The City is operating under a State of Emergency declaration related to the spread of COVID-19. The City Council meeting will be held electronically to remain consistent with limiting physical interactions and the potential spread of COVID-19, and Council Chambers will be closed. The meeting will be streamed live at salisburync.gov/webcast and on the City’s Twitter account. Anyone who wishes to speak during public comment must sign-up by 5:00 p.m. on September 21, 2021 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233.

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

5. Mayor to proclaim the following observances:

   FIRE PREVENTION WEEK          October 3 – 9, 2021
   DOMESTIC VIOLENCE AWARENESS MONTH October 2021
   NATIONAL CRIME PREVENTION MONTH  October 2021

6. Council to consider the CONSENT AGENDA:

   (a) Adopt Minutes of the Regular meeting of September 7, 2021.

   (b) Approve a two-year extension to previously approved Ordinance 2019-52 for CD-03-2018 RoMed Medical Center Phase 3. There are no proposed changes to the previous approval.

   (c) Approve the purchase of cellular data serve in the amount of $218,321 for water meters from Badger Meter, Inc. The expense is budgeted and is required to operate and maintain the advanced metering infrastructure system.

   (d) Adopt a RESOLUTION authorizing the sale of parcel 007-164, located in the 1700 block of North Long Street, to Rowan Funeral Services in the amount of $800 and authorize the advertisement for upset bids.

   (e) Receive the Certificate of Sufficiency and adopt a RESOLUTION setting the date of the public hearing for October 19, 2021 regarding the voluntary annexation of Grants Landing, parcels 460-152 and 462-006.

   (f) Dedicate tracts 3 and 4 as shown on Map Book 9995 Page 3149 and referenced as parcels 015-398 and 015-399, as public right-of-way for Military Avenue.
(g) Approve an encroachment for an American with Disabilities Act accessible ramp at 117 East Innes Street in accordance with Section 22-17 of the City Code, and subject to approval by the North Carolina Department of Transportation.

7. Council to receive public comment. Public comment will begin following adoption of the Consent Agenda. For electronic meetings speakers must sign-up before 5:00 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 5:00 p.m. to the email above and they will be shared with Council.

8. Council to consider adopting an ORDINANCE amending the Land Development District Map to rezone one parcel located at 475 Faith Road from Corridor Mixed-Use to Corridor Mixed-Use and establish a Conditional District Overlay for the construction of an 11,500 square foot Goodwill retail store: (Presenter – Zoning Administrator Teresa Barringer)

(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.

9. Council to consider accepting an Assistance to Firefighters Grant from the Federal Emergency Management Agency in the amount of $110,909.09 for the purchase of 20 thermal imaging cameras. A 10% match of $11,090.91 is included in the FY2021-2022 adopted budget.

10. Council to consider reappointments to the Rowan Tourism Development Authority Board.


13. Council’s Comments.

14. Mayor Pro Tem’s Comments.

15. Mayor’s Announcements and Comments.

(a) The 8th Annual Busker’s Bash will take place Friday, October 1, 2021 from 5:00 p.m. until 9:00 p.m. in downtown Salisbury. Voting pick packs and map can be picked up from City Hall, Rowan Museum or the Rowan County Visitors Center. For more information contact 704-637-7814.


Council meetings are streamed live at www.salisburync.gov/webcast
City of Salisbury
North Carolina

PROCLAMATION

WHEREAS, domestic violence is a serious crime that affects people of all ages, races, income levels, and sex; and

WHEREAS, the crime of domestic violence violates an individual’s privacy, dignity, security, and humanity, due to the systematic use of physical, emotional, sexual, psychological, and economic control or abuse; and

WHEREAS, in our country, more than three women are murdered by their spouses or partners every day, and approximately one million incidents of domestic violence are reported in the United States; and

WHEREAS, children who grow up in violent homes are believed to be abused and neglected at a rate higher than the national average; and

WHEREAS, domestic violence costs the nation billions of dollars annually in medical expenses, police, and court costs, shelters and foster care, sick leave, absenteeism, and non-productivity; and

WHEREAS, research shows that a protective factor in preventing domestic violence is creating a community where people are connected, supportive and care for each other.

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

DOMESTIC VIOLENCE AWARENESS MONTH

in Salisbury, and urge all citizens to participate in preventing and ending domestic violence.

This the 21st day of September 2021.

Karen K. Alexander, Mayor
City of Salisbury
North Carolina

PROCLAMATION

WHEREAS, the City of Salisbury is committed to ensuring the safety and security of all those living in and visiting Salisbury; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and people are at greatest risk from fire in their homes; and

WHEREAS, home fires claimed the lives of more than 2,770 people in the United States in 2019, and fire departments in the United States responded to 339,500 home fires according to the National Fire Protection Association®, and

WHEREAS, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as 2 minutes to escape safely; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and

WHEREAS, residents should be sure everyone in the home understands the sounds of the alarms and knows how to respond; and

WHEREAS, residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, residents should make sure their smoke and carbon monoxide alarms meets the needs of all their family members including those with sensory or physical disabilities; and

WHEREAS, Salisbury’s first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education and for encouraging residents to be responsive to public education measures and to take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS, the 2021 Fire Prevention Week theme, “Learn the Sounds of Fire Safety,” effectively reminds us it is important to learn the different sounds of smoke and carbon monoxide alarms.

NOW, THEREFORE, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, DO HEREBY PROCLAIM the week of October 3 through 9, 2021 as

FIRE PREVENTION WEEK

in Salisbury, and urge citizens to learn the sounds of fire safety and to support public safety activities and efforts of Salisbury’s fire and emergency services.

This the 21st day of September 2021.

Karen K, Alexander, Mayor
PROCLAMATION

WHEREAS, the vitality of our City depends on how safe we keep our homes, neighborhoods, schools, workplaces, and communities, because crime and fear of crime diminish the quality of life for all; and

WHEREAS, crime and fear of crime destroy our trust in others and in institutions, threatening the community’s health and prosperity; and

WHEREAS, people of all ages must be made aware of what they can do to prevent themselves, their families, neighbors, and co-workers from being harmed by violence, drugs, and other crime; and

WHEREAS, the personal injury, financial loss, and community deterioration resulting from crime are intolerable and require investment from the whole community; and

WHEREAS, crime prevention initiatives must include and go beyond self-protection and security to promote collaborative efforts to make neighborhoods safer for all ages and to develop positive educational and recreational opportunities for young people; and

WHEREAS, adults must invest time, resources, and policy support in effective prevention and intervention strategies for youth, and teens must be engaged in driving crime from their communities; and

WHEREAS, effective crime prevention programs excel because of partnerships among law enforcement, other government agencies, civic groups, schools, faith communities, businesses, and individuals as they help to nurture communal responsibility and instill pride.

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

NATIONAL CRIME PREVENTION MONTH

in Salisbury, and urge all citizens, government agencies, public and private institutions, and businesses to invest in the power of prevention and to work together for the common good.

This the 21st day of September 2021.

Karen K. Alexander, Mayor
REGULAR MEETING

PRESENT: Mayor Karen K. Alexander, Presiding; Mayor Pro Tem Al Heggins, Council Members William Brian Miller, David Post and Tamara Sheffield; City Manager W. Lane Bailey, City Clerk Kelly Baker; and City Attorney J. Graham Corriher.

ABSENT: None.

In response to the State of Emergency declaration related to the spread of COVID-19 and to limit physical interactions and the potential spread of COVID-19 the Salisbury City Council met electronically. The meeting was called to order by Mayor Alexander at 6:00 p.m. A moment of silence was taken.

Councilmember Post explained today is Rosh Hashanah, the Jewish New Year, and he wished everyone the same.

PLEDGE OF ALLEGIANCE

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

RECOGNITION OF VIEWERS

Mayor Alexander welcomed all viewers.
CHANGES TO THE AGENDA

Councilmember Miller made a motion to remove Item 9 – Council to receive a presentation from representatives of the Professional Firefighters of Salisbury from the Agenda. Mayor Pro Tem Heggins requested additional discussion.

Councilmember Miller explained he does not believe it is proper protocol to bring Item 9 directly to Council. He noted a procedure exists within the City to go through a chain of command and when grievances are brought directly to Council it violates that procedure. He pointed out Council agreed to a salary increase for firefighters and a compensation study for the entire City. He suggested the request go through the designated channels and then a recommendation be brought to Council.

Mayor Pro Tem Heggins questioned how the process is supposed to work, and she indicated the concerns have been brought to Fire Chief Bob Parnell and City Manager Lane Bailey. She requested Council receive a copy of the original budget requests submitted by Chief Parnell. She questioned the amount of overtime firefighters are working and how many firefighters have taken positions with other departments or put in applications with other municipalities. She asked if the City provides a special separation allowance for firefighters.

Councilmember Miller noted if the precedent is set that employees can come directly to Council to air their grievance it is a bad policy. He added it is best for grievances to go through the proper chain of command. He stated no one would dispute the essential nature of firefighters. He clarified the issue is not whether Council supports firefighters, the issue is it is wrong to go outside of the processes of a City management structure. He stated the issue is not going away but it needs to go through the proper channels.

Mayor Pro Tem Heggins explained she does not see this as going outside of a process. She indicated the firefighters have gone to the City Manager and the Fire Chief and Council is the top of the organization. She commented if firefighters cannot come to Council and say their working conditions are not optimal it is a bad policy.

Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted NO, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (4-1)

ADOPTION OF THE AGENDA

Thereupon, Councilmember Miller made a motion to adopt the Agenda with the noted change. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted NO, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (4-1)
PROCLAMATIONS

Mayor Alexander proclaimed the following observances:

FIRST RESPONDER’S DAY September 11, 2021
AMERICAN LEGION HAROLD B. JARRETT POST 342 September 18, 2021
75TH ANNIVERSARY DAY
CONSTITUTION WEEK September 17-23, 2021
GO TRANSIT MONTH September 2021
LIBRARY CARD SIGN-UP MONTH September 2021
SUICIDE PREVENTION MONTH September 2021
HISPANIC AND LATINO HERITAGE MONTH September 15 – October 15, 2021

CONSENT AGENDA

(a) Minutes


(b) Right-Of-Way Encroachment – Spectrum

Approve a right-of-way encroachment by Spectrum for the installation of directional bored duct on Circle M Drive per Section 11-24(27) of the City Code and subject to approval by the North Carolina Department of Transportation.

(c) Right-Of-Way Encroachment – Spectrum

Approve a right-of-way encroachment by Spectrum for the installation of directional bored duct on Cedar Springs Road per Section 11-24(27) of the City Code and subject to approval by the North Carolina Department of Transportation.

(d) Budget Ordinance Amendment – Lowes 100 Hometowns Grant for BlockWork

Adopt a budget Ordinance amendment to the FY2021-2022 budget in the amount of $100,000 to appropriate a Lowes 100 Hometowns grant for BlockWork.

ORDINANCE AMENDING THE 2021-2022 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE REVENUE BLOCKWORK DONATION.

(The above Ordinance is recorded in full in Ordinance Book No. 29 at Page No. 146, and is known as Ordinance 2021-62.)
(e) **Voluntary Annexation Grants Landing**

Receive a request for voluntary annexation of Grants Landing, parcels 462-006 and 460-152, submitted by Forest Glen, Inc., Grace Steele Kent, and Charles Edward Steele and adopt a Resolution instructing the City Clerk to investigate the sufficiency of the request.

**RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE A PETITION RECEIVED UNDER GENERAL STATUTE 160A-31, FOR VOLUNTARY ANNEXATION OF 77.803 ACRES, LOCATED OFF ROWAN MILL ROAD AND IDENTIFICATION ON TAX MAP 460 PARCEL 152 AND MAP 462 PARCEL 006.**

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 22, and is known as Resolution 2020-20.)

(f) **Upset Bid – Grim Street**

Adopt a Resolution authorizing the upset bid process for the sale of parcel 005-140-01 located on Grim Street.

**RESOLUTION SUPPORTING THE UPSET BID PROCESS FOR THE SALE OF PARCEL 005-140-01 LOCATED ON GRIM STREET.**

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 23-24, and is known as Resolution 2020-21.)

Thereupon, Councilmember Post made a motion to adopt the Consent Agenda as presented. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

**PUBLIC COMMENT**

Mayor Alexander opened the floor to receive public comments.

Mr. Jamal Livingston addressed Council regarding his grievance as a former employee of the Salisbury Police Department.

Mayor Pro Tem Heggins asked if Mr. Livingston’s comments were sent to Council in writing. City Clerk Kelly Baker noted Council did not receive Mr. Livingston’s comments in writing. Mayor Pro Tem Heggins asked Mr. Livingston to send his comments to the City Clerk.

Mr. George Benson voiced his concerns regarding Council’s willingness to hire an Interim City Manager from outside the organization and he suggested using an internal candidate.
There being no one else to address Council, Mayor Alexander closed the public comment session.

**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**

Housing Planner Candace Edwards addressed Council regarding the City’s FY2021-2022 Consolidated Annual Performance Evaluation Report (CAPER) on the use of Community Development Block Grant (CDBG) and HOME Program funds. Ms. Edwards reviewed the annual budget:

<table>
<thead>
<tr>
<th>Fund Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Funds</td>
<td>$287,229</td>
</tr>
<tr>
<td>CDBG-CV (1)</td>
<td>$168,950</td>
</tr>
<tr>
<td>Program Income</td>
<td>$20,000</td>
</tr>
<tr>
<td>HOME Program Funds</td>
<td>$97,200</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$873,379</strong></td>
</tr>
</tbody>
</table>

Ms. Edwards referenced goals from the 2020-2021 Action Plan:

- **Goal 1 – Increase supply of decent affordable housing**
  - Owner-occupied rehabilitation
    - Goal of rehabilitating five units of homeowner housing (partially met)
- **Goal 2 – Public facilities and infrastructure**
  - Public infrastructure improvements to Lash Drive
    - Work was delayed but should be completed in current fiscal year
- **Goal 3 – Provide opportunities for home ownership**
  - Down payment assistance program
    - Down payment assistance was provided to a low-income family for the purchase of their first home in the Jersey City neighborhood
- **Goal 4 – Public services**
  - To assist 150 people with non-housing public service benefits
  - To assist 150 people with homelessness prevention
    - Goal was exceeded as the City partnered with various agencies
- **Goal 5 – Promote business growth and a robust workforce**
  - To provide loans to 20 minority and women owned businesses
    - City partnered with Kiva, Self-Help Credit Union, and multiple jurisdictions in the region (goal will be completed in current fiscal year)
- **Goal 6 – Planning and Administration**
  - Implement a well-managed community development program

Ms. Edwards reviewed CDBG budget trends, and she noted the City received $2,788 less in FY2020-2021 than it received in FY2019-2020. She indicated the HOME Program fund was decreased by $37,002 in FY2020-2021. She then reviewed the timeline for public participation and review. She pointed out final comments will be added to the CAPER draft on September 20, 2021 and the final draft will be submitted to the United States Housing and Urban Development (HUD) on September 24, 2021 for its review.
Councilmember Sheffield referenced the goal of rehabilitating five homeowner housing units, and she asked about completion of the projects. Ms. Edwards stated getting the supplies needed to complete the projects has been difficult. She explained the funds will roll over and the remaining projects should be completed in the current fiscal year.

b) Mayor Alexander convened a public hearing, after due notice thereof, to receive comments regarding CAPER on the use of Community Development Block Grant (CDBG) and HOME Program funds.

There being no one to address Council, Mayor Alexander closed the public hearing and indicated comments regarding CAPER on the use of Community Development Block Grant (CDBG) and HOME Program funds will be accepted for 24 hours from the close of the public hearing. She noted citizens can email or call Ms. Edwards for additional information.

Council thanked Ms. Edwards for her presentation.

EMPLOYEE VACCINE INCENTIVE PROGRAM AND PLAN FOR PREMIUM PAY

Human Resources Director Ruth Kennerly and Finance Director Wade Furches discussed two programs for employees using American Rescue Plan Act (ARPA) funds.

Mayor Alexander indicated she had asked City Manager Lane Bailey about incentives being offered in other municipalities. Mr. Bailey noted Human Resources Director Ruth Kennerly had been monitoring incentives offered by other local governments. He stated the City organization’s vaccination rate is at approximately 36%, and he hopes these incentives will help promote the health and safety of employees as they work with the public.

Ms. Kennerly stated Human Resources is continually monitoring what other organizations are doing and that was taken into consideration when developing the proposal. She described a recommendation to provide vaccination incentives, and she recommended a $250 bonus for all fully vaccinated employees and an additional $250 when 60% of the organization is vaccinated. She noted fully vaccinated employees are currently eligible for three annual leave days, and she stated the deadline for turning in vaccination cards for the annual leave days is October 29. She recommended the deadline be extended to December 31.

Ms. Kennerly noted incentives from other municipalities range from $400 to $600. Mayor Pro Tem Heggins noted the recommendation is to use ARP funds for the incentives, and she asked if the final guidelines have been received. Mr. Bailey noted the final ruling had not yet been released, but the recommendation is based on what other communities are doing as an approved use.
Councilmember Post asked if there is an estimated cost for the vaccine incentive. Mr. Bailey noted the two plans being presented are $1.3 million for the lower plan or $1.53 million for the higher plan. He noted the City has received half of its total $7.2 million allocation. Mayor Alexander noted the information provided to Council states it would cost $130,000 if the City reaches the 60% vaccination rate.

Councilmember Sheffield asked to clarify the timeframe for employees to become fully vaccinated. Ms. Kennerly stated the recommendation is to set a deadline of December 31 to give employees time to get both doses of the vaccines.

Mayor Pro Tem Heggins clarified the plans being presented are internal, and she asked if there will be an opportunity to discuss external use of the funds. Mr. Bailey indicated staff has been discussing different options for use of the funds, and the recommendations will be brought to Council in the future.

Councilmember Sheffield stated if the incentives get people vaccinated she is in support. She added she would support adding an additional $250 incentive if the organization reaches 75% in order to increase the number of vaccinated employees. Councilmember Post agreed with implementing an incentive for a 75% vaccination rate.

Thereupon, Councilmember Post made a motion to approve a vaccine incentive of $250 for all employees who are fully vaccinated by December 31, 2021, and a second $250 incentive for all vaccinated employees when 65% of the organization is fully vaccinated, and a third $250 incentive for all fully vaccinated employees when the organization reaches a 75% vaccination rate. There was discussion about the increased cost for the third incentive, and Finance Director Wade Furches indicated if the City reaches 75% vaccination rate the total cost for the incentive program would be approximately $200,000. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

Mr. Furches reiterated that the vaccine incentives and the premium pay bonuses are funded fully with ARP funds. He presented two proposals to provide a one-time bonus (premium pay) for employees who worked throughout the pandemic. He presented the two proposals:

**Plan A**

<table>
<thead>
<tr>
<th>Essential Critical</th>
<th>Essential Non-Critical</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full time – hired before 10/1/2020</td>
<td>$3,500</td>
</tr>
<tr>
<td>Hired between 10/1/2020 – 10/31/2020</td>
<td>$1,750</td>
</tr>
<tr>
<td>Hired 1/1/2021-3/31/2021</td>
<td>$1,000</td>
</tr>
<tr>
<td>Hired 4/1/2021 – 7/4/2021</td>
<td>$500</td>
</tr>
</tbody>
</table>
Plan B

<table>
<thead>
<tr>
<th>Plan A</th>
<th>Plan B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full time – hired before 10/1/2020</td>
<td>$3,000</td>
</tr>
<tr>
<td>Hired between 10/1/2020 – 10/31/2020</td>
<td>$1,500</td>
</tr>
<tr>
<td>Hired 1/1/2021-3/31/2021</td>
<td>$750</td>
</tr>
<tr>
<td>Hired 4/1/2021 – 7/4/2021</td>
<td>$500</td>
</tr>
</tbody>
</table>

One-time Bonus Part-time Employees

<table>
<thead>
<tr>
<th>Plan A</th>
<th>Plan B</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,000 hours or more worked</td>
<td>$1,500</td>
</tr>
<tr>
<td>Worked 500 – 999 hours</td>
<td>$1,000</td>
</tr>
<tr>
<td>Worked 200 – 499 hours</td>
<td>$750</td>
</tr>
<tr>
<td>Worked 100 – 199 hours</td>
<td>$500</td>
</tr>
<tr>
<td>Worked 50 – 99 hours</td>
<td>$200</td>
</tr>
<tr>
<td>Worked less than 50 hours</td>
<td>$0</td>
</tr>
</tbody>
</table>

Ms. Kennerly noted this is a great opportunity to thank employees for their work during the pandemic. Mr. Furches stated Plan A is estimated to cost $1.53 million and Plan B is estimated to cost $1.3 million. Mayor Alexander asked if the totals for both plans also included the incentive for part-time employees. Mr. Furches agreed.

Mayor Alexander noted there is a small percentage difference between the two plans and she supports Plan A. Councilmember Post agreed and noted Plan A reflects Council’s appreciation for employees’ work. He asked if employees are required to maintain employment for a certain period of time after receipt of the bonus. Councilmember Miller noted the bonus pay will be for work already completed. Councilmember Sheffield agreed and noted she thinks employees have already earned the bonus.

Councilmember Sheffield asked about the differentiation between critical and non-critical. Mr. Furches explained department directors determined the employees deemed critical or non-critical, and he noted the critical workers were those who were on the front-lines and at greater risk for exposure.

Thereupon, Councilmember Post made a motion to approve a one-time bonus for employees using Plan A provided by the City Human Resources and Finance Directors. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)
CITY ATTORNEY’S REPORT

(a) Ordinance Amendment – Voluntary Annexation

City Attorney Graham Corriher noted he worked with the Salisbury-Rowan Utilities (SRU), Engineering, and Planning departments regarding proposed revisions to the Code of Ordinance Chapter 25 Section 25-88. He explained the proposed revisions address requirements for when connection to the SRU water and sewer system is requested. He indicated since SRU is county-wide there is overlap in communities, and he added these provisions deal with voluntary annexation when a client who is outside the City limits requests connection with SRU.

Mr. Corriher explained the proposed revisions to the Ordinance and instances in which the City Manager can waive specific requirements. He pointed out information regarding utility extension agreements which set minimum standards, and he added if there is an unusual request that was not considered in the proposed revisions of the Ordinance, the item will be brought to Council for consideration.

Mr. Corriher pointed out the Ordinance includes annexation agreements and how to work with other local government agencies regarding the overlap in jurisdictions and how to enforce the Ordinance. He indicated the proposed changes are an effort to clarify the existing Ordinance and make the requirements clear to those who request utility services with SRU.

Councilmember Miller commented the provisions provide clarity of what is already in place and makes it user friendly for those applying. He asked about existing annexation agreements. Mr. Corriher pointed out the annexation agreements are still being worked on, but the provisions to the ordinance explains if an overlap would be controlled by the agreement.

Thereupon, Councilmember Miller made a motion to Ordinance amending Chapter 25 of the Code of Ordinances of the City of Salisbury to require voluntary annexation for connection to the City water and sewer system. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

ORDINANCE AMENDING CHAPTER 25 OF THE CODE OF ORDINANCES OF THE CITY OF SALISBURY TO REQUIRE VOLUNTARY ANNEXATION FOR CONNECTION TO THE CITY WATER AND SEWER SYSTEM.

(The above Ordinance is recorded in full in Ordinance Book No. 29 at Page No. 147-149, and is known as Ordinance 2021-63.)

CITY MANAGER’S REPORT

City Manager Lane Bailey had nothing to report to Council.
COUNCIL COMMENTS

Councilmember Sheffield announced BlockWork will take place October 19, 2021 and October 23, 2021. She noted residents can sign up to volunteer by contacting Urban Design Planner Alyssa Nelson.

Councilmember Sheffield pointed out a 9/11 Remembrance event will take place Saturday, September 11, 2021.

Councilmember Sheffield requested information regarding specific concerns of the Fire Department and City Manager Lane Bailey and Fire Chief Bob Parnell’s perspective regarding what has been done to address those concerns. Mr. Bailey noted he will provide the information to Council.

Councilmember Post explained the Pickleball courts are being used a great deal, and he noted other organizations are exploring ways to extend the number of courts to accommodate the demand.

Councilmember Post commented in just five to six weeks of the KIVA program being available in Salisbury there are 17 loan applications being considered and five pending approval. He noted KIVA has had policy changes regarding its matching formulas, and he added he will speak with City Manager Lane Bailey regarding those changes. He pointed out it is great that 17 small minority business owners who would not qualify without the KIVA program are seeking loan assistance. Mayor Alexander congratulated the efforts, and she noted it is exciting news.

MAYOR PRO TEM COMMENTS

Mayor Pro Tem Heggins requested information prior to the next Council meeting from City Manager Lane Bailey and Fire Chief Bob Parnell regarding when the Professional Firefighters of Salisbury’s concerns were received. She asked for the calculation of overtime hours the firefighters work per week, and how many firefighters have left the City for other opportunities and also how many put in applications at other municipalities since the August 3, 2021 Council meeting. Mr. Bailey noted the information will be provided, and he indicated he received the letter from the Professional Firefighters of Salisbury the same day as Council.

Mayor Pro Tem Heggins asked why an external Interim City Manager needs to be hired. Councilmember Miller noted the option was proposed, but nothing was decided. Mayor Pro Tem Heggins requested further information. Mayor Alexander noted a closed session meeting will be scheduled regarding hiring an Interim City Manager.

Mayor Pro Tem Heggins commented she was glad Council chose Plan A for employee incentives and bonuses. She indicated she would like public input on how the City will utilize the remaining $5.7 million American Rescue Plan (ARP) funds. She thanked staff for the great work it does for the City.
MAYOR'S ANNOUNCEMENTS AND COMMENTS

Mayor Alexander provided information regarding the North Carolina League of Municipalities (NCLM) support of firefighters. Mayor Pro Tem Heggins commented her opinion remains that the NCLM has consistently opposed legislation that has supported local firefighters.

(a) **2021-2022 Historic Preservation Incentive Grants**

Mayor Alexander announced applications for the 2021-2022 Historic Preservation Incentive Grants are now available. These matching grants are available on a competitive basis for exterior projects on owner-occupied houses in Salisbury’s four residential local historic districts. Applications are due by Friday, October 1, 2021. To receive an application or inquire about eligibility please call Emily Vanek at 704-638-5311.

(b) **2021-2022 Municipal Service District and Innes Street Improvement District Grants**

Mayor Alexander announced applications for the 2021-2022 Municipal Service District and Innes Street Improvement District Grants are now available. These matching grants are available on a competitive basis for exterior projects on building facades, landscapes, and parking lots. Applications are due by Friday, October 1, 2021. To receive an application or inquire about eligibility please call Emily Vanek at 704-638-5311.

**ADJOURNMENT**

Motion to adjourn the meeting was made by Councilmember Sheffield. All Council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 9:23 p.m.

________________________________
Karen Alexander, Mayor

________________________________
Kelly Baker, City Clerk
Salisbury City Council  
Agenda Item Request Form

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

**Requested Council Meeting Date:**  
September 21, 2021

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

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

**Requested Agenda Item:**  
CD-03-2018 RoMed Medical Center Ph 3

**Description of Requested Agenda Item:**  
Request for an extension of the previously approved CD-03-2018 RoMed Medical Center Ph 3 due to the expiration of the previous approval prior to development activity or the issuance of permits. There are no proposed changes to the previous approval.

**Attachments:**  
☐ Yes  
☐ No

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

**Action Requested of Council for Agenda Item:**  
Council to consider granting a two year extension to the previously approved Ordinance as requested.

**Contact Information for Group or Individual:**  
Teresa Barringer x5210 or tbarr@salisburync.gov

**FINANCE DEPARTMENT INFORMATION:**

Finance Manager Signature  
Hannah Jacobson  
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 Mayor’s Office Only  
☐ Approved  
☐ Declined

Reason:
AN ORDINANCE AMENDING THE LAND DEVELOPMENT ORDINANCE AND THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING ONE PARCEL FROM GENERAL RESIDENTIAL TO RESIDENTIAL MIXED USE AND APPLY CONDITIONAL DISTRICT OVERLAY TO SUBJECT PARCEL, APPROXIMATELY 1.038 ACRES, AT 1027 LINCOLNTON ROAD ESTABLISHING A CONDITIONAL DISTRICT OVERLAY TO PERMIT THE DEVELOPMENT OF A TWO STORY 16,148 SQ. FT. MEDICAL OFFICE CENTER. (PETITION NO. CD-03-2018)

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 August 27, 2019, voting unanimously to recommend approval of the proposed development plan, and stated that although the proposal is not called out as being consistent with a specific Vision 2020 Comprehensive Plan, the proposal is not inconsistent with the Vision 2020 Comprehensive Plan; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting of September 17, 2019; and

WHEREAS, the City Council hereby finds and determines that adoption of an Ordinance to rezone the single parcel described herein from ‘GR-6’ to ‘RMX’ district; and establishing a Conditional District (CD) Overlay for the parcel is reasonable and in the public interest. The proposal is fundamentally consistent with the Vision 2020 Comprehensive Policies C3: new development in or adjoining an older commercial area should be compatible with existing desirable development within its vicinity. Compatibility criteria shall include size, scale, massing, fenestration, rhythm, setback, materials, context, and landscaping; Policy C-12: new infill development across the front street face of existing, over-designed parking lots shall be encouraged; and Policy C-17: large-scale commercial uses shall be located on the corners of neighborhood planning areas.

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 013, Parcel 22301 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 ‘RMX’ 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 ‘MITCHELL AVENUE MEDICAL PARK PHASE 3,’ 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): The ‘RMX’ base district primary use is restricted by this action to that of Medical Office Center. Any other use requires issuance an Amendment to this Conditional District (CD) Overlay.

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:

- No Conditions Applied

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.

Adopted this the 17th day of September 2019.
Salisbury City Council
Agenda Item Request Form

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

Requested Council Meeting Date: September 21, 2021

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

Name of Presenter(s): Jason Wilson

Requested Agenda Item: Approval of purchase of cellular data service with Badger Meter, Inc.

Description of Requested Agenda Item: SRU’s water meters use cellular data to report readings each day. Badger Meter, Inc. hosts and manages this service at a rate of $0.81 per meter, per month. Based on the projected number of metered connections, the annual cost of this service is estimated to be $218,321 for the fiscal year ending June 30, 2022. This is a budgeted expense that is required in order to operate and maintain SRU’s advanced metering infrastructure (AMI) system. Due to the large amount of the requested purchase, City Council approval is required.

Attachments: □ Yes □ No

Fiscal Note: Sufficient funds were allocated for this expense in the FY22 budget.

Action Requested of Council for Agenda Item: Council to consider approving the purchase of cellular data service for water meters from Badger Meter, Inc. in the amount of $218,321.

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)

FINANCE DEPARTMENT INFORMATION:

S. Wade Trencher
Finance Manager Signature  

Joni Behr
Department Head Signature

J. Charles Ballard
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:
Salisbury City Council
Agenda Item Request Form

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

Requested Council Meeting Date:  September 21, 2021

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

Name of Presenter(s):  N/A

Requested Agenda Item:  Council to consider adopting a Resolution authorizing the upset bid process for the sale of Parcel 007-164 in the 1700 block of North Long Street.

Description of Requested Agenda Item:
Rowan Funeral Services, Inc. has submitted an offer of $800 to purchase the above referenced property, which is owned by the City of Salisbury. This parcel is 0.32 acres in size and has an assessed tax value of $19,872. The parcel is adjacent to the railroad and is landlocked by other property on three sides. This parcel has no road frontage. The requestor has provided the 5% bid deposit as required under NCGS 160A-269.

In order to proceed, a Resolution must be adopted authorizing the use of the upset bid process for the sale of this property. Upon adoption of a Resolution, the upset bid process will begin. Once adopted, the offer is published for a period of ten days, and during this period upset bids may be submitted. An upset bid must raise the current offer by an amount of at least 10% of the first $1,000 of that offer and 5% of the remainder.

If the bid is raised, the new bid becomes the current offer, and the process will continue until a ten-day period passes without receipt of a qualifying upset bid. The City Council will receive notice of the final offer, and may at that time reject or accept the offer.

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 adopt the attached Resolution authorizing the sell of Parcel 007 – 164 using the upset bid process.

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

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

□ Regular Agenda (item to be discussed and possibly voted on by Council)
FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature ________________________________ Department Head Signature ________________________________

Budget Manager Signature ________________________________

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

For Use in Clerk's Office Only

☐ Approved                      ☐ Declined

Reason:

____________
RESOLUTION SUPPORTING
UPSET BID PROCESS FOR THE SELL OF
PARCEL # 007 164 LOCATED IN THE 1700 BLOCK OF
NORTH LONG STREET

WHEREAS, the City of Salisbury owns property being approximately 0.32 acres (13,939 sq ft). The same being located in the 1700 North Long Street, as illustrated on the attached map, and

WHEREAS, North Carolina General Statute (NCGS) 160A-269 permits the City to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the City has received an offer to purchase the property described above, in the amount of $800 submitted by Rowan Funeral Services, Inc; and

WHEREAS, Rowan Funeral Service, Inc. has committed to pay the required 5% deposit upon adoption of this Resolution;

WHEREAS, the City of Salisbury agrees to follow the upset bid procedures as outlined in NCGS 160A-269;

THEREFORE, the Salisbury City Council resolves that:

1. The Council authorize the sale of the property described above through the upset bid procedure of North Carolina General Statute 160A-269.

2. The City Engineer shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.

3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the City Engineer within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the City Engineer shall open the bids, if any, and the highest such bid will become the new offer if it satisfies the requirements of NCGS 160A-269. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

4. If a qualifying higher bid is received, the City Engineer shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received.

5. A qualifying higher bid is one that raises the existing offer by not less than 10% of the first $800 of that offer and 5% of the remainder of that offer.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of 5% of the bid; the deposit may be made in cash, cashier's check, or certified check. The City will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a
qualifying higher bid is received. The City will return the deposit of the final high bidder at closing.

7. The terms of the final sale are that the buyer must pay with cash, cashier's check or certified check at the time of closing.

8. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and reserves the right to reject at any time all bids.

9. If no qualifying upset bid is received after the initial public notice, the offer set forth above is presented to Salisbury City Council, at which time the boards may award to the highest offeror or reject the offer. If awarded, the appropriate City officials are hereby authorized to execute the instruments necessary to convey the property.

This the 21st day of September, 2021

______________________________
Karen K. Alexander, Mayor

______________________________
Kelly Baker, MMC
Administrative Services Director/City Clerk
Date    March 31, 2021
Name     James Alvin Hazen
Address   PO Box 1901 / 1709 N Long St.
          Salisbury, NC 28144
Phone    704.637-8862
Email    rowan.ferrel@rowan.edu

Contact information of individuals or firms submitting on behalf of Applicant

Name
Address
Phone
Email

Parcel # 007-164
Parcel Address: N Long St.
Offer $800
Salisbury City Council  
Agenda Item Request Form

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

Requested Council Meeting Date:  September 21, 2021

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

Name of Presenter(s):  N/A

Requested Agenda Item:  Sufficiency of Annexation Petition – Grants Landing

Description of Requested Agenda Item:
The Engineering Department, on behalf of the City Clerk, has investigated the sufficiency of the petition received for the voluntary annexation of Grants Landing. The petition includes a description of the proposed annexation area, as well as the signature of the property owners. It is, therefore, sufficient in accordance with NCGS 160A-31.

Attachments:  ☒ Yes  ☐ No

Fiscal Note:  (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)
Fiscal impact is unknown at this time. This will be included in the next step of the process.

Action Requested of Council for Agenda Item:  (Please note if item includes an ordinance, resolution or petition)
City Council to receive the Certificate of Sufficiency and adopt a Resolution setting the date of the public hearing for October 19, 2021 for the voluntary annexation of Grants Landing, parcels 460-152 and 462-006

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

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature  ___________________________  Department Head Signature  ___________________________

Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date****
For Use in Clerk’s Office Only

☐ Approved  ☐ Declined

Reason:
CERTIFICATE OF SUFFICIENCY
FOR
GRANTS LANDING

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

I, Kelly Baker, City Clerk, do hereby certify that I have investigated the petition for Grants Landing, attached hereto, and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G. S. 160A-31.

In witness thereof, I have hereto set my hand and affixed the Seal of the City of Salisbury, this 14th day of September, 2021.

Kelly Baker, MMC
Administrative Services Director/City Clerk
“RESOLUTION SETTING DATE OF PUBLIC HEARING ON QUESTION OF THE ANNEXATION OF GRANTS LANDING, PURSUANT TO G.S. 160A-31.

WHEREAS, petitions requesting the annexation of Grants Landing, as described herein have been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of said petitions has been made;

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

Section 1. To remain consistent with limiting physical interactions and the potential spread of COVID-19, the public hearing on the question of annexation of the area described herein will be held virtually at 6:00 p.m. on October 19, 2021. Additional information for accessing the meeting and participating in the public hearing will be posted to the City’s website at www.salisburync.gov

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

LYING IN THE CITY OF SALISBURY ETJ, ROWAN COUNTY, NORTH CAROLINA, AND BEING ON THE SOUTH SIDE OF MOORESVILLE ROAD (NC HIGHWAY 150) AND THE SOUTHWESTERN SIDE OF ROWAN MILL ROAD (S.R. 1526) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT CALCULATED POINT IN THE CENTER OF GRANTS CREEK. THE TRUE POINT OF BEGINNING, SAID POINT BEING LOCATED THE FOLLOWING SEVEN (7) CALLS FROM NGS MONUMENT “SALSPORT” HAVING NC GRID — NAD83 COORDINATES OF N: 691,118.44’ AND E: 1,547,839.86’ WITH A COMBINED GRID FACTOR: 0.99986360, SAID MONUMENT BEING THE PROJECT POINT OF LOCALIZATION: 1) N13°06’52”W 5034.24’ (5033.55’ GRID DISTANCE) TO A POINT IN THE CENTER OF GRANTS CREEK; 2) N64°10’05”E 218.50’ TO A POINT IN THE CREEK; 3) N68°28’02”E 214.47’ TO A POINT IN THE CREEK; 4) N57°01’00”E 123.38’ TO A POINT IN THE CREEK; 5) N51°38’14”E 144.73’ TO A POINT IN THE CREEK; 6) N38°52’59”E 332.40 TO A POINT IN THE CREEK; 7) N40°08’31”E 267.28 TO A POINT IN THE CREEK, SAID POINT BEING THE SOUTHERNMOST CORNER OF GRACE STEELE KENT, CHARLES EDWARD STEELE, AND FOREST GLEN, INC. (DEED BOOK: 643, PAGE 657-658 & DB: 700, PG: 166-169); BEING THE TRUE POINT OF BEGINNING . THENCE FROM THE TRUE POINT OF BEGINNING AND LEAVING THE CENTER OF GRANTS CREEK, N36°47’14”W 38.21’ TO AN EXISTING ½ “ PIPE, THENCE N36°47’14”W 1658.39’ TO A ½” PIPE, THENCE N17°58’16”E 1775.76 TO A POINT, THENCE N17°58’16”E 9.50’ TO A POINT, THENCE N17°58’16”E 32.28’ TO A POINT IN THE CENTER OF MOORESVILLE ROAD, THENCE WITH THE CENTER OF MOORESVILLE ROAD THE FOLLOWING FOUR (4) CALLS: 1) N65°51’36”E 18.95’ TO A POINT, 2) N66°52’31”E 180.83’ TO A POINT, 3) 07°03’07”E 146.32’ TO A POINT; AND 4) N74°57’18”E 41.68 TO A POINT; THENCE LEAVING THE CENTER OF THE AFOREMENTIONED ROAD S11°14’54”E 30.03’ TO AN EXISTING ROD WITH CAP ON THE SOUTHERN RIGHT OF WAY OF MOORESVILLE ROAD AND THE EASTERLY RIGHT OF WAY OF ROWAN MILL ROAD (SAID ROD WITH CAP BEING N17°09’03”W 61.51’ FROM AN EXISTING ½” PIPE ON THE EASTERLY RIGHT OF WAY OF ROWAN MILL ROAD), THENCE ACROSS ROWAN MILL ROAD S11°14’54”W 217.1’ TO AN EXISTING ½” PIPE (SAID PIPE BEING LOCATED N11°14’54”W FROM AN EXISTING #8 REBAR AND ALSO N11°14’54”W 809.40’ FROM A GRANITE STONE, A CONTROL CORNER, MB: 9995, PG: 2364), THENCE ADJOINING THE SOUTHWESTERLY RIGHT OF WAY OF ROWAN MILL ROAD ALONG A CURVE TO THE LEFT.
WITH AN ARC LENGTH OF 91.57', A RADIUS OF 336.86', AND A CHORD BEARING AND DISTANCE OF S52°17'29"E 91.29' TO AN EXISTING 1" IRON ROD (SAID ROD BEING S29°43'12"W 60.00' FROM AN EXISTING ½" PIPE), THENCE S60°04'43"E 1306.49 TO AN EXISTING ½" PIPE, THENCE LEAVING THE SOUTHWESTERLY RIGHT OF WAY N85°31'56"E 52.80' TO A POINT IN THE CENTER OF ROWAN MILL ROAD (SAID POINT BEING LOCATED S85°31'56"W 53.43 AN EXISTING 1-1/2" PIPE, THAT SAID PIPE BEING LOCATED S82°40'20" 1.16' FROM AN EXISTING PINCHED 1-1/2" PIPE, THAT SAID PINCHED PIPE BEING LOCATED S85°34'57"W 79.50' FROM AN EXISTING BENT ½" PIPE WITH NAIL AT THE BASE), THENCE WITH THE CENTER OF THE ROAD S60°03'58"E 575.43' TO A POINT THENCE LEAVING THE CENTER OF THE ROAD S02°58'50"W 26.91' TO AN EXISTING #5 REBAR, THENCE CONTINUING S02°58'50"W 506.74' TO A 1-1/2" PIPE [A COMMON CORNER OF GARZA (DB: 1324, PG: 561) AND FREEZE (DB: 1269, PG: 330)], THENCE ADJOINING THE FREEZE LINE S03°01'13"W 215.77' TO THE COMMON CORNER WITH LOT 3 OF THE GOODMAN REVOCABLE TRUST (DB: 927, PG: 110), THENCE S02°48'38"W 216.58' TO LOTS 4 & 5 OF THE GOODMAN REVOCABLE TRUST, THENCE S03°02'27"W 411.94' TO A NEW #5 REBAR SET ON LINE ON THE BANK OF THE CREEK, THENCE CONTINUING S03°02'27"W 57.00' TO A POINT IN THE CENTER OF GRANTS CREEK, THENCE WITH THE CREEK THE FOLLOWING THREE (3) CALLS: 1) S45°39'32"W 311.56' TO A POINT; 2) S38°52'43"W 289.09' TO A POINT; 3) S40°08'31"W 142.61' TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING. THE ABOVE DESCRIPTION CONTAINS ROWAN COUNTY PARCEL ID NUMBERS: 462-0060001 & 460-152, CONTAINING A TOTAL OF 77.803 ACRES, MORE OR LESS.

Section 3. Notice of said public hearing shall be published in the SALISBURY POST at least (10) days prior to the date of said public hearing.”

Karen K. Alexander
Mayor

ATTEST:

________________________
Kelly Baker, MMC
Administrative Services Director/City Clerk
PETITION REQUESTING VOLUNTARY ANNEXATION FOR
Grants Landing – Forest Glen, Inc. & Grace Steele Kent and Charles Edward Steele

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 maps 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.

The annexation will include the rights-of-way of roads adjacent to the property to be annexed.

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Printed Name</th>
<th>Signature</th>
<th>Owner’s Address</th>
</tr>
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<tbody>
<tr>
<td>TM 462 PCL 0060001</td>
<td>Grace Kent Steele</td>
<td></td>
<td>1 South St.,</td>
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<td></td>
<td></td>
<td></td>
<td>Great Neck, NY 11023</td>
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<tr>
<td>TM 462 PCL 0060001</td>
<td>Charles Edward Steele</td>
<td></td>
<td>1 South St.,</td>
</tr>
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<td></td>
<td></td>
<td></td>
<td>Great Neck, NY 11023</td>
</tr>
<tr>
<td>TM 460 PCL 152</td>
<td>Forest Glen Inc.</td>
<td><strong>Signature</strong></td>
<td>212 Ferncliff Dr.</td>
</tr>
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<td></td>
<td></td>
<td></td>
<td>Salisbury, NC 28147</td>
</tr>
</tbody>
</table>

(Attach additional petition forms if needed)

Contact Person Sherwood Development Group, LLC  Telephone Number 704-578-5688

For Office Use Only:

Total number of parcels 2  Number Signed 2  % Signed 100  Date Returned 8/19/2021
Contiguous per GS 160A-31  x or Non-contiguous “satellite” per GS 160A-58.1 (check one)

CITY OF SALISBURY
P.O. BOX 479, SALISBURY, NORTH CAROLINA 28145-0479
PETITION REQUESTING VOLUNTARY ANNEXATION FOR
Grants Landing – Forest Glen, Inc. & Grace Steele Kent and Charles Edward Steele

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 maps 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.

The annexation will include the rights-of-way of roads adjacent to the property to be annexed.

Property Identification    Printed Name    Signature    Owner’s Address
(tax number or street address)    (and title if business entity)

TM 462, PCL 0060001    Grace Kent Steele    [Signature]    1 South St.
Great Neck, NY 11023

TM 462, PCL 0060001    Charles Edward Steele    [Signature]    1 South St.
Great Neck, NY 11023

TM 460, PCL 152    Forest Glen Inc.    [Signature]    212 Ferncliff Dr.
Salisbury, NC 28147

(Attach additional petition forms if needed)    Form Revised 9-2014

Contact Person Sherwood Development Group, LLC    Telephone Number 704-578-5688

For Office Use Only:

Total number of parcels    Number Signed    % Signed    Date Returned
Contiguous per GS 160A-31    or Non-contiguous "satellite" per GS 160A-58.1    (check one)

CITY OF SALISBURY
P.O. BOX 479, SALISBURY, NORTH CAROLINA 28145-0479
Legal Description:
LYING IN THE CITY OF SALISBURY ETJ, ROWAN COUNTY, NORTH CAROLINA, AND BEING ON THE SOUTH SIDE OF MOORESVILLE ROAD (NC HIGHWAY 150) AND THE SOUTHWESTERN SIDE OF ROWAN MILL ROAD (S.R. 1526) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT CALCULATED POINT IN THE CENTER OF GRANTS CREEK. THE TRU POINT OF BEGINNING, SAID POINT BEING LOCATED THE FOLLOWING SEVEN (7) CALLS FROM NGS MONUMENT “SALSPORT” HAVING NC GRID – NAD83 COORDINATES OF N: 691,118.44’ AND E: 1,547,839.86’ WITH A COMBINED GRID FACTOR: 0.99986360, SAID MONUMENT BEING THE PROJECT POINT OF LOCALIZATION: 1) N13°06’52”W 5034.24’ (5033.55’ GRID DISTANCE) TO A POINT IN THE CENTER OF GRANTS CREEK; 2) N64°10’05”E 218.50’ TO A POINT IN THE CREEK; 3) N68°28’02”E 214.47’ TO A POINT IN THE CREEK; 4) N57°01’00”E 123.38’ TO A POINT IN THE CREEK; 5) N51°38’14”E 144.73’ TO A POINT IN THE CREEK; 6) N38°52’59”E 332.40’ TO A POINT IN THE CREEK; 7) N40°08’31”E 267.28’ TO A PINT IN THE CREEK, SAID POINT BEING THE SOUTHERNMOST CORNER OF GRACE STEELE KENT, CHARLES EDWARD STEELE, AND FOREST GLEN, INC. (DEED BOOK: 643, PAGE 657-658 & DB: 700, PG: 166-169); BEING THE TRUE POINT OF BEGINNING . THENCE FROM THE TRUE POINT OF BEGINNING AND LEAVING THE CENTER OF GRANTS CREEK, N36°47’14”W 38.21’ TO AN EXISTING ½’ PIPE, THENCE N36°47’14”W 1658.39’ TO A ½’ PIPE, THENCE N17°58’16”E 1775.76 TO A POINT, THENCE N17°58’16”E 9.50’ TO A POINT, THENCE N17°58’16”E 32.28’ TO A POINT IN THE CENTER OF MOORESVILLE ROAD, THENCE WITH THE CENTER OF MOORESVILLE ROAD THE FOLLOWING FOUR (4) CALLS: 1) N65°51’36”E 18.95’ TO A POINT, 2) N66°52’31”E 180.83’ TO A POINT, 3) 07°03’07”E 146.32’ TO A POINT; AND 4) N74°57’18”E 41.68 TO A POINT; THENCE LEAVING THE CENTER OF THE AFOREMENTIONED ROAD S11°14’54”E 30.03’ TO AN EXISTING ROD WITH CAP ON THE SOUTHERN RIGHT OF WAY OF MOORESVILLE ROAD AND THE EASTERLY RIGHT OF WAY OF ROWAN MILL ROAD (SAID ROD WITH CAP BEING N17°09’03”W 61.51’ FROM AN EXISTING ½’ PIPE ON THE EASTERLY RIGHT OF WAY OF ROWAN MILL ROAD), THENCE ACROSS ROWAN MILL ROAD S11°14’54”W 217.1’ TO AN EXISTING ½’ PIPE (SAID PIPE BEING LOCATED N11°14’54”W FROM AN EXISTING #8 REBAR AND ALSO N11°14’54”W 809.40’ FROM A GRANITE STONE, A CONTROL CORNER, MB: 9995, PG: 2364), THENCE ADJOINING THE SOUTHWESTERLY RIGHT OF WAY OF ROWAN MILL ROAD ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 91.57’, A RADIUS OF 336.86’, AND A CHORD BEARING AND DISTANCE OF S52°17’29”E 91.29’ TO AN EXISTING 1’ IRON ROD (SAID ROD BEING S29°43’12”W 60.00’ FROM AN EXISTING ½’ PIPE), THENCE S60°04’43”E 1306.49 TO AN EXISTING ½’ PIPE, THENCE LEAVING THE SOUTHWESTERLY RIGHT OF WAY N85°31’56”E 52.80’ TO A POINT IN THE CENTER OF ROWAN MILL ROAD (SAID POINT BEING LOCATED S85°31’56”W 53.43 AN EXISTING 1-1/2’ PIPE, THAT SAID PIPE BEING LOCATED S82°40’20” 1.16’ FROM AN EXISTING PINCHED 1-1/2’ PIPE, THAT SAID PINCHED PIPE BEING LOCATED S85°3′4′57”W 79.50’ FROM AN EXISTING BENT ½’ PIPE WITH NAIL AT THE BASE), THENCE WITH THE CENTER OF THE ROAD S60°03’58”E 575.43’ TO A POINT THEN LEAVING THE CENTER OF THE ROAD S02°58’50”W 26.91’ TO AN EXISTING #5 REBAR, THENCE CONTINUING S02°58’50”W 506.74’ TO A 1-1/2’ PIPE [A COMMON CORNER OF GARZA (DB: 1324, PG: 561) AND FREEZE (DB: 1269, PG: 330)], THENCE ADJOINING THE FREEZE LINE S03°01’13”W 215.77’ TO THE COMMON CORNER WITH LOT 3 OF THE GOODMAN REVOCABLE TRUST (DB: 927, PG: 110), THENCE S02°48’38”W 216.58’ TO LOTS 4 & 5 OF THE GOODMAN REVOCABLE TRUST, THENCE S03°02’27”W 411.94’ TO A NEW #5 REBAR SET ON LINE ON THE BANK OF THE CREEK, THENCE CONTINUING S03°02’27”W 57.00’ TO A POINT IN THE CENTER OF GRANTS CREEK, THENCE WITH THE CREEK THE FOLLOWING THREE (3) CALLS: 1) S45°39’32”W 311.56’ TO A POINT; 2) S38°52’43”W 289.09’ TO A POINT; 3) S40°08’31”W 142.61’ TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING. THE ABOVE DESCRIPTION CONTAINS ROWAN COUNTY PARCEL ID NUMBERS: 462-0060001 & 460-152, CONTAINING A TOTAL OF 77.803 ACRES, MORE OR LESS.
Salisbury City Council
Agenda Item Request Form

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

Requested Council Meeting Date:  09/21/2021

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

Name of Presenter(s):  N/A

Requested Agenda Item:  Military Avenue Right-of-Way

Description of Requested Agenda Item:  In 1998, the City of Salisbury purchased property to realign Military Avenue, and closed the residual right-of-way from the old alignment. However, the property purchased for the new alignment was never dedicated as public right-of-way, and remains in the ownership of the City of Salisbury, causing parcels to appear to have no frontage on a public street. The parcels are shown outlined in blue, and labelled 015-398 and 015-399, on the attached aerial map.

After review by Engineering and the City Attorney, staff recommends dedicating the parcels as public right-of-way. A survey, recorded in Rowan County as Map Book 9995 Page 3149, is attached as reference. Tracts one and two encompassing the old alignment of Military Avenue (highlighted in yellow) were closed by Order of the City Council in March 1998. Tracts five and six (highlighted in green) are in private ownership. Tracts three and four (highlighted in blue) are to be dedicated as public right-of-way. These tracts correspond to parcels 015-398 and 015-399 on the aerial map, and are centered on Military Avenue.

Therefore, staff recommends that Council adopt a Resolution to dedicate Tracts 3 and 4, as shown on Map Book 9995 Page 3149, and further referenced by the Rowan County Tax Office as parcels 015-398 and 015-399, as public right-of-way.

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 fiscal impact from this item

Action Requested of Council for Agenda Item:  (Please note if item includes an ordinance, resolution or petition)
Council to adopt a Resolution to dedicate Tracts 3 and 4, as shown on Map Book 9995 page 3149, as public right-of-way for Military Avenue

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

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

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


RESOLUTION PERTAINING TO THE DEDICATION FOR PUBLIC USE OF A RIGHT-OF-WAY FOR MILITARY AVENUE

WHEREAS, the City Council of the City of Salisbury is considering a proposal to dedicate a public right-of-way for Military Avenue, which is more particularly described as follows:

Tracts 3 and 4, in their entirety, as shown on a plat of survey recorded in Rowan County Map Book 9995 Page 3149.

WHEREAS, the City Council of Salisbury has the authority to accept the dedication of the aforementioned right of way;

NOW, THEREFORE, be it resolved that the City Council accepts the dedication for public use the aforementioned right of way on this 19th day of October 2021.

CITY COUNCIL OF THE CITY OF SALISBURY,
NORTH CAROLINA

BY: ____________________________
   Karen K. Alexander, Mayor

______________________________
Kelly Baker, MMC
Administrative Services Director, City Clerk
Salisbury City Council
Agenda Item Request Form

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

Requested Council Meeting Date: September 21, 2021

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

Name of Presenter(s): N/A

Requested Agenda Item: Council to consider approval of sidewalk encroachment at 117 East Innes Street for installation of an ADA accessible ramp

Description of Requested Agenda Item:
Staff has received a request from LMY, Inc. to locate an ADA ramp at eastern entrance to 117 East Innes Street. The request will allow for the necessary sidewalk encroachment to accomodate the installation of a handicap accessible ramp within the right-of-way. The ramp, constructed along the front of the building, parallel to Innes Street, will be approximately 12'-10" long, with a total encroachment width of 4' from the existing building.

In accordance with Section 22-17 of the City Code, it shall be unlawful for any person to build or erect any porch, step, platform, wall, fence, column, footing or other like obstruction upon or under any sidewalk, street or alley with the city; provided, however, that in the restoration, reconstruction or addition to buildings of historical nature, in the primary fire district within the city, where no building setback lines are required by the zoning ordinance of the city, it shall be permissible, upon approval of the city council, to make such restoration, reconstruction or addition to encroach upon or under a sidewalk. As a condition precedent to the city council's issuance of any permit for such encroachment, the following requirements shall be met:

(1) The building to be restored, reconstructed or added upon shall be at least fifteen years old and located in a historic district.
(2) The right-of-way of the street upon which any such building abuts shall be at least forty-five feet wide.
(3) The encroachment shall not extend over or upon a sidewalk, including the street curbing, for a distance of greater than four feet or for more than one-third of the sidewalk width, whichever is less, nor shall the encroachment extend under a sidewalk for a distance of greater than four feet.
(4) Such encroachment upon or under any sidewalk shall constitute the owner's agreement to protect and hold the city harmless against any and all liability, cost, damage or expense suffered or sustained by the city as a result of or growing out of the encroachment upon or under such sidewalk.

The location and ramp meets all requiremwas approved by HPC on is scheduled for HPC review on September 9, 2021. A similar ramp was approved and installed at the western-most entrance to the building in 2017. Since the encroachment is located within the right-of-way of Innes Street, it will also require NCDOT approval.

Attachments: □Yes □ No

Fiscal Note: (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)
There is no budgetary impact related to this item.

Action Requested of Council for Agenda Item: (Please note if item includes an ordinance, resolution or petition)
City Council to approve an encroachment at 117 East Innes Street for an ADA accessible ramp at the easternmost entrance in accordance with Section 22-17 of the City Code of Ordinances, subject to approval by NCDOT.

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

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature ___________________________ Department Head Signature ___________________________

Budget Manager Signature ___________________________

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

For Use in Clerk’s Office Only

☐ Approved ☐ Declined

Reason:
September 13, 2021

City of Salisbury
Engineering Dept
Wendy Brindle
PO Box 479
Salisbury, NC 28144

Wendy,

Per City Ordinance 22.17 we are submitting this acknowledgment that specifically addresses the itemized requirements that follow. The ordinance states that an encroachment upon or under any sidewalk shall constitute our agreement to protect and hold the city harmless against any and all liability, cost, damage or expense suffered or sustained by the city as a result of or growing out of the encroachment upon or under such sidewalk. We concur with this requirement.

Ordinance 22.19 requires that we provide the City with a statement indicating our responsibility for any injury or death of persons or damage sustained as a result of the use of the requested projection of an ADA ramp at 117 East Innes St. We concur that the condition of approved projections will be maintained in good repair and must be kept in a safe condition.

This request for a permit to construct or install the projection needed to accommodate an ADA ramp over the public sidewalk or right-of-way is requested of the City of Salisbury and shall be issued to us upon Council approval.

Sincerely,

Diane M. Young
Vice President
Salisbury City Council
Agenda Item Request Form

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

Requested Council Meeting Date:  09/21/2021

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

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

Requested Agenda Item: CD-05-2021 Goodwill – 475 Faith Road, Parcel ID 070 012

Description of Requested Agenda Item:  CD-05-2021 Request to rezone one (1) parcel at 475 Faith Road, (PID 070 012) from Corridor Mixed-Use (CMX) to Corridor Mixed-Use (CMX) creating a Conditional District (CD) Overlay to request an exception of the Land Development Ordinance as permitted by Section 15.23.

Attachments:  ☒ Yes  ☐ No

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

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

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

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

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

FINANCE DEPARTMENT INFORMATION:

_________________________________   _____________________________
Finance Manager Signature     Department Head Signature

______________________________
Budget Manager Signature

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

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

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
### Conditional District Supplement Form

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

**Conditional District Supplement Form**  
*Shaded areas for staff use only*

<table>
<thead>
<tr>
<th>Filing Date</th>
<th>Case #</th>
</tr>
</thead>
<tbody>
<tr>
<td>07/21/2021</td>
<td>CD-05-2021</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Master Plan Adoption (LDO Sec. 15.22)</th>
<th>Master Plan Amendment (LDO Sec. 15.22.E)</th>
<th>Master Plan Revision (LDO Sec. 15.22.F)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑️</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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:** Goodwill  
**Present Use:** Vacant Site  
**Number, type, and condition of any existing structures:** N/A

<table>
<thead>
<tr>
<th>Total Acreage</th>
<th>Project/Disturbed Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.71 acres</td>
<td>1.92 Acres</td>
</tr>
</tbody>
</table>

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

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 streetside parcel lines? (Sec. 4.4)  
☐ Partial ☑️ Yes ☐ No

Will the project tie into an existing water or sewer connection?  
☑️ Water ☑️ Sewer ☐ Neither

Is the project requesting a new water or sewer connection?  
☑️ Water ☑️ Sewer ☐ Neither

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

---

**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):**  
Goodwill NWNC  
7/19/2021  
Goodwill NWNC  
7/19/2021  
Goodwill NWNC  
7/19/2021

---

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:

<table>
<thead>
<tr>
<th>Site Plan Information:</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>

<table>
<thead>
<tr>
<th>Illustrative Landscape Plan Information (must be provided in color):</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>

<table>
<thead>
<tr>
<th>Building Design Plans Information (Sec. 16.12):</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>
CASE NO. | CD-05-2021  
---|---  
Petitioner(s) | Goodwill Industries of NW North Carolina  
Owner(s) | Same  
Representative(s) | Bill Haymore, Goodwill Industries  
| Dan Brewer, ESP Associates  
Address | 475 Faith Road  
Tax Map & Parcel(s) | 070 012  
Size / Scope | Approximately 1.77 acres  
Location | Parcel is located on the west side of Faith Road at the corner of Faith Road and Dunham Avenue.  

**PETITIONER REQUEST**  
Request:  
Petition proposes request to amend the Land Development Ordinance district map by rezoning two (2) parcels, approximately 1.77 acres, by maintaining the base zoning of Corridor Mixed-Use and creating a Conditional District Overlay. The two parcels are planned to be combined into one parcel for redevelopment for the construction an 11,500 sq. ft. Goodwill retail store.  

Staff Comments:  
The petitioner was granted a General Rezoning approval February 2021. During the design for construction review, it was determined the project would need to exceed the maximum 75 ft. front setback in order to meet the required drive aisle widths and circulation needs for the drive-thru drop-off area at the Dunham Avenue frontage and the primary frontage of Faith Road. As allowed by the Land Development Ordinance, 15.23, the petitioner is requesting an exception to Chapter 5.16 relative to the maximum front setback requirement of 75 ft. The request is to allow a 100 ft. front setback to the right-of-way of Faith Road and a 110 ft. front setback to the right-of-way of Dunham Avenue.  
The Technical Review Committee reviewed and considered the submittal at the August 19, 2021 TRC Meeting with a recommendation of approval as submitted.
Planning & Zoning Analysis

Uses:

All permitted uses in the CMX zoning district would be permitted per the LDO Chapter 2 Use Matrix with no restricted uses being proposed as part of this Conditional District rezoning request.

CHARACTER OF AREA

Overview:

All previous existing structures were recently demolished with active site cleanup occurring. Residential development surrounds the parcel on the west along Dunham Avenue. The Faith Road corridor is completely commercial. The parcel abuts Innes Street Market shopping center to the north, Aldi grocery store to the east, and smaller commercial operations in converted houses to the south.

Existing uses in the surrounding vicinity include retail, professional services, governmental services, and single family residential.

Surrounding Land Use(s) & Zoning:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Land Uses</th>
<th>Existing Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of area</td>
<td>Commercial, including Innes Street Market</td>
<td>HB, CMX</td>
</tr>
<tr>
<td>East of area</td>
<td>Commercial, Government Services</td>
<td>CMX</td>
</tr>
<tr>
<td>South of area</td>
<td>Commercial, Residential</td>
<td>CMX, UR</td>
</tr>
<tr>
<td>West of area</td>
<td>Residential</td>
<td>UR</td>
</tr>
</tbody>
</table>

INFRASTRUCTURE & CIVIC/COMMUNITY FACILITIES

Public Schools:

Elementary: Granite Quarry
Middle: Erwin / Henderson
High: East Rowan / Henderson

Fire District:

Station 1

Utilities

Water & Sewer:

Public water and sewer are available within the Faith Road and Dunham Avenue right-of-ways (ROWs).
**Transportation**

*Transit:*  
This site is not currently served by Salisbury Public Transit.

*Property Access(s):*  
Currently, the parcel has access on Dunham Avenue and Faith Road. During redevelopment, the City will review access as part of the site plan review. The applicants will have to obtain an NCDOT driveway permit for any access to Faith Road.

*Public Improvements:*  
Faith Road is a NCDOT maintained road. Dunham Avenue is a City street.

---

**ENVIRONMENT**

*Topography / Hydrology:*  
The parcel is even and flat. There appears to be only one mature tree on site close to Faith Road, otherwise the site has little existing vegetation.

*Flood Hazard / Streams / Wetlands:*  
The site is not encumbered by any streams, flood hazards, or wetlands as identified on the City’s GIS maps.

---

**COMPREHENSIVE & AREA PLANS**

*Applicable Plans:*  
**Vision 2020 Comprehensive Plan**

*Policy C-8:*  
The City shall encourage appropriate landscaping and reconfiguration of large, unlandscaped parking areas. Landscaped pedestrian walkways from car to store or across a parking area shall be encouraged.

*Policy C-16:*  
Commercial or other development that would jeopardize the public health, safety, and welfare of an existing residential neighborhood shall not be permitted. … Further, businesses may be approved adjoining (and therefore convenient to) an existing residential area, when such businesses can be shown to clearly satisfy design considerations similar to a newly planned, pedestrian scaled, mixed-use development.

*Policy C-17:*  
Large-scale commercial uses shall be located on the corners of neighborhood planning areas.
CD-05-2021 Goodwill
475 Faith Road
PIDs 070 112

Goodwill Industries – owner/applicant
Request

• Rezoning request to maintain the base zoning of Corridor Mixed Use (CMX) and create a Conditional District Overlay (CD) to allow for an alternate site design to exceed the maximum 75 ft. front setback as outlined in the LDO Section 5.16
### Use Matrix

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### Retail / Restaurant

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### Entertainment / Recreation

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### Dimensional Standards by Zoning District for Commercial, Mixed-Use, Institutional, & Public Landmark Building Types

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See footnotes above.
Applicable Vision Statements

- **Policy C-8**: The City shall encourage appropriate landscaping and reconfiguration of large, unlandscaped parking areas. Landscaped pedestrian walkways from car to store or across a parking area shall be encouraged.

- **Policy C-16**: Commercial or other development that would jeopardize the public health, safety, and welfare of an existing residential neighborhood shall not be permitted. ... Further, businesses may be approved adjoining (and therefore convenient to) an existing residential area, when such businesses can be shown to clearly satisfy design considerations similar to a newly planned, pedestrian-scaled, mixed-use development.

- **Policy C-17**: Large-scale commercial uses shall be located on the corners of neighborhood planning areas.
Planning Board Recommendation

Planning Board met on August 24, 2021 and voted unanimously of those present to recommend approval.

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<td>Mr. John Schaffer, Chairman</td>
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<td>Ms. Yvonne Dixon</td>
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<td>Mr. John Struzick, Vice-Chairman</td>
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<td>Mr. Dennis Rogers</td>
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<td>Mr. Bill Burgin</td>
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PLANTING LOCATIONS AND QUANTITIES.

NOTE: REFER TO LANDSCAPE PLAN FOR

...
PLANT SCHEDULE

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<tr>
<th>Code</th>
<th>Qty</th>
<th>Botanical / Common Name</th>
<th>Root</th>
<th>Caliper</th>
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<tr>
<td>TREES</td>
<td>6</td>
<td>Magnolia grandiflora</td>
<td>1 1/2&quot;</td>
<td>6'</td>
<td>8'</td>
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<tr>
<td></td>
<td></td>
<td>Camellia japonica</td>
<td>7 GAL.</td>
<td>18&quot;-24&quot; HT.</td>
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<tr>
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<td></td>
<td>Magnolia stellata</td>
<td>2&quot; CAL.</td>
<td>6` MIN.</td>
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<tr>
<td></td>
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<td>Prunus cerasifera <code>Pissardii</code></td>
<td>1.5&quot; - 2&quot; CAL.</td>
<td>6` MIN.</td>
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<td>Zelkova serrata</td>
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<td>6` MIN.</td>
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<td>Forsythia x intermedia</td>
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<td>18&quot;-24&quot; HT.</td>
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<td>Ilex glabra</td>
<td>3 GAL.</td>
<td>18&quot;-24&quot; HT.</td>
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<td>Loropetalum chinense</td>
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<td>Ilex hybrid <code>Magland</code></td>
<td>10 GAL.</td>
<td>MIN. 36&quot; HT.</td>
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PLANT QUANTITY CALCULATIONS

- TYPE C PLANTING YARD:
  - TREES: 6
  - SHRUBS: 32
  - SHADE TREES: 5

- TYPE A PLANTING YARD:
  - TREES: 4.4
  - SHRUBS: 326

- STREET TREE PLACEMENT:
  - TREES: 10

- STREET YARD BUFFER:
  - TREES: 10
  - SHRUBS: 20

- STREET YARD:
  - TREES: 15
  - SHRUBS: 230

- PROPOSED DUMPSTER LOCATION:
  - TREES: 4

- PROPOSED RIGHT OF WAY:
  - TREES: 20
  - SHRUBS: 40

- PROPOSED WATER LINE:
  - TREES: 20
  - SHRUBS: 20

- PROPOSED CURB AND GUTTER:
  - TREES: 20
  - SHRUBS: 20

- PROPOSED 5' SIDEWALK (TYP.):
  - TREES: 20
  - SHRUBS: 20

- STREE YARD BUFFER:
  - TREES: 15
  - SHRUBS: 230

- L1.0 Landscape Plan, sarnold

- PROPOSED WATER METER - BUFFER

- EXISTING OVERHEAD POWERLINE (TYP.)

- STREET TREES SHALL BE PLACED 8 FEET FROM LIGHT POLES & 10 FEET FROM ELECTRIC TRANSFORMERS.

- PARKING AREAS ALONG A STREET FRONTAGE REQUIRE SCREENING UP TO A HEIGHT OF 3' PER SECTION 8.10.

- STREET YARD REQUIRES ONE SHADE TREE PER 35 LINEAR FEET PER SECTION 8.8 OF CITY OF SALISBURY.

- REQUIRED TREES SHALL BE LOCATED WITHIN OR ADJACENT TO PARKING LOTS AS TREE ISLANDS AT THE END OF INTERIOR PARKING LOT REQUIREMENTS: (PER SECTION 8-10(D)).

- PLANT QUANTITY CALCULATIONS:
  - TYPE C PLANTING YARD:
    - TREES: 6
    - SHRUBS: 32
    - SHADE TREES: 5
  - TYPE A PLANTING YARD:
    - TREES: 4.4
    - SHRUBS: 326

- 30% TREE CANOPY REQUIREMENT:
  - TOTAL SITE AREA (EXCLUDING R/W) = 78843 SQFT (1.81 AC)
  - WILLOW OAK ESTIMATED (FULL MATURITY) CANOPY AREA = 962 PER TREE (4810 TOTAL SQFT)
  - SAWLEAF ZELKOVA ESTIMATED (FULL MATURITY) CANOPY AREA = 1257 PER TREE (7542 TOTAL SQFT)
  - LACEBARK ELM ESTIMATED (FULL MATURITY) CANOPY AREA = 1257 PER TREE (8799 TOTAL SQFT)
  - TOTAL CANOPY REQUIREMENT = 23653 SQFT (0.543 AC)

- PLANT SCHEDULE:
  - TREES: 6
  - SHRUBS: 326
  - SHADE TREES: 5

- GRAPHIC SCALE:
  - 1 INCH = 20 FT.
  - GRAPHIC SCALE:
  - 1 INCH = 20 FT.
PLANT MATERIAL SUBSTITUTION:
1. CONTRACTOR SHALL STAKE LOCATION OF ALL TREES AND OBTAIN APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

14. LARGE MATURING TREES AND SMALL ORNAMENTAL TREES MUST BE A MINIMUM 25 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS NOTIFY LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.

13. LIGHTING PLAN TO BE PROVIDED BY OTHERS. TREE LIGHTING TO BE ADJUSTED BASED ON LIGHT LOCATIONS.

12. LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES.

1. CONTRACTOR RESPONSIBLE FOR PROVIDING ONE 15 GALLON TREEGATOR® BAG OR APPROVED EQUAL PER EACH TREE AT TIME OF INSTALLATION.

11. LEAVE CLEARANCE AND ACCESS TO ALL TRANSFORMERS, GENERATORS, HVAC SYSTEMS, AND OTHER UTILITIES AS REQUIRED PER MANUFACTURER.

10. REFER TO TREE PLANTING DETAILS FOR INSTALLATION PROCEDURES AND REQUIREMENTS.

9. CONTRACTOR SHALL ADJUST TREE PLANTING LOCATIONS AS NECESSARY TO AVOID UNDERGROUND UTILITIES.

8. EXISTING TREES SHALL BE PRESERVED WHEREVER POSSIBLE.

7. PLANTS SHAL COVER B. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE CULTIVATED TO AT LEAST 18 INCHES IN DEPTH. AREAS DESIGNATED FOR GROUND COVERS AND VINES GROWING SEASON.

6. STAKING MATERIALS SHALL NOT BE USED UNLESS ABSOLUTELY NECESSARY. IF STAKING IS NECESSARY, THEN THE CONTRACTOR SHALL REMOVE THE STAKING MATERIALS AFTER ONE YEAR.

6. CONTRACTOR SHALL REMOVE ALL LUMPS OF CLAY, STONES OVER 1" IN DIAMETER AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER FROM THE PLANTING AREA AND ADJACENT SOIL.

5. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.

4. PLANTS SHALL BE COVERED DURING TRANSPORT TO PREVENT WIND DAMAGE. COVERING SHALL BE REMOVED IMMEDIATELY UPON ARRIVAL ON SITE. ROOT BALLS SHALL BE THOROUGHLY BONDED FOR WARRANTEE BY LOCAL ORDINANCE OR DEVELOPMENT CONDITIONS. IN THE EVENT THAT LANDSCAPE MAINTENANCE IS PROVIDED BY ANOTHER CONTRACTOR, 90 DAY WARRANTY DEAD, DISEASED, DAMAGED OR MALNOURISHED SHALL BE REPLACED AT CONTRACTORS EXPENSE.

3. Within planting areas Contractor is responsible for the viability of all plant materials for a minimum period of 90 days after acceptance from owner but may also be coordinated with the owner. Contractor shall report all dead or terminal damage to plantings to the owner immediately.

3. The contractor shall furnish and install all plant materials listed on the plant schedule.

2. The contractor is responsible for obtaining all necessary permits before starting site work.

2. Caliper specifications indicated on the plant schedule shall take precedence over height.

1. The contractor shall be responsible for providing one 15 gallon treegator® bag or approved equal per each tree at time of installation.

LANDSCAPE INSTALLATION NOTES:
1. The contractor shall furnish and install all plant materials listed on the plant schedule. As furnished by the American Association of Nurserymen, Inc.

2. Contracted specifications must be on the plant schedule. They prepare professional care.

3. All planting and top of main ball shall be cut and trimmed from root ball. Prior to backfilling plant ball. Remove top 1/2 of burlap from root ball.

4. Plants shall be tied off at this point bottom of root ball.

5. Planting ball. Remove all lumps of clay, stones over 1" in diameter and all construction debris including gravel, roots, limbs and other deleterious matter from the planting area and adjacent soil.

6. All strapping and top 2/3 of wire basket must be cut away and removed from root ball prior to backfilling planting pit. Remove top 1/3 of burlap from root ball. Do not plant in hardpans areas. Plant in areas with soft soil. Plant in sunny areas.

7. Plants shall be covered during transport to prevent wind damage. Covering shall be removed immediately upon arrival on site. Root balls shall be thoroughly bonded for waranttee by local ordinance or development conditions. In the event that landscape maintenance is provided by another contractor, 90 day warranty dead, diseased, damaged or malnourished shall be replaced at contractor's expense.

8. Existing trees shall be preserved wherever possible.

9. The contractor shall adjust tree planting locations as necessary to avoid underground utilities.

10. Refer to tree planting details for installation procedures and requirements.

11. Leave clearance and access to all transformers, generators, HVAC systems, and other utilities as required per manufacturer.

12. Large maturing trees may not be planted where there are overhead distribution or transmission lines.

13. Large maturing trees and small ornamental trees must be a minimum 25 feet from overhead distribution or transmission lines. If trees conflict with power lines or signs notify landscape architect to resolve before planting.

14. Large maturing trees and small ornamental trees must be a minimum 25 feet from overhead distribution or transmission lines. If trees conflict with power lines or signs notify landscape architect to resolve before planting.

15. Large maturing trees and small ornamental trees must be a minimum 25 feet from overhead distribution or transmission lines. If trees conflict with power lines or signs notify landscape architect to resolve before planting.

16. Field adjust plants to accommodate sewer cleanouts and ensure access for maintenance.

REFERENCES:
1. City of Salisbury Guidelines and Specifications on Tree Planting, to a depth of 18" in inches.

2. ASP Associates, Inc.


5. Project number: 2020 (I) IO41.400 Goodwill Salisbury IO41 LAND.dwg, L1.1 Landscape Details, sarnold.
PLANTING LOCATIONS AND QUANTITIES.
NOTICE OF PUBLIC HEARING

Salisbury City Council will hold a public hearing Tuesday, September 21, 2021 during its 6:00 p.m. meeting to consider the following Special Use Permit request. The City is operating under a State of Emergency declaration related to the spread of COVID-19. To remain consistent with limiting physical interactions and the potential spread of COVID-19, the regularly scheduled September 21, 2021 City Council meeting will be held electronically. Anyone who wishes to speak during the hearing regarding the request must sign-up by 5:00 p.m. on Tuesday, September 21, 2021 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 Twitter account at https://twitter.com/CitySalisburyNC.

DISTRICT MAP AMENDMENT: CD-05-2021

Project Title: Goodwill
Petitioner(s): Mr. Bill Haymore, Goodwill Industries International, Inc.
Owner(s): Goodwill Industries of NW
Representative(s) or Developer(s): Bill Haymore, Goodwill Industries; Dan Brewer, ESP Associates, Inc.
Address: 475 Faith Road
Tax Map - Parcel(s): TM: 070, Parcel(s): 012
Size / Scope: Approximately 1.79 acres
Location: Located at the corner of Dunham Avenue and the 400 block of Faith Road across the street from Aldi

REQUEST:
Request to amend the Land Development Ordinance & Land Development District Map by rezoning approximately 1.79 acres at the corner of Dunham Avenue and the 400 block of Faith Road from CORRIDOR MIXED-USE (CMX) TO CORRIDOR MIXED USE (CMX) with a CONDITIONAL DISTRICT (CD) OVERLAY for the proposed 11,500 sq. ft. retail development master plan

A copy of the above petition (incl. Master Plan) 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 tbarr@salisburync.gov. Written correspondence received before the meeting will be forwarded to the Planning Board.

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.

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 day of September 7, 2021.

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

BY: Kelly Baker
Administrative Services Director/City Clerk
**ZONING PERMIT SITE PLAN**

**CD-05-2021 GOODWILL**

475 FAITH ROAD  
PID: 070 012  
CURRENT ZONING: CMX  
PROPOSED ZONING: CMX / CD

---

**CD-05-2021 GOODWILL**

**ADJOIN LIST**

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DISTRICT MAP AMENDMENT: CD-05-2021

Project Title: CD-05-2021 Goodwill
Petitioner(s): Goodwill Industries of Northwest North Carolina
Owner(s): Goodwill Industries of Northwest North Carolina
Representative(s) or Developer(s): Bill Haymore, Goodwill Industries; Dan Brewer, ESP Associates
Tax Map - Parcel(s): 070 012
Size / Scope: Approximately 1.77 acres encompassing one (1) parcel
Location: Parcel is located on the west side of Faith Road at the intersection of Faith Road and Dunham Avenue encompassing the address of 475 Faith Road.

REQUEST:

Request to amend the Land Development District Map by rezoning one (1) parcel at 475 FAITH ROAD (PID 070 012) maintaining the base zoning district of CORRIDOR MIXED USE (CMX) and establishing a new CONDITIONAL DISTRICT OVERLAY (CD)

STATEMENT OF CONSISTENCY & RECOMMENDATION:

The Salisbury City Council held a public hearing and reviewed the petition on September 21, 2021. The Council finds that the rezoning petition of the aforementioned parcel is CONSISTENT with the Salisbury Vision 2020 Comprehensive Plan, is reasonable, and in the public interest due to consistency with:

- **Policy C-8**: The City shall encourage appropriate landscaping and reconfiguration of large, unlandscaped parking areas. Landscaped pedestrian walkways from car to store or across a parking area shall be encouraged.
- **Policy C-16**: Commercial or other development that would jeopardize the public health, safety, and welfare of an existing residential neighborhood shall not be permitted. … Further, businesses may be approved adjoining (and therefore convenient to) an existing residential area, when such businesses can be shown to clearly satisfy design considerations similar to a newly planned, pedestrian-scaled, mixed-use development.
- **Policy C-17**: Large-scale commercial uses shall be located on the corners of neighborhood planning areas.
AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING APPROXIMATELY 1.77 ACRES OF 475 FAITH ROAD (TAX MAP 070 PARCEL 012) MAINTAINING THE BASE ZONING DISTRICT OF CORRIDOR MIXED USE AND CREATING A CONDITIONAL DISTRICT OVERLAY (CD). (PETITION NO. CD-05-2021)

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

WHEREAS, the Salisbury Planning Board, an advisory board to the Salisbury City Council, reviewed the rezoning petition on August 24, 2021, unanimously voted to recommend approval as submitted with the alternative design as submitted to exceed the maximum front setback of 75 ft. on both Dunham Avenue and Faith Road, 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 of September 21, 2021; 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 Policies C-8: The City shall encourage appropriate landscaping and reconfiguration of large, unlandscaped parking area. Landscaped pedestrian walkways from car to store or across a parking area shall be encouraged; C-16: Commercial or other development that would jeopardize the public health, safety, and welfare of an existing residential neighborhood shall not be permitted. Father, businesses may be approved adjoining (and therefore convenient to) an existing residential area, when such businesses can be shown to clearly satisfy design considerations similar to a newly planned, pedestrian scaled, mixed-use development; C-17: Large-scale commercial uses shall be located on the corners of neighborhood planning areas.

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 070 Parcel(s) 012 including those abutting rights-of-way and reaching to the respective centerlines, as designated on the official property identification maps of Rowan County, is hereby rezoned to ‘CMX’ with the establishment of a new Conditional District ‘CD’ Overlay pursuant to the approved CD Master Plan.

SECTION 2. PERMITTED USES (PRIMARY): 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.
Salisbury City Council
Agenda Item Request Form

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

Requested Council Meeting Date:  September 21, 2021

Name of Group(s) or Individual(s) Making Request:  Fire Chief Robert Parnell

Name of Presenter(s):  Fire Chief Robert Parnell

Requested Agenda Item:  Fire Department FEMA AFG Grant award

Description of Requested Agenda Item:
In February 2021, the Salisbury Fire Department applied for FEMA’s Assistance to Firefighters Grant (AFG) to assist with purchasing twenty thermal imaging cameras (TIC’s). On Friday September 3, the department-received notification from the Department of Homeland Security of our grant award for $110,909.09. As a condition of this award, we are required to contribute a cost match for $11,090.91.

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 2021/22 FY department budget includes $12,200 in funding for thermal imaging cameras and can be put towards the match, thus no budget amendments are necessary.

Action Requested of Council for Agenda Item:  Request for Council to accept and approve the grant award of $110,090.09 and cost match of $11,091.91.

Contact Information for Group or Individual:  Fire Chief Parnell

□ 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:

S. Wade Funes
Finance Director Signature

[Signature]
Department Head Signature

[Signature]
Budget Manager Signature

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

For Use in Mayor’s Office Only
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Reason:
Salisbury City Council
Agenda Item Request Form

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

Requested Council Meeting Date: September 21, 2021

Name of Group(s) or Individual(s) Making Request: Rowan Tourism Development Authority

Name of Presenter(s):

Requested Agenda Item: Council to consider reappointments to the Rowan Tourism Development Authority Board.

Description of Requested Agenda Item: Two of the appointments made by Council to the Rowan Tourism Development Authority Board are eligible for reappointment. The Authority Board has requested Krista Osterweil and Cyndi Greenwood (both representing lodging establishments) be reappointed for two year terms to the Rowan Tourism Authority Development Board.

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: Approve reappointments to the Rowan Tourism Development Authority.

Contact Information for Group or Individual: Kelly Baker 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

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<td><strong>First Name</strong></td>
<td>Cyndi</td>
</tr>
<tr>
<td><strong>Last Name</strong></td>
<td>Greenwood</td>
</tr>
<tr>
<td><strong>E-mail</strong></td>
<td><a href="mailto:cyndi1@live.com">cyndi1@live.com</a></td>
</tr>
<tr>
<td><strong>Home Phone</strong></td>
<td>7042671968</td>
</tr>
<tr>
<td><strong>Business Phone</strong></td>
<td>704-633-5777</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>375 Archer Rd</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Salisbury</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>NC</td>
</tr>
<tr>
<td><strong>ZIP Code</strong></td>
<td>28147</td>
</tr>
<tr>
<td><strong>Ethnicity</strong></td>
<td>Caucasian/Non-Hispanic</td>
</tr>
<tr>
<td><strong>Gender</strong></td>
<td>Female</td>
</tr>
<tr>
<td><strong>Place of Employment</strong></td>
<td>Quality Inn and Suites</td>
</tr>
<tr>
<td><strong>Occupation</strong></td>
<td>Hotel General Manager</td>
</tr>
<tr>
<td><strong>Do you reside within the City limits of Salisbury?</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Are you within the City’s Extraterritorial Jurisdiction (ETJ) area?</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Please indicate your #1 preference:</strong></td>
<td>Other</td>
</tr>
<tr>
<td><strong>Please indicate your #2 preference:</strong></td>
<td>Other</td>
</tr>
<tr>
<td><strong>Please indicate your #3 preference:</strong></td>
<td>Other</td>
</tr>
<tr>
<td><strong>Have you served on a board or commission of the City of</strong></td>
<td>Yes</td>
</tr>
</tbody>
</table>
Salisbury?

Please list the board or commission: Rowan County Tourism

Please list the date of service: Sep 12, 2021

Why are you interested in serving on the Board or Commission for which you are applying? Seeking another term to fill a seat that must be filled by a lodging employee

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction? No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council? No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission. I agree
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Submission Date</td>
<td>Sep 8, 2021 9:49 AM</td>
</tr>
<tr>
<td>First Name</td>
<td>Krista</td>
</tr>
<tr>
<td>Last Name</td>
<td>Osterweil</td>
</tr>
<tr>
<td>E-mail</td>
<td><a href="mailto:Krista.Osterweil@Hilton.com">Krista.Osterweil@Hilton.com</a></td>
</tr>
<tr>
<td>Home Phone</td>
<td>704-236-0915</td>
</tr>
<tr>
<td>Fax</td>
<td>704-639-9995</td>
</tr>
<tr>
<td>Business Phone</td>
<td>704-637-8000</td>
</tr>
<tr>
<td>Address</td>
<td>1001 Klumac Rd.</td>
</tr>
<tr>
<td>City</td>
<td>Salisbury</td>
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<td>State</td>
<td>NC</td>
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<td>Gender</td>
<td>Female</td>
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<tr>
<td>Place of Employment</td>
<td>Hampton Inn</td>
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<tr>
<td>Occupation</td>
<td>General Manager</td>
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</tr>
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</tr>
<tr>
<td>Please indicate your #2 preference:</td>
<td>Other</td>
</tr>
<tr>
<td>Please indicate your #3 preference:</td>
<td>Other</td>
</tr>
</tbody>
</table>
Have you served on a board or commission of the City of Salisbury?

Yes

Please list the board or commission:

Tourism Board

Why are you interested in serving on the Board or Commission for which you are applying?

Seeking reappointment to the Rowan County Tourism Board to fill a board seat required to be held by a hotel representative

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

No

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Salisbury City Council?

No

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.

I agree
Name of Group(s) or Individual(s) Making Request: Downtown Development / DSI

Name of Presenter(s): Announcement

Requested Agenda Item: 8th Annual Busker’s Bash

Description of Requested Agenda Item: The 8th Annual Busker's Bash will take place on Friday, October 1, 5 to 9 PM.

Buskers’ Bash is an annual event that celebrates the best local talent from solo musicians to fire-tossing jugglers and every other type of street performer in between. The eclectic crew of sidewalk artists, typically amounting to over 30 acts, will perform in front of participating downtown businesses.

Downtown businesses stay open later and offer various discounts!

Pick up your voting pick packs and map from City Hall, Rowan Museum or the Rowan County Visitors Center and follow the path to enjoy the evening’s entertainment from 6 to 8 PM.

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
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: