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

5. Mayor to proclaim the following observances:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>77TH ANNIVERSARY OF D-DAY</td>
<td>June 6, 2021</td>
</tr>
<tr>
<td>IMMIGRANT HERITAGE MONTH</td>
<td>June 2021</td>
</tr>
<tr>
<td>PLAY BALL SUMMER</td>
<td>June 1 – August 31, 2021</td>
</tr>
</tbody>
</table>

6. Council to consider the CONSENT AGENDA:

(a) Adopt Minutes of the Regular meeting of May 18, 2021.

(b) Authorize the City Manager to execute a contract with Iron Horse Development for a Salisbury Paul Bruhn Grant in the amount of $150,000 to rehabilitate 121 West Council Street.

(c) Adopt a budget ORDINANCE Amendment to the FY2020-2021 budget in the amount of $369,171 to appropriate Coronavirus Aid, Relief, and Economic Security Community Development Block Grant (CDBG-CV) funds.

(d) Receive the Certificate of Sufficiency for the voluntary annexation of PFJ, LLC parcels 408-024 and 408-089 and adopt a RESOLUTION setting the date of the public hearing for July 20, 2021.

(e) Authorize the City Manager to award a contract in the amount of $129,800 to Demolition and Asbestos Removal, Inc., a D.H. Griffin Company, to complete asbestos abatement services at the former Kesler Mill Site. Funds for this project were provided through a $500,000 Brownfields Grant.

(f) Endorse the Ella Brown Cannon House located at 202 Fulton Street to be listed in the National Register of Historic Places.

(g) Adopt a budget ORDINANCE Amendment to the FY2020-2021 budget in the amount of $15,750 to appropriate Parks and Recreation Hurley Park donation.
(h) Adopt a budget ORDINANCE Amendment to the FY2020-2021 budget in the amount of $100,000 to appropriate grant funds from the Fred Stanback Donor Advised Fund for park improvements.

(i) Adopt a budget ORDINANCE Amendment to the FY2020-2021 budget in the amount of $17,018 to appropriate grant funds from North Carolina Alliance of YMCAs for childcare staff expense for August through November 2020.

(j) Adopt a budget ORDINANCE Amendment to the FY2020-2021 budget in the amount of $25,000 to appropriate a Parks and Recreation donation for pickleball courts.

(k) Approve a right-of-way encroachment by Spectrum for the installation of directional bored duct on Filbert Street per Section 11-24(27) of the City Code.

(l) Adopt a budget ORDINANCE Amendment to the FY2020-2021 budget in the amount of $13,950 to appropriate grant funds from the The Blanche and Julian Robertson Family Foundation.

(m) Adopt a budget ORDINANCE Amendment to the FY2020-2021 budget in the amount of $2,800 to appropriate donations received by the Police Department.

(n) Adopt a budget ORDINANCE Amendment to the FY2020-2021 budget in the amount of $24,770 to appropriate grant funds received from the Office of Justice Programs/Office for Victims of Crime for a Law Enforcement-Based Victim Specialist grant.

(o) Adopt a RESOLUTION amending the joint Resolution establishing the Salisbury/Rowan County Economic Development Commission to approve amendments to the Commission’s Bylaws.

(p) Authorize a Stormwater Grant in the amount of $15,287.50 for improvements to 1931 Sherwood Street. Funds are available in the FY2020-2021 budget to cover the grant.

(q) Authorize a Stormwater Grant in the amount of $4,267.50 for improvements to 1607 North Jackson Street. Funds are available in the FY2020-2021 budget to cover the grant.

7. Council to receive public comment. Public comment will begin following adoption of the Consent Agenda. For electronic meetings speakers must sign-up before 5:00 p.m. by contacting Kelly Baker at kbake@salisburync.gov or by calling 704-638-5233. Citizens who are unable to speak during the meeting may submit written comments by 5:00 p.m. to the email above and they will be shared with Council.

8. Council to hold a public hearing regarding the proposed FY2021-2022 City Budget. (Presenter – City Manager Lane Bailey)

(a) Receive a report.
(b) Hold a public hearing.

9. Council to consider adopting the FY2021-2022 Community Development Block Grant (CDBG) and HOME Action Plan and Budget. (Presenter — Housing Planner Candace Edwards)
10. Council to consider adopting **ORDINANCES** authorizing the demolition of the following structures: *(Presenter – Code Services Manager Michael Cotilla)*
   (a) 411 Grim Street
   (b) 210 South Caldwell Street
   (c) 420 Partee Street
   (d) 606 West Innes Street
   (e) 720 South Jackson Street
   (f) 728 South Jackson Street

11. Council to consider Land Development District Map Amendment Z-01-2021 to rezone 7.55 acres (6 parcels) located adjacent to North Craig Street, West Henderson Street, North Caldwell Street and Hobson Street from General Residential and General Residential/Open Space Preserve to Open Space Preserve only. *(Presenter —Development Services Manager Teresa Barringer)*

12. Council to consider Land Development District Map Amendment Z-02-2019 to rezone six parcels at the corner of West Marsh and South Ellis Streets from General Residential to Urban Residential and two parcels from General Residential and Historic Residential to Historic Residential only. *(Presenter —Development Services Manager Teresa Barringer)*

13. Council to consider approving final subdivision plat S-01-21 for Ashton Manor Phase I, accept the streets for maintenance and adopt an **ORDINANCE** establishing stop conditions. *(Presenter – City Engineer Wendy Brindle)*

14. Council to consider appointments to various Boards and Commissions.

15. City Attorney’s Report.


17. Council’s Comments.

18. Mayor Pro Tem’s Comments.

19. Mayor’s Announcements and Comments.
   (a) Downtown Salisbury, Inc. will host the 8th Annual Wine About Winter event Friday, June 18th from 5:00 p.m. until 9:00 p.m. Tickets include a tasting pass, signature Wine About Winter tasting glass and a carrying bag. For ticket sales and detailed information please visit www.downtownsalisburync.com or call (704) 637-7814. Tickets are $22.50 in advance and $30 the day of the event.
   (b) Applications are now being accepted for neighborhood participation in the 2021 BlockWork event scheduled for Saturday, October 23, 2021. Applications and guidelines are available online at [www.salisburync.gov/BlockWork](http://www.salisburync.gov/BlockWork). The deadline to submit an application is June 11, 2021. For more information contact Alyssa Nelson at 704-638-5235 or email blockwork@salisburync.gov.

20. Adjourn.
WHEREAS, June 6, 2021 marks the 77th anniversary of the D-Day landings, the Battle of Normandy, and the beginning of the end of World War II in Europe; and

WHEREAS, on D-Day an estimated 156,000 American, British, and Canadian forces landed on five beaches along a 50-mile stretch of heavily fortified coast of France’s Normandy region, resulting in one of the largest amphibious military assaults in history; and

WHEREAS, our soldiers showed courage, dedication, compassion, and self-sacrifice as they fought to bring freedom to the world and end the horrors of the Holocaust; and

WHEREAS, more than 400,000 Americans gave their lives in the service of their country during World War II with 6,600 causalities on D-Day; and

WHEREAS, the City of Salisbury joins other nations in commemorating the heroes who fought and lost their lives during the summer of 1944.

NOW, THEREFORE, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, DO HEREBY PROCLAIM Sunday, June 6, 2021 as

THE 77th ANNIVERSARY OF D-DAY

in Salisbury, and urge citizens to honor those who fought and died so that men and women they had never met would know what it is to be free.

This the 1st day of June 2021.

____________________________
Karen K. Alexander, Mayor
City of Salisbury
North Carolina

PROCLAMATION

WHEREAS, generations of immigrants from every corner of the globe have built our country’s economy and created the unique character of our nation and our community; and

WHEREAS, immigrants continue to grow businesses, innovate, strengthen our economy, and create jobs in our community; and

WHEREAS, immigrants have provided the United States with unique social and cultural influences, fundamentally enriching the extraordinary character of our nation; and

WHEREAS, immigrants have been tireless leaders not only in securing their own rights and access to equal opportunity, but have also campaigned to create a fairer and more just society for all Americans; and

WHEREAS, despite these countless contributions, the role of immigrants in building and enriching our nation has frequently been overlooked and undervalued throughout our history, which continues to the present day.

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

IMMIGRANT HERITAGE MONTH

in Salisbury, and encourage citizens to recognize and commemorate this special observance.

This the 1st day of June 2021.

______________________________
Karen K. Alexander, Mayor
PROCLAMATION

WHEREAS, the sport of baseball is America’s national pastime; and

WHEREAS, the United States Conference of Mayors, Major League Baseball and Minor League Baseball have come together to recognize June 1 – August 31, 2021 as Play Ball Summer; and

WHEREAS, Play Ball Month encourages families and communities to participate in the games of baseball and softball, thus creating a sustainable enthusiasm for the game; and

WHEREAS, cities across the country will be coming together during the summer to support the growth of baseball and softball; and

WHEREAS, the sports of baseball and softball have produced countless family and community bonding experiences and has taught our youth valuable life lessons of teamwork, perseverance, leadership, and sportsmanship; and

WHEREAS, the sports of baseball and softball provides a proud sense of belonging to something bigger than oneself and have formed a diverse culture showcasing a snapshot of where America stands today; and

WHEREAS, we recognize the importance and influence of the sports of baseball and softball on our youth in the City of Salisbury.

NOW, THEREFORE, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, DO HEREBY PROCLAIM June 1 – August 31, 2021 as

PLAY BALL SUMMER

in Salisbury, and encourage all residents to join by observing and celebrating this program to support and inspire the youth of our community.

This the 1st day of June 2021.

_______________________
Karen K. Alexander, Mayor
REGULAR MEETING

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

ABSENT: None.

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

PLEDGE OF ALLEGIANCE

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

RECOGNITION OF VIEWERS

Mayor Alexander welcomed all viewers.

CHANGES TO THE AGENDA

Mayor Alexander noted the following changes to the Agenda:

Postpone item 11 – Council to consider approving final subdivision plat S-01-21 for Ashton Manor Phase I, accept the streets for maintenance and adopt an ORDINANCE establishing stop conditions.
ADOPTION OF THE AGENDA

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

PROCLAMATIONS

Mayor Alexander proclaimed the following observances:

NATIONAL PUBLIC WORKS WEEK May 16-22, 2021
VETERANS MEMORIAL DAY May 31, 2021

CONSENT AGENDA

(a) Minutes

Adopt Minutes of the Special Meeting of May 4, 2021, the Regular Meeting of May 4, 2021, and the Special Meeting of May 6, 2021.

(b) Budget Ordinance Amendment – Hurley Park Donations

Adopt a budget Ordinance Amendment to the FY2020-2021 budget in the amount of $15,750 to appropriate donations received for Hurley Park.

ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE DONATIONS TO HURLEY PARK.

(The above Ordinance is recorded in full in Ordinance Book No. 29 at Page No. 85, and is known as Ordinance 2021-30.)

(c) Contract Extension – Motorola

Authorize an extension of a maintenance contract with Motorola for one year in the amount of $252,934 for the City’s telecommunication system.

(d) Mutual Aid Agreement – Centralina Regional Council

Adopt a Resolution authorizing the Police Chief to renew a mutual aid agreement through the Centralina Regional Council.

RESOLUTION AUTHORIZATION THE POLICE CHIEF TO ENTER INTO LAW ENFORCEMENT MUTUAL ASSISTANCE AGREEMENTS WITH OTHER LAW ENFORCEMENT AGENCIES
(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 7, and is known as Resolution 2020-07.)

(e)  Police Officer Retirement

Award Officer Shanita Millsaps her sidearm and badge in recognition of her retirement from the Salisbury Police Department May 1, 2021.

(f)  Request for Voluntary Annexation

Receive a request for voluntary annexation of PFJ, LLC parcels 408-024 and 408-089 and adopt a Resolution instructing the City Clerk to investigate the sufficiency of the request.

RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE A PETITION RECEIVED UNDER NORTH CAROLINA GENERAL STATUTE 160A-58.1, FOR VOLUNTARY ANNEXATION OF 8.754 ACERES, LOCATED OFF OF FAITH ROAD AND IDENTIFIED ON TAX MAP 408 PARCELS 024 AND 089.

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 8, and is known as Resolution 2020-08.)

(g)  Encroachment – AT&T

Approve encroachment agreements with AT&T for directional bore and duct on North Arlington Street and Brenner Avenue.

(h)  300 Block of Harrel Street

Adopt a Resolution accepting an offer of dedication for the right-of-way in the 300 block of Harrel Street, and adopt an Order to close an unimproved right-of-way.

RESOLUTION PERTAINING TO THE ACCEPTANCE OF AN OFFER OF DEDICATION FOR PUBLIC USE OF AN UNIMPROVED RIGHT-OF-WAY IN THE 300 BLOCK OF HARRELL STREET.

(The above Resolution is recorded in full in Resolution Book No. 16 at Page No. 9, and is known as Resolution 2020-09.)

ORDER CLOSING AN UNIMPROVED RIGHT-OF-WAY LOCATED IN THE 300 BLOCK OF HARRELL STREET.

(The above Order is recorded in full at the Register of Deeds and maintained in the City Clerk's Alley Closing File dated May 18, 2021.)

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

PUBLIC COMMENT

Mayor Alexander opened the floor to receive public comments.

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

LAND DEVELOPMENT DISTRICT MAP AMENDMENT Z-01-2021

Development Services Manager Teresa Barringer addressed Council regarding Land Development District Map Amendment Z-01-2021. She noted the request is to rezone 7.55 acres located adjacent to North Craige, West Henderson, North Caldwell and Hobson Streets from General Residential (GR) and General Residential/Open Space Preserve (GR/OSP) to OSP. She pointed out the five parcels that will be combined into one parcel.

Ms. Barringer noted Hurley Park was created when multiple families donated various parcels for the intent of preserving the area. She indicated once the rezoning petition takes place, a minor site plan will be submitted to staff. She explained the proposed structure is for the Hurley Park Operations Center, and she noted the floor plans include two offices, a meeting room, two ADA unisex restrooms, a staff kitchen and a maintenance workshop. She added an attached or detached workshop area will be installed to house equipment. Ms. Barringer pointed out this request is a downzoning, and she explained the difference from GR to OSP zoning.

Ms. Barringer stated this proposal meets Vision 2020 Policies P-1 and P-4.

Councilmember Post asked how many acres Hurley Park will be once the rezoning takes place. Parks and Recreation Director Nick Aceves commented Hurley Park will consist of 18 acres. He noted the acreage has always been considered a part of the park, but the parcels were incorrectly rezoned many years ago.

b) Mayor Alexander convened a public hearing, after due notice thereof, to receive comments regarding Land Development District Map Amendment Z-01-2021.

Ms. Jane Ritchie noted she is chairman of the Hurley Park Advisory Board. She provided history regarding Hurley Park and the parcels being requested to be rezoned. She stated she hoped the parcels will be rezoned to benefit the neighborhoods and the park.

There being no one else to address Council, Mayor Alexander closed the public hearing and indicated comments regarding Z-01-2021 will be accepted for 24 hours from the close of the public hearing.
LAND DEVELOPMENT DISTRICT MAP AMENDMENT Z-02-2019

Development Services Manager Teresa Barringer explained the Land Development District Map Amendment Z-02-2019 was first brought to Council on March 17, 2020, but due to COVID-19 the project was put on hold. She noted the request is for Council to consider rezoning six parcels at the corner of West Marsh and South Ellis Streets from General Residential (GR-6) to Urban Residential (UR-12) and two parcels from GR-6 and Historic Residential (HR) to HR only.

Ms. Barringer noted concerns from a neighbor in the proposed rezoning district about a multifamily or an apartment complex being placed on the rezoned properties. She added the apartments already in place on the property cannot have any additional dwellings due to the property being at its maximum density.

Ms. Barringer pointed out the Planning Board committee felt UR-12 was more consistent with the zoning pattern in the neighborhood. She noted the existing parcels are at maximum density and their size will not allow additional multi-family use. She also reviewed where the National Registry and the Local Historic District boundaries are located, and she added the rezoning will not change these boundaries. She stated the purpose of the request is to clean-up the split zonings in the area. She pointed out the differences of each of the zoning districts.

Ms. Barringer stated the Planning Board voted unanimously at its February 25, 2020 meeting to approve with a motion that the plan is consistent with the Vision 2020 Comprehensive Plan.

Councilmember Sheffield asked how properties become split-zoned. Ms. Barringer noted the properties could have originally been multiple parcels and the zoning remained the same when they were combined. She added staff works on mapping to find these areas to bring to Council to clean up.

Councilmember Miller asked if a multifamily residence or apartment complex would be allowed if parcels are combined with more acreage under the UR-12. Ms. Barringer noted looking at density it could, but five units or more are considered an apartment building and would not be allowed under the Land Development Ordinance.

b) Mayor Alexander convened a public hearing, after due notice thereof, to receive comments regarding Land Development District Map Amendment Z-02-2019.

Mr. Silverio Confesor pointed out he has taken care of the property the past year waiting for approval.

There being no one else to address Council, Mayor Alexander closed the public hearing and indicated comments regarding Z-02-2019 will be accepted for 24 hours from the close of the public hearing.

ELLA BROWN CANON HOUSE – NATIONAL REGISTER OF HISTORIC PLACES

Planner Emily Vanek addressed Council regarding the nomination of the Ella Brown Cannon House located at 202 South Fulton Street to the National Register of Historic Places.
Ms. Vanek clarified this is not a Local Historic Landmark application but an application to the National Historic Register.

Ms. Vanek noted, as the Certified Local Government, the Historic Preservation Commission and City Council are required to receive public comment and provide a report to the State Historic Preservation Office. She noted the Ella Brown Cannon House was constructed in 1906 and is considered a Southern Colonial Revival style. She stated the house is located within the West Square Local Historic District and the Salisbury National Historic District.

Ms. Vanek stated the application proposes the property be listed under Criterion C as a property that embodies the distinctive characteristics of a type, period, method of construction or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

b) Mayor Alexander convened a public hearing, after due notice thereof, to receive comments regarding eligibility for listing the Ella Brown Cannon House located at 202 Fulton Street in the National Register of Historic Places.

There being no one to address Council, Mayor Alexander closed the public hearing and indicated comments regarding the recommendation will be accepted for 24 hours from the close of the public hearing.

**UPDATE – SALISBURY POLICE DEPARTMENT**

Police Chief Jerry Stokes presented information to Council regarding staffing and crime rates for 2020. He noted he expects 13 to 14 vacancies by May 31, 2021, and he discussed the difficulty in finding qualified applicants. He reviewed demographics for the Department and noted the separations are currently outpacing the new hires. He commented the turnover rate for the first quarter was almost 5%, and if the trend continues the Police Department is on track to see a 20% turnover rate by the end of the year. He pointed out the national turnover rate for law enforcement officers is 10.8%.

Chief Stokes reviewed violent crime statistics for 2020 and noted murder and aggravated assaults had increased while rape and robberies had decreased. He stated all three of these had increased in 2021. He indicated gun crimes have increased in 2021 compared to both 2020 and the 2017-2019 average. He also referred to overdoses since the beginning of 2020 and noted April 2021 had the highest number of overdoses since November 2020.

Chief Stokes reviewed some of the accomplishments of the Police Department since 2016 and referred to the review of agency crime response conducted by the United States Department of Justice. He noted he will apply for a second engagement in 2021. He noted the Department received Commission on Accreditation for Law Enforcement Agencies (CALEA) accreditation in 2016 and 2020. He explained the accreditation involves review of policies which must meet or exceed national standards. He also reviewed the grants the Department had received. He noted victim services had improved significantly with the creation of the Victim Advocate position and
the partnership that had been created with the Family Crisis Council, who is now housed in the Police Department building.

Chief Stokes discussed the specific training that has taken place since 2016 and the current or completed process improvements:

- Currently in a policy development and review process for response to demonstrations and unlawful assemblies with the United States Department of Justice Collaborative Reform Initiative, Technical Assistance Center
- National Police Work Dog Association will be providing a review and assessment of the K9 program and policy through the North Carolina Association of Chiefs of Police
- North Carolina Association of Chiefs of Police will be providing assistance reviewing and assessing agency policy on discipline and promotion
- WPR Consulting is completing an assessment of internal diversity and inclusion within the Department and will be submitting a report to Chief and City Manager with a public report to Council
- Completed a School of Government officer wellness assessment regarding stress from pandemic, police reform, and handling demonstrations/riots

Chief Stokes noted the achievements of the Police Chief’s Advisory Board and commented they are currently developing objectives and goals for improved Police community engagement in 2020-2021.

Chief Stokes discussed use of force applications with Council and explained there has been difficulty in collecting accurate data. He noted the software that is used has limited capabilities, and he had to review each incident individually to determine demographic information for the applications. He reviewed officer involved shootings from 2016-2021. He stated in 2016 there were two officer involved shootings and both were Black males; in 2017 there were three incidents involving one white male and two Black males; in 2018 there were two incidents, one involving a Black male and the second involving a male whose race was classified as other. He added there have been no officer involved shootings since 2018.

Chief Stokes reviewed data for force applications from 2015 through 2021. He noted in 2015 the Police Department did not track display of weapons, and there was no supervisory review of the applications. He noted in 2017 staff began more closely tracking display of weapons and implemented supervisory review. He stated the totals for 2017 through 2021 were:

<table>
<thead>
<tr>
<th>Year</th>
<th>White Males</th>
<th>White Females</th>
<th>Black Males</th>
<th>Black Females</th>
<th>Hispanic Males</th>
<th>Hispanic Females</th>
<th>Unknown</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>2017</td>
<td>29</td>
<td>4</td>
<td>26</td>
<td>5</td>
<td>2</td>
<td>1</td>
<td>0</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>5</td>
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Mayor Pro Tem Heggins thanked Chief Stokes for his presentation and asked about the difference between stop sticks and spikes. Chief Stokes noted they are the same devices, but the names are used interchangeably.

Mayor Pro Tem Heggins indicated Chief Stokes stated the Use of Force policy was last updated in 2020. She asked what significant changes to the policy were made. Chief Stokes stated the most significant change came from CALEA which banned chokeholds. He stated the practice of chokeholds was not allowed, but it was not specifically prohibited in the policy. He added the policy was changed to specifically state chokeholds were not allowed.

Mayor Pro Tem Heggins referred to section 3.10 of the Use of Force Policy regarding the use of objectively reasonable and justness in determining the use of force as provided by guidance from the Supreme Court Case Graham vs. Connor. She asked for an example of something that would be considered unreasonable. Chief Stokes commented he cannot give a specific example. He noted in determining the use of force there are three factors officers are taught to consider: seriousness of the offense, danger to the public, and if a person is a danger or is fleeing an officer. He stated circumstances are different for each incident, and the determination is completely dependent on the event and the circumstances surrounding it. He commented there might be a use of force application he would never want an officer to use, but there could be a crisis event where the use of that force application would be appropriate to save a life.

Mayor Pro Tem Heggins asked how often officers are trained in use of force and if they use scenarios or a scale for determining the application of force to be used. Chief Stokes stated there used to be a continuum of force model which used a scale for escalation, but that model is outdated and should not be used. He stated training is provided to officers for how the three factors should be used in assessing public safety and danger. He commented the use of scenarios is the best hands-on training to teach officers how to respond with appropriate use of force. He added use of force incidents are also reviewed and used as teaching tools with officers.

Mayor Pro Tem Heggins commented the training described by Chief Stokes has raised her level of confidence that officers are comfortable using the tools they have been given.

Mayor Pro Tem Heggins indicated she would like to know how many lawsuits have been filed against the City since 2015 regarding use of force, and how many complaints have been filed with Internal Affairs regarding inappropriate use of force.

Councilmember Miller asked if there are opportunities for continuing education updates. Chief Stokes stated North Carolina requires officers to complete 24 hours of continuing education each year. He noted the Salisbury Police Department also requires officers to certify with any of the weapons they carry. He commented he is working to build a training regime for staff, but it has been difficult with the staffing challenges. He stated his two major focus areas have been staff and crime response, but he is working to move toward additional training for force and skills to move the Department forward.

Councilmember Post asked how the City’s staffing trends compare to other areas. Chief Stokes indicated the problem is a national one, and Salisbury’s numbers follow other cities. Mr.
Post commented Deputy Chief Shon Barnes was successful in engaging the community through community policing and he hopes the program will continue.

Councilmember Sheffield stated many of the issues have been connected to the pandemic, and she asked if the City’s statistics are similar to Rowan County’s. Chief Stokes commented there are years when the County is under the state or national average, but since the City is the County seat it tends to have a concentration of crime. Councilmember Sheffield encouraged Chief Stokes to have patience and remain diligent in his search for qualified officers, and she added Council will continue to support the Police Department.

Mayor Alexander questioned if there is something the City can do to work with other organizations to provide training to the community for interactions with the Police. Chief Stokes stated he is working with Dr. Roy Dennis and Ms. Mae Carroll to develop a program for community training and engagement.

Council thanked Chief Stokes for his report.

BOARDS AND COMMISSIONS

No appointments were made.

CITY ATTORNEY’S REPORT

City Attorney Graham Corriher had no report for Council.

CITY MANAGER’S REPORT

City Manager Lane Bailey presented the proposed FY21-22 budget to Council. He noted the budget has been a challenge because of COVID-19 but based on the increase in sales tax revenue and development permits, he is optimistic about the community’s ability to rebound from the pandemic.

Mr. Bailey noted departments were asked to make deep cuts to help balance the budget. He stated he anticipates finishing the current fiscal year with approximately $1.5 to $1.7 million in surplus which will be returned to Fund Balance. He indicated appropriating that surplus in FY21-22 will provide a means to address some of the staffing challenges and allow the completion of capital projects. He pointed out the proposed budget for FY21-22 maintains the current tax rate of $0.7196.

Mr. Bailey indicated General Fund contributions to the Transit Fund and Broadband Fund continue to have a significant impact on the budget. He stated the proposed budget includes a $2,945,040 transfer to the Broadband Fund, which is equivalent to 9.51 cents of the tax rate. He noted staff is exploring options to refinance the debt in order to reduce the tax burden for the remainder of the term. He stated if refinancing is possible, staff will bring the information to
Council in the new fiscal year after the budget is adopted. He commented the budget also includes a transfer of $630,000 to the Transit Fund. He explained of the $630,000, $510,000 is from property tax, which is equivalent to 1.64 cents of the tax rate, and the remaining $120,000 is from vehicle tax.

Mr. Bailey recommended the Capital Improvement Plan (CIP) again be postponed until a later date due to the uncertainties of the pandemic. He pointed out one of the largest items on the CIP is construction of Fire Station 3, and he stated it might be eligible for American Rescue Plan (ARP) funds, but the guidance for use of the funds is still under review. He added another major capital project that will have to be addressed is the construction of a second platform at the Depot. He indicated Council has committed to the project and staff will continue to review funding options.

Mr. Bailey reviewed the General Fund expenditures. He noted the proposed budget appropriates Fund Balance in the amount of $1,266,950, and staff anticipates this will reduce the Fund Balance of the General Fund to 31.59%, which is well above the Local Government Commission minimum requirement of 8% and above the Council recommended minimum of 24%. He pointed out the one-time capital projects in the amount of $909,923:

- Roof/HVAC Projects: $496,428
- Main/Innes Street Improvements: $250,000
- Police LiveScan and Video Software: $82,495
- Old Concord Sidewalk: $31,000
- Bell Tower Green: $50,000

Mr. Bailey indicated the remaining $357,027 Fund Balance appropriation will be used to provide a 5% increase for sworn police officers and 5% to 15% increase for certain positions in Public Works in order to address recruiting and retention challenges.

Mr. Bailey stated he recommends a 2% Cost of Living Adjustment (COLA) increase for employees effective January 1, 2022. He indicated the City has outstanding employees, and he expressed his pride in their work and the seamless service they provided in spite of the pandemic challenges.

Mr. Bailey noted the City entered into a new recycling contract last year, but the market for recyclables has continued to decline. He indicated Salisbury is one of the few municipalities in the region whose curbside collection program includes waste, single stream recycling, and limb and yard waste. He recommended a fee increase of $1.15 per month, from $19.06 to $20.21, for residential curbside collection sites with one waste container and one recycling container. He added commercial rates will increase $1.18 per month, from $19.62 to $20.80.

Mr. Bailey stated the Municipal Service District (MSD) has a separate tax rate of $0.176, and he recommend maintaining the current rate to assist in promoting substantial projects such as the Empire Hotel.

Mr. Bailey indicated Salisbury-Rowan Utilities (SRU) remains committed to its mission to provide high quality water and wastewater service to our customers throughout Rowan County
while providing excellent customer service to ratepayers. He stated major facility upgrades, as well as rehabilitation and replacement projects are continuing through SRU’s 10-Year CIP, which prioritizes and forecasts future capital needs. He noted SRU continues to implement a multi-year effort to rehabilitate aging gravity sewer lines throughout the system in an effort to reduce inflow and infiltration.

Mr. Bailey stated that staff is focused on maintaining fair and equitable rates for consumers, and he added it is costly to treat water and wastewater in compliance with state and federal regulations and also deliver excellent service. He indicated as a result of the cost, he recommended a 2% water and sewer increase based on the Consumer Price Index (CPI) for urban consumers for the South Region (CPI-U). He noted an average monthly residential water and sewer utility bill, for a customer using 4,000 gallons, would be $60.59. He added this is an increase of $1.16 or about 3.8 cents per day.

Mr. Bailey commented the Stormwater Department is currently working with HDR Consultants to develop a CIP. He pointed out the City experienced several significant flooding issues during the last year that reflect the need for continued Stormwater maintenance and improvement projects. He noted he is proposing a rate increase of $.08 to offset inflation and to provide funds for Stormwater projects. He added this is based on the 2% CPI increase. Mr. Bailey stated Stormwater projects might be eligible for ARP funds as the guidance is reviewed.

Mr. Bailey informed Council the proposed budget includes a General Fund contribution to the Fibrant Fund of $2,945,040 in order to balance the fund. He added the recommended budget includes $300,000 in principal debt payment toward the inter-fund loan to the Water & Sewer Fund, plus 1% interest. He stated the partnership with Hotwire continues to move forward, and Hotwire has been able to provide reduced rates for lower income users that the City would not have been able to provide. He pointed out the pandemic has emphasized the importance of having an internet connection.

Mr. Bailey stated the majority of funding for Transit is provided through federal and state grants, and he noted the proposed budget includes a General Fund contribution for FY21-22 of $630,000. He explained that Transit received Coronavirus Aid, Relief, and Economic Security (CARES) funds in FY20-21, which reduced the General Fund contribution in the current year, but the State cut its State Maintenance Assistance Program funds in response. He stated $111,125 of the grant funds will be used to balance the FY21-22 budget. Mr. Bailey pointed out Transit operated fare free for FY20-21 resulting in the loss of budgeted revenue. He commented the proposed budget includes six months of fares and ticket sales.

Mr. Bailey noted Delta sheets are included in the budget message that indicate significant changes in the General Fund, Water/Sewer Fund, Stormwater Fund and Transit Fund. He commented it appears May 26, 2021 will work for a budget work session to review the budget in detail with Council. He also asked Council to set a public hearing on the proposed budget on June 1, 2021.

Councilmember Post indicated he would make a motion to set a public hearing. Mr. Bailey asked Council about the format of the next meeting and if Council wished to continue to meet virtually or return to an in-person meeting.
Mayor Alexander asked Council their preference for the June 1, 2021 meeting. Councilmember Post stated he thinks Council should wait until July to transition. He commented it is difficult to know who has been vaccinated, and it could put people at risk.

Councilmember Miller commented he would honor Mr. Post’s request to wait until July. He stated Council needs to determine when it will return, but as long as there is a date determined he supports waiting.

Councilmember Sheffield stated only 28% of the County has been vaccinated. She added over 100 people have participated in public comment since Council began its virtual meetings, and she does not think meeting virtually has kept people from participating. She agreed Council needed to work on a date to come back together for its meetings.

Mayor Pro Tem Heggins stated she agrees July seems like a reasonable time to come back together.

Mayor Alexander stated the equipment is in place in Council Chambers to allow Council to be present in the Chamber and still use Zoom if someone wants to participate virtually. She added she thinks there has been higher participation in the virtual format than in many cases where meetings were held in Council Chambers.

By consensus, Council agreed to work towards July 20, 2021 for meeting in person with the understanding they will continue to monitor the cases and data.

Thereupon, Councilmember Miller made a motion to set a public hearing for June 1, 2021 to receive public input on the proposed budget via Zoom. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

COUNCIL COMMENTS

Councilmember Sheffield congratulated Officer Shanita Millsaps on her retirement and thanked her for her service.

Councilmember Miller commented it is good to see new faces as part of the Planning Team.

Councilmember Post commented on a solarization program being implemented in Asheville and stated he will provide the information to staff.

MAYOR PRO TEM COMMENTS

Mayor Pro Tem Heggins congratulated Officer Millsaps on her retirement. She also congratulated Judge Anna Mills Wagoner on her retirement and for her service to the community.
Mayor Pro Tem Heggins indicated the Public Art Committee gathered a selection committee to review submission for the Paint the Pavement initiative. She noted there were 32 submissions, and she thanked Ms. Whitney Williams and Ms. Taylor Ellerbee for their work on the project.

**MAYOR’S ANNOUNCEMENTS AND COMMENTS**

**Wine About Winter**

Mayor Alexander announced Downtown Salisbury, Inc. will host the 8th Annual Wine About Winter event Friday, June 18, 2021 from 5:00 p.m. until 9:00 p.m. Tickets include a tasting pass, signature Wine About Winter tasting glass and a carrying bag. For ticket sales and detailed information visit www.downtownsalisburync.com or call (704) 637-7814. Tickets are $22.50 in advance and $30 the day of the event.

**Salisbury High School Parade**

Mayor Alexander announced there will be a parade Saturday, May 22, 2021 at 9:00 a.m. in downtown Salisbury to honor the State Championship football team and two State Championship swimmers from Salisbury High School. She invited Council to join other elected officials at the square to congratulate the State Champions. She also thanked staff for their assistance to make the parade possible.

**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 8:51 p.m.

__________________________
Karen Alexander, Mayor

__________________________
Kelly Baker, City Clerk
Agenda Item Request Form

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

Requested Council Meeting Date:  6/1/2021

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

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

Requested Agenda Item:  Salisbury Paul Bruhn Grant Contract Authorization -121 W. Council Street

Description of Requested Agenda Item:  On May 4, 2021 City Council authorized the City Manager to enter into contracts with four (4) recipients of the Salisbury Paul Bruhn Revitalization Grant program. The selection committee has also recommended a fifth project to receive a grant award located at 121 W. Council Street, summarized below. Sufficient funds are available to award the project at the maximum amount it is eligible for per the program guidelines.

<table>
<thead>
<tr>
<th>Address:</th>
<th>121 W. Council Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project/Property Name:</td>
<td>Southern Bell Building (a.k.a. The Salisbury</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Iron Horse Development, Josh Barnhardt</td>
</tr>
<tr>
<td>Project Scope:</td>
<td>Complete rehabilitation of building into 12 apartments; climate controlled storage on basement level; Verizon network operation center</td>
</tr>
<tr>
<td>Estimated Capital Investment:</td>
<td>$2,200,000</td>
</tr>
<tr>
<td>Grant Award:</td>
<td>$150,000 (maximum per the grant guidelines)</td>
</tr>
</tbody>
</table>

More information about the Salisbury Paul Bruhn Grant program is available at: https://salisburync.gov/Government/Community-Planning-Services/Grants-and-Incentives/Paul-Bruhn-Downtown-Historic-Revitalization-Grant

Attachments:  ☒ Yes  ☐ No

Fiscal Note:  Sufficient funds are available in the FY 21 budget to cover cost of contract.

Action Requested of Council for Agenda Item:  Council to consider authorizing the City Manager to execute a contract with Iron Horse Development for a Salisbury Paul Bruhn Grant in the amount of $150,000 to rehabilitate 121 W. Council Street.

Contact Information for Group or Individual:  Hannah Jacobson, Community Planning Services, (704) 638-5230, hannah.jacobson@salisburync.gov.
☐ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

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

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:
REQUEST: Authorize the City Manager to execute a contract with Iron Horse Development for a Salisbury Paul Bruhn Grant in the amount of $150,000 to rehabilitate 121 W. Council Street.
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</table>
Salisbury City Council
Agenda Item Request Form

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

Requested Council Meeting Date:  June 1, 2021

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

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

Requested Agenda Item:  Council to consider adopting a Budget Ordinance Amendment to the FY 2020-2021 budget in the amount of $369,171 to appropriate revenue from the CARES Act - Community Development Block Grant – CV.

Description of Requested Agenda Item:  The City of Salisbury has received two installments of CARES Act funding administered through the Community Development Block Grant Program (CDBG-CV). Council has previously approved the use of these funds for services that will assist in preparing for, preventing and responding to the Coronavirus. The budget ordinance is necessary to appropriate the funds into the FY 20-21 budget.

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 adoption of a budget ordinance amendment to the FY 2020-2021 budget to appropriate $369,171 to the Community Development Block Grant – Coronavirus (CDBG-CV) fund.

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

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

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

FINANCE DEPARTMENT INFORMATION:

_________________________________   _____________________________
Finance Manager Signature     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:
AN ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE CDBG CARES FUNDS

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

Section 1. The City has been awarded 2 grants from the U. S. Department of Housing and Urban Development through the CARES Act. NC General Statutes require that the City appropriate this revenue so that it can be legally spent.

Section 2. That the 2020-2021 Budget Ordinance of the City of Salisbury, adopted on June 19, 2020, is hereby amended as follows:

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

(1) Increase line item 055-612-539-5511.60 $369,171
CDBG-CV Expenditures

(2) Increase line item 010-000-000-4442.05 $369,171
CDBG-CV Grant

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

Section 4. That this ordinance shall be effective from and after its passage.
Salisbury City Council
Agenda Item Request Form

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

Requested Council Meeting Date:  June 1, 2021

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

Name of Presenter(s):  N/A

Requested Agenda Item:  Certificate of Sufficiency and Resolution – PFJ Southeast, LLC

Description of Requested Agenda Item:
The Engineering Department, on behalf of the City Clerk, has investigated the sufficiency of the petition received for the voluntary annexation of PFJ Southeast, LLC, parcels 408-024 and 408-089 in Rowan County. The petition contains a description of the proposed annexation area, as well as signatures of the sole property owner. Additionally, the following conditions are met:

1. The nearest point on the proposed satellite is not more than three miles from the primary corporate limits of Salisbury.
2. No point on the proposed satellite is closer to the primary corporate limits of another city than to the primary corporate limits of Salisbury.
3. The area is situated such that Salisbury will be able to provide the same services within the proposed satellite corporate limits as are provided within the primary corporate limits.
4. No subdivision, as defined in G.S. 160A-376 will be fragmented by this proposed annexation.

The petition is, therefore, sufficient in accordance with G.S. 160A-58.1. A public hearing shall be conducted by City Council on July 20, 2021.

Attachments:  □ Yes  □ No

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

Fiscal impact is unknown at this time. This will be included in the next step of the process.

Action Requested of Council for Agenda Item:  (Please note if item includes an ordinance, resolution or petition)
City Council to receive the Certificate of Sufficiency and adopt a Resolution setting the date of the public hearing for July 20, 2021 for the voluntary annexation of PFJ, Southeast, LLC, Parcels 408-024 and 408-089

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

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

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

Finance Manager Signature ____________________________ Department Head Signature ____________________________

Budget Manager Signature ____________________________

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

For Use in Clerk’s Office Only

☐ Approved

☐ Declined

Reason:
CERTIFICATE OF SUFFICIENCY

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

I, Kelly K. Baker, City Clerk, do hereby certify that I have investigated the petition for PFJ Southeast, LLC, attached hereto and have found as a fact that said petitions are signed by all owners of real property lying in the area described therein, in accordance with G. S. 160A-58.1.

In witness thereof, I have hereto set my hand and affixed the Seal of the City of Salisbury, this 24th day of May, 2021.

(SEAL)

Kelly K. Baker
City Clerk
PETITION REQUESTING VOLUNTARY ANNEXATION  
FOR PFJ Southeast LLC, Parcels 408 024 & 408 089

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

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

Property ID  Printed Name  Signature  Owner’s Address  
(tax number)  (and title if business entity)  

TM 408  PCL 024  PFJ Southeast, LLC  David Clouthier, Authorized Representative  PO Box 54650  Lexington, KY 40555

TM 408  PCL 089  

(Attach additional petition forms if needed)  Form Revised 2-08

Contact Person Liz Peterson  Telephone Number (865) 474-3802

For Office Use Only:

Total number of parcels 2  Number Signed 2  % Signed 100  Date Returned 5/10/20  
Contiguous per GS 160A-31  or Non-contiguous “satellite” per GS 160A-58  (check one)

CITY OF SALISBURY  
P.O. BOX 479, SALISBURY, NORTH CAROLINA 28145-0479
EXHIBIT A

Beginning at a existing 6x6 concrete r/w marker located at the southeast intersection of Peeler Road (SR# 2538) and I-85 Service Road (Furniture Drive, SR# 2584); thence along and with the eastern right of way I-85 Service Road (Furniture Drive, SR# 2584) the following (6) courses and distances: (1) S 30°51′44″ W, 62.48′ to an existing 5/8″ rebar; (2) S 30°51′44″ W, 65.62′ to an existing 6x6 concrete r/w marker; (3) on a curve to the left having a radius of 328.10′ and a chord bearing and distance of S 11°20′50″ W, 218.76′ to an existing 6x6 concrete r/w marker; (4) on a curve to the left having a radius of 2834.79′ and a chord bearing and distance of S 10°40′57″ E, 248.25′ to an existing 6x6 concrete r/w marker; (5) S 13°13′34″ E, 541.42′ to an existing 6x6 concrete r/w marker; and (6) S 08°52′51″ E, 122.92′ to an existing 5/8″ rebar; thence leaving the eastern right of way of I-85 Service Road (Furniture Drive, SR# 2584), S 86°09′32″ E, 51.11′ to an existing cotton gin spike; thence S 07°31′58″ W, 104.44′ to an existing 5/8″ rebar; thence S 82°32′58″ E, 72.26′ to an existing 3 ¼″ aluminum r/w disk located in the western line of the on ramp to I-85; thence along and with the western line of the on ramp to I-85 the following (3) courses and distances: (1) N 19°10′37″ E, 357.46′ to an existing 5/8″ rebar; (2) N 21°55′53″ E, 187.62′ to an existing 3 ¼″ aluminum r/w disk; and (3) with a curve to the right having a radius of 726.62′ and a chord bearing and distance of N 38°47′56″ E, 123.42′ to an an existing 3 ¼″ aluminum r/w disk located in the western right of way line of Peeler Road (SR# 2538); thence along and with the western right of way line of Peeler Road (SR#2538) the following (4) courses and distances: (1) N 32°27′21″ W, 68.55′ to an existing 3 ¼″ aluminum r/w disk; (2) N 33°47′12″ W, 157.01′ to an existing MAG nail; (3) N 46°37′06″ E, 20.36′ to an existing 5/8″ rebar; and (4) N 33°16′24″ W, 184.30′ to an existing 5/8″ rebar; thence within the right of way of Peeler Road (SR# 2538) the following (2) courses and distance: (1) N 07°39′05″ E, 79.91′ to an existing 5/8″ rebar; and (2) N 50°28′27″ W, 180.98′ to an existing 5/8″ rebar located in the western right of way of Peeler Road (SR# 2538); thence along and with the western right of way of Peeler Road (SR# 2538), N 33°16′01″ W, 208.79′ to an existing 6x6 concrete r/w marker the point of beginning; containing 8.754 acres (381,327.69 Sq. Ft.) and being Parcel ID: 408-024 and Parcel ID: 408-089, Rowan County, North Carolina according to a survey prepared for PFJ Southeast LLC, by Brad K. Curry (PLS# L-3989) dated April 30, 2021.
“RESOLUTION SETTING DATE OF PUBLIC HEARING ON QUESTION OF THE ANNEXATION OF 8.754 ACRES (PFJ SOUTHEAST, LLC), LOCATED OFF FAITH ROAD AND IDENTIFIED ON TAX MAP 408 PARCELS 024 AND 089, IN ACCORDANCE WITH NCGS 160A-58.1.

WHEREAS, petitions requesting the annexation of PFJ Southeast, LLC, as described herein have been received; and

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

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

Section 1. That a public hearing on the question of annexation of the area described herein will be held at the City of Salisbury Council Meeting, at 6:00 p.m. on July 20, 2021.

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

Beginning at an existing 6x6 concrete r/w marker located at the southeast intersection of Peeler Road (SR# 2538) and I-85 Service Road (Furniture Drive, SR# 2584); thence along and with the eastern right of way I-85 Service Road (Furniture Drive, SR# 2584) the following (6) courses and distances: (1) S 30°51'44" W, 62.48' to an existing 5/8" rebar; (2) S 30°51'44" W, 65.62' to an existing 6x6 concrete r/w marker; (3) on a curve to the left having a radius of 328.10' and a chord bearing and distance of S 11°20'50" W, 218.76' to an existing 6x6 concrete r/w marker; (4) on a curve to the left having a radius of 2834.79' and a chord bearing and distance of S 10°40'57" E, 248.25' to an existing 6x6 concrete r/w marker; (5) S 13°13'34" E, 541.42' to an existing 6x6 concrete r/w marker; and (6) S 08°52'51" E, 122.92' to an existing 5/8" rebar; thence leaving the eastern right of way of I-85 Service Road (Furniture Drive, SR# 2584), S 86°09'32" E, 51.11' to an existing cotton gin spike; thence S 07°31'58" W, 104.44' to an existing 5/8" rebar; thence S 82°32'58" E, 72.26' to an existing 3 ¼" aluminum r/w disk located in the western line of the on ramp to I-85; thence along and with the western line of the on ramp to I-85 the following (3) courses and distances: (1) N 19°10'37" E, 357.46' to an existing 5/8" rebar; (2) N 21°55'53" E, 187.62' to an existing 3 ¼" aluminum r/w disk; and (3) with a curve to the right having a radius of 726.62' and a chord bearing and distance of N 38°47'56" E, 123.42' to an existing 3 ¼" aluminum r/w disk located in the western right of way line of Peeler Road (SR# 2538); thence along and with the western right of way line of Peeler Road (SR# 2538) the following (4) courses and distances: (1) N
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Section 3. Notice of said public hearing shall be published in the SALISBURY POST at least (10) days prior to the date of said public hearing.”

____________________________
Karen K. Alexander, Mayor

ATTEST:

____________________________
Kelly K. Baker, City Clerk
S a l i s b u r y  C i t y  C o u n c i l
A g e n d a  I t e m  R e q u e s t  F o r m

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

Requested Council Meeting Date:  June 1, 2021

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

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

Requested Agenda Item: Council to consider award of a contract for Asbestos Abatement Services at the Former Kesler Mill site, located at 423 N. Martin Luther King Jr. Avenue.

Description of Requested Agenda Item: The City of Salisbury was awarded a $500,000 grant from the Environmental Protection Agency to conduct environmental remediation of the former Kesler Mill site. Working together, the City and Cardno, the City’s consultant the Brownfields Program, released a Request for Proposals to remove the Asbestos-Containing Materials (ACM) located on site. Five responses to the RFP were received. Consistent with a recommendation from Cardno, Staff is now requesting that Council authorizing the City Manager to execute a contract in the amount of $129,800.00 with DARI (Demolition and Asbestos Removal, Inc.), a D.H. Griffin Company, to complete the Asbestos Abatement Services at the former Kesler Mill site. The City has a signed agreement with Rowan County to waive landfill fees.

Attachments:  ☒ Yes  ☐ No

- Technical Memo RE: Recommendation for Kesler Mill Asbestos Abatement Services

Fiscal Note: Sufficient funds are available in the FY21 budget to cover cost of contract.

Action Requested of Council for Agenda Item: Consider authorizing the City Manager to award a contract in the amount of $129,800 to DARI (Demolition and Asbestos Removal, Inc.), a D.H. Griffin Company, to complete the Asbestos Abatement Services at the former Kesler Mill site.

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

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

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

FINANCE DEPARTMENT INFORMATION:

S. Wade Funches  
Finance Manager Signature

Hannah Jacobson  
Department Head Signature

Anna Bumaun  
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:
Technical Memorandum

Date: Monday, 26 April 2021

Project No: PB00301000

To: Hannah Jacobson, Planning Director
City of Salisbury

cc: Gayla Long, Purchasing Coordinator

From: Joe Morici

RE: Recommendation for Kesler Mill Asbestos Abatement Services

Introduction

On March 9, 2021, Cardno released a Request for Proposals (Attachment A) for Asbestos Abatement Services at the Former Kesler Mill/Fieldcrest Cannon Plant #7 site, located at 423 N. Martin Luther King Jr. Avenue. A mandatory pre-proposal conference was held on site on March 18, 2021, and proposals were due April 1, 2021. Cardno received five (5) responses to the RFP and evaluated each based on price, contractor’s qualifications and capabilities, past project experience, licenses and certifications, and safety. The following is a summary of our evaluation and our recommendation.

Price Comparisons

The following table provides a comparison of the prices proposed by each firm on the Attachment 1 – Price Form in each of their proposals. Responses varied with two firms’ totals in the $125-$175k range, and three firms’ totals in the $450-$550k range. Unit costs also varied significantly with a low of $12.95 and a high of $60.50 per cubic yard (CYD) for Asbestos-Containing Materials (ACM) Abatement; while unit costs for Debris Removal ranged from $6.63 to $30 per CYD.

<table>
<thead>
<tr>
<th>BIDDER/SCOPE</th>
<th>DARI / DH Griffin</th>
<th>EHG</th>
<th>KTF</th>
<th>CCI</th>
<th>HEPACO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health &amp; Safety Plan</td>
<td>$1,800.00</td>
<td>$250.00</td>
<td>-</td>
<td>$1,500.00</td>
<td>$1,200.00</td>
</tr>
<tr>
<td>Public Meeting</td>
<td>$2,500.00</td>
<td>$400.00</td>
<td>-</td>
<td>$1,200.00</td>
<td>$300.00</td>
</tr>
<tr>
<td>Mobilization &amp; Demolition</td>
<td>$4,500.00</td>
<td>$3,500.00</td>
<td>$750.00</td>
<td>$3,100.00</td>
<td>$13,500.00</td>
</tr>
<tr>
<td>Permits &amp; Fees</td>
<td>$300.00</td>
<td>-</td>
<td>-</td>
<td>$21,600.00</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>ACM Abatement</td>
<td>$54,315.00</td>
<td>$51,800.00</td>
<td>$237,000.00</td>
<td>$170,000.00</td>
<td>$236,000.00</td>
</tr>
<tr>
<td>per/CYD</td>
<td>$13.57</td>
<td>$12.95</td>
<td>$59.25</td>
<td>$42.50</td>
<td>$60.50</td>
</tr>
<tr>
<td>Debris Removal</td>
<td>$66,385.00</td>
<td>$109,000.00</td>
<td>$210,000.00</td>
<td>$260,000.00</td>
<td>$294,000.00</td>
</tr>
<tr>
<td>per/CYD</td>
<td>$6.63</td>
<td>$10.90</td>
<td>$21.00</td>
<td>$26.00</td>
<td>$30.00</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td>$129,800.00</td>
<td>$164,950.00</td>
<td>$447,750.00</td>
<td>$457,400.00</td>
<td>$546,500.00</td>
</tr>
</tbody>
</table>

Considering just the two lowest price proposals, DARI has a total of $9,100 initial costs (Health & Safety Plan, Public Meeting, Mobilization and Demobilization, and Permit & Fees); and EHG has a total of...
$4,150. EHG also proposes $2,515 less for the abatement of 4,000 CYD of ACM. However, DARI proposes a significantly lower unit cost for debris removal (almost 40% less than EHG), resulting in a savings of $42,616. Thus, DARI’s overall total proposed cost is $35,150 less than EHG (2nd lowest) and $416,700 less than HEPACO’s price (the highest). Given that the quantity of debris is more likely to increase rather than the quantity of ACM, DARI’s unit costs are also more advantageous.

**Contractor’s Qualifications and Capabilities**

All five respondents attended the pre-proposal conference (*Attachment B*). Each proposal provided some level of detail on the respondent’s qualifications and capabilities. The complete proposals are included as *Attachments C-G*. The following is a brief summary of each:

**DARI**
- DARI established in 1985 as an affiliate of D.H. Griffin Companies in Greensboro, NC
- 33 years of experience in demolition and abatement
- Woman-owned Business Enterprise (WBE)
- Annual revenues between $25-30 million last three years
- 200+ employees, fleet of excavators, trucks, and equipment

**EHG**
- A Prism Spectrum Company
- 18 locations, including Concord, Charlotte, and two in Raleigh, NC
- Provided summaries of experience with large-scale abatement, remediation, and demolition
- 700+ employees

**KTF**
- Small business based in Winston-Salem, NC
- 18 years of experience
- On NC DOT right-of-way contract for 9 years
- 4 full-time and 10 part-time employees

**CCI**
- Local office in Salisbury, NC
- 29 years of experience
- Provided brief overview of abatement, remediation, and demolition capabilities
- No specifics provided, but states “maintain a wide variety of demolition equipment”

**HEPACO**
- Office in Charlotte, NC
- 37 years of experience
- Provided a detailed work plan for the proposed scope, including equipment to be used, the process, and safety precautions to be taken

In addition to the qualifications and capabilities presented in the proposals, Cardno has first-hand experience with each of the five companies on abatement, demolition, and remediation projects. In Cardno’s opinion, each firm is qualified and capable of completing the proposed scope of work.

**Past Project Experience**

The RFP requested respondents provide at least three relevant examples of past project experience, including the scope of work and client contact information. The following table summarizes the responsiveness of each for the requested information:
While some provided more examples and more details on the projects, all of the respondents provided at least three past project examples with sufficient detail to demonstrate they have experience with projects of similar scope and magnitude. All but KTF provided client contact information for the projects.

**Licenses and Certifications**

The RFP requested respondents provide copies of asbestos licenses for all workers performing asbestos abatement, current Hazardous Waste Operations and Emergency Response (HAZWOPER) training certificates for all site workers, and HAZWOPER supervisor training certificate for the supervisor of the project.

**DARI**
DARI provided a letter from their EHS Compliance Manager certifying they currently have approximately 75-85 accredited personnel, and upon award will provide the required certificates for each project staff member. DARI also provided one asbestos supervisor certificate and one HAZWOPER certificate.

**EHG**
EHG provided asbestos licenses and HAZWOPER training certificates for five staff members. A HAZWOPER supervisor certificate was not provided.

**KTF**
KTF provided one asbestos license and two HAZWOPER training certificates. A HAZWOPER supervisor certificate was not provided.

**CCI**
CCI stated all HAZWOPER certificates and asbestos licenses will be provided upon project award.

**HEPACO**
HEPACO provided HAZWOPER certificates and asbestos licenses for 12 staff members. A HAZWOPER supervisor certificate was not provided.

While none of the respondents provided all of the requested documentation, Cardno believes each has the necessary certifications to complete the work. Cardno recommends including in the contract the requirement to provide all HAZWOPER and asbestos licenses for site workers prior to the initiation of any site work.

**Safety**

The following table shows the latest Experience Modification Rating (EMR), as provided by each respondent.

<table>
<thead>
<tr>
<th>BIDDER</th>
<th>DARI / DH Griffin</th>
<th>EHG</th>
<th>KTF</th>
<th>CCI</th>
<th>HEPACO</th>
</tr>
</thead>
<tbody>
<tr>
<td>EMR</td>
<td>0.68</td>
<td>0.57</td>
<td>1.00</td>
<td>0.84</td>
<td>0.81</td>
</tr>
</tbody>
</table>

An average EMR is 1.0, and the lower the number is below 1.0 indicates the degree to which an insurance carrier considers the company safer than the average. As the table indicates, all the respondents have average or lower EMRs, indicating relatively good safety records.
Conclusions and Recommendations

Cardno believes the respondents provided sufficient information to evaluate their ability to complete the project as requested. As the Price Comparisons showed, DARI proposed the lowest cost with significantly reduced unit costs as compared to the three highest respondents. The two lowest bidders (DARI and EHG) have similar qualifications, capabilities, and project experience to the other three; and they have the two lowest EMR ratings. Comparing the non-price attributes of DARI and EHG’s proposals also did not yield a reason to recommend EHG’s higher price. Therefore, Cardno believes DARI proposal represents the best value from a qualified firm to complete the scope of work.

As a final check, Cardno contacted selected client references provided by DARI as of examples of past project experience. Cardno attempted to call and e-mail eight of the contact. Four of the contacts appear to no longer be with the companies, as e-mail were returned undeliverable. Cardno received responses from two of the other four contacts as of April 26. The references indicated strong satisfaction with the performance by DARI and noted change orders only for additional scope items. On a scale of 1 to 10, with 10 being the best, the references rated DARI an 8 and 9. The responses are documented in Attachment H.

Therefore, Cardno recommends the City of Salisbury enter into contract negotiations with DARI, a D.H. Griffin Company, to complete the Asbestos Abatement Services at the former Kesler Mill Site.
Requested Council Meeting Date: June 1, 2021

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

Name of Presenter(s): Emily Vanek, Planner

Requested Agenda Item: Endorse the Ella Brown Cannon House at 202 South Fulton Street, Salisbury, NC to be listed in the National Register of Historic Places.

Description of Requested Agenda Item: The Ella Brown Cannon House at 202 South Fulton Street is being nominated to the National Register of Historic Places. As the local Certified Local Government (CLG), the City is tasked with receiving public comment regarding the property’s eligibility for listing in the National Register. Comments received, and subsequent recommendation to list or not list, are to be sent to the State Historic Preservation Office (SHPO) in advance of the National Register Advisory Committee (NRAC) meeting on June 10, 2021. From there, the nomination will proceed to the National Park Service. A public hearing was held on May 18, 2021 and remained open for 24 hours. No comments were received.

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 endorse the listing of the Ella Brown Cannon House at 202 South Fulton Street on the National Register of Historic Places.

Contact Information for Group or Individual: Emily Vanek, Planner, 704-638-5311, emily.vanek@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****
Salisbury City Council
Agenda Item Request Form

For Use in Clerk’s Office Only

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
MEMO

TO: Salisbury City Council

FROM: Emily Vanek

DATE: May 24, 2021

RE: Public Comment on National Register Eligibility—Ella Brown Cannon House, 202 South Fulton Street

The Ella Brown Cannon House at 202 South Fulton Street, Salisbury, is under consideration for nomination to the National Register of Historic Places. As the Certified Local Government, the City is required to hold a public comment period at the Historic Preservation Commission and City Council regarding the proposed nomination. The Historic Preservation Commission will receive public comment at their meeting on May 13, 2021. Comments received and subsequent recommendation is then sent to the State Historic Preservation Office and the property owners regarding the eligibility of the property to be listed in the National Register of Historic Places. The nomination will be reviewed at the National Register Advisory Committee’s meeting on June 10, 2021. Pending the NRAC’s decision, the application will proceed to the National Park Service for final review.

A copy of the nomination is attached for Council’s review and consideration. A copy of the nomination is attached for your review and consideration. The Ella Brown Cannon House was constructed in 1905 in the Southern Colonial Revival style. The property is being proposed for listing under Criterion C as a property that embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. The Ella Brown Cannon House is located within the Salisbury National Historic District and West Square Local Historic District.
Public Comment | National Register Nomination of the Ella Brown Cannon House

• As the CLG, Salisbury HPC and City Council are required to receive public comment and provide a report to SHPO

• Ella Brown Cannon House – 202 South Fulton Street
  • Constructed circa 1906
  • Southern Colonial Revival style
  • Located within West Square Local Historic District and Salisbury National Historic District

• Proposed to be listed under Criterion C as a property that embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
April 7, 2021

Hannah Jacobson, Planning Director
City of Salisbury
P.O. Box 479
Salisbury, NC 28145

RE: Ella Brown Cannon House, 202 S. Fulton Street, Salisbury, Rowan County

Dear Ms. Jacobson:

Enclosed is a copy of the nomination for the Ella Brown Cannon House, which is scheduled for presentation to the North Carolina National Register Advisory Committee on June 10, 2021. For more information about meeting details and updates on how to view the meeting, please visit the Secretary of State’s Public Meeting Calendar at https://sosnc.gov/online_services/calendar/Search and search “National Register Advisory Committee.” A copy of the notification letter sent to the property owner is enclosed for your information.

As a Certified Local Government, you normally have sixty (60) days in which to comment on the proposed nomination. If you do not respond by June 9, 2021 on the proposed nomination, approval of it will be assumed. Please note that Salisbury Historic Preservation Commission is to provide an opportunity for public comment on this nomination according to the terms specified in the certification agreement the city signed with this office. A copy of your notice to the public should be forwarded to our office along with any comments the Salisbury Historic Preservation Commission, and Mayor Alexander or the Salisbury City Council wish to make on the nomination to satisfy federal and state requirements.

Please use the enclosed comment forms to send us the responses. If you have any questions concerning this nomination, we will be happy to help. Please direct any inquiries to our State Historic Preservation Office’s National Register Coordinator, Jenn Brosz, at jenn.brosz@ncdcr.gov.

Sincerely,

[Signature]

Ramona M. Bartos, Deputy
State Historic Preservation Officer

RMB/jhs

Enclosures
cc: Hannah Jacobson, Planning Director, Salisbury Historic Preservation Commission
    Greg Edds, Chairman, Rowan County Board of Commissioners
The federal and state guidelines for the Certified Local Government Program require that the CLGs participate in the process of nominating properties to the National Register of Historic Places. This participation involves the review of nominations within the jurisdiction of the CLG by the CLG Commission and the chief elected local official. Opportunity for public comment must be provided during the 60-day comment period. The commission and the chief elected official are required to submit comments to the State Historic Preservation Office and the owner of the property relaying their findings as to the eligibility of the property under consideration for listing in the National Register. The attached forms are provided for you to facilitate your review of nominations and your submittal of comments to the State Historic Preservation Office. A copy of the criteria for listing in the National Register is also enclosed for your reference and use.

Although the federal regulations governing the CLG program call for the chief elected local official to provide comments on proposed National Register nominations within the CLG jurisdiction, North Carolina law stipulates that the mayor or chairman of the board of county commissioners may act only in an administrative capacity on behalf of the local governing board. If a certified local government has doubts about the legality of the chief elected official assuming sole responsibility for comments on proposed National Register nominations, it may wish to consider two alternatives: 1) having the governing board review the nominations or 2) having the governing board pass a resolution granting the chief elected local official the authority to furnish comments on behalf of the governing board.
In order to fulfill the required comment procedures, please complete the information below and the appropriate comment paragraph that is attached after you have reviewed the nomination. This information should be returned to Jenn Brosz, National Register Coordinator; Survey and National Register Branch, North Carolina State Historic Preservation Office; 4617 Mail Service Center, Raleigh, North Carolina 27699-4617.

COMMENTS ARE DUE IN THE STATE HISTORIC PRESERVATION OFFICE BY: June 9, 2021

1. Name of Certified Local Government: City of Salisbury

2. Name of CLG Commission: Salisbury Historic Preservation Commission

3. Property being reviewed for nomination: Ella Brown Cannon House

4. Please attach documentation of the measures taken to provide for public comment during the nomination review and a record of any comments received, as per your certification agreement with the State Historic Preservation Office.

5. In approving local governments for certification, the SHPO may have stipulated that the Commission obtain the services of professional historians, architectural historians, or archaeologists when reviewing National Register nominations, if those disciplines are not represented in the Commission membership. If this stipulation applies to you, please note the name of the professional you consulted below and his/her appropriate field. If you have any questions about the applicability of this stipulation to your commission, contact Kristi Brantley, Certified Local Government Coordinator, State Historic Preservation Office at 919.814.6576.
THE CLG COMMISSION SHOULD COMPLETE ONE OF THE FOLLOWING PARAGRAPHS:

A. We, the Salisbury Historic Preservation Commission, have reviewed and discussed the nomination for the Ella Brown Cannon House and find that the property meets the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, recommend that the property be submitted for listing in the Register.

Commission chair’s signature and date

B. We, the Salisbury Historic Preservation Commission, have reviewed and discussed the nomination for the Ella Brown Cannon House and find that the property does not meet the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, do not recommend that the property be submitted for listing in the Register. The reasons for our findings concerning this nomination are stated below (use additional sheet if necessary).

Commission chair’s signature and date
C. I, Mayor Karen Alexander, or We, the Salisbury City Council, have reviewed the nomination for the Ella Brown Cannon House and find that the property meets the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, recommend that the property be submitted for listing in the Register.

Additional Comments:

__________________________
Chief Local Elected Official’s signature and date

D. I, Mayor Karen Alexander, or We, the Salisbury City Council, have reviewed the nomination for the Ella Brown Cannon House and find that the property does not meet the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, do not recommend that the property be submitted for listing in the Register. The reasons for my (or our) findings concerning this nomination are stated below (use additional sheet if necessary).

Additional comments:

__________________________
Chief Local Elected Official’s signature and date
Ella Braun Cannon House, Salisbury, Rowan County
United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter 'N/A' for 'not applicable.' For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property
   Historic name: Cannon, Ella Brown House
   Other names/site number: Cannon-Guillie House, Cannon-Guille-Fisher House
   Name of related multiple property listing: N/A
   (Enter "N/A" if property is not part of a multiple property listing)

2. Location
   Street & number: 202 South Fulton Street
   City or town: Salisbury
   State: NC
   County: Rowan
   Not For Publication: □ N/A
   Vicinity: □ N/A

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, as amended,
   I hereby certify that this □ nomination □ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
   In my opinion, the property □ X □ meets □ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
   □ national □ statewide □ local
   Applicable National Register Criteria:
   □ A □ B □ C □ D

Signature of certifying official/Title: __________________________ Date __________________________

North Carolina Department of Natural and Cultural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property □ X □ meets □ does not meet the National Register criteria.

Signature of commenting official: __________________________ Date __________________________

Title: __________________________ State or Federal agency/bureau or Tribal Government
4. National Park Service Certification

I hereby certify that this property is:

☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain): ____________________________

Signature of the Keeper ____________________________ Date of Action ____________________________

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: ☒

Public – Local

Public – State

Public – Federal

Category of Property

(Check only one box.)

Building(s) ☒

District

Site

Structure

Object
Cannon, Ella Brown, House  
Name of Property

Number of Resources within Property  
(Do not include previously listed resources in the count)  

Contributing  
- 0  
- 0  
- 0  
- 0  
- 0  

Noncontributing  
- 1  
- 0  
- 0  
- 0  
- 1  

Total  
- 2  

Number of contributing resources previously listed in the National Register ______ (Salisbury Historic District [NR 1975] #39, Cannon-Guille House, Contributing) 

6. Function or Use

Historic Functions  
(Enter categories from instructions.)  
DOMESTIC / single dwelling

Current Functions  
(Enter categories from instructions.)  
DOMESTIC / single dwelling  
DOMESTIC / secondary structure
7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS / Other: Southern Colonial Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property:

Foundation: Brick
Walls: Weatherboard
Roof: Asphalt
Other: Granite, Wood

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Overview, Chronology, and Setting

The Ella Brown Cannon House, designed in 1904(-1905) by James Mackson McMichael, a Charlotte-based architect, and constructed in 1905(-1906) by Alfred Ross Lazenby, Salisbury's prominent early-twentieth century master builder, is an imposing, classically-detailed, and remarkably intact Southern Colonial Revival style residence. A landmark in the architectural cityscape of Salisbury since its completion, it was identified as the Cannon-Guille House (#39) and listed as a contributing building in the Salisbury Historic District, which was entered in the National Register of Historic Places in 1975. Standing at 202 South Fulton Street, in the west corner of the intersection of South Fulton and West Fisher streets, the house faces southeast onto a street in Salisbury's West Square that has been the city's most fashionable residential avenue since John Fulton (1769-1827), for whom the street is named, built his elegant townhouse in

Section 7, page 4
Cannon, Ella Brown, House

1820. (Enlarged and remodeled through time by a succession of owners, and now known as the Fulton-Mock-Blackmer House, it stands today at 112 South Fulton Street.)

The appearance of the Ella Brown Cannon House and its high state of integrity, unusual for such a richly detailed weatherboarded-frame residence of its day and style, reflect the equally remarkable stewardship it has enjoyed for the entire 116 years of its existence. Known locally as the Cannon-Guille House, the residence was the home of its owner/builder Ella Brown Cannon (1859-1932) until her death and that of her daughter and only child, Alice Slater Cannon Guille (1899-1985), who died on 25 March 1985 in the house that had been her residence for most of her eighty-five years. On 21 June 1985 her executors conveyed the Cannon family house to Betty Dan (Nicholas) Gilliam Wright (b. 1936), a Salisbury native, who effected a sensitive and painstaking restoration and renewal of the house that became her residence. On 26 May 1992 she conveyed the house and lot at 202 South Fulton Street to Paul Edward (1937-2020) and Sue Palmer Fisher. Mrs. Fisher remains in residence. Through their twenty-eight-year ownership the couple maintained the exemplary level of stewardship exercised by Mrs. Cannon, Mrs. Guille, and Mrs. Gilliam (who resumed use of the surname of her first marriage), and they retained most of the interior decoration program (wallpapers, colors, lighting, etc.) effected by Mrs. Gilliam.

The Fishers completed two sympathetic additions to the house on its northwest rear elevation, in 2005-2006 and 2016-2017. Both were designed by Gray Stout (b. 1959), a Salisbury-based architect, who relocated his office to Charlotte in 2015. Mr. Stout also prepared plans for the garage built in 2004-2005 on the footprint of an original frame outbuilding that was destroyed in a storm. That earlier, lost outbuilding was neither mentioned in the nomination for the Salisbury Historic District listed in 1975 nor included in its resource count. The present garage, built thirty years after that listing, is a noncontributing building in this nomination.

As shown on a plat map of the property prepared on 13 June 1985 by Hudson & Almond (Appendix 1), the house is positioned in the front center of the rectangular lot (Tract 1), with its frontage of 99 feet on South Fulton Street and a depth of 200 feet on West Fisher Street, and closer by about two and a half feet to the Brown-Ramsay House at 208 South Fulton than its boundary along West Fisher. The one original outbuilding, an L-shaped frame structure, which was destroyed in a storm and replaced by the present garage in 2004-2005, is located in about the West corner of the lot, parallel in plan with the rear property line and inside the southwest boundary. The small rectangular tract (20 by 53.75 feet) abutting the west corner of the original house lot, earlier and in most part a portion of the rear grounds of the Guilles' residence at 425 West Fisher Street, is also defined. A small triangular access easement allowing movement between the two lots is shown. The 20 by 53.75 tract and the triangular access easement, retained by the Guilles in December 1945, when they sold 425 West Fisher Street to the Overtons, is not included in the historic boundary of the property. The front walk, a secondary walk to West Fisher Street, and a series of internal and service walks linking the house with the outbuilding, the small enclosed garden between the house and West Fisher Street, and the ancillary lot also appear. This plat map reflects the appearance and development of the property from 1904 to 1985. A second plat map prepared by Hudson & Almond and dated 15 April 1992 (Appendix 2) reflects the essentially intact and unchanged appearance of the property when sold to Mr. & Mrs. Fisher.

Section 7, page 5
Additions and enhancements effected to 202 South Fisher Street by Paul and Sue Fisher are seen on the Site Plan (Appendix 3) prepared on 24 June 2015 and revised in 2016 by Gray Stout coincident with his design of the new rear porch. A new fence, featuring black-painted iron railings supported by simple brick piers, designed to replace the visible portion of an existing chain link fence on the southwest boundary and complement the house and the new porch addition, is drawn, together with a perpendicular length of the fence carrying northeast to adjoin the side porch. The principal difference of note between this plan and present conditions is the subsequent revisiting of the plan, paving, and plantings in the area between the driveway and the sun-room and new porch additions, and the positioning of the large circular turf panel, centered with a terra cotta urn on pedestal, on axis with the center window of three in the northwest elevation of the sun-room. This reworking simply and dramatically improves the aesthetics of this part of the mansion grounds and enhances the experience of the Fishers, their family, and guests when approaching the house and the new porch day by day or for entertainments, large or small, on the new porch. The 2015-2016 plan also reflects the important survival and maintenance of the axial front walk and the visible lengths of the old walks carrying to West Fisher Street and the small, enclosed grass-panel garden.

The setting of the Ella Brown Cannon House comprises the lush landscaped, grass-covered grounds of its small lot. The front lawn and the side yard along West Fisher Street, which are bordered with low, inset concrete curbing carrying parcel with the public sidewalks, are open to sunlight while the rear yard is generally tree-shaded. The plant material reflects landscape improvements undertaken by Mrs. Guille, Mrs. Gilliam, and the Fishers, and at least one probable survival from Mrs. Cannon’s days here. These traditional materials, period appropriate, are both evergreen and deciduous. A close examination of the image of the house published as a post card by Theodore Buerbaum in 1910 reveals vines growing on a standard beside the northeast side porch overlooking West Fisher Street. These could well be wisteria, or antecedents thereof, that today climbs on a simple metal pipe standard positioned parallel with the porch and, in summer, provides both shade and privacy. Two other early features, the small square grass garden, enclosed by a foundation-height boxwood hedge planted in 1954 and adjoining the ell, and a linear grouping of four Ilex cornuta cv. ‘Burfordii’ that screen the back yard from West Fisher Street, are also in the mansion’s northeast side yard and date to Mrs. Guille’s ownership.

The landscape improvements effected by Mrs. Gilliam are on the front lawn and along West Fisher Street, areas both visible from the public streets. She complemented her planting of the boxwood allee flanking the front walk with four symmetrical, axial white crepe myrtles planted in the verge along South Fulton Street. The large Magnolia grandiflora at the front, east corner of the lot is a critical anchor planting that screens the intersection. Mrs. Gilliam also planted a series of complementing crepe myrtles in the verge along West Fisher Street.

Landscape work and plantings by the Fishers followed sequentially on the construction of the replacement garage, the sun-room addition, and the new porch. The Fishers engaged Jane May Ritchie (b. 1957), a Salisbury-based landscape architect long associated with the city’s Hurley
Cannon, Ella Brown, House

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Park, for this work and smaller consultations during their ownership. With the loss of the great oak in 2004 which provided bountiful shade, the Fishers added deciduous trees to provide shade in the yard between the garage and the house. Specimen and grouped shrubs were also planted in this area. After work on the new porch and the southwest boundary fence was completed, the yard landscaping was revisited and refashioned to incorporate access to the new porch. A small shrubbery of evergreen and deciduous flowering shrubs was planted on the front, southeast side of the porch to enhance the southwest side yard and the view from the porch.

Integrity Statement

The well-preserved Ella Brown Cannon House enjoys a remarkably high degree of integrity, a status embodying the qualities of location, setting, design, materials, workmanship, feeling, and association, which owe to and derive from the important factors in its history of ownership, occupation, and stewardship. Commissioned in 1904 by Ella Brown Cannon, newly a widow and an heiress to the Cannon textile fortune, to replace an earlier family residence on this lot, the Southern Colonial Revival mansion is an elegant, accomplished design by James McMichael that responded with aplomb to Mrs. Cannon’s social and architectural ambitions. Its construction by Alfred Ross Lazenby, a master builder of the period, utilized materials of the best quality and a skilled craftsmanship that clearly elevates it above the conventional workmanship of the period. The house’s appearance, incorporating its design, materials, finish, and craftsmanship, including her monogram worked in the tile floor of the vestibule, was prized by Mrs. Cannon, who resided here until her death in 1932.

The house built for Ella Brown Cannon was a like object of pride for her daughter, Alice Slater Cannon Guille, who resided in the family mansion for most of her life, to death in 1985. Although Mrs. Guille failed in her hope that the house would remain a family residence, in the ownership of a fourth generation of heiresses, that of her granddaughter and principal heir, she was successful in assuring the future of the mansion. In 1983, in the last codicil to her will, she advised her executors “To the extent feasible it is my earnest desire that said homeplace be sold to some responsible person or persons who will maintain the house and premises as they have been maintained during my lifetime.”

The executors followed her injunction and sold the mansion in 1985 to Betty Dan Nicholas Wright, who sympathetically effected necessary repairs to the house, its mechanical systems, and a renewal of its interior decoration. In 1992 she sold the Cannon-Guille House, the name by which it was long, locally known to Paul Edward and Sue Palmer Fisher. Up to Mr. Fisher’s death on 30 October 2020, Mr. and Mrs. Fisher were entirely unstinting in their exemplary stewardship of the mansion while also making two architect-designed additions, sympathetic in style, materials, scale, and craftsmanship, on its rear elevation. These classically-detailed and well-built additions, clearly deferential yet contemporary in design, in no way affect the integrity of the Ella Brown Cannon House. The sun-room addition of 2005-2006, inset on the rear inside the house’s side elevations, is not visible from South Fulton Street and of accepting notice to passersby on West Fisher Street. A part of the new porch of 2016-2017, which is positioned on the southwest side of the sun-room and at the west corner of Mrs. Cannon’s house, can be seen.
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from South Fulton Street, but is altogether unobtrusive in appearance and enjoys the complement of a small, fenced shrubbery on its street front whose plantings ease naturally to the front lawn. Mrs. Fisher, now the sole owner and resident of the house, remains its committed steward.

Because of its design and handsome appearance, the Ella Brown Cannon House became an immediate landmark in Salisbury, and it has long enjoyed that status and the associations of family, period, and place. It is a house that embodies the character and feeling of privilege of its time—the period of significance—and preserves those qualities to the present.

Narrative Description

Ella Brown Cannon House: Exterior

Contributing building

As reflected in the reproduction of James M. McMichael’s drawing of the façade of “the handsome new residence of Mrs. D. F. Cannon” (Appendix 4), the genius of its design is his sure understanding of the proportions of classical architecture, his choice of the Corinthian order for its monumental hexastyle portico and the hierarchical use of the Tuscan order for the side porches, and the skillful, lavish use of a rich entablature, enhanced with both a dentil course and a modillion block cornice, to weld the portico with the body of the mansion and to crown its elevations. He then enhanced the design, and the mansion’s assured presence on the street, by raising it on a low brick foundation and the three-time use of balustrades; first to protect the open terraces linking the portico and the side porches, and on the porches themselves, next to crown and reflect the columnar arrangement of the portico, and finally to encircle the traditional widow’s walk atop the house’s asphalt shingle hip roof. This calibrated balance of vertical and horizontal elements is accompanied by Mr. McMichael’s use of exact and balanced symmetry on the façade and side elevations, respectively. The design is an accomplished, masterful work of an architect, thirty-four years in age and in the outset of a distinguished career. Its construction is also the work of a master builder, Alfred Ross Lazenby, who was three years senior to James M. McMichael, equally expert, and a few years advanced in his profession. In sum, Ella Brown Cannon was wise in her choice of an architect, Mr. McMichael was fortunate to receive the commission, and they both benefitted through her employment of Mr. Lazenby to execute his plans.

The façade of the Ella Brown Cannon House, its three-bay southeast elevation fronting on South Fulton Street, embodies the hallmarks of an important Southern Colonial Revival house in its exacting symmetry, architectural elements, and the classical vocabulary devised by Mr. McMichael for its rich detailing and finish. Its monumental, hexastyle Corinthian portico, employing six colossal fluted columns and incorporating a projecting, half-round center pavilion, is believed to be unique in North Carolina for its date, 1905. When viewed from an angle, at a distance, the paired fluted pilasters, flanking the elevation and echoing their columnar counterparts, impart the appearance of an unique octastyle portico. It is a triumph of design and remarkable for its high state of preservation.
McMichael emphasized its majestic proportions and appearance through the use of complementing, axial features, notably the splayed granite staircase rising from the front walk to the portico's floor with curved steps whose arc is echoed in the broken pediment surmounting the entrance. The stepped casing of the staircase is finished with simple cast stone caps, with ornamental urns positioned on the topmost elements. Black-painted iron railings rise with the steps, inside the casing. The three-part arrangement of the front entrance is echoed, in turn, by the like window on the second story with its broad fanlight (illuminating the second-story hall) which, in elevation, has the appearance of the base of the richly-detailed, Palladian style pedimented dormer. This composition, as drawn by Mr. McMichael, is brilliantly realized in a hierarchy of classical features and detailing culminating with the balustraded widow’s walk atop the center of the house and its hip roof. The tongue and groove ceiling of the portico is painted a shade of robin’s egg blue.

The fabric and finish of the residence is established on the façade and recurs on its side and rear elevations. So, too, is its color scheme, which features taupe-painted weatherboards with all other woodwork, including the columns, painted ivory. The house stands on a raised red brick foundation, laid in common bond, that is punctuated with occasional glazed openings that vent and illuminate unexcavated areas and its partial basement. Mrs. Gilliam repaired and repointed the foundation brickwork as necessary. The upper part of the foundation and the point of juncture with the wood sills of the portico, terrace, and porch flooring and the sills of body of the house, are finished with a tall, continuous sill board that effectively encircles the house and serves as the base of its weatherboard elevations. The gray-painted wood flooring of the portico extends in L-shaped fashion as open terraces around the front south and east corners of the house and becomes the flooring of the one-story Tuscan order side porches. The terraces and porches are protected by a wood, turned member railing carrying under a molded handrail.

The centered entrance, opening into a vestibule, is a handsome Colonial Revival composition with Corinthian pilasters rising to a full entablature with modillion blocks that, in turn, supports a scrolled, broken pediment centered with a turned, fluted urn. Leaded sidelights and a transom enframe the molded opening holding paired dark-stained oak doors with beveled glazing. These doors have their complement in the original paired screen doors fitted with a copper lattice grill in the lower panels. The three-part window above, and its elongated, arch-headed transom, illuminating the southeast end of the second-story center hall, is classically enframed and fitted with a decorative keystone. The corresponding windows in the flanking bays are enframed with plain boards with a projecting drip cap. The first-story openings feature large squarish panes below fixed transoms while the second-story openings hold one-over-one sash.

James M. McMichael crafted an appealing, necessary harmony for the house’s northeast side elevation that was visible to passersby on West Fisher Street. The main block has a general three-part arrangement centered by a shallow, two-story pedimented ell. The first story of the ell is treated as a three-sided bay while the second story has a flat face with window openings positioned near its corners, and a louvered demilune vent in the sheathed pediment face. The wider part of the first-story elevation on the southeast (left, facing) is sheltered by a Tuscan
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porch, with free-standing and engaged columns, and a low hip roof, which carries to the angled, front-facing plane of the bay. Here, under the protection of the porch, a tall doorway, set in this plane, holds a two-pane/two-panel pocket door that slides upward and originally opened into Mrs. Cannon’s sitting room. This auxiliary doorway was a convention of the period that provided access for informal visits by friends and Mrs. Cannon the opportunity to receive in the sitting room or entertain visitors on the porch, or simply to walk from her sitting room and enjoy the air.

An engaged brick chimney, serving fireplaces in the entrance hall and the east second-story bedroom, rises behind the porch and up the face of the elevation, through the cornice, to its corbelled cap. Corresponding windows on its left side illuminate the entrance hall and bedroom above it. A large window opening, holding a rectangular single-pane window below an arched, decorative stained glass transom, is positioned on the second story between the chimney face and the ell. It illuminates the landing on the staircase in the entrance hall. The molded surround features an ornamental keystone. An attic-level dormer window is positioned directly above this window and enjoys a program of molded woodwork that repeats in degree the elaborate finish of the Palladian dormer on the facade.

The pendant part of the northeast, West Fisher Street elevation, to the right, northwest of the ell, is one story in height and comprises both an original two-bay block, immediately adjoining the ell, and the adjoining northeast end of the 2005-2006 sun-room addition, which is recessed behind the earlier wall plane. The smaller of the two balanced, yet not symmetrically-positioned, windows illuminates the original first-story bathroom which is accessible from a passage linking Mrs. Cannon’s sitting room with the lone first-story bedroom in the north corner of the house.

The second window, conventional in size, illuminates this bedroom. The bedroom originally had a second window in its northwest elevation. That opening was enlarged as a doorway opening into a now en suite closet that was added in 2005-2006, together with a small traditionally-styled porch sheltering a new rear entrance to the house. The brick staircase rising to the porch is accessed from the brick walkways linking the residence with the garage and driveway. Up to 2005-2006 exterior service access to the largely unexcavated area under the house was through a doorway in the foundation that was positioned at the far left edge of the house’s original northwest elevation. With the sun-room addition a new service entrance was positioned in the foundation of its northeast elevation and the simply-framed opening fitted with the original, now-relocated four-panel door. Above, on the second story of the house, a recessed ell is positioned at the northwest end of the center hall and incorporates the landing at the top of the house’s service stair. Its proportions were effectively duplicated during the 2005-2006 sun-room project with the addition of a sympathetic extension, whose respective northeast and southwest elevations are recessed inside those of the original ell. This addition contains a fifth second-story bedroom.

The northwest, rear elevation of the Ella Brown Cannon House is defined by the 2005-2006 and 2016-2017 additions on the first story and has features of both 1905 and 2005-2006 on the second story. These complementary additions, occurring a century after Mr. Lazenby’s completion of the residence for Mrs. Cannon, are admittedly new, but their design and
architectural elements are in sympathy and scale with the original fabric of the house and McMichael's classical vocabulary. This architectural compatibility derives in large part from the engagement of one architect, Gray Stout, for both projects, his sensitive design in response to the respective client requirements for each commission, and their review by the local Historic District Commission. The plans for the sun-room addition, dated 31 March 2005, reflect the exact and balanced symmetries of McMichael's elevations. Here the sun-room, in the center of the addition, enjoys the light provided by a trio of symmetrical windows, whose two-part fenestration, featuring a large square pane below a rectangular transom, recall the like windows designed by Mr. McMichael on the first-story of the façade. The Tuscan order, seen earlier on the side porches, is employed here to support the aforementioned inset porch, at the north end of the addition, sheltering the new recessed entrance. The porch has its complement in the aligned, recessed wall plane at the west end of the addition, which has an off-center window illuminating a bathroom. At the second story level the northwest elevation of the ell extension has a single centered window in the new bedroom. The elevations of the 1905 main block, visible on either side of the ell, each hold a single window.

The rectangular, one-story new porch, positioned at the southwest end of the sun-room addition and at the west corner of the 1905 main block, is a surprisingly compatible, sympathetic modern addition, providing an appealing space for family gatherings and larger entertainments, while also deferring to the classical character and status of the historic landmark to which it is appended. Its plans, dated 24 June 2015, amended twice in March 2016, with final revision on 10 June 2016, record a design resolution that met the clients' requirements and renders it a complementing feature of the historic mansion's northwest and southwest elevations. And when completed, as photographs reflect, it is an elegant, accordant addition that has the character of a spacious, architecturally harmonic period porch. It stands on a common bond brick foundation ornamented with a course of soldier brick below the projecting header course encircling the porch's brick floor. On its northwest elevation, overlooking the back grounds of the property, Mr. Stout added a second similar flight of brick steps and railings to provide access from the brick terrace to the porch's elevated floor. The porch is supported by Tuscan columns, linked by a black-painted ornamental iron railing, and open above the brick foundation. A recess in the foundation wall, immediately beside the staircase, is the location of an accessibility lift.

On the porch's southwest elevation, which is positioned parallel with the close property boundary, the corner and intermediate engaged columns and a centered brick chimney, fitted with an outdoor fireplace, are linked by four symmetrical blind paneled aprons below complementing tiers of louvers. This composition, effectively blind, affords a necessary degree of privacy to the Fishers, their family, and guests when enjoying the porch. The porch's southeast elevation, facing South Fulton Street from the depth of the side yard, its shrubbery, and the front lawn, is perpendicular to and designed to complement the house's original southwest elevation. Here a trio of Tuscan columns, echoing those on the side porch and linked by paired aprons, each with six vertical raised panels, create a two-part arrangement. The area on the right (facing), above the apron and between the center column and the column standing immediately beside the house's weatherboard elevation, is open, providing an unobstructed view through the porch. This opening plays a critical role in mitigating the mass of the addition, when seen from

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the street and, as importantly, relates it to the 1905 side porch. The pendant area to the left is fitted with six complementing tiers of louvers. The aprons provide privacy and serve as frontals for a counter for serving food and drink to guests.

The southwest side elevation of Mrs. Cannon's house is essentially a mirror image of the pendant northeast elevation except for the absence of an engaged chimney and the fenestration on the wall behind the porch. Paired windows on the first story illuminate the drawing room in the residence's south corner while a single window on the second story is aligned between the inner drawing room window and the dormer window. Here the angled plane of the bay, on the lower story of the ell and protected by the porch, originally held a window. Mrs. Gilliam altered the opening to a doorway opening into the dining room, and she installed a partially glazed, side-hinged door essentially identical in appearance to the door opening from Mrs. Cannon's sitting room onto the northeast side porch. The rectangular framed opening positioned high on the flat, center face of the bay is fitted with a handsome beveled and leaded glass window, also a convention of the period and designed to highlight the silver and china wares on the sideboard below it in the dining room.

**Ella Brown Cannon House: Interior**

When designing the interior of Ella Brown Cannon's Southern Colonial Revival residence, conceived coincident with its exterior design, James M. McMichael utilized a like classical vocabulary, exact and balanced symmetries, and an architect's appreciation of his client and her manner of life. He thereby created appealing rooms and spaces as the settings of a comfortable, private family life. Surviving intact, or with only small, minor adaptations, his rooms and their arrangement have continued to provide an agreeable setting for family life 116 years after first becoming the residence of Mrs. Cannon, her young daughter, and her two bachelor brothers. His first- and second-story plans (Appendices 5 and 6, respectively) and their room arrangements reflect the public, private, and service roles of domestic spaces. James M. McMichael continued the character of his signature monumental classicism, exemplified by the house's grand portico, in the plan and interior decoration of the entrance areas and reception rooms that comprise the front half of the first story. Paired glazed front doors open into a handsome vestibule, bearing the monogram of Ella Brown Cannon, EBC, worked in period colors in the white tile floor. Mr. McMichael enlarged the proportions of an expected center-hall plan into an elegant L-shaped living hall, incorporating the splayed staircase and a fireplace, and distinguished by a columnar screen of fluted Ionic columns and complementing doorways, with Ionic pilasters, opening into the drawing room, dining room, and service hall.

The axial service hall, centered in the back half of the first story and carrying between the entrance hall and service porch, together with its single flight stair, effectively divides this part of the house between private, family quarters and service rooms. The family quarters on the northeast comprise Mrs. Cannon's sitting room, a sizable bedroom and a bathroom, all separately linked by a parallel passage. The kitchen, together with a butler's pantry, food pantry, and utility room, are located on the southwest side of the service hall, with access to the dining room, service hall, and (former) service porch. The Fishers' sun-room addition expands the family
quar ters, providing a large new sitting room and a generously-proportioned bathroom, accessible to family and guests enjoying the new porch and convenient (in the future) when movement might be limited. The small, original utility room, now a passage linking the sun-room with the new porch, also retains its earlier use as a laundry room.

On the second story, James M. McMichael created a spacious center hall, extending the full depth of the house and accessible from both the front and service stairs, which provided Mrs. Cannon's family another, altogether informal sitting area. Doors in its long side walls provided direct entry into each of the four principal bedrooms in the respective east, north, west, and south corners of the house. The interconnecting bedrooms on the southwest side of the hall, with ensuite bathing and closet rooms, were likely originally used by Mrs. Cannon and her daughter. The shallow, original ell, being the northeast end of the center hall and incorporating the landing of the service stair, was then partitioned to create two small flanking chambers. The chamber on the southwest (left) contained a stair to the attic while the chamber on the northeast (right) side was a walk-in closet, a use it retains to the present. Mrs. Gilliam removed the attic stair and refitted that chamber as a second, second-story bathroom.

The residence's original, paired screened and glazed doors open into a rectangular vestibule where a pendant pair of paneled doors open, below a single-pane transom, into the entrance hall. The floor is laid with a symmetrical design of circular ceramic tiles in a white field, inside a frame of square tiles laid in concentric bands of rust, ochre, and olive tiles. The floor is centered with Mrs. Cannon's monogram, EBC, worked in tile letters, with the E in rust, B in olive, and C in gray/green. The corners of the floor are enriched with decorative designs incorporating classical motives. Important features of the interior design first appear in the vestibule's oak woodwork. The five-, raised horizontal panel arrangement of the oak inner doors recurs throughout the house on both levels. Mr. McMichael enframed both vestibule doorways in classical surrounds with Ionic pilasters rising to a fully-developed entablature. He continued this design in the entrance hall to enframe the door and window openings. The tall, forty-seven inch, raised panel wainscot in the vestibule, set between molded baseboards and molded chair rails, also becomes an important part of McMichael's design of the entrance hall. The papered walls in both the vestibule and the entrance hall are finished with a simply-mold ed dark oak cornice.

The skill James M. McMichael employed in the design of the monumental portico is evident again in the interior design of Mrs. Cannon's entrance hall, which ranks as one of the most imposing such Southern Colonial Revival interiors in North Carolina. McMichael eased the expected center-hall plan into a generous L-plan living hall with spacious provision for the house's elegant staircase and a fireplace set in the hall's northeast elevation. This ell-like expansion of the hall to the northeast is framed by fluted Ionic columns on tall bases that rise to support a boldly-molded entablature. The paneled wainscot rises with the stair to its landing, parallel with the hall's northeast elevation, and up to the second story. The lower treads of the staircase splay in an arc at its foot. Here the paneled newel, fitted with an Ionic cap, anchors the molded handrail and turned railing that, in turn, carries up to intermediate fluted newels on the landing, and upward to the second story. The staircase is further fitted with a low, built-in bookcase, with leaded doors, recessed under the landing. The mantel features Tuscan columns.
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rising to support a projecting shelf embellished with modillion blocks and a dentil course. The entrance hall’s handsome oak woodwork has a polished, rich brown appearance that is complemented by the warm coral duotone wallpaper in a William Morris design manufactured by Bradbury & Bradbury.  

The tall, wide doorways opening in the hall’s southwest elevation into the drawing and dining rooms are fitted with paired pocket doors, each leaf of which has two symmetrical vertical panels above five horizontal panels. A shorter doorway in the hall’s northeast wall to the left, northwest of the staircase, holds a conventional five-panel door opening into a coat closet. Mr. McMichael further enriched the appearance of the hall with a Greek Key border inlaid in the oak flooring. This flooring, together with that in the drawing and dining rooms, is laid on a northeast/southwest axis. The hall remains today as designed by Mr. McMichael except in two respects. The original tile surrounding the firebox/coal grate and laid on its hearth had become damaged through time and was replaced by Mrs. Gilliam with dark green marble. She also removed the small, rectangular stained glass window, placed by McMichael in the northeast wall to the left, northwest of the fireplace, and relocated it as the upper part of the swing-hinged door opening into the service hall. A classical torch, its central feature, is enhanced with twining ribbons and other ornaments. Mrs. Gilliam also installed the hanging lamp with an inverted bell-cast globe at the back of the entrance hall. She had acquired it earlier and first used it in her house in Fayetteville, North Carolina. The Fishers installed the four-arm chandelier in the hall ell.  

As now known Mrs. Cannon’s drawing room, in the south, front corner of the house, and effectively en suite with the entrance hall and the dining room, is the only room in the house whose original décor gained mention in the local press. On 1 October 1913, the Salisbury Evening Post’s “Society” column featured Kathleen Klutz’s account of a meeting of the Elizabeth Maxwell Steele Chapter, Daughters of the American Revolution, hosted by Ella Brown Cannon. “Mrs. Cannon’s handsome drawing room where the meeting was held was decorated with masses of exquisite white and pink roses, which harmonized beautifully with the rosecolored walls and draperies.” On 24 June 1919 Mrs. Cannon, her daughter, and their house guests received invited guests in “the pink drawing room” at a party celebrating Alice Slater Cannon’s twentieth birthday, which was recounted in the Carolina Watchman on 25 June 1919. Next, as reported in the Salisbury Evening Post on 10 June 1926, “the rose drawing room” was the scene of the wedding of Miss Cannon and W. Gettys Guille on Wednesday evening, 9 June 1926.  

The ceremony was performed at an “altar,” a floral composition by James Wren, not in front of the handsome classical mantel dressing the fireplace in the north corner of the drawing room. In its design James M. McMichael repeated the fluted Corinthian order seen on the portico for like columns, which rise from low shallow, square bases to support an entablature featuring a frieze with carved/cast urns aligned above the capitals and an urn-decorated center tablet below a molded projecting shelf. The firebox, with its classical brass surround, is enframed with ivory tilework that also covers the hearth. The four-part molded architraves framing the doorways and
windows and the molded baseboards seen in the drawing room recur in the dining room. They
and the mantel are painted an ivory shade of white.

In the later 1980s, when Betty Dan Gilliam renewed the interior decoration, she elected to
change the rose pink color scheme in the drawing room, which Mrs. Guille had faithfully
maintained up to her death in 1985. Mrs. Gilliam painted the walls of the room a pale teal blue,
which she drew from the colorations in a classical border paper, manufactured by Brunschwig &
Fils and featuring ribbons, rosettes, and swags, that she applied as a cornice treatment around
the top of the elevations. Concurrently she removed the surviving gilt metal cornices atop two of
the drawing room’s three windows, relocated them to the north corner, second-story bedroom, and
then installed the present gold-leaf, flat-top wood cornices custom-made for these windows by
Friedman Mirrors. Mrs. Gilliam also installed the elegant eight-arm Waterford chandelier,
which had earlier hung in her Fayetteville residence.

For Mrs. Cannon’s dining room James M. McMichael capitalized on the design of the three-
sided bay window in its southwest elevation and the fireplace fitted in the east corner of the
room, between the pocket doors opening into the drawing room and entrance hall, to create an
elegant octagonal space. He enclosed the north corner of the room and fitted it with a built-in
corner cupboard. The cupboard has a traditional three-part design with a waist-high, mirror-
backed, open serving shelf positioned above closed storage, featuring paired doors on the lower
cabinet below paired drawers, and open display for china wares on three shelves above the
serving shelf, behind paired glazed, single-pane doors. He further distinguished the dining room
by installing a tall, sixty-inch, molded, vertically paneled wainscot, set between the molded
baseboard and correspondingly molded chair rail. In the northwest wall, a swing-hinge door
with five horizontal panels opens into the former butler’s pantry. The cupboard, all woodwork in
the room, and the ceiling are painted white.

The dining room remained as designed by Mr. McMichael from its completion through Mrs.
Guille’s life except for her removal of the mantel at an unconfirmed date. The paneled wainscot
was then continued across the void. In her renewal of the mansion Betty Dan Gilliam effected
four enhancements in the dining room. She papered the walls above the chair rail with a
Brunschwig & Fils wallpaper featuring two-color/coral and white flowers and twining branches
on a rich, metallic gold ground. The molded cornice was added as a complement to the existing
woodwork. She also installed the antique Empire-style gilt metal/brass and crystal chandelier,
which was acquired specifically for the dining room. Using the precedent of the door opening
from Mrs. Cannon’s sitting room onto the northeast side porch, Mrs. Gilliam remade the pendant
window opening in the dining room bay as a doorway opening onto the southwest side porch.
She also replicated McMichael’s design of the door with consistent glazing.

From the mansion’s completion through Mrs. Guille’s life, the kitchen, butler’s pantry, and
pantry/larder were the domain of the cook and servants. These service areas had a simple,
traditional appearance with relatively plain but good quality woodwork and cabinetry. That
character is best reflected in the surviving woodwork in the butler’s pantry. Here, and in the
kitchen, the wainscot is made of flush, vertical boards with beveled edges rising from molded
baseboards to simple, plain-board, flat-face chair rails with molded edges. The five-, horizontal panel doors, opening into the dining room and larder, are set in architraves that rise from bases in the baseboards. At the top of these doorways, and a third opening into the kitchen, the outer, backband molding expands into a curve and then carries across the opening under a molded drip cap. Its inner edge is molded as a curved, parallel complement to the like molded inner edge of the architrave carrying around the door opening. The design is visually appealing, and Mr. McMichael repeats its use to good effect on the doorways in the service hall. The door opening into the larder, in the northeast partition wall with the larder, is flanked by a recessed cabinet unit with paired flat-panel doors. They are set in a conjoined architrave. The larder has cupboards and an open shelf. An L-shaped counter-top cabinet with an inset bar sink occupies the southwest wall of the butler’s pantry and carries to the doorway opening into the kitchen.

The butler’s pantry and the kitchen, linked by an open, enframed doorway long since bereft of its door, are decorated and finished en suite. Their present appearance dates to the refitting undertaken by Mrs. Gilliam, which was greatly enhanced by the Fishers in 2005-2006, concurrent with the addition of the sun-room. Frances Taylor, a Salisbury-based interior decorator, was engaged for this work. The beige marble floor in both spaces, and in the larder, and the arabesque-patterned wallpaper date to this project. The kitchen is centered by a large island and fitted with traditionally-styled counter-top cabinets, both finished with granite tops, wall-hung cabinets, and stainless steel appliances. The wall between the windows in the southwest elevation, above the double-basin stainless steel sink, is fitted with a full-height, full-width mirror. The traditionally-molded door and window surrounds are mitred.

The residence’s service hall, carrying northwest from the entrance hall to the service porch, and dominated by the long, single-flight service stair rising to the northwest along its southwest elevation, was a transitional area, used by those in service and the family into 1985. With the subsequent changes in ownership, and particularly since the 2005-2006 sun-room addition, it has become, and furnished as, a necessary part of the family living quarters. Through this evolution its original architectural fabric has survived intact. Instead of oak, its flooring comprises heart pine boards, three-and-one-half inches wide, laid on a southeast/northwest axis. The six door surrounds and the wainscot are the same as those surviving in the butler’s pantry and painted white. The stair, which rises from a (south) corner landing, raised one step above the hall floor, has a paneled newel and a railing of slender, turned balusters under a molded Handrail: it, too, is painted white. A pendant stair to the partial, simply-finished basement is enclosed under the front of the staircase and served by a five-panel door. Tall doorways, fitted with adjustable glazed transoms, open into the entrance hall and the sun-room, into Mrs. Cannon’s sitting room and the passage linking it with a bathroom and first-story bedroom on the northeast elevation, and into the kitchen in the southwest wall. Mrs. Gilliam replaced the clear pane in the transom over the door into the entrance hall with a double-front mirror. The upper walls are papered with the same Bradbury & Bradbury wallpaper as the entrance hall. The plaster ceiling and molded cornice are painted white.

Mrs. Cannon’s sitting room, which became Mrs. Guille’s bed-sitting room, and was adapted as a library, its current use, by Mrs. Gilliam, has wall-to-wall carpeting, painted plaster walls and a
sizable molded cornice incorporating a dentil course, added by Mrs. Gilliam, encircling the painted ceiling. She also built in the open-shelf, full-height, bookcase with four tiers of adjustable shelves on the room’s southwest wall. The architraves framing the doorways in the butler’s pantry and service hall recur here and in the adjoining passage, bathroom, and bedroom. The fireplace, centered on the northwest wall, is fitted with a mantel similar in design to the drawing room mantel. Fluted Corinthian columns rise from low bases to a full entablature below the projecting shelf. The frieze is enriched with classical composition figures on panel-fronted blocks aligned above the columns and in a shallow projecting, scroll-decorated panel in the center of the frieze. Egg-and-dart and dentil courses enrich the cornice under the shelf, with a dentil course reappearing on the cap carrying across the top of the backboard. The tilework enframing the face of the firebox and its brass mounted coal grate and covering the hearth comprises oversize matte blue tiles. The flat-headed door opening into the passage is recessed under an arch to the left, southwest of the fireplace.

The wainscoting seen in the service hall is repeated in the passage, as are the door surrounds. The carpeting in the library continues in the passage. The bathroom retains its original baseboards, door and window surrounds, and paneled doors opening into small closets recessed in its southeast and northwest walls. The enamel-on-iron bathtub, with its exposed, canted corner, is of Mrs. Guille’s era and was re-enameled by Mrs. Gilliam. The other fittings and furnishings, including the ivory marble floor, date to the Gilliam-Fisher ownerships. The first-story bedroom, in what was originally the north corner of the house and its one-story rear block, also enjoys the original finish seen in the service hall and adjoining rooms and has three-and-one-half inch pine flooring. It has no fireplace. Two changes are evident on its northwest wall, both dating to 2005-2006. A former window opening was lengthened to the floor to create a doorway opening into a spacious closet. A new, tall door opening, replicating the design of the original architraves and incorporating a glazed transom, was created and fitted with a replicated door that opens into the sun-room.

Although separated by a decade in their design and construction, 2005-2006 and 2015-2017, respectively, the sun-room and new porch share a postmodern Colonial interior decoration and finish. Both were designed by Gray Stout with conscious reference to McMichael’s classicism and architectural detailing. Frances Taylor was the interior decorator for the sun-room, bathroom, and utility room/passage. Essentially rectangular in plan, the sun-room is dominated by the trio of large windows, symmetrically-aligned and occupying the entire width of its northwest elevation, the fireplace and two-tier Colonial Revival mantel on the southwest elevation, and the heavily-molded coffered ceiling. The fireplace is positioned to the right of center, but on axis with the glazed door, opening from the rear porch, in the opposite northeast elevation. Both are flanked by tall windows in the bays adjoining the northwest elevation. The fireplace is flanked on the southeast by conventional height, five-panel doors opening into a spacious bathroom, positioned in plan behind the fireplace, and the utility room/passage linking the mansion’s interior with the new porch. A trio of door openings with glazed transoms in the southeast elevation, two of which are original, open into the kitchen, service hall, and north corner bedroom. The door linking this bedroom directly with the sun-room was installed in 2005-2006 to provide the Fishers a first-story suite, which is coordinated with the new,
wheelchair accessible bathroom. Flooring in the sun-room is dark stained wood and the walls are painted plaster. The bathroom has a black marble floor, papered walls, and a painted ceiling with a molded cornice. Its fixtures include a glazed built-in corner shower stall, a counter sink, and commode. The utility room/passage is effectively a laundry room with paired washer and dryer appliances and counter-top and wall-hung cabinets on its southeast and northwest sides. The counter tops are black granite. It has a mortar-and-herringbone-pattern brick floor, papered walls, and a painted plaster ceiling. A fully-glazed door at its southwest end opens under a glazed transom onto the new porch.

The new porch, while technically an outdoor space, is a well-finished hybrid amenity for alfresco meals and entertaining. It has a brick paved floor, laid in a herringbone pattern with an inset border, whose design echoes the coffered ceiling with its painted, molded beams and dark-stained wood fields. In addition to the access from the interior, it enjoys a brick staircase and accessibility elevator lift paired on the northwest elevation which is otherwise open and protected by an iron railing carrying between the Tuscan columns. The southeast front elevation has a brick apron wall which continues on the southwest elevation in the wall areas immediately flanking the raised-hearth fireplace. Granite-top counters with splash boards on brick bases comprise the service areas on the apron walls. The southeast counter incorporates a sink, refrigerator, grill, and burner units, all in stainless steel. As noted in the exterior description certain upper parts of these elevations are enclosed by wood louvered screens for privacy. The fireplace has an arched head and projecting shelf below an inset.

With access by way of both the entrance hall and service staircases, the second story of Mrs. Cannon's house, as designed by James M. McMichael, has a center hall carrying its full depth and four, generally equal-sized bedrooms, aligned on the northeast and southwest sides of the hall. The single second-story bathroom was located in the larger of two chambers en suite with the west bedroom and accessible through doors in its northwest elevation. It remains in use as a bathroom, with fittings and furnishings dating largely from the Fisher ownership, while the smaller chamber has always served as a closet. The hall is floored with three-and-one-half-inch pine boards, laid on a southeast/northwest axis with the length of the hall. The bedrooms are also floored with pine boards. The hall walls are finished with a wainscoting of flush, beveled-edge vertical boards between molded baseboards and molded chair rails with flat, molded faces. This wainscoting is identical to that in the service hall below. The coral-colored William Morris design wallpaper seen in the entrance and service halls is again used on the upper walls below a molded cornice also installed by Mrs. Gilliam. The door surrounds have a mitred, three-part molding that rises from blocks set at baseboard level. The window surrounds are of like design with molded aprons under the sills. The doorways opening from the hall into the four respective bedrooms incorporate glazed transoms. All are fitted with five-, horizontal panel doors. The wainscoting, door and window surrounds, doors, baseboards, and mantels are all painted white, except in the north bedroom, which has a 1980s-era chocolate brown paint scheme installed by Mrs. Gilliam. A concealed drop-stair in the hall ceiling provides access to the attic.

The bedrooms in the south and west corners of the residence, on the southwest side of the center hall have an interconnecting door and were likely used en suite by Mrs. Cannon and her
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The two bedrooms on the northeast side of the hall, positioned to either side of the entrance hall staircase, are separate, private rooms. Pine flooring is visible in both rooms, uncovered except by smaller rugs and carpets. The walls of both are covered with wallpapers that finish with a cornice, added by Mrs. Gilliam in the east bedroom, and the picture rail in the north bedroom. The mantel, tilework, and ornamental coal grate, complete with its frontal, survive in place in the east bedroom. Instead of the expected columnar supports, elongated brackets rise from tail plinths and terminate as acanthus-leaf supports for shallow blocks, with applied composition urns on their faces, in the frieze. The frieze has a centered composition ornament with scrollwork embracing a shell below the molded projecting shelf. The tiles in the frame surrounding the firebox and laid on the hearth are a lovely mottled teal, ivory, and taupe coloration. The north corner bedroom has brown-painted woodwork of a shade harmonizing with the brown background of its floral wallpaper. Its mantel comprises plain Tuscan columns rising on either side of the firebox to a boxed cornice under a molded projecting shelf and its backband. The tilework surrounding the metal coal grate and its frontal and laid on the hearth has an appealing warm tan and mottled white coloration.

At the northwest end of the second-story hall, the chamber on the left southwest was refitted as a bathroom with a recessed tub and shower stall and new finishes and fixtures by Mrs. Gilliam. The pendant chamber is a closet. The fifth second-story bedroom, added in the 2005-2006 project, replicates the architectural fabric and finishes of the original bedrooms. It has wall-to-wall carpeting and painted walls. Closets are enclosed in the north and east corners, flanking a window.
Garage
2004-2005
Gray Stout, architect
Jeffrey Eagle General Contracting, builder
Noncontributing building

As a comparison of Gray Stout's 2015 site plan for the Fishers’ new porch (Appendix 3) with the plats of the property made in 1985 and 1992 by Hudson & Almond (Appendices I and 2) indicates, this building was erected on the footprint of an earlier frame outbuilding, principally used as a garage, that was crushed by a tree in a storm. Although probably dating from the first quarter of the twentieth century, that outbuilding was not mentioned in the nomination for the Salisbury Historic District, listed in 1975, nor included in its resource count. This recently-built garage is the single noncontributing building in this nomination's resource count.

In his postmodern Colonial design of the garage Gray Stout recalled the classical vocabulary employed by James M. McMichael in the design of Mrs. Cannon's residence, in particular through the use of Tuscan columns to frame the garage bays and support the side porch and the arch-headed second-story windows whose architraves are centered with keystones. The garage stands on a low common-bond red brick foundation, has weatherboard-sheathed elevations, and is covered by a two-part gable roof of asphalt shingles.

The L-plan, one-and-a-half story garage comprises two unequal parts. The larger, gable-front garage block, with paired openings on the first story and a dormer window in the upper pent gable end, faces northeast onto West Fisher Street, and stands at the end of the driveway linking it to the street. The two vehicle bays are fitted with blind overhead doors having the exterior appearance of paired, side-hinged doors. Its northwest side and rear southwest elevations are blind. The building's ell is a smaller rectangular block, covered with a gable roof of lower pitch, which occupies the back half of the southeast elevation. The front half of the elevation is centered with a one-over-one sash window that provides natural light to the garage interior. The ell has a two-part design comprising a small enclosed workshop adjoining the main block, and an open porch, with a brick floor, Tuscan columns, and a pent gable end on the southeast. The northeast elevation of the workshop, also visible from West Fisher Street, has a window on the first story and a dormer window whose finish is drawn from that of the dormer windows of the residence. The rear southwest elevation of the ell is blind. A door under the porch opens into the workshop that communicates, in turn, with the garage. A wood stair provides access to household storage on the upper level. The garage and workshop have poured concrete floors, corkboard elevations above low concrete-block aprons, and sheetrock ceilings. The upper level storage area above the garage is floored but otherwise unfinished.

Endnote
1. River Forest Manor, a two-story-with-attic weatherboard frame Southern Colonial Revival house in Belhaven, North Carolina, said to have been built from 1899 to 1904, is

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among the earliest known surviving houses of this style in the state. It was built for John Aaron Wilkinson (1864-1932), the head of the Bellhaven mills of the Norfolk-based John L. Roper Lumber Company. River Forest Manor has been attributed on the basis of its appearance and location to Herbert Woodley Simpson (1870-1945), a New Bern-born and based architect who relocated to Norfolk, Virginia, in 1914. The house has a monumental bowed, hexastyle Ionic-order portico on which the four center columns supporting the tight arc of its bow are closely positioned as pairs flanking the center entrance, leaving a wide, awkward spacing between them and the front corner columns. The composition does not enjoy the elegance that Mr. McMichael created in the Corinthian portico for Mrs. Cannon where the arc of the bow is proportionally wider, the columns are spaced with a corresponding separation, and the effect altogether more graceful. In 1908 a Corinthian order hexastyle portico, similar in appearance and proportion to that Mr. McMichael designed for Mrs. Cannon, appeared on the façade of the Southern Colonial Revival house built for Walter Blair Boyd (1859-1922), a wealthy tobacco broker, at (today's) 216 Church Street in Warrenton, Warren County, North Carolina. Mr. Boyd’s house, later owned by John Hosea Kerr Sr. (1873-1958) and his son John H. Kerr Jr. (1900-1968) and long known as the Boyd-Kerr House, was designed by Charles Barrett and Frank Thompson, a Raleigh-based partnership.
8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B. Property is associated with the lives of persons significant in our past.

☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

☐ A. Owned by a religious institution or used for religious purposes

☐ B. Removed from its original location

☐ C. A birthplace or grave

☒ D. A cemetery

☐ E. A reconstructed building, object, or structure

☐ F. A commemorative property

☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)

Architecture


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Period of Significance
1904-1906

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
McMichael, James Mackson—Architect
Lazenby, Alfred Ross—Builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Ella Brown Cannon House is a handsome, remarkably well-preserved Southern Colonial Revival style mansion distinguished by a monumental, full-scale Corinthian portico and an elaborate, hierarchical program of classical woodwork enriching its exterior elevations and interior decoration. It has been a landmark in the cityscape of Salisbury since its construction and occupation by Mrs. Cannon (1859-1932) in late 1905 or early 1906. With the ever-increasing—and broadening—scholarship in North Carolina architectural history, the house is now appreciated for its significance as an icon of the Southern Colonial Revival in North Carolina and as an important, masterful design by its architect, James Mackson McMichael (1870-1944). His knowledge and handling of the classical architectural vocabulary, seen in the plan, detailing, and finish of the mansion, and realized here at an early date in his career in this state, anticipate the talent and skills he exhibited into the 1930s in the many handsome Classical Revival churches for which he is best known throughout North Carolina. Through the circumstances of its design by Mr. McMichael, its construction by Alfred Ross Lazenby (1867-1943), a Salisbury-based master builder, its continued ownership and occupation by Mrs. Cannon and her daughter, Alice Slater Cannon Guille (1899-1985), and the high level of

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stewardship exercised by its subsequent owner-occupants to the present, the house has survived with an extraordinary integrity. Thus, the place of Ella Brown Cannon House in the long distinguished career of Mr. McMichael and its role in the history of Southern Colonial Revival domestic architecture in early-twentieth century North Carolina are exemplary.

The Ella Brown Cannon House, with its elegant bowed Corinthian portico, stands today as an early, accomplished, fully-developed, and intact exemplar of the Southern Colonial Revival style in North Carolina with statewide significance in the area of architecture. The mansion satisfies National Register Criterion C and embodies the distinctive characteristics of the Southern Colonial Revival in its period of favor in the state, the opening decades of the twentieth century. Its design and construction represent the work of masters in those fields, James Mackson McMichael and Alfred Ross Lazenby, respectively. In sum, the Ella Brown Cannon House possesses the high artistic values associated with the best Southern Colonial Revival architecture in North Carolina and represents a distinguished building whose every part enjoys distinction and contributes to its significance. The period of significance, 1904-1906, reflects some uncertainty of specific dates, but it embraces the known years in which Mrs. Ella Brown Cannon made the decision to build anew on family land in Salisbury and engaged Mr. Michael to design her new house, 1904, its design in late 1904-early 1905, the mansion’s principal period of construction by Alfred Ross Lazenby in 1905, and the residence’s completion and occupation in late 1905-early 1906 by Mrs. Cannon, her daughter, and two of her brothers, all of whom lived here until their deaths.

The significance of the mansion in the architectural history of Salisbury and Rowan County is complemented by the roles its owners and residents have enjoyed in the life of the city. Ella Williams Brown Cannon, a daughter of antebellum Salisbury, was the widow of David Franklin Cannon (1844-1904), one of the principal investors in the now legendary American textile concern known colloquially as Cannon Mills, which was founded by his younger brother, James William Cannon (1852-1921). She and other members of the Brown family long enjoyed prominence in Salisbury business and civic life and attendance at the Presbyterian Church. Mrs. Cannon, her brother Milton Slater Brown, and their father erected three important houses, side by side at 128, 202, and 208 South Fulton Street, that survive to the present. Long known locally as the Cannon-Guille House, the mansion remained the residence of Alice Slater Cannon Guille and her husband until her death on 25 March 1985. Mrs. Guille was a founder and founding president (1953-1956) of the Rowan Museum, Incorporated, and oversaw the furnishing of the Federal-style Utzman-Chambers House and its opening in 1955 as a local history museum. She also cooperated with Ernest Lauriston Hardin (1896-1978), her successor as president of the Rowan Museum, with the acquisition of the Michael Braun House, erected in 1766 and the oldest German building in North Carolina, and its opening in 1966 as a museum. Betty Dan (Nicholas) Gilliam Wright Spencer (b. 1936), a highly-regarded local historian and genealogist acquired the landmark house from the Guille estate in 1985, executed a meticulous repair and restoration of its fabric and decoration, and resided here until selling the property in 1992 to Paul Edward (1937-2020) and Sue Palmer Fisher. During their twenty-eight-year residency, the Fishers were committed, unstinting stewards of the mansion. For most of this period Mr. Fisher served as chief executive officer and chairman of F&M Bank, resigning those positions.
respective in 2013 and 2015, when he also resigned as chairman and chief executive officer of F&M Financial Corporation. In the late 2010s he committed his time and considerable resources, as a fundraiser and philanthropist, to the creation of Bell Tower Green, a new $12 million “Central Park” in Salisbury that is now nearing completion. Mrs. Fisher remains resident in the Southern Colonial Revival mansion built for Ella Brown Cannon.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Architectural Significance

While an element of pride surely figured in her decision making in 1904, Ella Brown Cannon, the widow of David Franklin Cannon and an heir to his estate, could not have foreseen that the house designed for her by James Mackson McMichael and built by Alfred Ross Lazenby would become a landmark in North Carolina architectural history and hold statewide significance in the area of architecture. This status reflects both the facts of its history, its place among contemporary examples of the Southern Colonial Revival, and the qualities of survival, preservation, and, particularly, integrity among such houses. They were costly in their day to build and increasingly expensive thereafter to maintain.

Built by an inheritance, the Ella Brown Cannon House has benefited from the fortunes of its owners, each of whom has been unsparing in their stewardship of the residence. When Alice Slater Cannon Guille signed her will in 1982 and the codicils added in April and August 1983, her concern for the fate of the house was paramount. Resigned to the realization that the house would pass out of the family after her death, she bequeathed the house to her executors, rather than her only grandchild, with firm instructions: "I give and devise my homeplace known as 202 S. Fulton Street, Salisbury, North Carolina to my executors and I direct that they sell said homeplace at private sale with no "for sale" signs to be erected on the premises. To the extent possible it is my earnest desire that said homeplace be sold to some responsible person or persons who will maintain the house and premises as they have been maintained during my lifetime." Mrs. Guille’s executors honored her requests. On 21 June 1985 they conveyed the Cannon-Guille residence to Betty Dan Nicholas Wright, who undertook the remedial repair and restoration of the house. Having resumed usage of the surname of her first husband, Mrs. Gilliam found great satisfaction and enjoyed pride in her accomplishment before conveying the property in 1992 to Paul Edward Fisher (1937-2020), chief executive officer and chairman of the board of F&M Bank, and his wife, Sue Palmer Fisher. Through their twenty-eight years as residents of the mansion the Fishers exercised a learned and generous stewardship. Mrs. Fisher, the present owner and occupant, continues that well-practiced tradition.

The fortunes attending the ownership and stewardship of the Ella Brown Cannon House were embodied in equal measure in the circumstances of its creation. James Mackson McMichael (1870-1944), left his native Harrisburg, Pennsylvania, and came to Charlotte by 1901. He began his practice in the opening years of the twentieth century, in a period seen now with the advantage of perspective, as a golden age of architecture in North Carolina, in the center of its

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professional practice in the state. He immediately joined a roster of men whose buildings distinguished the landscape of North Carolina in their day and have done so to the present. Their number was small, their talent impressive. Charles Christian Hook (1870-1938), a native of Wheeling, West Virginia, came to Charlotte in early 1890, after graduation from Washington University. His office and a series of partnerships he formed, notably with Frank McMurray Sawyer and Willard G. Rogers, comprised a local nursery of the architectural profession. Luke Franklin Hayden (1867-1929), a native of Atlanta, Georgia, and Oliver Duke Wheeler (1864-1942), a native of Freedom, Cattaraugus County, New York, extended their Atlanta-based partnership into Charlotte by 1898 and soon added Louis E. Schwend (1875-1900) into the office as a partner. After Schwend’s death in 1900 and the dissolution of the partnership with Mr. Hayden, Oliver D. Wheeler also had a series of partnerships, first and briefly with James M. McMichael, into the 1910s in his Charlotte office. Louis Humbert Asbury (1877-1975) was a native son, a scion of his family’s construction business, who studied at the Massachusetts Institute of Technology, interned in architectural offices in New York and Boston, and returned to North Carolina and Charlotte in 1908 and became the first native North Carolinian elected to the American Institute of Architects.


The practices of all of these men extended well beyond the cities in which their offices were based, some were essentially regional in their practice, and yet others, most notably James Mackson McMichael, enjoyed a large clientele across the breadth of North Carolina. Within these parameters, the Ella Brown Cannon House holds important distinctions, being one of the earliest known surviving buildings of Mr. McMichael’s legendary, decades-long, largely solo career and a handsome, formally symmetrical building whose skilled design in (about) 1904 anticipates the remarkable and recognizable classicism that distinguishes a large identifiable group of his later Classical Revival church buildings. As such they have no parallel among the work of his contemporaries. In his obituary, in 1944, he is described as having “designed approximately 900 churches in the last 50 years. . . .” Mrs. Cannon’s mansion is also the earliest, best preserved, and most intact of four known Southern Colonial Revival houses he designed, a genre in which he might equally have made his name. While his many, imposing late Gothic Revival churches, including Myers Park Presbyterian Church in Charlotte and St. John’s Lutheran Church in Salisbury, also brought him a large measure of fame, the Ella Brown Cannon House, arguably the most accomplished, early, intact, and remarkably well-preserved example of the Southern Colonial Revival style in North Carolina, enhances his reputation in a mode in which his contemporaries also enjoyed commissions.
James Mackson McMichael was born in Harrisburg, Dauphin County, Pennsylvania, on 14 December 1870, the youngest of three sons of James Lybrand and Lavinia Miller McMichael. While he probably attended schools in Harrisburg as a child and youth, the facts are not established. Neither are the place and circumstances of his architectural education, however, it may have held associations with his father’s occupation, given as a “founder” in the 1880 United States Federal Census. On 23 October 1896, probably having achieved this education and a possible degree of training, and feeling secure of his prospects, he married Sara(h) Florence Williamson (1877-1965) in Camden, New Jersey. The couple was living in Chester, Delaware County, Pennsylvania, with two young daughters and Jane L. Williamson, Mrs. McMichael’s paternal grandmother, in 1900, when he gave his occupation as “architect” to the census taker. Mrs. McMichael was a native of Chester, the daughter of John H. and Mary Ann (Wood) Williamson. The circumstances of his coming to Charlotte by 1901, also remaining to be established, surely involved earlier communication with Oliver Duke Wheeler (1864-1942) with whom he formed an immediate, or near-immediate, partnership. The firm of Wheeler, McMichael & Company was short lived, producing few buildings of which the Carnegie Free Library in Charlotte, advertised for bid as of 30 September 1901, is the best known. On 4 January 1902 the Charlotte Daily Observer published a paid notice of its dissolution.

The firm of Wheeler, McMichael & Co., architects, of this city, have dissolved partnership, to take effect from January 1st. Mr. Wheeler will continue business in his present quarters in the 4Cs building. Mr. McMichael, recently of Philadelphia, will next Wednesday open offices on the third floor of the same building, where he will be glad to see his friends.

During their brief association the men designed a number of buildings, most notably the Scotland County Courthouse and Jail in Laurinburg, the Carnegie Library for Charlotte, both Classical Revival buildings and now lost, and the Washington Building, an important three-story Romanesque Revival granite-faced brick commercial building standing today at 118-120 North Main Street, Salisbury. McMichael’s role in the latter design in the summer of 1901 marks his earliest known presence in the Rowan County seat. Later, on 8 January and 14 September 1902, Mr. McMichael advertised his practice in the Charlotte Daily Observer in the form of a business card for “J. M. McMichael, ARCHITECT, Charlotte, N. C. 3rd Floor 4Cs’ Building.” In spring 1903 James M. McMichael formed a second short-lived partnership with Leonard LeGrand Hunter (1881-1925), which was also announced in the Charlotte Daily Observer.

Mr. Leonard L. Hunter, a hustling young architectural draftsman of this city, has been taken into partnership by Mr. J. H. (sic) McMichael, the architect, and after this month the style of the firm will be McMichael & Hunter.

Mr. Hunter has been in the employ of Mr. McMichael for the past 14 months. Before that time he was draftsman for Frank P. Milburn for three years. Last year he took a special course under instructors in New York, and this, with his past experience, has fitted him thoroughly for his present position.
At the present time the firm is preparing plans for the new German Reformed Presbyterian church to be erected at Concord at a cost of $12,000; a new theatre and office building at Dillon, S. C.; a bank building for Asheboro, for the Bank of Randolph, of which Mr. W. J. Armfield is president, and a handsome 10-room residence to be erected on the boulevard in Dilworth, by Mr. Richard Moore, Jr. 3

Differences led to a dissolution of McMichael & Hunter, effective 1 March 1904, and a paid notice announcing the same that was published in the Charlotte Daily Observer on 5 March 1904. Although its existence was brief, the partnership produced plans for a number of buildings, including the First Presbyterian Church in Wadesboro, Anson County, that was designed in 1903 and completed in spring 1905.

Meanwhile, in Concord, the congregation of the First Presbyterian Church was seeing an increasing membership that strained the capacity of its existing brick sanctuary, which was completed and first used for services in October 1874. By the winter of 1904, if not earlier, the Reverend George H. Cornelson was encouraging his congregation to undertake the construction of a new church. Knowledge of the Wadesboro commission, for a church of the same denomination in another county seat, may have encouraged the approach to McMichael & Hunter. The design of the Concord congregation’s new church is attributed to Mr. McMichael: whether he designed the church alone, outside his existing partnership, or its design was a product of the final months of the McMichael & Hunter partnership, represented by Mr. McMichael in conferences with the building committee, remains to be confirmed. Whatever the case, the matter appears in a confluence of events. Disagreements between Messrs. McMichael & Hunter had reached a breaking point on Thursday, 3 March 1904, when, as the Charlotte Daily Observer reported on 4 March, “the name of J. M. McMichael was yesterday scratched off the office door in the 4C’s building by the junior partner, L. L. Hunter. The cause of the dissolution was based upon accusations made by Hunter. Mr. McMichael has rented offices on the fifth floor of the Trust building.” The paragraph-length account was published under the heading “Quarrel Leads to Dissolution of Partnership.”

In Concord Mr. Cornelson preached his last sermon in the congregation’s thirty-year old church three weeks later, on Palm Sunday, 27 March 1904. The brick building was demolished, the site cleared, and construction on the new modern Gothic-style church began on 1 April 1904. The first service was held in the newly completed and furnished church on Sunday, 5 March 1905. In an article published in the Concord Times on 7 March 1905 the design of the “Elegant and Commodious Structure, of Which the Presbyterians and the Whole City Are Proud . . .” was attributed to Mr. McMichael and its construction to Rufus Alexander Brown (1852-1907), the prominent Concord builder and brick manufacturer. Photographs of the handsome church confirm the accuracy of the newspaper’s description.

Much, and far more than is now known, remains to be examined and understood of the distinguished, prolific career of James Mackson McMichael in North Carolina, research that is beyond the purview of this nomination. But two facts are certain. The design of the First
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Presbyterian Church in Concord in 1904 is emblematic of a series of imposing, and important Gothic Revival style churches James M. McMichael designed for congregations in North Carolina culminating (as now known) with St. John’s Lutheran Church, Salisbury, built in 1925-1926 and first used for services on Sunday, 2 January 1927, and Myers Park Presbyterian Church, Charlotte, of 1927. These churches and the wonderfully eclectic First Baptist Church of Charlotte of 1907 are outnumbered by the many, many Classic Revival/Neoclassical churches built through the 1910s and 1920s to his plans throughout North Carolina. This group includes Page Memorial United Methodist Church in Aberdeen, Moore County, of 1913 (property #57 in the Aberdeen Historic District, 1989) and the imposing First United Methodist Church in Elizabeth City, Pasquotank County, of 1919-1922 (property #18 in the Elizabeth City Historic District, 1977). The second fact established in this context is that Mr. McMichael’s role in the design of the Concord church provided the opportunity for Ella Brown Cannon, a devout Presbyterian and prominent member of its congregation, to observe his professionalism and, in turn, surely influenced her decision to engage him for the design of the mansion she would build on South Fulton Street. She might also have been aware of his earlier design of the Washington Building and the (now lost) Salisbury Graded School in the 300 block of North Ellis Street.

In a fortuitous coincidence of circumstances, Ella Brown Cannon’s ability to build anew in Salisbury, having recently become a widow and heir to a significant part of her late husband’s fortune, occurred as a new style of domestic architecture, Southern Colonial Revival, was gaining favor in the design profession. The use of classical precedent and the motives of classical orders, which had appeared in the enhancement of Queen Anne residences in the last decades of the nineteenth century, was fully embraced in the design and finish of Colonial Revival houses and other buildings from the 1890s into the twentieth-century interwar period. The World’s Columbian Exposition in Chicago fueled an unprecedented American interest in classical architecture by those who attended the great festival or appreciated photographs and other images of its many buildings and pavilions in newspapers and journals of the day. This enthusiasm soon saw its expression in the adoption of the classical orders for Classical Revival/Neoclassical public and institutional buildings and churches erected throughout the United States. Wealthy home builders and their architects responded as well, and houses described as “Southern Colonial” appeared in town and cities of North Carolina—and other states—and in rare instances in the countryside, as seats of large farms or the homes of prosperous rural merchants.

While a movement within the larger, nationwide Colonial Revival, the Southern Colonial Revival house was effectively the domestic counterpart to Classical Revival courthouses, churches, and educational buildings erected in the early-twentieth century. But it also enjoyed the additional cachet of an emotional appeal to the mythology of colonial buildings of the American South, with “colonial” being an elastic term that incorporated the Greek Revival seats of antebellum plantations. The monumental two-story classical portico seen on mid-nineteenth century plantation seats of the middle and lower South, but less often in North Carolina, where the portico at Otton, Brunswick County, was an exception, was the critical architectural feature that linked the past with the present at the turn of the twentieth century.

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The "Southern Colonial" house in North Carolina was usually a large, symmetrical, two-story-with attic center-hall plan house with a monumental full-height portico centered on the façade and superimposing one-story balustrade porches or open terraces carrying from the shelter across the elevation, around the house's front corners, and along the side elevations. On the finest houses of this style, as on Mrs. Cannon's house, the Cornish order of the portico was complemented by the use of the Ionic or Tuscan order on the one-story porches. Alternatively, the same order could be used for the columns of both portico and porches as seen at the Charles Oakley Robinson House in Elizabeth City and the James H. Lee House in Monroe, where the Cornish and free Roman Ionic orders were employed, respectively. The porticos, porches, and elevations of Southern Colonial Revival houses were finished with a hierarchical program of classical woodwork. The usually spacious interiors featured elegant stair- or living halls and reception rooms with a like program of classical woodwork and finishes. Services stairs, bedrooms, and other informal rooms and spaces were also well-detailed, but usually with less elaboration as in other Colonial Revival houses.

Whether Ella Brown Cannon specifically requested a house of the classical character that defines her elegant mansion, or it was Mr. McMichael's inspired response to the commission by a newly wealthy widow in a prevailing mode of the day, the Southern Colonial Revival, awaits confirmation. In the event her residence was among the earliest such well-designed houses in North Carolina dominated by a monumental two-story Cornish portico, enhanced with one-story porches, and lavished with a wealth of classical detailing enriching its symmetrical plan, elevations, and interiors. Charles W. Barrett, Charles A. Pearson, Frank Pierce Milburn, Louis H. Asbury, Oliver Duke Wheeler and his then partner Eugene John Stern of Charlotte, and Herbert Woodley Simpson, prominent among others, went on, through the 1910s, to design like or similar houses that, if now surviving, remain important landmarks in the towns and cities of North Carolina. As now known, the earliest "Southern Colonial" house built in North Carolina is probably the handsome, long-lost mansion Charles W. Barrett designed for Richard Beverly Raney (1860-1909), dated to 1902 and erected at 102 Hillsborough Street in Raleigh. Published in 1903 in Colonial Southern Homes, Mr. Raney's residence has two monumental Ionic porticos, one centered on the façade and another facing east across Salisbury Street to the State Capitol on Union Square. Mr. Barrett was also the architect of the "Southern Colonial" house built in Warrenton in 1908 for Walter Blair Boyd.

The finest of those that survive is the Charles Oakley Robinson House, a very grand, elaborately detailed mansion in Elizabeth City, designed by Herbert Woodley Simpson (1870-1945). It was built in 1914 by William Benjamin Blades (1854-1920), the legendary New Bern lumberman, for his only daughter, Ivy Blades Robinson (1890-1966), and her husband, Charles Oakley Robinson (1888-1968), who were married in New Bern on 8 November 1913. The Kenneth L. Howard House in Dunn, Harnett County, is a free copy of the Southern Colonial Revival North Carolina Building at the Jamestown Ter-Centennial Exposition and built in 1908-1909 (NR listed in 1982). In Chapel Hill the President's House, a Southern Colonial Revival house with a monumental Corinthian portico, designed by Frank Milburn and dated to 1907, stands at 402 East Franklin Street at the edge of the University of North Carolina campus. Two rural-built examples of the Southern Colonial Revival house merit notice in this context. The impressing
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farm seat Charles A. Pearson designed for John Beale Johnson (1872-1931), built ca. 1906 on his farm near Fuquay-Varina, Wake County, features a variant form of the Doric order on its monumental portico, one-story porch columns, and the elegant porte cochere centered on its west elevation. Mr. Johnson’s house (NR listed in 1991) and the James H. Lee House in Monroe, Union County, are two of several known Southern Colonial Revival houses whose balustraded porches or terraces engaged an original porte cochere on a side elevation. The Edgar Nollie Washburn House of 1914-1915 in the Washburn Historic District (NR listed in 2002) in rural Rutherford County is a brick example of the style as are the houses Louis H. Asbury designed for Robert Lee Wright (1867-1955), built and standing at 302 South Fulton Street in Salisbury, and the now lost mansion of John Solomon Efird (1857-1927), president of Efird Manufacturing Company in Albemarle.4

James M. McMichael would later design at least three other known, surviving houses in the Southern Colonial Revival mode for North Carolinians, two in Red Springs, Robeson County, and another in Shelby, Cleveland County. The overall concept of each follows the precedent established in Salisbury in having a dominate two-story Corinthian portico whose floor carries as an open terrace around the respective corners of the façade and continues along the sides of each house under the cover of one-story classical porches. The handsome house Mr. McMichael designed for Allison B. Pearsall (1858-1925), a wealthy lumberman and founding president of the Bank of Red Springs, is the earlier (1909) and larger of the two Robeson County houses, and boasts one of the grandest stairhalls of the period. It stands at 308 South Main Street. William Nathan Gibson Sr. (1875-1947), a successful farmer, cotton gin manager, and broker, followed Mr. Pearsall’s example, and engaged Mr. McMichael for his family house built in 1912 at 517 South Main Street. James M. McMichael enjoyed commissions from Dr. Stephen Sampson Royster (1867-1948), a wealthy physician and businessman, for two buildings erected in Shelby, both dating to ca. 1908-1910. Mr. McMichael’s lavishly detailed Southern Colonial Revival residence for the Royster family featured his favored Corinthian order on both its monumental portico and the side porches. For the portico McMichael used fluted, square-in-plan piers and pilasters instead of the usual free-standing columns. The Royster house stands at 413 South Washington Street, some four blocks south of the Royster Building, a two-story, three-storefront commercial building fronting on courthouse square, in the southwest corner of East Warren and South Washington streets. Built of yellow brick with granite enrichments and white woodwork, the Royster Building is centered by an imposing pedimented center block.5

A Coda

Having been a resident of Charlotte for over forty years, James Mackson McMichael died at home, at 1841 The Plaza on 3 October 1944. His death notice, published on 4 October in the Charlotte Observer, appeared with a photograph under the heading, “Noted Church Designer Dies in Charlotte.” Its five paragraphs included but one that addressed his remarkable architectural career. “Mr. McMichael designed approximately 900 churches in the last 50 years, and among the local buildings he designed are the Charlotte Public Library, First Baptist Church, of which he was a member, St. John’s Baptist Church, First A.R.P. church, and Myers Park Presbyterian church.” His body was buried in Charlotte’s Elmwood Cemetery.
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The Depression and limits placed on construction during World War II had effectively ended his architectural practice. But to have stood at the top of his field, as a church architect, for over a quarter century was no small achievement. Like others of his generation, who enjoyed important, prolific careers from the turn of the twentieth century up to 1929, and into the early 1930s with luck, and lived through the Great Depression, into wartime, and the postwar period, he had outlasted his time and place. But thousands of North Carolinians, in congregations across the breadth of the state, continued to gather for worship in the many churches he designed, that of Myers Park Presbyterian Church, St. John's Lutheran Church in Salisbury, Methodist churches in Aberdeen and Elizabeth City, and Baptist churches in Charlotte, Concord, Edenton, Forest City, Goldsboro, Henderson, and Wake Forest prominent among them. His name lost currency and would be little seen in Charlotte newspapers except for mention when his widow, Sara(h) Florence Williamson McMichael, died in Charlotte on 19 January 1965, and her body was interred beside his.

That anonymity was a far cry from his presence in the press and in his profession at the outset of his career and for decades thereafter. The tenor of those early days is well-represented in a short account published in The Charlotte Daily Observer on 12 December 1905 that puts the handsome house he designed for Ella Brown Cannon in its context. It appeared as the fourth paragraph in a column printed under the byline "Special to The Observer" and the date 11 December.

Mr. J. M. McMichael, Charlotte's great architect, has to-day put in his branch offices in the Washington building here, Mr. W. C. Lester, a gifted draftsman. Mr. McMichael has designed many of the beautiful buildings of newer Salisbury and is at work on some now. He made the plans for the graded school, the Washington building, the handsome new residence of Mrs. D. F. Cannon and Mr. F. F. Smith. He has also designed the five old English residences that Mr. Charles Price is having erected and is at work on a residence for Mr. M. L. Jackson, which is going to be one of the city's finest. Before the end of spring he will have under way plans for three large operations which he is not ready to detail as yet. The coming into the city's life of this progressive Charlotte man and his assistant is good for the city. 

Today the house described as "the handsome new residence of Mrs. D. F. Cannon" in December 1905 retains its hold on prominence in its street, its neighborhood, and in Salisbury. The Ella Brown Cannon House and the 1905 article are important reminders of the role James Mackson McMichael exercised in designing buildings for his clients which had great presence in their day and have remained landmarks in their respective cityscapes to the present. In Salisbury the Mission Revival-style house he designed for Franklin Fletcher Smith (1858-1915) stands opposite the Ella Brown Cannon House at 201 South Fulton Street. St. John's Lutheran Church stands three blocks distant at 200 West Innes Street, and McMichael's imposing Romanesque Revival-style Washington Building is at a further two-block remove at 118-120 North Main Street. The three-story, crenellated scholastic Gothic brick building he designed in 1914 for the
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Salisbury Military School, at 2301 West Innes Street, became the main building of Catawba College in 1925 and now serves as the Hedrick Administration Building. Four of “the five old English residences” Mr. McMichael designed for Charles Price (1846-1905) stand at 301-305-309-313 North Ellis Street, originally facing across the street to McMichael’s now lost Salisbury “graded school,” while the fifth stands at 418 West Liberty Street. The once-gorgeous Colonial Revival-style slate-roofed brick house designed for Moses L. Jackson (1869-1930), survives in a sadly deteriorated state at 1210 Old West Innes Street, but it continues to evoke the talent of its architect. These buildings, together with the educational building he designed in 1922 for the First Presbyterian Church, lost when Charles Bolton’s extraordinary Romanesque Revival style church was demolished, comprise a significant part of the architectural fabric of early-twentieth-century Salisbury and the legacy of a talented, prolific architect whose works reflect the aspirations of their time.

Historical Background and Context

Ella Williams Brown Cannon (1859-1932), who built the handsome, remarkably well-preserved Southern Colonial Revival house at 202 South Fulton Street in Salisbury, Rowan County, North Carolina, was a woman whose life combined the worlds of ante-bellum and later-nineteenth-century Rowan County and the New South. Born in the home of her parents, she grew up in an Italianate house here at 202 South Fulton Street, and died in 1932 in the home that replaced it in 1904-1905. She lived her life in two parts that essentially corresponded to these historic epochs. From birth on 27 March 1859, as the sixth of ten children born to John Dickson Brown (1817-1880) and his second wife, Jane Whortley Slater Brown (1829-1896), until her marriage to David Franklin Cannon (1844-1904) on 9 June 1898, her life was lived in the comfortable world of Salisbury society, in the embrace of a large family and the Presbyterian church. It was a world described affectionately and, on occasion, critically by Hope Summerell Chamberlain, her neighbor on South Fulton Street, in This Was Home (1938). Ella Brown’s marriage elevated her into a family whose fortune was well on its rise. It would become among the largest and most prominent of those amassed by a North Carolina family during the great textile expansion that formed one of the financial underpinnings of the New South. Following her husband’s death six years later, in 1904, she departed Concord and returned to Salisbury, a wealthy widow, and immediately erected a high-style mansion, the subject of this nomination, that reflected her status. The ever-increasing profits of the Cannon Manufacturing Company, its successor Cannon Mills Corporation, and associated textile concerns, would sustain her life for another quarter century and that of her daughter, Alice Slater Cannon Guille (1899-1985), from birth to death. The story reaches closure in the 1980s. In 1982 Cannon Mills Company was sold to Pacific Holdings Corporation, owned by David H. Murdock. The now legendary, century-old family textile empire ceased to exist, and passed into history. On 21 June 1985, three months after Mrs. Guille’s death on 25 March 1985, the South Fulton Street landmark was sold by her executors to Betty Dan (Nicholas) Gilliam Wright. She then undertook the repair and renewal of the house and its grounds. On 26 May 1992, Mrs. Gilliam sold the Cannon-Guille residence to Paul Edward (1937-2020) and Sue Palmer Fisher. Mrs. Fisher is now the sole owner and resident of the mansion.
The John Dickson Brown Family in Salisbury

Ella Brown’s first ancestor of her surname to live in Rowan County was her grandfather, Allen Brown (1787-1844), who came to the Salisbury area from Cumberland County, North Carolina, in, or by, 1838. Arriving with him were his wife, Elizabeth Van Brown (1799-1838), and several of their eight children, of whom their five youngest sons and a daughter were recorded in his Rowan County household in the 1840 Federal Census. The Brown family arrived in Rowan County in the wake of Dolphin Alston Davis (1802-1881), a native and prominent citizen of Fayetteville, Cumberland County, who came to Salisbury in 1837 as cashier of the Salisbury branch of the Bank of Cape Fear. The nature of their acquaintance is unclear, however, it was obviously friendly, and one that continued through the generations, to the friendship of Ella Brown and Orin Datus Davis (1851-1924), a prominent second-generation Salisbury banker and president of the Davis and Wiley Bank.

As now understood, Allen Brown never owned property in Rowan County, but lived with his family on a plantation in east Rowan County owned by Mr. Davis, whose acreage he cultivated in an apparent tenant-like role. Allen Brown died on 17 August 1844, his death was noted in the pages of both Salisbury’s Carolina Watchman and the Raleigh Register. His renown was altogether larger than his means; he died intestate, leaving an insolvent estate. His four younger sons, born between 1823 and 1832, remained in the care of their older sister, Elizabeth Brown (1819-1892), who would not marry John F. McCorkle until 28 February 1849, three months short of her thirtieth birthday.

The fortunes of the family, financially and socially, rose in the capable person of John Dickson Brown (1817-1880), Ella Brown Cannon’s father, who also settled the family here on South Fulton Street. Three of their impressive houses, including #202, survive, side by side, to the present. John Dickson Brown did not initially participate in his family’s relocation to Rowan County, remaining instead in Fayetteville where he learned and practiced the craft of metal work. He was permanently established in Salisbury in 1841, when he moved his membership to the town’s Presbyterian Church. On 5 August 1841 he was married by the Reverend Samuel Rothrock, the legendary Lutheran minister, to Louisa Pool (1822-1842). They were the parents of two sons, only one of whom, John Allen Brown (1842-1920), survived and followed his father’s example into prominence.

John Dickson Brown continued his craft as a metal worker and placed an advertisement for his manufactory in “Copper, Tin Plate and Sheet Iron Ware” in Salisbury’s Carolina Watchman on 16 April 1842. He was a mentor to two of his younger brothers, Williams Brown (1823-1891) and Andrew Jackson Brown (1826-1870), who later, separately, operated tin and metal working shops in Salisbury on their own. With hindsight it appears that John Dickson Brown’s second marriage to Jane Whortley Slater (1829-1896) on 12 February 1846 was one impetus to his decision to enter the mercantile trade. He took William M. Elliott as a partner and in the spring of 1847 advertised the varied range of clothing, goods, and wares that could be purchased at Brown & Elliott. Through time Mr. Brown would also have Benjamin Franklin Fraley, his brother-in-law William Overman, Julius D. Ramsay, John Milton Coffin, and Aquilla Mock, as
partners. He probably operated most profitably as Brown, Coffin & Mock at the opening of the Civil War, and dissolved his last partnership in the postwar period. In the early 1870s he returned to business as a representative of Edward Siomerville) Jaffray & Company of New York City and held that association until his death.

During these years, John Dickson Brown lived in a succession of houses, at least two of which (and possibly a third) stood on South Fulton Street, with the last being the Italianate residence at 202 South Fulton Street in which Ella Williams Brown was living at the time of her marriage. He first, in 1843, purchased the four-lot square bordered by West Bank, West Horah, South Church and South Jackson streets, and was living there with his young son, when he married the sixteen-year-old Miss Slater, as his second wife, in 1846. Their relocation to South Fulton Street was surely the result of the young Mrs. Brown's desire to live near her older sister, Mary Elizabeth Slater Overman (1827-1893), and her husband, William Overman (1812-1890), who ca. 1847 built a handsome house in the west corner of Fulton and Innes streets. By August 1849, John Dickson Brown had purchased a tract comprising the greater part of lots #50 and 58 in the north corner of South Fulton and West Fisher streets, fronting on South Fulton and carrying the full-block length of West Fisher Street back to South Ellis Street. On 25 August 1849 the Browns' new house was among those noted by the Carolina Watchman as being under construction and "will add very considerably to the interest and appearance of the Town."

In spring 1850 Dickson Brown insured the newly-completed house and its furnishings, the barn and stable, the kitchen, and the smokehouse with the North Carolina Mutual Insurance Company for $1,400, of which $1,000 was coverage on the house. The two-story weatherboarded frame house, with Greek Revival-style finish based on plates in Asher Benjamin's Practical House Carpenter (1830), stands today at 128 South Fulton Street.

John Dickson Brown and his family occupied the substantial house in the north corner of South Fulton and West Fisher streets for an undefined period. On 11 July 1855 Mr. Brown purchased a smaller rectangular lot in the west corner of the crossing from his younger brother Williams Brown. The purchase price of $2,400, being double the amount ($1,200) Williams Brown had paid Mary Jane Pool for the parcel in February 1850, indicates improvements on the property. The reason for this purchase is unclear, and so, too, is the matter of whether the improvements comprised some part, most, or all of the house here at #202 that John Dickson Brown and his family would occupy in the last decades of the nineteenth century, or whether John Dickson Brown built anew on the lot at a later date. While Italianate-style houses were built in the urban areas of North Carolina in the 1850s, most notably in Wilmington, and in some few, high-style instances elsewhere in the state, the appearance of the house standing at this location, and occupied by his family to about the end of 1904, is altogether more typical of post-Civil War Italianate houses built from the late 1860s into the early 1880s. Period Brown-family photographs document a symmetrical, two-story three-bay house with a gable-front, two-story entrance pavilion, whose turned-post porch, window openings, and bracketed eaves are enriched to a handsome effect with a wealth of manufactured, molded decorative woodwork. An immediate related question, is that of why, after the passage of only five years, Mr. Brown would
elect to relocate his family from a well-finished Greek Revival-style house on sizable grounds to another on a much smaller lot? Might this purchase of the west corner lot have been made to relieve Williams Brown of a possible financial overreach? And to protect him from embarrassment?

The known facts are few in number. By 21 January 1860, in an apparently unrecorded deed, John D. Brown had conveyed his former residence and lot in the north corner of South Fulton and West Fisher streets to John M. Coffin. On that day Mr. Coffin conveyed the property to Dr. John Lord Henderson (ca. 1826-1884), trustee of Laura Henderson Coffin, his wife. Presumably the couple then, or soon thereafter, took up residence in the former Brown house. By the fall of 1866 the firm of Brown, Coffin & Mock was in receivership. Legal notices dated 26 and 27 October 1866 were published in Salisbury in the Tri-Weekly Old North State on 13 November 1866 (and possibly other dates). Notes, accounts, and claims were to be paid to or settled with Luke Blackmer at his office in the court house. Mr. Brown’s situation worsened in 1868. Following his default on a loan for which his residence was security, the existing family residence in the west corner of South Fulton and West Fisher streets was sold at public auction. The bid of $2,200 made by Thomas Evans Brown (1821-1900), Mr. Brown’s younger brother, was accepted and the property conveyed to him. Presumably Thomas E. Brown allowed his brother’s family to remain in residence.

Matters reached a nadir that same month, when on the 30th of May, the Circuit Court of the United States for the Cape Fear District issued a warrant of bankruptcy against the estate of John D. Brown. A “Notice in Bankruptcy” was the heading of a legal notice dated 18 June 1868 and published in Raleigh in the Tri-Weekly Standard on 20 June 1868 advising creditors of Mr. Brown of a meeting at the Rowan County Court House before R. H. Broadfield on 2 July 1868 at ten o’clock. Four years passed, until 9 November 1872, when Thomas E. Brown conveyed the property, after payment of $1,719, to John D. Brown. Ella Williams Brown was then in her fourteenth year.

Following his death on 6 April 1880, the Italianate house at 202 South Fulton Street remained the home of his widow, Jane Slater Brown and the couple’s surviving unmarried children born between 1846 and 1863. (Four others had died under the age of two.) With Alice Martine Brown (1846-1901) being a bed-bound invalid for the last sixteen years of her life and Mary Elizabeth Brown (1849-1901) married in 1886 to Hugh M. Jones (1848-1896), Ella Brown, as the third of her mother’s three surviving daughters, exercised an increasingly important role in the family, particularly in the last years of her mother’s life, before her death on 9 December 1896. Except for study of an uncertain length at Peace Institute in Raleigh, beginning in February 1878, her education is unconfirmed. Her principal interests outside the family circle were music and the Presbyterian Church, standing but a short walk from her own doorstep. She combined both in service as organist at the church for some twenty years.

Hope Summerell Chamberlain (1870-1960) recounts the flavor of this period and the character of Salisbury’s residents in the closing decades of the nineteenth century in This Was Home. In her reminiscences she pays notice to the Brown family in two particular instances. In “A Small-
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Town Neighborhood” she goes “out by our front gate,” a block south of the Browns’ house, and revisits her girlhood neighbors in Salisbury’s West Square. She walks a few feet north on South Fulton Street, crosses West Bank Street and comes to the residence of John Joseph Bruner (1817-1890), the long-time owner and editor of Salisbury’s *Carolina Watchman*. “Next to the Bruner’s came the Wilson’s lot. Mrs. Wilson was one three Slater sisters, perhaps the least conspicuous but none the less distinct in personality.” Mrs. Chamberlain found delight in her “double-flowering cherry tree which, in springs that I remember, filled one whole side of her yard with drifts of bloomy snow.”

Next door lived her sister, Mrs. John D. Brown, whose husband fitted somewhere into the pattern of Rowan County Browns. This lady strongly resembled Queen Victoria, save that she was better looking and indeed must have been very comely in her youthful day, when she did not wear snowy caps above her rosy face, nor have those neuralgic headaches which she expounded to her friends. These three homes made up the first block, all facing as our house faced, all looking at no particular other side of the way except the usual high board fence.¹⁴

Later in the pages of *This Was Home* Hope Summerell Chamberlain again recalled her neighbors and the neighborhood of her youth in a chapter titled “Varieties in Salisbury.” Her path was a familiar one.

One’s neighbors’ row of daffodils can give as much pleasure as your own. Nothing is so ingratiating as the flowering shrubs that poke their fingers between the pickets of the fence as one walks by. And so, in long acquaintance, I came to love Mrs. Wilson’s double-flowering cherry tree.

Down Fulton Street, past Mr. Bruner’s, stood three houses which my parents knew occupied by three sisters, married early, settled almost in their childhood as was the early custom. The first of these, a widow, lived with her sons in a little brown dwelling shaded by magnificent trees, and one of these was a poem. It was an enormous, symmetrically growing, double cherry, and if there was no late frost it flowered into drifting whiteness of bloom like the garments of Heaven.

Next to the Wilsons lived the John D. Browns. The husband, traveling for a great store in New York City, took too good care of his family. They cuddled down into their nest and had nerves. When you visited there, you were told absorbing details of the headache of last week, told with gestures, with blue-eyed confidence. Truly you became just as interested in that headache as in an active adventure, a victory over desperate odds. Miss Alice, the eldest daughter, . . . was a chronic invalid, suffering from what old Miss Betsy Julian once defined as ‘A powerful weakness in the spine of her back.’ She had worse headaches than her mother’s and she would ‘marvel sweetly upon her ills’ to

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those who came to visit. What was unusual, she was just as deeply interested in, and sympathetic with the aches and ills of other people.

Miss Alice was given every item of neighborhood news, ... and she transmitted all that was told her to the next caller, quite impartially, and without exaggeration or cattiness. When Miss Alice was told about an event, it was the same as putting it into the paper, for her prim room was the clearing house of all the personal intelligence of the town.

Mary, the third of the neighbor-sisters, was a very different woman. Married in her middle teens to a man twice her age, she had borne him a large family of sons. Her husband was lately become an invalid, and the sons and wives of the married ones, lived there all together in her large house. ... As for the sons, they adored their mother. Although they were made of clay not too uncommon, she lived to see one of them a United States senator. The others, if not so conspicuous, made good citizens.¹⁵

Ella Brown Cannon: A Married Woman and a Wealthy Widow

Such were the circumstances of Ella Williams Brown's life up to her marriage in 1898. The particulars of her introduction to David Franklin Cannon (1844-1904) and their courtship await understanding. Mr. Cannon was a son of Joseph Allison Cannon (1808-1887) and the older brother of James William Cannon (1852-1921), the founder of the Cannon Mills, a textile empire that comprised a series of mills in piedmont North Carolina towns and Kannapolis, the legendary mill town designed by Earle Sumner Draper (1893-1994). David F. Cannon became a successful and leading merchant in Concord, forming a partnership with Pendleton Bernard Fetzer (1849-1912). In 1866 James William Cannon began working in his brother's store and soon purchased an interest in the firm. This association of some eighteen years was the training ground for his organization of Cannon Manufacturing Company in 1887, the inaugural event in a chain of investments and operations that continued for almost a century. David Franklin Cannon wisely invested in his brother's young company and soon enjoyed the profits of that decision. On 9 June 1898 David Franklin Cannon came to his marriage with Miss Brown, a thirty-nine-year-old spinster, in his fifty-fourth year, and a twice-widowed father of six known children. The two children born of his first marriage to Laura Bradshaw (1848-1872) both died in their twenties: Robert B. Cannon (1868-1891), and Annie Cannon Fitzgerald (1871-1894). His marriage to Mary Jane Moss (1840-1895) on 13 January 1874 produced four children; Nancy Editha Cannon Stringfellow (1874-1941), David Franklin Cannon Jr. (1877-1932), Johnnie Moss Cannon (1881-1887), and Joseph Archibald Cannon (1882-1956). Mary Jane Moss Cannon died on 8 September 1895.

One likely source of their introduction was Milton Slater Brown (1857-1916), Ella Brown's older brother. A biographical account, published as one of "Clarke's Sketches" in the Carolina Watchman on 15 January 1885 noted "He...began his mercantile experiences nine years ago with J. M. Knox & Co., afterwards he was with Mock & Brown. Then he went to Concord,
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where he was with Cannon & Fetzer for two and a half years; then he returned here and on the first of March, 1881, he established his present business.” During this period he would have formed friendships with both David Franklin and James William Cannon that were of benefit to him as he became a leading Salisbury merchant of clothing for men and women. In 1899, at the age of forty-two and following the example of his sister, he, too, made a good marriage, to Frances Beverly Wortham (1866-1910), the eldest daughter of Charles Elliott Wortham (1832-1896), a wealthy businessman and member of Davenport & Company, the prominent investment, banking, and insurance firm in Richmond, Virginia.16

Ella Williams Brown and David Franklin Cannon were married in a private ceremony at 202 South Fulton Street on Friday evening, 9 June 1898, by the Rev. Dr. Jethro Rumple (1827-1906), a long-time family friend who had been minister of the Salisbury Presbyterian church since 1860. The pre-wedding announcement published in The Weekly Sun (Salisbury) on 1 June 1898 described the bride as “the accomplished organist of the First Presbyterian church” and “one of Salisbury’s most popular young women.” Mr. Cannon was identified as “a retired member of the firm of Cannon & Fetzer, is president of the Concord (sic) Savings Bank, and one of the firm of the Cannon Manufacturing Company.” James William Cannon attended his brother as best man.

The couple returned from a wedding trip to Niagara Falls and the Northeast to Concord where they lived the duration of their married life in the North Union Street house that Mr. Cannon had shared with his second wife and children. Alice Slater Cannon, their only child, was born on 23 June 1899 and named by tradition for her maternal grandmother. In 1900, when the Federal Census was recorded in Cabarrus County, Mr. Cannon was head of a household including his wife, the three unmarried children of his second marriage, and his eleven-month-old daughter. Interestingly, neither his nor his brother’s household included live-in black servants as did that of their immediate neighbors, Daniel G. Caldwell, William J. Hill, and John Wadsworth.

In failing health, Mr. Cannon traveled (apparently alone) to Baltimore for medical treatment in spring 1904 and died in hospital there on Sunday, 29 May 1904. In the death notice published in The Concord Times, on 31 May 1904, he was identified as president of both Cannon Manufacturing Company and the Cabarrus Cotton Mill in addition to his presidency of Cabarrus Savings Bank. The death notice also recognized Mr. Cannon’s long service to Concord’s Presbyterian Church. “He was for many years, until his health failed, superintendent of the Presbyterian Sunday School, and, at the time of his death and for many years before, an elder in this church. He was an earnest Christian, and a man whose many virtues are worthy of emulation.” His role as a church elder dated to his election in December 1871, when a promising businessman at the age of twenty-seven. His tenure as superintendent of the Sunday School spanned the years from 1873 through 1894. Through an irony of timing, Mr. Cannon’s funeral was not held in the church building that had been the setting of his attendance, worship, and leadership. That brick church on West Depot Street, erected in 1873-1874 and placed in service in October 1874, was last used for congregational services on Sunday, 27 March 1904. Quickly emptied of its furnishings, the building and the site were given over to Rufus Alexander Brown (1852-1907), the prominent Concord brick manufacturer, builder and contractor, who had been

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hired to erect the congregation’s new, Gothic Revival-style church. It was designed by James Mackson McMichael (1870-1944), a Charlotte-based architect then at the outset of a long, distinguished career as a church architect in North Carolina. David Franklin Cannon’s funeral was conducted on Tuesday morning, 31 May 1904, at Concord’s Central Methodist Church. His body was interred in the family plot in Oakwood Cemetery in Concord.

In 1903, aware of his declining health, David Franklin Cannon prepared his will and signed it on 24 February 1903. The principal assets of his estate were his holdings in Cannon Manufacturing Company, other associated textile companies, and Cabarrus Savings Bank. The bequest to Ella Brown Cannon, the first of the will’s six items comprised “One hundred shares of the Cannon Manufacturing Company’s stock, thirty shares of the Kestler (sic) Manufacturing Company’s stock, twenty-two shares of the Efrid Manufacturing Company’s stock, eighteen shares of the Wiscasset Mills stock, ten shares of the Patterson Manufacturing Company’s stock, and also the house and lot in which we now live, adjoining W. J. Hill, J. C. Wadsworth and others, together with all the household and kitchen furniture therein, excepting three sets, one for each of my three children, Nannie E. Cannon, D. Frank Cannon, Jr. and J. A. Cannon, the said three sets to be selected by my said children.” After defining the generous and seemingly equal bequests to the three surviving children of his second marriage in items two through four, he provided for the only child of his third marriage in item five. “To my brother, J. W. Cannon, I give, devise and bequeath the sum of Six Thousand Dollars, in trust, the income and profits of said sum shall be paid by him for the use, maintenance and support of my daughter Alice Slater Cannon, on the order of her mother, annually until said Alice Slater Cannon shall attain the age of twenty one years, and then the said sum shall (be) paid to her upon her sole and separate receipt, . . . .” After bequeathing “all the rest and residue of my estate” in equal shares to his three eldest children in item six, David F. Cannon named James William Cannon as executor of his estate.

Ella Brown Cannon did not long remain in Concord among her husband’s kinsmen. On 14 September 1904 she sold the family residence and lot on North Union Street, which she had received from Mr. Cannon, to his younger son, Joseph Archibald Cannon (1882-1956), then a few weeks short of his twenty-second birthday. The purchase price was $7,000. Whether the sale of the house that had been her home for six years predated, coincided with, or followed on Ella Brown Cannon’s relocation from Concord is unconfirmed. She returned to Salisbury and the Italianate-style house at 202 South Fulton Street that had remained the residence of her bachelor brothers, James Douglas and Theodore Baker Brown. Ella Brown Cannon transferred her membership back to the First Presbyterian Church in Salisbury on 23 October 1904.

“The handsome new residence of Mrs. D. F. Cannon”

While Ella Brown Cannon was resident in Concord, the architectural landscape of South Fulton Street and her larger West Square neighborhood had been enhanced with several important houses. These residences, together with commercial, institutional, and public buildings, were erected during an impressive building up that occurred throughout Salisbury at the turn of the twentieth century. Among these houses was the large, imposing two-and-one-half story Queen Anne-style house built by her older brother, Milton Slater Brown, immediately next door at
#208. Its construction followed on his purchase of the lot from W. R. Wilson in March 1898 and likely coincided with his marriage in April 1899 to Frances Beverly Wortham of Richmond, Virginia. Another large Queen Anne house with an iconic tower was built ca. 1899 at 228 West Bank Street by Dr. William White McKenzie (1869-1929). A third richly decorated Queen Anne house was built about this time at 402 South Ellis Street by David L. Gaskill (1857-1924). The largest and most imposing of these frame houses, clad in weatherboards and decorative shingles, was built a block and a half away at 302 South Ellis Street in 1899 for attorney Louis Henry Clement (1854-1926). Surely architect-designed, it is an richly detailed house with handsome elevations combining features of both the Queen Anne and Colonial Revival styles.

As handsome as all these houses were—and remain, they were altogether eclipsed by the great Chateauesque-style brick and granite mansion built in 1902 at 508 South Fulton Street for Egbert Barry Cornwall Hambley (1862-1906), a Cornish civil and mining engineer then engaged on an important hydroelectric project on the Yadkin River. The Hambley mansion is one of the first residences in Salisbury known to have been designed by a practicing professional architect, and the first, as now known, for which the architects’ identity is known. It was designed by Charles Christian Hook (1870-1938) and Frank McMurray Sawyer, (ca. 1872-after 1945, 1958) who worked in partnership in Charlotte from 1898 to 1905.

Whether Ella Brown Cannon specifically requested a handsome classical villa with a monumental two-story portico is unknown. Possibly she had seen a drawing of a Southern Colonial Revival house by Hook & Sawyer that appeared as an illustration for an article, “Residential Architecture,” published in the Charlotte Daily Observer on 20 December 1903. Whatever the case, James Mackson McMichael enjoyed the commission as an opportunity to create just such a house. With the benefit of hindsight, Mrs. Cannon’s mansion is now seen as a harbinger of the distinguished body of work ahead, anticipating a series of imposing Classical Revival churches erected throughout North Carolina for which James M. McMichael is well-known. Precedent for the appearance of a two-story portico on a residence in Salisbury is seen in two nearby examples on South Fulton Street dating from the nineteenth century. The two-story, five-bay house built by Colonel Charles Frederick Fisher (1816-1861) in the north corner of North Fulton and West Innes streets featured a pedimented portico incorporating a second-story porch. The Federal-style house built by John Fulton (1769-1827), for whom the street is named, was subject to a series of remodelings by later owners, including Aquilla Mock, and given its freestanding portico with variant Scamozzi order capitals supporting a bracketed pediment. Neither, however, was as grand, and sophisticated, as the elliptical portico James M. McMichael designed for Mrs. Cannon.

Mrs. Cannon’s decision to build a new house in Salisbury, on the site of the family’s existing residence at 202 South Fulton Street, was an investment that prompted her necessary purchase of the property. In 1887 and 1889, following their mother’s death in 1886, she and her siblings had conveyed their interest in the house and its grounds to their brothers, Milton S. and Theodore B. Brown, even while remaining resident in the house. On 12 December 1904 she acquired the one-half undivided interest held by Milton S. Brown and his wife. The family’s Italianate house was moved from the site onto an adjoining lot on West Fisher Street and turned ninety degrees to
face northeast onto West Fisher Street. Reflective of the close relationship of the Brown siblings noted by Mrs. Chamberlain, Theodore B. Brown long retained his one-half undivided interest in the lot on which Ella Brown Cannon built this house. He remained in residence here with her and their brother, through their deaths in 1932, until his own death on 14 February 1941. On 23 June 1932, two months following his sister's death, Theodore B. Brown conveyed his one-half undivided interest in the property to Alice Slater Cannon Guille.22

As now believed Ella Brown Cannon's decision to place the commission for her new residence with James Mackson McMichael derived from her knowledge of his role in the design of the First Presbyterian Church in Concord in 1903-1904 and the circumstances of that commission. The splendid new building dated to a short-lived partnership formed in 1903 by Mr. McMichael and Leonard L. Hunter that was dissolved in March 1904. While David F. Cannon held the position of elder in the church, his role in the affairs of the church in 1904, outside his financial support, was curtailed in degree by his health. However, he and Ella Brown Cannon were fully informed of the work of the building committee, its conversations with the architect(s), and the resolution of the design that gained approval by the committee. Mr. Cannon's longtime friend and business partner, Pendleton Bernard Petzer (1849-1912), was chairman of the building committee, comprising five of Concord's most successful men, including James William Cannon.23

Ella Brown Cannon was fortunate in her choice of Mr. McMichael as the architect of her mansion and equally so in her decision to engage Alfred Ross Lazenby (1867-1943) to build it to Mr. McMichael's plans. Mr. Lazenby was then Salisbury's most prominent builder/contractor, having recently completed the Hambley mansion at 508 South Fulton Street, and he has enjoyed high regard for the quality of his work to the present. During its construction and on its completion, the Southern Colonial Revival mansion was a cynosure, holding the attention and admiration of the city's residents and visitors to Salisbury alike. Later, both Mrs. Cannon and Mr. Lazenby, and others, could dispatch photographic postals of the house, first printed by Theodore Buerbaum's Book Store in winter 1910, to family or friends. In February 1910, ten-year old Alice Slater Cannon sent one to her uncle, Milton S. Brown, at his hotel in New York City: she began her note with a question, "How do you like our house?"25

In the event Mrs. Cannon's house was one of a small, but important group of generally contemporary classical buildings that enriched the cityscape of Salisbury in the opening years of the twentieth century. Some three blocks away her friend, Orin Datus Davis, upfitted his nineteenth-century brick house at 303 South Main Street, formerly both the Salisbury branch of the Bank of the Cape Fear/Davis and Wiley Bank, and the Davis family residence, with classical, Southern Colonial Revival enhancements. A comparison of the house's footprint on the Sanborn Fire Insurance Map Company's maps for Salisbury of 1902 and 1907 indicate the replacement of small, one-story front and side porches, seen in 1902, with a handsome two-story portico on the South Main Street façade and an expansive one-story porch carrying along most of the house's northeast side elevation overlooking East Bank Street by August, 1907. Between 1907 and November, 1913 Mr. Davis made further improvements to his house, the most notable being an L-shaped, balustraded terrace, linking the portico and the side porch, and wrapping its' north
corner. This handsome addition, an enhancement with urns atop plinths punctuating the balustrade, obviously recalled the like terrace designed by James M. McMichael for Mrs. Cannon. In *Old Homes and Gardens of North Carolina*, published in 1939, Archibald Henderson (1877-1963) cites 1904 as the date of the portico’s “large pillars.” If that date is accurate (or within a year) the possibility of a certain cross-fertilization arises. Might Orin Davis have seen the plans drawn by James M. McMichael for Ella Brown Cannon’s new house? Might Mr. Davis have engaged Mr. McMichael for the design of the portico, its fluted Ionic columns, and the complementing classical frontispiece enframing the entrance, whose like engaged columns support a bold entablature and broken scroll pediment? These are seen in Bayard Wootten’s photograph published to accompany Mr. Henderson’s account.26 Or, conversely, might Ella Brown Cannon have seen and admired Mr. Davis’s first efforts?

In the event knowledge of both the Cannon and Davis residences may have encouraged John Steele Henderson (1846-1916) to undertake the 1910-1911 refitting of his ancestral residence, which was built in 1799-1802 by his great-grandfather John Steele as the seat of his Lombardy plantation. The two-story portico and one-story porch(es) seen in documentary photographs of the house are likely part of the, “Residence Of Mr. Henderson and the date 12 November 1910. A year and a half later Louis H. Asbury produced the designs for a second (fully realized, ground-up) Southern Colonial Revival house in Salisbury, which was erected for attorney Robert Lee Wright (1867-1953) on a corner lot at 302 South Fulton Street, one block south of Mrs. Cannon’s residence. Appearing in Mr. Asbury’s office job book as job number 93 with the date of 9 April 1912, Mr. Wright’s house, a brick example of the Southern Colonial Revival, enjoys stylistic associations with the mansion (Job #77, 27 June 1911) designed by Mr. Asbury and built in Albemarle for textile scion John Solomon Melanchthon Efird (1857-1927).27

Two imposing public buildings in Salisbury are the costliest examples of the Classical Revival style favored for many public and institutional buildings and churches of the period. The marble-clad United States Post Office and Court House of 1909-1911 stands at 130 West Innes Street, a two-block walk from 202 South Fulton Street. The monumental Rowan County Courthouse, erected in 1914 to the designs of Atlanta architect A. Ten Eyck Brown (1878-1940), stands a further two blocks distant, at 210 North Main Street, immediately beside the earlier antebellum Greek Revival courthouse with a two-story Doric portico.

Ella Brown Cannon enjoyed life as the chatelaine of 202 South Fulton Street for a quarter century before dying here on Wednesday afternoon, 13 April 1932. As a child and young lady, Alice Slater Cannon was her mother’s constant companion through these years, except for her attendance at Agnes Scott College in 1916-1919, up to her marriage here on 9 June 1926. Mrs. Cannon also had the company of her brothers, James Douglas Brown, who followed her in death on 10 November 1932, and Theodore Baker Brown, who remained here with his niece and her husband until dying on 14 February 1941. During these years, as before her marriage in 1898, the hours of Mrs. Cannon’s days were largely given over to her family and the Presbyterian Church. She also gave of her time and means to several civic and patriotic organizations, including the Red Cross, as did other women of her station. Ella Brown Cannon was a member
of the Robert D. Hoke Chapter, United Daughters of the Confederacy and a member and officer of the Elizabeth Maxwell Steele Chapter, Daughters of the American Revolution. As vice-regent of this local DAR chapter, she assisted Mrs. Edwin C. Gregory, chapter regent, in the chapter’s indexing and reprinting in 1916 of *A History of Rowan County* . . ., written by the Rev. Jethro Rumple (1827-1906) and first published in 1881.²⁸

Ella Brown Cannon bequeathed her house and its furnishings to her daughter Alice Slater Cannon Guille, who was also the principal heir to her considerable estate. Bequests were made to her brothers and several nieces, and a trust funded by 500 shares of Cannon Mills Company common capital stock was established to benefit her granddaughter Alice Slater Guille (1927-2005). With a lifetime commitment to the Presbyterian Church, she made no bequest to it.²⁹

Mrs. Guille at 202 South Fulton Street, 1932-1985

Alice Slater Cannon Guille (1899-1985) lived the life of an indulged only child, with the attendant advantages and disadvantages, up to the time of her marriage in 1926. Like Ella Brown Cannon in her widowhood, she lived on her own terms, ensconced in the South Fulton Street mansion, which was her home for all but a few of her eighty-five years. In the period after her education at Agnes Scott College and her return to Salisbury, Alice Slater Cannon met Wilberforce Gettys Guille (1900-1970), a student of pleasing countenance at Davidson College. He was a native of Athens, Tennessee, and the son of Dr. George Evans Guille (1873-1931), a Presbyterian clergyman and educator, and May Gettys Guille (1875-1959). Gettys Guille graduated Phi Beta Kappa from Davidson College in 1923 and located in Concord, where he was employed as secretary of the Cannon Lumber Company. Their courtship led to marriage on Wednesday evening, 9 June 1926. The *Salisbury Evening Post* published a long account of the wedding, “Miss Alice Slater Cannon Becomes Bride of Gettys Guille,” on 10 June 1926. The ceremony was conducted by Dr. Guille, with the assistance of the minister of Salisbury’s First Presbyterian Church, and held in the rose drawing room at the home which marks the home site of three generations of the bride’s family. There were only relatives present numbering forty-five guests.” James Carroll “Jimmie” Wren (ca. 1857-1919), a now legendary decorator-florist, provided lavish decorations for the mansion, its stair hall, drawing room, and dining room where the reception was held. Mr. and Mrs. Guille initially resided in Concord, but they were in Salisbury and resided with Mrs. Cannon at 202 South Fulton Street in December 1926. On 3 April 1927 Mrs. Guille gave birth to Alice Slater Guille, the couple’s only child, at the Salisbury Hospital.

Multi-generational family life pressed the capacity of the mansion to accommodate Mrs. Cannon, her two bachelor brothers, and the young couple with an infant daughter. Later in 1927 the Guilles removed to the nearby Carolina Apartments, in the north corner of West Innes and North Ellis streets, and then to another nearby rental which they occupied while their own house was being built at 425 West Fisher Street. The Guilles’ two-story Colonial Revival frame house was built on a lot immediately behind (northwest of) Mrs. Cannon’s residence, which she conveyed to her daughter on 3 April 1928, the one-year anniversary of her granddaughter’s birth. With a frontage of eighty-one feet on West Fisher Street, the lot included the site onto which the second
Cannon, Ella Brown, House

Name of Property

John Dickson Brown house had been relocated in the winter of 1904-1905. The Guillemot's occupation of their new house was relatively brief. The couple and their daughter soon moved to Winston-Salem, where Mr. Guille was employed in the trust department of Wachovia Bank and Trust Company. His transfer to the bank's Salisbury branch prompted a return to Salisbury in mid-winter 1932. The couple’s stay with Mrs. Cannon became the start of their permanent residence at 202 South Fulton Street when Ella Brown Cannon died on 13 April 1932, and Mrs. Guille inherited the mansion. Her ownership of the property became complete on 23 June 1932, when Theodore B. Brown conveyed his long-held one-half undivided interest in the lot on which the house stands to Mrs. Guille.  

Their life continued in its expected pattern through the 1930s, the 1940s, and the 1950s, with membership in local social, civic, and patriotic organizations and a continued adherence to the First Presbyterian Church. Mrs. Guille was a founding member and was elected first president of the Rowan Memorial Hospital Auxiliary in June 1936. Her later, lasting contribution to Rowan County came with her role in the organization of the Rowan Museum, Incorporated, in 1953 and her service as the founding president of the historical organization from 1953 to 1956. She then continued her commitment to Rowan County's history as the unpaid, volunteer director of the association that was operating two house museums. The Rowan Museum was housed in the Utzman-Chambers House, a Federal period town house at 116 South Jackson Street, a block east of her residence, which she first knew as the manse of the First Presbyterian Church. The Rowan Museum, Incorporated, acquired and restored the stone house built in 1766 by Michael Braun (Brown), the oldest surviving house in Rowan County and the oldest known German-built building in North Carolina. Alice Slater cannon Guille was also a founder of the Rowan Museum Antiques Show and served as the first and longtime chairman of the fund-raising exhibition sale, which continues to the present as the oldest continuous antique show in North Carolina. Mr. Guille remained with Wachovia Bank and Trust Company until resigning and going into business for himself with the opening of Builders Supply Company in about 1945.  

In December 1958 the North Carolina Society for the Preservation of Antiquities (today’s Preservation North Carolina) recognized the Guillemot's service to historic preservation, through their work with the Rowan Museum, with the award of the Cannon Cup. The presentation was made by Ruth Coltrane Cannon (1891-1965), the founding president of the society and the donor of the award, who was also the wife of Mrs. Guille’s cousin, Charles Albert Cannon (1892-1971). Charles A. Cannon had succeeded his father as president of Cannon Mills in 1921. On 27 November 1959, Alice Slater Guille (Bailey) Bruce, then married to Raymon Rene Bruce, gave birth to the Guillemot's only grandchild, Esther Louise Bruce.  

Life at 202 South Fulton Street continued in its measured pace for another decade, except for the couple’s transfer of membership to Franklin Presbyterian Church, until Saturday afternoon, 14 March 1970. W. Gettys Guille was killed when his car crossed the center line and struck an oncoming automobile. The head-on collision also claimed the lives of the driver of the other car and his young nephew. The funeral service was held at Franklin Presbyterian Church, and his body interred at Chestnut Hill Cemetery. A widow for fifteen years, Alice Slater Cannon Guille died on 25 March 1985. Her funeral was held at Franklin Presbyterian Church with interment in
Cannon, Ella Brown, House
Name of Property

Rowan County, NC
County and State

Chestnut Hill Cemetery. Her survivors were her daughter, Alice Slater (Guille) Bailey Bruce Johnson, and her granddaughter, Esther Louise Bruce Kirk, then a resident of Washington, D.C. Miss Bruce and Robert Calvin Kirk had been married in her grandmother’s house on 4 June 1983.

Alice Slater Cannon Guille left an estate of just over $5.3 million dollars. Her holdings in stocks, bonds, and other investments represented over one-half of this amount, with funds in her checking and savings accounts and certificates of deposit amounting to more than $500,000. The house and lot at 202 South Fulton Street, the antebellum Brown family house and lot at 128 South Fulton Street, the cottage and lot behind it at 414 West Fisher Street, a 130-acre farm on Harrison Road, and a group of rental properties were valued at just over $400,000 in the 90-day inventory, before their sale or distribution. Excluding small bequests to her servants ($650.00), friends, and kinsmen ($11,500.00), and charitable bequests totaling $23,000 including $2,000 to the Franklin Presbyterian Church and $1,000 to the Rowan Museum, and certain small incidental bequests of personal property, her estate was inherited by her daughter and granddaughter. The house at 128 South Fulton Street built by Mrs. Guille’s grandfather, John Dickson Brown, its lot, and the house and lot immediately behind it were bequeathed to Alice Slater Guille Johnson. The principal assets of the estate passed into trusts for the benefit of her daughter and granddaughter of which Esther Bruce was the principal, majority beneficiary and the eventual heir of the life trust established for Mrs. Johnson.

In her final years Mrs. Guille held increasing concern for the fate of the house at 202 South Fulton Street. She initially saw a future for the house in her granddaughter’s ownership. But by the time she signed her will, on 2 April 1982, while bequeathing the mansion and its lot to Esther Bruce in Article IX, language in the will acknowledged its possible subsequent sale. A codicil added on 25 April 1983 acknowledged her continuing anxiety for the preservation of the family mansion. It was expressed in a sentence she ordered added to the end of Article IX. “It is my earnest desire that in the event Esther Bruce sells my home place that it be sold to some responsible person or persons who will maintain the house and premises as they have been maintained during my lifetime.” Conversations between Mrs. Guille and her granddaughter, in the period leading up to and after Esther Bruce’s marriage to Robert Calvin Kirk at 202 South Fulton Street on 4 June 1983, confirmed Alice Slater Cannon Guille’s realization that her granddaughter did not wish to inherit the house or be obliged to live in it. Mrs. Guille signed a second codicil to her will on 12 August 1983 by which she deleted the pertinent paragraph of Article IX and inserted new language and directions to her executors.

I give and devise my homeplace known as 202 S. Fulton Street, Salisbury, North Carolina to my executors and I direct that they sell said homeplace at private sale with no “for sale” signs to be erected on the premises. To the extent feasible it is my earnest desire that said homeplace be sold to some responsible person or persons who will maintain the house and premises as they have been maintained during my lifetime. The proceeds of said sale shall be assets of my general estate.
Cannon, Ella Brown, House
Name of Property

Rowan County, NC
County and State

Her executors acted quickly and sought sealed bids for the landmark property due at noon on 29 May 1985. Their decision was immediate, and that afternoon Betty Dan Nicholas (Gilliand) Wright learned her bid of $152,000 had been accepted. On 21 June 1985, four days after the three-month anniversary of Alice Slater Cannon Guille's death, her executors conveyed the house and lot at 202 South Fulton Street to Betty Dan Nicholas Wright.35

Mrs. Gilliam's Repair and Renewal of the Cannon-Guille Residence, 1985-1992

Being the daughter of Dan Miller Nicholas (1905-1970) and Muriel Lucille Maynard Nicholas (1904-1988), both friends of the Guilles, and a native of Salisbury, Mrs. Wright had known the Cannon-Guille residence her entire life. Having resumed the surname of her first husband, Joseph Duane Gilliam, Betty Dan Gilliam soon undertook a sympathetic rehabilitation and restoration of the Salisbury landmark as her residence. During her ownership, which continued to 1992, she repaired and renewed the mansion's fabric, repointed its brick foundation, replaced its mechanical systems, and refitted the kitchen which had been the domain of cooks and housekeepers from 1905-1906 to 1985. Her learned, attentive stewardship extended to the interior decoration and the choice of paints and wallpapers. The rooms of the mansion retained their original use and character except for Mrs. Guille's first-story bedroom, which was simply adapted as a library and sitting room with the addition of cased shelves.36

The Cannon-Guille-Fisher House, 1992-2021

On 26 May 1992 Betty Dan Gilliam sold the Cannon-Guille house to Paul Edward Fisher and his wife, Sue Palmer Fisher, for $448,500.37 At the time Mr. Fisher was a chief executive officer and chairman of the board of F&M Bank, which was organized in 1909 as Farmers & Merchants Bank and located in Granite Quarry, North Carolina. His family's long, continued association with the bank began in 1914 when his father, Jacob Eli Fisher, was hired as teller to succeed Charles Armstead Forrest (1880-1952), one of the bank's fourteen original stockholders. Mr. Fisher was promoted to the position of cashier in 1918, an office he held until 1958, all the while acquiring ever-increasing shares of Farmers & Merchants stock. After three years as vice-president, he was elected president of the bank in 1961 and held that office until his unexpected death in 1964. Paul and Sue Fisher remained the resident owners of 202 South Fulton Street, a house that has come to be locally known as the Cannon-Guille-Fisher House, until his death on 30 October 2020. Mrs. Fisher is now the sole owner and resident of the mansion.

Paul Edward Fisher was born on 15 November 1937, the second son of Jacob Eli Fisher (1894-1964) and Pearle Lucinda Walton Fisher (1897-1939), and the grandson of Carson Maxwell Fisher (1861-1946) and Ellen Loucetta Jane Holshouser Fisher (1866-1949). Through his great-grandfather, Jacob Rufus Fisher (1836-1924), and his great-great-grandfather, Jacob Fisher (1795-1865), Paul Fisher is descended from George Fisher Jr. (ca. 1768-1830), who came to Rowan County from (Montgomery County?) Pennsylvania, in 1774 in the company and protection of his uncle Jacob Fisher (17__1804) who had already settled in Rowan County. As the youngest of five siblings of his father's first marriage, Paul E. Fisher grew up in the family's gray granite house at 977 North Salisbury Avenue (US 52), Granite Quarry, attended local schools, and

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graduated from Granite Quarry High School in 1956. In 1960 he received his bachelor's degree from the University of North Carolina at Chapel Hill. On 1 June 1960, after graduation, he began work as a teller at Farmers & Merchants Bank, where his father was then vice-president. Days later, on 12 June 1960, he married Kirby Sue Palmer (b. 1941), the daughter of Julian Withers and Hazel Holder Palmer. In 1961 Jacob E. Fisher Sr., who had acquired some fifty percent of the bank's stock, through his years as an officer, was named president of Farmers & Merchants Bank, and Paul E. Fisher was promoted to assistant cashier and elected to the bank's board of directors. In early May 1964 a celebration was held in honor of Jacob E. Fisher's fifty years with Farmers & Merchants Bank. His enjoyment of this recognition of his distinguished service was short-lived. On 24 May 1964, five days short of his seventieth birthday, Jacob E. Fisher died, and his casket was placed beside that of his wife in the family's aboveground granite vault in the Wittenberg Lutheran Church Cemetery at Granite Quarry.

Mr. Fisher's death prompted the creation of a new leadership roster at Farmers & Merchants Bank that reflected the Fisher family's principal ownership of its stock. Willie Foil Brinkley Sr. (1904-1977), then sixty years of age and a senior member of the banking staff, was named president. Paul E. Fisher, then twenty-six, was named a vice-president and to the offices of secretary and treasurer of the bank. Douglas Leo Peeler (1925-1976), the husband of Mr. Fisher's youngest daughter, Sarah Virginia Fisher Peeler (1927-1999), was named a vice-president and cashier of Farmers & Merchants Bank. Mr. Peeler's resignation as vice-president in April 1968, to manage the family-owned J. E. Fisher Insurance Company, left Paul E. Fisher, then thirty, as the senior family official at the bank.

Paul Edward Fisher soon saw fruition the first in a series of actions that would enlarge—and enhance—the presence of Farmers & Merchants Bank in Rowan County and the Piedmont. From its opening day, 14 July 1909, into early February 1970 the bank had operated in but two buildings in Granite Quarry: the original 1909 weatherboarded-frame building which was dressed with a brick veneer in 1932-1933, and its replacement, the one-story mid-century modern bank designed in 1953 by Marion R. Marsh (1893-1977), a Charlotte-based architect, and placed in service on 12 August 1954. In 1970 Farmers & Merchants Bank opened two branch facilities, both in east Rowan County. The Faith Branch opened on 5 February 1970 with Ellen B. Fink as branch manager. Six months later, on 13 August 1970, the bank opened its second branch in Rockwell with Dan(ny) Ray Williams (b. 1946) as branch manager. Paul E. Fisher's role as the effective leading, progressive voice in the operations of Farmers & Merchants Bank became official on 1 July 1972 when Mr. Fisher succeeded Mr. Brinkley as president of the bank.

Paul Edward Fisher's storied career in banking, beginning in 1960 and concluding in 2015 with his resignation as chairman of the board of directors of F&M Bank, is distinguished by his tenure as president of Farmers & Merchants Bank from 1972 to 1988. During this period he oversaw the growth of the bank, from deposits of $12,250,982 in 1972 to $81,489,828 in 1988, the expansion of branch offices in West Salisbury (1973), China Grove (1975), North Main Street, Salisbury (1983), and a new home office in Granite Quarry (1977), a name change to F&M Bank in 1983, service on the North Carolina Banking Commission from 1985 to 1993, and terms as
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County and State

treasurer (1974-1976) and president (1986-1987) of the North Carolina Bankers Association. This part of his career occurred while he and his family lived in Granite Quarry, in a Colonial Revival house set well back from North Salisbury Avenue, which was built by and originally occupied by James Thomas Ketner Sr. (1898-1956). It was the childhood home of the Fishers’ daughter, Paula Dawn Fisher (b. 1962), and their son, Jacob Steven Fisher (b. 1966).

While succeeded as president of F&M Bank in 1988 by Dan R. Williams, who was succeeded in turn by Jacob Steven Fisher as president on 1 January 2010, Paul E. Fisher continued as chairman and chief executive officer of F&M Bank and chairman and chief executive officer of the parent F&M Financial Corporation while resident at 202 South Fulton Street. He resigned as chief executive officer of F&M Bank on 29 May 2013 and as chairman of the board of F&M Bank on 28 May 2015. He also retired from his positions in the F&M Financial Corporation in 2015. At the end of December 2013 deposits totaled $427 million. During this period the bank had expanded its operations with additional branch offices in Rowan and Cabarrus counties and a loan office in Raleigh, and made important investments in the 200 block of North Main Street in Salisbury where the F&M Financial Center is the operative headquarters of F&M Bank and the F&M Financial Corporation. Here the rehabilitation and adaptive reuse of the R. W. Norman Company Building and the former Montgomery Ward Building, and the renovation of adjoining buildings, facilities, and landscapes represented an important urban renewal and preservation effort and earned Mr. Fisher a Gertrude S. Carraway Award of Merit by Preservation North Carolina in September 2003. As of 2015 Jacob Steven Fisher, the Fishers’ son, is chairman and chief executive officer of F&M Bank and F&M Financial Corporation.

The spirit of that work and its impact on the townscape of Salisbury was renewed in recent years through Paul Fisher’s work as a board member with Bell Tower Green, Incorporated, and his role as co-chairman of the fund-raising committee. This $12 million dollar project, now nearing completion, is a major urban park project in the city block bound by West Innes, South Church, West Fisher, and South Jackson streets. Bell Tower Green carries the name of the handsomely detailed brick bell tower of the late-Victorian, Richardsonian Romanesque church designed in 1890 by Charles W. Bolton and built in the south corner of West Innes and South Jackson streets. When the congregation of the first Presbyterian Church gathered on 18 June 1893 for the dedication of the building, Ella Williams Brown was organist for the festive services.

After acquiring 202 South Fulton Street in 1992 Paul and Sue Fisher retained the interior decoration, wall papers, and other features dating to Mrs. Gilliam’s restoration and renovation and made no improvements or changes to the house until 2005. But first, in 2004, as a result of a storm that toppled a towering oak tree which, in turn, fell onto and crushed a small, weatherboarded frame garage, the property’s only outbuilding, they built the present garage. It occupies the original footprint of the lost garage but it reflects a higher standard of craftsmanship. Gray Stout (b.1959), a Salisbury-based architect, prepared the plans for the new garage which was erected by Jeffrey Eagle General Contracting. The Fishers turned to Mr. Stout again in 2005 for the design of a sun-room addition on the rear elevation of the mansion. This comprised a generally rectangular block, positioned with its long side parallel with the elevation, that incorporated the area of the existing, recessed, near-centered service porch.

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honored James McMichael’s original design and detailing by inserting the block behind the West Fisher Street elevation, positioning a traditionally styled entrance porch here in the house’s new north corner, and sympathetically recalling the scale and finish of the original house in that of his addition. The sun-room’s principal southwest elevation was aligned with that of the existing house. On the second story, a bedroom was created in a small rectangular addition of complementing proportions, aligned with the side walls of the original ell centered in the residence’s rear elevation. The sun-room addition was also constructed by Jeffrey Eagle General Contracting. During this project Mrs. Fisher oversaw decorative improvements in the kitchen, with the assistance of Frances Taylor, an interior decorator, who was engaged for the interior spaces of the addition.

Paul and Sue Fisher’s final commission of Gray Stout occurred in 2015 coinciding with his retirement as chairman of the board of F&M Bank. Mr. Stout’s design of the Fishers’ “New Porch” comprised another rectangular block, positioned off the west corner of the house, along the southwest side of the sun-room addition. Its southwest elevation, with a centered engaged chimney, was aligned with the southwest elevation of the garage. Both carry parallel with the lot’s southwest boundary which was simultaneously defined, along a complementing portion of its length, with a wrought iron railing supported by brick piers. Gray Stout’s design for the new porch again respected the bold classicism of James M. McMichael’s century-earlier design for Mrs. Cannon. His drawings were produced on 24 June 2015 and underwent revisions into mid-2016 when Central Piedmont Builders, Incorporated, began construction of the final addition to the Southern Colonial Revival landmark.

Paul Edward Fisher died on Friday afternoon, 30 October 2020, after a period of declining health dating to fall 2019. Within hours, at 7:38 p.m., a death notice written by Mark Wineka, “Rowan County banking icon and community catalyst Paul Fisher dies,” was published online by the Salisbury Post. Mr. Wineka is the author of F&M Bank: A Century Strong, 1909-2009, published in 2009, and “A humble Paul Fisher says it’s all about miracles,” published in the April 2019 issue of Salisbury The Magazine. The Salisbury Post published an obituary for Mr. Fisher in its print edition of 3 November 2020. A private family memorial service was held at the First Presbyterian Church on Monday, 2 November, with graveside prayers at Chestnut Hill Cemetery.

ENDNOTES
2. James McMichael McMichael Biographical File, compiled and held by this author, Vale, NC. See also “James M. McMichael” in “North Carolina Architects & Builders, A Biographical Dictionary.”
3. The “new German Reformed Presbyterian church to be erected at Concord at a cost of $12,000” may well have been a proposed church for the Associate Reformed Presbyterian congregation organized in 1902. In 1908 the congregation built a somewhat idiosyncratic Gothic Revival style brick church at 181 North Union Street in Concord.
that is attributed to “the Charlotte architectural firm of Hunter and Vaughan” by Peter R. Kaplan in The Historic Architecture of Cabarrus County, North Carolina (1981).

4. This author’s experience with Southern Colonial Revival houses in North Carolina can be dated to 1981-1982 when he was an architectural historian on the staff of the State Historic Preservation Office and prepared the National Register nomination for the Kenneth L. Howard House in Dunn, Harnett County (NR, 1982). Built in 1908-1909 the Howard House is a free copy of the North Carolina Building at the Jamestown Tercentennial Exposition of 1907, which was designed by Joseph S. Zimmerman (1861/64-1938), then based in Winston-Salem, and Charles H. Lester. The Washburn Historic District in rural Rutherford County (NR, 2002) for which he prepared the nomination includes the Edgar Nollie Washburn House, a brick example of the Southern Colonial Revival mode built in 1914-1915. More recently, he prepared the nomination for the Jacob S. Mauney Library and Teachers’ Home in Kings Mountain, Cleveland County (NR, 2014). Built ca. 1923 as the residence of Dr. Jacob George Van Buren Hord and his family, the yellow brick house is a late variant of the Southern Colonial Revival mode with a glazed sun parlor, rather than a porch, on the south side of the house.

5. This author visited both the Pearsall and Gibson houses on a research trip for this nomination on 19-21 August 2018 and photographed both and their finish for reference. The Pearsall house had remained a residence of the family and was apparently the last residence of Mr. Pearsall’s granddaughter, Susan Hodges Duncan Westall (1927-2006), and her husband, Woodrow Hills Westall Sr. (1922-2014). The house likely descended to her through her mother, Sallie Hall Pearsall Duncan (1887-1959), the second born of Mr. Pearsall’s five daughters and the wife of Joseph Lon Duncan (1884-1953). They all are buried in a family plot in Alloway Cemetery, Red Springs. In August 2018 the Pearsall house, having been sold out of the family, was being rehabilitated and refitted for use as a bed and breakfast inn. The Gibson house remained the residence of Mr. Gibson, his wife, Maude Marsh Gibson (1878-1952), and, sequentially, their sons, Gordon Graham Gibson (1910-1970) and William Nathan Gibson Jr. (1912-1983), and their families. In August 2018 the house was owned by and a seasonal residence of Rosalynde Vardell Gibson Coudrey (b. 1936), a daughter of William N. Gibson Jr., her husband, David Arnold Coudrey, and their family. The deceased members of the Gibson family are also buried in Alloway Cemetery. That research trip also included a visit to the John Williamson McLaughlin House in Raeford, a Southern Colonial Revival house whose construction is described as a wedding present in 1905 for his wife. Mr. McLaughlin (1846-1931) married Christiana McFadyen (1873-1960) in Cumberland County on 15 November 1905. The house remained a residence of Mrs. McLaughlin’s nephew, Neill McLaughlin McFadyen (1911-1995), and his wife until about 2002 when she sold it to Raeford-Hoke Museum, Incorporated, which operates a local history museum in its rooms. The status of Mr. McMichael’s other residential work outside Salisbury and Shelby, including his own house on Park Avenue in Charlotte’s Dilworth and the “handsome 10-room residence to be erected on the boulevard in Dilworth, by Mr. Richard Moore, Jr.” noted in the Charlotte Daily Observer article published on 2 April 1903, was not examined by this author for this nomination.
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6. William Charles Lester (1880-1956) was a native of Catawba County, North Carolina, and a son of Charles Henry Lester (1849-1940) who relocated from New London, Connecticut, to Catawba County ca. 1870-1872 and established himself as an architect and builder. His design of the former Grace Reformed Church in Newton and residences for Miles Alexander Sherrill and Thomas Conner in the Terrell area are his principal surviving buildings among others recorded in documentary photographs. William C. Lester, the second child and the eldest of his male siblings, trained and worked with his father. In the 1900 United States Census Charles H. Lester is listed with his wife and six children and identified himself as a “Brick Contractor”; William C. Lester's occupation is listed as “Brick Mason.” William C. Lester was living in Statesville in the winter of 1905 when he was hired by James M. McMichael and relocated to Charlotte at the end of January 1905. The length of his tenure in the employ of Mr. McMichael is not now known. By 1910 he and his wife, their son, and members of his wife's family were living in Memphis, Tennessee, where he was working as an architectural draftsman. He remained in Memphis until his death.

7. Betty Dan Nicholas Gilliam also undertook research on the life of Ella Brown Cannon, her ancestors, siblings, kinsmen, and descendants. She compiled it, together with biographical accounts, into a remarkable history of Mrs. Cannon, her family, and the mansion she built here on the site of an earlier family residence. This privately-held work, titled “Behind The Columns,” came naturally to her, a well-recognized local historian and genealogist. She is a descendant of Michael Braun/Brown (1732-1807), the German-born immigrant and pioneer who came to Rowan County in about 1758 and built a two-story stone house in 1766, which was acknowledged in North Carolina Architecture (1990) to be “The principal surviving example of Germanic architecture outside of Salem...” Mrs. Gilliam, who married John Robert Spencer (1928-2019) in 1992 and is since known as Betty Dan Nicholas Spencer, generously shared a copy of her self-published work with this author. Spanning the lives of Ella Williams Brown Cannon’s family, beginning with her grandfather Allen Brown (1787-1844) and effectively concluding with her daughter’s death in 1985 and the sale of the house, “Behind The Columns” was of critical use in the preparation of this nomination. This author gratefully acknowledges the value of her work to his own in this instance and Mrs. Spencer’s likewise generous, subsequent assistance during numerous interviews, both in person and by telephone. Mrs. Gilliam also established contact in 1986 with David Sidney McMichael (1918-2010), the architect's son, who was then the custodian of his father's architectural archive. Under cover of 26 August 1986 he sent her a print of the front elevation of the house. The McMichael archive went missing with his son's death.

No record of this deed has been located.

9. Rowan County Deed Book 38: 701. This document is dated 23 May 1850.

10. Rowan County Deed Book 41: 191. The conveyance included one-half of town lot #51 and a fractional part of lot #59. In 1855 Mr. Brown and his wife were the parents of four children of whom three were living. Four additional children were born to the couple between 1857 and 1863, including Ella Williams Brown on 27 March 1859.

11. Rowan County Deed Book 42: 51-52. Dr. Henderson, a highly regarded citizen of Salisbury, was the elder brother of Laura Henderson Coffin (1830-1904). The Coffins
resided here into 1880 when they are recorded in the 1880 United States Census. John M. Coffin’s household in 1880 included his son-in-law Samuel Taylor, who is shown as resident in the house on Gray’s New Map of Salisbury in 1882. John M. Coffin and his wife relocated to Raleigh where he died on 5 March 1885. On 12 December 1884 Mr. and Mrs. Coffin sold the house and grounds to Tullia Hargrave Brown (1844-1895), the wife of John Allen Brown (1842-1920), John D. Brown’s eldest son. Luke Blackmer (1824-1889) was a prominent and highly respected attorney and a wealthy citizen of Salisbury, who lived in the 200 block of West Horah Street, some three and a half blocks from the Browns.

13. Rowan County Deed Book 47: 51.
14. Hope Summerell Chamberlain, *This Was Home* (Chapel Hill, NC: University of North Carolina Press, 1938), 50-52. The daughter of Dr. Joseph John Summerell (1819-1893), a highly respected physician, Mrs. Chamberlain was a native of Salisbury, having been born in the house, formerly the home of the Rev. Stephen Frontis, a minister (1836-1845) of the Salisbury Presbyterian church, which stood in spacious grounds in the west corner of South Fulton and West Bank streets. She was educated by her mother, Ellen H. Mitchell Summerell, a daughter of Elisha Mitchell, the geologist and botanist, before attending boarding school in Hillsborough and the Augusta Female Seminary (Mary Baldwin College) in Staunton, Virginia. The Summerells were members of the Presbyterian church in Salisbury. *This Was Home* received favorable reviews in *The New York Times* (18 December 1938) and twice in *The News and Observer* (1 and 22 January 1939). A biographical account appears in *Dictionary of North Carolina Biography* (1979). The Frontis-Summerell House was pulled down and succeeded on this prime corner by the Southern Colonial Revival house built by Robert Lee Wright. Sarah Alice Slater Wilson (ca. 1836-1889) was married in 1852 to William Rhode Wilson (ca. 1821-1866) and long his widow. On 8 March 1898 her son, William R. Wilson, and his wife conveyed her house and lot to Milton Slater Brown, who relocated the Wilson house to the back of the lot, turned it to face South Ellis Street, and built his own Queen Annes-style house on its site.

15. Chamberlain, 272-274. Ella Brown Cannon and all but one of her brothers had died before 1938 when *This Was Home* was published.
16. Charles E. Wortham was first married to Mary Frances Dey (1833-1886), the mother of his four surviving children. In 1890 he married Mary Thomas Wortham Tupper (1856-1937) who long survived him and her step-daughter.
17. Robert Washington Allison, Mrs. Richard Sadler Harris, Mrs. John Franklin Reed, *Sesqui-Centennial History, First Presbyterian Church, Concord, North Carolina* (n.p., 1954), 5-6, 25-26, 77. Mr. Cannon’s memory was honored by his children with the gift of pulpit furniture in the new church which was first used for services on Sunday, 5 March 1905. The *Concord Times* published an account of the service and the building under the heading, “New Presbyterian Church,” on 7 March 1905.
18. Cabarrus County Record of Wills, Book 4, pp. 524-527. An electrostatic copy from microfilm was provided to this author by the North Carolina State Archives which also holds the original will book.

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19. Cabarrus County Deed Book 64: 31. In 1911 Louis H. Asbury, the Charlotte architect, was engaged to remodel the house at 100 North Union Street. He effectively converted it into a Colonial Revival-style house, removing the Italianate features on the exterior while retaining original woodwork on the interior including the Italianate staircase. This work is briefly noted by Peter R. Kaplan in *The Historic Architecture of Cabarrus County, North Carolina* (1981).

20. Now lost, it was also the home of his daughter Frances Christine Fisher Tierman (1846-1920), who under the *nom de plume* of Christian Reid achieved fame as a writer, most notably for her *Land of the Sky*, published in 1876.


22. Rowan County Deed Book 116: 127. For the 1932 conveyance to Mrs. Guille see Rowan County Deed Book 218: 104. Mrs. Cannon’s commitment to this site supports the notion she was born in the house standing here on 27 March 1859. The fate and eventual loss of the house moved from this lot in the winter of 1904-1905 to an adjoining lot and turned to face West Fisher Street indicates a different, lesser degree of commitment and supports the probability it was not the house in which she was born in 1859. It appears at that location, 425 West Fisher Street, on the Sanborn Fire Insurance Map Company’s maps of Salisbury in 1913 and 1922. By January 1931, when the next company map of Salisbury was published it had been replaced on site by the Guilles’ two-story Colonial Revival house.

23. Allison, Harris, and Reed, 25. See also Leslie B. Rindoks, *The Psalm Singers of Concord Town: A History of First Presbyterian Church* (Davidson, NC: Lorimer Press, 2004), 59. A photograph of the church is on page 61. This church served the congregation until 1927 when it was succeeded by the Georgian Revival-style church designed by Hobart Upjohn and built at 70 North Union Street.


25. The postal and Miss Cannon’s handwritten message are reproduced on page 99 of “Behind The Columns” (2018).

26. Mrs. Charles A. Cannon, Mrs. Lyman A. Cotten, Mrs. James Edwin Latham, compilers, *Old Homes and Gardens of North Carolina* (Chapel Hill, NC: University of North Carolina Press, 1939), plate 77. Mrs. Lyman A. (Elizabeth Brownrigg Henderson) Cotten (1875-1975) and Archibald Henderson were the children of John Steele and Elizabeth Brownrigg (Cain) Henderson. The combination bank and residence incorporated the original brick building erected here in the 1810s by the State Bank of North Carolina and later nineteenth-century additions. Resolution of these questions, and the possible role of another architect, await further research, beyond this nomination. See “Old Davis Home—Historic Landmark of Bygone Era—Falls Victim to Wrecking Crew,” *Salisbury Sunday Post*, 22 August 1948. The Ionic capitals on the portico and porch columns and the entrance frontispiece are a variant form of the iconic Ionic capital.
Examples were published in Bannister Fletcher’s *A History of Architecture on the Comparative Method* (1896) and other works, known to McMichael, and widely adapted by manufacturers of architectural fabric and features for both exterior and interior use.

27. Lombardy was acquired and restored by Edward H. Clement, a grandson of Louis Henry Clement and an ardent preservationist. This author prepared the National Register nomination for the property (NR, 1994). Mr. Wright’s house occupies the site of the Frontis-Summerell house. The Efird house in Albemarle is lost.


29. Rowan County Will Book 9: 425-430. The only bequest outside those to members of her family was that of $500 to a friend, Alice Kinloch Milsidene (1861-1946).

30. Ella B. Cannon to Alice Slater Cannon Guille, Rowan County Deed Book 202: 200. The acreage conveyed by Mrs. Cannon to Mrs. Guille was enhanced by the gift of two small adjoining parcels on the same day by Theodore B. Brown to Mrs. Guille. See Rowan County Deed Book 218: 61. The 23 June 1932 conveyance by Theodore B. Brown to Mrs. Guille is recorded in Rowan County Deed Book 218: 104.

31. W. Gettys Guille acquired property for the premises of Builders Supply Company in two transactions in January and February 1945 for which record see Rowan County Deed Book 198: 294 and Book 281: 128. On 28 December 1945 the Guillem sold the house and lot at 425 West Fisher Street to William S. Overton Jr. and his wife, Rowan County Deed Book 289: 133. Builders Supply Company was listed in the city directory published in 1947, the first to be issued after World War II. The firm was located at 415 North Lee Street.

32. Mr. Bruce was in Germany when his daughter was born in Salisbury on 27 November 1959. On 28 November he set sail on the “Quartole” in Hamburg and arrived in Charleston, South Carolina, whence he came to Salisbury. The Bruce marriage was of relatively short duration. Alice Guille Bruce and Ramon R. Bruce were divorced on 18 September 1961. The date of her marriage to Mr. Bruce is not confirmed. Alice Slater Guille’s first marriage, to Frank R. Bailey on 26 November 1947, ended in divorce in April 1958.

33. Meanwhile, on 19 October 1965 Tullia Mildred Brown conveyed the John Dickson Brown House and the residual lot on which it stood at 128 South Fulton Street to Alice Slater Cannon Guille, Rowan County Deed Book 502: 581. She was still resident in the house in 1979, together with Mrs. Guille’s daughter, Alice G. Johnson, and granddaughter, Alice Slater Guille’s third, and last, marriage to James Johnson had ended in divorce in 1978. Tullia Brown died on 14 November 1980. Earlier, in two separate transactions in 1955 and 1960 she and her sister, Eliza “Lila” Overman Brown (1881-1965), had conveyed the back portions of the property to Mrs. Guille, Rowan County Deed Book 392: 137 and Book 502: 553. The house and its rectangular grounds, with a frontage of 121 feet on South Fulton Street and a depth of 190 feet on West Fisher Street, remained the residence of Alice Guille Johnson and was a part of Mrs. Guille’s estate at her death in 1985. Mrs. Johnson inherited the house and property from her mother and on 30 March 1990 she sold it to Edward Proctor and Susan Linn Norvell, the present owners, Rowan County Deed Book 0656: 031.
34. Alice Slater Cannon Guille Will and Estate Records, 85-E-227, Rowan County Clerk of Court, Rowan County Courthouse, Salisbury, North Carolina.

35. Rowan County Deed Book 0619: 317.

36. At the onset of this author’s research for the nomination, Betty Dan (Nicholas) Gilliam Wright Spencer generously shared her research and allowed me to view her photographic archive documenting the restoration, rehabilitation, and renewal of the house she completed. Mrs. Spencer’s cooperation was invaluable as was her response to the many questions put to her in subsequent, mostly telephone conversations.

37. Rowan County Deed Book 0692: 67.

38. The principal genealogical source for the history of the Fisher family and Paul Edward Fisher’s ancestry is the two-volume work, The Jacob Fisher Family. Volume I, for the period of 1727 to 1958 was published in 19—. Volume II, covering the decade from 1959 to 1979, was published in 1979. This author also compiled supplementary documentation. F&M Bank: A Century Strong, 1909-2009, written by Mark Wincka and published in 2009, on the centennial of the bank’s organization, is the principal printed source for the Fisher family’s critical role in the fortunes of the bank and as officers and executives from 1914 to the present. Unless otherwise noted, information represented in this nomination is drawn from these sources. The Fisher family residence at 977 North Salisbury Avenue, Granite Quarry, remained the home of Jacob E. Fisher’s second wife, Dorothy Irene Peeler Fisher (1910-2003), until her relocation to the Lutheran Retirement Home, and was next the home of Jacob Eli Fisher Jr. (1936-2015) and his wife, Phyllis Jean Loflin Fisher, who remains in residence at #977.


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Sections 9 to End, page 57
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Manuscript research notes and photography for Allison B. Pearsall and William Nathan Gibson houses, Red Springs, NC, and John Williamson McLauuchlin House, Raeford, NC, 19-21 September 2018, held by this author.

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The *Weekly Sun* (Salisbury, NC), 11 June 1898, “Cannon-Brown.”
Wortham, Charles Elliott, biographical file, compiled and held by this author, Vale, NC.
Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- recorded by Historic American Engineering Record
- recorded by Historic American Landscape Survey

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: North Carolina Department of Natural & Cultural Resources

Historic Resources Survey Number (if assigned): RW1052

10. Geographical Data

Acreage of Property: Less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:
(enter coordinates to 6 decimal places)

1. Latitude: 35.669269
   Longitude: -80.474599

Or

UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983
Cannon, Ella Brown, House

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting: Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The acreage included in this nomination is part of tax parcel #010 039, measuring 99 feet by 200 feet, represented by the bold black line on the enclosed National Register Boundary Map. Historically, deeds refer to this as TRACT ONE in the City of Salisbury, Rowan County and State of North Carolina, detailed as follows in Rowan County Deed Book 619, Page 317:

“TRACT ONE: BEGINNING at an iron rod in the West intersection of South Fulton and West Fisher Streets; thence with the south margin of the right of way of South Fulton S 48 degrees 00 minutes West 99 feet to a [iron pipe, Matthews’ corner; thence with Matthews’ line North 42 degrees 10 minutes West 200 feet to an iron pipe, Hazel H. Overton’s corner; thence with her line North 48 degrees 00 minutes East 99 feet to an iron rod in the West margin of West Fisher Street; thence with the western margin of West Fisher Street South 42 degrees 10 minutes E 200 feet to the point of BEGINNING.”

Boundary Justification (Explain why the boundaries were selected.)

The boundary is drawn to include the lot on which the historic house was built and has stood to the present, together with its earlier, now lost outbuilding and the present garage. Ella Brown Cannon acquired a one-half undivided interest in the lot, measuring 99 feet by 200 feet, from her brother, Milton Slater Brown, on 12 December 1904 (Rowan County Deed Book 116: 127-129). Full ownership of the site and setting of the house was consolidated in the ownership of Mrs. Cannon’s daughter and heir, Alice Slater Cannon Guille, on 23 June 1932, when Mrs. Guille received title to the remaining one-half undivided interest in the lot from her uncle, Theodore Baker Brown (Rowan County Deed Book 218: 104). The small parcel abutting the house lot, being in the main a portion of the grounds of the Guille’s residence at 425 West Fisher Street, which was retained in 1945 when Mr. and Mrs. Guille sold the West Fisher Street residence to Mr. and Mrs. Overton together with an access easement, is not included in the nominated acreage. While being a part of the conveyance by Mrs. Guille’s executors to Betty Dan Nicholas Wright in 1992 and, in turn, by her to the Fishers, the present owners, it was not a part of the grounds during either the period of significance or Mrs. Cannon’s lifetime.
Cannon, Ella Brown, House
Name of Property

11. Form Prepared By

name/title: Davyd Foard Hood
organization: ____________________________
street & number: Isinglass, 6907 Old Shelby Road
city or town: Vale state: NC __________ zip code: 28168
e-mail: N/A
telephone: (704) 462 - 1847
date: 30 March 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps**: A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items**: (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc., may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

The following information pertains to all photographs listed below:

**Name of Property**: Cannon, Ella Brown, House
**City or Vicinity**: Salisbury
**County**: Rowan County
**State**: NC
**Photographer**: Davyd Foard Hood
**Location of Original Digital Files**: 

Sections 9 to End, page 62
Cannon, Ella Brown, House  
Name of Property

Rowan County, NC  
County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 el seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
Ella Brown Cannon House
Lat: 35.669269
Long: -80.474599

Source: NC HPO, HPOWER
Created by Hannah Beckman-Black 3-31-2021
Tract 2 of tax parcel #010039 excluded from National Register Boundary

1. Ella Brown Cannon House (1904-1906)

Source: NC HPO, HPOWER
Created by Hannah Beckman-Black 3-31-2021
Dear Mr. Wilson,

I located the drawings of the Cannon Residence, however, they are in very poor condition and the people I spoke with in print machine are trying to preserve the drawings for the archive. I was able to make this one print of the front elevation which will answer your questions regarding the民众 island.

Yours truly,

David J. Wilson

J.M. Michael
Architect
Charlotte, N.C.

APPENDIX 4
APPENDIX 5

Cannon-Guille-Fisher House
202 South Fulton Street
Salisbury, Rowan County, NC

Appendix 5: First-story plan, supplied by owner, free scale

Form SCA — "Whitestar" appraised software by a la mode, Inc. — 1-800-ALAMOS
APPENDIX 6

Cannon-Guille-Fisher House
202 South Fulton street
Salisbury, Rowan County, NC

Appendix 6: Second-story plan, supplied by owner, free scale
Salisbury City Council
Agenda Item Request Form

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

Requested Council Meeting Date:  06/01/2021

Name of Group(s) or Individual(s) Making Request:  Nick Aceves, Parks and Recreation

Name of Presenter(s): Nick Aceves

Requested Agenda Item:  Adopt a Budget ORDINANCE Amendment to the FY 2020-2021 budget in the amount of $15,750 to appropriate a Parks and Recreation-Hurley Park donation.

Description of Requested Agenda Item:  The City of Salisbury Parks and Recreation Department has received a donation to support deck repair and plant replacement at Hurley Park.

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:  Nick Aceves 704-638-5299

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature   Department Head Signature

Budget Manager Signature

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

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

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
AN ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE A DONATION
TO HURLEY PARK

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

Section 1. The City has received a donation from the Salisbury-Rowan Community Foundation for Hurley Park repairs and plant replacements. General Statutes require that the City appropriate these revenues so that they can be legally spent.

Section 2. That the 2020-2021 Budget Ordinance of the City of Salisbury, adopted on June 16, 2020, is hereby amended as follows:

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

(1) Increase line item 010-000-000-482202 Hurley Park - Donations $ 15,750
(2) Increase line item 010-621-612-545000 Special Projects $ 15,750

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:  06/01/2021

Name of Group(s) or Individual(s) Making Request: Nick Aceves, Parks and Recreation

Name of Presenter(s): Nick Aceves

Requested Agenda Item: Adopt a Budget ORDINANCE Amendment to the FY 2020-2021 budget in the amount of $100,000 to appropriate Parks and Recreation grant funds from the Fred Stanback Donor Advise Fund for park improvements.

Description of Requested Agenda Item: The City of Salisbury Parks and Recreation Department has received grant funds from the Fred Stanback Donor Advise Fund to support park improvements.

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: Nick Aceves 704-638-5299

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature ____________________________  Department Head Signature ____________________________

____________________________  ____________________________
Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date****
Salisbury City Council
Agenda Item Request Form

For Use in Clerk's Office Only

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
AN ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE A DONATION
TO PARKS & RECREATION

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

Section 1. The City has received grant funds from the Fred Stanback Donor Advise Fund for park improvements. General Statutes require that the City appropriate these revenues so that they can be legally spent.

Section 2. That the 2020-2021 Budget Ordinance of the City of Salisbury, adopted on June 16, 2020, is hereby amended as follows:

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

(1) Increase line item 010-000-000-451504 $100,000
Recreation Grants & Donations

(2) Increase line item 010-621-612-545000 $100,000
Special Projects

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: 06-01-2021

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

Name of Presenter(s): Nick Aceves

Requested Agenda Item: Adopt a Budget ORDINANCE Amendment Appropriating a Parks & Recreation Grant in the amount of $17,018. The City has received a grant from NC Alliance of YMCAs for childcare staff expense for August – November 2020.

Description of Requested Agenda Item: The City has received a grant from NC Alliance of YMCAs for childcare staff expense for August – November 2020 in the amount of $17,018. 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 FY2020-2021 Budget in the General Fund $17,018 for additional revenue. (Please note if item includes an ordinance, resolution or petition)

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

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature ___________________________ Department Head Signature ___________________________

Budget Manager Signature ___________________________

****All agenda items must be submitted at least 7 days before the requested Council meeting date****
Salisbury City Council
Agenda Item Request Form

For Use in Clerk’s Office Only

☐ Approved     ☐ Delayed     ☐ Declined

Reason:
AN ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE DONATIONS IN GENERAL FUND FOR PARKS AND RECREATION

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

Section 1. The City has received a grant from NC Alliance of YMCAs for childcare staff expense for August – November 2020. NC General Statutes require that the City appropriate these revenues so that they can be legally spent.

Section 2. That the 2020-2021 Budget Ordinance of the City of Salisbury, adopted on June 16, 2020, is hereby amended as follows:

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

   (1) Increase line item 010-000-000-451504 $17,018
       Recreation Grants & Donations

   (2) Increase line item 010-621-602-501101 $17,018
       Regular Salary

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: 06-01-2021

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

Name of Presenter(s): Nick Aceves

Requested Agenda Item: Adopt a Budget ORDINANCE Amendment Appropriating a Parks & Recreation Donation in the amount of $25,000. The City has received a donation for the Pickleball Courts.

Description of Requested Agenda Item: The City has received a donation for the Pickleball Courts in the amount of $25,000. 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 FY2020-2021 Budget in the General Fund $25,000 for additional revenue. (Please note if item includes an ordinance, resolution or petition)

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

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

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

FINANCE DEPARTMENT INFORMATION:

________________________________________  ______________________________________
Finance Manager Signature                Department Head Signature

________________________________________
Budget Manager Signature

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

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

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
AN ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE
DONATIONS IN GENERAL FUND FOR PARKS AND RECREATION

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

Section 1. The City has received donations for pickle ball courts. NC General Statutes require that the City appropriate these revenues so that they can be legally spent.

Section 2. That the 2020-2021 Budget Ordinance of the City of Salisbury, adopted on June 16, 2020, is hereby amended as follows:

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

(1) Increase line item 010-000-000-451504 Recreation Grants & Donations $ 25,000

(2) Increase line item 010-501-256-576004 CO BLDG & GRNDS $ 25,000

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

Requested Council Meeting Date:  June 1, 2021

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

Name of Presenter(s):  Dana Ruth, Engineer

Requested Agenda Item:  Request from Spectrum for encroachment into City Rights-of-Way

Description of Requested Agenda Item:  Spectrum requests approval of installation of directional bore duct within the City Right-of-Way on Filbert Street to 1331 Filbert Street 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.
- Bore must be spotted and depth verified prior to the start of the bore by SRU. The proposed bore depth of 48” will probably conflict with existing sanitary sewer line in Filbert Street.
- A $5k bond will be required prior to construction within the City Limits.
- Any markers for underground facilities shall be flush with the ground.
- Lane closures shall be coordinated through Engineering.
- Spectrum 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 Spectrum and made available to the City upon request.
- If the City (or State) makes an improvement to the public Right-of-Way, or parking lot, Spectrum 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 on Filbert Street by Spectrum per Section 11-24 (27) of the City Code.

Contact Information for Group or Individual:  Dana Ruth – 704-638-2176
Salisbury City Council
Agenda Item Request Form

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

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

FINANCE DEPARTMENT INFORMATION:

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:
May 16, 2021

Please find enclosed a CATV base map along with the attached typically to be in order.

The location is approx. 244’ or .046 miles NE of Roy St (City of Salisbury) working directly across Filbert St to end at 1331 filbert St in City of Salisbury. The enclosed CATV base map can be used as a reference in locating the area in which Spectrum will be working. This will be to place 55’ or .010 miles of underground 2” conduit encasing .625’ coax CATV facilities on City of Salisbury ROW. There will be (1) Conventional bore on this project.

Will comply with the MUTCD.

Should you have any questions or concerns, please contact me at (704) 378-2851.

Thank you for your attention to this matter.

Sincerely,

Tim Burris
Tim Burris
Spectrum Southeast, LLC
Construction Manager

Approval: __________________
Division Engineer: ____________
District Engineer: ____________
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  [ ] Public  [ ] Council  [ ] Manager  [x] Staff

Requested Council Meeting Date:  6/1/2021

Name of Group(s) or Individual(s) Making Request: Salisbury Police Department/Chief Jerry Stokes

Name of Presenter(s): Chief Jerry Stokes

Requested Agenda Item: Adopt a Budget ORDINANCE Amendment to the FY2020-2021 budget in the amount of $13,950 to appropriate grant funds from The Blanche & Julian Robertson Family Foundation.

Description of Requested Agenda Item: The Police Department has received two grants from The Blanche & Julian Robertson Family Foundation: $12,600 for Salisbury PD Special Response Grant and $1,350 for Salisbury Police Crime Scene Camp Grant.

Attachments:  [ ] Yes  [x] No

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

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

Contact Information for Group or Individual: Chief Jerry Stokes, SPD 704-638-5333

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

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

FINANCE DEPARTMENT INFORMATION:

S. Wade Funches  
Finance Manager Signature

Anna Bargeusen
Budget Manager Signature

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

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

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
AN ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE POLICE DEPARTMENT DONATIONS

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

Section 1. The City has received funds for the police department from the Blanche & Julian Robertson Family Foundation. NC General Statutes require that the City appropriate these revenues so that they can be legally spent.

Section 2. That the 2020-2021 Budget Ordinance of the City of Salisbury, adopted on June 16, 2020, is hereby amended as follows:

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

(1) Increase line item 010-000-000-4521.07 $13,950
   General Police Donations

(2) Increase line item 010-511-326-5131.03 $1,350
   Crime Prevention

(3) Increase line item 010-516-000-5450.00 $12,600
   Special Projects

Total Expenses $13,950

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

Section 4. That this ordinance shall be effective from and after its passage.
S a l i s b u r y  C i t y  C o u n c i l
A g e n d a  I t e m  R e q u e s t  F o r m

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

Requested Council Meeting Date:  06/01/2021

Name of Group(s) or Individual(s) Making Request:  Salisbury Police Department/Chief Jerry Stokes

Name of Presenter(s):  Chief Jerry Stokes

Requested Agenda Item:  Adopt a budget ORDINANCE Amendment to the FY2020-2021 budget in the amount of $2800 to appropriate various donations received by Salisbury Police Department.

Description of Requested Agenda Item:  The Police Department received donations specifically for use by the police department.

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:  Chief Jerry Stokes, SPD 704-638-5333

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

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

FINANCE DEPARTMENT INFORMATION:

S. Wade Furbeso  
Finance Manager Signature  

Department Head Signature

Anna B. Burgauer

Budget Manager Signature

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

For Use in Clerk’s Office Only

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
AN ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE
OF THE CITY OF SALISBURY, NORTH CAROLINA TO
APPROPRIATE POLICE DEPARTMENT DONATIONS

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

Section 1. The City has received various funds donated for use by the police department. NC General Statutes require that the City appropriate these revenues so that they can be legally spent.

Section 2. That the 2020-2021 Budget Ordinance of the City of Salisbury, adopted on June 16, 2020, is hereby amended as follows:

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

(1) Increase line item 010-000-000-4521.07 $2,800
Police Donations

(2) Increase line item 010-511-326-5161.00 $300
Department Supplies

(3) Increase line item 010-514-000-5399.01 $2,500
Miscellaneous Expense

Total Expenses $2,800

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

Section 4. That this ordinance shall be effective from and after its passage.
Name of Group(s) or Individual(s) Making Request: Salisbury Police Department/Chief Jerry Stokes

Name of Presenter(s): Chief Jerry Stokes

Requested Agenda Item: Adopt a Budget ORDINANCE Amendment to the FY2020-2021 budget in the amount of $24,770 to appropriate grant funds from the Office of Justice Programs / Office for Victims of Crime for the FY2020 Law Enforcement-Based Victim Specialist grant.

Description of Requested Agenda Item: The Police Department has received a $270,000 grant from US DOJ’s Office of Justice Programs / Office for Victims of Crime to hire a Homeless Victim Specialist Coordinator for three years. This is to appropriate the portion of the grant that is expected to be spent in FY2021. The remaining amount will be budgeted accordingly in the appropriate fiscal year budgets.

Fiscal Note: This will cover expected expenses in FY21, remaining funds will be included in the FY22 budget.

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

Contact Information for Group or Individual: Chief Jerry Stokes, SPD 704-638-5333

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

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

FINANCE DEPARTMENT INFORMATION:

S. Wade Fuches
Finance Manager Signature

Anna Bungaree
Budget Manager Signature

Department Head Signature

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

Reason:
AN ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE LAW ENFORCEMENT-BASED VICTIM SPECIALIST GRANT

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

Section 1. The City has been awarded grant funds for the police department from the US Department of Justice. NC General Statutes require that the City appropriate these revenues so that they can be legally spent.

Section 2. That the 2020-2021 Budget Ordinance of the City of Salisbury, adopted on June 16, 2020, is hereby amended as follows:

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

(1) Increase line item 010-000-000-4463.01 $24,770 Police Grant Revenues

(2) Increase line item 010-514-000-5450.00 $24,770 Special Projects

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

Section 4. That this ordinance shall be effective from and after its passage.
S a l i s b u r y  C i t y  C o u n c i l
A g e n d a  I t e m  R e q u e s t  F o r m

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

Requested Council Meeting Date:  June 1, 2021

Name of Group(s) or Individual(s) Making Request:  Rod Crider, Rowan EDC

Name of Presenter(s):

Requested Agenda Item:  Council to consider adopting a Resolution amending the joint resolution establishing the Salisbury/Rowan Economic Development Commission to approve amendments to the Commission’s Bylaws.

Description of Requested Agenda Item:  The EDC was formed in 1984 by a joint Resolution of Rowan County, City of Salisbury and surrounding municipalities. The bylaws have been amended over the years to expand membership and update the name. The most recent revisions adopted by the EDC Board include:

- Changes the current name to the Rowan Economic Development Council
- Eliminates Rowan County residency for board membership
- Expands the board by up to five members to allow representation from funding partners other than local government bodies
- Changes the election of officers to a calendar basis
- Specifies the office of Chair and Chair-Elect may be held by the same individual no more than two, one-year terms
- Adds language to allow the use of remote and digital meetings

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 Resolution amending the joint resolution establishing the Salisbury/Rowan Economic Development Commission to approve amendments to the Commission’s Bylaws.

(Please note if item includes an ordinance, resolution or petition)

Contact Information for Group or Individual:  Rod Crider, 704-637-5526

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

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

FINANCE DEPARTMENT INFORMATION:
Salisbury City Council
Agenda Item Request Form

__________________________________________
Finance Manager Signature

__________________________________________
Department Head Signature

__________________________________________
Budget Manager Signature

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

For Use in Clerk’s Office Only

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
RESOLUTION AMENDING THE JOINT RESOLUTION ESTABLISHING THE SALISBURY/ROWAN COUNTY ECONOMIC DEVELOPMENT COMMISSION TO APPROVE AMENDMENTS TO THE COMMISSION’S BYLAWS

WHEREAS, the City of Salisbury adopted a joint Resolution establishing the Salisbury/Rowan County Economic Development Commission (the “EDC”) June 5, 1984; and

WHEREAS, the City of Salisbury supports the EDC’s mission to promote and facilitate business retention and strategic business growth in Salisbury and Rowan County; and

WHEREAS, the EDC bylaws have been updated over the years to reflect growth and change in the organization and in the community, and in order to comply with applicable law; and

WHEREAS, the proposed amendments to the EDC bylaws seek to:

- Change the current name to the Rowan Economic Development Council
- Eliminate Rowan County residency for board membership
- Expand the board by up to five members to allow for representation from funding partners other than local governmental bodies
- Change the election of officers to a calendar basis
- Specify the office of Chair and Chair-Elect may be held by the same individual no more than two, one-year terms
- Add language to allow the use of remote and digital meetings

NOW, THEREFORE, BE IT RESOLVED, that the Salisbury City Council supports and approves modifying the Joint Resolution establishing the EDC to adopt an amendment to the bylaws as recommended.

This the 1st day of June 2020.

________________________________________
Karen K. Alexander, Mayor

________________________________________
Kelly Baker, City Clerk
Reference: EDC bylaw changes

Dear Mayors, Board/Council members and Clerks,

Attached you will find a copy of the bylaws revisions approved by the Rowan EDC board during its February 2021 meeting.

To be implemented, the revisions need the approval of our municipal partners. I have also included a summary of the changes that explains their purpose and rationale. The enclosed signature sheet should be returned to us after your governing body approval. To effectuate these changes prior to our new fiscal year beginning July 1, we would like these to be considered at your earlier convenience.

Thanks for your support of the EDC and if you have any questions concerning the changes to our bylaws, please feel free to give us a call. We would be happy to answer any questions you have or meet with you and your Board/Council members.

Sincerely,

[Signature]

Rod Crider, CEcD, CCE
President & CEO
Rowan EDC Constitution & By-Laws

Summary of Proposed Changes

The last changes to the Rowan Economic Development Commission’s By-laws occurred in 2009. Much has changed since that time, not the least of which was the establishment of the Forward Rowan campaign for economic development in 2020. This initiative moved the organization from a strictly government-supported entity to a broader public-private partnership. For the first time since the EDC was founded in 1984, private sector businesses have assumed some responsibility for the economic growth efforts of Rowan County.

Accordingly, some minor changes to the bylaws are desired to accommodate this new partnership. Other changes that are non-material in nature, are being proposed due to outdated wording or practices.

As the founding members of the Rowan EDC, the county, cities and other municipalities must approve these bylaws changes. The significant changes are summarized below and the full text changes appear as an appendix.

Article I  Section 1  Change the name of the corporation from Rowan Economic Development Commission to Rowan Economic Development Council.

Rationale: With new private sector support, the name change moves us away from the image of a solely governmental entity and is consistent with other economic development organizations across the state and nation.

V  Section 1  Eliminate the Rowan County residency requirement for board membership. It would be desirable to include persons live or work in Rowan County.

Rationale: Many business leaders who are interested in serving in the EDC board do not live in Rowan County and excluding them for this reason, causes the EDC to be unable to recruit qualified and interested candidates.

Expand the size of the board by up to five persons to allow for representation from funding partners other than governmental units (Article IV, Section 1). Since we are now receive a significant portion of our funding form the private sector, it would advantageous to recruit individuals who may be able to forward our strategic interests.

Rationale: Providing the extant board to nominate and elect five members to its body allows the EDC to broaden and diversify its membership.

VI  Section 2  This changes the timing of the election of officers to coincide with the election of directors on a calendar year basis.

Rationale: Conducting the related activities of electing officers and directors at different times is awkward. This provision integrates and streamlines the two on a calendar year basis.

VI  Section 3  This specifies that the office of Chairperson and Chairperson Elect may be held by the same individual for no more than two, one-year terms.

Rationale: Providing term limits help prevent board chairs from burning out, enables the board to adjust its leadership to suit changing organizational needs and help protect the board and chief executive from an ineffective chair.
IX Section 2

Because of the new practice and prevalence of electronic meetings, we are adding the following language:

The Executive Committee may, in its sole discretion, determine that any meeting of the members shall not be held at any place, but may instead be held solely by means of remote communication. Participation in a meeting held by remote communication shall constitute presence in person at the meeting for all purposes, including quorum and voting. Members shall receive at least seven (7) days advance notice of the change to a remote meeting and shall be provided instructions for participation and voting for such remote meeting.

_Rationale: Electronic communication has proliferated and become an acceptable form of meeting since 2009 and especially since the pandemic of 2020-21. The bylaws need to allow for remote and digital meetings._

Article XI-

Amend the bylaws through an action of the Board of Directors provided each community is given 30 day notice for review and comment prior to any such meeting to be held for that purpose.

_Rationale: This allows the board to adopt new bylaws in place of the existing required individual approval of the county, cities and municipalities. These public sector partner interests are still protected though with the requirement that they be notified of any changes and allowed to voice their approval or dissatisfaction with said changes._
Rowan EDC Constitution & By-Laws

Summary of Proposed Changes

Article I
Section 1
Change the name of the corporation from Rowan Economic Development Commission to Rowan Economic Development Council. Throughout the document, the term "Commission" is replaced with "EDC"

Article II
Section 1
Deleted as it is described in the Purposes section of Article III

Section 2
Simplify wording to "Principal Office - The principal place of operation of the EDC will be located in Salisbury, NC and other such places as the EDC may require."

Article III
Section 1
These are restated to mirror our original Articles of incorporation. The purposes for which the Corporation is formed are to maximize the development and utilization of the human and economic resources of the Rowan County geographic area in order to create or preserve jobs and development opportunities and to improve the welfare of the people of the area, and, in that regard, to:

A. Work in conjunction with business, political, educational, and other appropriate groups and associations now located or planning to locate in Rowan County;

B. Aid the county, cities, and towns by attracting new industry and by encouraging the development of, or retention of, business and industry in the community or area;

C. Promote and develop the economic, industrial, commercial and civic climate of Rowan County;

D. Act as a liaison to assist entrepreneurs, business and industry of all types in this area in finding solutions to their problems at the local, state, and national levels; and

E. To receive and administer funds for the benefit of the Corporation, or its successor and to that end to take and hold, by bequest, devise, gift, purchase or lease, either absolutely or in trust, any property, real, personal or mixed, without limitation as to amount or value, except such limitations, if any, as may be imposed by law.

The enumeration of the foregoing purposes shall not be held to limit or restrict, in any manner, the general powers of the Corporation, and the Corporation shall be authorized to exercise and enjoy all the powers, rights and privileges granted to or conferred upon corporations of the character of the Corporation by the laws of the State of North Carolina now or hereafter in force. The Corporation reserves the right, at any time and from time to time, substantially to change its purposes in the manner now or hereafter permitted by law.

Article IV
Section 1
Replace with a broader definition: Funding Partners shall consist of interested individuals, foundations, non-profit organizations, businesses or governmental units who have a commitment to the purpose set forth in this Code of Regulations.

Section 2
Delete this section as it is allowed in the previous one.
IV Section 4  Delete this section as it is allowed in the previous one.

V Section 1  Rename this article from “Commission Membership” to “Board of Directors”

V Section 1 e  Eliminate the Rowan County residency requirement for board membership. It would be desirable to include persons live or work in Rowan County.

Expand the size of the board by up to five persons to allow for representation from funding partners other than governmental units (Article IV, Section 1). Since we are now receive a significant portion of our funding form the private sector, it would advantageous to recruit individuals who may be able to forward our strategic interests.

V Section 1 e  This gives the ex-officio members voting privileges. The designation ex-officio is someone appointed by virtue of a position they hold and they should not be discriminated against for that reason.

V Section 3  This clarifies that serving any part of a board term is considered a full term.

V Section 6  This is a new section requiring a board members to sign statements of confidentiality and disclosure of conflicts of interest. Letters of Confidentiality and Disclosure of Conflict of Interest. Each member of the Board of Directors shall sign a letter of confidentiality and disclosure of conflict of interest statement and deliver it to the President of the corporation before serving such Director’s term and annually thereafter.

VI Section 2  This changes the timing of the election of officers to coincide with the election of directors on a calendar year basis. Officers shall be elected by a majority of the entire Board of Directors. Elections should be held no later than November 30 of each year and new terms shall begin January 1.

VI Section 3  This specifies that the office of Chairperson and Chairperson Elect may be held by the same individual for no more than two, one-year terms.

VI Section 5  This clarifies the role of management. Also throughout the document the old term “Executive Director” was replaced with the new title “President”. It also referenced a “Personnel Committee” which does not exist but that is provided for in a new Article VIII.

Management: The Board of Directors shall appoint a President who will manage the daily activities of the Corporation and serve at their discretion. The President shall participate in and coordinate all Task Force or Committee functions and shall see that the objectives of the Corporation are completed on schedule. The President shall be responsible for all personnel matters and working with the Treasurer to develop an annual budget. The President shall inform the Board of Directors and Executive Committee of all activities. The President shall carry out any other functions necessary to the performance of the position, or as assigned by the Board of Directors or Executive Committee.

VI Section 6  This is a function of management and should not be included in the bylaws.
Rowan EDC Constitution & By-Laws

Summary of Proposed Changes

VI Section 7  
This is a function of management and should not be included in the bylaws. The annual budget will set restrictions on total compensation paid to employees.

VI Section 8  
This is a function of management and should not be included in the bylaws.

VII Section 1  
This replaces the term "Chairman" with "Chairperson" and simplifies the delineation of the duties of the office. The Chairperson shall call and preside at all meetings of the Board of Directors and may attend Committee meetings and other general meeting, when possible; with assistance from the President, serve as spokesperson of the Corporation; make appointments to committees with the exception of the Nominating Committee; and other duties as are necessary to the office of Chairperson.

VII Section 4  
This simplifies the wording regarding the duties of the Treasurer. The Treasurer shall cause to be prepared all financial reports, see that financial records are maintained and report on the financial condition of the Corporation to the Board of Directors on a monthly basis.

VII Section 6  
Delete this section as it is does not pertain to the Officers but to the Board of Directors as a whole.

VIII Section 1  
This section describes operating procedures and is a subject not typically found in bylaws. This is eliminated and replaced with the new section below describing committee operations:

Article VIII. Committees

Section 1 – Description - There shall be Committees tasked with specific responsibilities necessary to implement the goals and needs of the EDC. Each Committee shall be comprised of a minimum of three individuals, with at least one Committee member who is also a member of the Board of Directors.

Section 2 – Committee Chairpersons - Each committee shall be chaired by a member of the Board of Directors and shall report on committee activities to the Board of Directors.

Section 3 – Board Development Committee - The Board Development Committee shall be responsible for:

(a) Governance;

(b) Orientation of New Board Members; and

(c) Recruitment of New Board Members.

The Board Development Committee will submit a slate of proposed Directors and officers to the Board of Directors prior to October 31st of each year. The Board Development Committee will provide the names of those candidates to be recommended for nomination by governmental funding partners immediately following approval by the Board of Directors.

Section 5 – Executive Committee - The Executive Committee shall have the authority to make policy decisions on behalf of the entire Board of Directors when
Rowan EDC Constitution & By-Laws

Summary of Proposed Changes

necessary. The Chairperson will preside over the Executive Committee. Other members of the Executive Committee include: (1) Vice Chairperson; (2) Immediate Past Chairperson; (3) Treasurer; (4) Secretary. The President of the Corporation will report directly to the Executive Committee.

Section 6 – Finance Committee - The Finance Committee shall be comprised of not less than three Directors appointed by the Board Chair and approved by the Board. One of the members shall be the Treasurer, who shall be the chair of the committee. The Finance Committee shall meet semi-annually or at the discretion of the Treasurer. The duties of the Finance Committee shall be to:

(a) Oversee matters involving the fiscal well-being of the corporation, and shall include, but shall not be limited to, developing fiscal policies and processes for the corporation and monitoring the use of those policies;

(b) Review and recommend the budget for review and final approval by the Board;

(c) Review tax returns that the corporation is required to file;

(d) Investigate and make recommendations to the Board on extraordinary expenditures;

(e) Review insurance coverages as needed and,

(f) Provide oversight to the President, Administrative Staff and the Board including, but not limited to, accounting and financial reporting practices and controls, compliance, risk management, and annual audit.

Section 7 – Other Committees - The Board of Directors may, from time to time, create other committees of the Board of Directors, and may delegate to any such committee any of the authority of the Board of Directors. Other committees shall be subject to the control and direction of the Board of Directors. Each such committee may act by a majority of its members.

Section 8 – Letters of Confidentiality and Disclosure of Conflict of Interest - Each Committee member shall sign a letter of confidentiality and disclosure of conflict of interest statement and deliver it to the President of the corporation before performing such duties and annually thereafter.

This section is deleted. These provisions are not typically found in by-laws, but rather in operating or financial procedures documents separately approved by the board.

This was changed to provide greater flexibility and to correct a meeting time and date that is no longer observed.

The regular meetings of the Board of Directors will be held monthly on dates agreed upon by the Board of Directors at such time and place as determined by the Chairperson.
Rowan EDC Constitution & By-Laws

Summary of Proposed Changes

Because of the new practice and prevalence of electronic meetings, we are adding the following language:

The Executive Committee may, in its sole discretion, determine that any meeting of the members shall not be held at any place, but may instead be held solely by means of remote communication. Participation in a meeting held by remote communication shall constitute presence in person at the meeting for all purposes, including quorum and voting. Members shall receive at least seven (7) days advance notice of the change to a remote meeting and shall be provided instructions for participation and voting for such remote meeting.

IX  Section 6

New section. Because of the Open Meetings Act regulations, the following meeting notification process is specified.

Section 6: Notification of Meetings - Notice of all meetings shall be given by regular or electronic mail not less than seven (7) days before the date of such meeting to each Director's last known address, and all such notices shall state the date, time and place of the meeting. All notices will be given in accordance with North Carolina's Open Meetings Law. The Chairperson may also announce upcoming meetings at the current Board of Directors meeting. A schedule of planned Board of Directors meetings for the calendar year will be announced each January.

X  New

Exempt Activities - Notwithstanding any other provision of these Regulations, no Director, officer, employee, or representative of this Corporation shall take any actions on or carry on any activity by or on behalf of the Corporation not permitted to be taken or carried on by an organization exempt under Section 501(c)(4) of the Internal Revenue Code and its Regulations as they now exist or may hereafter be amended.

X becomes XI

Renumber Article X to Article XI- Amend the bylaws through an action of the Board of Directors provided each community is given 30 day notice for review and comment prior to any such meeting to be held for that purpose.
Constitution and By-laws of the
Rowan Economic Development Council (EDC)

(Adopted August 8, 1984). Amended November 7, 1988; July 1, 1995; and
February 11, 2009.

Article I – Name

Section 1. Name – The name of the organization shall be the Rowan
Economic Development Council (hereinafter referred to as the "EDC". The
EDC is organized as a non-profit organization as described in Internal
Revenue Code 501(c4). EDC. The incorporation date of the EDC is April 10,
1986.

Article II – Principal Office

Section 2. Location of Offices - The principal place of operation of the EDC
will be located in Salisbury, NC and other such places as the EDC may
require. EDCEDC

Article III – Purposes

Section 1. Purposes – This corporation will have the purposes and powers
as stated in its Articles of Incorporation, and whatever powers are or may be
granted by the Non Profit Corporation Laws of the State of North Carolina or
any successor legislation.

The purposes for which the Corporation is formed are to maximize the
development and utilization of the human and economic resources of the
Rowan County area in order to create or preserve jobs and development
opportunities and to improve the welfare of the people of the area, and, in
that regard, to:

A. Work in conjunction with business, political, educational, and
other appropriate groups and associations now located or
planning to locate in Rowan County;
B. Aid the county, cities, and towns by attracting new industry and by encouraging the development of, or retention of, business and industry in the community or area;

C. Promote and develop the economic, industrial, commercial and civic climate of Rowan County;

D. Act as a liaison to assist entrepreneurs, business and industry of all types in this area in finding solutions to their problems at the local, state, and national levels;

E. To receive and administer funds for the benefit of the Corporation, or its successor and to that end to take and hold, by bequest, devise, gift, purchase or lease, either absolutely or in trust, any property, real, personal or mixed, without limitation as to amount or value, except such limitations, if any, as may be imposed by law; and

G. To do and perform any and all acts and things, and to have and to exercise any and all powers, as may be necessary or convenient to accomplish any or all of the foregoing purposes or as may be incidental thereto, or as may be permitted by law.

The enumeration of the foregoing purposes shall not be held to limit or restrict, in any manner, the general powers of the Corporation, and the Corporation shall be authorized to exercise and enjoy all the powers, rights and privileges granted to or conferred upon corporations of the character of the Corporation by the laws of the State of North Carolina now or hereafter in force. The Corporation reserves the right, at any time and from time to time, substantially to change its purposes in the manner now or hereafter permitted by law.

**Article IV – Financial Support**

Section 1. Funding Partners – Funding Partners shall consist of interested individuals, foundations, non-profit organizations, businesses or governmental units who have a commitment to the purpose set forth in this Code of Regulations.
Section 2. Failure to Provide Support – Any Funding Partner failing to support the EDC shall cede the authority provided herein until funding support is resumed.

Article V – Board of Directors

Section 1. Board Membership – The EDC Board of Directors shall be comprised of ten (15) members, and are appointed as follows:

a. Seven (7) members shall be appointed by the Board of Commissioners of Rowan County.
b. Two (2) members shall be appointed by the City Council of the City of Salisbury.
c. One (1) member shall be appointed by the governing bodies of the other municipalities of Rowan County that are Funding Partners.
d. Up to Five (5) members are appointed by the Board of Directors of the EDC from among its private and other non-profit funders.
e. The Chairman of the Rowan County Chamber of Commerce shall be designated as an Ex-Officio member of the EDC. If such Ex-Officio member shall resign or otherwise be unable to serve, the vacancy shall be filled by the Rowan County Chamber of Commerce.

Section 2. Terms of Membership – Directors shall serve a term of three years, beginning January 1st. At the conclusion of their term, a Director term is eligible to serve another three-year term. No Director may serve more than two consecutive three-year terms. After six months of absence, former members of the Board of Directors are eligible for additional terms of service.

Section 3. Vacancy – Vacancies occurring on the Board of Directors shall be filled by appointment from the organization or entity that originally nominated the vacating director for the balance of the unexpired term of the vacant seat. Serving any part of a term is considered a full term.

Section 4. Expiration of Terms – The President shall notify the appointing authority in writing of the expiration date of the terms of the EDC Members.
Section 5. Record of Service - The President shall have available a roster of
the current qualified EDC members, as well as their terms of office,
attendance records and appointing entity.

Letters of Confidentiality and Disclosure of Conflict of Interest. Each
member of the Board of Directors shall sign a letter of confidentiality and
disclosure of conflict of interest statement and deliver it to the President of
the corporation before serving such Director’s term and annually thereafter.

Article VI - EDC Officers

Section 1. Officers – The Officers of the EDC shall consist of a Chairman,
Vice-Chairman, Secretary and Treasurer, all of whom shall be elected from
the members of the Board of Directors.

Section 2. Election of Officers – Officers shall be elected by a majority of the
entire Board of Directors. Elections should be held no later than November
30 of each year and new terms shall begin January 1.

Section 3. Terms of Office – All Officers shall serve for a term of one year
and shall hold office until their successors are elected and qualified. The
office of Chairperson and Chairperson Elect may be held by the same
individual for no more than two, one-year terms

Section 4. Officer Vacancies – Vacancies in any office, regardless of cause,
may be filled by the EDC members at any regular or special meeting.

Section 5 – Management: The Board of Directors shall appoint a President
who will manage the daily activities of the Corporation and serve at their
discretion. The President shall participate in and coordinate all Task Force or
Committee functions and shall see that the objectives of the Corporation are
completed on schedule. The President shall be responsible for all personnel
matters and working with the Treasurer to develop an annual budget. The
President shall inform the Board of Directors and Executive Committee of all
activities. The President shall carry out any other functions necessary to the
performance of the position, or as assigned by the Board of Directors or
Executive Committee.
Article VII Duties of the Officers

Chairperson. The Chairperson shall call and preside at all meetings of the Board of Directors and may attend Committee meetings and other general meeting, when possible; with assistance from the President, serve as spokesperson of the Corporation; make appointments to committees; and other duties as are necessary to the office of Chairperson.

Section 2. Vice-Chairperson - The duties of the Vice-Chairperson are to perform the duties of the Chairperson in his/her absence.

Section 3. Secretary - The duties of the Secretary are to verify and authenticate the records of meetings of the EDC.

Section 4. Treasurer - The Treasurer shall cause to be prepared all financial reports, see that financial records are maintained and report on the financial condition of the Corporation to the Board of Directors on a monthly basis.

Section 5. Liability - Each Member of the EDC shall be bonded or insured in an amount, which will satisfy the requirements of the granting agency or agencies and comply with the laws of the State of North Carolina.

Article VIII – Committees

Section 1 – Description - There shall be Committees tasked with specific responsibilities necessary to implement the goals and needs of the EDC. Each Committee shall be comprised of a minimum of three individuals, with at least one Committee member who is also a member of the Board of Directors.

Section 2. Committee Chairpersons - Each committee shall be chaired by a member of the Board of Directors and shall report on committee activities to the Board of Directors.

Section 3 – Board Development Committee - The Board Development Committee shall be comprised of not less than three Directors appointed by the Board Chair and approved by the Board. One of the members shall be the Chair-elect. The committee shall be responsible for:
(a) Governance;

(b) Orientation of New Board Members; and

(c) Recruitment of New Board Members.

The Board Development Committee will submit a slate of proposed Directors and officers to the Board of Directors prior to October 31st of each year. The Board Development Committee will provide the names of those candidates to be recommended for nomination by governmental funding partners immediately following approval by the Board of Directors.

Section 5 – Executive Committee - The Executive Committee shall have the authority to make policy decisions on behalf of the entire Board of Directors when necessary. The Chairperson will preside over the Executive Committee. Other members of the Executive Committee include: (1) Vice Chairperson; (2) Immediate Past Chairperson; (3) Treasurer; (4) Secretary. The President of the Corporation will report directly to the Executive Committee.

Section 6 – Finance Committee - The Finance Committee shall be comprised of not less than three Directors appointed by the Board Chair and approved by the Board. One of the members shall be the Treasurer, who shall be the chair of the committee. The Finance Committee shall meet semi-annually or at the discretion of the Treasurer. The duties of the Finance Committee shall be to:

(a) Oversee matters involving the fiscal well-being of the corporation, and shall include, but shall not be limited to, developing fiscal policies and processes for the corporation and monitoring the use of those policies;

(b) Review and recommend the budget for review and final approval by the Board;

(c) Review tax returns that the corporation is required to file;

(d) Investigate and make recommendations to the Board on extraordinary expenditures and

(d) Review insurance coverages as needed.
(e) Provide oversight to the President, Administrative Staff and the Board including, but not limited to, accounting and financial reporting practices and controls, compliance, risk management, and annual audit.

Section 7 – Other Committees - The Board of Directors may, from time to time, create other committees of the Board of Directors, and may delegate to any such committee any of the authority of the Board of Directors. Other committees shall be subject to the control and direction of the Board of Directors. Each such committee may act by a majority of its members.

Section 8 – Letters of Confidentiality and Disclosure of Conflict of Interest - Each Committee member shall sign a letter of confidentiality and disclosure of conflict of interest statement and deliver it to the President of the corporation before performing such duties and annually thereafter.

Article IX- Meetings

Section 1. Annual Meeting – The annual meeting of the EDC shall be held in such places as designated by the EDC. By precedent, the Annual Meeting is held at the first regularly scheduled meeting in July.

Section 2. Regular Meetings – The regular meetings of the Board of Directors will be held monthly on dates agreed upon by the Board of Directors at such time and place as determined by the Chairperson. The Executive Committee may, in its sole discretion, determine that any meeting of the members shall not be held at any place, but may instead be held solely by means of remote communication. Participation in a meeting held by remote communication shall constitute presence in person at the meeting for all purposes, including quorum and voting. Members shall receive at least seven (7) days advance notice of the change to a remote meeting and shall be provided instructions for participation and voting for such remote meeting.

Section 3. Special Meetings – Special meetings may be called by the Chairman or by any three (3) EDC Board members at any time or place, provided that notice is given in accordance with North Carolina’s Open Meetings Law.
Section 4. Quorum – A meeting quorum shall consist of a majority of voting members.

Section 5. Voting – At EDC Board of Directors meetings, each of the members shall have one vote, and all actions shall be by majority vote unless otherwise stated herein.

Section 6 – Notification of Meetings - Notice of all meetings shall be given by regular or electronic mail not less than seven (7) days before the date of such meeting to each Director's last known address, and all such notices shall state the date, time and place of the meeting. All notices will be given in accordance with North Carolina’s Open Meetings Law. The Chairperson may also announce upcoming meetings at the current Board of Directors meeting. A schedule of planned Board of Directors meetings for the calendar year will be announced each January.

Article X – EXEMPT ACTIVITIES

Notwithstanding any other provision of these Regulations, no Director, officer, employee, or representative of this Corporation shall take any actions on or carry on any activity by or on behalf of the Corporation not permitted to be taken or carried on by an organization exempt under Section 501(c)(4) of the Internal Revenue Code and its Regulations as they now exist or may hereafter be amended.

Article XI – Adoption of By-Laws

These By-laws may be amended or repealed at any meeting of the Board of Directors called for that purpose by a vote of at least two-thirds of all Directors; provided that the proposed changes shall first have been provided to all Directors and funding partners for their review and comment, not less than thirty (30) days prior to such meeting.

These By-Laws are adopted pursuant to Chapter 158 of the North Carolina General Statutes and the said EDC derived its authority from said Chapter 158 and all things inconsistent therewith are deemed stricken and modified herein.
The foregoing bylaws of the Salisbury-Rowan Economic Development Council are hereby adopted and approved as of the date below written and shall be written immediately as provided herein.

Approved by an affirmative vote of the Mayor for the City of Salisbury, this _____ day of __________, 2021.

Signed:

____________________________________________  ___/___/___
Karen Alexander  Date
Mayor, City of Salisbury

Attest:

____________________________________________  ___/___/___
Kelly Baker  Date
City Clerk
S a l i s b u r y  C i t y  C o u n c i l  
A g e n d a  I t e m  R e q u e s t  F o r m

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

Requested Council Meeting Date: 06/01/2021

Name of Group(s) or Individual(s) Making Request: Stormwater Division

Name of Presenter(s): Michael Hanna

Requested Agenda Item: Council to consider authorizing Stormwater Grant of $15,287.50 for improvement to 1931 Sherwood Street.

1931 Sherwood St is experiencing a failure of the driveway due to erosion around the driveway culvert outside of the public right of way. The drainage ditch outside of the public right of way, is also failing due to bank erosion and the yard is experiencing flooding. Construction will include the reshaping yard for positive drainage, reshaping of the private ditch to repair eroded banks, installing new private driveway culvert, and installation of rip-rap to prevent further erosion of ditch and pipe inlet.

Attachments: □ Yes X No

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

Sufficient funds are available in the FY21 budget to pay this grant.

Action Requested of Council for Agenda Item: Request a 50% match of construction costs for stormwater improvements at 1931 Sherwood St through Public Works Storm Drain Incentive Grant Program for up to $15287.50.

Contact Information for Group or Individual: Michael Hanna, City of Salisbury Stormwater Services

X 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
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:
Salisbury City Council
Agenda Item Request Form

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

Requested Council Meeting Date:  06/01/2021

Name of Group(s) or Individual(s) Making Request: Stormwater Division

Name of Presenter(s):  Michael Hanna

Requested Agenda Item:  Council to consider authorizing Stormwater Grant of $4,267.50 for improvement to 1607 N Jackson St.

1607 N Jackson St is experiencing flooding from the rear of the property coming off Main St and down the driveway. This is causing flooding in the driveway and damage to property. Drainage infrastructure will be installed in the rear of the property and down the edge of the driveway to carry the water downstream. This will prevent standing water and further property damage.

Attachments:  □ Yes  X No

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

Sufficient funds are available in the FY21 budget to cover this grant.

Action Requested of Council for Agenda Item: Request a 50% match of construction costs for stormwater improvements at 1607 N Jackson St through Public Works Storm Drain Incentive Grant Program for up to $4,267.50.

Contact Information for Group or Individual: Michael Hanna, City of Salisbury Stormwater Services

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

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

FINANCE DEPARTMENT INFORMATION:

S. Wade Forbes  
Finance Manager Signature  

Department Head Signature

Anna Burger  
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:
Salisbury City Council
Agenda Item Request Form

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

Requested Council Meeting Date:  June 1, 2021

Name of Group(s) or Individual(s) Making Request:  City Manager Lane Bailey

Name of Presenter(s):  City Manager Lane Bailey

Requested Agenda Item:  Council to hold a public hearing regarding the proposed FY2021-2022 budget

Description of Requested Agenda Item:  In accordance with G.S. 159-11(b), the proposed FY21-22 budget was presented to City Council at its May 18, 2021 meeting. Council has scheduled a public hearing to receive comments on the proposed budget.

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:  Hold a public hearing regarding the proposed FY21-22 City Budget.

Contact Information for Group or Individual:  Lane Bailey

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

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

FINANCE DEPARTMENT INFORMATION:

________________________________________  _______________________
Finance Manager Signature  Department Head Signature

________________________________
Budget Manager Signature

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

For Use in Clerk's Office Only

☐ Approved  ☐ Delayed  ☐ Declined
Salisbury City Council
Agenda Item Request Form

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

Requested Council Meeting Date:  06/01/2021

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

Name of Presenter(s):  Candace Edwards, Housing Planner

Requested Agenda Item:  Council to review the City’s Draft FY 2021-22 Action Plan & Budget for the use of Community Development Block Grant (CDBG) & HOME Program funds from the U.S. Department of Housing & Urban Development (HUD).

Description of Requested Agenda Item:

Budget Summary

The City of Salisbury receives federal formula funds annually from the U.S. Department of Housing & Urban Development (HUD). As a condition of receiving these funds, the City is required to develop an annual Action Plan & Budget that outlines the community development goals on which it will focus these funds.

The FY 2021-22 Action Plan & Budget covers the period between July 1, 2021 and June 30, 2022. During this period, the City will receive the following Federal formula funds:

- Community Development Block Grant (CDBG) …………………………………………………….$289,360.00
- Community Development Block Grant (CDBG) Projected Program Income …………… $25,000.00
- HOME Investment Partnerships Program (HOME) ……………………………………..…….$146,510.00

**TOTAL:**  
$ 460,870.00

The above funds will be used to meet the goals and objectives established and approved by the Salisbury City Council and articulated in the City’s 2020-24 Consolidated Plan. The Consolidated Plan describes community needs and determines local priorities for using public resources to assist low- and moderate-income (LMI) residents of Salisbury over a five-year period.

The 2020-24 Consolidated Plan is available online at [www.salisburync.gov/housing](http://www.salisburync.gov/housing)

Action Plan & Budget Details

The Consolidated Plan is augmented by Annual Action Plans, which identify how the City will spend limited public resources each year to meet the goals and priorities of the 2020-24 Consolidated Plan.

This year’s CDBG & HOME Action Plan & Budget identifies government action that will be taken in FY 2021-22 to develop and strengthen viable communities by ensuring the provision of decent housing and a suitable
living environment, and by expanding economic opportunities, principally for low- and moderate-income persons in Salisbury.

The proposed Budget & Action Plan (attached) continue the City’s investment in owner-occupied housing rehabilitation to assist low- and moderate-income homeowners. Based on past activities, the vast majority of those who apply for this assistance are elderly, minority homeowners. The Budget & Action Plan also continue the City’s investment in local public service agencies that benefit low- and moderate-income populations.

Finally, the Budget & Action Plan allocates the second and final round of funding for the construction of a sidewalk along Lash Drive. This project will have been funded across two HUD award cycles.

More information about the CDBG Program is available at https://www.hudexchange.info/programs/cdbg/.

More information about the HOME Program is available at https://www.hudexchange.info/programs/home/.

Attachments:  ☒ Yes  ☐ No

**Action Requested of Council for Agenda Item:** Council to consider adopting the FY 2021-22 CDBG & HOME Action Plan & Budget.

**Contact Information:**
Candace Edwards, Community Planning Services, (704) 638-5324, Candace.Edwards@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:
Salisbury City Council
Agenda Item Request Form

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

Requested Council Meeting Date:  June 1, 2021

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

Name of Presenter(s):  Michael Cotilla, Code Services Manager

Requested Agenda Item:  City Initiated Demolitions

Description of Requested Agenda Item:  Demolition of six dilapidated residential structures in violation of Chapter 10 of the City Of Salisbury’s minimum housing ordinance: 411 Grim Street, 210 S Caldwell Street, 420 Partee Street, 606 W Innes Street, 720 S Jackson Street, and 728 S Jackson Street.

Attachments:  ☒ Yes  □ No

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

Action Requested of Council for Agenda Item:  Council to consider adopting an ordinances to demolish the structures located at 411 Grim Street, 210 S Caldwell Street, 420 Partee Street, 606 W Innes Street, 720 S Jackson Street, and 728 S Jackson Street per City Code, Chapter 10 of the minimum housing ordinance.

Contact Information for Group or Individual:  Michael Cotilla, mcoti@salisburync.gov, 704-216-7574

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

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

FINANCE DEPARTMENT INFORMATION:

_________________________________   _____________________________
Finance Manager Signature     Department Head Signature

Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date***
Salisbury City Council
Agenda Item Request Form

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
Code Enforcement
FY 202-21 Demolitions
<table>
<thead>
<tr>
<th><strong>OWNER</strong></th>
<th>Cordella Walker</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ACTIVITY</strong></td>
<td>DATE</td>
</tr>
<tr>
<td>INSPECTED</td>
<td>January 5, 2020</td>
</tr>
<tr>
<td>ORDER OF COMPLIANCE ISSUED</td>
<td>January 15, 2020</td>
</tr>
<tr>
<td>STRUCTURE POSTED WITH HEARING NOTICE</td>
<td>January 15, 2020</td>
</tr>
<tr>
<td>HEARING DATE</td>
<td>January 29, 2020</td>
</tr>
<tr>
<td>COMPLIANCE DATE</td>
<td>April 29, 2020</td>
</tr>
<tr>
<td>Vacant since 2012</td>
<td></td>
</tr>
<tr>
<td>OWNER</td>
<td>David George Panellas</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>ACTIVITY</td>
<td>DATE</td>
</tr>
<tr>
<td>INSPECTED</td>
<td>January 07, 2020</td>
</tr>
<tr>
<td>ORDER OF COMPLIANCE ISSUED</td>
<td>January 17, 2020</td>
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<tr>
<td>STRUCTURE POSTED WITH HEARING NOTICE</td>
<td>January 17, 2020</td>
</tr>
<tr>
<td>HEARING DATE</td>
<td>January 29, 2020</td>
</tr>
<tr>
<td>COMPLIANCE DATE</td>
<td>April 29, 2020</td>
</tr>
<tr>
<td>Vacant since 2010</td>
<td></td>
</tr>
</tbody>
</table>
420 Partee St

<table>
<thead>
<tr>
<th>OWNER</th>
<th>Bessie Lee Hawkins</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>ACTIVITY DATE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>INSPECTED</td>
<td>January 13, 2021</td>
<td></td>
</tr>
<tr>
<td>ORDER OF COMPLIANCE ISSUED</td>
<td>February 11, 2021</td>
<td>All parties notified via certified mail</td>
</tr>
<tr>
<td>STRUCTURE POSTED WITH HEARING NOTICE</td>
<td>February 11, 2021</td>
<td></td>
</tr>
<tr>
<td>HEARING DATE</td>
<td>February 24, 2021</td>
<td>No one attended</td>
</tr>
<tr>
<td>COMPLIANCE DATE</td>
<td>May 24, 2021</td>
<td>90 Calendar days</td>
</tr>
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No records of active utilities
<table>
<thead>
<tr>
<th>OWNER</th>
<th>Jacom Properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACTIVITY DATE</td>
<td>Comments</td>
</tr>
<tr>
<td>INSPECTED</td>
<td>December 8, 2020</td>
</tr>
<tr>
<td>ORDER OF COMPLIANCE</td>
<td>December 11, 2020 All parties notified via certified mail</td>
</tr>
<tr>
<td>ISSUED</td>
<td></td>
</tr>
<tr>
<td>STRUCTURE POSTED WITH</td>
<td>December 11, 2020</td>
</tr>
<tr>
<td>HEARING NOTICE</td>
<td></td>
</tr>
<tr>
<td>HEARING DATE</td>
<td>December 29, 2020 Property owner and contractor attended</td>
</tr>
<tr>
<td>Expiration of Demo</td>
<td>June 29 2021 6 months</td>
</tr>
<tr>
<td>permit</td>
<td></td>
</tr>
<tr>
<td>Consent form signed</td>
<td>May 13.2021 Voluntary demolition with property owner consent</td>
</tr>
<tr>
<td>ACTIVITY</td>
<td>DATE</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>INSPECTED</td>
<td>December 8, 2020</td>
</tr>
<tr>
<td>ORDER OF COMPLIANCE ISSUED</td>
<td>January 13 2021</td>
</tr>
<tr>
<td>STRUCTURE POSTED WITH HEARING NOTICE</td>
<td>January 13 2021</td>
</tr>
<tr>
<td>HEARING DATE</td>
<td>January 27, 2021</td>
</tr>
<tr>
<td>COMPLIANCE DATE</td>
<td>April 27, 2021</td>
</tr>
</tbody>
</table>

No records of active utilities
### 728 S Jackson St

<table>
<thead>
<tr>
<th><strong>OWNER</strong></th>
<th>Jessie J Robinson</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ACTIVITY</strong></td>
<td>DATE</td>
</tr>
<tr>
<td><strong>INSPECTED</strong></td>
<td>December 8, 2020</td>
</tr>
<tr>
<td><strong>ORDER OF COMPLIANCE ISSUED</strong></td>
<td>January 13 2021</td>
</tr>
<tr>
<td><strong>STRUCTURE POSTED WITH HEARING NOTICE</strong></td>
<td>January 13 2021</td>
</tr>
<tr>
<td><strong>HEARING DATE</strong></td>
<td>January 27, 2021</td>
</tr>
<tr>
<td><strong>COMPLIANCE DATE</strong></td>
<td>April 27, 2021</td>
</tr>
</tbody>
</table>

Vacant since 2012
AN ORDINANCE TO ORDER THE DEMOLITION OF A DWELLING UNIT UNFIT FOR HUMAN HABITATION LOATED AT 411 GRIM STREET IN THE CITY OF SALISBURY, NORTH CAROLINA.

WHEREAS, the City of Salisbury finds that the dwelling described herein is unfit for human habitation under the Housing Code of the City of Salisbury and that all of the procedures of the Housing Code and of NCGS 160A-441 et seq. have been complied with; and

WHEREAS, this dwelling is dilapidated and the cost of repairs to make the dwelling fit for human habitation is more than 50% of the value of the structure; and

WHEREAS, the dwelling should be removed or demolished as directed by the Code Enforcement Inspector in the Finding of Fact and Order to Demolish, published on January 29, 2020; and

WHEREAS, the dwelling should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the Housing Inspector confirms that as of the date of this Ordinance, the dwelling has been vacated and only rubbish remains within the interior of the dwelling unit, and

WHEREAS, the owner of this dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Housing Code in accordance with NCGS 160A-443(5) pursuant to an order issued by the Code Services Manager on January 29, 2020, and the owner has failed to comply with the Order.

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

SECTION 1. The Housing Inspector is hereby authorized and directed to place a placard on the dwelling containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

On the building located at the following address:

411 GRIM STREET, Salisbury, North Carolina, Rowan County
Parcel ID 008 085

SECTION 2. The Code Enforcement Officer/Housing Inspector is hereby authorized and directed to proceed to remove or demolish the above-described structure in accordance with the order to the owner dated January 29, 2020, and in accordance with the Housing Code and NCGS 160A-443:
SECTION 3. The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the Rowan County Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of the NCGS Chapter 160A or as otherwise allowed by law.

SECTION 4. Upon completion of the required removal or demolition, the Code Enforcement Officer/Housing Inspector shall sell any materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Code Enforcement Officer/Housing Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by NCGS 160A-443(6).

SECTION 5. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared unfit for human habitation.

SECTION 6. This Ordinance shall become effective upon its adoption.

ADOPTED this_______ day of ________.

____________________________
Karen Alexander, Mayor

ATTEST:

____________________________
Kelly Baker, City Clerk
AN ORDINANCE TO ORDER THE DEMOLITION OF A Dwellling Unit Unfit for Human Habitation Located at 210 S Caldwell Street in the City of Salisbury, North Carolina.

WHEREAS, the City of Salisbury finds that the dwelling described herein is unfit for human habitation under the Housing Code of the City of Salisbury and that all of the procedures of the Housing Code and of NCGS 160A-441 et seq. have been complied with; and

WHEREAS, this dwelling is dilapidated and the cost of repairs to make the dwelling fit for human habitation is more than 50% of the value of the structure; and

WHEREAS, the dwelling should be removed or demolished as directed by the Code Enforcement Inspector in the Finding of Fact and Order to Demolish, published on January 29, 2020; and

WHEREAS, the dwelling should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the Housing Inspector confirms that as of the date of this Ordinance, the dwelling has been vacated and only rubbish remains within the interior of the dwelling unit, and

WHEREAS, the owner of this dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Housing Code in accordance with NCGS 160A-443(5) pursuant to an order issued by the Code Services Manager on January 29, 2020, and the owner has failed to comply with the Order.

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

SECTION 1. The Housing Inspector is hereby authorized and directed to place a placard on the dwelling containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

On the building located at the following address:

210 S Caldwell Street, Salisbury, North Carolina, Rowan County
Parcel ID 009 417

SECTION 2. The Code Enforcement Officer/Housing Inspector is hereby authorized and directed to proceed to remove or demolish the above-described structure in accordance with the order to the owner dated January 29, 2020, and in accordance with the Housing Code and NCGS 160A-443:
SECTION 3. The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the Rowan County Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of the NCGS Chapter 160A or as otherwise allowed by law.

SECTION 4. Upon completion of the required removal or demolition, the Code Enforcement Officer/Housing Inspector shall sell any materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Code Enforcement Officer/Housing Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by NCGS 160A-443(6).

SECTION 5. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared unfit for human habitation.

SECTION 6. This Ordinance shall become effective upon its adoption.

ADOPTED this________ day of ________.

____________________________
Karen Alexander, Mayor

ATTEST:

____________________________
Kelly Baker, City Clerk
AN ORDINANCE TO ORDER THE DEMOLITION OF A DWELLING UNIT UNFIT FOR
HUMAN HABITATION LOATED AT 420 PARTEE STREET IN THE CITY OF SALISBURY,
NORTH CAROLINA.

WHEREAS, the City of Salisbury finds that the dwelling described herein is unfit for human
habitation under the Housing Code of the City of Salisbury and that all of the procedures of the
Housing Code and of NCGS 160A-441 et seq. have been complied with; and

WHEREAS, this dwelling is dilapidated and the cost of repairs to make the dwelling fit for
human habitation is more than 50% of the value of the structure; and

WHEREAS, the dwelling should be removed or demolished as directed by the Code
Enforcement Inspector in the Finding of Fact and Order to Demolish, published on February 24 2021;
and

WHEREAS, the dwelling should be placarded by placing thereon a notice prohibiting use for
human habitation; and

WHEREAS, the Housing Inspector confirms that as of the date of this Ordinance, the dwelling
has been vacated and only rubbish remains within the interior of the dwelling unit, and

WHEREAS, the owner of this dwelling has been given a reasonable opportunity to bring the
dwelling up to the standards of the Housing Code in accordance with NCGS 160A-443(5) pursuant
to an order issued by the Code Services Manager on February 24 2021, and the owner has failed to
comply with the Order.

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

SECTION 1. The Housing Inspector is hereby authorized and directed to place a placard
on the dwelling containing the legend:

"This building is unfit for human habitation; the use or occupation of this building
for human habitation is prohibited and unlawful."

On the building located at the following address:

420 PARTEE STREET, Salisbury, North Carolina, Rowan County
Parcel ID 008 077

SECTION 2. The Code Enforcement Officer/Housing Inspector is hereby authorized and
directed to proceed to remove or demolish the above-described structure in accordance with the
order to the owner dated February 24, 2021, and in accordance with the Housing Code and NCGS
160A-443:
SECTION 3. The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the Rowan County Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of the NCGS Chapter 160A or as otherwise allowed by law.

SECTION 4. Upon completion of the required removal or demolition, the Code Enforcement Officer/Housing Inspector shall sell any materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Code Enforcement Officer/Housing Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by NCGS 160A-443(6).

SECTION 5. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared unfit for human habitation.

SECTION 6. This Ordinance shall become effective upon its adoption.

ADOPTED this_______ day of ________.

____________________________
Karen Alexander, Mayor

ATTEST:

____________________________
Kelly Baker, City Clerk
AN ORDINANCE TO ORDER THE DEMOLITION OF A DWELLING UNIT UNFIT FOR HUMAN HABITATION LOATED AT 606 W INNES STREET IN THE CITY OF SALISBURY, NORTH CAROLINA.

WHEREAS, the City of Salisbury finds that the dwelling described herein is unfit for human habitation under the Housing Code of the City of Salisbury and that all of the procedures of the Housing Code and of NCGS 160A-441 et seq. have been complied with; and

WHEREAS, this dwelling is dilapidated and the cost of repairs to make the dwelling fit for human habitation is more than 50% of the value of the structure; and

WHEREAS, the dwelling should be removed or demolished as directed by the Code Enforcement Inspector in the Finding of Fact and Order to Demolish, published on December 29, 2020; and

WHEREAS, the dwelling should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the Housing Inspector confirms that as of the date of this Ordinance, the dwelling has been vacated and only rubbish remains within the interior of the dwelling unit, and

WHEREAS, the owner of this dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Housing Code in accordance with NCGS 160A-443(5) pursuant to an order issued by the Code Services Manager on December 29, 2020, and the owner has failed to comply with the Order.

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

SECTION 1. The Housing Inspector is hereby authorized and directed to place a placard on the dwelling containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

On the building located at the following address:

606 W INNES STREET, Salisbury, North Carolina, Rowan County
Parcel ID 006 182

SECTION 2. The Code Enforcement Officer/Housing Inspector is hereby authorized and directed to proceed to remove or demolish the above-described structure in accordance with the order to the owner dated December 29, 2020, and in accordance with the Housing Code and NCGS 160A-443:
SECTION 3. The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the Rowan County Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of the NCGS Chapter 160A or as otherwise allowed by law.

SECTION 4. Upon completion of the required removal or demolition, the Code Enforcement Officer/Housing Inspector shall sell any materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Code Enforcement Officer/Housing Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by NCGS 160A-443(6).

SECTION 5. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared unfit for human habitation.

SECTION 6. This Ordinance shall become effective upon its adoption.

ADOPTED this_______ day of _______.

____________________________
Karen Alexander, Mayor

ATTEST:

____________________________
Kelly Baker, City Clerk
AN ORDINANCE TO ORDER THE DEMOLITION OF A DWELLING UNIT UNFIT FOR HUMAN HABITATION LOCATED AT 720 S JACKSON STREET IN THE CITY OF SALISBURY, NORTH CAROLINA.

WHEREAS, the City of Salisbury finds that the dwelling described herein is unfit for human habitation under the Housing Code of the City of Salisbury and that all of the procedures of the Housing Code and of NCGS 160A-441 et seq. have been complied with; and

WHEREAS, this dwelling is dilapidated and the cost of repairs to make the dwelling fit for human habitation is more than 50% of the value of the structure; and

WHEREAS, the dwelling should be removed or demolished as directed by the Code Enforcement Inspector in the Finding of Fact and Order to Demolish, published on January 27 2021; and

WHEREAS, the dwelling should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the Housing Inspector confirms that as of the date of this Ordinance, the dwelling has been vacated and only rubbish remains within the interior of the dwelling unit, and

WHEREAS, the owner of this dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Housing Code in accordance with NCGS 160A-443(5) pursuant to an order issued by the Code Services Manager on January 27, 2021 and the owner has failed to comply with the Order.

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

SECTION 1. The Housing Inspector is hereby authorized and directed to place a placard on the dwelling containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

On the building located at the following address:

720 S JACKSON STREET, Salisbury, North Carolina, Rowan County
Parcel ID 015 145

SECTION 2. The Code Enforcement Officer/Housing Inspector is hereby authorized and directed to proceed to remove or demolish the above-described structure in accordance with the order to the owner dated January 27, 2021, and in accordance with the Housing Code and NCGS 160A-443:
SECTION 3. The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the Rowan County Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of the NCGS Chapter 160A or as otherwise allowed by law.

SECTION 4. Upon completion of the required removal or demolition, the Code Enforcement Officer/Housing Inspector shall sell any materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Code Enforcement Officer/Housing Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by NCGS 160A-443(6).

SECTION 5. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared unfit for human habitation.

SECTION 6. This Ordinance shall become effective upon its adoption.

ADOPTED this _______ day of _______.

____________________________
Karen Alexander, Mayor

ATTEST:

____________________________
Kelly Baker, City Clerk
AN ORDINANCE TO ORDER THE DEMOLITION OF A DWELLING UNIT UNFIT FOR HUMAN HABITATION LOATED AT 728 S JACKSON STREET IN THE CITY OF SALISBURY, NORTH CAROLINA.

WHEREAS, the City of Salisbury finds that the dwelling described herein is unfit for human habitation under the Housing Code of the City of Salisbury and that all of the procedures of the Housing Code and of NCGS 160A-441 et seq. have been complied with; and

WHEREAS, this dwelling is dilapidated and the cost of repairs to make the dwelling fit for human habitation is more than 50% of the value of the structure; and

WHEREAS, the dwelling should be removed or demolished as directed by the Code Enforcement Inspector in the Finding of Fact and Order to Demolish, published on January 27 2021; and

WHEREAS, the dwelling should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the Housing Inspector confirms that as of the date of this Ordinance, the dwelling has been vacated and only rubbish remains within the interior of the dwelling unit, and

WHEREAS, the owner of this dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Housing Code in accordance with NCGS 160A-443(5) pursuant to an order issued by the Code Services Manager on January 27, 2021, and the owner has failed to comply with the Order.

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

SECTION 1. The Housing Inspector is hereby authorized and directed to place a placard on the dwelling containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

On the building located at the following address:

728 S JACKSON STREET, Salisbury, North Carolina, Rowan County
Parcel ID 015 147

SECTION 2. The Code Enforcement Officer/Housing Inspector is hereby authorized and directed to proceed to remove or demolish the above-described structure in accordance with the order to the owner dated January 27, 2021, and in accordance with the Housing Code and NCGS 160A-443:
SECTION 3. The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the Rowan County Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of the NCGS Chapter 160A or as otherwise allowed by law.

SECTION 4. Upon completion of the required removal or demolition, the Code Enforcement Officer/Housing Inspector shall sell any materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Code Enforcement Officer/Housing Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by NCGS 160A-443(6).

SECTION 5. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared unfit for human habitation.

SECTION 6. This Ordinance shall become effective upon its adoption.

ADOPTED this_______ day of ________.

____________________________
Karen Alexander, Mayor

ATTEST:

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

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

Requested Council Meeting Date:  06/01/2021

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

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

Requested Agenda Item: Z-01-2021 – Hurley Park; rezoning request of multiple parcels
Tax Map 003 Parcels 049, 050, 051, 052, 053, and 302

Description of Requested Agenda Item:  Z-01-2021: Request to rezone one (1) split-zoned parcel from OSP/GR-6 to OSP; and (5) parcels from GR-6 to OSP with a total combined acreage of 7.55 acres.

Attachments:  ☑ Yes  ☐ No

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

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

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

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

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

FINANCE DEPARTMENT INFORMATION:

____________________________  _____________________________
Finance Manager Signature  Department Head Signature

____________________________
Budget Manager Signature

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

For Use in Clerk’s Office Only
The Salisbury Planning Board held its regular meeting Tuesday, April 27, 2021, via Zoom, with the following being present and absent:

PRESENT: John Struzick, Jon Post, Bill Wagoner, Bill Burgin, John Schaffer, Tim Norris, and Jayne Land

STAFF: Teresa Barringer and Jessica Harper

WELCOME GUESTS AND VISITORS
John Schaffer, Chair, called the Planning Board meeting to order

APPROVAL OF MINUTES
- Planning Board Minutes of March 23, 2021 approved as submitted.

STAFF PRESENTATION
CASE NO. Z-01-2021

Petitioner(s): Nick Aceves, City of Salisbury Parks & Recreation Director
Jane Ritchie, Chair of Hurley Park Advisory Board

Owner(s): Multiple Unnumbered Parcels
Parcel(s): 003 049, 050, 051, 052, 053, 302

Request to rezone one (1) parcel from Open Space Preserve (OSP) and General Residential (GR-6) and (5) parcels from General Residential (GR-6) to (OSP). Although not part of the rezoning petition, the applicant’s intent is for the future development for a Hurley Park Operations office and maintenance structure. Boundaries of N. Craig Street, W. Henderson Street, N. Caldwell Street, and Hobson Street.

Petition proposes to amend the Land Development Ordinance district map by rezoning five (5) parcels, approximately 2.25 acres, from General Residential (GR-6) to Open Space Preserve (OSP) and one parcel that is split zoned (OSP/GR-6) to (OSP). The combined acreage of the (6) parcels is approximately 7.55 acres with plans for a future park office and maintenance facility.

The petitioner is requesting to rezone the primary split-zoned parcel (003 049) from OSP and GR-6 to OSP and rezone the additional (5) parcels from GR-6 to OSP combining all parcels. Based upon documentation provided by the Hurley Park Foundation, the subject parcels were all donated by families with the intent of adding to the preservation of Hurley Park. This request is not a Conditional District rezoning request; thus, if approved, all development would have to conform to the requirements of the OSP zoning district as adopted.

Although not part of the review at this time, renderings are being provided to provide intent of future development upon combination and rezoning of parcels for a Hurley Park operations...
center and maintenance structure. The plans for improvement will be reviewed by staff for compliance with the Land Development Ordinance.

All permitted uses in the OSP zoning district would be permitted per the LDO Chapter 2 Use Matrix. This request is not a conditional district zoning request; therefore, all uses will be permitted per the existing Use Matrix. The existing 5.30 acre primary parcel has walking trails and a gazebo structure. The primary parcel is split zoned with primarily being OSP and a small portion at the southwest boundary being GR-6 proposed to rezone to OSP. The additional five parcels are proposed to rezone from GR-6 to OSP.

Existing uses in the surrounding vicinity are single family residential. Public water and sewer are available within the N. Craig Street, Annandale Avenue, and a portion of Hobson Street right-of-ways (ROWs). Changes to any existing services would be reviewed and approved during construction document review. This site is approximately 1100 ft. from Route 3 of the Salisbury Public Transit.

Currently, the parcels have access on N. Craig Street, W. Henderson Street, Hobson Road, and Annandale Avenue. The parcels are primarily wooded with the exception of the trails and a gazebo area that is developed in the northern portion of the primary parcel abutting Annandale Avenue, Hobson Road, and N. Craig. The site has a USGS blue stream running parallel along the N. Craig Street boundary from W. Henderson Street to Annandale Avenue and will require a 30 ft. from top of bank undisturbed buffer as required by the LDO Section 9.7.M.2. The site is not encumbered by any flood hazards, or wetlands as identified on the City’s GIS maps.

**COMPREHENSIVE & AREA PLANS**

**Vision 2020 Comprehensive Plan**

*Policy P-1:* The City shall provide for a hierarchy of parks, located according to population density and designed according to the needs of the people residing within the most likely park services

*Policy P-4:* Neighborhood and mini parks should be located with exposure to residential and/or non-residential activities, where informal observation and oversight can take place.

**APPLICANT PRESENTATION**

Jane Ritchie, Chair of the Hurley Park Advisory Board identified each of the GR parcels were always intended to be part of the park. Historically, Tax Map 003 Parcels 053 & 049 have been included in their master plan since the 1980’s as dedicated garden areas and was donated land. The other parcels were donated after subdivision by the Hurley family. In 2014 PID 003 050 was donated in memory of Margaret & Tom Borlan. Gray Stout is the design architect. Upon plan approval, the goal is to start construction this summer.

Danelle Cutting, Hurley Park Manager informed the Board that land owners were not against the rezoning, but in favor. Most identified a curiosity of the proposed future construction of the maintenance building. Two employees will be located at the new facility.

**COURTESY HEARING**

**IN FAVOR**

Pam Bloom is in favor of the rezoning of Hurley Park and wants to maintain its integrity. Jim Crider of 703 W Henderson St. is also in favor of the rezoning.
IN OPPOSITION/OTHER  
COURTESY HEARING CLOSED 

DISCUSSION  
Mr. Norris confirmed six parcels being rezoned. Ms. Land thought it was a great idea to rezone. 

MOTION  
Mr. Burgin moves to approve case Z-01-2021 for the Rezoning of one (1) parcel from Open Space Preserve (OSP) and General Residential (GR-6) and (5) parcels from General Residential (GR-6) to (OSP).and are consistent with the goals, objectives, and policies of the Vision 2020 plan. Mrs. Jayne Land seconded the motion. All members voting AYE. 

ADJOURN 4:26 p.m. 

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

_______________________  
John Schaffer, Chair 

_______________________  
Jessica Harper, Secretary
**CASE NO.**
- **Z-01-2021**

**Petitioner(s)**
- City of Salisbury

**Owner(s)**
- City of Salisbury

**Representative(s)**
- Nick Aceves, Director, Salisbury Parks & Recreation
- Jane Ritchie, Chair of Hurley Park Advisory Board

**Address**
- Multiple unnumbered parcels

**Tax Map & Parcel(s)**
- 003 / 049, 050, 051, 052, 053, and 302

**Size / Scope**
- Approximately 7.55 acres encompassing six (6) parcels

**Location**
- Boundaries of N. Craig Street, W. Henderson Street, N. Caldwell Street, and Hobson Street

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### PETITIONER REQUEST

**Request:**

Petition proposes to amend the Land Development Ordinance district map by rezoning five (5) parcels, approximately 2.25 acres, from General Residential (GR-6) to Open Space Preserve (OSP) and one parcel that is split zoned OSP/GR-6 to OSP. The combined acreage of the (6) parcels is approximately 7.55 acres with plans for a future park office and maintenance facility.

**Staff Comments:**

The petitioner is requesting to rezone the primary split-zoned parcel being tax map 003 parcel 049 from OSP and GR-6 to OSP and rezone the additional (5) parcels from GR-6 to OSP combining all parcels. Based upon documentation provided by the Hurley Park Advisory Board, the subject parcels were all donated by families with the intent of adding to the preservation of Hurley Park. This request is not a Conditional District rezoning request; thus, if approved, all development would have to conform to the requirements of the OSP zoning district as adopted.

Although not part of the review at this time, renderings are being provided to provide intent of future development upon combination and rezoning of parcels for a Hurley Park operations center and maintenance structure. The plans for improvement will be reviewed by staff for compliance with the Land Development Ordinance.
All permitted uses in the OSP zoning district would be permitted per the LDO Chapter 2 Use Matrix. This request is not a conditional district zoning request; therefore, all uses will be permitted per the existing Use Matrix.

**CHARACTER OF AREA**

**Overview:**

The existing 5.30 acre primary parcel has walking trails and a gazebo structure. The primary parcel is split zoned primarily being OSP and a small portion at the southwest boundary being GR-6 and is proposed to rezone to OSP with the additional five parcels being proposed to rezone from GR-6 to OSP.

Existing uses in the surrounding vicinity are single family residential.

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

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<tr>
<th>Location</th>
<th>Existing Land Uses</th>
<th>Existing Zoning</th>
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<tbody>
<tr>
<td>North of area</td>
<td>Government Recreational Park</td>
<td>OSP</td>
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<td>East of area</td>
<td>Residential</td>
<td>GR-6</td>
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<tr>
<td>South of area</td>
<td>Residential</td>
<td>GR-6</td>
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<tr>
<td>West of area</td>
<td>Residential</td>
<td>GR-6</td>
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</tbody>
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**INFRASTRUCTURE & CIVIC/COMMUNITY FACILITIES**

**Fire District:**

Station 3

**Utilities**

*Water & Sewer:*

Public water and sewer are available within the N. Craig Street, Annandale Avenue, and a portion of Hobson Street right-of-ways (ROWs). Changes to any existing services would be reviewed and approved during construction document review.
### Transportation

**Transit:**

This site is approximately 1100 ft. from Route 3 of the Salisbury Public Transit.

**Property Access(s):**

Currently, the parcels have access on N. Craig Street, W. Henderson Street, Hobson Road, and Annandale Avenue. During redevelopment, the City will review access as part of the site plan review.

### ENVIRONMENT

**Topography / Hydrology:**

The parcels are primarily wooded with the exception of the trails and gazebo area that is developed in the northern portion of the primary parcel abutting Annandale Avenue, Hobson Road, and N. Craig.

**Flood Hazard / Streams / Wetlands:**

The site has a USGS blue stream running parallel along the N. Craig Street boundary from W. Henderson Street to Annandale Avenue and will require a 30 ft. from top of bank undisturbed buffer as require by the LDO Section 9.7.M.2. The site is not encumbered by any flood hazards, or wetlands as identified on the City’s GIS maps.

### COMPREHENSIVE & AREA PLANS

**Applicable Plans:**

**Vision 2020 Comprehensive Plan**

- **Policy N-4:**
  
  The provision of meeting places to encourage community interaction and cohesiveness shall be encouraged, particularly in older neighborhoods.

- **Policy N-10:**
  
  The City shall continually reinvest in the infrastructure of its older urban neighborhoods, including but not limited to; park improvements, sidewalks, street maintenance, street trees, street lights, water and sewer lines, and drainage.

- **Vision Statement:**
  
  We see large community parks, smaller neighborhood parks, and tiny pocket parks, all well distributed throughout the community. Larger community parks have clusters of playing fields for organized athletic leagues. Smaller neighborhood parks have multi-purpose fields for informal athletic events as well as areas for unstructured play. We see parks convenient to neighborhoods as well as to office workers during their lunch hour.
Recommendation:

This proposal was presented to Planning Board at the April 27, 2021 courtesy hearing. The Planning Board heard from Nick Aceves, Parks & Recreation Director and Jane Ritchie, Board Chair, Hurley Park Foundation as the applicants. Staff reported two citizens contacted the City with a positive affirmation of the proposal. After deliberation, the Planning Board unanimously recommended approval, stating the proposal is consistent with Vision 2020.
PETITION TO REZONE

Z-01-2021
PROPOSED / CONCEPTUAL FRONT ELEVATION
HUNDEY PARK OFFICE

- stained board + weather siding
- timber truss & columns, asphalt shingles
- 8' round gutter, rain chain, custom stone
Hurley Park Operations Center

- (2) Offices
- Meeting room
- (2) ADA Unisex restrooms
- Staff kitchen
- Maintenance workshop
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<th>Assigned Districts</th>
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Vision 2020 Policies

Policy P-1: The City shall provide for a hierarchy of parks, located according to population density and designed according to the needs of the people residing within the most likely park service area.

Policy P-4: Neighborhood and mini parks should be located with exposure to residential and/or non-residential activities, where informal observation and oversight can take place.
Google Maps
Salisbury City Council
Statement of Consistency & Zoning Recommendation

DISTRICT MAP AMENDMENT: Z-01-2021

Project Title: Hurley Park

Petitioner(s): Nick Aceves, Director City Parks & Recreation
Jane Ritchie, Chair of Hurley Park Advisory Board

Owner(s): City of Salisbury

Representative(s) or Developer(s): Teresa Barringer, Development Services Manager

Tax Map - Parcel(s): 003 / 049, 050, 051, 052, 053 and 302

Size / Scope: Approximately 7.55 accumulative acres

Location: (6) parcels located at the boundaries of N. Craig Street, W. Henderson Street, N. Caldwell Street, and Hobson Street

REQUEST:
Request to amend the Land Development District Map by rezoning Tax Map 003 Parcel 049 from ‘Open Space Preserve (OSP) and ‘GENERAL RESIDENTIAL (GR-6)’ to ‘Open Space Preserve (OSP)’ and Tax Map 003 Parcels 050, 051, 052, 053, and 302 from ‘GENERAL RESIDENTIAL (GR-6) to ‘OPEN SPACE PRESERVE (OSP)’

STATEMENT OF CONSISTENCY & RECOMMENDATION:
The Salisbury City Council held a public hearing and reviewed the petition on May 18, 2021. 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 TAX MAP 003 PARCEL 049 FROM GENERAL RESIDENTIAL (GR-6) AND OPEN SPACE PRESERVE (OSP) TO OPEN SPACE PRESERVE (OSP) AND TAX MAP 003 PARCELS 050, 051, 052, 053, AND 302 FROM GENERAL RESIDENTIAL (GR-6) TO OPEN SPACE PRESERVE (OSP). THE COMBINED ACCUMULATIVE ACREAGE BEING APPROXIMATELY 7.55 ACRES. (PETITION NO. Z-01-2021)

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

WHEREAS, the Salisbury Planning Board, an advisory board to the Salisbury City Council, reviewed the rezoning petition on April 27, 2021, unanimously voted to recommend approval as submitted, and stated that the request is consistent with the Vision 2020 Comprehensive Plan; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting on May 18, 2021. The City Council meeting was held remotely in accordance with GS 166A-19.24, and, prior to taking action, the City Council allowed for written comments on the subject of the public hearing to be submitted between the publication of the notice of hearing and 24 hours after the public hearing;

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 003 Parcel(s) 049, 050, 051, 052, 053, and 302 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 ‘OSP’ district.

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

SECTION 3. That this Ordinance shall be effective from and after its passage.
Requested Council Meeting Date: 06/01/2021

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

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

CONSSENT 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:
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

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<th>Petitioner(s):</th>
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<td>Owner(s):</td>
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<td>009 552</td>
<td>512 S Ellis Street</td>
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<td>009 283</td>
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<td>009 285</td>
<td>524 S Ellis Street</td>
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<td>009 286</td>
<td>506 W Marsh Street</td>
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<td>508 S Fulton Street</td>
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<td>009 298</td>
<td>528 S Fulton Street</td>
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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 noted 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.

John Schaffer, Chair

Jessica Harper, Secretary
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) and Historic Residential (HR) to (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.
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. The proposal was on the agenda for the March 17, 2020 Council Meeting but was not heard due to the COVID pandemic.

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.
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
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<td>Studio/Art, dance, martial arts, music</td>
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5.5 Permitted Building Types By District

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- = 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
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5.5 Permitted Building Types By District

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* = Building type permitted in district
X = 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
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

DISTRICT MAP AMENDMENT: Z-02-2019
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 May 18, 2021. 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 on May 18, 2021. The City Council meeting was held remotely in accordance with GS 166A-19.24, and, prior to taking action, the City Council allowed for written comments on the subject of the public hearing to be submitted between the publication of the notice of hearing and 24 hours after the public hearing;

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.
Requested Council Meeting Date: June 1, 2021

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

Name of Presenter(s): Wendy Brindle

Requested Agenda Item: Ashton Manor Phase I Final Plat S-01-21 (G-02-02) and Street Acceptance

Description of Requested Agenda Item: The Engineering Department has received the final plat for Ashton Manor Phase I. The developer posted a guarantee of improvements in accordance with section 5.03.2 of the 2007 Subdivision Ordinance so that the plat may be recorded prior to completion of the punch list for street acceptance. The streets within this phase are considered substantially complete and utilities have been tested and accepted. Therefore, Cranberry Way, Century Drive, Winston Lane and Curnaby Way may be accepted for maintenance by the City and STOP conditions established. The streets will be subject to a one year warranty period and will qualify for Powell Bill funds in July 2021. The streets and extents are as follows:

- Cranberry Way - from Sunset Drive southwest to the end – 426.42 ft (0.08 mi)
- Century Drive – from Curnaby Way to Cranberry Way – 732.70 ft (0.14 mi)
- Winston Lane - from Century Drive to Cranberry Way – 462.30 ft (0.09 mi)
- Curnaby Way – from Sunset Drive to Century Drive – 185.60 ft (0.04 mi)

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)
Staff recommends that Council approve final subdivision plat S-01-21 for Ashton Manor Phase I and adopt the attached Ordinance establishing STOP conditions

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

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

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

FINANCE DEPARTMENT INFORMATION:
Salisbury City Council
Agenda Item Request Form

Finance Manager Signature

Department Head Signature

Budget Manager Signature

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

For Use in Clerk's Office Only

☐ Approved          ☐ Delayed          ☐ Declined

Reason:
AN ORDINANCE AMENDING SECTION 13-332, ARTICLE X, CHAPTER 13 OF THE CODE OF THE CITY OF SALISBURY, RELATING TO STOP SIGNS.

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

Section 1. That Section 13-332, Article X, Chapter 13 of the Code of the City of Salisbury, be amended as follows:

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<td>Century Drive</td>
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<td>Winston Lane</td>
<td>Century Drive</td>
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Section 2. That all ordinances, or the parts of ordinances in conflict with this ordinance, are hereby replaced to the extent of such conflict.

Section 3. That this ordinance shall be effective upon adoption by the City of Salisbury from and after its passage.
Requested Council Meeting Date: June 1, 2021

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

Name of Presenter(s): City Council

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

Description of Requested Agenda Item: The following boards and commissions still have vacancies: two seats on the Human Relations Council; and two regular seats and one ETJ seat for the Planning Board. A worksheet and copies of the applications are attached.

Attachments: Yes No

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

Action Requested of Council for Agenda Item: Council to consider making appointments to various boards and commissions. (Please note if item includes an ordinance, resolution or petition)

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

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

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

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

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

For Use in Clerk’s Office Only
<table>
<thead>
<tr>
<th>Approved</th>
<th>Delayed</th>
<th>Declined</th>
</tr>
</thead>
<tbody>
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</table>

Reason:
### Human Relations Council

<table>
<thead>
<tr>
<th>Current Members</th>
<th>Term Expires</th>
<th>Eligible for Reappointment</th>
<th>Need 2 Members</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annie Boone-Carroll</td>
<td>3/31/21</td>
<td>No</td>
<td>Alissa Redmond</td>
</tr>
<tr>
<td>Mark Hill</td>
<td>3/31/21</td>
<td>No</td>
<td>Colleen Smiley</td>
</tr>
<tr>
<td>John Schaffer</td>
<td>3/31/21</td>
<td>No</td>
<td>Brunetta Franklin</td>
</tr>
<tr>
<td>Liliana Spears</td>
<td>3/31/21</td>
<td>No</td>
<td>Preston Sale</td>
</tr>
<tr>
<td>Vacant</td>
<td>3/31/22</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td>3/31/22</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Applicants:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bill Clements</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Evelyn Uddin-Khan</td>
<td></td>
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</tr>
</tbody>
</table>

**Notes:** Eight members of the HRC are appointed by City Council and eight members are appointed by the HRC.

### Planning Board

<table>
<thead>
<tr>
<th>Current Members</th>
<th>Term Expires</th>
<th>Eligible for Reappointment</th>
<th>Need 3 Members</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Struzick</td>
<td>3/31/21</td>
<td>Yes</td>
<td>John Struzick</td>
</tr>
<tr>
<td>Dennis Rogers</td>
<td>3/31/21</td>
<td>Yes</td>
<td>Dennis Rogers</td>
</tr>
<tr>
<td>Jon Post</td>
<td>3/31/21</td>
<td>Yes</td>
<td>Jon Post</td>
</tr>
<tr>
<td>Jayne Land</td>
<td>3/31/21</td>
<td>Yes</td>
<td>Jayne Land</td>
</tr>
<tr>
<td>Timothy Norris (ETJ)</td>
<td>3/31/21</td>
<td>Yes</td>
<td>Timothy Norris (ETJ)</td>
</tr>
<tr>
<td>Vacant (ETJ)</td>
<td>3/31/21</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td>3/31/22</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td>3/31/23</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

**Applicants:**

- James Carli (1st Choice)
- Bill Clements (2nd Choice)
- Yvonne Dixon
- Daniel King (1st Choice)
- David Roueche (1st Choice)
- Liliana Spears (1st Choice)

**Notes:** Last year Bill Wagoner was reappointed to fill one of the partial terms per his request. This leaves Mr. Wagoner’s full term vacant for appointment.
James Carli

- **First Name**: James
- **Last Name**: Carli
- **E-mail**: jcarli@carolina.rr.com
- **Home Phone**: 704 636 2521
- **Business Phone**: 704 639 5223
- **Address**: 419 S. Ellis St.
- **City**: Salisbury
- **State**: NC
- **ZIP Code**: 28144
- **Place of Employment**: N/C Machinery LLC
- **Occupation**: Owner

1. **Do you reside within the City limits of Salisbury?** Yes
2. **Are you within the City’s Extraterritorial Jurisdiction (ETJ) area?** No
3. **Please indicate your #1 preference:** Planning Board
4. **Please indicate your #2 preference:** Transportation Advisory Board (No Requirement of Residency)
5. **Please indicate your #3 preference:** Community Appearance Commission

**Have you served on a board or commission of the City of Salisbury?** No
Why are you interested in serving on the Board or Commission for which you are applying?

I would like to leave a better city for my grandchildren and great grandchildren till now I was traveling too much.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

I spent 20+ years on habitat construction board and like amount of time on the HSF was in charge of Grimes Mill Restoration. While on the HPC board I was involved with the writing of the new guidelines. I am a civil engineer from Georgia Tech have actually spent most of my life as a mechanical engineer designing and building custom machinery.

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

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

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission. I agree
First Name: William (Bill)
Last Name: Clements
E-mail: williamwclements3@gmail.com
Home Phone: 7046093904
Business Phone: 7046093904
Address: 225 W. Corriher Avenue
City: Salisbury
State: NC
ZIP Code: 28144
Place of Employment: Valet Living
Occupation: Regional Sales Executive

Do you reside within the City limits of Salisbury?: Yes
Are you within the City's Extraterritorial Jurisdiction (ETJ) area?: No
Please indicate your #1 preference: Fair Housing Committee
Please indicate your #2 preference: Planning Board
Please indicate your #3 preference: Other

Have you served on a board or commission of the City of Salisbury?: No
Why are you interested in serving on the Board or Commission for which you are applying?
I am re-submitting since I changed employers at the end of 2019. I chose the boards my background most closely matches HOWEVER, I am more interested in serving the community and offering my time than I am WHERE you need to put me.
My previous committee/board involvement was largely within two sectors:

Greater Charlotte Apartment Association- 2 terms on the board, served on a dozen committees overall and chaired at least 4 for one year at a time. PR/ Education/ Membership Retention

City of Charlotte- Community Relations Committee, chaired Discrimination Sub Committee

City of Charlotte- Business Advisory Board

Charlotte Chamber- Board member 3 years, Chaired SouthPark Area Council

I do hold a NC brokers license and a Notary as well.

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

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

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission. **I agree**
<table>
<thead>
<tr>
<th><strong>Bill Clements</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Submission Date</strong></td>
</tr>
<tr>
<td><strong>First Name</strong></td>
</tr>
<tr>
<td><strong>Last Name</strong></td>
</tr>
<tr>
<td><strong>E-mail</strong></td>
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<tr>
<td><strong>Home Phone</strong></td>
</tr>
<tr>
<td><strong>Business Phone</strong></td>
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<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>City</strong></td>
</tr>
<tr>
<td><strong>State</strong></td>
</tr>
<tr>
<td><strong>ZIP Code</strong></td>
</tr>
<tr>
<td><strong>Place of Employment</strong></td>
</tr>
<tr>
<td><strong>Occupation</strong></td>
</tr>
<tr>
<td><strong>Do you reside within the City limits of Salisbury?</strong></td>
</tr>
<tr>
<td><strong>Please indicate your #1 preference:</strong></td>
</tr>
<tr>
<td><strong>Please indicate your #2 preference:</strong></td>
</tr>
<tr>
<td><strong>Please indicate your #3 preference:</strong></td>
</tr>
<tr>
<td><strong>Have you served on a board or commission of the City of Salisbury?</strong></td>
</tr>
<tr>
<td><strong>Why are you interested in serving on the Board or Commission for which you are applying?</strong></td>
</tr>
<tr>
<td><strong>Interest/Skills/Education/Areas of...</strong></td>
</tr>
</tbody>
</table>
Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

- I work in essential services within the apartment industry currently, also hold a brokers license in real estate for NC.

I have served on housing and community relations committees and boards in Mecklenburg County (where I previously lived) for many years.

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

- No

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

- No

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

- I agree
<table>
<thead>
<tr>
<th><strong>Submission Date</strong></th>
<th>Apr 22, 2021 5:56 PM</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>First Name</strong></td>
<td>Yvonne</td>
</tr>
<tr>
<td><strong>Last Name</strong></td>
<td>Dixon</td>
</tr>
<tr>
<td><strong>E-mail</strong></td>
<td><a href="mailto:vonwd@icloud.com">vonwd@icloud.com</a></td>
</tr>
<tr>
<td><strong>Home Phone</strong></td>
<td>704 223-0498</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>911 West Bank Street</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Salisbury</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>NC</td>
</tr>
<tr>
<td><strong>ZIP Code</strong></td>
<td>28144</td>
</tr>
<tr>
<td><strong>Ethnicity</strong></td>
<td>African American</td>
</tr>
<tr>
<td><strong>Gender</strong></td>
<td>Female</td>
</tr>
<tr>
<td><strong>Place of Employment</strong></td>
<td>Novant Health</td>
</tr>
<tr>
<td><strong>Occupation</strong></td>
<td>Director Health Equity</td>
</tr>
</tbody>
</table>

**Do you reside within the City limits of Salisbury?**

Yes

**Are you within the City’s Extraterritorial Jurisdiction (ETJ) area?**

Yes

**Please indicate your #1 preference:**

Planning Board

**Have you served on a board or commission of the City of Salisbury?**

No

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

I am interested in being a participant and a voice in the ongoing development within Salisbury.

**Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be valuable for the Board or Commission you are applying for:**

Great listening and verbal skills. I have great interest in implementing innovation within the city that I live, work and play. Artificial intelligence is a key driver in innovation and I’d like to participate in...
Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

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

No

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

No

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

I agree.
First Name: Daniel
Last Name: King
E-mail: dksmilez29@gmail.com
Home Phone: 9803187847
Address: 706 e Cherry st
City: Salisbury
State: NC
ZIP Code: 28144
Ethnicity: African American
Gender: Male
Place of Employment: Pure vision barber studio
Occupation: Barber
Do you reside within the City limits of Salisbury?: Yes
Please indicate your #1 preference: Planning Board
Please indicate your #2 preference: Alternate Methods of Design Commission
Please indicate your #3 preference: Community Appearance Commission
Have you served on a board or commission of the City of Salisbury?: No
Why are you interested in serving on the Board or Commission for which you are applying?

I'm from East Spencer, but I've been in Salisbury all my life.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

Bachelor criminal justice, Barber since 2010, athlete, musical artist

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

No

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

No

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

I agree
David Roueche

Submission Date
February 1, 2021 20:55

First Name
David

Last Name
Roueche

E-mail
davidroueche1@gmail.com

Home Phone
704 877 8727

Business Phone
704 877 8727

Address
550 club house drive

City
Salisbury

State
NC

ZIP Code
28144

Place of Employment
Retired

Occupation
Pharmaceutical Executive

Do you reside within the City limits of Salisbury?
Yes

Are you within the City's Extraterritorial Jurisdiction (ETJ) area?
Yes

Please indicate your #1 preference:
Planning Board

Please indicate your #2 preference:
Fair Housing Committee

Please indicate your #3 preference:
Alternate Methods of Design Commission

Have you served on a board or commission of the City of Salisbury?
No
Why are you interested in serving on the Board or Commission for which you are applying?

Since moving back to Salisbury after retiring in 2013, I’ve looked for ways to use my professional experience to benefit the community with active involvement in a wide range of civic and professional organizations. I’d like to continue to be an advocate for all of the citizens in Salisbury.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

- Current member on the Board of Utilization and Review w/Rowan Co Tax Assessor
- Past President Country Club of Salisbury
- Past member Rowan Co ABC Board
- Past President Men's Auxiliary, Hudson-Tatum VFW #3006
- Past President Sacred Heart Catholic Church Men's Club
- Past President Rowan Co. Republicans Men's Club
- Member of various pharmaceutical and PDMA organizations

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

No

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

No

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

I agree
Liliana Spears

First Name: Liliana
Last Name: Spears
E-mail: llatinamix11@aol.com
Home Phone: 7044882162
Fax: 704-633-0142
Address: 931 S Fulton St
City: Salisbury
State: NC
ZIP Code: 28144
Ethnicity: Hispanic
Gender: Female
Place of Employment: Latin Mix

Do you reside within the City limits of Salisbury? Yes
Are you within the City's Extraterritorial Jurisdiction (ETJ) area? No

Please indicate your #1 preference: Planning Board
Please indicate your #2 preference: Housing Advocacy Commission
Please indicate your #3 preference: Community Appearance Commission
Have you served on a board or commission of the City of Salisbury?
Yes

Why are you interested in serving on the Board or Commission for which you are applying?
I live in Salisbury and would like to help our community move forward.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:
My interest in seeing our city be inclusive to all.

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

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

I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand and agree that any misstatement will be cause for my removal from any board or commission.
I agree
Submission Date: Apr 22, 2021 5:59 PM
First Name: Evelyn
Last Name: Uddin-Khan
E-mail: ukexit786@gmail.com
Home Phone: 19803303650
Address: 1630, Secret Garden Court,
City: Salisbury
State: NC
ZIP Code: 28146
Ethnicity: Asian or Pacific Islander
Gender: Female
Place of Employment: Retired
Occupation: Retired Teacher/Professor
Do you reside within the City limits of Salisbury?: Yes
Are you within the City's Extraterritorial Jurisdiction (ETJ) area?: Yes
Please indicate your #1 preference: Human Relations Council
Please indicate your #2 preference: Fair Housing Committee
Please indicate your #3 preference: Historic Preservation Commission
Have you served on a board or commission of the City of Salisbury?: No

Why are you interested in serving? With reference to Human Relations, I think that we as a nation is a misunderstood
Why are you interested in serving on the Board or Commission for which you are applying?

With reference to Human Relations, I think that we as a nation is a misunderstood community at large. People should not be judged by race, religion, etc. With reference to Fair Housing, there are too many people in need of decent, affordable living space. With reference to Historic Preservation, education is better than ignorance.

Interest/Skills/Education/Areas of Expertise/Professional Organizations that you feel would be of assistance to you in your duties as a member of the Board or Commission:

I am a retired educator. I worked for the NYC Board of Education for 21 years and as an adjunct professor at SUNY Suffolk College for 20 years. I have given lectures on Gender Issues, Immigrants & Immigrations & Women in Religion. I have a Doctoral Degree in Comparative & International Education from Columbia University, NYC. Degrees also in English & Philosophy.

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

No

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

No

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

I agree
S a l i s b u r y  C i t y  C o u n c i l
A g e n d a  I t e m  R e q u e s t  F o r m

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

Requested Council Meeting Date:  June 01, 2020

Name of Group(s) or Individual(s) Making Request:  Downtown Development Dept. & Downtown Salisbury, Inc., 501c3 partner

Name of Presenter(s):  Announcement

Requested Agenda Item:  2021 Wine About Winter

Description of Requested Agenda Item:  Downtown Salisbury, Inc. will host the 8th Annual Wine About Winter event on Friday, June 18th from 5:00 p.m. until 9:00 p.m. Tickets include a tasting pass, signature Wine About Winter tasting glass and a carrying bag. Each ticket holder will present their ID at registration, located in the lobby of the Visitors Center (204 E. Innes St.) starting at 4pm on June 18th to ensure everyone is 21 years old or above. Trolleys will provide convenient hop on/off service during the event. For ticket sales and detailed information, please visit www.downtownsalisburync.com or call (704) 637-7814. Tickets are $22.50 in advance and $30 the day of.

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:  N/A

Contact Information for Group or Individual:  Latoya Price 704-638-5238 latoya.price@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
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:
The 2021 BlockWork event has been scheduled for Saturday, October 2, 2021, on National Make a Difference Day. Applications are now being accepted for neighborhood participation. Applications and guidelines are available online at www.salisburync.gov/BlockWork. Deadline for applications is June 1, 2021. For questions, please email blockwork@salisburync.gov or call Alyssa Nelson at 704.638.5235.
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:
BLOCKWORK
NEIGHBORS HELPING NEIGHBORS ONE BLOCK AT A TIME

BlockWork brings residents and community volunteers together to build cleaner and safer neighborhoods, one block at a time!

Project includes:
Carpentry | Painting | Landscaping
Professional Urban Design | Clean-up

Neighborhood size is one block area.

NO COST TO ENTER OR PARTICIPATE!

ENTER YOUR NEIGHBORHOOD AT:

www.salisburync.gov/BlockWork   blockwork@salisburync.gov   (704) 638-5235

DUE FRIDAY, JUNE 11!