



Rowan County Department of Planning & Development

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[www.rowancountync.gov/planning](http://www.rowancountync.gov/planning)

**MEMORANDUM**

TO: Rowan County Board of Commissioners  
FROM: Shane Stewart  
DATE: June 9, 2022  
RE: **SNIA 02-21 Amendment; Matt Erich**

**BOARD OF COMMISSIONERS ACTION**

☐ Receive staff report   ☐ Approve / Deny / Table **SNIA 02-21 Amendment**

**REQUEST**

On March 1, 2021, the Board of Commissioners approved a Special Non-Residential Intensity Allocation (SNIA) request from Matt Erich for 2.35 acres to allow the construction of two (2) 12,000 sf buildings at the 700 Block of Performance Rd. Mooresville further referenced as Parcel ID 239-086. Approval was subject to the use of gravel or a similar suitable all weather surface where possible. Mr. Erich is requesting allocation of an additional 1.38 acres based on acreage added to this parcel to construct an 8,000 sf warehouse building along with a request to use asphalt surfacing for the following reasons:

1. “The need for a paved surface to maneuver forklifts;
2. The site has some steep inclines and trucks with trailers will not be able to enter and exit on loose gravel safely;
3. Tennant demand. While marketing the buildings for lease, all tenants have demanded a paved surface;
4. The majority of parking lots in the industrial park are paved;
5. Noise reduction and increased property value; and
6. Safety for employees and customers. The paved surface is safer to walk on than an uneven gravel surface.”

Approving this request would allow the project to exceed the administrative allowance of 12% built-upon area (e.g. buildings, pavement, gravel) limitation requirement of the Coddle Creek watershed and allow up to seventy (70) percent built-upon area for the project. A total of 10% of the watershed acres may be removed from the 12% limitation and permit up to 70% built upon area.

Applicant:	Matt Erich	Property Owner:	Performance Park Holdings
Location:	700 Blk Performance Rd.	Tax Parcel:	239-086
Zoning:	IND	Purpose:	Warehouse
Watershed:	WS II BW (Coddle Creek)		

### STAFF CALCULATIONS

- Total lot area (less r/w): **3.73 ac (1.38 ac in new allocation)**
- Current total built upon area: **Site under construction**
- Proposed structure size: **8,000 sf (22,800 sf previously approved)**
- Proposed other improvements: **33,300 sf (access / parking)**
- Total coverage after development: **64,100 sf (40% per plan)**
- Allowable coverage by right: **19,497 sf (12%)**
- Coddle Creek Watershed Acreage Total: **11,947 ac (10% = 1,194.7 ac)**
- Acres approved for SNIA: **160.98 ac (.013% of 10%)**
- Percentage removed from 10% allocation total: **13.4% of 100%**

### STAFF COMMENTS

This request meets all standards for approval. If approved, staff will ensure applicant is aware of the need to modify all applicable permits should a change of use / occupancy prior to any action for such change. Next month, staff will submit a “road” name petition to name the driveway, which will serve three (3) addressable structures.