



Rowan County Department of  
Planning & Development  
402 N. Main Street Ste 204  
Salisbury, NC 28144  
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Case # SNIA 3-22  
Date Filed 1/31/22  
Received By SAS  
Amount Paid \$100

Office Use Only  
Energov: SNIA-017737-2022

**SPECIAL NON-RESIDENTIAL INTENSITY ALLOCATION**

**OWNERSHIP INFORMATION:**

Name: Greer N. Goodman

Signature: Greer N. Goodman

Phone: 704-637-9639 Email: susansides@carolina.rr.com

Address: 1070 Mainsail Rd  
Salisbury, NC 28146

**APPLICANT / AGENT INFORMATION:**

Name: Teramore Development, LLC

Signature: \_\_\_\_\_

Phone: 704-224-7364 Email: jstrickland@teramore.net

Address: 214 Klumac Rd Suite 101  
Salisbury, NC 28144

**PROPERTY DETAILS:**

Tax Parcel: 465A043 & 465A044 Zoning District: CBI

Location: Corner of Hwy 150 & Briggs Rd, Salisbury

Size (sq. ft. or acres): 2.24 Watershed: Back Creek/Sloans Creek

Current Land Use: Undeveloped

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

The current 2.24 Commercial Corner is undeveloped. Proposed is a  
10,640 SF Commercial building for retail use.

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 0 sq.ft. Proposed 10,640 sq.ft.

Other Impervious Coverage: Existing 0 sq.ft. Proposed 32,479 sq.ft.

Remaining Undeveloped Area: 57,690 sq.ft. 64 % 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

1/31/22  
Date of Application

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**OFFICIAL USE ONLY**

1. Signature of Coordinator:  2. Board of Commissioners Meeting: 4 / 18 / 22 3. Board of Commissioners Action: Approved \_\_\_\_\_ Denied \_\_\_\_\_ 4. Date Applicant Notified:    /    /   

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## 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.

          X           Identify the appropriate classification. WS-II-BW, WS-III-BW, WS-IV-PA  
Project included within an SNIA Overlay Area.

**(b) Lot Dimensions.**

X	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.
X	Average lot size (in square feet).

(c) Built Upon Area.

X	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.
X	The percent of the project that will be covered with an impervious surface.
X	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.
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(e) **Buffers.**

N/A	The location of all required buffer areas shown on a site plan.
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Lot size less r/w & esmts.	1.98 AC	Other coverage	23,678 SF
Allowable coverage by right	10,358 SF	Total coverage	34,343 SF
Allowable coverage with 70%	60,374 SF	Undisturbed acreage	51,905 SF
Existing coverage	0	Watershed acres	32,265.25 AC
Pre-1994 coverage	0	Acres approved for SNIA	66.89 AC
Building size	10,665 SF	Percentage Removed	.002%

**Checked By:** [Signature] **Date:** 4/8/22

Comments: