



Rowan County Department of
Planning & Development
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Case # SNIA 01-22
Date Filed 1/31/22
Received By SAS
Amount Paid \$ 200.00

Office Use Only

(100 SNIA
100 site plan)
ck # 2144

SNIA-017314-2022

SPECIAL NON-RESIDENTIAL INTENSITY ALLOCATION

OWNERSHIP INFORMATION:

Name: Bryan and Michelle LaFlam Trust

Signature: Bryan LaFlam

Phone: 602-697-1029 Email: blaflam730@gmail.com

Address: 70 S. Val Vista Drive, Ste. A3-602, Gilbert, AZ 85296-1374

APPLICANT / AGENT INFORMATION:

Name: Foley Home Sales, LLC

Signature: [Signature]

Phone: 856-404-5379 Email: foley1301@gmail.com

Address: 1075 Blue Spruce Drive, Mooresville, NC 28115

PROPERTY DETAILS:

Tax Parcel: 230 090 Zoning District: IND

Location: Pit Road, Mooresville, NC 28115

Size (sq. ft. or acres): 2.4 Watershed: WS II BW Caddle Creek

Current Land Use: Vacant

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

Storage building for race car parts

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 N/A sq.ft. Proposed 11200 sq.ft. *plus 2,800 sf covered*

Other Impervious Coverage: Existing N/A sq.ft. Proposed Apx 19,602 sq.ft. *per plan*

Remaining Undeveloped Area: *Apx* 70,942 *per plan* sq.ft. 67 % 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.

Bryan Hall
Signature

1-26-2022
Date of Application

OFFICIAL USE ONLY

1. Signature of Coordinator: *[Signature]* 2. Board of Commissioners
Meeting: 2 / 21 / 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.

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

(e) Buffers.

_____ The location of all required buffer areas shown on a site plan.

→ or 104,544 sf

Lot size less r/w & esmts.	2.4 AC	Other coverage	APX 19,600 sf
Allowable coverage by right	12,545 sf	Total coverage	APX 33,600 sf
Allowable coverage with 70%	73,180 sf	Undisturbed acreage	APX 70,942 sf
Existing coverage	0	Watershed acres	11,969 AC
Pre-1994 coverage	0	Acres approved for SNIA	158.6 AC
Building size	14,000 sf	Percentage Removed	1.3%

with covered areas

Checked By: SAS Date: 2/10/22

Comments: SNIA 07-06 previously apud for 1.2 AC.

Project never constructed.