



## Rowan County Planning and Development Department

402 North Main Street, Suite 204 • Salisbury, NC 28144-4341

Office: 704-216-8588 Fax: 704-216-7986

### MEMORANDUM

TO: Chairman Edds and Rowan County Board of Commissioners  
FROM: Aaron Poplin, Planner  
DATE: December 17, 2021  
RE: **SUP 01-22**

#### SUGGESTED BOARD OF COMMISSIONERS ACTION

☐ Sworn oath for those testifying ☐ Receive staff report ☐ Petitioner comments ☐ Public comments ☐ Close hearing and discuss ☐ Three (3) separate motions to adopt findings of fact ☐ Motion to Approve / Deny / Table  
**SUP 01-22**

#### REQUEST

Russel Woolf and Danielle Soroka are requesting a special use permit to accommodate a 2,400 sq.ft. residential storage facility on Tax parcel 614 132. The proposed structure would be located on the parcel diagonally across the street from their house, and used to store personal items and for storage of their boat.

#### SPECIAL USE REQUIREMENTS

Section 21-60 (10) of the Zoning Ordinance indicates residential storage facilities are subject to the following standards (**staff comments in bold text**):

- a. **The parcel shall be in fee simple ownership.** Yes, owned exclusively by Russel Woolf and Danielle Soroka.
- b. **The structure shall be of compatible construction with surrounding area.** The applicant proposes a metal building, which is a façade common to most areas of the county.
- c. **The maximum size allowed is three thousand (3,000) square feet.** The proposed

building totals 2,400 sq.ft.

- d. **No outdoor storage is allowed except as specifically provided otherwise.** None proposed.
- e. **Minimum lot size shall be the same as for a single-family residence.** Lot size is 0.67 acres vs. minimum lot size of .46 acres (20,000 sq.ft.).
- f. **Storage of vehicles shall not be in the front yard.** None proposed.
- g. **Outside lighting shall be designed to prevent direct glare on adjoining residences.** None proposed.
- h. **Setbacks shall be at a minimum the same as single family dwellings.** The proposed structure complies with the required 50' front, 10' side, and 20' rear setback.

<b>EVALUATION CRITERIA</b>
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As provided in Section 21-59, the applicant has provided responses to the evaluation criteria with staff comments indicated below.

- 1. **Adequate transportation access to the site exists.** The structure would be accessible from Deer Lake Run.
- 2. **The use will not significantly detract from the character of the surrounding area.** The proposed structure will be under both the allowed 3,000 sq.ft. limit for residential storage facilities and the 10% limit for accessory structures on residentially developed lots (2,918 sq.ft.).
- 3. **Hazardous safety conditions will not result.** No hazardous safety conditions are envisioned based on the proposed use.
- 4. **The use will not generate significant noise, odor, glare, or dust.** Any associated impacts would be similar to that found on properties containing a residence.
- 5. **Excessive traffic or parking problems will not result.** N/A.
- 6. **The use will not create significant visual impacts for adjoining properties or passersby.** The structure will be on a wooded lot that does not have any adjoining residentially developed properties.

## PROCEDURES

The BoC must adopt facts supporting the below findings of fact based on the above six (6) criteria:

1. The development of the property in accordance with the proposed conditions will not materially endanger the public health or safety;
2. That the development of the property in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting property, or that the development is a public necessity; and
3. That the location and character of the development in accordance with the proposed conditions will be in general harmony with the area in which it is located and in general conformity with any adopted county plans.

**See enclosed checklist to guide decision. Planning Staff will provide example findings for consideration at the hearing.**

## STAFF COMMENTS

- There are a few other boat houses in Waters Edge that are on lots without houses.
- The Board of Commissioners approved a similar 2,400 Sq Ft residential storage facility in Waters Edge back in 2018. CUP 07-18