



## 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: February 10, 2022  
RE: **SNIA 02-22; Foley Home Sales, LLC**

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

☐ Receive staff report   ☐ Approve / Deny / Table **SNIA 02-22**

#### **REQUEST**

Planning Staff received a Special Non-Residential Intensity Allocation (SNIA) request from Foley Home Sales, LLC to construct a 7,700 sq.ft. building on Lot 1 of Horsepower Park. Per property owner Doug Foley, the building will be used by a company that contracts with Duke Energy to inspect overhead power lines with a helicopter. The building will house their office needs, maintenance of the helicopter, and interior storage of the craft. 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:	Doug Foley	Property Owner:	Foley Home Sales, LLC
Location:	120 Nitro Aly	Tax Parcel:	230E-001
Zoning:	IND	Purpose:	Maintenance Bld. for Helicopter
Watershed:	WS II BW (Coddle Creek)		

#### **STAFF CALCULATIONS**

- Total lot area (less r/w): **51,270 sf**
- Current total built upon area: **0 sf**
- Proposed structure size: **7,700 sf**
- Proposed other improvements: **12,197 sf (based on plan acreage)**
- Total coverage after development: **19,897 sf (39% per plan)**

- Allowable coverage by right: **6,152 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.