



City of Salisbury

North Carolina

COUNCIL MEETING AGENDA

March 17, 2020

6:00 p.m.

1. Call to order.
2. Moment of Silence.
3. Pledge of Allegiance.
4. Recognition of visitors present.
5. Adoption of Agenda.

6. Mayor to proclaim the following:

ARBOR DAY
ACCESS 16 15th ANNIVERSARY

March 17, 2020
April 1, 2020

7. Council to consider the CONSENT AGENDA:

- (a) Adopt Minutes of the Regular meeting of February 18, 2020.
- (b) Award a contract in the amount of \$35,500 to Elliot Davis, PLLC for auditing services for the fiscal year ending June 30, 2020.
- (c) Adopt a **RESOLUTION** to ratify the sale of STE20703, a 2008 F-750 garbage and refuse truck, to Joe Ford of the Trash Man, Terre Haute, Indiana for \$45,025.
- (d) Adopt a **RESOLUTION** authorizing the upset bid process for the sale of parcel 451A-194, located in the 400 block of Freedom Drive, for \$5,000.
- (e) Approve a right-of-way encroachment by Level (3) for the installation of directional bored duct on Industrial Avenue and Jake Alexander Boulevard per Section 11-24(27) of the City Code.

8. Council to receive public comment. *Public comment will begin following adoption of the Consent Agenda. The public sign-in sheet will remain open until the public comment period ends.*

9. Council to consider Land Development District Map Amendment Z-02-2019 to rezone six parcels at the corner of West Marsh and Ellis Streets from General Residential (GR-6) to Urban Residential (UR-12) and two parcels with a split zoning of GR-6 and Historic Residential (HR) to HR only:
(Presenters – Teresa Barringer)

- (a) Receive a presentation from staff
- (b) Hold a public hearing
- (c) Issue a Statement of Consistency and Statement of Reasonableness and consider adopting an **ORDINANCE** to rezone the property.

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10. Council to consider adopting an Ordinance establishing a moratorium pursuant to NC General Statutes 160A-381(e) on the City Council's consideration and approval of Historic Landmarks: *(Presenter – Senior Planner Catherine Garner)*
 - (a) Receive a presentation from staff
 - (b) Hold a public hearing
 - (c) Consider adopting an **ORDINANCE** establishing a moratorium as proposed.
11. Council to receive a presentation on the economic impact of the downtown residential apartment rental market. *(Presenter – Downtown Salisbury Inc. Director Larissa Harper and Vice-Chair of Downtown Services Inc. Board Diane Young)*
12. Council to consider adopting a Budget **ORDINANCE** amendment to the FY 2019-2020 budget in the amount of \$150,000 to appropriate General Fund Balance to complete City Park Lake renovations.
13. Council to consider appointments to various boards and commissions. *(Presenter – City Council)*
14. City Attorney's Report.
15. City Manager's Report.
16. Mayor's Announcements.
 - (a) The Community Appearance Commission and the Salisbury Public Works Department will host "Spring Clean 2020" Saturday, March 21, 2020. Check in will be at City Hall located at 217 South Main Street from 8:00 a.m. until 12:00 p.m. For more information call Stephen Brown at 704-638-4481 or email sbrow@salisburync.gov.
 - (b) The Dixonville-Lincoln Memorial Project Task Force will host "Ministers of Comedy" Thursday, April 23, 2020 at the Salisbury Civic Center located at 315 Martin Luther King Jr Avenue South. Doors will open at 6:00 p.m. and the event will begin at 6:30 p.m. For more information call Alyssa Nelson at 704-638-5235. To purchase tickets call 704-252-1630 or 704-645-8710.
17. Council's comments.
18. Mayor Pro Tem's Comments.
19. Mayor's Comments.
20. Adjourn.

Salisbury, North Carolina
February 18, 2020

REGULAR MEETING

PRESENT: Mayor Karen Alexander, Presiding; Mayor Pro Tem Al Heggins; Council Members David Post and Tamara Sheffield; Assistant City Manager Zack Kyle; Deputy City Clerk Tiffany Crook; and City Attorney J. Graham Corriher.

ABSENT: Council Member William Brian Miller; City Manager W. Lane Bailey; and City Clerk Diane Gilmore.

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

PLEDGE OF ALLEGIANCE

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

RECOGNITION OF VISITORS

Mayor Alexander welcomed all visitors present.

CHANGES TO THE AGENDA

Mayor Alexander noted the following changes to the Agenda;

Add – Proclamation for African American History Month.

Add – New Agenda item 14-Discussion regarding contractor parking in the Central City Lot.

Add – Council will go into Closed Session to consult with an attorney as allowed by NCGS 143-318.11(a)(3).

ADOPTION OF THE AGENDA

Thereupon, Mayor Pro Tem Heggins made a **motion** to adopt the Agenda with the presented changes. Mayor Alexander, Mayor Pro Tem Heggins; and Councilmembers Post and Sheffield voted AYE. (4-0)

CONSENT AGENDA

(a) Minutes

Adopt Minutes of the Special meeting of January 21, 2020 and the Regular meeting of February 4, 2020.

(b) Budget Ordinance Amendment – Grant Funds

Adopt a Budget Ordinance amendment to the FY2019-2020 budget in the amount of \$71,214 to appropriate \$5,500 in Joint Operations funds from the Secret Service, \$12,000 from the Salisbury Community Foundation for the purchase of bicycles, \$2,500 from a Walmart donation, and a \$51,214 Community Impact Grant from the United Way.

ORDINANCE AMENDING THE 2019-2020 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE GRANT FUNDS

(The above Ordinance is recorded in full in Ordinance Book No. 29 at Page No. 14 and is known as Ordinance 2020-13.)

(c) North Carolina Department of Transportation Agreement

Authorize the City Engineer to accept agreements with the North Carolina Department of Transportation regarding maintenance of signs (Schedule A), marking and markers (Schedule B), traffic signals (Schedule C), and the computerized traffic signal system (Schedule D).

(d) 915 Maple Avenue Grant

Authorize a Storm water Grant in the amount of \$5,275 to Darlene Pendergrass for improvements at 915 Maple Avenue.

(e) North Carolina Rural Infrastructure Grant

Set a public hearing for Tuesday, March 3, 2020 to receive public comment on a proposed application for a North Carolina Rural Infrastructure Grant in the amount of \$110,000 for Project Toaster.

(f) Budget Ordinance Amendment- Public Art and Dixonville-Lincoln Memorial Project

Adopt budget Ordinance amendment to FY2019-2020 budget in the amount of \$10,000 to appropriate \$5,000 to Public Art and \$5,000 to the Dixonville-Lincoln Memorial Project.

ORDINANCE AMENDING THE 2019-2020 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE FUND BALANCE FOR PUBLIC ART AND DIXONVILLE-LINCOLNTON MEMORIAL PROJECT

(The above Ordinance is recorded in full in Ordinance Book No. 29 at Page No. 15, and is known as Ordinance 2020-14.)

Thereupon, Councilmember Sheffield made a **motion** to adopt the Consent Agenda as presented. Mayor Alexander, Mayor Pro Tem Heggins, and Councilmembers Post and Sheffield voted AYE. (4-0)

PUBLIC COMMENT

Mayor Alexander opened the floor to receive public comments.

Ms. Mary Rosser thanked Council for its support of an Ordinance to expand the Greenway Committee. She handed out documents regarding guidelines for cyclists and pedestrians and asked if Council was familiar with the Vision Zero Program. She explained the program is a commitment to decrease roadway fatalities that has been adopted by communities across the country. She encouraged Council to explore the program for Salisbury.

Ms. Patty Fogt stated she is one of several nurses at the Veteran's Affairs (VA) Hospital who helped to create a natural hand sanitizer business in the City. She stated she would like the business to be involved with the Cheerwine Festival and also host contests allowing businesses and individuals to display art in front of local businesses to be judged. She stated the program would allow citizens to view art and winners to collect trophies.

There being no one else to address Council, Mayor Alexander closed the public comment session. She thanked everyone who spoke during the public comment session.

LOCAL HISTORIC LANDMARK DESIGNATION - GRUBB-SIGMON-WEISIGER HOUSE

Senior Planner Catherine Garner addressed Council regarding the proposed designation of the Grubb-Sigmon-Weisiger House located at 213 South McCoy Road as a Local Historic Landmark. She provided an overview of the Local Historic Landmarks Program which is authorized by State Statutes to allow municipalities to designate local historic districts and landmarks. She explained landmarks are deemed by the local preservation commission to be of special significance that retains integrity of design, setting, workmanship, materials, feeling, and/or association.

Ms. Garner reviewed the consequences of designation:

- Property owner is eligible to apply for a 50% property tax deferral annually provided the property's important historic features are maintained
- Property becomes protected under Salisbury's Historic Design Guidelines
 - Owners of local landmarks are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission (HPC) before making any significant change or addition to the property; before beginning new construction; or before demolishing or relocating the landmark

Ms. Garner explained the Grubb-Sigmon-Weisiger House is a Queen Anne-style farmhouse, and she noted applicant Karen Lilly-Bowyer will address Council on behalf of the property owners Roy and Norma Campbell. She explained the HPC voted (4-1-1) that the proposed landmark meets all requisite criteria for special significance and integrity criteria as set forth in the North Carolina General Statutes (N.C.G.S.).

Ms. Garner displayed a map of the area, and she pointed out the property which includes three separate parcels that were combined. She added the North Carolina State Historic Preservation Officer (SHPO) recommends the main house, guest house, and a playhouse be landmarked. She noted the garage was built in 2000 and does not contribute to the historic landmark quality. She displayed photographs of the property, and she reviewed the designation process:

- April 2018 HPC approved pre-application
- December 2018 a Survey and Research Report was completed and sent to SHPO
 - 30 days to comment required by law
- January 2020 SHPO returns letter of comment
- February 2020 HPC recommends property for landmark designation

Ms. Lilly-Bowyer explained the property was built in 1910 and the architectural integrity has been maintained. She reviewed the history of the property and the chain of ownership. She stated the Grubb-Sigmon Weisiger House was recognized the by National Register of Historic Places in 1999.

Councilmember Post asked about the HPC's vote on the property designation. Ms. Garner explained four HPC members voted to recommend approval, one voted no, and one voted to

abstain. Mr. Post asked if there was any discussion regarding the no vote. Ms. Garner explained there was discussion regarding whether the home meets landmark quality criteria. She added the HPC requested additional training from the State regarding how to judge properties for historical qualities. She explained she reached out to the SHPO regarding additional training, but has not received a response.

Ms. Lilly-Bowyer stated there was concern because the property has been rotated. She explained the house was rotated 45 degrees to face McCoy Road and because the house was rotated and not actually moved it qualified for the designation. Mayor Alexander clarified the house was qualified by the National Register of Historic Places, and she asked if the property was approved by the State Historic Preservation. Ms. Lilly-Bowyer agreed.

Councilmember Post asked about the motivation for the designation. He indicated he thought of historic houses as being in districts, and he asked for clarification regarding designating one house at a time.

Ms. Lilly-Bowyer stated in order for a house to qualify for historic designation it has to meet certain criteria such as the architectural significance of the property. She added the home is a Queen Anne-style farm house which is rare in the City. She explained a property can be recognized for cultural reasons or because of a particular person who lived in the home. She noted the national historic designation does not provide real protection for the property, but the local historic designation provides a tax benefit. She explained Mr. and Ms. Campbell want the property preserved and requests the extra level of protection from the City.

Mayor Alexander asked when the training for HPC members would take place. Ms. Garner explained the state provides certified local government training throughout the year. She added the HPC has expressed an interest in training to help it determine what makes a potential landmark as opposed to a contributor to a district.

Councilmember Sheffield noted the applicant has demonstrated the burden of proof regarding the structure of the home and the significance of the previous owners. She commented other applicants have received the designation. She agreed that guidelines should be put in place. She noted the HPC approved the request, and she does not see a reason to delay the process.

Mayor Pro Tem Heggins agreed with Ms. Sheffield. She noted the City is not placing a burden on the homeowners who are requesting the designation. She commented the homeowners are requesting a protection the City has in place. She added the board approved the request, although it was not a unanimous decision, and she stated she would not want Council to delay the vote.

Mayor Alexander asked if the applicant is required to go through the process with the County because the property tax rate on the home will be reduced by 50%. Ms. Lilly-Bowyer explained anything designated within the City as a historic landmark is acceptable to the Rowan County Landmark Commission. She added the Rowan County Landmark Commission cannot designate anything within the limits of municipalities.

Councilmember Post asked for examples of stand-alone local historic designations in the City. Ms. Garner stated the Depot, the Empire Hotel and the Bowyer House are the only three. She explained the Depot and the Empire Hotel are located in the City's National Historic District, and the Bowyer House, located at 1604 Statesville Boulevard, is not in the Local Historic District but is included in the National Register of Historic Places.

Councilmember Post indicated additional training has been requested and he is troubled by one house in a neighborhood making the application. He pointed out many homes in the City are 50 years old or older. Ms. Lilly-Bowyer stated individual landmark designations are important because not all significant properties are located in a national district. Ms. Sheffield noted the homes that are not in a landmark district are more fragile and more likely to be destroyed or sold. She added the HPC approved the request and she does not see a reason to deny it.

Mayor Pro Tem Heggins stated the applicants have followed the process the City has in place, and Council should not change the rules arbitrarily.

(b) Mayor Alexander convened a public hearing after due notice regarding the designating the Grubb-Sigmon-Weisiger House located at 213 South McCoy Road as a Local Historic Landmark.

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

City Attorney Graham Corriher reminded Council with the absence of Councilmember Miller a unanimous vote will be required for the Ordinance to pass. He added if the item does not receive a unanimous vote but is passed by a simple majority, it must come back for a second reading on March 3, 2020.

Mayor Pro Tem Heggins asked if the item could be voted down on a second reading if it passes by three votes tonight. Mr. Corriher noted the vote would require a simple majority at the second reading.

Thereupon, Councilmember Sheffield made a **motion** adopt an Ordinance designating the Grubb-Sigmon-Weisiger House, located at 213 South McCoy Road in Salisbury North Carolina, as a Local Historic Landmark.

Councilmember Post indicated he intended to vote no and added Councilmember Sheffield and Mayor Pro Tem Heggins make strong arguments regarding the need to follow procedures, but there is uncertainty and the HPC and staff are requesting assistance to develop a procedure. He commented he would rather the entire Council be present for the vote. Ms. Heggins stated the applicant should be able to go through the process while the City is requesting help to develop a procedure. She commented it seems unfair to ask citizens who are going through the process to wait. Ms. Sheffield stated she plans to vote in favor of the designation.

Mayor Pro Tem Heggins and Councilmember Sheffield voted AYE and Mayor Alexander and Councilmember Post voted NAY. (2-2)

Ms. Lilly-Bowyer noted the property went through the process and received the same accreditation from Raleigh as the Depot and the Empire Hotel. She pointed out the City has received four applications. Mayor Alexander explained the ones that were designated are significant commercial properties. She added she is concerned the City does not have clear local guidelines in place. She pointed out it is not only about the landmark designation but also about the 50% reduction in the property tax rate. She added Council must be careful because there are significant properties in the City that are already in designated historic districts.

Mayor Alexander stated she would like for Council to have a process in place. Mayor Pro Tem Heggins asked for clarification regarding the process. Ms. Garner explained the process is outlined by the state and the General Statutes. She explained the program was started under a previous staff member and she is unsure of the training that took place. She noted the HPC has requested additional training regarding how to evaluate the proposals and pick the best to be brought to Council for its consideration. She added additional work needs to be done so the City can remain a leader in historic preservation. Ms. Heggins noted the City has a process, but there are questions regarding the procedure. She asked if the whole board requested additional training to make a decision about the property. Ms. Garner noted several board members expressed a need for additional training.

Mayor Alexander clarified even though a property has met the national and state criteria it is at the discretion of the municipality to determine whether the property is significant enough to grant the property tax credit. She added Council is requesting to delay the vote until there is a clear methodology and matrix in place. She pointed out historic district designations do not include tax credits.

Mr. Corriher clarified the 2-2 vote means the motion fails and the item does not come back for a second reading. He added the power to deny the application includes the power to send the application back to the HPC for further study. Mr. Post stated he is willing to withdraw the prior vote. Mr. Corriher stated a motion would be needed to reconsider the prior vote.

Thereupon, Councilmember Post made a **motion** to reconsider the prior vote to keep the item alive. Mayor Alexander, Mayor Pro Tem Heggins and Councilmembers Post and Sheffield voted AYE. (4-0)

Mr. Corriher explained the motion would be to defer consideration to a time certain or to defer consideration indefinitely and bring the proposal back to Council when it is ready. Ms. Garner asked if the proposal would be considered by Council or reconsidered by the HPC. Mr. Corriher stated Council requested the HPC review the item in light of the requests for further training regarding the landmark status. Ms. Garner questioned if the HPC could reconsider the item since it held a quasi-judicial hearing and nothing substantial changed with the application. Mr. Corriher suggested Council defer consideration until March 3, 2020 to allow him time to determine the appropriate process. He clarified the prior vote was reconsidered and the first hearing will require a super majority.

Thereupon, Councilmember Post made a **motion** to defer original consideration until Council's March 3, 2020 meeting. Mayor Alexander, Mayor Pro Tem Heggins and Councilmembers Post and Sheffield voted AYE. (4-0)

UPDATE- 2020 REVENUE BOND

Finance Director Shannon Moore introduced Financial Advisor Chad Corwin of Hilltop Securities, Salisbury-Rowan Utilities (SRU) Director Jim Behmer, and Assistant SRU Director Jason Wilson.

Mr. Wilson stated in 2016 his department requested design proposals from engineering firms for waste water treatment improvements at the Grants Creek Waste Water Treatment (WWT) facility. He noted Council offered preliminary authorization in 2017 and staff worked with engineers on final design to bid the project.

Mr. Wilson explained the project will include screening and pumping structures, yard improvements, pump stations, and accessory buildings to upgrade the facility and allow it to operate more efficiently. He presented photographs of existing facilities and compared them to the proposed plan. He pointed out structures located in flood plains and affected by recent flooding. He stated the new plan would relocate these structures to higher ground and away from areas prone to flooding. Mr. Behmer added the upgrades are not solely to prevent flooding as many structures have surpassed their service life.

Mr. Wilson noted the Water Treatment Plant is undergoing improvements to include a dewatering system, filter and backwash upgrades, piping, and site work that will improve efficiency. He displayed photographs of the facility and compared them to the proposed plan.

Mr. Wilson stated bid tabulations for each project were completed separately and the combined engineering estimate is approximately \$31 million. He mentioned the water project was under budget but not enough to off-set the over budget estimate for the waste water project. He noted the total construction cost for both projects is approximately \$34 million.

Ms. Moore pointed out the maximum bond amount was set to \$35 million in the application to the Local Government Commission (LGC). She explained staff received bids before submitting the application and were only seeking the construction cost of the projects in the bond issue. She noted staff was able to keep the debt to a reasonable pay back amount.

Ms. Moore indicated the term for the loan is expected to be for 25 years and the loan would refund the 2009 and 2010 bonds to allow additional savings. She explained the City received three bids from consulting firms to conduct a feasibility study which came back favorable and revealed the City would not have to raise water and sewer rates to pay back the debt.

Ms. Moore noted staff would come back to Council for the adoption of a resolution for the bond order authorizing the LGC to sell the bonds. She added the anticipated close date is March 26, 2020.

Ms. Moore explained the City's existing debt is approximately \$3.9 million and in FY 2021 approximately \$650,000 will reach maturation. She noted the remaining debt would mature in FY 2028 and does not include the estimated refinancing savings on the 2009 and 2010 bonds which is approximately \$150,000 per year. She stated debt payments for the 2020 revenue bond will start next fiscal year at approximately \$1.6 million and then \$1.98 million every year after until FY 2045.

Ms. Moore noted the total debt service for 2021 with new funds added will be approximately \$4.9 million which is lower than the total debt service for FY 2011-2014. She pointed out in FY 2011 the debt service was \$6.5 million and 26.6% was the water and sewer budget. She mentioned for FY 2021 the water and sewer budget is expected to be approximately 18.9% of the debt service balance.

Mr. Corwin stated the transaction is well timed due to historically low interest rates. He mentioned the current rate for a 25 year loan is slightly below 3% which is very reasonable.

Mr. Behmer indicated staff will bring bid recommendations and a bond order to Council for its consideration.

UPDATE- 2020 UNITED STATES CENSUS

Mr. Peter Faison from the Census Bureau explained the 2020 United States Census has two huge impacts to the community: political power and the \$675 billion that is distributed across the country annually. He stated the outcome of the Census will determine which communities receive funds for low income housing, education grants, head start programs, unemployment insurance, school supplemental programs and medical assistance programs.

Mr. Faison stated the most important goal of the Census is to make sure everyone is counted. He mentioned the most critical aspect of the job is locating people who are hard to find and persuading them to give an interview. He noted the Census would like to partner with local communities to relay information and help citizens understand the importance of the Census.

Mr. Faison indicated the Census Bureau conducted a study in 2018 regarding the barriers to gaining maximum Census participation and the outcome exposed a massive mistrust of the government. He stated once individuals were educated and aware of how the data would affect their daily lives, there was a 70% greater chance of participation in the Census.

Mr. Faison stated the outcome of the Census will affect everyone for the next 10 years and there is a great need for assistance to contact veterans, the homeless, and other organizations that provide services to these groups of people. He mentioned it is usually the most vulnerable individuals who are in need of services who do not get counted.

Mr. Faison pointed out there are 44 days before the Census date of April 1, 2020 and 24 days before the initial mailings. He explained starting March 12, 2020 every address in the country will receive an invitation that will contain a URL and a telephone number that will allow for

participation in the Census. He stated everyone will be able to participate whether or not they have a Census Identification (ID).

Mr. Faison stated people often question the security of their information, and he noted every Census employee takes a lifelong oath to protect personal information. He mentioned personal information is never released to the public or to other government agencies. He explained the only information that can be released is statistical data which is all that remains after a person responds. He added personal data is automatically deleted.

Mr. Faison referenced information he distributed to Council regarding talking points leaders can provide via telephone, during speeches, and public engagements to spread the word about the Census. He stated everyone should work together to get the most accurate count possible to bring resources to the communities that need them the most.

Mayor Alexander asked how the City plans to get information to the non-English speaking population. Communications Director Linda McElroy stated her team is part of a larger County Steering Committee who met with representatives from the Hispanic community. She noted the Communications Department is also using multiple languages to inform citizens of the Census and how to respond.

Mayor Alexander asked about the national response rate for the Census. Mr. Faison stated that most states average 60%, and the rate for North Carolina in 2010 was approximately 78%. He noted overall the state does very well getting the word out and educating people about the Census.

Ms. McElroy stated computers are set up throughout the City and County to allow people who do not have access to computers to participate in the Census online. She mentioned people can also go to their local library to respond and additional locations will be shared as part of a ROCO alert on April 1, 2020.

Mr. Faison stated Census day is April 1, 2020, but people will be able to self-respond from March 12, 2020 through July 31, 2020.

Mayor Alexander and Mayor Pro Tem Heggins thanked the Census team for all of their hard work.

UPDATE - SALISBURY POLICE DEPARTMENT

Police Chief Jerry Stokes reviewed the Salisbury Police Department staffing and crime statistics.

Chief Stokes compared crime statistics for 2018 and 2019, and he pointed out a decrease in homicides, commercial robberies and assault with a dangerous weapon. He noted an increase in rape, individual robberies, and shooting into occupied dwellings. He added the overall violent crime decreased by nearly 16% and shots fired calls increased by 5%. He commented property crimes decreased by 13%, and the overall total Part 1 crime decreased by 13%.

Mayor Pro Tem Heggins asked if any hotels have camera footage sent to the Police Department. Chief Stokes commented staff is in beginning stage on that project and is receiving equipment.

Chief Stokes commented the homicide rate is down compared to homicides in 2018, and he added total violent crime and total Part 1 crime numbers are at a 20-year low. He reviewed the violent crime, gun crime, and gun seizure statistics from the past several years of 2015-2019. He noted the Summer Cease Fire Program in coordination with the National Association for the Advancement of Colored People (NAACP) seemed to assist in decreasing those statistics.

Chief Stokes pointed out crime and disorder directly affects property values and intangible costs. He indicated a single murder costs citizens \$531 to \$1,020 in higher taxes, higher insurance premiums, and lower property values. He added other crimes that increase cost to the City include robbery at \$48,869 to \$219,286; aggravated assault \$58,295 to \$105,545; and burglary \$5,430 to \$30,197.

Chief Stokes explained the focused deterrence and hot spot policing model. He commented the model includes prevention, intervention, and enforcement for people, places and behaviors.

Chief Stokes pointed out the Federal government has mandated the United States to report crime through the National Incident Based Reporting System (NIBRS) instead of through the Uniform Crime Reporting System the Police Department used. He added NIBRS is incident and people based for crime reports while the Uniform Crime Reporting System was based on events. He explained if three cars were broken into in the same area NIBRS would report it as one larceny from an auto incident with three victims instead of three reports for larceny from auto theft. He noted his concerns of comparing data during the reporting changes.

Mayor Alexander asked if the City's reporting system is now aligned with what has been requested. Chief Stokes agreed, and he noted the City had to align with the new reporting system in order to receive grants.

Councilmember Post asked if the Federal government is providing assistance in the migration of the old data into the new reporting format. Chief Stokes commented assistance has not been offered.

Chief Stokes provided updates to the United States Department of Justice (DOJ) Public Safety Partnership (PSP) engagement that will end in March. He stated he hoped to move from a diagnostic site to an operations site, but the DOJ is not accepting applications for new PSP operations. He noted the City applied in 2019 to be an operations site, but has not heard back.

Chief Stokes pointed out the City has engaged with a DOJ entity, Collaborative Reform Initiative Technical Assistance Center (Cri-TAC). He noted staff participated in training and technical assistance related to data management. He added Cri-TAC will be available for support. He commented the Police Department was awarded the DOJ Policing Innovation Grant in 2019 for a two year training and technical assistance grant.

Chief Stokes explained the Police Department answered 51,739 calls for service in 2019 that resulted in:

- 1,951 arrests
 - 47 commitments (not included in the arrest number)
 - 508 felonies
 - 1,443 misdemeanors
- 3,786 citations issued
- 10.3% of total arrests are homeless individuals
- 4.3% of total citations are issued to homeless individuals

Chief Stokes explained the top five calls for service in 2019 were vehicle stops, 911 hang up calls/misdials, suspicious persons or vehicle, foot patrol, and vehicle collisions.

Councilmember Sheffield asked how shots fired are reported and recorded. Chief Stokes commented shots fired are recorded by someone calling to report them, and staff will investigate. Councilmember Sheffield asked if vehicle backfires create an increase in the numbers of shots fired and makes it seem the City has more calls than it should. Chief Stokes agreed, and he added there is software that can differentiate between an actual shot fired and a car backfiring, but it would not be cost effective for the City.

Chief Stokes pointed out the top five reported offenses in 2019 were larceny, miscellaneous, drug offense, other criminal offenses, and simple assault.

Chief Stokes stated 45 administrative employee conduct reviews took place in 2019 including 21 generated in house and 25 generated as a result of citizen complaints. He added body camera use audits were conducted and found police officers may not be using their body cameras when they should although it was not with any malicious intent.

Chief Stokes indicated forced incidents have decreased by 5.9% from 2018 and decreased 46.7% since 2016. He commented training and accountability are reasons the reduction in the forced incidents are seen.

Mayor Pro Tem Heggins asked if the forced application data included school resource officers. Chief Stokes agreed, and he added the data includes any officer in the department. Mayor Pro Tem Heggins asked for a breakdown of forced incidents involving school resource officers. Chief Stokes noted he will get the information to Council.

Chief Stokes reviewed the Community Action Team's goals and progress:

- Goal: 95% staffing rate for authorized sworn officer positions by 2018
 - Progress: Currently 98.7% staffing
- Goal: Reduce gun violence and assault by 5% annually
 - Progress: Homicides down 67% in 2019
 - Progress: Assault with dangerous weapon/firearms down 44% in 2019

Chief Stokes explained the 2019 Santa Patrol devoted 702 police officer staff hours to the initiative from Black Friday through the end of the year. He indicated there was a cost of \$21,337.26 in overtime funding. He pointed out 15 traffic citations, 20 misdemeanor arrests, and 10 felony arrests took place.

Chief Stokes commented 18 police officers from the City have been requested by the Charlotte-Mecklenburg Police Department to assist at the Republican National Convention in Charlotte August 24-27, 2020.

Mayor Alexander thanked Chief Stokes and the Police Department for all it does for the community including their hard work in receiving \$71,000 in grants.

ORDINANCE – GREENWAY COMMITTEE

Parks and Recreation Director Nick Aceves asked Council for an ordinance amendment to change the name of the Greenway Committee to the Greenway, Bicycle and Pedestrian Committee. He requested membership be increased from nine members to 11 members to allow the new committee to receive applications and establish new committee rules and responsibilities.

Thereupon, Councilmember Sheffield made a **motion** to adopt an Ordinance amending Chapter 16, Article V, of the Code of the City of Salisbury, relating to renaming the Greenway Committee and the number of members serving on the committee. Mayor Alexander, Mayor Pro Tem Heggins, and Councilmembers Post and Sheffield voted AYE. (4-0)

ORDINANCE AMENDING CHAPTER 16, ARTICLE V, OF THE CODE OF THE CITY OF SALISBURY, RELATING TO THE GREENWAY COMMITTEE.

(The above Ordinance is recorded in full in Ordinance Book No. 29 at Page No. 16, and is known as Ordinance 2020-15.)

BOARDS AND COMMISSIONS

Housing Advocacy Commission

Upon a motion by Councilmember Post. Mayor Alexander, Mayor Pro Tem Heggins and Councilmembers Post and Sheffield voting AYE, the following re-appointment was made to the Housing Advocacy Commission:

Ms. Anne Lyles

Term Expires 03/31/2023

Transportation Advisory Board

Upon a motion by Councilmember Post. Mayor Alexander, Mayor Pro Tem Heggins and Councilmembers Post and Sheffield voting AYE, the following re-appointment was made to the Community Appearance Commission:

Ms. Tammara Walker
Mr. Quentin Woodward, Jr.

Term Expires 03/31/2023
Term Expires 03/31/2023

CITY ATTORNEY'S REPORT

City Attorney Graham Corriher indicated he had nothing to report to Council.

CITY MANAGER'S REPORT

(a) Contractor Parking in the Central City Lot

City Engineer Wendy Brindle addressed Council regarding a request for a right-of-way use permit for Central Piedmont Builders who is working on two buildings at 112-114 East Innes Street and 120 East Innes Street. She added the permit would allow two spaces on East Innes Street directly in front of the buildings to be used solely for construction through the end of August.

Mayor Alexander asked if there are any businesses open in that area. Ms. Brindle commented the vacant building is the former Kay Dee jewelry store.

Councilmember Sheffield asked if the three dedicated parking spaces are still available behind the building. Ms. Brindle pointed out the owner owns a total of five spaces already used for construction purposes. Councilmember Sheffield asked if the contractor requested two additional parking spaces through August. Ms. Brindle agreed.

Councilmember Post asked if the new business owner next door was contacted. Ms. Brindle commented the owner has not been contacted due to the ordinance only allowing the request of the parking spaces directly adjacent to the building. She added the contractor would have to receive approval from the other business owners if more space within the block is needed.

Mayor Alexander noted the parking spaces should only be used during construction. Ms. Brindle agreed, and she added it is a right-of-way use permit for construction purposes.

Ms. Brindle commented the vehicles parking in those spaces have to be actively used in the construction and not just parked in the spaces. Mayor Alexander pointed out it is not for convenience parking. Ms. Brindle agreed.

Councilmember Sheffield asked about work hours and restrictions. Ms. Brindle noted there are not any restrictions indicated, but Council can request restrictions if needed.

Councilmember Sheffield commented she is concerned the proposed section is for two parking spaces that are located in a busy area in the City through the month of August.

Councilmember Sheffield asked if those parking spaces would be used during the Cheerwine Festival. Ms. Brindle commented Council can add restrictions as it has been done in the past due to certain downtown events.

Mayor Alexander asked about reducing the timeframe the parking spaces would be used. Ms. Brindle commented there is an option for the contractor to return for renewal based on needs. Councilmember Sheffield commented the parking should be available on the weekends. Mayor Alexander agreed, and she suggested a regular work week and hours timeframe.

Mayor Alexander asked if any time restrictions have been set in the permit. Ms. Brindle stated specific restrictions have not been set. City Attorney Graham Corriher pointed out conditions can be placed regarding the hours the contractor has a permit to use those spaces.

Councilmember Sheffield expressed concerns regarding a dumpster being placed on the street instead of vehicle parking. Ms. Brindle commented the permit can be modified for vehicle only and the contractor would be required to submit a dumpster request.

Mayor Alexander suggested limiting the permit to vehicle only and adding a specific timeframe for use. Ms. Brindle asked if the restrictions would be for week days and specific hours. Councilmember Sheffield suggested 5:00 a.m. to 5:00 p.m. Councilmember Post clarified Council stated vehicles only unless the request is specific for a dumpster. Council unanimously agreed.

Assistant City Manager Zack Kyle asked about the timeframe through the end of August. Mayor Alexander noted the timeframe should be shortened and submitted for Council's review. Councilmember Sheffield suggested a three month time frame. Ms. Brindle asked if the permit will extend through May. Council unanimously agreed.

Thereupon, Councilmember Sheffield made a **motion** to approve a parking permit with the conditions established. Mayor Alexander, Mayor Pro Tem Heggins, and Councilmembers Post and Sheffield voted AYE. (4-0)

ANNOUNCEMENTS

(a) Community Planning Open House

Mayor Alexander announced Community Planning Services is hosting three open house input sessions for members of the community to weigh in on a Vision for the Forward 2040 Comprehensive Plan, to help prioritize housing and community development needs for the 5-Year Consolidated Plan, and to learn about the 2020 Census. Visit the Park Avenue Community Center at 632 Park Avenue on Wednesday, February 19 from 9:00 a.m. until 11:00 a.m.; La Alcancia Grocery Store at 3023 South Main Street on Monday, February 24 from 6:00 p.m. until 8:00 p.m.; or the Salisbury Customer Service Center at 1415 South Martin Luther King, Jr. Avenue on

Wednesday, February 26 from 9:00 a.m. until 11:00 a.m. to share ideas.

COUNCIL COMMENTS

Councilmember Post commented Mr. Josh Barnhardt spoke with the towing operator for the Wells Fargo parking lot regarding the issue of towing vehicles after 5:00 p.m., but the owner stated towing will continue. He noted the new property owners have indicated parking will be available for all hours.

Councilmember Sheffield thanked Police Chief Jerry Stokes and the Police Department for the great work they do for the City and reaching a 20 year low on overall crime. She added there is always work to be done, but she appreciated efforts for improvement.

MAYOR PRO TEM COMMENTS

Mayor Pro Tem Heggins thanked Police Chief Stokes for the great work he and his staff do for the City. She also thanked staff for the great work they do for the City.

Mayor Pro Tem Heggins thanked all who provided kind expressions of sympathy during the loss of her brother.

MAYOR'S COMMENTS

Mayor Alexander thanked staff for the work they do for the City.

Mayor Alexander commented a meeting took place with Hotwire Communications Vice President of Development Jonathan Bullock, Federal Communications Commission (FCC) Commissioner Brenden Carr, and Councilmember Post at the Hotwire Communications facility. She noted Mr. Carr was impressed with the model of public/private partnership to improve community broadband access.

Councilmember Post pointed out the group attended an internet installation at a house located in the Oakbrook Neighborhood off of Faith Road. He commented the area on the other side of the street only has access to DSL internet which creates a digital desert. He pointed out Rowan County Commission Chair Greg Edds attended the meeting and discussed the issue of citizens not having internet accessibility and opportunity for improvement.

Mayor Alexander read and presented the African American History Month Proclamation to the citizens of Salisbury.

CLOSED SESSION

Thereupon, Councilmember Post made a **motion** to go into closed session to consult with an attorney as allowed by NCGS 143-318.11(a)(3). Mayor Alexander, Mayor Pro Tem Heggins, and Councilmembers Post and Sheffield voted AYE. (4-0)

RETURN TO OPEN SESSION

Council returned to open session. Mayor Alexander announced no action was taken during closed session.

ADJOURNMENT

Motion to adjourn the meeting was made by Councilmember Post. All Council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 10:00 p.m.

Karen Alexander, Mayor

Tiffany Crook, Deputy City Clerk

Salisbury City Council Agenda Item Request Form



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

Requested Council Meeting Date: March 17, 2020

Name of Group(s) or Individual(s) Making Request: Shannon Moore, Finance Director

Name of Presenter(s): Shannon Moore, Finance Director

Requested Agenda Item: Award a contract to Elliott Davis, PLLC for auditing services for the fiscal year ending June 30, 2020.

Description of Requested Agenda Item: Elliott Davis, PLLC has performed the last four financial audits for the City. The firm has been very helpful to the Financial Services staff with guidance on implementations of various GASB pronouncements and other complex reporting issues. The firm also worked diligently to get the June 30, 2019 Comprehensive Annual Financial Report issued earlier than usual to help the City meet LGC financing deadlines. The City requested a proposal from Elliott Davis, PLLC for a one-year extension to their original four-year agreement. Elliott Davis, PLLC has proposed to perform the City's audit for \$35,500, a \$1,500 increase from FY19.

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: Award a contract to Elliott Davis, PLLC for auditing services for the fiscal year ending June 30, 2020 in the amount of \$35,500.

Contact Information for Group or Individual: Shannon Moore

☒ 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

Shannon Moore
Department Head Signature

Budget Manager Signature

Salisbury City Council Agenda Item Request Form



*******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:



January 2, 2020

City of Salisbury
Ms. Shannon C. Moore
Finance Director
City Office Building
132 North Main Street
Salisbury, North Carolina 28144

Dear Ms. Moore,

We are pleased to submit our proposal for extension to serve as independent auditors for the City of Salisbury, (the "City"). We are confident that, in addition to providing technical expertise from a prominent public accounting firm, we also offer the highest level of personal attention and service. We look forward to the opportunity to continue working with the City.

Our proposed fees to audit the City's financial statements for fiscal year ending June 30, 2020, are not-to-exceed \$35,500.

Many factors affect the overall fee structure for professional services in an engagement of this kind. Among these factors are the knowledge, experience and capabilities of our professional staff; the effectiveness of planning and coordination with your staff; the complexity of the work; the degree of efficiency attained from utilizing technology; and the overall approach to service. Our commitment is to provide the highest quality professional services in the most effective and efficient manner possible and to deliver value for a fair and reasonable fee.

Our fees and timely completion of our audit work assumes the following:

- 1) Cooperation from City personnel
- 2) Timely responses to our inquiries
- 3) Timely completion and delivery of client assistance requests and information to be prepared by the City as described in items 6, and 7 below.
- 4) Timely communication of all significant accounting and financial reporting matters
- 5) Unexpected circumstances will not be encountered during the engagement
- 6) The City will prepare, in accordance with generally accepted accounting principles, the City's financial statements and related footnote disclosures of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, the aggregate remaining fund information, and all required supplementary information.

5410 Trinity Road
Suite 320
Raleigh, NC 27607
919.783.7073

elliottdavis.com

- 7) The City will prepare all other supplementary information, and the introductory and statistical sections required for presentation in the Comprehensive Annual Financial Report.

If any of the aforementioned criteria are not met, we will discuss a revised fee estimate with you before we incur additional costs.

If the City requires additional services or deliverables beyond the scope of the audit including significant assistance implementing accounting standards or addressing internal control or compliance issues, we will not perform such additional work until any additional fees have been discussed and approved with you.

Please contact me to discuss any questions or concerns regarding this proposal. We value our relationship with the City of Salisbury, and look forward to continuing to serve you.

Very truly yours,

Elliott Davis, PLLC

A handwritten signature in black ink, appearing to read 'T. McNeish', with a stylized flourish at the end.

Thomas J. McNeish, CPA
Shareholder



Salisbury City Council Agenda Item Request Form

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

Requested Council Meeting Date: 03/17/2020

Name of Group(s) or Individual(s) Making Request: Gayla Long, Purchasing Coordinator

Name of Presenter(s): Gayla Long

Requested Agenda Item: The consideration of a ratification authorizing the sale of personal property deemed to be surplus that at electronic auction sold for more than \$30,000.

Description of Requested Agenda Item: The Fleet Department identified a piece of equipment that had reached the end of its useful life for the City. This item was ST20703, a 2008 Ford F-750 Garbage and Refuse Truck, and based on past sales it was valued at less than \$30,000. N.C.G.S. 160A-270 authorizes Council to conduct electronic auctions and advertise such auctions electronically. It also allows Council to delegate authority if the items have a value under \$30,000. Resolution 2009-15 authorized the "Purchasing Manager" to sell items valued under \$30,000 by electronic auction. The electronic auction closed March 10, 2020, and the above item sold for \$ 45,025.00. It has been recommended by the City Attorney that sales which go over the \$30,000 limit be ratified by City Council.

Attachments: ☒ Yes ☐ No

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

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

City Council ratify the sale of ST20703 to Joe Ford of The Trash Man, Terre Haute, Indiana.

Contact Information for Group or Individual: Gayla Long – 704-638-5305

☒ **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

Shannon Moore
Department Head Signature

Budget Manager Signature

Salisbury City Council Agenda Item Request Form



******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 TO RATIFY THE SALE OF SURPLUS PERSONAL PROPERTY SOLD
BY THE CITY OF SALISBURY FOR MORE THAN \$30,000**

WHEREAS, N.C.G.S. 160A-266 authorizes municipal governments to dispose of real or personal property by public auction; and

WHEREAS, N.C.G.S. 160A-270 authorizes City Council to conduct electronic auctions for real or personal property and advertise such auctions electronically; and

WHEREAS, Resolution 2009-15 authorizes the Purchasing Manager to sell items, in his or her judgement, where the value is determined to be less than \$30,000, by electronic auction; and

WHEREAS, City asset ST20703, a 2008 Ford F-750 Garbage and Refuse Truck, was sold at electronic auction after being deemed surplus property; and

WHEREAS, the electronic auction conducted by GovDeals.com was competitive; and

WHEREAS, the bid for City asset ST20703 closed on March 10, 2020, at 12:11 a.m. with a high bid of \$45,025.00 by The Trash Man of Terre Haute, Indiana.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Salisbury hereby ratifies the sale of City asset ST20703 to The Trash Man, for \$45,025.00 through GovDeals.com.

Adopted this 17th day of March, 2020.

Karen Alexander, Mayor

ATTEST:

Tiffany Crook, Deputy City Clerk

Salisbury City Council Agenda Item Request Form



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

Requested Council Meeting Date: March 17, 2020

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

Name of Presenter(s): Wendy Brindle

Requested Agenda Item: Council to consider adopting a Resolution authorizing the upset bid process for the sale of Parcel 451A-194, located in the 400 block of Freedom Drive

Description of Requested Agenda Item:

The Engineering Department has received a request to purchase Parcel 451A-194, approximately 0.49 acres, located in the 400 block of Freedom Drive for \$5,000. Current tax value is \$22,100. The requestor will provide the required 5% bid deposit.

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 the Resolution, the upset bid process will begin. The offer will be published for a period of ten days. 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 and 5% of the remainder.

If the bid is raised, the new bid becomes the current offer, and the City will conduct another upset bid, using the same procedure. This process will continue until a ten-day period passes without receipt of a qualifying upset bid. 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)*

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 451A-194 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 SALE OF
PARCEL # 451A-194 LOCATED IN THE 400 BLOCK OF FREEDOM DRIVE**

WHEREAS, the City of Salisbury owns certain property; Parcel 451a-194, and being approximately 0.49 acres. The same being located in the 400 block of Freedom Drive, 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 \$5,000; and

WHEREAS, potential purchaser has paid the required 5% deposit;

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 authorizes 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 \$1,000 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 purchase the property as-is and shall remediate the mold and provide a final air clearance test, and must pay with cash, cashier's check or certified check at the time of closing.

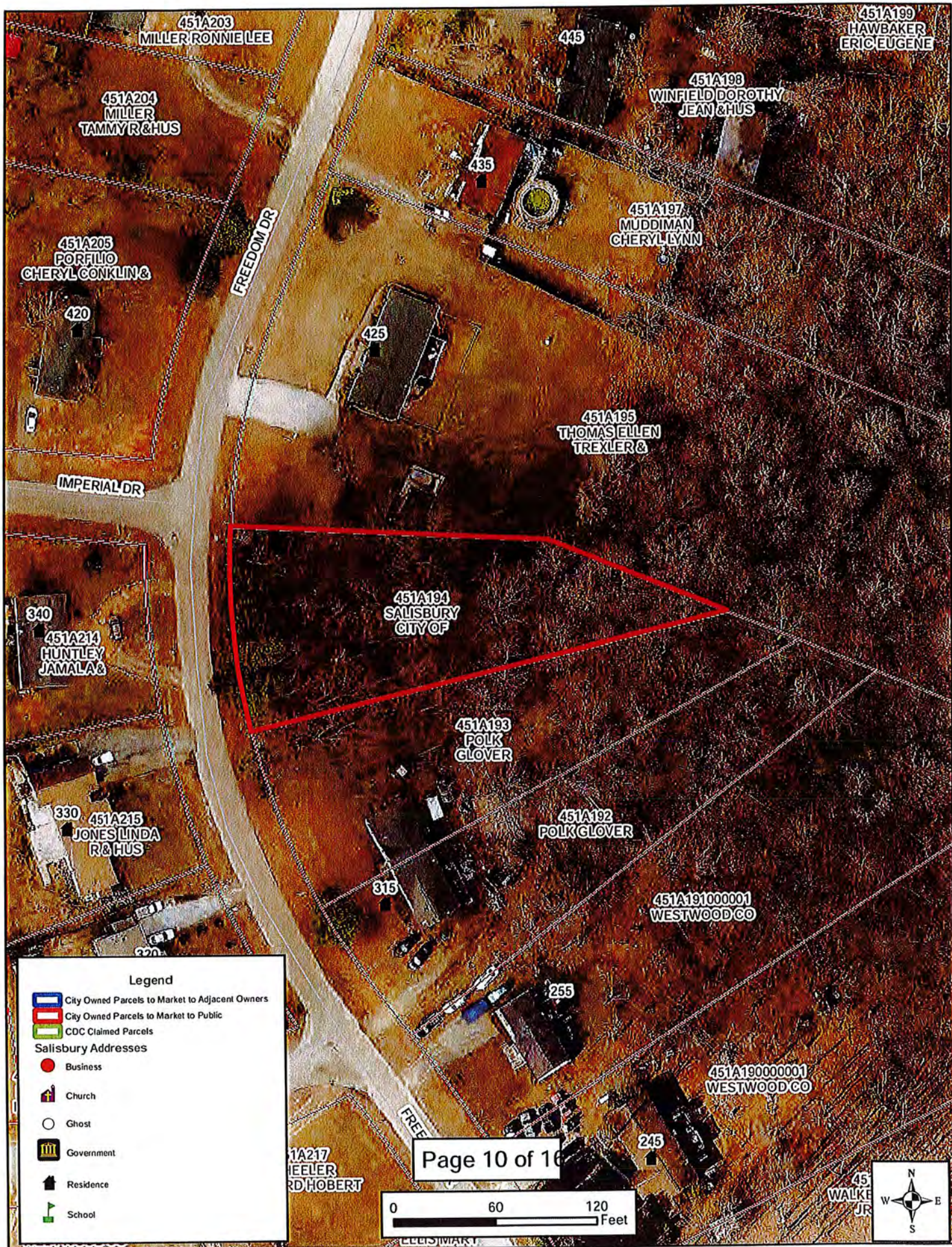
8. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and reserves the right to reject at any time all bids.

9. If no qualifying upset bid is received after the initial public notice, the offer set forth above is presented to Council at which time the Council 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 17th day of March, 2020

Karen K. Alexander, Mayor

Tiffany Crook, Deputy City Clerk



Salisbury City Council Agenda Item Request Form



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

Requested Council Meeting Date: March 17, 2020

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

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

Requested Agenda Item: Request from Level (3) for encroachment into City Rights-of-Way

Description of Requested Agenda Item: Level (3) requests approval of installation of directional bored duct within the City Right-of-Way on Industrial Avenue and the Right-of-Way on Jake Alexander Blvd. City Council approval of encroachments is required by Section 11-24 (27) of the City Code.

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

- All improvements and restoration shall be made at no expense to the City.
- Any markers for underground facilities shall be flush with the ground.
- Lane closures shall be coordinated through Engineering.
- Level (3) shall participate with the State's one-call locating program, and appropriate locater tape shall be installed to facilitate future field location.
- Engineering "as-built" plans shall be maintained by Level (3) and made available to the City upon request.
- If the City (or State) makes an improvement to the public Right-of-Way, Level (3) facilities shall be adjusted or relocated at no expense to the City (or State).

Attachments: ☒ Yes ☐ No

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

There is no budgetary impact on this item.

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

City Council to consider approval of a right-of-way encroachment by Level (3) per Section 11-24 (27) of the City Code.

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

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

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

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

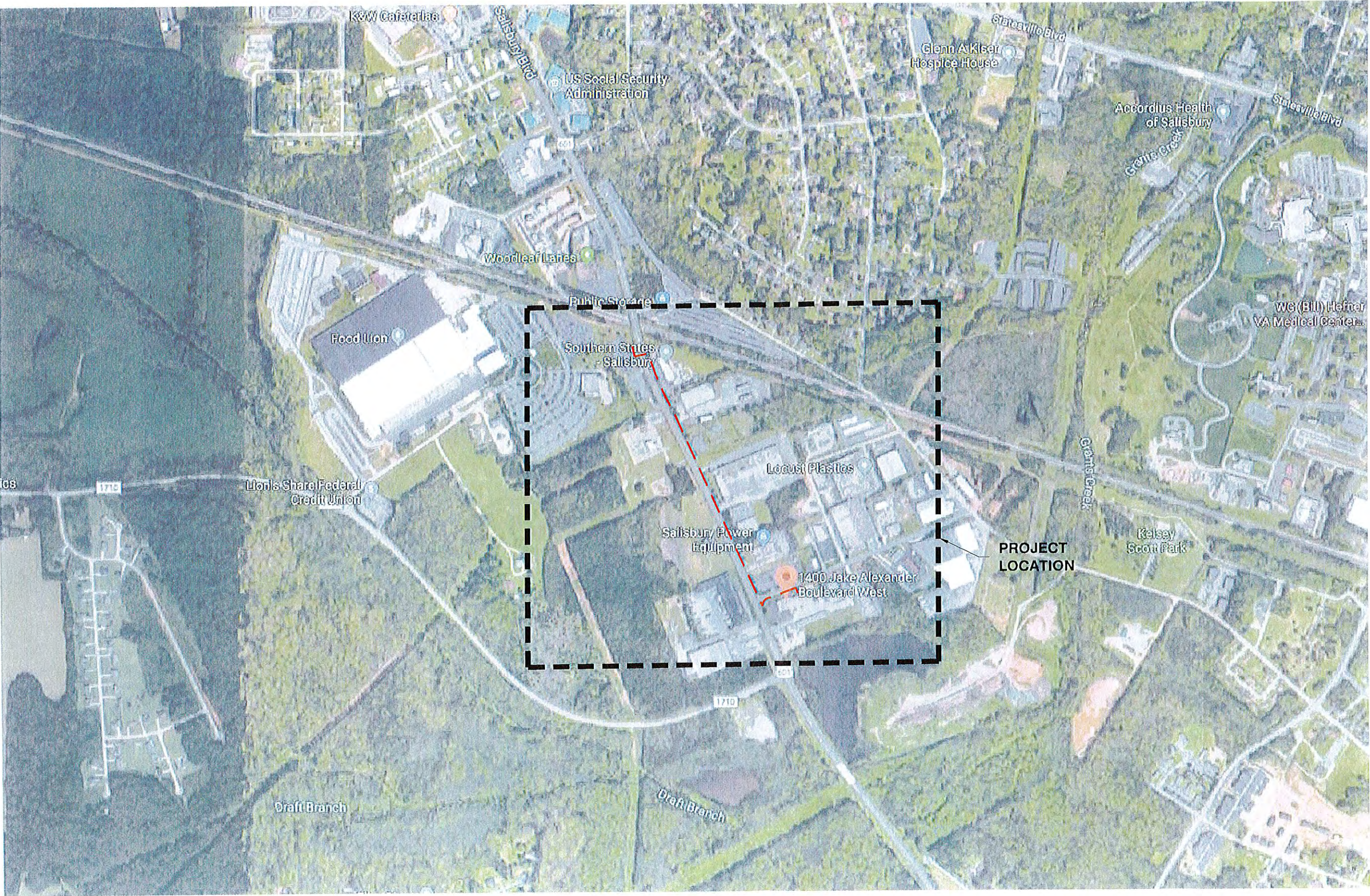
☐ Approved

☐ Delayed

☐ Declined

Reason:

LOCATION MAP



PROJECT: # N.621975

SEGMENT: RTE A

LATERAL
TO
1400 JAKE ALEXANDER BLVD W

Level(3)
COMMUNICATIONS
A CENTURYLINK COMPANY

REVISIONS

DATE	DESCRIPTION	INITIAL
11/04/19	ORIGINAL	TP
03/06/20	SALISBURY COMMENTS	MV

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AS-BUILTS

ORIGINAL:

REVISED:

SCALE

B SIZE DWG: N.T.S.
D SIZE DWG: N.T.S.

SHEET: 2 OF 17

DWG. #
PROJECT LOCATION

Salisbury City Council Agenda Item Request Form



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

Requested Council Meeting Date: 03/17/2020

Name of Group(s) or Individual(s) Making Request: COMMUNITY PLANNING / DEV SVCS

Name of Presenter(s): TERESA BARRINGER

Requested Agenda Item: Z-02-2019 – MULTIPLE PARCELS

Description of Requested Agenda Item: REQUEST TO REZONE (6) PARCELS AT THE CORNER OF W. MARSH AND S. ELLIS STREET FROM GENERAL RESIDENTIAL (GR-6) TO URBAN RESIDENTIAL (UR-12) AND (2) PARCELS WITH A SPLIT ZONING OF (GR-6) AND (HR) TO (HR) ONLY.

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 ADOPTING AN ORDINANCE TO REZONE THE SUBJECT PARCELS AS REQUESTED

Contact Information for Group or Individual: TERESA BARRINGER x5210

☐ **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 Mayor's Office Only

☐ Approved

☐ Declined

Reason:



Planning & Zoning Analysis

CASE NO.

Z-02-2019

Petitioner(s):

City of Salisbury

Owner(s):

Multiple Owners

Parcel(s):

009 552	512 S Ellis Street
009 283	516 S Ellis Street
009 284	520 S Ellis Street
009 285	524 S Ellis Street
009 286	506 W Marsh Street
009 295	0 S Ellis Street

PETITION

Request to amend the
Land Development District Map by:

- Rezoning (6) parcels from **General Residential (GR-6)** to **URBAN RESIDENTIAL (UR-12)** district; and correct split zoning of **General Residential (GR-6) to primary zoning of Historic Residential (HR) on (2) parcels**

STAFF COMMENTS

This rezoning petition was originally proposed to request rezoning of a single parcel being 506 W. Marsh Street from General Residential (GR-6) to Urban Residential (UR12) by the contracted buyer of the property at the January 21, 2020 Planning Board meeting. The petition brought awareness to the "pocket" of General Residential zoning in the center of a higher density of zoning and some split zoning that includes Urban Residential and Historic Residential. The Planning Board unanimously voted to send the request to Committee for additional review of potentially cleaning up this zoning pattern to be consistent to the contiguous zoning of the abutting block ranges.

Committee #3 held a meeting on January 24, 2020 to discuss the viability of rezoning a total of (8) parcels in an effort to clean up areas of divided zoning and apply zoning more appropriate to a higher density area of the City. This proposal will be in lieu of the single parcel rezoning request of 506 W. Marsh Street. There is a total of (8) parcels to be considered which include 506 W. Marsh St.; 512, 516, 520, & 526 S. Ellis St.; and (1) unnumbered parcel; 508 and 528 S. Fulton St. Much discussion identified the need to clean up the "pocket" of GR-6.



Planning & Zoning Analysis

The Committee unanimously voted for staff to move forward on a City initiated rezoning petition to rezone the two properties south-east of S. Ellis Street being 508 & 528 S. Fulton Street to Historic Residential (HR) to eliminate the divided zoning and to rezone the (6) parcels at the corner of W. Marsh and S. Ellis Street from General Residential (GR-6) to Urban Residential (UR-12) to remove the divided zoning from one parcel and continue the high density zoning of (UR-12) contiguous to the block range.

The proposal was prepared by staff and presented to the Planning Board at their regularly scheduled meeting on February 25, 2020 at which time they unanimously voted to recommend approval of the rezoning petition stating it was consistent with the Vision 2020 Comprehensive Plan.

POLICY

Vision 2020 Comprehensive Plan

Any rezoning attempt must be held against the policies and objectives of the Vision 2020 Comprehensive Plan, as well as any other Council-adopted, applicable plans.

Staff recommends that this petition is NOT INCONSISTENT with the goals, objectives, and policies of the comprehensive plan. What does that mean? This specific rezoning action is not violating the goals and objectives of the Vision 2020 Plan.



DRAFT

The Salisbury Planning Board held its regular meeting Tuesday, February 25, 2020, in the Council Chamber at Salisbury City Hall, 217 S. Main Street, at 4:00 p.m. with the following being present and absent:

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

STAFF: Teresa Barringer, Graham Corriher, Hannah Jacobson, Catherine Garner, and Jessica Harper

WELCOME GUESTS AND VISITORS

Bill Wagoner, Chair, called the Planning Board meeting to order

APPROVAL OF MINUTES

- Planning Board Minutes of January 28, 2020 approved as submitted.
- Planning Board Minutes of February 11, 2020 approved as submitted.

FORWARD 2040 UPDATE

Planning Director, Hannah Jacobson and Senior Planner, Catherine Garner gave a brief update on the Forward 2040 Comprehensive Plan. Staff noted that the Comprehensive Plan is a blueprint that helps guide decision making for the next twenty years as it relates to land use, future growth, physical development, and capital improvements. This will be a replacement of the current Vision 2020 plan. Staff continued saying that they are still in the beginning stages of the plan and have been working with the steering committee to discuss maps, policies, and data.

Staff reviewed with the Planning Board three different ways they have gathered data. These ways include an online survey, meeting in a box, and five pop-up locations around town. The online survey is located at www.salisburync.gov/Forward2040Survey . The meeting in a box is an option for citizens to host quick meeting with friend, family, and neighbors which can be picked up at The City Office Building. There are five pop-up locations which include Salisbury CDC, Fire Station #4, Park Avenue Community Center, La Alcancia grocery store, and Salisbury Customer Service Center. Staff encouraged the board to complete their own big ideas activity, survey, or host a meeting in a box.

STAFF PRESENTATION

CASE NO. Z-02-2019

Petitioner(s):	City of Salisbury
Owner(s):	Multiple Owners
Parcel(s):	009 552 512 S Ellis Street
	009 283 516 S Ellis Street
	009 284 520 S Ellis Street
	009 285 524 S Ellis Street
	009 286 506 W Marsh Street
	009 295 0 S Ellis Street
	009 296 508 S Fulton Street
	009 298 528 S Fulton Street

This case is a petition request to amend the Land Development District Map by: Rezoning (6) parcels from General Residential (GR-6) to Urban Residential (UR-12) district; and correct split zoning of General Residential (GR-6) to primary zoning of Historic Residential (HR) on (2) parcels

This rezoning petition was originally proposed to request rezoning of a single parcel being 506 W. Marsh Street from General Residential (GR-6) to Urban Residential (UR12) by the contracted buyer of the property at the January 21, 2020 Planning Board meeting. The petition brought awareness to the “pocket” of General Residential zoning in the center of a higher density of zoning and some split zoning that includes Urban Residential and Historic Residential. The Planning Board unanimously voted to send the request to Committee for additional review of potentially cleaning up this zoning pattern to be consistent to the contiguous zoning of the abutting block ranges.

Mr. Wagoner assigned Committee #3 to investigate the entire block near 506 W. Marsh Street to determine if a rezoning cleanup would be ideal. The committee met January 28, 2020 to discuss the issue and determined General Residential was not an appropriate zoning for the area. Committee #3 recommended

POLICY:

Vision 2020 Comprehensive Plan

Any rezoning attempt must be held against the policies and objectives of the Vision 2020 Comprehensive Plan, as well as any other Council-adopted, applicable plans. Staff determined that the rezoning petition is consistent with **Policy N-9: Architecturally compatible accessory housing may be encouraged on developed lots within neighborhood areas, especially for elderly housing.** Staff notated that the entrance to the second floor apartments are accessible from rear of the primary structure with no visibility to the streetscape

COURTESY HEARING

IN FAVOR

No one spoke in favor

IN OPPOSITION/OTHER

Mr. Harrison York Smith of 528 S. Fulton did not speak in opposition of the case. He needed clarification from staff regarding how this rezoning came to be, what is density, and what types of uses he lose as a result of the rezoning. Staff answered Mr. Smith explaining the rezoning started as a single zoning petition for one parcel located on 506 W. Marsh Street. While under review, Planning Board determined that the existing pocket of General Residential (GR) split zoning was in need of cleanup. She explained that General Residential was mainly for larger lots and this pocket of zoning should be in a more dense zoning such as Urban Residential (UR). She added that this type of zoning better fits the neighborhood. Mr. Smith’s lot will be converted from split zoning, Historic Residential (HR) and General Residential (GR) to Historic Residential (HR). She added that the national registry would be added and the local historic overlay will remain the same.

Barbara Sorel of 603 S. Fulton Street had concerns about the properties on Ellis Street and Marsh Street. She asked why the owner of 506 W. Marsh asked for a zoning change. The original applicant responded to Ms. Sorel. Mr. Confessor of 506 W Marsh responded to Ms. Sorel’s questions regarding his intentions for the property. Mr. Confessor admitted that he was in the due-diligence phase of purchasing the house when he found out the property was not permitted for the multi-family conversion. His intentions are to bring it up to building code

standards. He stated that he wanted it to remain multi-family so that he could rent it out. He added that the only way to do this was to rezone the property to Urban Residential-12 (UR). After this process he finally bought the property and will rent out the two units above his home and convert the garage back into a garage and not a secondary dwelling.

Steve Cobb of 326 W. Bank Street asked if a group care home would be permitted under the new Urban Residential (UR) zoning. Staff answered yes adding a Special Use Permit (SUP) or Conditional District would be required with City Council approval. He also received clarification on existing zonings in the neighborhood.

Councilman Post spoke on behalf of Mr. Smith for further clarification on what particular uses would be lost during this conversion. Staff noted that the only use that would be unavailable to the newly rezoned parcel would be services for the elderly. Staff noted that a secondary dwelling could be built on his property requiring a Special Use Permit (SUP) or Conditional District (CD). Staff continued saying a new home could be proposed if the parcel was subdivided and would be limited to single family residential.

COURTESY HEARING CLOSED

DISCUSSION

Mr. Wagoner stated that the original petition change from a single parcel to an overall need to clean up the zoning in the neighborhood to eliminate the General Residential pocket zoning.

MOTION

Mr. Schaffer moves to approve case Z-02-2019 for the Rezoning of (6) parcels from General Residential (GR-6) to Urban Residential (UR-12) district; and correct split zoning of General Residential (GR-6) to primary zoning of Historic Residential (HR) on (2) parcels are consistent with the goals, objectives, and policies of the Vision 2020 plan. Seconded by Mrs. P.J. Ricks seconded the motion. All members voting AYE.

OTHER

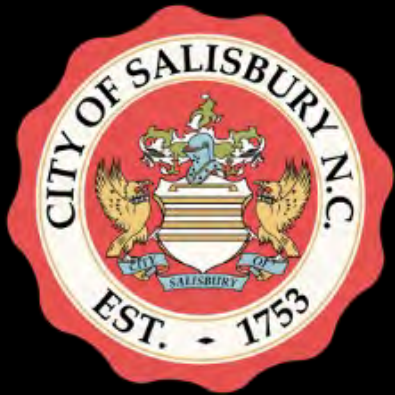
Staff spoke with all committees to nail down place holders for committee meeting times. The meeting times include Committee #3 meets on Mondays at 8:30 a.m. Committee #2 will meet Mondays at 4:00 p.m. Committee #1 agreed to meet every 2nd & 4th Monday at 4:00 p.m. Committee #1 was assigned a new task to review being task #9 GR districts.

ADJOURN 5:10 p.m.

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

Bill Wagoner, Chair

Jessica Harper, Secretary



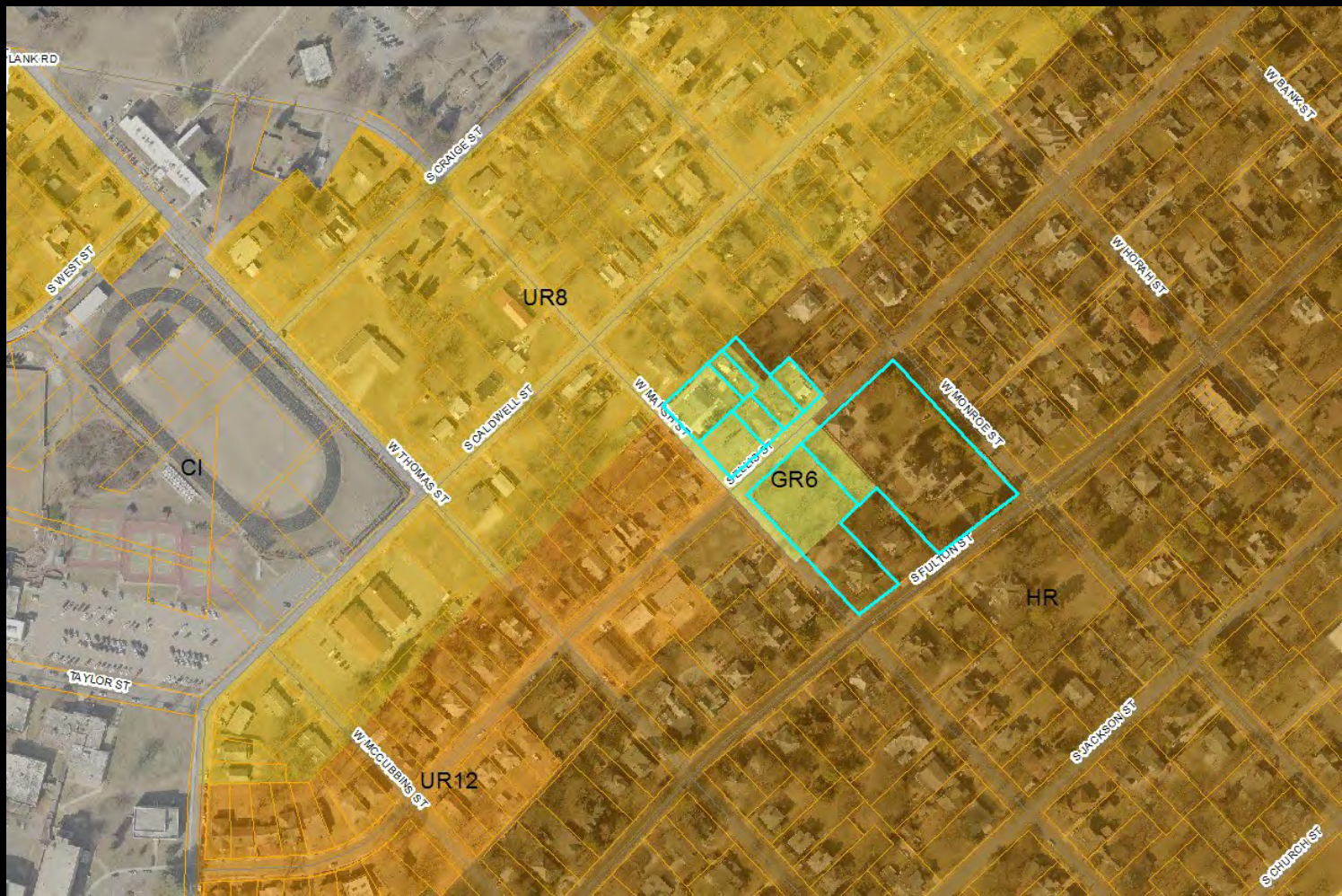
PETITION TO REZONE

Z-02-2019



- Original petition to rezone 506 W. Marsh Street considered by Planning Board on January 14, 2020
- Planning Board voted unanimously to send to Committee for additional review
- Planning Board Committee #3 met January 24, 2020 to review options with Staff
- Planning Board Committee #3 recommended rezoning multiple parcels to clean up (GR-6) pocket of zoning at the January 28, 2020 Planning Board Meeting in lieu of the single parcel rezoning originally requested

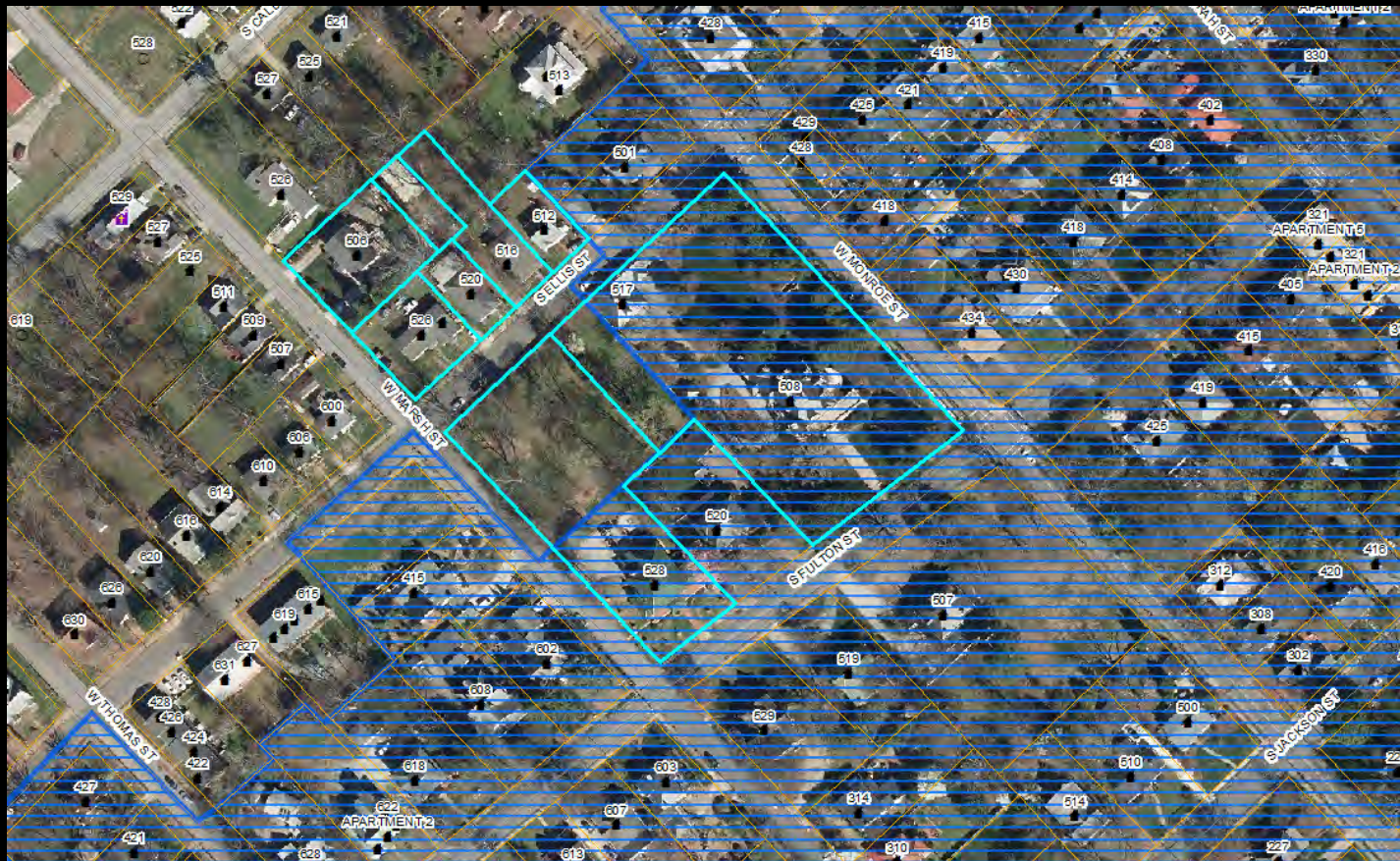




Will the rezoning allow additional multi-family use in the area?



National Register of Historic Places – Salisbury Historic District

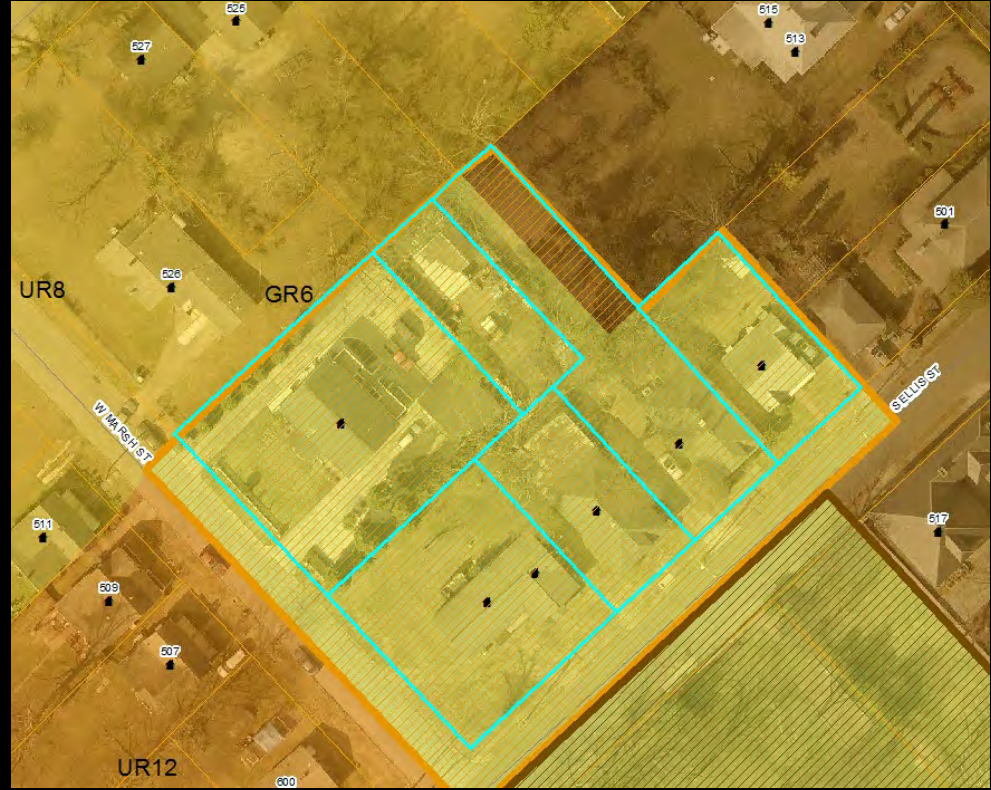


Local Historic Overlay – West Square



**REZONE (5) PARCELS FROM (GR-6)
& (1) PARCEL FROM (GR-6) & (HR)
TO (UR-12):**

009 282	512 S ELLIS ST
009 283	516 S ELLIS ST
009 284	520 S ELLIS ST
009 285	524 S ELLIS ST
009 286	506 W MARSH ST
009 295	0 S ELLIS ST



	T1	T2	T3		T4	T5				T6	Assigned Districts				Planned Development		
BASE DISTRICT	OSP	RR	GR	UR	HR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	IC	MHD	TND	
Residential																	
Dwelling-Single Family	P	P	P	P	P	P	P	P	P	P	—	—	—	P	P	P	
Dwelling-Multifamily 4 units/bldg. or less	—	—	PND	P	PS	P	P	P	P	P	—	—	P	P	P	P	
Dwelling-Multifamily more than 4 units/bldg.	—	—	—	—	—	P	P	P	P	P	—	—	P	P	—	P	
Dwelling-Secondary	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	P	P	P	—	—	P	P	—	P	
Family Care Home (6 or less residents)	—	P	P	P	P	P	P	P	P	P	—	—	P	P	—	P	
Single-Family Home Occupation	PS	PS	PS	PS	PS	PS	PS	—	—	—	—	—	PS	PS	PS	PS	
Housing Service for the Elderly	—	—	PS	PS	—	P	P	P	P	P	—	—	P	P	—	P	
Live-Work Unit	—	—	—	—	—	PS	PS	PS	PS	PS	—	—	PS	—	—	PS	
Manufactured Housing	—	PS	—	—	—	—	—	—	—	—	—	—	—	—	PS	—	
Lodging																	
Bed and Breakfast	—	P	P	P	P	P	P	P	P	P	—	—	P	P	—	P	
Hotel/Motel/Inn	—	—	—	—	—	—	—	P	P	P	—	—	P	P	—	P	
Rooming or Boarding House	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	P	
Office / Service																	
Animal Services	—	PS	—	PS	—	—	P	P	P	P	P	P	P	—	—	P	
ATM	—	—	—	—	—	P	P	P	P	P	P	P	P	P	—	P	
Banks, Credit Unions, Financial Services	—	—	—	—	—	P	P	P	P	P	—	—	P	P	—	P	
Business Support Services	—	—	—	—	—	P	P	P	P	P	P	P	P	P	—	P	
Child Care Home	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	—	—	PS	PS	PS	PS	
Child Care Center in Residence	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	PS	PS	PS	PS	PS	—	—	PS	PS	PS	PS	
Commercial Child Care Center	—	—	—	—	—	SUP/CD	PS	PS	PS	PS	—	—	PS	PS	—	PS	
Community Service Organization	—	—	—	—	—	P	P	P	P	P	—	—	P	P	—	P	
Drive Thru Service	—	—	—	—	—	PS	PS	P	SUP/CD	P	—	—	—	—	—	SUP/CD	
Equipment Rental	—	—	—	—	—	—	—	P	PS	P	P	P	—	—	—	—	
Funeral Home	—	—	—	—	—	—	P	P	P	P	—	—	P	P	—	P	
Group Care Facility (More than 6 residents)	—	—	—	SUP/CD	—	PS	PS	PS	PS	PS	—	—	PS	PS	—	PS	
Government Services	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	
Laundry Services	—	—	—	—	—	P	P	P	P	P	—	—	—	—	—	P	
Medical Clinic	—	—	—	—	—	P	P	P	P	P	—	—	P	P	—	P	

	T1	T2	T3		T4	T5			T6	Assigned Districts				Planned Development		
BASE DISTRICT	OSP	RR	GR	UR	HR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	IC	MHD	TND
Office / Service (cont.)																
Outdoor Kennels	—	P	—	—	—	—	—	P	—	P	—	—	—	—	—	—
Post Office	—	—	—	—	—	P	P	P	P	P	P	—	P	P	—	P
Professional Services	—	—	—	PND	—	P	P	P	P	P	P	P	P	P	—	P
Residential Treatment Facility	—	SUP/CD	—	—	—	SUP/CD	SUP/CD	P	—	P	—	—	—	—	—	SUP/CD
Studio: Art, dance, martial arts, music	—	—	—	—	—	P	P	P	P	P	—	—	P	P	—	P
Vehicle Services: Minor Maintenance/Repair	—	—	—	—	—	—	P	P	P	P	P	P	—	—	—	—
Vehicle Services: Major Repair/Body Work	—	—	—	—	—	—	—	SUP/CD	PS	PS	P	P	—	—	—	—
Retail / Restaurant																
Alcoholic Beverage Sales Store	—	—	—	—	—	—	SUP/CD	P	P	P	—	—	SUP/CD	—	—	P
Auto Parts Sales	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	—
Bar/Tavern/Night Club	—	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	—	—	—	—	—	P
Drive-Thru Retail/Restaurant	—	—	—	—	—	—	—	P	P	P	—	—	—	—	—	P
Gas Station	—	—	—	—	—	—	PS	PS	PS	PS	—	—	—	—	—	PS
General Retail: 3,500 sf or less	—	—	—	—	—	SUP/CD	PS	P	P	P	—	—	P	P	—	P
General Retail: 3,501 sf – 10,000 sf	—	—	—	—	—	SUP/CD	SUP/CD	P	P	P	—	—	P	P	—	P
General Retail: 10,001 sf – 50,000 sf	—	—	—	—	—	—	—	P	P	P	—	—	SUP/CD	—	—	P
General Retail: Greater than 50,000 sf	—	—	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	—	—	—	—	—	SUP/CD
Restaurant	—	—	—	—	—	SUP/CD	P	P	P	P	—	—	P	P	—	P
Vehicle or Heavy Equipment Sales	—	—	—	—	—	—	—	P	PS	P	P	P	—	—	—	PS
Entertainment / Recreation																
Adult Establishment	—	—	—	—	—	—	—	—	—	PS	—	—	—	—	—	—
Amusements, Indoor	—	—	—	—	—	—	—	P	P	P	P	P	P	—	—	—
Amusements, Outdoor	—	—	—	—	—	—	—	P	P	P	P	P	—	—	—	—
Cultural or Community Facility	—	P	—	—	—	P	P	P	P	P	P	P	P	P	P	P
Meeting Facility	—	P	—	—	—	P	P	P	P	P	P	P	P	P	P	P
Recreation Facilities, Indoor	—	P	—	—	—	P	P	P	P	P	P	P	P	P	—	—
Recreation Facilities, Outdoor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Theater, Movie	—	—	—	—	—	—	—	P	P	P	—	—	—	P	—	—
Theater, Live Performance	—	—	—	—	—	—	P	P	P	P	—	—	P	P	—	P

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

5.5 Permitted Building Types By District

	OSP	RR	GR	UR	HR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	CI	MHD	TND
HOUSE	•	•	•(1)	•(1)	•	•	×	•	×	×	×	×	•	•	•	•
TOWNHOUSE	×	×	•(1)	•(1)	×	•	•	•	×(2)	×	×	×	•	×	•	•
APARTMENT	×	×	×	×	×	•	•	•	•	•	×	×	•	×	×	•
MIXED-USE	×	×	×	×	×	•	•	•	•	×	×	×	×	×	×	•
COMMERCIAL	×	×	×	×	×	•	•	•	•	•	•	•	•	×	×	•
INSTITUTIONAL	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PUBLIC LANDMARK	•(3)	•(3)	×	×	•(3)	×	×	×	•(3)	×	×	×	×	•(3)	×	•(3)

• = Building type permitted in district

× = Building type prohibited in district as new construction. Nonconforming building types shall refer to Nonconforming Principal Structures and Building Types, Sec. 13.4.

(1) No more than 4 units per building per Use Matrix (Ch. 2)

(2) New construction permitted subject to approval of a Conditional District Overlay

(3) Public Landmark building type requires City Council approval via Conditional District zoning

**REZONE (2) PARCELS FROM
(GR-6) TO (HR):**

009 296 508 S FULTON ST

009 298 528 S FULTON ST



	T1	T2	T3	T4	T5	T6	Assigned Districts				Planned Development					
BASE DISTRICT	OSP	RR	GR	UR	HR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	IC	MHD	TND
Residential																
Dwelling-Single Family	P	P	P	P	P	P	P	P	P	P	—	—	—	P	P	P
Dwelling-Multifamily 4 units/bldg. or less	—	—	PND	P	PS	P	P	P	P	P	—	—	P	P	P	P
Dwelling-Multifamily more than 4 units/bldg.	—	—	—	—	—	P	P	P	P	P	—	—	P	P	—	P
Dwelling-Secondary	—	SUP/CD	SUP/CD	SUP/CD	UP/CD	UP/CD	P	P	P	P	—	—	P	P	—	P
Family Care Home (6 or less residents)	—	P	P	P	P	P	P	P	P	P	—	—	P	P	—	P
Single-Family Home Occupation	PS	PS	PS	PS	PS	PS	—	—	—	—	—	—	PS	PS	PS	PS
Housing Service for the Elderly	—	—	PS	PS	—	P	P	P	P	P	—	—	P	P	—	P
Live-Work Unit	—	—	—	—	—	PS	PS	PS	PS	PS	—	—	PS	—	—	PS
Manufactured Housing	—	PS	—	—	—	—	—	—	—	—	—	—	—	—	PS	—
Lodging																
Bed and Breakfast	—	P	P	P	P	P	P	P	P	P	—	—	P	P	—	P
Hotel/Motel/Inn	—	—	—	—	—	—	—	P	P	P	—	—	P	P	—	P
Rooming or Boarding House	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	P
Office / Service																
Animal Services	—	PS	—	PS	—	—	P	P	P	P	P	P	P	—	—	P
ATM	—	—	—	—	—	P	P	P	P	P	P	P	P	P	—	P
Banks, Credit Unions, Financial Services	—	—	—	—	—	P	P	P	P	P	—	—	P	P	—	P
Business Support Services	—	—	—	—	—	P	P	P	P	P	P	P	P	P	—	P
Child Care Home	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	—	—	PS	PS	PS	PS
Child Care Center in Residence	SUP/CD	SUP/CD	SUP/CD	SUP/CD	UP/CD	PS	PS	PS	PS	PS	—	—	PS	PS	PS	PS
Commercial Child Care Center	—	—	—	—	—	UP/CD	PS	PS	PS	PS	—	—	PS	PS	—	PS
Community Service Organization	—	—	—	—	—	P	P	P	P	P	—	—	P	P	—	P
Drive Thru Service	—	—	—	—	—	PS	PS	P	SUP/CD	P	—	—	—	—	—	SUP/CD
Equipment Rental	—	—	—	—	—	—	—	P	PS	P	P	P	—	—	—	—
Funeral Home	—	—	—	—	—	—	P	P	P	P	—	—	P	P	—	P
Group Care Facility (More than 6 residents)	—	—	—	SUP/CD	—	PS	PS	PS	PS	PS	—	—	PS	PS	—	PS
Government Services	SUP/CD	SUP/CD	SUP/CD	SUP/CD	UP/CD	UP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD	SUP/CD
Laundry Services	—	—	—	—	—	P	P	P	P	P	—	—	—	—	—	P
Medical Clinic	—	—	—	—	—	P	P	P	P	P	—	—	P	P	—	P

	T1	T2	T3		T4	T5			T6	Assigned Districts				Planned Development		
BASE DISTRICT	OSP	RR	GR	UR	HR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	IC	MHD	TND
Office / Service (cont.)																
Outdoor Kennels	—	P	—	—	—	—	—	P	—	P	—	—	—	—	—	—
Post Office	—	—	—	—	—	P	P	P	P	P	P	—	P	P	—	P
Professional Services	—	—	—	PND	—	P	P	P	P	P	P	P	P	P	—	P
Residential Treatment Facility	—	SUP/CD	—	—	—	SUP/CD	SUP/CD	P	—	P	—	—	—	—	—	SUP/CD
Studio: Art, dance, martial arts, music	—	—	—	—	—	P	P	P	P	P	—	—	P	P	—	P
Vehicle Services: Minor Maintenance/Repair	—	—	—	—	—	—	P	P	P	P	P	P	—	—	—	—
Vehicle Services: Major Repair/Body Work	—	—	—	—	—	—	—	SUP/CD	PS	PS	P	P	—	—	—	—
Retail / Restaurant																
Alcoholic Beverage Sales Store	—	—	—	—	—	—	SUP/CD	P	P	P	—	—	SUP/CD	—	—	P
Auto Parts Sales	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	—
Bar/Tavern/Night Club	—	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	SUP/CD	—	—	—	—	—	P
Drive-Thru Retail/Restaurant	—	—	—	—	—	—	—	P	P	P	—	—	—	—	—	P
Gas Station	—	—	—	—	—	—	PS	PS	PS	PS	—	—	—	—	—	PS
General Retail: 3,500 sf or less	—	—	—	—	—	SUP/CD	PS	P	P	P	—	—	P	P	—	P
General Retail: 3,501 sf – 10,000 sf	—	—	—	—	—	SUP/CD	SUP/CD	P	P	P	—	—	P	P	—	P
General Retail: 10,001 sf – 50,000 sf	—	—	—	—	—	—	—	P	P	P	—	—	SUP/CD	—	—	P
General Retail: Greater than 50,000 sf	—	—	—	—	—	—	—	SUP/CD	SUP/CD	SUP/CD	—	—	—	—	—	SUP/CD
Restaurant	—	—	—	—	—	SUP/CD	P	P	P	P	—	—	P	P	—	P
Vehicle or Heavy Equipment Sales	—	—	—	—	—	—	—	P	PS	P	P	P	—	—	—	PS
Entertainment / Recreation																
Adult Establishment	—	—	—	—	—	—	—	—	—	PS	—	—	—	—	—	—
Amusements, Indoor	—	—	—	—	—	—	—	P	P	P	P	P	P	—	—	—
Amusements, Outdoor	—	—	—	—	—	—	—	P	P	P	P	P	—	—	—	—
Cultural or Community Facility	—	P	—	—	—	P	P	P	P	P	P	P	P	P	P	P
Meeting Facility	—	P	—	—	—	P	P	P	P	P	P	P	P	P	P	P
Recreation Facilities, Indoor	—	P	—	—	—	P	P	P	P	P	P	P	P	P	—	—
Recreation Facilities, Outdoor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Theater, Movie	—	—	—	—	—	—	—	P	P	P	—	—	—	P	—	—
Theater, Live Performance	—	—	—	—	—	—	P	P	P	P	—	—	P	P	—	P

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

5.5 Permitted Building Types By District

	OSP	RR	GR	UR	HR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	CI	MHD	TND
HOUSE	•	•	•(1)	•(1)	•	•	×	•	×	×	×	×	•	•	•	•
TOWNHOUSE	×	×	•(1)	•(1)	×	•	•	•	×(2)	×	×	×	•	×	•	•
APARTMENT	×	×	×	×	×	•	•	•	•	•	×	×	•	×	×	•
MIXED-USE	×	×	×	×	×	•	•	•	•	×	×	×	×	×	×	•
COMMERCIAL	×	×	×	×	×	•	•	•	•	•	•	•	•	×	×	•
INSTITUTIONAL	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PUBLIC LANDMARK	•(3)	•(3)	×	×	•(3)	×	×	×	•(3)	×	×	×	×	•(3)	×	•(3)

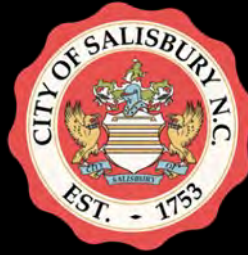
• = Building type permitted in district

× = Building type prohibited in district as new construction. Nonconforming building types shall refer to Nonconforming Principal Structures and Building Types, Sec. 13.4.

(1) No more than 4 units per building per Use Matrix (Ch. 2)

(2) New construction permitted subject to approval of a Conditional District Overlay

(3) Public Landmark building type requires City Council approval via Conditional District zoning



PLANNING BOARD

02.25.2020

Voted unanimously to approve
with a motion of

“Plan is consistent with the
Vision 2020 Comprehensive Plan”

Google Maps



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

<u>DISTRICT MAP AMENDMENT:</u>	<u>Z-02-2019</u>
Project Title:	Z-02-2019 – Multiple Parcels
Petitioner(s):	City of Salisbury
Owner(s):	Multiple Owners
Representative(s) or Developer(s)	Teresa Barringer, Development Services Manager
Tax Map - Parcel(s):	009 282, 283, 284, 285, 286, 295, 296, 298
Size / Scope:	Approximately 2.21 acres of the overall total acreage of 4.12
Location:	(6) parcels located in the 500 block of W. Marsh Street and S. Ellis Street and (2) parcels in the 500 block of S. Fulton Street

REQUEST:

**Request to amend the Land Development District Map
by rezoning the (6) parcels in the 500 block of W. Marsh and S. Ellis Street from
‘GENERAL RESIDENTIAL (GR-6)’ to ‘URBAN RESIDENTIAL (UR12)’ and (2) parcels
in the 500 block of S. Fulton Street with a split zoning of ‘GENERAL RESIDENTIAL
(GR-6)’ / ‘HISTORIC RESIDENTIAL (HR)’ to ‘HISTORIC RESIDENTIAL (HR)’**

STATEMENT OF CONSISTENCY & RECOMMENDATION:

The Salisbury City Council held a public hearing and reviewed the petition on March 17, 2020. The Council finds that the rezoning petition of the aforementioned parcels are NOT INCONSISTENT with the Salisbury Vision 2020 Comprehensive Plan, is reasonable, and in the public interest because:

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

AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING 506 W MARSH STREET; 512, 516, 520, 524, AND 0 S. ELLIS STREET FROM GENERAL RESIDENTIAL (GR-6) TO URBAN RESIDENTIAL (UR-12) DISTRICT AND REZONING 508 AND 528 S. FULTON STREET FROM GENERAL RESIDENTIAL (GR-6) AND HISTORIC RESIDENTIAL (HR) TO HISTORIC RESIDENTIAL (HR). (PETITION NO. Z-02-2019)

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

WHEREAS, the Salisbury Planning Board, an advisory board to the Salisbury City Council, reviewed the rezoning petition on February 25, 2020, unanimously voted to recommend approval as submitted, and stated that the request is consistent with the Vision 2020 Comprehensive Plan; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting of March 17, 2020; and

WHEREAS, the City Council hereby finds and determines that adoption of an Ordinance to rezone the properties described herein, as requested, are NOT INCONSISTENT with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan due to the proposed petition, site characteristics, surrounding development pattern, and observations provided by city planning staff, identifying there are no policies in direct opposition to the petition.

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

SECTION 1. That properties identified in the City of Salisbury and Rowan County as Tax Map 009 Parcel(s) 282, 283, 284, 285, 286, and 295 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 'UR-12' district; AND the properties identified in the City of Salisbury and Rowan County as Tax Map 009 Parcel(s) 296 and 298 including those abutting rights-of-way and reaching to the respective centerlines, as designated on the office property identification maps of Rowan County is hereby rezoned to 'HR' district and that the changes be made to the Land Development District Map of the City of Salisbury;

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

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



REQUEST TO REZONE PROPERTY

- WHO?** City of Salisbury (*applicant*)
- WHAT?** **CASE #: Z-02-2019:** Request to rezone (6) parcels from **GENERAL RESIDENTIAL (GR-6)** to **URBAN RESIDENTIAL (UR-12)** and (2) parcels from **GENERAL RESIDENTIAL (GR-6) TO HISTORIC RESIDENTIAL**
- WHERE?** (6) parcels at the 500 block of W. Marsh Street and S. Ellis Street and (2) parcels at S. Fulton Street with rear boundary abutting S. Ellis Street (*See included map*)
- WHEN?** City Council hearing on **March 17, 2020** at **6 p.m.** at 217 S. Main Street (City Hall)

QUESTIONS?

CALL TERESA BARRINGER at 704.638.5210

ZONING PERMIT SITE PLAN

Z-02-2019 REZONING PETITION MULTI-PARCELS



PARCEL_ID	OWNNAME	TAXADD1	CITY	STATE	ZIPCODE
010E006	FAIRMONT TERRACE LLC	118 E COUNCIL ST	SALISBURY	NC	28144
015 034	SHORT CARL M JR & WF	PO BOX 829	SALISBURY	NC	28145
015 036	DEGRAAF DANIEL J & WF	618 S FULTON ST	SALISBURY	NC	28144
015 042	BLAKENEY CARRIE B	427 W THOMAS ST	SALISBURY	NC	28144
015 044	HODGES ANDREW C & WF	305 MUIRFIELD WAY	SALISBURY	NC	28144
015 160	SIMMONS HEIDI J ETAL	218 KNOLLWOOD AV	SALISBURY	NC	28144
015 167	WINDATE KAREN B	529 S FULTON ST	SALISBURY	NC	28144
015 168	STOREY NED A & WF	519 S FULTON ST	SALISBURY	NC	28144
015 169	GOODMAN MYRON A JR & WF	507 S FULTON ST	SALISBURY	NC	28144
015 170	TRICK BRADLEY R & WF	500 S JACKSON ST	SALISBURY	NC	28144
015 175	ARTHUR BRYAN SCOTT	310 W MARSH ST	SALISBURY	NC	28144
015 176	FOLEY JEFFREY D & WF	314 W MARSH ST	SALISBURY	NC	28144
015 150	ROOKARD DEBRA	627 S FULTON ST	SALISBURY	NC	28144
015 151	RYMER BARRY & WF AMY	2620 BOSTIAN RD	CHINA GROVE	NC	28023
015 152	SENTILLES JAMES T JR & WF	613 S FULTON ST	SALISBURY	NC	28144
015 158	KANDL LOUIS C & WF	303 W MARSH ST	SALISBURY	NC	28144
015 159	BONER REX R & WF	301 W MARSH ST	SALISBURY	NC	28144
009 264	LIVINGSTONE COLLEGE INC TRSTEE	701 W MONROE ST	SALISBURY	NC	28144
009 265	RHODES JEROME ANTONIO	611 W MONROE ST	SALISBURY	NC	28144
009 266	TURCIOS-LOPEZ JOSE S & WF	601 W MONROE ST	SALISBURY	NC	28144
009 267	HOSCH CALVIN W	510 CALDWELL ST	SALISBURY	NC	28144
009 273	RUSH MELVIN J & WF	524 W MONROE ST	SALISBURY	NC	28144
009 283	GHARDA SHIRINE M &	516 S ELLIS ST	SALISBURY	NC	28144
009 284	CAMPBELL RONALD PAUL	17360 DOOLEY RD	CLEVELAND	NC	27013-9446
009 291	JACKSON CARLTON A HEIRS	1210 W BANK ST	SALISBURY	NC	28144
009 292	HUFF CLIFTON & WF	529 W MONROE ST	SALISBURY	NC	28144
009 303	MCNEELY BRENDA R	614 S ELLIS ST	SALISBURY	NC	28144
009 305	WEBB SHANAE	511 W MARSH ST	SALISBURY	NC	28144
009 306	ELLISON JESSIE MAE	509 W MARSH ST	SALISBURY	NC	28147
009 312	RAPP GREGORY TODD	304 E BANK ST	SALISBURY	NC	28144
009 31501	WAGGONER JULIUS D TRUSTEE	119 W COUNCIL ST	SALISBURY	NC	28144
009 421	CHURCH OF GOD FOUNDED BY	1431 THURMOND ST	WINSTON SALEM	NC	27105
009 443	COWAN IVEY L	607 W MARSH ST	SALISBURY	NC	28144

009 463	SOREL CLIFFORD D	603 S FULTON ST	SALISBURY	NC	28144
010 063	ALEXANDER KAREN KIRKS &HUS	419 S FULTON ST	SALISBURY	NC	28144
010 068	BURKE LORI CRESS	305 W HORAH ST	SALISBURY	NC	28144
010 071	WOODS ELIZABETH D	245 GRAMPIAN RD	MOUNT ULLA	NC	28125
010 072	VALENZUELA WALTER OMAR GARCIA	580 COX MILL RD	CONCORD	NC	28027
010 184	CARTER MARY ALLISON &	228 W MONROE ST	SALISBURY	NC	28144
009 162	SHAY TIMOTHY & WF	105 BAYRIDGE DR	SALISBURY	NC	28146
009 163	FISHER ADA M	PO BOX 777	SALISBURY	NC	28145
009 170	FISHER KELLY CALLAHAN	434 S FULTON ST	SALISBURY	NC	28144
009 178	FLEMING BAXTER D & WF	525 W HORAH ST	SALISBURY	NC	28144
009 180	BINGHAM DAVID YATES	402 S ELLIS ST	SALISBURY	NC	28144
009 206	MCCRAY FRANCES	411 CANDLEWICK DR	SALISBURY	NC	28147
009 272	COWAN IVEY L	607 W MARSH ST	SALISBURY	NC	28144
009 281	HYLL MARSHA K	501 W MONROE ST	SALISBURY	NC	28144
009 282	PALACIOS CARLOS OMAR RODAS &	512 S ELLIS ST	SALISBURY	NC	28144
009 290	DODDS INC	5025 SAPP RD	KANNAPOLIS	NC	28083-0000
009 295	CAMPBELL RONALD PAUL	17360 DOOLEY RD	CLEVELAND	NC	27013-9446
009 304	WELBORNE ROBERT	13100 TOBACCO TRAIL LN	BRANDYWINE	MD	20613
009 313	JONES SHARON RENE	176 TULIP LANE	GILBERTSVILLE	PA	19525
009 314	MORGAN JOHNNY RAY & WF	410 ROCK CREEK RD	ROCKWELL	NC	28138
009 320	MCNEELY BRENDA R	614 S ELLIS ST	SALISBURY	NC	28144
009 321B	JOHNSON ROBERT LEE & WF	623 W MARSH ST	SALISBURY	NC	28144
009 322	COWAN IVEY L	607 W MARSH ST	SALISBURY	NC	28144
010 062	FULLER JAMES MICHAEL	425 S FULTON ST	SALISBURY	NC	28144
010 070	COULTHARD BETTY J	412 S JACKSON ST	SALISBURY	NC	28144
015 019	RUSSELL KIRKLEY TRUSTEE	785 BRIGGS RD	SALISBURY	NC	28147
015 029	HUNT PATRICK & WF	339 LAGOON DR	COPIAGUE	NY	11726
015 037	GOODMAN THOMAS REE	2720 WOODLEAF RD	SALISBURY	NC	28147
015 137	KIRBY BRIAN	176 E HIGHLAND AV	CLERMONT	FL	34711-0000
015 155	BULLA WALTER SPENCER III	325 W MARSH ST	SALISBURY	NC	28144
015 157	GOFORTH ANDRE (ANDREW) &	1981 ARROYO AV	SAN CARLOS	CA	94070
015 164	MOYSAN JON R &WF	318 W THOMAS ST	SALISBURY	NC	28144
015 172	TAUREAN HOMES INC	22 BROCKMEYER DR	MASSAPEQUA	NY	11758
015 174	CLARK ANNMARIE & HUS	144 RIVERSIDE COURT	LEXINGTON	NC	27292

015 180	SOETH MARK M &	227 W MONROE ST	SALISBURY	NC	28144-0000
015 523	AREY STEVEN REID & WF	415 W MARSH ST	SALISBURY	NC	28144
009 168	PADAVICK RANDOLPH M & WF	418 S FULTON ST	SALISBURY	NC	28144
009 175	CARLI JAMES C & WF	419 S ELLIS ST	SALISBURY	NC	28144
009 176	RYAN MARY ANITA CATHEY	415 S ELLIS ST	SALISBURY	NC	28144
009 177	MCMILLON EARL ANTHONY	PO BOX 2264	SALISBURY	NC	28145
009 183	HIGBEE DALE S	337 EUFOLA RD	STATESVILLE	NC	28677
009 184	WELCH MELISSA NOELLE &	418 S ELLIS ST	SALISBURY	NC	28144
009 185	BURNS DANIEL T	424 S ELLIS ST	SALISBURY	NC	28144-4820
009 186	TEICHROEW THOMAS N & WF	428 S ELLIS ST	SALISBURY	NC	28144
009 202	WRIGHT DORRIS DELORES	418 S CALDWELL ST	SALISBURY	NC	28144
009 26302	LIVINGSTONE COLLEGE INC TRSTEE	701 W MONROE ST	SALISBURY	NC	28144
009 268	DAVIS MICHAEL ANTHONY	512 S CALDWELL ST	SALISBURY	NC	28144
009 269	FGH FLIPZ LLC	7397 MILL RUINS AV SW	CONCORD	NC	28025
009 271	WEBB BRUNETTA ANTOINETTE	1127 BUTLER ST	SALISBURY	NC	28144
009 276	KIRK FONDA C WHITE	322 S CRAIGE ST	SALISBURY	NC	28144
009 277	HUFF CLIFTON & WF	529 W MONROE ST	SALISBURY	NC	28144
009 278	MCLAUGHLIN SHIRLEY A	527 W MONROE ST	SALISBURY	NC	28144
009 279	COCKERHAM DELANO DWIGHT	513 W MONROE ST	SALISBURY	NC	28144
009 286	ORTEGA JORGE ENRIQUE &	PO BOX 901	SALISBURY	NC	28145
009 289	DODDS INC	5025 SAPP RD	KANNAPOLIS	NC	28083-0000
009 297	KLUTTZ GEORGE F	520 S FULTON ST	SALISBURY	NC	28144
009 307	WHITE MARY VERNICE TWITTY ETAL	120 HOPE HILL RD	SALISBURY	NC	28147
009 308	606 S ELLIS STREET TRUST	5219 THE PLAZA	CHARLOTTE	NC	28215
009 310	MCNEELY BRENDA RICE &	528 MAHALEY AV	SALISBURY	NC	28144
009 316	MAREADY BUILT CONSTRUCTION &	PO BOX 1345	SALISBURY	NC	28145
009 433	NLJS HOMES LLC	9805 STATESVILLE RD STE 6	CHARLOTTE	NC	28269
010 066	FAIRMONT TERRACE LLC	118 E COUNCIL ST	SALISBURY	NC	28144
010 073	CHURCH KATHERINE E & SPOUSE	302 W MONROE ST	SALISBURY	NC	28144
009 166	LONGO STEVEN & WF	408 S FULTON ST	SALISBURY	NC	28144
009 167	ROWELL FRANKLIN E & WF	414 S FULTON ST	SALISBURY	NC	28144
009 169	RUFTY KENNETH W & WF	120 WILLOW LN	SALISBURY	NC	28146-0000
009 174	PRUNKL PETER RICHARD & WF	421 S ELLIS ST	SALISBURY	NC	28144
009 182	MIZE CATHERINE A HIGBEE	337 EUFOLA RD	STATESVILLE	NC	28677

015 032	SALISBURY CITY OF	ECONOMIC DEV DEPT	SALISBURY	NC	28145
015 035	SUNDING BETTY	608 S FULTON ST	SALISBURY	NC	28144
015 043	BROWN WAYNE R & WF	421 W THOMAS ST	SALISBURY	NC	28144
015 149	TOMPKINS EDWARD M JR	629 S FULTON ST	SALISBURY	NC	28144
010E003	BARTZ CHARLES W & WF	6916 CAMERON GLEN DR	CHARLOTTE	NC	28210
010E004	REED IAN G & WF	PO BOX 695	LEESPORT	PA	19533
010E005	DIXON PAMELA	321 W HORAH ST UNIT 4A	SALISBURY	NC	28144
010E001	DISSELER RYAN W	319 W HORAH ST UNIT 1B	SALISBURY	NC	28144
010E002	FAIRMONT TERRACE LLC	118 E COUNCIL ST	SALISBURY	NC	28144
010E007	MCMILLAN STEPHANIE HEDRICK	321 W HORAH ST APT 6	SALISBURY	NC	28144
009 270	SMITH TOMMIE LULA	520 S CALDWELL ST	SALISBURY	NC	28144
009 280	HYLL MARSHA K	501 W MONROE ST	SALISBURY	NC	28144
009 285	TOMIKA INVESTMENT COMPANY	PO BOX 77013	CHARLOTTE	NC	28271
009 28801	HEGGINS JOE L & WF	526 W MARSH ST	SALISBURY	NC	28144
009 296	WALLACE LEE III & WF	1101 SUMTER CT	SALISBURY	NC	28144
009 298	SMITH MARTHA A & HUS	528 S FULTON ST	SALISBURY	NC	28144-0000
009 302	NORTH MAIN BAPTIST CH INC	1501 N MAIN ST	SALISBURY	NC	28144
009 309	MCCLAIN KEVIN ALLEN	610 S ELLIS ST	SALISBURY	NC	28144-5314
009 311	JOHNSON PAUL TIPTON	608 BELTON ST	CHARLOTTE	NC	28209
009 317	ARIAS JUAN P & WF	6653 REEDY CREEK RD	CHARLOTTE	NC	28215-6094
009 318	ROBINSON SIMONE INGRAM	PO BOX 3193	SALISBURY	NC	28145
009 319	RICHARDSON W HAYWOOD	920 UTAH ST	KANNAPOLIS	NC	28083-6247
009 3230001	CORRY PAULINE HAWTHORNE	620 S CALDWELL ST	SALISBURY	NC	28144-5304
009 324	MCCONNEAUGHEY ODESSA	622 S CALDWELL ST	SALISBURY	NC	28144
009 325	SAMUEL JAMES R & WF	7208 CHADWYCK FARMS D	CHARLOTTE	NC	28226
009 32501	LILLY'S CHAPEL CHURCH OF GOD	618 W THOMAS ST	SALISBURY	NC	28144
009 416	RUSH MELVIN J & WF	524 W MONROE ST	SALISBURY	NC	28144
009 426	HAMILTON EMILY TROXLER &	3905 GARDEN CREEK DR	HIGH POINT	NC	27265
009 444	GIBBARD RAFFAELA B	402 S FULTON ST	SALISBURY	NC	28144
009 459	CLAYVAN LLC	PO BOX 1507	SALISBURY	NC	28145-1507
010 057	SMITH CLAY KIRBY & WF	330 S FULTON ST	SALISBURY	NC	28144
010 058	WILLINGHAM JAMES DAVID ETAL	412 W HORAH ST	SALISBURY	NC	28144
010 064	SHIELDS GREGORY SCOTT & WF	415 S FULTON ST	SALISBURY	NC	28144
010 065	WOOLLY RHODES & WF	405 S FULTON ST	SALISBURY	NC	28144

010 067	PROPER TIMOTHY M & WF	315 W HORAH ST	SALISBURY	NC	28144
010 074	BEAVER MATTHEW H	1315 HARDING PL #335	CHARLOTTE	NC	28204
010 075	BUTLER STEVEN KYLE	312 W MONROE ST	SALISBURY	NC	28144
009 164	WAGGONER WALTER B	119 W COUNCIL ST	SALISBURY	NC	28144-0000
009 165	GIBBARD RAFFAELA B	402 S FULTON ST	SALISBURY	NC	28144
009 171	ORNDORFF LANCE W	PO BOX 205	NEWTON	NC	28658-0000
009 172	POPEJOY GERRED & WF	5045 5TH ST	ROCKLIN	CA	95677
009 173	VELASQUEZ-FRINK NORMA T	8030 GRANDVIEW CT	SPRINGFIELD	VA	22153
009 179	LANSER DONALD G & WF	120 HILL TOP CIR	LITTLETON	NC	27850
009 181	BINGHAM DAVID YATES &WF	402 S ELLIS ST	SALISBURY	NC	28144
015 018	GETHSEMANE BAPTIST CHURCH	719 S CALDWELL ST	SALISBURY	NC	28144
015 030	TAYLOR DAVID E & WF	2200 CULLENDALE CT	CHARLOTTE	NC	28262-4452
015 031	BOST OSCAR L CONSTRUCTION CO	PO BOX 134	FAITH	NC	28041
015 038	CRAWFORD ROBERT DAVID & WF	628 S FULTON ST	SALISBURY	NC	28144
015 153	STEGALL STEVEN R & WF	607 S FULTON ST	SALISBURY	NC	28144
015 154	SOREL CLIFFORD D	603 S FULTON ST	SALISBURY	NC	28144
015 163	WOODS MATTHEW MARTIN	314 W THOMAS ST	SALISBURY	NC	28144
015 165	STILLER ALLEN RAY & WF	320 W THOMAS ST	SALISBURY	NC	28144
015 166	STEPHENSON CAROLINE G &HUS	324 W THOMAS ST	SALISBURY	NC	28144
015 171	FELDERMAN ROD A	510 S JACKSON ST	SALISBURY	NC	28144
015 173	MONNICH THEODORE F & WF	300 W MARSH ST	SALISBURY	NC	28144

NOTICE OF PUBLIC HEARING

SUBJECT: Land Development District Map Amendment (Rezoning) to rezone (6) parcels from (GR-6) to (UR-12) and (2) parcels from (GR-6/HR) to (HR)

TIME/DATE: 6:00 PM, Tuesday, March 17, 2020

PLACE: City Council Chambers – City Hall
217 South Main Street
Salisbury, North Carolina

At the time, date, and place indicated above, the Salisbury City Council will conduct a public hearing to consider the following rezoning:

<u>DISTRICT MAP AMENDMENT:</u>	<u>Z-02-2019</u>
Petitioner(s):	City of Salisbury
Owner(s):	Multiple
Representative(s) or Developer(s)	Teresa Barringer, Development Services Manager
Address(s):	512, 516, 520, & 524 S. Ellis Street and (1) unnumbered parcel; and 508, 528 S. Fulton Street
Tax Map - Parcel(s):	TM: 009, Parcel(s): 282, 283, 284, 285, 286, 295, 296, & 298
Size / Scope:	Approximately 2.23 total acres
Location:	Located in the 500 block of W. Marsh and S. Ellis Street, and 500 block of S. Fulton Street

REQUEST:

Request to amend the Land Development District Map
by rezoning (6) parcels from (GR-6) to (UR12)' and correct
split zoning of (2) parcels from (GR-6/ HR) to (HR)

PLANNING BOARD RECOMMENDATION:

The Salisbury Planning Board considered this petition at their regular meeting of February 25, 2020. The board voted unanimously to recommend approval siting the proposal was consistent with the Vision 2020 Comprehensive Plan and Policies.

A copy of the above petition is available for public review at Development Services (132 N. Main Street). Persons wishing a copy or additional information should call (704) 638-5210. If persons would like to respond in writing, they may do so by mailing a letter to Community Planning Services, Development Services Division, P.O. Box 479, Salisbury, NC 28145 or by e-mail to tbarr@salisburync.gov.

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

This the 3rd day of March 2020

CITY COUNCIL OF THE CITY OF
SALISBURY, NORTH CAROLINA

BY: Tiffany Crook
Deputy City Clerk

The above NOTICE was published first in the SALISBURY POST in its issue of _____, 2020.

Salisbury City Council Agenda Item Request Form



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

Requested Council Meeting Date: 03/17/2020

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

Name of Presenter(s): Catherine Garner

Requested Agenda Item: Council to consider adopting an ordinance establishing a moratorium pursuant to NC General Statutes 160A-381(e) on the City Council's consideration and approval of Historic Landmarks.

Description of Requested Agenda Item: Council to consider adopting an ordinance establishing a moratorium pursuant to NC General Statutes 160A-381(e) on the City Council's consideration and approval of Historic Landmarks. If adopted, the proposed moratorium would remain in effect for (6) months.

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 hold a public hearing and consider adopting an ordinance establishing the moratorium as proposed. *(Please note if item includes an ordinance, resolution or petition)*

Contact Information for Group or Individual: Catherine Garner, x5212, catherine.garner@salisburync.gov

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

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

For Use in Clerk's Office Only

Salisbury City Council Agenda Item Request Form



☐ Approved

☐ Delayed

☐ Declined

Reason:

Salisbury City Council Agenda Item Request Form



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

Requested Council Meeting Date: March 17, 2020

Name of Group(s) or Individual(s) Making Request: Downtown Development Dept.
& Downtown Salisbury, Inc.

Name of Presenter(s): Larissa Harper, Downtown Director, and Diane Young, Vice-Chair of DSI Board
& Economic Vitality Chair

Requested Agenda Item: Economic Impact of Downtown Residential Apartment Rental Market

Description of Requested Agenda Item: Council to receive a PowerPoint Presentation to inform on the current residential rental market, its current tax base contribution and future growth potential within the Downtown Municipal Service District's (MSD).

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) N/A

Action Requested of Council for Agenda Item: (Please note if item includes an ordinance, resolution or petition) None.

Contact Information for Group or Individual: Larissa Harper, Downtown Director,
Larissa.Harper@salisburync.gov or 704-638-5239

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

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

For Use in Clerk's Office Only

☐ Approved

☐ Delayed

☐ Declined

Reason:

The Economic Impact of Downtown Salisbury Residential Apartments

Presented by:

Downtown Salisbury, Inc.

Economic Vitality Committee

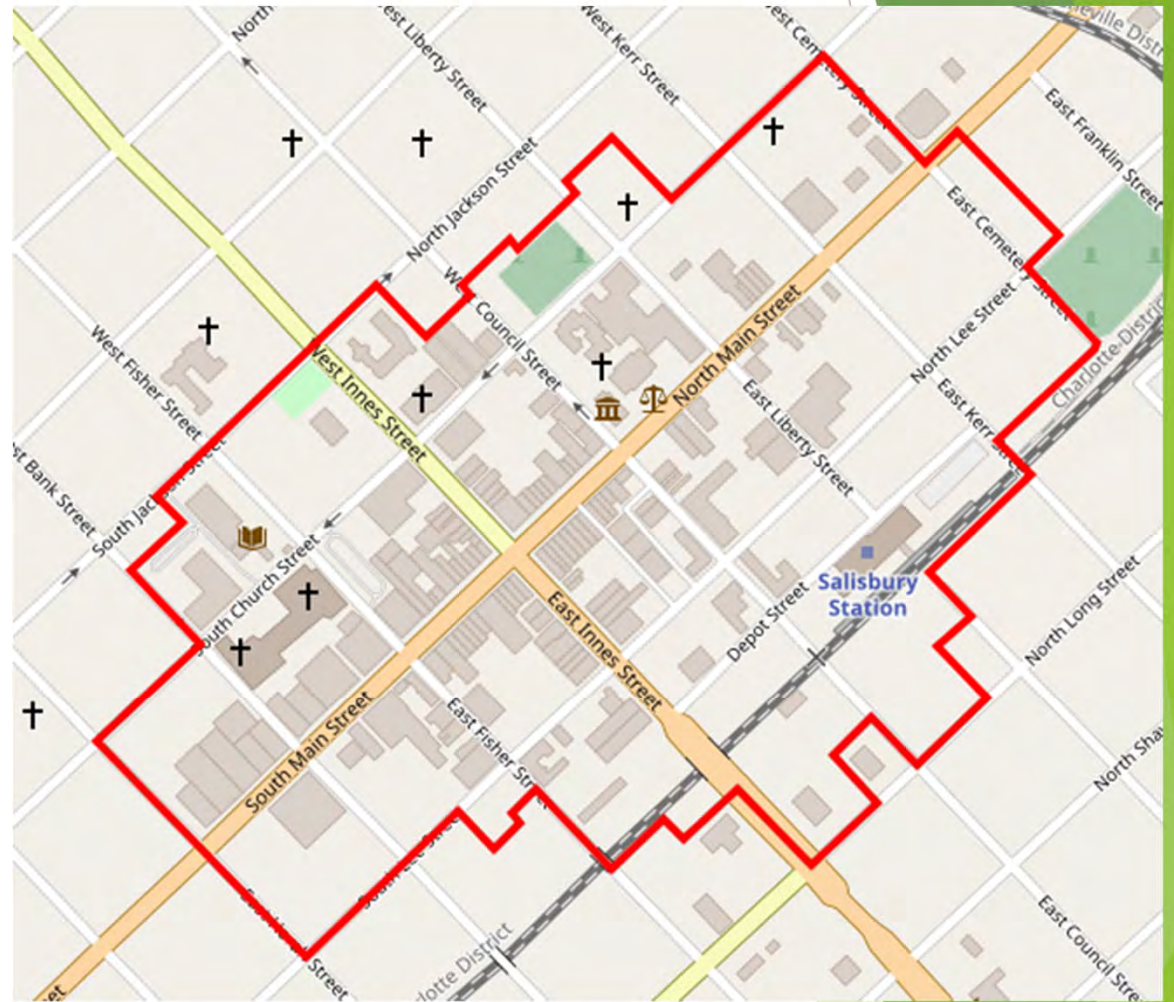


Presentation Topics

- ▶ Downtown's contribution to the local tax base
- ▶ Diversity in downtown rental residential options
- ▶ The economic impact of future residential redevelopment
- ▶ Economics of creating downtown residential, what drives the rent rates?

Downtown Salisbury MSD

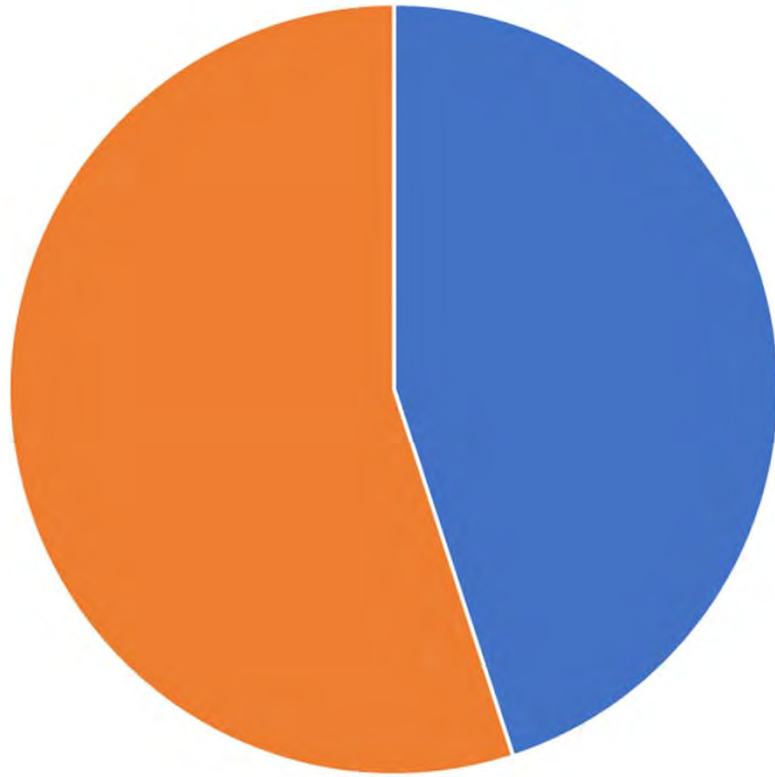
This presentation studies only property located within the Salisbury Municipal Service District (MSD).



Downtown's Contribution to the Local Tax Base



Taxable vs Tax-Exempt Property

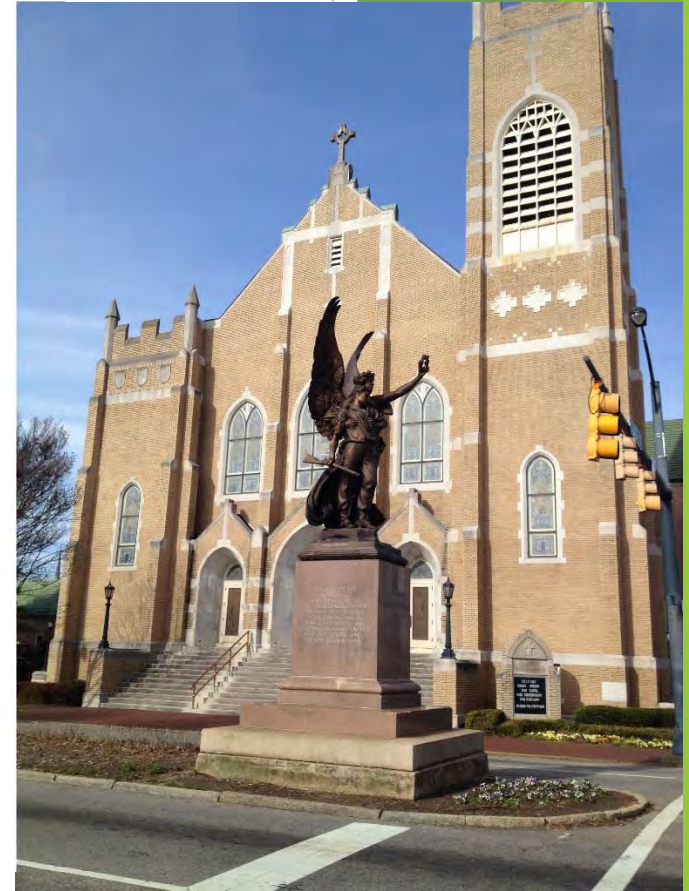


■ Tax Exempt Acres

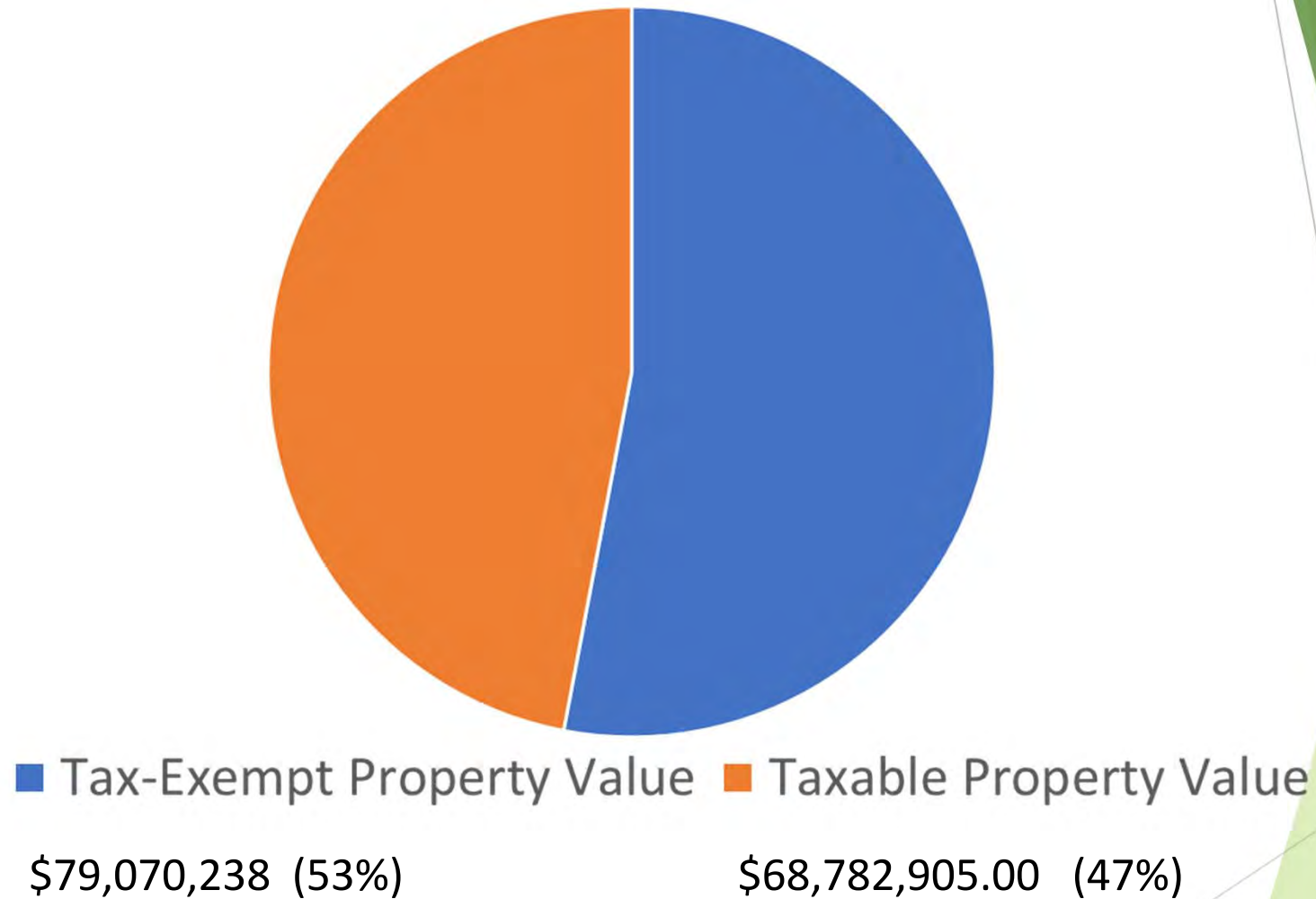
39.27 acres (45%)

■ Taxable Acres

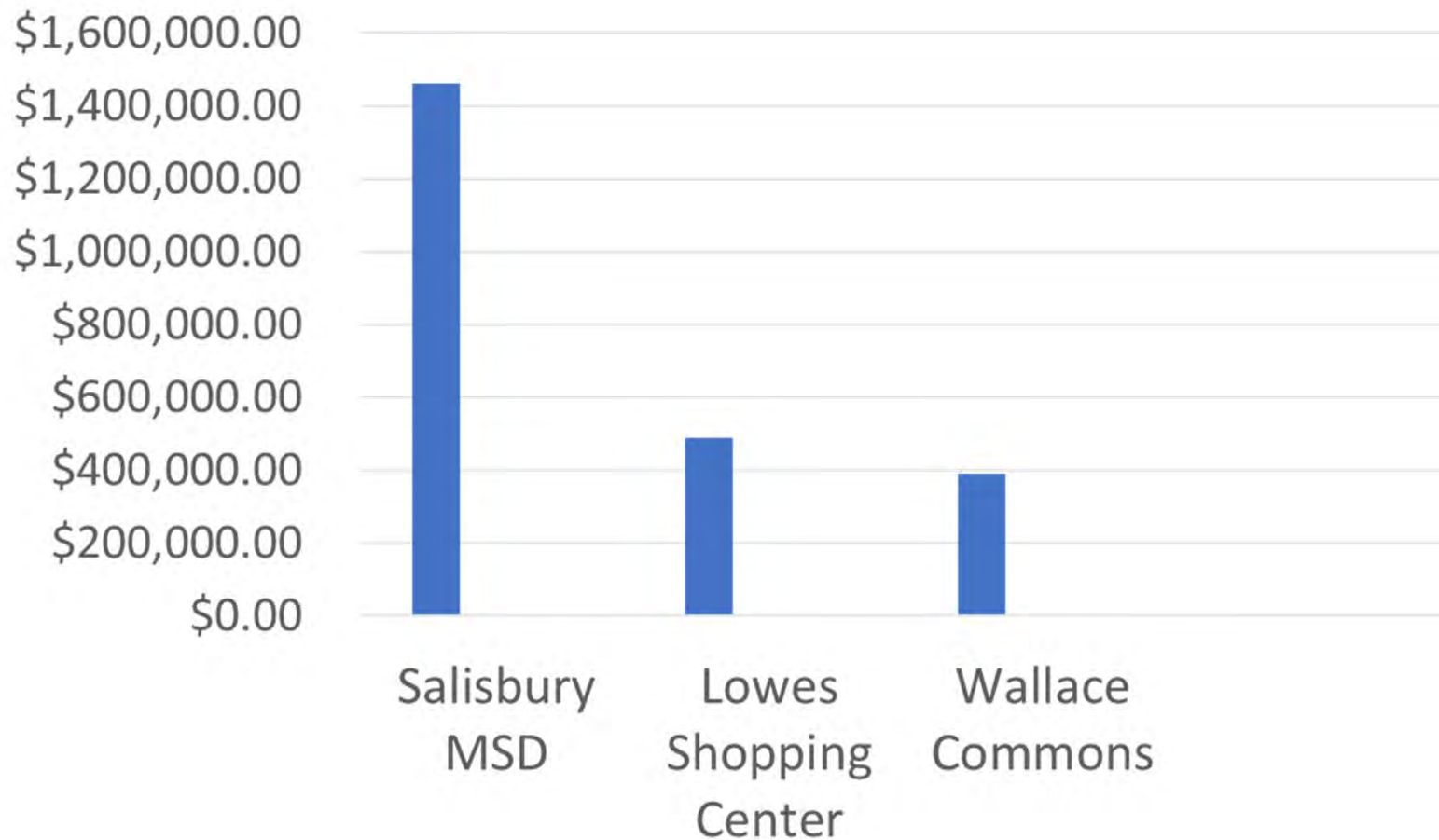
47.05 acres (55%)



Taxable vs Tax-Exempt Property



Property Value Per Acre

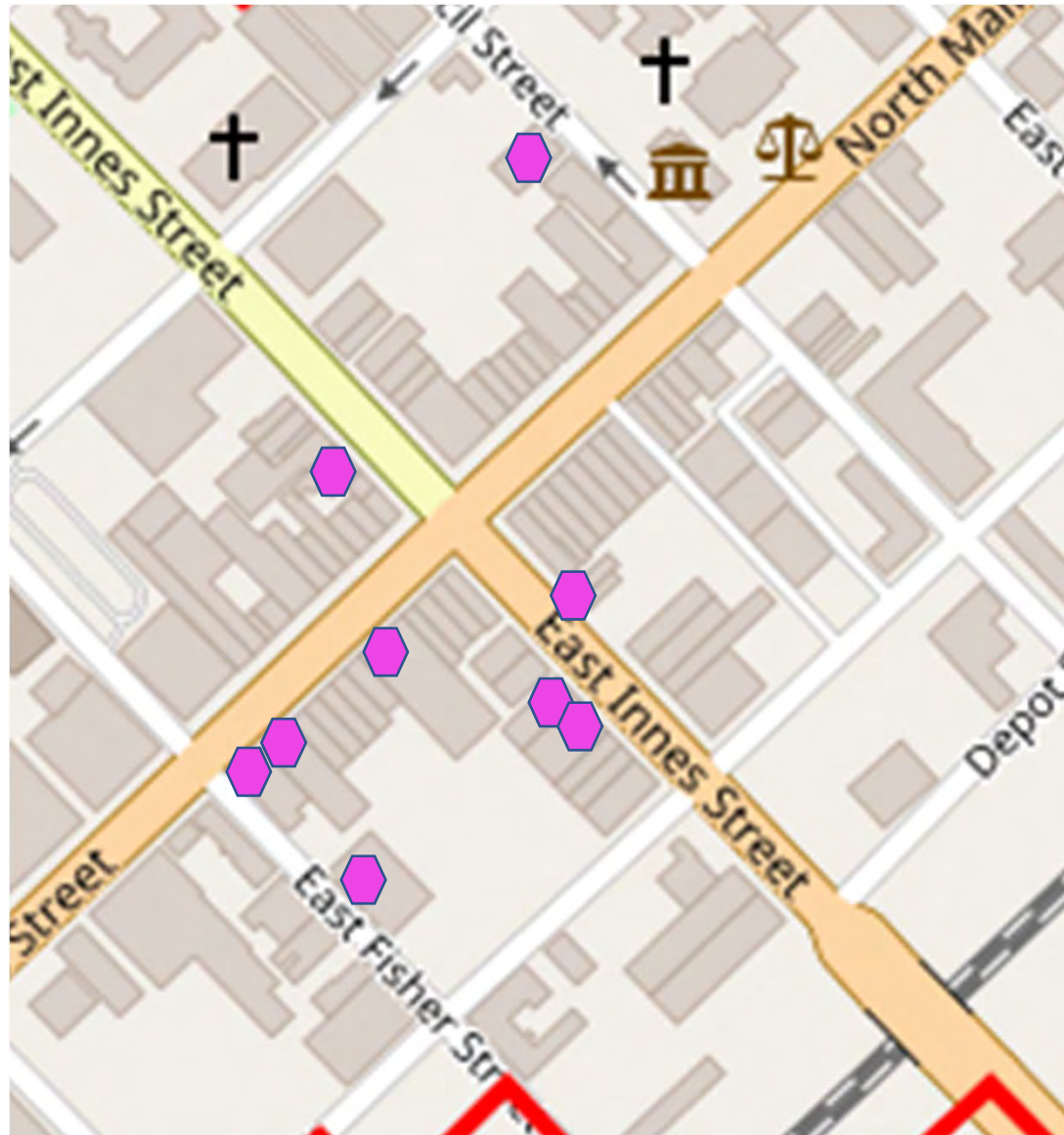


Potential for Increase in Tax Value

Over 75,000 square feet of existing vacant upper-floor space in the Salisbury MSD has the potential to be redeveloped into rental residential.



Potential for Increase in Tax Value



Potential for Increase in Tax Value

Much less potential for future significant increase in tax value in outlying developments.



Downtown's Diversity in Rental Residential Options



Downtown Apartment Options

88 1-bedroom units

25 2-bedroom units

1 3-bedroom unit

Total of 114 residential apartments (Nov. 2019)

82,699 square feet of existing rental residential space

Note: Air BNB's and condominiums are not included in this study.

Downtown Apartment Options

One Bedroom Units

\$.82/sf to \$1.85/sf

\$602 - \$1550 per month



Downtown Apartment Options

Two Bedroom Units

\$.65/sf to \$1.58/sf

\$669 to \$1800 per month



Downtown Apartment Options

The average rental rate in Downtown Salisbury is **\$1.21** per square foot per month.



Downtown Rental Residential Annual Spending in MSD



Downtown Rental Residential Annual Spending in MSD

\$ 1,409,694.00



Note: Per Place Economics 2014 study, these numbers have not been adjusted for inflation.

The Economic Impact of Future Rental Residential Development



Increase in Tax Base

Case Study: Washington Building, Bernhardt Hardware Buildings, and Historic O.O. Ruffy General Store Building

Combined pre-rehabilitation tax value: \$1,014,552

Combined post-rehabilitation tax value: \$1,822,502

Combined increase in tax value: \$ 807,950

Increase in combined tax value: 80%

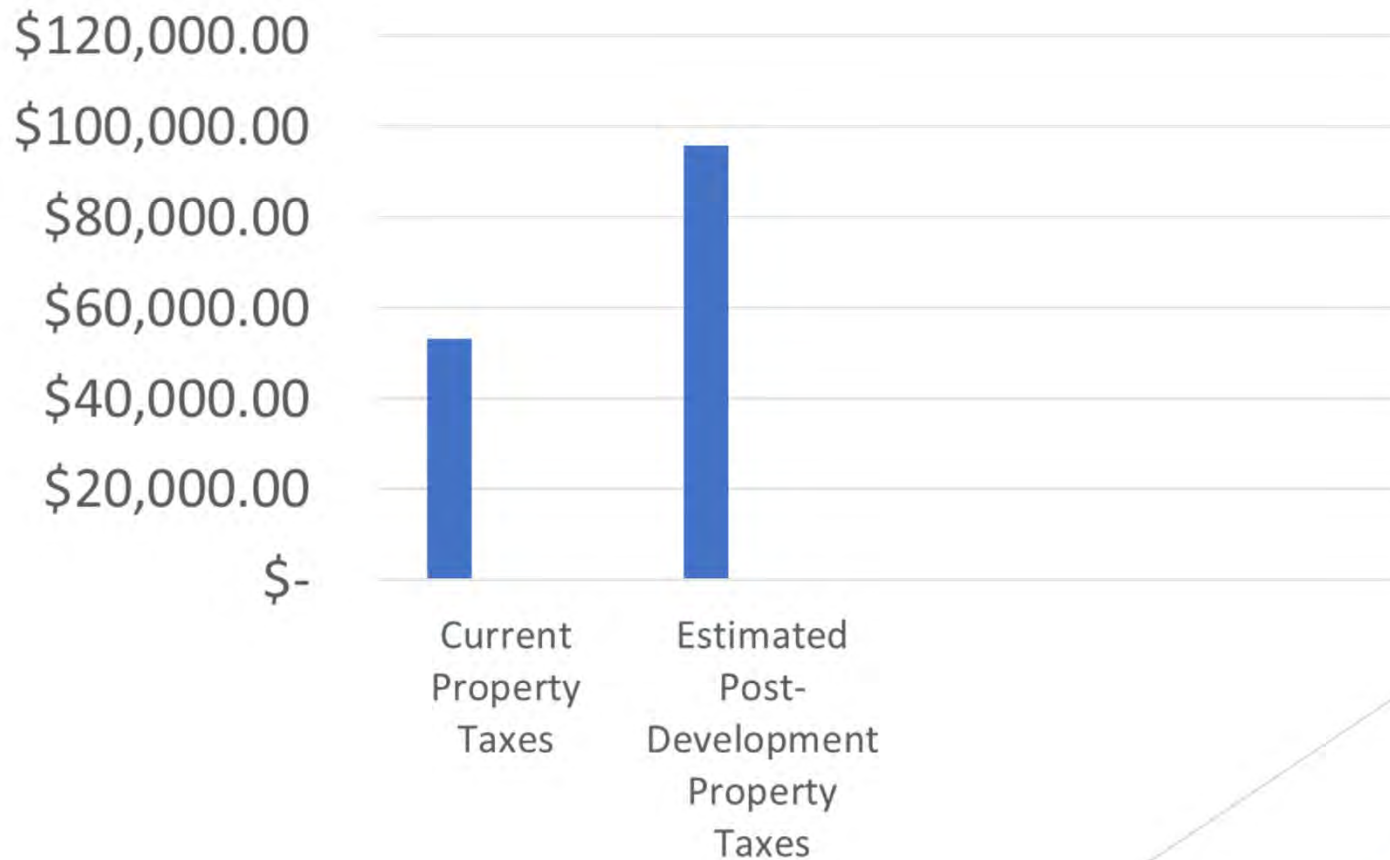
Economic Impact of Future Rental Residential Development

Upper-floor vacant space available for development
(9 properties identified, 75,175 sf)



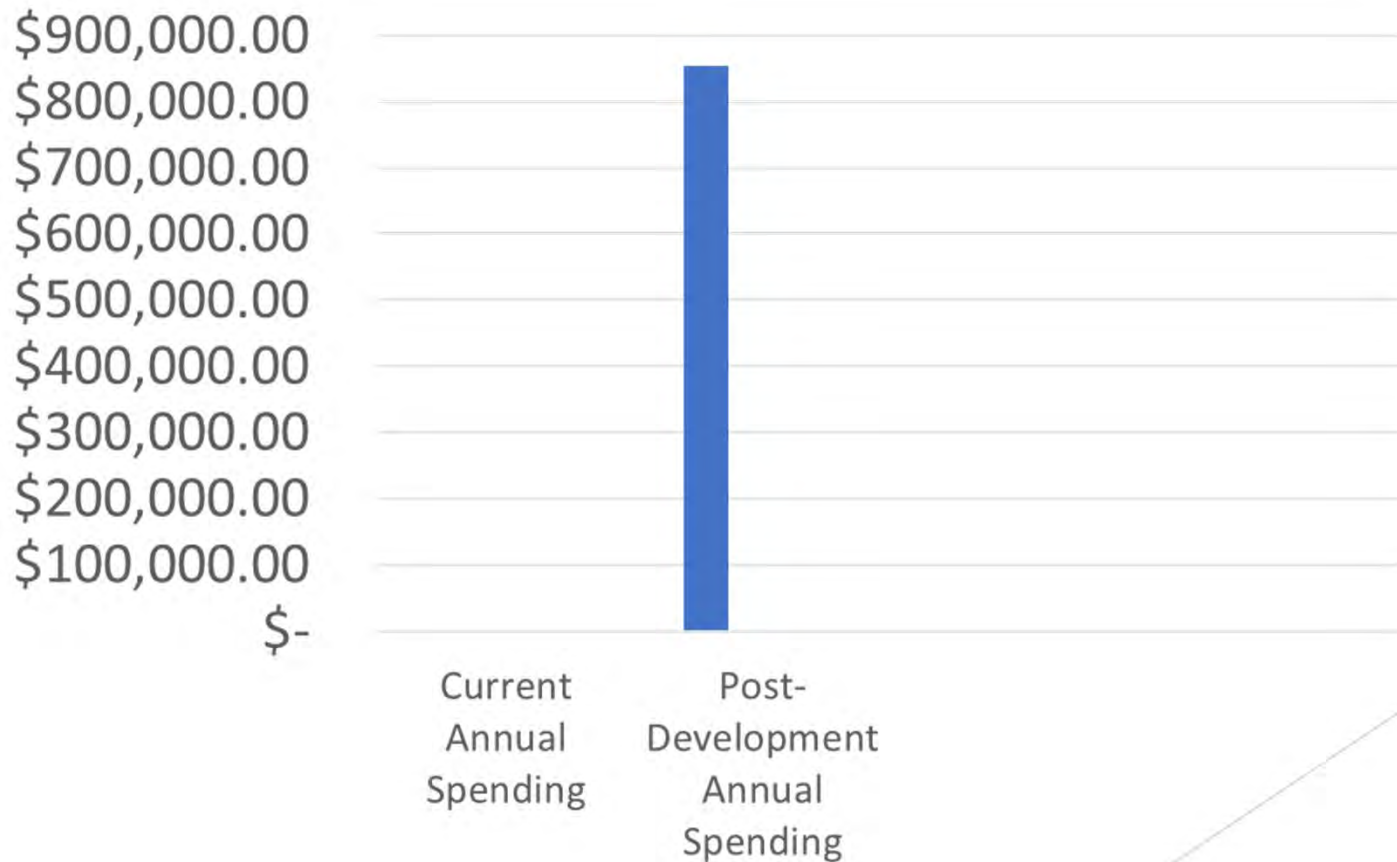
Economic Impact of Future Rental Residential Development

Upper-floor vacant space available for development
(9 properties identified, 75,175 sf)



Economic Impact of Future Rental Residential Development

Upper-floor vacant space available for development
(9 properties identified, 75,175 sf)



Based on 81 units, average size of 725 sf per unit

The Economics of Creating Downtown Residential



Economics of Creating Downtown Residential Apartments

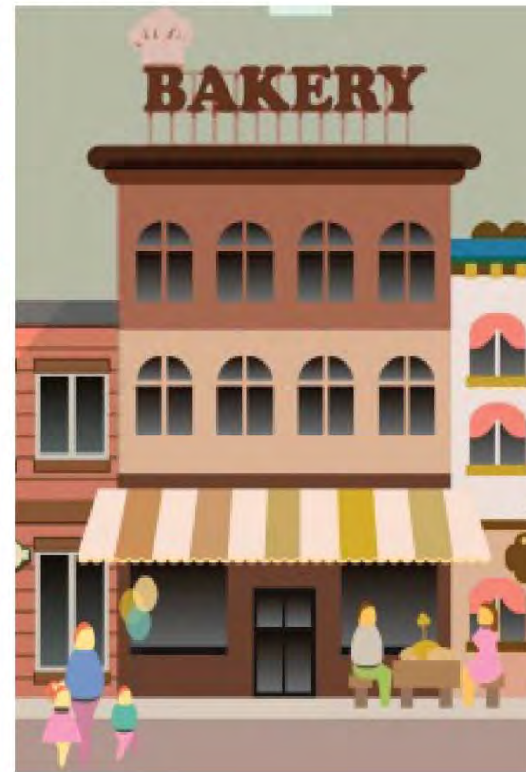
Cost of Adaptive Reuse Market Rate vs. Affordable Housing

\$1.4 MILLION



\$	FINISHES	\$
\$	LIFE SAFETY	\$
\$	MECHANICAL	\$
\$	ELECTRICAL	\$
\$	PLUMBING	\$
\$	SITE WORK	\$
\$	ENGINEERING	\$
\$	ARCHITECTURAL	\$
\$	ACQUISITION	\$

\$1.3 MILLION



Economics of Creating Downtown Residential Apartments

The Realities of Financing

- ▶ 20% owner equity required
- ▶ Historic Tax Credits are a very helpful tool, but do not factor into the lending process:
 - ▶ Historic Tax Credits are not considered as part of the 20% owner equity
 - ▶ Many banks do not understand how Historic Tax Credits work



Economics of Creating Downtown Residential Apartments

The Realities of Financing

Local banks are more willing to consider financing than larger lending institutions, but can only absorb a certain amount of these projects in their portfolio

- ▶ Know the climate of Downtown Salisbury and what has succeeded
- ▶ Have developed relationships with local property owners and developers
- ▶ A successful track record in lending for rental residential allows local banks to continue funding these projects
- ▶ Are well versed in available grants and incentives



Economics of Creating Downtown Residential Apartments

Operating and Ongoing Expenses:

- ▶ The temporary loss of income during vacancy
- ▶ Ongoing maintenance
- ▶ Insurance
- ▶ Taxes (including additional MSD tax paid by property owner)
- ▶ Utilities for common areas
- ▶ Annual inspections (sprinkler, elevator)
- ▶ Alarm monitoring



Economics of Creating Downtown Residential Apartments

The Plaza's Impact on Developing Rental Residential

Positive Impact - Infused a large number of residential units into the downtown district that leased up very quickly, demonstrating a strong demand for downtown apartments.



Economics of Creating Downtown Residential Apartments

The Plaza's Impact on Developing
Rental Residential

Unintended Consequence:

- ▶ No Debt Service
- ▶ City is able to offer low rental rates
- ▶ Drives down rental rates across the board
- ▶ Difficult for private developers to obtain market-rate rental rates and make the numbers work



Economics of Creating Downtown Residential Apartments

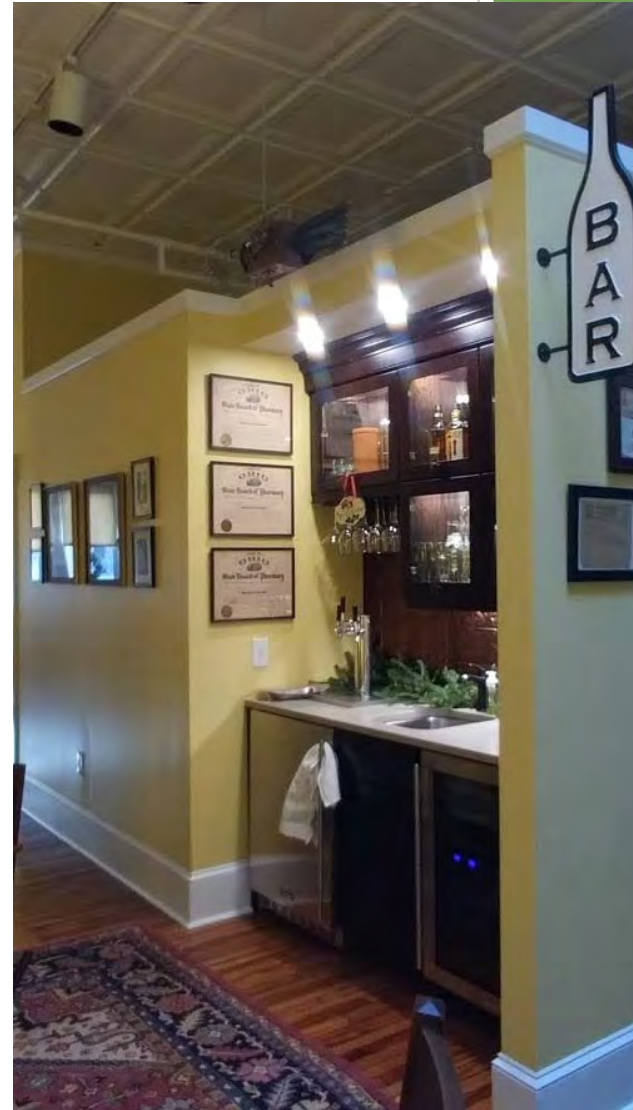
The Plaza's Impact on Developing Rental Residential

Due to the age of the Plaza apartments,
newer privately-developed apartments are
now able to obtain rental rates that allow
their development numbers to meet
requirements for financing.



Conclusions

The average rent for a residential property in Downtown Salisbury is \$1.21/square foot, and ranges from \$602/month to \$1800/month.



Conclusions

Downtown Salisbury is currently a major contributor to the City's and County's tax base, providing tax revenue that the City and County can use to support a variety of programs and initiatives.



Conclusions

Downtown Salisbury has tremendous potential to provide even greater tax dollars to the local tax base through the further redevelopment of vacant upper-floor spaces.



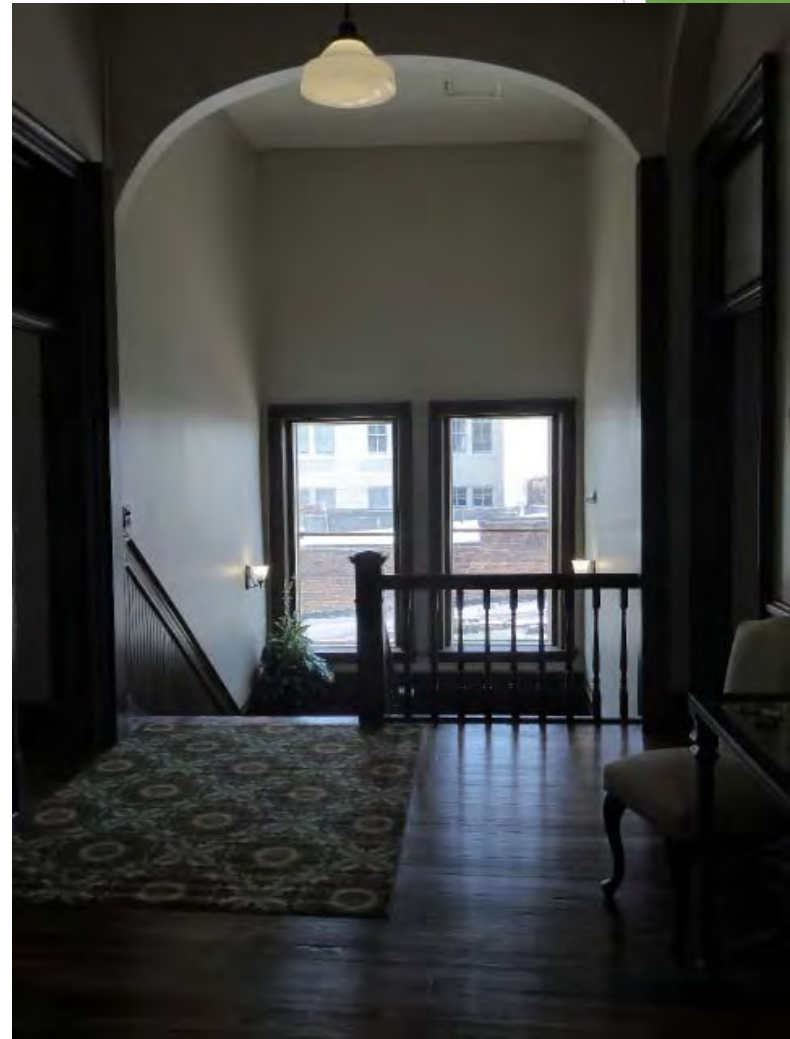
Conclusions


Downtown residents currently spend over \$1.4 million annually in downtown businesses.



Conclusions

Developing additional downtown residential apartments supports locally owned businesses, which return 100% of revenues back to the community.



The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern, layered effect on the right side of the slide.

For more information please contact
Downtown Salisbury, Inc.
704-637-7814
DSInfo@salisburyinc.gov

Salisbury City Council Agenda Item Request Form



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

Requested Council Meeting Date: March 17, 2020

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

Name of Presenter(s): Craig Powers

Requested Agenda Item: Budget Ordinance Appropriating General Fund Balance for City Park Lake Renovations

Description of Requested Agenda Item: The City has budgeted for renovations to the City Park Lake. The project was included in the CIP for a total of \$550,000 (\$350,000 in FY20 + \$200,000 in FY21). The project is ahead of schedule and this amendment would allow us to finish the project in the current fiscal year. An additional \$150,000 (\$50,000 less than originally budgeted), is needed to complete the project. NC General Statutes require that the City appropriate these revenues so that they can be legally spent.

Attachments: ☒ Yes ☐ No

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

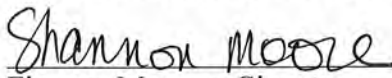
Action Requested of Council for Agenda Item: Adopt a Budget Ordinance amending the FY19-20 Budget in the General Fund \$150,000 from Fund Balance for additional revenue.

Contact Information for Group or Individual: Craig Powers, Public Works Director 704-216-2718

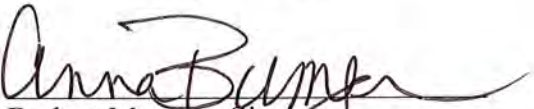
☐ **Consent Agenda** (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☒ **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:

AN ORDINANCE AMENDING THE 2019-2020 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE
FUND BALANCE IN GENERAL FUND FOR CITY PARK LAKE

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

Section 1. The City would like to use Fund Balance to complete City Park Lake Renovations. NC General Statutes require that the City appropriate these revenues so that they can be legally spent.

Section 2. That the 2019-2020 Budget Ordinance of the City of Salisbury, adopted on June 18, 2019, is hereby amended as follows:

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

- | | | |
|-----|---|-------------------|
| (1) | Increase line item 010-000-000-499900
Fund Balance | <u>\$ 150,000</u> |
| (2) | Increase line item 010-501-256-576004
C O Buildings p& Grounds | <u>\$ 150,000</u> |

Section 4. That all ordinances, or parts of ordinances, in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5. That this ordinance shall be effective from and after its passage.

Salisbury City Council Agenda Item Request Form



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

Requested Council Meeting Date: March 17, 2020

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

Name of Presenter(s): City Council

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

Description of Requested Agenda Item:

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 making appointments to various boards and commissions.

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

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

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

Salisbury City Council Agenda Item Request Form



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

Requested Council Meeting Date: March 17, 2020

Name of Group(s) or Individual(s) Making Request: Community Appearance Commission & Public Works

Name of Presenter(s): Alyssa Nelson

Requested Agenda Item: Spring Clean 2020 event announcement

Description of Requested Agenda Item: This Saturday, March 21 the Community Appearance Commission and Salisbury's Public Works Department will be hosting, 'Spring Clean 2020', a litter clean-up day along the main corridors of Salisbury. Take an hour or more to drop by and help us clean up the streets! Check in at City Hall, 217 S. Main Street, anytime from 8 AM to noon to pick up equipment, coffee & water, and to sign up for a block. For more information call Stephen Brown at 704.638.4481 or email sbrow@salisburync.gov.

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: Stephen Brown, sbrow@salisburync.gov, 704.638.4481

☐ **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:

volunteers needed

Spring Clean '20

Saturday, March 21, 8 a.m. - noon

Check in at City Hall, 217 S. Main St.

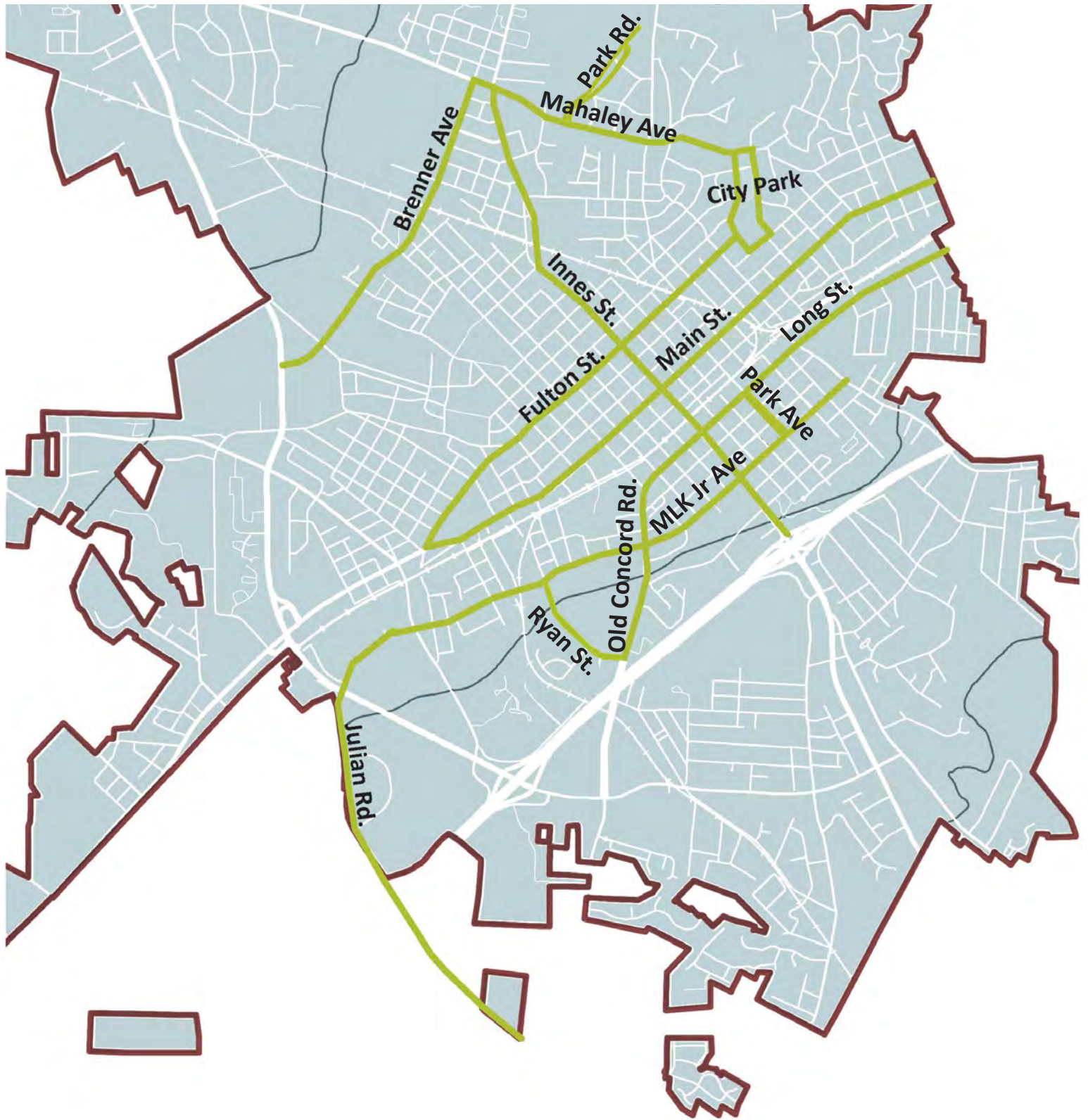
Take an hour or more to drop by and help us clean up the streets!
Get a block assignment in one of 9 main street corridors to pick up litter.
Equipment provided.

The #Trashtag Challenge has come to Salisbury!



For more information call (704) 638-4481
or email sbrow@salisburync.gov

Spring Clean '20



Salisbury City Council Agenda Item Request Form



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

Requested Council Meeting Date: March 17, 2020

Name of Group(s) or Individual(s) Making Request: Dixonville-Lincoln Memorial Task Force

Name of Presenter(s): Alyssa Nelson

Requested Agenda Item: Ministers of Comedy event announcement

Description of Requested Agenda Item:

The Dixonville-Lincoln Memorial Project Task Force will host "Ministers of Comedy" on Thursday, April 23, 2020 at the Salisbury Civic Center. Doors open at 6:00 p.m, event begins at 6:30 p.m. Come laugh with the community and local pastors. Tickets are \$10. To purchase tickets please call (704) 252-1630 or (704) 645-8710. Tickets will also be available at the door. Ticket sales will benefit the Dixonville-Lincoln Memorial. The event is open to the public.

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: Alyssa Nelson 704.638.5235

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

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

Salisbury City Council Agenda Item Request Form



For Use in Clerk's Office Only

☐ **Approved**

☐ **Delayed**

☐ **Declined**

Reason:

DIXONVILLE-LINCOLN MEMORIAL

CHARITY FUNDRAISER:

MINISTERS OF COMEDY

THURSDAY, APRIL 23, 2020

MC:

David Whisenant

**Featuring local
ministers bringing
you their take
on comedy.**

MUSIC:

**Sue McHugh
Destiny Stone**

Door prizes available.



**TICKETS
\$10**

DOORS OPEN

6 PM

STARTS 6:30 P.M.

**Salisbury Civic Center
315 S. MLK Jr. Ave.**

**(704) 252-1630
(704) 645-8710**