



Rowan County Department of
Planning & Development
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Case # SNIA-04-22
Date Filed 7/15/22
Received By Asm
Amount Paid 100

Office Use Only

SPECIAL NON-RESIDENTIAL INTENSITY ALLOCATION

OWNERSHIP INFORMATION:

Name: LUCIEN S. WILKINS JR
Signature: [Signature]
Phone: 704-360-4129 Email: SANDY WILKINS @ HOTMAIL .com
Address: 9275 W NC 152 Hwy
MOORESVILLE, NC 28115

APPLICANT / AGENT INFORMATION:

Name: Finney Builders / Andrew Finney
Signature: [Signature]
Phone: 704-791-5728 Email: Drew@finneybuilders.com
Address: 1198 Gateway Drive Mooresville NC 28115

PROPERTY DETAILS:

Tax Parcel: 230 024 Zoning District: IND
Location: 9275 W NC 152 Hwy Mooresville NC 28115
Size (sq. ft. or acres): 1.96 acres Watershed: _____
Current Land Use: Race Shop

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

Current use is a race shop, the addition
will be used as additional space for current 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 5000 + 1655 sq.ft. Proposed 2500 sq.ft.

Other Impervious Coverage: Existing 24655 sq.ft. Proposed ~~36537~~ sq.ft.

Remaining Undeveloped Area: 48,841 sq.ft. 57 % of Property 11,882

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

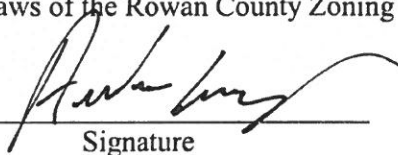
If Yes, a spill containment plan must submitted with application.

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

7-15-2022
Date of Application

OFFICIAL USE ONLY

1. Signature of Coordinator:  2. Board of Commissioners Meeting: 8/1/22 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
 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.

N/A 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.		Other coverage	
Allowable coverage by right		Total coverage	
Allowable coverage with 70%		Undisturbed acreage	
Existing coverage		Watershed acres	
Pre-1994 coverage		Acres approved for SNIA	
Building size		Percentage Removed	

Checked By: Adam P. Smith Date: 7/15/22

Comments: _____