



## Rowan County Department of Planning & Development

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### MEMORANDUM

TO: Rowan County Board of Commissioners  
FROM: Shane Stewart  
DATE: February 10, 2022  
RE: **SNIA 01-22; Brian & Michelle LaFlam Trust**

#### **BOARD OF COMMISSIONERS ACTION**

☐ Receive staff report   ☐ Approve / Deny / Table **SNIA 01-22**

**REQUEST** Planning Staff received a Special Non-Residential Intensity Allocation (SNIA) request from Foley Home Sales, LLC on behalf of the Bryan and Michelle LaFlam Trust to construct a 14,000 sq.ft. building (including covered areas) for the storage of race cars and race car parts at the 300 Block of Pit Road. This 2.4 acre tract, referenced as Parcel ID 230-090, was previously subdivided into two (2) parcels one (1) of which was issued SNIA approval (SNIA 07-06) for 1.2 acres, which was never constructed. While these tracts have since been combined into one (1) parcel, this request would allocate an additional 1.2 acres to the 2.4 acre tract. (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:	Foley Home Sales, LLC	Property Owner:	LaFlam Trust
Location:	300 Block Pit Rd.	Tax Parcel:	230-090
Zoning:	IND	Purpose:	Store Race Cars and Parts
Watershed:	WS II BW (Coddle Creek)		

#### **STAFF CALCULATIONS**

- Total lot area (less r/w): **104,544 sf**
- Current total built upon area: **0 sf**
- Proposed structure size: **14,000 sf**

- Proposed other improvements: **19,602 sf (based on plan acreage)**
- Total coverage after development: **33,602 sf (33% per plan)**
- Allowable coverage by right: **12,545 sf (12%)**
- Coddle Creek Watershed Acreage Total: **11,969 AC (10% = 1,196 AC)**
- Acres approved for SNIA: **158.6 AC (.013% of 10%)**
- Percentage removed from 10% allocation total: **13.2% of 100%**

**STAFF COMMENTS** This request meets all standards for approval.