



Rowan County Department of
Planning & Development
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Case # SNIA 02-22
Date Filed 1/31/22
Received By SA
Amount Paid \$ 200.00 \$ 100 SNIA
\$ 100 site plan

Office Use Only

SNIA - 017315-2022

SPECIAL NON-RESIDENTIAL INTENSITY ALLOCATION

OWNERSHIP INFORMATION:

Name: Foley Home Sales, LLC
Signature: [Signature]
Phone: 8560-404-5379 Email: foley1301@gmail.com
Address: 1075 Blue Spruce Drive, Mooresville, NC 28115

APPLICANT / AGENT INFORMATION:

Name: Doug Foley
Signature: [Signature]
Phone: 856-404-5379 Email: foley1301@gmail.com
Address: 1075 Blue Spruce Drive, Mooresville, NC 28115

PROPERTY DETAILS:

Tax Parcel: 230E-001 Zoning District: Ind
Location: 120 Nitro Aly, Mooresville, NC 28115
Size (sq. ft. or acres): 1.18 Watershed: X WSII BW Coddle 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:

7700 Sq foot building - helicopter repairs. There will be two full time employees for record keeping and light maintenance of helicopter.

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 7700 sq.ft.

Other Impervious Coverage: Existing N/A sq.ft. Proposed ApX 12,197 sq.ft. per plan

Remaining Undeveloped Area: ApX 31,373 sq.ft. per plan 61 % 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.

Signature

1/12/2022

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.

WS II BW 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.

7 or 51,270

Lot size less r/w & esmts.	1.177 AC	Other coverage	Apx 12,197 sf
Allowable coverage by right	6,152 sf	Total coverage	Apx 19,897 sf
Allowable coverage with 70%	35,889 sf	Undisturbed acreage	Apx 31,373 sf
Existing coverage	0	Watershed acres	11,969 AC
Pre-1994 coverage	0	Acres approved for SNIA	158.6 AC
Building size	7,700 sf	Percentage Removed	1.3%

Checked By: SAS Date: 2/10/22

Comments: _____