



Rowan County Department of Planning & Development

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MEMORANDUM

TO: Rowan County Board of Commissioners
FROM: Shane Stewart
DATE: November 10, 2022
RE: **SNIA 03-22: Teramore Development, LLC**

BOARD OF COMMISSIONERS ACTION

☐ Receive staff report ☐ Receive petitioner comments ☐ Receive public comment ☐ Approve / Deny / Table **SNIA 03-22**

REQUEST Planning Staff received a Special Non-Residential Intensity Allocation (SNIA) request from Teramore Development, LLC to build a 10,665 sq.ft. retail store at the southwest corner of Mooresville and Briggs Roads referenced as parcel IDs 465A-043 and part of 044. 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 Back Creek / Sloans 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% coverage.

Applicant:	Teramore Development	Property Owner:	Greer Goodman
Location:	Mooresville / Briggs Rds.	Tax Parcels:	465A-043 & p/o 044
Zoning:	CBI	Purpose:	Retail Store
Watershed:	WS II BW (Back Creek / Sloans Creek)		

PROJECT DETAILS In an effort to address Western Area Land Use Plan recommendations for Highway Business and Regional Node development related to building appearance, design elements, and landscaping, plan details propose the following:

- Nineteen (19) Red Maple trees planted thirty (30) feet on center along Mooresville Road and Briggs Road (some trees plantings may be delayed due to proximity to temporary sediment basin);
- Twenty-three (23) Green Giant evergreen trees planted ten (10) feet on center along with a six (6) foot opaque wood fence along the northern property line;
- According to the applicant, the site would feature a monument sign four (4) foot tall x eight (8) foot wide sign with a two (2) foot brick base (see enclosed example sign);
- Building elevation plans and rendering indicate a brick base on three (3) sides with fiber cement siding on the same three (3) sides (less north side at building rear). Although not shown, the applicant has agreed to substitute metal with fiber cement siding on the rear. According to the applicant, the façade would match the Woodleaf Dollar General approved by the BOC in 2019.

OTHER COMMENTS

- On September 1st, NCDOT approved commercial driveway permit D091-080-22-00101 for connection to Briggs Road. Without knowing the future development of adjacent 3.04 acre CBI zoned area comprised of three (3) parcels identified as 465A-045, 046, and 047 owned by Greer Goodman (see enclosed map), it is difficult to discern what type of access could be granted to Mooresville Road. As such, NCDOT (and Planning Staff) would prefer a single access on Briggs Road that could serve both the retail store and future development on the adjacent lots. The Western Area Land Use Plan generally encourages mixed use development and access management within Regional Nodes.
- On October 12, 2022, the applicant provided planning staff a report from Davenport engineering regarding the transportation impact from the project. Page 4 of the study purports a minor change in the level of service during PM peak hour comparing current conditions (Base Year) to store operation (2024 Build) noted as follows:

Mooresville Road / Briggs Road Intersection

- Level of Service change from D to E and
- Vehicle delay in seconds increase from 32.4 to 43.

Planning staff questioned the incorrect reference to speed limits and Average Annual Daily Traffic (AADT) counts on page 3 among a few other questions concerning the report. Any responses received will be shared at the meeting.

- In lieu of a single driveway, the owner and applicant are proposing a reconfiguration of parcels to retain a forty-five (45) foot strip of land for a second

Briggs Road driveway intended to serve as an alternative access for the future needs of the three (3) adjacent lots. According to NCDOT, it is possible, although not desirable, that a second driveway connection could be granted but depends on the type of development.

- Per the applicant, the proposed septic was identified by a private soil scientist as sufficient to support the store.
- The stormwater pond proposed along Mooresville Road is designed to comply with the North Carolina Department of Environmental Quality's Phase II Stormwater requirements as a permanent measure.

STAFF CALCULATIONS

- Total lot area (less r/w): **1.98 AC**
- Current total built upon area: **0 sf**
- Proposed structure size: **10,665 sf**
- Proposed other improvements: **23,678 sf (per site plan)**
- Total coverage after development: **34,343 sf (39% per plan)**
- Allowable coverage by right: **10,358 sf (12%)**
- Back Ck. / Sloans Ck. Watershed Acreage: **32,126 AC (10% = 3,212.6 AC)**
- Acres approved for SNIA: **66.89 AC (.002% of 10%)**
- Percentage removed from 10% allocation total: **2% of 100%**

STAFF COMMENTS

If approved, the following conditions should be included based on plans received:

1. Combine Parcel IDs 465A-043 and part of 465A-044 and the residual strip from 465A-044 with 465A-045;
2. Subject to approved site plan;
3. Subject to façade details on elevation plan including fiber cement siding on the north (rear) elevation; and
4. 4' x 8' monument sign with 2' brick base.

ENCLOSURES

1. Staff report
2. Site plan
3. Building elevation plan and rendering
4. Traffic study
5. Monument sign example
6. Application