



Rowan County Department of
Planning & Development
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Case # SNIA 02-21 Amend.
Date Filed 5/23/22
Received By SAS
Amount Paid \$100.00

Office Use Only

SNIA-018019-2022

SPECIAL NON-RESIDENTIAL INTENSITY ALLOCATION

OWNERSHIP INFORMATION:

Name: PERFORMANCE PARK HOLDINGS, LLC

Signature: [Signature]

Phone: 317-435-9781 Email: matt.erich@trustedcampaigns.com

Address: 19037 CHANDLERS LANDING, CORNELIUS NC 28031

APPLICANT / AGENT INFORMATION:

Name: TOM BOST

Signature: [Signature]

Phone: 704-202-4676 Email: tombost1@gmail.com

Address: 1121 Old Concord Rd, SUITE 8, SALISBURY, NC 28146

PROPERTY DETAILS:

Tax Parcel: 239 086 Zoning District: ROWAN COUNTY

Location: 800 PERFORMANCE RD., MOORESVILLE,, NC 28115

Size (sq. ft. or acres): 3.73 ACRES Watershed: CODDLE CREEK

Current Land Use: IND

List the current or proposed use of the property and a general description of what will be constructed under this application:

TWO BUILDINGS CURRENTLY UNDER CONSRTRUCTION (10,800
AND 12,000 SQ FT AND ONE PROPOSED 8,000.00 SQ FT BUILDING.

Will there be **land disturbing activity** (grading of natural vegetation) of one acre or more of land area because of the construction on the property? Yes ☐ No ☒

Structures: Existing 10,800 AND 12,000 sq.ft. Proposed 8,000 sq.ft.

Other Impervious Coverage: Existing 0 sq.ft. Proposed 33,300 sq.ft.

Remaining Undeveloped Area: 98,378 sq.ft. 61 % of Property

Storage of toxic and/or hazardous material: Yes ☐ No ☒


If Yes, a spill containment plan must submitted with application.

SITE PLAN:

Applicant must attach a site plan depicting information listed in Section 21-33 (2) and 21-52.


Attached: Yes ☒ No ☐

I certify that the information provided in this application is correct and true to the information of the proposed development, and I am the owner, partner, officer of a corporation, or agent duly authorized to make this application and fully understand and agree to comply with all applicable laws of the Rowan County Zoning Ordinance.


Signature

05-23-22
Date of Application

OFFICIAL USE ONLY

1. Signature of Coordinator:  2. Board of Commissioners
Meeting: 6 / 20 / 22 3. Board of Commissioners Action: Approved _____ Denied _____ 4. Date
Applicant Notified: ____ / ____ / ____

STAFF CHECKLIST

Watershed Protection Permit Plan Checklist

Application for Watershed Protection Permits shall be accompanied by plans in duplicate and drawn to scale showing the following:

(a) Location of Project.

_____ ✓ Identify the appropriate classification. WS-II-BW, WS-III-BW, WS-IV-PA
N/A Project included within an SNIA Overlay Area.

(b) Lot Dimensions.

_____ Actual dimensions and acreage of the lot to be built upon and the location of any right of ways that may affect development on the lot.
 _____ Average lot size (in square feet).

(c) Built Upon Area.

_____ The accurate location and use of all existing and proposed buildings and other structures and location and size, in square feet, of all built-upon areas including parking and loading facilities.
 _____ The percent of the project that will be covered with an impervious surface.
 _____ The area, in acres, to be left natural

(d) Streams / Rivers.

_____ ✓ The accurate location of all perennial streams and natural drainage areas on the property on the site plan.

(e) Buffers.

N/A The location of all required buffer areas shown on a site plan.

Lot size less r/w & esmts.	3.73 AC	Other coverage	56,100 SF
Allowable coverage by right	19,497 SF	Total coverage	64,100 SF
Allowable coverage with 70%	113,735 SF	Undisturbed acreage	98,378 SF
Existing coverage	under const.	Watershed acres	11,885 AC
Pre-1994 coverage	0	Acres approved for SNIA	161 AC
Building size	8,000 SF	Percentage Removed	1.3%

→ Assuming ex. const.

Checked By: AD (30,800 total) Date: 6/9/22

Comments: _____