per acre: 3
  ▶ Proposing (du/ac): 1.73 per acre
• Establish new Conditional District Overlay to allow for construction of 236 single family homes
• Voluntary annexation of approximately 77.803 acres of parcels abutting Mooresville and Rowan Mill Road
Vision 2020 Policies

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

• **Policy N-21**: Street designs in new neighborhoods shall give equal priority to the pedestrian and the automobile.
Planning Board Courtesy Hearing was held July 13, 2021.

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

Salisbury City Council will hold a hybrid public hearing Tuesday, August 3, 2021 during its regularly scheduled meeting to consider the following Land Development District Map amendment. The Council meeting will be held in Council Chambers at City Hall, 217 S. Main Street. The meeting begins at 3:00 p.m. and will also be accessible by Zoom. Information on accessing the meeting electronically will be available on the City’s website at www.salisburync.gov. Anyone who wishes to address Council virtually during the public hearing for the proposed rezoning must sign-up by 2:00 p.m. on Tuesday, August 3, 2021 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233. The meeting can also be viewed on the City’s livestream at www.salisburync.gov/webcast or the City’s Twitter account at https://twitter.com/CitySalisburyNC

DISTRICT MAP AMENDMENT: CD-04-2021

Project Title: Grants Landing
Petitioner(s): Sherwood Development Group, LLC
Owner(s): Forest Glen, Inc., Charles & Grace Steele
Representative(s) or Developer(s) Justin Mueller & Joe Untz, Sherwood Development Group, LLC
Luke Hanna, Bloc Design, PLLC
Address: Multiple unnumbered parcels
Tax Map - Parcel(s): TM: 460, Parcel(s): 152; Tax Map: 462 Parcel(s) 005 & 0060001
Size / Scope: 136.728 acres (3 parcels)
Location: Corner of Mooresville Road and Rowan Mill road abutting Forest Glen subdivision

REQUEST:
Petition proposes to rezone one split zoned parcel of General Residential (GR-3) and Rural Residential and two parcels zoned Rural Residential (RR) to General Residential (GR-3) and establish a new Conditional District (CD) Overlay for the development of a single family residential subdivision with 236 lots

PLANNING BOARD RECOMMENDATION:
The Salisbury Planning Board considered this petition at its regular meeting of July 13, 2021. The board voted unanimously that the plan is “consistent with the Vision 2020 Comprehensive Plan” and recommended approval to City Council subject to agreed upon conditions being noted:

- 50 ft. landscape buffer complete visual separation of properties abutting Forest Glen
- Installation of fence around existing cul-de-sac with dedicated easement granted to Forest Glen HOA

A copy of the above petition is available for public review at Development and Code Services (132 North Main Street). Persons wishing a copy or additional information should call (704) 638-5210. If persons would like to respond in writing, they may do so by mailing a letter to: Community Planning Services, Development Services Division, 132 N. Main Street Salisbury, NC 28144 or by e-mail to tbarr@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 21st day of July, 2021.

CITY COUNCIL OF THE CITY OF SALISBURY, NORTH CAROLINA
BY: Kelly Baker, MMC
The Salisbury City Council met and held a public hearing to consider the following application:

Meeting Date : 1st Hearing: 08/03/2021

Property Location: Corner of Mooresville Road and Rowan Mill Road adjacent to Forest Glen

Property Owner(s): Forest Glen, Inc. Charles & Grace Steele
212 Ferncliff Drive AND 1 South Street
Salisbury NC 28147 Great Neck NY 11023

Petitioner: Sherwood Development Group, LLC
51 Union Street South Ste. 100
Concord NC 28025

The applicant is bound by the findings as approved by the Salisbury City Council, including the following conditions:

(1) Provide a 50 ft. undisturbed landscape buffer along the perimeter abutting Forest Glen.
(2) Grantor, Sherwood Development Group, LLC to provide a fence along perimeter of the cul-de-sac to be a minimum of 5 ft. tall and maximum of 7 ft. tall. Fence to wrap around cul-de-sac and storm drainage easement. Gates to be provided as needed.
(3) Subject to NCDOT permitting requirements.

Should the applicant not comply with the requirements of the Land Development Ordinance or the adopted conditions then the Conditional District may be rescinded or terminated after a review by the Salisbury City Council.

Petitioner: _________________________________________________

NORTH CAROLINA
_______________________ COUNTY

I, ________________________, a Notary Public in and for said State and County, do hereby certify that ________________________, petitioner of proposed development and agreed upon conditions did personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
WITNESS my hand and notarial seal, this the ___________ day of
___________, 2021.

____________________________________
Notary Public

My Commission expires: __________________________

Approved by:
City of Salisbury:

(MAYOR SIGNATURE) (DATE)
AN ORDINANCE AMENDING THE LAND DEVELOPMENT ORDINANCE AND THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING APPROXIMATELY 136.78 ACRES BY REZONING ONE SPLIT ZONED PARCEL FROM GENERAL RESIDENTIAL (GR-3) AND TWO PARCELS ZONED RURAL RESIDENTIAL (RR) TO GENERAL RESIDENTIAL (GR-3) ESTABLISHING A CONDITIONAL DISTRICT OVERLAY TO PERMIT THE DEVELOPMENT OF A SUBDIVISION FOR 236 SINGLE FAMILY HOMES (PETITION NO. CD-04-2021)

WHEREAS, a petition and associated development documents to rezone land and establish a Conditional District Overlay on the property described herein were properly filed by the petitioner and authorized by the property owner(s); and

WHEREAS, the Salisbury Planning Board, an advisory board to the Salisbury City Council, reviewed the rezoning petition and associated development documents on July 13, 2021, voting unanimously to recommend approval of the proposed development plan, and stated that the proposal 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 August 3, 2021; and

WHEREAS, the City Council hereby finds and determines that adoption of an Ordinance to rezone one split zoned parcel from ‘GR-3’ and ‘RR’ and two parcels from ‘RR’ to ‘GR-3’ zoning district; and establishing a Conditional District (CD) Overlay for the parcels are reasonable and in the public interest. The proposal is fundamentally consistent with the Vision 2020 Comprehensive Policy N-18: A mixture of housing types/sizes/prices shall be encouraged within the bounds of each neighborhood planning area; and Policy N-21: Street designs in new neighborhoods shall give equal priority to the pedestrian and the automobile

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 462 Parcels 005 and 0060001 and Tax Map 460 Parcel 152, 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 ‘GR-3’ district with the establishment of a new Conditional District (CD) Overlay pursuant to the approved CD Master Plan.

SECTION 2. DEVELOPMENT DOCUMENTS: That any and all development within this Conditional District (CD) Overlay shall substantially adhere to the approved development documents entitled ‘Grants Landing,’ which are on file with the City of Salisbury and signed by the Mayor of the City of Salisbury. A corrected set of documents, reflecting City Council approval and any development conditions that were approved by City Council and made a part of this Ordinance, shall be provided to the City for the Mayor’s signature within 30 days of the effective date of this Ordinance and prior to the issuance of any development permits.
SECTION 3. PERMITTED USES (PRIMARY): No change to the permitted uses.

SECTION 4. 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:

(1) Provide a 50 ft. undisturbed landscape buffer along the perimeter abutting Forest Glen.
(2) Grantor, Sherwood Development Group, LLC to provide a fence along perimeter of the cul-de-sac to be a minimum of 5 ft. tall and maximum of 7 ft. tall. Fence to wrap around cul-de-sac and storm drainage easement. Gates to be provided as needed.
(3) Subject to NCDOT permitting requirements.

SECTION 5. 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 6. 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 7. That all Ordinances, or parts of Ordinances, in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 8. That this Ordinance shall be effective from and after its passage.
Forest Glen
Homeowners Association
Trail & Buffer Agreement
JULY 22, 2021
Components of the Agreement

1. An easement of property on the NW side for buffer and trail access
2. 8’ Aluminum fencing along the easement
3. A landscape allowance for use along the easement property and Forest Glen trail
4. Keep the requirement of the vegetative buffers in place, as shown in the submitted plan
Shiloh Church Development (Sherwood) to grant an easement on the East Glenview, NW side. (Roughly the area shaded red above.)

- It would include the buffer area along Lot 315,
- Proceed both across utility/pedestrian easements,
- Include the buffer area on Ardsley
- Around the traffic circle
- and along the pedestrian/utility easement to the trail entrance this side of the stream
- It will be bordered on the Grants Landing side by an 8’ aluminum fenced and gated where required.
- Once granted, FG HOA will maintain the easement.
- Forest Glen HOA may plant trees, shrubs and other vegetation in the easement area.
Landscape Allowance

Provided the proposed buffers stay in place, FGHOA does not need a fence along the trail. We realize that is a big expense and will remove desired trees and vegetation.

In lieu of a fence, Shiloh Church Development (Sherwood) will pay to FG HOA up to $50,000 to cover the cost of expected vegetation improvements needed along the trail to maintain the vision and site lines. This would allow FGHOA to adjust their planting plan if needed, based on how clearing and construction develops in the area.

This number is based on consultations and quotes from a local landscaper and several landscape professionals.

The funds disbursement agreement is being detailed now.
Forest Glen HOA may landscape in the shaded areas and will be reimbursed by Sherwood up to the $50,000 limit. The area for landscaping would include:

- The buffer area and easements on the northwest side of the development (in red)
- Along the Forest Glen trail on Forest Glen Homeowners Association property (in green)
- FG HOA will maintain the vegetation if required
- Forest Glen HOA may plant trees, shrubs and other vegetation as it warrants in these areas.
Maintain buffer as shown in the plan
July 16, 2021

Rowan County

Subject: Rowan Mill Road Residential Development- Updated TIA 6/8/2021

Sherwood Development, LLC.
51 Union St, Suite 100
Concord, NC 28025

Mr. Justin Mueller,

The Department has completed a review of the updated Traffic Impact Analysis (TIA) for the proposed Rowan Mills Road Subdivision located in Rowan County. Based on the TIA findings and in accordance with the guidelines set forth by the NCDOT Policy on Street and Driveway Access Manual, the following improvements shall be required to mitigate the traffic impacts of the proposed development on NCDOT facilities:

**Rowan Mills Road and Site Access A**

- Construct a Rowan Mills Road southbound right turn lane with 75’ of storage and the appropriate taper.

**Rowan Mills Road and Site Access B**

- Construct a Rowan Mills Road southbound right turn lane with 75’ of storage and the appropriate taper.

**NC Hwy 150 and Rowan Mills Road/Sherrill’s Ford Road**

- Construct a NC 150 westbound right turn lane with 100’ of storage and the appropriate taper.
- Adjust traffic signal timing to accommodate right turn lane.
The above referenced improvements shall be designed and submitted as part of the Driveway Permit Application package.

If you have any questions or concerns regarding these requirements, please contact our office at 704-630-3200.

Sincerely yours,

Kelly Seitz, P.E.
District Engineer

PKS: etg

Attachments(s)
cc: Ms. Teresa Barringer, City of Salisbury Planning & Zoning
    Ms. Wendy Brindle, PE, City of Salisbury Engineering
    Mr. S.P. Ivey, PE, Division Engineer
    Mr. Mezak Tucker, PE, Division Staff Construction Engineer
    Mr. J.P. Couch, PE, Division Traffic Engineer
    Mr. Nick Burns, PE, Impact Designs Inc.
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category: ☒ Public ☐ Council ☐ Manager ☒ Staff

Requested Council Meeting Date: August 3, 2021

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 currently an unexpired term for a neighborhood representative on the Housing Advocacy Commission. The Community Appearance Commission also has an unexpired term available for appointment.

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 various boards and commissions. (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

☐ Approved      ☐ Delayed      ☐ Declined

Reason:
## Housing Advocacy Commission

<table>
<thead>
<tr>
<th>Current Members</th>
<th>Term Expires</th>
<th>Eligible for Reappointment</th>
<th>Need 1 Member</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anthony Smith</td>
<td>3/31/22</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

**Applicants:**
- Kyna Grubb
- Sada Stewart

**Notes:**

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## Community Appearance Commission

<table>
<thead>
<tr>
<th>Current Members</th>
<th>Term Expires</th>
<th>Eligible for Reappointment</th>
<th>Need 1 Member</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lewellen Padgett</td>
<td>3/31/24</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

**Applicants:**
- James Carli
- Daniel King
- Gail Lenkiewicz
- Joe McKinney
- David Moore

**Notes:** Efforts are made to maintain a majority of members who have had special training or experience in a design field, such as architecture, landscape design, horticulture, city planning or a closely related field.
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  □ Public  □ Council  □ Manager  X Staff

Requested Council Meeting Date:  08/03/2021

Name of Group(s) or Individual(s) Making Request:  Human Relations Council/Communications/Community Action Teams

Name of Presenter(s):

Requested Agenda Item:  2021 Mayor’s Spirit Luncheon

Description of Requested Agenda Item:
The Virtual Mayor’s Spirit Luncheon will be held on Monday, August 9, from noon to 1 p.m. via the City’s Facebook page. This year, the Spirit Forum will highlight the “Luminaries” of Salisbury and Rowan County, who were the guiding lights for our residents during the pandemic. For more information, please contact Anne Little, human relations manager, at anne.little@salisburync.gov or call (704) 638-5218.

Attachments:  □ Yes  X 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:  Anne Little

□ 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

Please Select Submission Category:  □ Public  □ Council  □ Manager  X Staff

Requested Council Meeting Date:  08/03/21

Name of Group(s) or Individual(s) Making Request:  Human Relations/Communications/Community Action Teams

Name of Presenter(s):

Requested Agenda Item:  Fall 2021 Community Resource Fair Announcement

Description of Requested Agenda Item:
The annual Community Resource Fair will be held Saturday, Aug. 14, 10 a.m. to 1 p.m. at the Civic Center. The Fair brings together local agencies specializing in health, addiction, education and family support in one place to assist local families during the upcoming school year. For more information, please contact Anne Little, human relations manager, at anne.little@salisburync.gov or call (704) 638-5218.

Attachments:  □ Yes  X 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:  Anne Little

☐ 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: