



ROWAN COUNTY COMMISSION AGENDA
July 5, 2017 - 3:00 PM
J. Newton Cohen, Sr. Room
J. Newton Cohen, Sr. Rowan County Administration Building
130 West Innes Street, Salisbury, NC 28144

Call to Order

Invocation

Provided By: Chaplain Michael Taylor

Pledge of Allegiance

Consider Additions to the Agenda

Consider Deletions From the Agenda

Consider Approval of the Agenda

Board members are asked to voluntarily inform the Board if any matter on the agenda might present a conflict of interest or might require the member to be excused from voting.

- Consider Approval of the Minutes: June 5, 2017 - Special Meeting (Budget Work Session); June 5, 2017 and June 19, 2017

1 Consider Approval of Consent Agenda

- A. Tattoo Permit Fee Increase
- B. Apply For Health Care Equipment Grant
- C. FY'2018 Demonstration Grant
- D. Refunds for Approval
- E. Sale of Surplus RTS Vehicles
- F. Schedule Public Hearing for Road Closure Request: August 21, 2017
- G. Refund of Fees For True Homes
- H. Refund of Fees For Graham's Piping and Eliminate Mechanical Discount Fees From Future Applications
- I. Convention and Visitors Bureau License Agreement For Be An Original
- J. Consider Awarding Bid For Airport Terminal Expansion

K. Authorize County Manager to Obtain Costs For Remodeling of West End Plaza Events Center

- 2 Public Comment Period
- 3 Quasi-judicial Hearing for CUP 04-17; Richardson
- 4 Public Hearing for Z 03-17; Davis
- 5 Quasi-judicial Hearing for CUP 05-17
- 6 Consider Request to Set a Public Hearing for the West Elementary School Financing
- 7 Designation of Voting Delegate for NCACC Annual Conference
- 8 Consider Sale of County-Owned Property on Martha Street in Kannapolis
- 9 Consider Approval of Budget Amendment
- 10 Consider Approval of Board Appointments
- 11 Adjournment

Citizens with disabilities requiring special needs to access the services or public meetings of Rowan County Government should contact the County Manager's Office three days prior to the meeting by calling (704) 216-8180.

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Carolyn Barger, Clerk to the Board
DATE: June 26, 2017
SUBJECT: Consider Approval of the Minutes: June 5, 2017 - Special Meeting (Budget Work Session);
June 5, 2017 and June 19, 2017

ATTACHMENTS:

Description	Upload Date	Type
June 5, 2017 - Special Meeting	6/26/2017	Cover Memo
June 5, 2017	6/26/2017	Cover Memo
June 19, 2017	6/26/2017	Cover Memo

Greg Edds, Chairman
Jim Greene, Vice-Chairman
Mike Caskey
Judy Klusman
Craig Pierce



Aaron Church, County Manager
Carolyn Barger, Clerk to the Board
John W. Dees, II, County Attorney

Rowan County Board of Commissioners

130 West Innes Street • Salisbury, NC 28144
Telephone 704-216-8180 • FAX 704-216-8195

DRAFT

MINUTES OF THE SPECIAL MEETING OF THE ROWAN COUNTY BOARD OF COMMISSIONERS

JUNE 5, 2017 – 1:00 PM

J. NEWTON COHEN, SR. ROOM

J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING

Present: Greg Edds, Chairman
Jim Greene, Vice-Chairman
Mike Caskey, Member (Arrived at 1:52 p.m.)
Judy Klusman, Member
Craig Pierce, Member

County Manager Aaron Church, Clerk to the Board/Assistant to the County Manager Carolyn Barger, and Assistant Finance Director James Howden were present.

Assistant County Manager/Finance Director Leslie Heidrick was absent.

Chairman Edds convened the meeting at 1:09 p.m.

CONSIDER APPROVAL OF THE AGENDA

Commissioner Greene moved, Commissioner Pierce seconded and the vote to approve the agenda passed unanimously (4-0).

1. DISCUSSION REGARDING FY 2017-18 PROPOSED BUDGET

Chairman Edds turned the floor over to County Manager Aaron Church who said there were three (3) items he would like to review.

First, Mr. Church discussed the appropriation for the Assistant District Attorney. Mr. Church said approximately \$67,000 was requested and the recommended budget only included \$60,000 for the position. Mr. Church said he felt the amount was carried over from last year's appropriation; however, he wanted to change the amount to what was requested for FY 2017-18 for an additional \$5,000.

Secondly, Mr. Church said \$30,000 needed to be added under Animal Services for part-time.



Mr. Church continued by discussing a suggestion for a \$10 solid waste fee. Mr. Church said he had received feedback from the Board, as well as folks in the community about implementing the fee. Mr. Church explained that the \$10 fee was not intended to increase revenues but would be a method to simplify the process, as well as avoid any misappropriation of funds. Mr. Church recommended the Board let the idea continue to “marinate” for now.

Mr. Church provided a handout regarding statewide salary comparisons for the County Attorney's position, which in Rowan County was a contract position. Mr. Church said the Board had the opportunity to possibly change the relationship with County Attorney Jay Dees in a way that would be beneficial and advantageous to both parties. Mr. Church reported that Mr. Dees had expressed the majority of the work could be done by himself without a paralegal. Mr. Church said as the County continued to grow, a paralegal could become necessary in the future.

Mr. Church outlined the proposal and said Mr. Dees salary would be \$139,000; estimated fringe benefits (social security, retirement, etc.) \$26,000; monthly travel stipend \$250; estimated travel fringe \$360; estimated health insurance \$9,000, which would complete the package at approximately \$177,000. Mr. Church discussed additional conditions for Mr. Dees, including professional association fees, cost of living increases, etc.; 80 hours of vacation and 480 hours of sick leave, effective June 15, 2017. Mr. Church said the County provided general liability insurance for DSS attorneys but not malpractice insurance for services performed outside of their County work.

Mr. Church said Mr. Dees would be issued a computer and county email address, cell phone or \$75 stipend for the phone. Mr. Church said limited outside practice would be permissible outside of Mr. Dees' primary obligations to the County. Mr. Church said Mr. Dees' office would be in the administration building and he would still report to the Board of Commissioners. Mr. Church said there would be a general expectation the County Attorney would be here much more as an employee than as a contractual attorney.

Chairman Edds agreed hiring Mr. Dees as a staff attorney would be a better deal for the citizens.

Commissioner Klusman moved to approve the County Manager's recommendation as outlined. The motion was seconded by Commissioner Pierce and carried 4-0.

Chairman Edds opened the floor for discussion from the Commissioners regarding the proposed budget.

- Commissioner Klusman asked the Board to support hiring a Deputy Director as the current Director was at a point where she could retire. According to Mr. Church, the position would only cost the County approximately \$42,000 since the federal government would pay 60% of the costs.

Commissioner Klusman moved to hire a Deputy Director. The motion was seconded by Commissioner Pierce for discussion.

Mr. Church said if the new position were approved, the Director could go ahead and advertise the position could be filled July 1, 2017.

Upon being put to a vote, the motion on the floor passed unanimously (4-0).

- Commissioner Klusman requested funding be added for two (2) nonprofits. The first was \$2,400 for the Mission of Mercy Dental Clinic and the second was \$2,500 for Saving Grace Horse Farm.

Commissioner Klusman put the requests in the form of a motion. The motion was followed by a second from Commissioner Pierce and passed unanimously (5-0).

- Commissioner Greene said he and Commissioner Pierce had been discussing funds appropriated for the parks system. Commissioner Greene asked if the funds could be reclassified.

Commissioner Pierce explained that \$38,000 was appropriated in the budget under Sloan Park for a dog park. Commissioner Pierce said studies have shown that dog parks are needed in the urban areas as opposed to out in the country areas. Commissioner Pierce discussed improvements taking place at Ellis Park and said he and Commissioner Greene were requesting to redirect the funds to finish the interior of the facility at Ellis Park with a portion of the \$38,000.

Commissioner Greene said the Parks Board had suggested having another employee at Sloan Park. Commissioner Greene felt that both a fulltime employee for Sloan Park and the renovations at Ellis Park could be completed by redirecting the \$38,000.

Chairman Edds noted the County would be picking up a reoccurring expense with the changes.

Commissioner Greene moved, Commissioner Pierce seconded and the vote to redirect the funds as outlined passed unanimously.

- Commissioner Caskey raised the issue of Crimestoppers and moved to ensure \$1,500 would be in the budget for next year. The motion was seconded by Commissioner Pierce and passed unanimously.
- Commissioner Caskey discussed the possibility of having a Law Enforcement Memorial (Memorial) set up by next May. Commissioner Caskey said there was space on the courthouse grounds for the Memorial. Commissioner Caskey said there was a memorial stone already created that might be donated. Commissioner Caskey suggested allocating \$5,000 to start the process; however, he said as the project got underway there was a possibility the project might not cost the County at all.

Commissioner Caskey moved to add a line item for a Law Enforcement Memorial in the amount of \$5,000. The motion was seconded by Commissioner Pierce.

Commissioner Pierce pointed out that if the Memorial was going downtown, the Historic Society would have to grant permission.

Commissioner Caskey said once the project was underway, the information would be brought back to the Commissioners for approval.

Upon being put to a vote, the motion on the floor passed unanimously.

- Commissioner Caskey said the County did a pay study last year; however, he wanted to raise awareness that cities were changing their salary structure for those in public safety. Commissioner Caskey said the national trend showed less people going into the profession and he asked the Board to monitor the issue in the County in the coming year.
- Commissioner Caskey discussed capital needs for Rowan Salisbury School System (RSSS) and said \$270,000 was in the recommended budget for capital needs from sales tax revenue. Commissioner Caskey said RSSS had asked for roughly \$6.4 million for capital needs. Commissioner Caskey asked if the Board wanted to consider borrowing \$3 million and work through the Joint Planning/Capital Committees to narrow down the list to bring back to the Board for approval. Commissioner Caskey said the major obligation to the County was paying the \$3 million back whether sales tax revenue increased or decreased.

Mr. Church discussed various financing options and talked about the commitment to finance the debt from a revenue stream that may not continue to happen.

Commissioner Caskey said he was raising the issue for discussion and said the Board could approve \$3 million with the understanding the Joint

Planning/Capital Committees would bring a list of projects to the Commissioners for approval.

Mr. Church felt the Board could amend the budget to back out the \$270,000 from appropriations and add \$270,000 to debt service.

Commissioner Pierce said the payback would be 15 years and he did not like obligating a Board 15 years out when the sales tax revenue could disappear. Commissioner Pierce felt as long as the sales tax revenue (\$270,000 for FY 2017-18) was available, RSSS could use those funds to work on capital needs.

Commissioner Caskey pointed out a large portion of the budget was based on sales tax and most of the Commission's decisions do obligate future boards. Commissioner Caskey asked if and how the County would fund capital needs over time and if it would be done without increasing property taxes.

Commissioner Pierce said it was time for the State to step up and pay teachers salaries and quit asking the counties to supplement them every year. Commissioner Pierce said the most logical way for school systems to proceed was to let K through 5 be charter schools, which would eliminate the capital problems the County faced. Commissioner Pierce said the private dollars would build the schools and take care of maintenance instead of counties. Commissioner Pierce said RSSS had money for 3 ½ years and had not yet spent it.

Commissioner Caskey did not disagree that changes in the educational system were needed at the state level. Commissioner Caskey referred to the list of capital needs that included upgrading air handlers, painting, flooring, etc. that needed to be done. Commissioner Caskey felt the County should work with RSSS to begin addressing capital needs.

- Commissioner Greene said a lot of items on the list of capital needs revolved around consolidating schools, which no one wanted to discuss. Commissioner Greene said the County should be cognizant about putting funds into 70 and 80 year old schools. Commissioner Greene felt the Board should talk with RSSS about what the projects would be instead of a blank \$3 million check. Commissioner Greene said spending funds on the older schools continued to be a problem for him.

Commissioner Caskey agreed with Commissioner Greene about spending money on older schools and schools that were to be consolidated. Commissioner Caskey said the Board could present the budget, as is, and let the Board of Education (BOE) respond. Commissioner Caskey

expressed hope that the revenue streams would remain steady over the next decade and that \$270,000 would not break the County.

Chairman Edds said he did not have a problem with the County leveraging dollars for some maintenance needs. Chairman Edds asked if Commissioner Caskey had talked to the BOE Chairman or the Superintendent.

Commissioner Caskey said he had talked with a couple of the BOE members; however, those members could not speak for the BOE as a whole.

In response to an inquiry from Commissioner Pierce, Mr. Church said the \$270,000 had not been received and was a projected figure.

Commissioner Pierce said the Board did not have to do something today. Commissioner Pierce stated he would like to see the Committee get together and determine what the priority needs are. Commissioner Pierce stressed the importance of addressing structural needs over items such as carpeting.

Commissioner Caskey said if the \$270,000 was in the budget, the County could ask RSSS if they preferred to leave the funds in for critical needs or come back through the Committee for the \$3 million.

Commissioner Caskey confirmed to Chairman Edds that he was agreeable to leave the budget as is and that he and Commissioner Greene would convene the Joint Committee with RSSS. Commissioner Caskey said he had merely raised the issue for discussion.

- Chairman Edds compared the ad valorem taxes for the past few years and noted the larger increase for FY 2017-18.

Mr. Church explained there was currently a lot of growth. Mr. Church said the projected increase was 1.3% and more conservative than what would actually happen for FY 2017-18. Mr. Church said the Board has the authority to increase the projections but said it would be best to leave the estimates to Staff in case the projections were wrong.

Chairman Edds questioned the increased tax collection rate. Mr. Church said the County was required by North Carolina General Statute to use the number booked in the audit. Mr. Church said the most recent audit found the County had a 97.75% tax collection rate. Mr. Church discussed the importance of the figure.

- Mr. Church noted under Fees, there was an increase for building inspections, which was market rate. Mr. Church said the Library Board had voted recently to increase user fees, which did not have to be approved in the budget.

2. ADJOURNMENT

There being no further business to come before the Board, Commissioner Greene moved to adjourn at 2:44 p.m. The motion was seconded by Commissioner Klusman and passed unanimously.

Respectfully Submitted,

Carolyn Barger, MMC, NCMCC
Clerk to the Board/
Assistant to the County Manager

Greg Edds, Chairman
Jim Greene, Vice-Chairman
Mike Caskey
Judy Klusman
Craig Pierce



Aaron Church, County Manager
Carolyn Barger, Clerk to the Board
John W. Dees, II, County Attorney

DRAFT

Rowan County Board of Commissioners

130 West Innes Street • Salisbury, NC 28144
Telephone 704-216-8180 • FAX 704-216-8195

**MINUTES OF THE MEETING OF THE
ROWAN COUNTY BOARD OF COMMISSIONERS**

June 5, 2017 – 3:00 PM

J. NEWTON COHEN, SR. ROOM

J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING
.....

Present: Greg Edds, Chairman
Jim Greene, Vice-Chairman
Mike Caskey, Member
Judy Klusman, Member
Craig Pierce, Member

County Manager Aaron Church, Clerk to the Board/Assistant to the County Manager Carolyn Barger, County Attorney Jay Dees and Assistant County Manager/Finance Director Leslie Heidrick were present.

Chairman Edds convened the meeting at 3:00 p.m.

Chaplain Michael Taylor provided the Invocation.

Chairman Edds led the Pledge of Allegiance.

CONSIDER ADDITIONS TO THE AGENDA

- Commissioner Pierce requested to add a Proclamation (Honoring Rick Eldridge) to the Consent Agenda.

Chairman Edds added the Proclamation as Consent Agenda Item H.

- Chairman Edds switched agenda items in the order of discussion.

CONSIDER DELETIONS FROM THE AGENDA

There were no deletions from the agenda.

CONSIDER APPROVAL OF THE AGENDA

Commissioner Klusman moved, Commissioner Greene seconded and the vote to approve the agenda as amended passed unanimously.



CONSIDER APPROVAL OF THE MINUTES

Commissioner Klusman moved, Commissioner Greene seconded and the vote to approve the minutes of the May 15, 2017 Commission Meeting passed unanimously.

1. CONSIDER APPROVAL OF CONSENT AGENDA

Commissioner Klusman moved approval of the Consent Agenda (as amended). The motion was seconded by Commissioner Greene and passed unanimously.

The Consent Agenda consisted of the following:

- A. Consider Issuance of Fireworks Permit for Nazareth Childrens Home Event
- B. Request to Apply for APSA Equipment grant
- C. Request from Rowan Rose Society For Placement of Sculpture
- D. Set Public Hearing for Z 04-17 for June 19, 2017
- E. FY 2017 Vehicles and Equipment Financing Proposals
- F. Request for Public Hearing – Project Piggyback
- G. OCOC Grant Submission Request
- H. Proclamation Honoring Rick Eldridge (addition to the agenda)

At this time Chairman Edds recognized and welcomed Rod Crider, new Economic Development Commission (EDC) Director. Chairman Edds said Mr. Crider was from Ohio and that it was Mr. Crider's first day on the job in Rowan County.

Chairman Edds thanked Scott Shelton for serving as the EDC's Interim Director. Chairman Edds praised Mr. Shelton for being a good leader and for the hard work and wonderful job he had done in the interim.

Chairman Edds recognized Dr. Carol Spalding, President of Rowan Cabarrus Community College, who was also attending the meeting.

2. SPECIAL RECOGNITION

Chairman Edds said those who had grown up in Rowan County knew Howard Platt as the voice of sports. Chairman Edds said Mr. Platt had been part of the community for a long time and that he was retiring from radio.

Chairman Edds asked the Board and Mr. Platt to join him in front of the dais and he then read a Proclamation honoring Mr. Platt as follows:

WHEREAS, the Rowan County Board of Commissioners hereby recognizes Howard Platt as the legendary voice of radio sports for Rowan County; and

WHEREAS, Howard is a resident of Rowan County who retired from Memories Radio and 103.3 in Salisbury after a 37-year career of broadcasting; and

WHEREAS, throughout his profession, Howard co-hosted a morning show on WSTP-AM; he delivered play-by-play sports reports for American Legion Baseball, Livingstone College, Rowan

County high school sports and Catawba College; he served as a member of the National Sports Media Association's Board of Directors and Program Committee; and

WHEREAS, in 2003 Howard was the National Sports Media Association's Sportscaster of the Year; and

WHEREAS, on June 26, 2017 Howard will receive the National Sports Media Association's Lifetime Achievement Award.

NOW, THEREFORE, BE IT PROCLAIMED that the Rowan County Board of Commissioners does hereby congratulate Howard Platt for his outstanding broadcasting career and his dedication to delivering sporting events in real time for the citizens, athletes and sports fans in Rowan County.

Chairman Edds moved, Commissioner Klusman seconded and the vote to approve the Proclamation as read passed unanimously.

Chairman Edds then presented the Proclamation to Mr. Platt, which was followed by a standing ovation and a round of applause.

Mr. Platt expressed appreciation for the honor and the recognition.

3. PUBLIC COMMENT PERIOD

Chairman Edds opened the Public Comment Period to entertain comments from any citizens wishing to address the Board. The following individuals came forward:

- Andrew Poston spoke regarding the budget for the Rowan Salisbury School System.
- Rod Crider, Executive Director for the Economic Development Commission, said he was happy to be in Rowan County and looked forward to partnering with the County on work already in place.

With no one else wishing to address the Board, Chairman Edds closed the Public Comment Period.

4. QUASI-JUDICIAL HEARING FOR CUP 03-17; AQUINO

At the beginning of the meeting, Chairman Edds announced agenda items #4 and #5 would be switched in the order of discussion.

Chairman Edds read the Chairman's Speech (Exhibit A) and declared the public hearing for CUP 03-17 to be in session. Chairman Edds said the hearing would focus on an application submitted by Frank and Sona Aquino for a residential storage facility on Tax Parcel 217-010 located along Hearthstone Ridge Lane off London Road.

The Clerk swore in those wishing to provide testimony in the case.

Planner Franklin Gover presented the Staff Report (Exhibit B) as well as a power point (Exhibit C) as he discussed the case.

Using the power point (Exhibit C) Mr. Gover highlighted the specific use and conditional use criteria contained in the Staff Report (Exhibit B).

Mr. Gover said three (3) separate motions were necessary to adopt the findings of fact. Mr. Gover then provided the Board with example findings of fact (Exhibit D) for review.

- Commissioner Klusman moved the development of the property in accordance with the proposed conditions will not materially endanger the public health or safety.

FACT: This request complies with all eight (8) specific requirements identified in section 21-60 (10) for residential storage facilities.

FACT: The proposed storage building is subject to compliance with applicable building code standards.

The motion was seconded by Commissioner Caskey and passed unanimously.

- Commissioner Klusman moved that the development of the property in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting property, or that the development is a public necessity, and;

FACT: No material evidence was presented suggesting this request would injure property values.

Commissioner Caskey seconded and the motion passed unanimously.

- Commissioner Klusman moved that the location and character of the development in accordance with the proposed conditions will be in general harmony with the area in which it is located and in general conformity with any adopted county plans.

FACT: As evidenced by the accompanying map and staff report, surrounding properties contain single family dwellings on large lots.

FACT: The staff report indicates the proposed structure would be well under the allowable 10% for accessory structures (if residentially developed) based on the collective 13.6 acres owned by Frank and Sona Aquino.

FACT: The building scale would not be out of character with the allowable accessory structure square footage on residentially developed properties or that found on agricultural land.

FACT: The Western Rowan Land Use Plan is silent on this topic and therefore this request would not be in conflict with the plan.

The motion was seconded by Commissioner Caskey and carried unanimously.

5. PRESENTATION BY EMILY BARLOW

Chairman Edds switched agenda items #4 and #5 in the order of discussion.

Chairman Edds announced that Emily Barlow would be addressing the Board of Commissioners as part of a requirement to represent Rowan County in August at the Youth Voice Summit portion of the North Carolina Association of County Commissioners Annual Conference.

Chairman Edds welcomed Ms. Barlow.

Ms. Barlow shared her 4H experiences and how 4H had helped shape her as a young leader in Rowan County. Ms. Barlow shared that a large part of 4H involved volunteerism and giving back to the community. Ms. Barlow said she looked

Commissioner Klusman congratulated Ms. Barlow and said if all youth were involved the culture in the County would be very different.

6. PRESENTATION: I-85 SOUTH CORRIDOR STUDY / LAND USE PLAN

Planning and Development Director Ed Muire recognized Doug Chapman and Mike Morris with McGill Associates to review the I-85 Corridor Study (Study) and Land Use Plan (LUP).

Mr. Chapman said the information had been presented to the Board of Commissioners (BOC) at its retreat and had also been presented to the Planning Board two (2) weeks ago.

Using a power point, Mr. Chapman highlighted the Study Area and the various zoning uses within the Corridor. Mr. Chapman said there are basically no water/sewer services in the area and the study considered where the services would be needed.

Mr. Morris discussed the development patterns in the area and talked about potential development nodes along the I-85 South Corridor. Mr. Morris said the Planning Board commented about the needs for jobs and he said most of the area was currently zoned industrial and felt it appropriate to leave it as such.

Mr. Chapman highlighted the summary of the Plan included in the agenda packet and opened the floor for questions from the Board.

Chairman Edds recognized City Council Member Rodney Phillips from the Town of China Grove, NC.

Chairman Edds asked about the County's next steps. Mr. Muire said the map in the packet was important with regards to land use considerations/designations. Mr. Muire said Staff would like to know now if any Board members felt the map should be amended in some way. Mr. Muire said the Planning Board would have a courtesy hearing this month on the document currently being presented to the Commissioners. Mr. Muire said after the courtesy hearing, a recommendation would come back to Commissioners for a hearing and possible adoption.

Commissioner Greene inquired as to when construction on the road might start, the length of time anticipated for the project, etc. Mr. Muire said the project was underway now and the DOT timeframe says the road would be open for traffic in December 2018.

Commissioner Pierce said it was important for the public to know the LUP was a work in progress and not set in stone but rather a guideline to move forward.

Mr. Muire said a lot of questions were asked at the community forum about whether property would be rezoned. Mr. Muire said the document says property would not be rezoned. Mr. Muire said the County wanted to work with the applicants that came in and wanted to do something.

Commissioner Pierce said the public needed to know the County was not going to change existing zoning on property and that it would only change when the property was sold and changed hands.

Chairman Edds felt it critical for the public to understand was the potential for the new interchange was immense. Chairman Edds said it was important for the County to figure out the right mix for the highest and best use to make the water/sewer project worthwhile. Chairman Edds said the County needed the Town of Landis and the Town of China Grove at the table because the project was right in their back door.

Mr. Muire said until the document was adopted, the Planning Board would not be charged with creating development guidelines, etc. Mr. Muire said the Planning Board would hold a courtesy hearing in June with a recommendation back to the Board of Commissioners. Mr. Muire said hopefully after the Commissioners held a public hearing on the document, the document could be adopted.

7. AIRPORT MINIMUM STANDARDS AND REQUIREMENTS POLICY

Airport Director Thad Howell and Addison Davis, Chairman of the Airport Advisory Board, provided a power point as they presented the updated Airport Minimum Standards and Requirements Policy.

Mr. Howell discussed the importance of the Minimum Standards (Standards), which he explained identified qualifications established by the County as the minimum requirements to be met as a condition for the right to conduct aeronautical activity at the Rowan County Airport (Airport). Mr. Howell said the Standards were important because the County received federal funding from the FAA and the County accepted certain conditions and FAA guidance in exchange, known as Grant Assurances. Mr. Howell said there were currently 39 Grant Assurances on the federal level and every time a grant was executed, a 20-year clock was restarted.

Mr. Howell continued by saying Grant Assurance #22 was the Assurance that referenced the Minimum Standards. Mr. Howell reported the last Standards were approved in 2003.

Mr. Howell said a 7-member subcommittee was put together to update the Standards. The subcommittee consulted with professional sources, paid close attention to FAA guidance, polling of other airport operators, and legal review.

Mr. Davis said there were three (3) basic sections for the structure of the Standards, which were the General Provisions, Commercial Section, and Non-Commercial Section.

Mr. Davis said the key content items being considered were the application process (same for commercial and non-commercial applicants); specialized aviation service operators (business specific provisions); Construction Standards; and a Fuel Discount Program for high volume purchasers.

Mr. Davis continued by discussing the next steps and said Rules and Regulations would be updated after the Standards were finalized.

Chairman Edds said the County had discouraged private sector investment at the Airport; however, some folks had visited other airports where up to 80% of the airport was being built with private dollars. Chairman Edds explained the County currently provides ground leases for people who build at the Airport to the County's Standards. At the end of the lease, the buildings become the County's.

Chairman Edds asked when the name of the Airport would officially change. Mr. Howell responded on August 17, 2017 the name of the Rowan County Airport would become Mid Carolina Regional Airport.

Commissioner Pierce disagreed with the statement that leases are signed and after 20 years, the ownership of the buildings at the Airport reverts to the County.

Chairman Edds responded that several individuals visited Columbia and the leases there are negotiable.

Mr. Howell said what he hears throughout is that the terms are renegotiated and the owners are allowed to stay in their structure if they have been a good tenant, paying their taxes, paying rent, etc.

Mr. Howell used the UPS facility at the Columbia Airport as an example and said the County could not fund such a facility. Mr. Howell said UPS would want the building erected to their specifications and the Standards provided a vehicle for it.

Commissioner Pierce felt comparing Rowan's Airport to Columbia's larger Airport was like comparing apples to oranges. Commissioner Pierce expressed hope that every lease that comes forth must come to Commission first.

Chairman Edds moved to accept the Standards that had been presented. The motion was seconded by Commissioner Greene and passed unanimously.

At this time Chairman Edds announced that Mr. Howell would be leaving Rowan County to work for the North Carolina Division of Aviation in Raleigh where he would have a lot of responsibility. Chairman Edds expressed appreciation for Mr. Howell's work and leadership.

Chairman Edds called the Board members to the front of the dais where he presented Mr. Howell with a plaque and thanked him for his years of service in Rowan County. The presentation was followed by a round of applause.

8. RESOLUTION TO ADOPT ROWAN COUNTY'S DECLARATION OF INTERDEPENDENCE

Chairman Edds discussed an initiative called Growing Rowan. Chairman Edds said in 2015 he and Commissioner Greene began the process of talking to folks about issues the County could improve upon. Chairman Edds said Carol Spalding, President of Rowan Cabarrus Community College (RCCC), had invited him to join a meeting in Gastonia. At that meeting, Chairman Edds said he saw a practice in place for what he was trying to achieve for Rowan County.

Chairman Edds continued by saying last year (February 2016), a small group consisting of mayors, CEO's, plant managers, retired folks, etc. talked about the framework for systemic growth. We defined first 9 areas we decided to focus on.

- Workforce development
- Entrepreneurship and innovation
- Target Clusters
- Education

- Community Infrastructure
- Next Generation Philanthropy
- Branding
- Business Climate
- Telling Our Story

Chairman Edds said Craig Lamb from RCCC had suggested visiting with each of Rowan's municipalities to gain their support of the effort by adoption of a Resolution. Chairman Edds said nine (9) of the ten (10) municipalities unanimously approved a Resolution and the tenth municipality approved a Resolution with a 4-1 vote.

Chairman Edds submitted/moved the Resolution to Adopt Rowan County's Declaration of Interdependence for approval. Chairman Edds said there was an event scheduled at West End Plaza on June 23, 2017 with a guest speaker on modernizing the economy. Chairman Edds invited everyone to be part of the event and asked them to commit to one (1) of the nine (9) areas their talents lie in. Chairman Edds said the group would not come up with solutions on June 23; however, the event was part of the framework.

Commissioner Greene seconded the motion to approve the Resolution.

Commissioner Caskey expressed appreciation for Chairman Edds' comments. Commissioner Caskey reiterated that the Board members were not giving up their powers as Commissioners. Chairman Edds added the Commissioners would not be running the event on June 23. Chairman Edds said he believed the effort should be run by the private sector in order to be more aggressive and competitive. Chairman Edds said the effort needed to survive elections and personalities and while he and Commissioner Greene had brought the idea forth, he was not asking the County to sponsor it.

Commissioner Caskey questioned the reference in the document to resolve controversies quickly or as privately as possible. Chairman Edds explained he was not asking anyone to stifle their opinions and he continued by saying sometimes elected boards get into personal arguments and begin to attack folks personally. Chairman Edds said 99 percent of folks prefer the argument to be handled privately. Chairman Edds said interestingly enough, the County's bond ratings had gone up and he had learned the bond counsel actually goes online and looks at the County's meetings.

Chairman Edds read the Resolution to Adopt Rowan County's Declaration of Interdependence as follows:

WHEREAS, this Declaration provides a unique opportunity to bring Rowan County and its ten municipalities together in partnership to encourage innovation, economic development, and entrepreneurship in order to provide opportunity and hope for all of its citizens, and

WHEREAS, this Declaration recognizes that we have a unique opportunity to define our future together in new ways, and while we have far more that unites us than divides us, we believe we need trusted partners to thrive in an ever-changing world; and

WHEREAS, this Declaration recognizes that the challenges we face drives innovation and forces us to see the world in new ways; it encourages us to find new opportunities in traditional markets and to explore untapped markets for all of Rowan County; and

WHEREAS, this Declaration encourages Rowan County and its municipal partners to work together, to align their core goals and beliefs, and to accelerate innovation, economic growth, and opportunity for all; and

WHEREAS, all ten of Rowan County's municipal elected bodies have already formally displayed their overwhelming support for aligning their efforts with one another and with Rowan County, as evidenced by nine of the ten municipalities providing their unanimous support and one municipality voting 4-1 in favor of this Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Rowan County Board of Commissioners joins the ten Rowan municipalities in their commitment to work together by aligning their goals and efforts in order to secure a positive future for all of our citizens.

Commissioner Greene shared how the municipalities had welcomed and appreciated the visits he and Chairman Edds had made.

Commissioner Klusman thanked Chairman Edds and Commissioner Greene for their efforts to bring the communities together.

Upon being put to a vote, the motion to approve the Resolution passed 4-1 with Commissioner Pierce dissenting.

9. CONSIDER OFFER TO PURCHASE COUNTY-OWNED PROPERTY

County Manager Aaron Church said the Board received an offer in the amount of \$8,000 for the purchase of county-owned property known as Tax Parcel 151 046 located on Martha Street in Kannapolis. Tax value for the vacant tract is listed at \$18,410.

The Board was asked to consider whether it wished to declare the property as surplus, accept the offer and instruct the Clerk to start the upset bid process.

Commissioner Klusman moved, Commissioner Caskey seconded and the vote to accept the offer of \$8,000 and to instruct the Clerk to begin the upset bid process carried unanimously.

11. CONSIDER APPROVAL OF BUDGET AMENDMENTS

Finance Director Leslie Heidrick presented the following budget amendments for the Board's consideration:

- Animal Services – To recognize revenues collected from adoptions to be used for vaccine fees - \$7,657
- Cooperative Extension – To budget additional revenues and expenditures for fees received for Livestock Programs - \$1,200
- Health Department – Received funds from State per Agreement Addendum. Funds will be used toward STD Prevention account for future expenses - \$3,988
- Social Services – Increase expenditure and revenue line items for child Day Care subsidy payments based on funding authorizations received from the Division of Child Development for FY 2017 - \$290,374
- Finance – Budget additional ad valorem taxes received and distributed to the fire districts - \$293,000
- Finance – To transfer sales taxes restricted for economic development to the Airport Fund for construction of the conference room addition - \$350,000

Commissioner Klusman moved approval of the budget amendments as presented. The motion was seconded by Commissioner Greene and passed unanimously.

12. CONSIDER APPROVAL OF BOARD APPOINTMENTS

ADULT CARE HOME ADVISORY COMMITTEE

There are nine (9) vacancies and the following applications have been received:

- Dr. Carol Ann Cody for reappointment

The term is for three (3) years beginning July 1, 2017 and expiring June 30, 2020.

Commissioner Klusman moved Dr. Cody for reappointment. The motion was seconded by Commissioner Greene and passed unanimously.

TOURISM DEVELOPMENT AUTHORITY

There is one (1) vacancy for a Representative of the Chamber of Commerce and the following application has been received:

- Tony Shaw for reappointment

The term is for two (2) years beginning July 1, 2017 and expiring June 30, 2019.

Commissioner Klusman moved, Commissioner Greene seconded and the vote to approve Tony Shaw carried unanimously.

AGRICULTURAL ADVISORY BOARD

There is one (1) At Large vacancy and the following application has been received:

- Mark R Hammill

The term is for three (3) years beginning June 1, 2017 and expiring May 30, 2020.

Commissioner Greene moved, Commissioner Klusman seconded and the vote to approve Mark Hammill passed unanimously.

AIRPORT ADVISORY BOARD

There is one (1) vacancy for a Pilot and one (1) vacancy for a member of the Business Community and the following applications have been received:

- Lawrence Macon to fill the vacancy for a Pilot
- David Addison Davis for reappointment as a Member of Business Community

The terms are for three (3) years beginning July 1, 2017 and expiring June 30, 2020.

Commissioner Klusman moved to approve Lawrence Macon and Addison Davis. The motion was seconded by Commissioner Greene and passed unanimously.

REGION F AGING ADVISORY COMMITTEE

There are two (2) vacancies and the following application has been received:

- Juanita Woods for reappointment as the Alternate Delegate

The term is for one (1) year beginning July 1, 2017 and expiring June 30, 2018.

The Region F appointees are also members on the Home and Community Care Block Grant Committee.

Commissioner Klusman moved, Commissioner Greene seconded and the motion to approve Juanita Woods passed unanimously.

THERAPEUTIC RECREATION BOARD

Nicolas Johnson applied to serve on the Therapeutic Recreation Board; however, Mr. Johnson's county of residence is Cabarrus County.

During regular session on May 1, 2017 the Board asked the Clerk to advertise for additional applications for this board. No further applications were received.

Based on the residency requirements in the Board of Commissioners Resolution for the Rowan County Appointment Process for Boards and Commissions, the

Board is asked to consider whether it wishes to waive the residency requirement and appoint Mr. Johnson.

The term would be June 1, 2017 through May 31, 2020.

Commissioner Klusman moved to waive residency requirement and appoint Mr. Johnson. Commissioner Caskey seconded and the motion passed unanimously.

ROWAN CABARRUS COMMUNITY COLLEGE BOARD OF TRUSTEES

There is one (1) vacancy and the following application has been received:

- Jeanne Dixon for reappointment

Ms. Dixon was appointed in January to fill the remaining term of a previous board member and is eligible to serve two (2) full terms. The term is for four (4) years beginning July 1, 2017 and expiring June 30, 2021.

Commissioner Klusman moved, Commissioner Greene seconded and the motion to reappoint Ms. Dixon passed unanimously.

ATWELL TOWNSHIP VFD FIRE COMMISSIONERS

There are three (3) At Large vacancies and the following applications have been received:

- Wanda Watts for reappointment
- Andy Dean Basinger
- David Wayne Jones

The terms are for two (2) years beginning July 1, 2017 and expiring June 30, 2019.

Commissioner Klusman nominated Wanda Watts for reappointment and Andy Dean Basinger and David Wayne Jones. Commissioner Greene seconded and the motion carried unanimously.

LIBERTY VFD FIRE COMMISSIONERS

There are three (3) vacancies and the following application has been received:

- Alan David King
- Mark E. Stiller
- Timothy Joe Shaver

The terms are for two (2) years beginning July 1, 2017 and expiring June 30, 2019.

Commissioner Klusman moved, Commissioner Greene seconded and the motion to appoint Alan David King, Mark Stiller, and Timothy Joe Shaver passed unanimously.

LOCKE VFD FIRE COMMISSIONERS

There are two (2) vacancies and the following applications have been received:

- Andrew Ray Deal
- Mary Anne Parrish

The terms are for two (2) years beginning July 1, 2017 and expiring June 30, 2019.

Commissioner Klusman moved, Commissioner Caskey seconded and the motion to appoint Andrew Ray Deal and Mary Anne Parrish passed unanimously.

MILLER FERRY VFD FIRE COMMISSIONERS

There are three (3) vacancies and the following applications have been received:

- Larry Gobble for reappointment
- Don Gobble for reappointment
- Rick Froneberger
- Ronald Gene Price

The terms are for two (2) years beginning July 1, 2017 and expiring June 30, 2019.

Chairman Edds nominated Larry Gobble for reappointment and Rick Froneberger and Ronald Gene Price. Commissioner Caskey seconded and the motion carried unanimously.

ROCKWELL RURAL VFD FIRE COMMISSIONERS

There are three (3) vacancies and the following applications have been received:

- Kent Wilhelm
- Jimmy Brady
- Jeffery Boger
- Alan Mills

The terms are for two (2) years beginning July 1, 2017 and expiring June 30, 2019.

Chairman Edds nominated Kent Wilhelm, Jeffery Boger, and Alan Mills. Commissioner Caskey seconded and the motion carried unanimously.

UNION VFD FIRE COMMISSIONERS

There are three (3) vacancies and the following applications have been received:

- Thomas David Kerns for reappointment
- Allan Rouzer for reappointment
- Tony Waller for reappointment

The terms are for two (2) years beginning July 1, 2017 and expiring June 30, 2019.

Commissioner Klusman nominated Thomas David Kerns, Allan Rouzer, and Tony Waller for reappointment. Commissioner Caskey seconded and the motion carried unanimously.

BOARD OF SOCIAL SERVICES

There is one vacancy and the following application has been received:

- Judith Klusman for reappointment

The term is for three (3) years beginning July 1, 2017 and expiring June 30, 2020.

Chairman Edds moved, Commissioner Greene seconded and the motion to reappoint Judith Klusman passed unanimously (4-0 with Commissioner Klusman abstaining).

CENTRALINA WORKFORCE DEVELOPMENT BOARD

There is one (1) vacancy for Labor Representative and the following application has been received:

- Corey Hill for reappointment

Mr. Hill was appointed December 7, 2015 to fill the remaining term of a previous board member and is eligible to serve a full term. The term is for two (2) years beginning July 1, 2017 and expiring June 30, 2019.

Commissioner Klusman moved to reappoint Corey Hill. The motion was seconded by Commissioner Greene and passed unanimously.

JUVENILE CRIME PREVENTION COUNCIL

There are six (6) vacancies (which includes the recent resignation of Andrew Poston). Mr. Poston contacted the CMO to advise of a job change and his new schedule no longer allows him to attend the JCPC meetings. The Board is asked to accept his resignation.

The following submitted applications for consideration:

- Shari Linn Evans – At Large (to fulfill the remainder of Mr. Poston's term, which expires June 30, 2018, and after which she would be eligible for reappointment).
- William Ryan Walker for reappointment – At Large

Please note Ms. Evans currently serves on the Salisbury-Rowan Community Action Agency.

The term for Mr. Walker is for two (2) years beginning July 1, 2017 and expiring June 30, 2019.

Commissioner Klusman made a motion to accept Andrew Poston's resignation. Commissioner Greene seconded and the motion passed unanimously.

Commissioner Klusman made a motion to appoint Shari Linn Evans and William Ryan Walker for reappointment. Commissioner Greene seconded and the motion passed unanimously.

Chairman Edds recessed the meeting at 4:45.

Chairman Edds reconvened the meeting at 6:05 p.m.

PUBLIC HEARING FOR THE PROPOSED FY 2017-18 BUDGET

Chairman Edds opened the floor for comments from the public regarding the proposed FY 2017-18 budget. The following citizens came forward:

1. Terri Burnham referred to a tax incentive the County had given Charter Aviation at the Airport for relocating from Statesville to Salisbury. Ms. Burnham said she could not find the information on the website and felt it should be listed. Ms. Burnham said she did not see a breakdown in the Airport Fund for the \$450,000 last year for fuel revenue. Ms. Burnham said she could not find up to date minutes for the Airport Advisory Board (AAB) and the Tourism Development Authority (TDA). Ms. Burnham said she would like to know who is in charge of the Yadkin River Management Group (\$5,000 budget allocation). Ms. Burnham felt the Board should ask the legislature to change representation for the County from voting at large to a district representation. Ms. Burnham said she did not feel that northern Rowan was being well-represented.
2. DeeDee Wright thanked the Board for approve the Project Safe Coordinator and for approving a Deputy Director for the Department of Social Services. Ms. Wright also thanked the Board for not increasing taxes and for doing a good job.

Chairman Edds took a moment to address the questions posed by Ms. Burnham's during the public hearing. Chairman Edds also explained the both he and Commissioner Pierce reside in northern Rowan County.

Commissioner Pierce explained the AAB only met quarterly and minutes were not posted until after they were approved. Commissioner Pierce said the AAB had not met since January. Commissioner Pierce said he would follow up with the TDA/CVB to ensure their minutes were posted. Commissioner Pierce explained that during the rebranding effort a task force had met as opposed to the full TDA.

Chairman Edds said the Board had met at 1:00 p.m. for a budget work session and unless there were other changes, he would open the floor for a motion to consider approval of the various funds.

GENERAL FUND 101

Commissioner Pierce moved approval of General Fund 101 with the changes as outlined by County Manager Aaron Church. The motion was seconded by Commissioner Caskey.

Mr. Church reviewed the changes as follows:

- Animal Shelter part-time salaries and benefits - \$31,665 was added
- District Attorney - \$7,000 was added
- County Attorney with salary and benefits - \$177,000
- Department of Social Services Deputy Director - \$42,960 cost to the County
- NC Mission of Mercy - \$2,400 special appropriation
- Saving Grace Farm - \$2,500
- Park - \$45,028 for employee with fringe benefits; interior at Ellis Park - \$10,000
- Rowan County Police Officer Memorial - \$5,000
- Crimestoppers - \$1,500
- Deletions were the attorney expenditure of \$177,000 and a dog park of \$36,100

Mr. Church said if the budget was adopted the General Fund increase would be \$111,953 and the total budget would be \$149,351,526.

Upon being put to a vote, the motion on the floor to approve General Fund 101 passed unanimously.

Following a brief discussion concerning Fire District Fund 201, the Board delayed a decision to allow additional time to discuss a requested fire tax increase from Woodleaf and Pooletown Volunteer Fire Departments.

FUND 202 EMERGENCY TELEPHONE

Commissioner Klusman moved, Commissioner Pierce seconded and the vote to approve Fund 202 passed unanimously.

FUND 501 RISK MANAGEMENT

Commissioner Klusman moved, Commissioner Greene seconded and the vote to approve Fund 501 passed unanimously.

FUND 601 LANDFILL

Commissioner Pierce moved, Commissioner Caskey seconded and the vote to approve Fund 601 carried unanimously

FUND 603 AIRPORT

Commissioner Klusman moved, Commissioner Pierce seconded and the vote to approve Fund 603 carried unanimously.

ADJOURNMENT

There being no further business to come before the Board, Commissioner Klusman moved to adjourn at 6:28 p.m. The motion was seconded by Commissioner Pierce and passed unanimously.

Respectfully Submitted,

Carolyn Barger, MMC, NCMCC
Clerk to the Board/
Assistant to the County Manager

Greg Edds, Chairman
Jim Greene, Vice-Chairman
Mike Caskey
Judy Klusman
Craig Pierce



Aaron Church, County Manager
Carolyn Barger, Clerk to the Board
John W. Dees, II, County Attorney

DRAFT

Rowan County Board of Commissioners

130 West Innes Street • Salisbury, NC 28144
Telephone 704-216-8180 • FAX 704-216-8195

**MINUTES OF THE MEETING OF THE
ROWAN COUNTY BOARD OF COMMISSIONERS**

June 19, 2017 – 6:00 PM

J. NEWTON COHEN, SR. ROOM

J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING
.....

Present: Greg Edds, Chairman
Jim Greene, Vice-Chairman
Mike Caskey, Member
Judy Klusman, Member
Craig Pierce, Member

County Manager Aaron Church, Clerk to the Board/Assistant to the County Manager Carolyn Barger, County Attorney Jay Dees and Assistant County Manager/Finance Director Leslie Heidrick were present.

Chairman Edds convened the meeting at 6:00 p.m.

Chaplain Michael Taylor provided the Invocation.

Chairman Edds led the Pledge of Allegiance.

Chairman Edds welcomed Rod Crider, Economic Development Director, and Elaine Spalding, President of the Rowan County Chamber of Commerce, who were in the audience.

CONSIDER ADDITIONS TO THE AGENDA

There were no additions to the agenda.

CONSIDER DELETIONS FROM THE AGENDA

There were no deletions from the agenda.

CONSIDER APPROVAL OF THE AGENDA

Commissioner Klusman moved, Commissioner Greene seconded and the vote to approve the agenda passed unanimously.



1. CONSIDER APPROVAL OF CONSENT AGENDA

Commissioner Klusman moved approval of the Consent Agenda. The motion was seconded by Commissioner Greene and passed unanimously.

The Consent Agenda consisted of the following:

- A. Refunds for Approval
- B. Set Quasi-Judicial Hearing for CUP -5-17 for July 5, 2017
- C. Set Public Hearing for Z 03-17 for July 5, 2017
- D. Set Quasi-Judicial Hearing for CUP 04-17 for July 5, 2017
- E. Landfill Gas Collection System Change Order Approval Request
- F. Library Fine and Fee Costs
- G. Letter of Support for STIP Project at Rowan County Airport
- H. Contract for ADA Position For Domestic Violence
- I. Grant \$5,000 For Rowan Little League

2. PUBLIC COMMENT PERIOD

Chairman Edds opened the Public Comment Period to entertain comments from any citizens wishing to address the Board. With no one wishing to address the Board, Chairman Edds closed the Public Comment Period.

3. PUBLIC HEARING & EXECUTIVE SUMMARY PRESENTATION – PROJECT PIGGYBACK

Scott Shelton, Vice President of Operations for the Economic Development Commission, presented the Economic Impact Study (Study) for the proposed expansion of Premtec in Rowan County. Rod Crider, Executive Director of the Economic Development Commission and Darren Skiles, Operations Manager for Premtec, were also present.

Mr. Shelton provided the background behind Premtec, which produces hose assemblies and currently employs 28 fulltime employees. Mr. Shelton continued by explaining that the parent company of Premtec was consolidating operations in some of its United States locations in order to reduce costs. The Rowan County facility is one of the facilities under consideration.

Mr. Shelton said the 28 existing jobs at Premtec's Rowan facility would be retained if the community was selected for the project. In addition to retaining the 28 jobs, the project would result in 28 new jobs being moved to the Rowan location. The new jobs would pay an average wage of \$33,528, with benefits.

Improvements to the existing facility would increase the County tax base by more than \$1 million and provide approximately \$76,718 in increased tax revenue for the County over a 10-year period.

Mr. Shelton said Premtec was in discussion with the State of North Carolina for possible grant assistance through the One NC Fund and the Rural Building

Reuse Grant Program. The proposed State incentives would require a local match of \$34,250.

Mr. Shelton said Premtec was requesting a Level I grant from the County, which would be five (5) years of grant assistance at a rate of 75% of the real and personal property tax revenue anticipated to be generated by the project. Based on the project's proposed investment of \$1,158,000, a Level I grant would generate approximately \$5,500. Duke Energy has agreed to make up the shortfall with a \$5,500 grant through its Carolinas Investment Fund.

Commissioner Pierce asked if the tax revenue would be for the building or for both the building and equipment. Mr. Shelton responded both.

Commissioner Pierce asked if the Duke Energy grant was recurring and Mr. Shelton said it was one time.

In response to an inquiry from Commissioner Caskey, Mr. Skiles said most of the new jobs would be hourly positions and there would be salaried positions for an engineer, logistics manager, planner, etc.

Commissioner Greene asked if Premtec would be making the same product or expanding their product line. Mr. Skiles said the Company would be making the same product and with more options for the industry.

Mr. Shelton said there was a Resolution in the packet that required Board approval in order to apply for the grant.

Chairman Edds opened the public hearing to receive citizen input regarding the proposed economic development incentive. With no one wishing to address the Board, Chairman Edds closed the public hearing.

Commissioner Pierce moved to approve the Resolution Supporting An Application On Behalf of Project Piggyback to the North Carolina Department of Commerce Rural Economic Development Division Building Reuse Program. The motion was seconded by Commissioner Greene and passed unanimously.

Commissioner Pierce moved to approve the incentive package as requested. The motion was seconded by Commissioner Greene and carried unanimously.

4. CONSIDER APPROVAL OF PE 01-17

Planner Franklin Gover reported the fourth annual Rowan County Dragon Boat Festival was set for July 29, 2017 at the Shrine Club, 6480 Long Ferry Road, on High Rock Lake. The races are part of a day-long lakeside festival that will raise money for small business programs in the County. The applicant expects the Festival to attract around 1,500 people.

Mr. Gover said an application had been submitted for a Permit to Exceed (PE) the County's Noise Ordinance standards. Section 14.12 of the ordinance provides an opportunity to exceed the amplified sound standards in the form of a PE when the event is open to the public.

Staff recommended approval of the application based on compliance of the criteria contained in the Staff Report.

Elaine Spalding, President of the Rowan County Chamber of Commerce, provided the Board with flyers for the Dragon Boat Races and invited all to come out for the event.

Chairman Edds opened the floor for public comment regarding the request and no one came forward to address the Board.

Commissioner Pierce moved, Commissioner Klusman seconded and the vote to approve PE 01-17 passed unanimously.

5. CONSIDER APPROVAL OF FSW 01-17

Planner Franklin Gover presented the Staff Report regarding FSW 01-17. Mr. Gover said the Board of Commissioners (BOC) first heard the matter during regular session on April 17, 2017 and tabled the request based on the driveway being located on an adjoining parcel.

Mr. Gover said since the April meeting, the applicant had relocated the driveway to be entirely on Parcel 575 006. The surveyor located the driveway on the preliminary plat, which was highlighted in Attachment #2 of the Staff Report.

Mr. Gover recapped the request and explained Stacy and April Childers were requesting a Family Subdivision Waiver (FSW) to allow a new lot be created from their property located at the 17600 block of Mooresville Road. The new parcel was for Edward and Candace David, parents of the property owners.

Previously, three (3) family subdivision parcels were approved administratively, plus a minor subdivision approved from Parcel 575 006. The Rowan County Subdivision Ordinance allows up to three (3) new family parcels to be approved administratively. The fourth new parcel requires BOC approval.

Mr. Gover provided a power point to show the revised survey plat, the site in question, as well as the surrounding properties. Mr. Gover said the driveway had been moved onto the Childers property, as requested.

Commissioner Pierce asked if those who had spoken at the prior hearing were agreeable to the new survey. Mr. Gover said those individuals were notified of the meeting and signs had been posted; however, he had not received any communication from those who spoke at the first hearing.

The applicant, Stacy Childers, came forward and said the neighbor, "Diana", had been concerned the Childers were going to take part of her property. Mr. Childers said since the last meeting he had moved the driveway and she was fine with the survey.

Commissioner Pierce moved, Commissioner Klusman seconded and the vote to approve FSW 01-17 passed unanimously.

6. NEW WEST AREA ELEMENTARY SCHOOL CONSTRUCTION COST

Anthony Vann, Assistant Superintendent for Athletics and Operations discussed the costs of the New West Area Elementary School (School). Mr. Vann reported on June 1st Rowan Salisbury School System (RSSS) received its Guaranteed Maximum Price (GMP) for the construction of the new School.

Mr. Vann said on June 5th the Board of Education (BOE) voted to approve the GMP of \$22,804,952. Mr. Vann said additional costs would be picked up by RSSS at \$5,029,540 for architectural and engineering design, land and testing, special inspections, furniture, fixtures and equipment, legal items and owners contingency. The total projected cost was estimated at \$27,834,492, which exceeded the \$27,500,000 approved for the project. The BOE voted on June 5th to pull the difference of \$334,492 from its fund balance to finish the project.

Mr. Vann said Chad Webb of Barnhill Contracting Company (BCC) was present to answer any questions the Board might have.

Mr. Vann said the Board was being asked to allow the project to go to the Local Government Commission (LGC) for approval.

Mr. Vann commented the BOE had incurred costs from exploring other properties as a site for the School.

Commissioner Greene referred to the GMP and asked if the only thing to change the maximum price would be a change order. Mr. Vann responded an owner generated change order could change the price.

Chairman Edds questioned the parameters for changes to the project to have to come back to the Board. Mr. Vann said the BOE had a policy that addressed change orders and anything in excess of \$90,000 must be approved. Mr. Vann said the BOE was updated on all changes periodically. Mr. Vann said if the change order was small, RSSS would not typically bring the change order back to the Commissioners unless it affected the overall cost of the project.

In response to an inquiry from Chairman Edds pertaining to the contingency, Mr. Vann said the owner's contingency was 5% or \$1.1 million on the construction costs.

Chairman Edds said the County was borrowing \$27.5 million and within the amount was a 5% contingency. Chairman Edds asked where the remaining funds would go if only half was used. Mr. Vann responded the monies would not come back to the County but would go into the RSSS fund balance.

County Manager Aaron Church asked if the contingency could be lowered and Mr. Vann said he was not comfortable to do so.

Commissioner Pierce questioned Assistant County Manager/Finance Director when the funds would actually be borrowed. Ms. Heidrick said the County would typically finance the entire \$27.5 million. Ms. Heidrick said it depended on the kind of financing. Ms. Heidrick continued by saying the financing would not be general obligation bonds as they go before the public for a vote. Ms. Heidrick said the County was looking at limited obligation bonds or at bank financing. Ms. Heidrick said the rates are similar right now and with bank financing the County could save up to \$100,000 in up front costs. Ms. Heidrick explained with bank financing the money could be used for the project and the County could keep the excess proceeds in the capital projects fund if that is what the Board chose to do. Ms. Heidrick said if the RFP was written to say funds would be used for the School and other school capital projects, the leftover funds typically go to pay the next payment.

Mr. Vann reported the BOE had bid multiple alternates and if they were accepted the cost would be an additional \$3.4 million.

Mr. Church inquired as to how construction contingency could go from 1% to 5% in BCC's initial estimate. Mr. Vann said the owner's contingency was 5% and BCC had a separate contingency and if that contingency was not used it came back to the owner. Mr. Vann said BCC carried a contingency in the GMP, as well, and it was a smaller than the owner's contingency.

Mr. Vann confirmed to Mr. Church the "do not exceed" was on the \$22.8 million. Mr. Vann also confirmed the 5% contingency would not include the \$22.8 million and the owners 5% was completely separate.

Mr. Church said there was \$200,000 for the builder at risk and Mr. Vann said correct.

Mr. Vann said there were two (2) different contingencies.

In response to Chairman Edds, Mr. Vann gave examples of items the contingency funds would be used for.

Mr. Webb explained to Mr. Church the types of issues the construction contingency would be used for and the risks BCC would be responsible for.

Chairman Edds felt if dollars were borrowed for a project the funds should stay with the project as Ms Heidrick had discussed.

Mr. Vann said if the project was almost complete and it appeared there were funds left, there were some alternates that had been bid that he felt would be wanted.

Ms. Heidrick advised that when the County borrowed the money the funds stayed in the capital project fund with the County.

Commissioner Caskey questioned the terrazzo flooring and Mr. Vann said the terrazzo flooring had been bid as an alternate.

Mr. Webb explained the funds for the mechanical systems.

Commissioner Caskey inquired as to the plan for furnishing the School. Mr. Vann said all new furniture was scheduled and listed separately at \$5 million under furniture, fixtures and equipment.

Commissioner Greene moved to approve the New West Area Elementary School construction costs. The motion was seconded by Commissioner Klusman and passed unanimously.

7. DECLARE COWS AS SURPLUS AND AUTHORIZE STAFF TO SELL AT PUBLIC AUCTION

Animal Services Director Bob Pendergrass and Cooperative Extension Director Amy Lynn Albertson were present to discuss the request for the Board to declare 17 cows as surplus and to authorize staff to sell the cows at public auction.

Mr. Pendergrass provided a handout and reported Rowan County had 17 cows in its possession due to court proceedings from an animal cruelty case. For close to a year the cows were in the care of Animal Services due to the length of the court proceedings. The cost of the care of the cows to the County was in excess of \$11,000. In a final court settlement, the cows were given to the County. In order to recoup the cost for the care of the cows, Rowan County needs to sell the 17 cows. The value of the cows was estimated at \$12,000 at current market value.

Mr. Pendergrass asked the Board to declare the cows as surplus and to authorize Staff to sell the cows at public auction.

Commissioner Greene moved, Commissioner Klusman seconded and the vote to declare the cows as surplus and to authorize Staff to sell the cows at public auction passed unanimously.

8. CONSIDER APPROVAL OF FUND 201 BUDGET ORDINANCE

County Manager Aaron Church discussed the Budget Ordinance for Fund 201 – Fire District Fund. Mr. Church said after the public hearing held on June 5th for FY 2017-18, the Board requested additional information for the 1.0 cent tax rate increase proposed by the Woodleaf Volunteer Fire District (VFD). Mr. Church said the Board had received an explanation via email.

Commissioner Greene reported the VFD had held a public hearing regarding the proposed increase and had received no kickback from the community.

Commissioner Caskey asked why the tax base was falling in the Woodleaf District. Commissioner Greene said revaluation had hurt the VFD and Chairman Edds felt it was also due to the power plant in the area being depreciated.

Commissioner Pierce moved approval of the Budget Ordinance for Fund 201 – Fire District Fund. The motion was seconded by Commissioner Greene and passed unanimously.

Assistant County Manager/Finance Director Leslie Heidrick asked for clarification as to whether the Board's approval was for the VFD's requested rate and Chairman Edds responded yes.

9. DISCUSSION REGARDING FORUM ON OPIOID USE

Chairman Edds provided a power point as he discussed an initiative for a County Leadership Forum on Opioid Abuse. Chairman Edds explained that opioid abuse was an issue being tackled across the country and in the State of North Carolina. Chairman Edds said the Chairman of the North Carolina Association of County Commissioners (NCACC) was asking each county to consider hosting a forum and to take a leadership role in addressing the fundamental causes of the problem and initiating local steps to intervene.

Using a power point, Chairman Edds highlighted facts and figures on the opioid crisis. On an average day in the United States, it was estimated health care professionals dispense more than 650,000 opioid prescriptions. Chairman Edds said the State Legislature was working to address the issue.

Chairman Edds shared the fact that in 1991, health professionals wrote 76 million opioid prescriptions in the United States compared to an increase in 2011 of 219 million.

Chairman Edds reviewed the costs to the community due to opioid abuse.

Chairman Edds said target participants for a Rowan Leadership Forum on Opioid Abuse included the County Commissioners, Municipal City Council Members, School Superintendent and Board of Education Members, Rowan County Sheriff, Chief District Court Judge, Local Physician Representative, District Attorney,

Hospital President, Rowan Cabarrus Community College President, Municipal Police Chiefs, First Responder Leadership, Social Services Director, and Health Director.

Chairman Edds said the first goal of a forum on opioid abuse was to elevate the awareness of all local elected officials so they have a common understanding of the opioid epidemic in Rowan County. The second goal was to discuss the causes, its effects on citizens and its implications for the County's future. Thirdly, to educate local elected leaders about successful prevention, available treatment programs and provider resources available in Rowan County. Fourthly, generate coordinated education and prevention strategies to reduce the occurrence of opioid addiction, overdose, and death.

In closing, Chairman Edds said he would like for the County to take a leadership role in addressing the fundamental causes of the problem and to initiate local steps to intervene in the opioid abuse trends.

Chairman Edds moved to work on a date for an elected officials Leadership Forum On Opioid Abuse. Commissioner Klusman seconded and the motion passed unanimously.

Chairman Edds said he would turn the matter over to the County Manager to work with the Health Director to begin coordinating the initiative.

10. FINANCIAL REPORT

Assistant County Manager/Finance Director Leslie Heidrick presented several graphs depicting the County's financial status compared to prior years.

With regards to the annual cumulative revenue comparisons, Ms. Heidrick reported approximately \$123 million (89% of budget) in revenue had been received through the month of May.

Ms. Heidrick discussed the annual cumulative expenditure comparisons and highlighted the major differences when compared to prior years. Ms. Heidrick said the County had spent \$125 million through May (82% of budget).

According to Ms. Heidrick, the property tax collections received through April totaled \$76.8 million, which exceeds the budget.

Ms. Heidrick referred to the sales tax graph and said in total for the year, the County was up 3.7 percent in sales tax.

11. CONSIDER APPROVAL OF BUDGET AMENDMENTS

Finance Director Leslie Heidrick presented the following budget amendments for the Board's consideration:

- Finance – To budget for increase in ½ cent sales taxes received and paid to schools - \$220,000
- Finance – To budget for increase in FY 2017 occupancy tax revenue and expenditures - \$40,000
- Social Services – To budget donations received in order to provide goods and services to our clients - \$21,017
- Finance – To budget for water infrastructure capital project ordinance - \$5,810,000
- Finance – To budget funds received from property insurance settlements and related expenditures - \$80,000

Commissioner Klusman moved approval of the budget amendments as presented. The motion was seconded by Commissioner Greene and passed unanimously.

12. ADJOURNMENT

There being no further business to come before the Board, Commissioner Pierce moved to adjourn at 7:16 p.m. The motion was seconded by Commissioner Klusman and passed unanimously.

Respectfully Submitted,

Carolyn Barger, MMC, NCMCC
Clerk to the Board/
Assistant to the County Manager

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Nina Oliver, Public Health Director
DATE: June 14th 2017
SUBJECT: Tattoo Permit Fee Increase

The Rowan County Health Department established a yearly tattooing permitting fee of \$200 dollars per artist in 1995. At that time, \$200 dollars was a consensus figure shared by many counties in the state. In the intervening years, other counties have increased tattoo permitting fees to keep pace with inflation. Rowan County has not. Rowan County Health Department has been charging the same permitting fee for tattoo artists for 22 years. Environmental Health recommends increasing the tattoo artist permit fee by 25% bringing the new fee to \$250. The average tattoo permit fee across the state is between \$225 - \$250. This request was approved by the Board of Health on June 13th 2017.

ATTACHMENTS:

Description	Upload Date	Type
Tattoo Permint Fee Increase	6/14/2017	Cover Memo

To: Rowan County Board of Commissioners
From: Nina Oliver, Public Health Director
Tad Helmstetter, Environmental Health Supervisor
Date: June 14, 2017
Re: Tattoo Permit Fee Increase

Situation:

Rowan County Health Department has been charging the same permitting fee for tattoo artists for 22 years. Inflation has made this fee progressively worth less as the years go by.

Background:

The State of North Carolina began regulating tattoo artists in 1995. At that time, Rowan County Health Department established a yearly permitting fee of \$200 dollars per artist. At that time, \$200 dollars was a consensus figure shared by many counties in the state. In the intervening years, other counties have increased tattoo permitting fees to keep pace with inflation. Rowan County has not.

Assessment:

The cost of conducting inspections on tattoo parlors has increased over the past 22 years. In order to keep pace with these increases, Rowan County needs to increase fees for tattoo artist permitting. The average tattoo permit fee across the state is between \$225 - \$250.

Recommendation:

Environmental Health respectfully recommends increasing the tattoo artist permit fee by 25%. This would increase our \$200 dollar yearly permit fee to \$250 dollars. This would bring our permitting fees in line with other similarly sized counties in the state. The Board of Health approved this request on June 13th 2017.

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Nina Oliver, Public Health Director
DATE: June 14th 2017
SUBJECT: Apply For Health Care Equipment Grant

The Rowan County Health Department would like to apply for a Blue Cross Blue Shield of North Carolina Foundation Health Care Equipment and Training Grant. We are applying for funding for a fetal monitor for the prenatal unit and an electronic blood pressure monitor to use in our medical clinics. The Board of Health approved this request on June 13th 2017.

ATTACHMENTS:

Description	Upload Date	Type
Health Care Equipment Grant	6/14/2017	Cover Memo

To: Rowan County Board of Health
From: Nina Oliver, Public Health Director
Elizabeth Davis, Quality Improvement Specialist
Mary Rachui, Nurse Manager
Date: June 13, 2017
Re: Health Care Equipment Grant

Situation

The Rowan County Health Department would like to apply for a Blue Cross Blue Shield of North Carolina Foundation Health Care Equipment and Training Grant. We are applying for funding for a fetal monitor for the prenatal unit and an electronic blood pressure monitor to use in our medical clinics.

Background

Fetal monitors are used to check for fetal well being in high risk clients and in late/overdue pregnancies. Currently the prenatal clinic only has one fetal monitor and it slows the clinic flow as there are usually two or more clients requiring testing at the same time (each test requires a minimum of 20 minutes). Also, our current model is aging and needs to be replaced.

An additional electronic blood pressure monitor would improve Personal Health Services flow in all clinics. Currently one electronic blood pressure monitor is shared among the three clinics. The electronic monitor is faster and provides consistency.

Assessment

The blood pressure monitor will cost \$877.46 and the fetal monitor would cost \$7,120 without a discount. We are currently in the process of registering as a buyer with GE and may receive a discount on the fetal monitor. Without a discount the total cost of equipment would be \$7,997.46 (blood pressure monitor \$877.46 + fetal monitor \$7,120 = \$7,997.46).

Recommendation

We respectfully recommend that the Board of Commissioners support and approve the health department to apply for the Blue Cross Blue Shield of North Carolina Foundation's Health Care Equipment and Training Grant to purchase a fetal monitor for the prenatal unit and an electronic blood pressure monitor for a total of \$7,997.46 (if a discount is not applied). The Board of Health approved this request on June 13th 2017.

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Gary Price, Rowan Transit System Director
DATE: June 20, 2017
SUBJECT: FY'2018 Demonstration Grant

The Public Transportation Division of the N.C. Department of Transportation has agreed to provide \$65,000 in State funding for FY'18 in support of our Rowan Express Commuter Route as we transition to the Federal 5307 program grant in FY'19. This is the only available funding for the Rowan Express and without this funding we would have to discontinue the service. The period of performance for the Demonstration Grant is July 1, 2017 to June 30, 2018. The Demonstration Grant requires a 50% local match. Employment funds and Local agreements with the Municipalities of Kannapolis, China Grove, Landis and Salisbury are used for the local match. A \$1.00 fare reduces the overall cost of service. The following overview is provided for your consideration.

The FY'18 allocations and match are:

• Demonstration Grant	\$ 65,000
50% Match from Municipalities and ROAP Employment funds	\$ 65,000
	\$ 130,000
0% County Match	

Adopt NCDOT Resolution: Identifies the County Manager as the "authorized official" to make the necessary federal and state assurances and certifications on application documents with empowerment to enter into subsequent NCDOT grant agreements. The County Attorney must also affirm that Rowan County has authority under State and local law to make and comply with certifications and assurances.

ATTACHMENTS:

Description	Upload Date	Type
Local Share Certification	6/23/2017	Cover Memo

LOCAL SHARE CERTIFICATION FOR FUNDING
FY'18 Demonstration Grant

Rowan County

Requested Funding Amounts

<u>Project</u>	<u>Total Amount</u>	<u>Local Share</u>
Operating	\$ <u>130,000</u>	\$ <u>65,000</u> (50% of net)
<hr/>		
TOTAL	\$ <u>130,000</u>	\$ <u>65,000</u>
	Total Funding Requests	Total Local Share

The Local Share is available from the following sources (Fares cannot be a source of local match funding.):

<u>Source of Funds</u>	<u>Amount</u>
<u>Municipalities</u>	\$ <u>36,400</u>
<u>ROAP</u>	\$ <u>28,600</u>
<hr/>	
TOTAL	\$ <u>65,000</u>

I, the undersigned representing **Rowan County** do hereby certify to the North Carolina Department of Transportation, that the required local matching funds for the FY2018 Demonstration Grant will be available as of **July 1, 2017**, which has a period of performance of July 1, 2017 – June 30, 2018.

Signature of Authorized Official

Aaron Church, County Manager

Type Name and Title of Authorized Official

July 5, 2017

Date

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Tonya Parnell, Tax Collections Manager
DATE: June 23, 2017
SUBJECT: Refunds for Approval

ATTACHMENTS:

Description	Upload Date	Type
May VTS Refunds	6/23/2017	Cover Memo
June Regular Refunds	6/23/2017	Cover Memo

ENTERED
6-22-17

7/14/17

MAY 2017 VTS REFUNDS

TAXPAYER	Address_1	Address_2	CITY	STATE	ZIP	Refund_Type	TRANS #	Refund_Reason	REFUND
ADAMS, CLIFTON VATION	PO BOX 66	NA	ROCKWELL, NC 28138	NC	28138	Proration	67061606	Tag Surrender	\$ 66.43
ANDERSON, WILLIAM HOWARD	1046 ARCHER FARM DR	NA	SALISBURY, NC 28144	NC	28144	Proration	68295608	Vehicle Sold	\$ 3.02
AYERS, ROSIE BOLLINGER	548 WHITE OAKS DR	APT 319	SALISBURY, NC 28147	NC	28147	Proration	101547162	Vehicle Totalled	\$ 166.41
BARKLEY, CARLENE LAFAYEE	4283 FORESTRIDGE LN	NA	KANNAPOLIS, NC 28081	NC	28081	Proration	100591917	Vehicle Sold	\$ 36.38
BARRINGER, TERRY WAYNE	145 LUTHER BARGER RD	NA	SALISBURY, NC 28146	NC	28146	Proration	67698090	Tag Surrender	\$ 6.36
BEATY, LINDA	1610 CHANTILLY LN	NA	SALISBURY, NC 28146	NC	28146	Proration	101922795	Vehicle Sold	\$ 260.31
BEAVER, JONATHON EDWARD	560 BROWN RD	NA	CHINA GROVE, NC 28023	NC	28023	Proration	67061404	Vehicle Sold	\$ 92.13
BINGHAM, ELIZABETH GILES	1070 GLOVER RD	NA	SALISBURY, NC 28146	NC	28146	Proration	67061488	Vehicle Sold	\$ 94.17
BOLAND, SIDNEY REGINALD III	626 BROWNRIGG RD	NA	SALISBURY, NC 28144	NC	28144	Proration	102240747	Vehicle Totalled	\$ 172.43
BOWEN, THOMAS WILLIAM	325 PEBBLE PT	NA	SALISBURY, NC 28146	NC	28146	Proration	67428080	Vehicle Sold	\$ 3.46
BOYD, JENNIFER HOLDSWORTH	509 STONE RIDGE DR	NA	SALISBURY, NC 28146	NC	28146	Proration	101322585	Vehicle Sold	\$ 113.81
BOYD, TIMOTHY GEORGE	509 STONE RIDGE DR	NA	SALISBURY, NC 28146	NC	28146	Proration	101322594	Vehicle Sold	\$ 18.68
BRADY, BRENDA MOORE	270 STAFFORD ESTATES DR	NA	SALISBURY, NC 28146	NC	28146	Proration	67061630	Tag Surrender	\$ 29.97
BRISSON, DONALD KENNETH	325 GARDEN LN	NA	SALISBURY, NC 28146	NC	28146	Proration	67428092	Insurance Lapse	\$ 20.82
BROUGHTON, JULIE MARIE	190 SUNRISE RIDGE DR	NA	SALISBURY, NC 28146	NC	28146	Proration	67061874	Vehicle Sold	\$ 29.76
BROWN, KATHY FRALEY	15775 COOL SPRINGS RD	NA	CLEVELAND, NC 27013	NC	27013	Proration	67061450	Vehicle Sold	\$ 47.21
CAGLE, WILLIAM ANDREW	721 CAMPBELL AVE W	NA	SALISBURY, NC 28146	NC	28146	Proration	68295520	Vehicle Sold	\$ 38.88
COFFEY, MARY MARCIA	237 RIVER BIRCH DR	NA	SALISBURY, NC 28146	NC	28146	Proration	100593402	Tag Surrender	\$ 67.77
COMER, ANNA FOREMAN	548 WHITE OAKS DR	APT 230	SALISBURY, NC 28147	NC	28147	Proration	100452108	Tag Surrender	\$ 14.22
CRUDUP, BROOKE ELAINE	509 KIMBALL ST	NA	KANNAPOLIS, NC 28081	NC	28081	Proration	101922738	Vehicle Sold	\$ 40.07
DRIVER, JIMMY WAYNE	2110 CHANTILLY LN	NA	SALISBURY, NC 28146	NC	28146	Proration	102443199	Vehicle Sold	\$ 90.03
DRY, ROBERT JULIAN	3495 LOWER STONE CHURCH R	NA	ROCKWELL, NC 28138	NC	28138	Proration	67061474	Vehicle Sold	\$ 13.80
DUNHAM, KISHANA	909 RHONDE ISLAND AVE	NA	KANNAPOLIS, NC 28083	NC	28083	Proration	101142423	Vehicle Sold	\$ 44.33
EDWARDS, JANET WYATT	7535 OLD BEATTY FORD RD	NA	ROCKWELL, NC 28138	NC	28138	Proration	67428174	Vehicle Sold	\$ 27.24
ELDER, MARILYN LEANN	3180 FOSTER RD	NA	CLEVELAND, NC 27013	NC	27013	Proration	67427922	Vehicle Sold	\$ 8.92
FIFIELD, JOHN MICHAEL	117 CIRCLE DR	NA	SALISBURY, NC 28144	NC	28144	Proration	102443451	Vehicle Sold	\$ 260.09
FOLEY JOHNSON, KATHERINE CHARLOTE	410 DUKEVILLE RD	NA	SALISBURY, NC 28146	NC	28146	Proration	67427958	Vehicle Sold	\$ 9.90
FORTENBERRY, JAMES ANDREW	PO BOX 216	NA	BADIN, NC 28009	NC	28009	Proration	67699578	Tag Surrender	\$ 25.73
FRANCO, MIGUEL ANGEL	3175 NC 801 HWY	NA	WOODLEAF, NC 27054	NC	27054	Proration	67948560	Vehicle Sold	\$ 29.09
GERCHAK, ERIC	516 S MYRTLE AVE	NA	CHINA GROVE, NC 28023	NC	28023	Proration	67061370	Vehicle Sold	\$ 1,147.62
GILMORE, HELEN CROWLEY	PO BOX 803	NA	GRANITE QRY, NC 28072	NC	28072	Adjustment < \$100	68571000	Over Assessment	\$ 32.95
GOFF, DENNY LEE	188 GOFF ACRES LN	NA	SALISBURY, NC 28146	NC	28146	Adjustment >= \$100	67062306	Exempt Property	\$ 234.47
GORMAN, BECKY MILLER	1135 WEAVER RD	NA	CHINA GROVE, NC 28023	NC	28023	Proration	68570872	Vehicle Sold	\$ 74.38
GRANFORD, KEDRICK DEMON	313 OLD CONCORD RD	NA	SALISBURY, NC 28144	NC	28144	Proration	102443292	Vehicle Sold	\$ 26.62
GRIGGS, DAVID PAUL	6165 US HIGHWAY 52	NA	SALISBURY, NC 28146	NC	28146	Adjustment < \$100	67842418	Mileage	\$ 40.90
GROHMAN, RAYMOND FREDERICK	611 CAROLYN AVE	NA	ROCKWELL, NC 28138	NC	28138	Proration	68295586	Vehicle Sold	\$ 81.18
GUIDO, CLAIRE LEIBLE	306 SILLS DR	NA	SALISBURY, NC 28146	NC	28146	Proration	101922834	Vehicle Sold	\$ 37.21
GUNTER, CHARLES MICHAEL	2035 ORGAN CHURCH RD	NA	ROCKWELL, NC 28138	NC	28138	Proration	67061458	Vehicle Sold	\$ 11.45
HAMILTON, JEFFREY EARL	190 AUTUMN WOOD LN	NA	SALISBURY, NC 28146	NC	28146	Proration	67698350	Vehicle Sold	\$ 8.81
HARGRAVE, IDA-JANE HUNTER	180 EVERGREEN DR	NA	SALISBURY, NC 28144	NC	28144	Proration	67061892	Insurance Lapse	\$ 2.50

Jonysa Barnett
Tax Collections Manager

(97)
Batch 4088

HAYWORTH, ELEANOR TOLSON	407 EASTWOOD DR	NA	SALISBURY, NC 28146	NC	28146	Proration	100592259	Vehicle Sold	\$ 46.72
HEGLAR, ANGIE ATWELL	280 POP BEAVER TRL	NA	CLEVELAND, NC 27013	NC	27013	Proration	68160506	Vehicle Sold	\$ 83.13
HERCULES, DUGLAS ABRAHAM	5825 LOWDER RD	NA	SALISBURY, NC 28147	NC	28147	Proration	67548432	Vehicle Sold	\$ 30.23
HIATT, JONATHAN DAVID	135 DEATON PARK LN	NA	ROCKWELL, NC 28138	NC	28138	Proration	67061338	Vehicle Sold	\$ 14.60
HOLSTEIN, DAVID LEE	1550 KLUTTZ RD	NA	SALISBURY, NC 28146	NC	28146	Proration	67428294	Vehicle Totalled	\$ 86.91
JUSTUS, BARRY ARTHUR	PO BOX 397	NA	ROCKWELL, NC 28138	NC	28138	Proration	67062176	Tag Surrender	\$ 9.26
KERR, MARSHA BEAVER	281 HUTCHINS WAY	NA	SALISBURY, NC 28146	NC	28146	Proration	68295574	Vehicle Sold	\$ 79.35
KINSER, TRACY RICHARD	5025 US HIGHWAY 601	NA	SALISBURY, NC 28147	NC	28147	Proration	67061412	Vehicle Sold	\$ 44.61
LESLIE, ROBERT OWEN	102 BROOKSHIRE DR	NA	SALISBURY, NC 28146	NC	28146	Proration	67428300	Vehicle Sold	\$ 10.53
LEWIS, LINAILL DIONNE	1004 E 10TH ST	NA	KANNAPOLIS, NC 28083	NC	28083	Proration	101322708	Tag Surrender	\$ 41.47
LIPE, RONALD WAYNE	3130 DAUGHERTY RD	NA	CHINA GROVE, NC 28023	NC	28023	Proration	68160536	Tag Surrender	\$ 12.66
MAGANA, NORMA	111 N UPRIGHT ST	NA	LANDIS, NC 28088	NC	28088	Proration	67699150	Tag Surrender	\$ 7.71
MAREADY-JONES, ESTELLE DENEEN	1214 ARBOR DR	NA	SALISBURY, NC 28144	NC	28144	Adjustment >= \$100	135685636	Situs error	\$ 228.74
MCCORKLE, NORMAN A	784 ROLLING GREEN LN	NA	COLUMBIA, SC 29210	SC	29210	Proration	67428220	Tag Surrender	\$ 9.56
MCCELVEEN, THOMAS LEVACK JR	159 WEDGEFIELD DR	NA	SALISBURY, NC 28147	NC	28147	Proration	67428322	Vehicle Sold	\$ 81.53
MILLER, JUSTIN ALEXANDER	1010 WENTWOOD LN	NA	SALISBURY, NC 28147	NC	28147	Proration	67061372	Vehicle Sold	\$ 46.47
MILLER, SAMMY ERWIN	1130 DUNNS MOUNTAIN RD	NA	SALISBURY, NC 28146	NC	28146	Proration	67548444	Vehicle Sold	\$ 36.97
MOORE, JEANIE HONEYCUTT	708 N CALDWELL ST	NA	SALISBURY, NC 28144	NC	28144	Proration	102240738	Vehicle Sold	\$ 54.77
MORALES, JORGE MARTIN	200 CASTLEWOOD DR	APT 1127	SALISBURY, NC 28147	NC	28147	Proration	100592250	Vehicle Totalled	\$ 59.16
MORGAN, JESSE WAYNE	130 BRINDLES HILLSIDE LN	NA	SALISBURY, NC 28147	NC	28147	Proration	68160488	Vehicle Totalled	\$ 6.67
MOSHER, WAYNE ARTHUR	711 PINE HILL DR	NA	SALISBURY, NC 28146	NC	28146	Adjustment < \$100	68232538	Mileage	\$ 19.71
NATIONWIDE MUTUAL	666 GARLAND PL	NA	DES PLAINES, IL 60016	IL	60016	Proration	67548452	Vehicle Sold	\$ 69.99
OLIVER, KEVIN MARTIN	689 FLY FISHER DR	NA	SALISBURY, NC 28147	NC	28147	Proration	67428202	Vehicle Sold	\$ 159.07
PARNELL, TONY DELANEY	270 YATES RD	NA	SALISBURY, NC 28146	NC	28146	Proration	67061518	Vehicle Sold	\$ 6.15
QIAN, SIXIN	522 WEST 151ST STREET, APT 41	NA	NEW YORK, NY 10031	NY	10031	Proration	102240744	Vehicle Sold	\$ 35.03
QUERY, MARVIN RAY	701 CORDOVA CT	NA	SALISBURY, NC 28146	NC	28146	Proration	100593024	Tag Surrender	\$ 35.32
RICE, THOMAS RAY	198 SADDLE DR	NA	SALISBURY, NC 28147	NC	28147	Proration	67061428	Vehicle Sold	\$ 182.87
RITCH, CYNTHIA ELAINE	2146 HAMBLIN RD	NA	KANNAPOLIS, NC 28083	NC	28083	Proration	101142435	Vehicle Totalled	\$ 40.39
SCHUMACHER, SHANNON PATRICK	275 TREXLER RD	NA	SALISBURY, NC 28146	NC	28146	Proration	67061514	Vehicle Sold	\$ 30.08
SEAFORD, GREGG ALLEN	815 MITCHELL AVE	NA	CHINA GROVE, NC 28023	NC	28023	Proration	68295502	Vehicle Sold	\$ 69.89
SHAVER, ALBERT NEWTON	121 LILLY AVE	NA	SALISBURY, NC 28144	NC	28144	Proration	102240726	Vehicle Sold	\$ 21.57
SHAW, DARREN PATRICK	209 TIMBERLAKE DR	NA	SALISBURY, NC 28147	NC	28147	Proration	67136574	Tag Surrender	\$ 29.42
SHAW, DARREN PATRICK	209 TIMBERLAKE DR	NA	SALISBURY, NC 28147	NC	28147	Proration	67136572	Tag Surrender	\$ 50.21
SHIMADZU SCIENTIFIC INSTRUMENTS	5038 CENTURY DR	NA	KANNAPOLIS, NC 28081	NC	28081	Proration	67948546	Vehicle Sold	\$ 96.91
SHINN, JAMES LEROY	150 DAWN ST	NA	SALISBURY, NC 28147	NC	28147	Proration	67548448	Vehicle Sold	\$ 4.01
SHOEMAKER, MARTHA BEEKER	338 RANDOM DR	NA	SALISBURY, NC 28147	NC	28147	Proration	68160502	Vehicle Sold	\$ 8.46
SILVERMAN, KENNETH LACK	348 PHILLIPS HOLLOW DR	NA	MOORESVILLE, NC 28115	NC	28115	Proration	67061342	Vehicle Sold	\$ 16.23
SMITH, KATHRYN GAYNELL LOUISE	1980 RIBELIN RD	NA	SALISBURY, NC 28146	NC	28146	Proration	67428072	Vehicle Sold	\$ 13.70
SMITH, TOMMY EUGENE	355 CHANDLER RD	NA	SALISBURY, NC 28147	NC	28147	Adjustment < \$100	67949014	Over Assessment	\$ 2.25
SMITH, TOMMY EUGENE	355 CHANDLER RD	NA	SALISBURY, NC 28147	NC	28147	Adjustment >= \$100	67949024	Over Assessment	\$ 114.20
SMITH, TOMMY EUGENE	355 CHANDLER RD	NA	SALISBURY, NC 28147	NC	28147	Adjustment < \$100	67949022	Over Assessment	\$ 2.26
SMITH, TOMMY EUGENE	355 CHANDLER RD	NA	SALISBURY, NC 28147	NC	28147	Adjustment < \$100	67949018	Over Assessment	\$ 2.26
SMITH, TOMMY EUGENE	355 CHANDLER RD	NA	SALISBURY, NC 28147	NC	28147	Adjustment < \$100	67949016	Over Assessment	\$ 2.26

SMITH, TOMMY EUGENE	355 CHANDLER RD	NA	SALISBURY, NC 28147	NC	28147	Adjustment >= \$100	67949030	Over Assessment	\$ 428.93
SMITH, TOMMY EUGENE	355 CHANDLER RD	NA	SALISBURY, NC 28147	NC	28147	Adjustment >= \$100	67949028	Over Assessment	\$ 425.17
STANLEY, NICHOLAS SHAY	PO BOX 133	NA	ROCKWELL, NC 28138	NC	28138	Proration	68160510	Tag Surrender	\$ 56.26
SWEATTS MACHINING INC	820 HILL FARM RD	NA	GOLD HILL, NC 28071	NC	28071	Proration	67340832	Vehicle Sold	\$ 20.28
TAYLOR, CHRISTOPHER ERNEST	3040 N CANNON BLVD	NA	KANNAPOLIS, NC 28083	NC	28083	Proration	67948480	Vehicle Sold	\$ 25.02
THOMAS, NATHANIEL DWAIN	PO BOX 1754	NA	SALISBURY, NC 28145	NC	28145	Proration	67061670	Tag Surrender	\$ 14.24
THOMPSON, ERIN HARMON	345 WETMORE RD	NA	WOODLEAF, NC 27054	NC	27054	Proration	66968742	Tag Surrender	\$ 7.98
THOMPSON, MILDRED ALBERTA	1717 W C ST	NA	KANNAPOLIS, NC 28081	NC	28081	Proration	68295522	Vehicle Sold	\$ 11.05
WENSIL, RICKY THOMAS	709 CLAYTON TRL	NA	SALISBURY, NC 28146	NC	28146	Proration	67428066	Vehicle Sold	\$ 64.23
WENSIL, RICKY THOMAS	709 CLAYTON TRL	NA	SALISBURY, NC 28146	NC	28146	Proration	67428052	Vehicle Sold	\$ 29.36
WHEELS LT	666 GARLAND PL	NA	DES PLAINES, IL 60016	IL	60016	Proration	67428156	Vehicle Sold	\$ 171.48
WHITLEY, ERNEST ROY	613 W 22ND ST	NA	KANNAPOLIS, NC 28081	NC	28081	Proration	102443307	Vehicle Sold	\$ 241.62
WHITLEY, WILMA KEPHART	613 W 22ND ST	NA	KANNAPOLIS, NC 28081	NC	28081	Proration	102443331	Vehicle Sold	\$ 9.39
WILEY, JAMES WILLIAM JR	375 VINEYARD DR	NA	SALISBURY, NC 28146	NC	28146	Proration	67948552	Vehicle Sold	\$ 11.10
								TOTAL:	\$ 7,048.91

Jorge Parnell
Tax Collections Manager

16-22-17

7-14-17

JUNE 2017 TAX REFUNDS

W8NAM1	W8NAM2	W8ADR1	W8ADR2	W8CITY	W8STA	W8ZIPA	W8ASSD	W8TRNN	W8AMR2
ADAMS KEITH AILIN	NA	119 CHELSA LN LOT 5	NA	ROCKWELL	NC	28138	1972 HILLCREST 00012 00052	700010	24.95
ALFORD NICHOLAS WAYNE	NA	14810 STOKES FERRY RD	PO BOX 273	GOLD HILL	NC	28071-0273	14810 STOKES FERRY RD	701510	144.58
ANDERSON JAMES	NA	6085 NC HIGHWAY 801	NA	SALISBURY	NC	28147-8482	6085 NC 801 HWY	700777	60.55
ANDERSON JAMES GABRIEL	NA	6085 NC HIGHWAY 801	NA	SALISBURY	NC	28147-8482	521 BRINGLE FERRY RD	700085	59.10
ANDERSON JAMES GABRIEL	NA	6085 NC HIGHWAY 801	NA	SALISBURY	NC	28147-8482	6085 NC 801 HWY	701623	27.84
ARTEAGA JAIME CRUZ	NA	190 ELYSE AVE	NA	SALISBURY	NC	28147-6945	1999 GREY PERMTAG AD84232	701067	1.42
BALDWIN TRACY DRAIN	NA	2356 GLENWOOD ST	NA	KANNAPOLIS	NC	28083-9197	1030 E RIDGE RD	699994	90.69
BALDWIN TRACY DRAIN	NA	2356 GLENWOOD ST	NA	KANNAPOLIS	NC	28083-9197	2356 GLENWOOD ST	701500	131.92
BALLARD DAVID LEON JR	NA	2606 WIND SWEEP WAY	NA	ROCKWELL	NC	28138-8459	WIND SWEEP WAY	700021	52.40
BEASLEY MICHAEL CASEY DEAN	NA	1120 STONEY CREEK DR	NA	SALISBURY	NC	28146-7650	190 HAZEL ST	701770	63.47
BELL DONALD LEE	NA	415 SUTTON RD	NA	CHINA GROVE	NC	28023-8509	415 SUTTON RD	700202	47.05
BERRY MINNIE L	NA	115 E 30TH ST	NA	KANNAPOLIS	NC	28083-9057	114 E 31ST ST	701291	1.50
BLACK DANIEL DEE	NA	285 BLACK GRUBB RD	NA	SALISBURY	NC	28146-1004	2004 TREZ AA68396	699479	5.59
BOGER GWENDOLYN J	NA	207 CAROLYN RD	NA	SALISBURY	NC	28147-9618	207 CAROLYN RD	701438	15.39
BRINGLE KATHRYN L CH 13 TTEE	CASE #1250884	PO BOX 2115	NA	WINSTON SALEM	NC	27102-2115	2390 DEAL RD	700042	26.73
BRINGLE KATHRYN L CH 13 TTEE	CASE #1750264	PO BOX 2115	NA	WINSTON SALEM	NC	27102-2115	710 HALL ST	700068	62.53
BROADWAY KELLY LEANNE	NA	104 HEMLOCK AVE	NA	KANNAPOLIS	NC	28081-4238	CHINA GROVE RD	700094	240.63
BROWN BETTY W	NA	127 ROLLINGWOOD DR	PO BOX 89	LANDIS	NC	28088-0089	127 ROLLINGWOOD AV	700598	126.46
BROWN CLAYTON TRAVIS	NA	250 MILLER DR	NA	SALISBURY	NC	28146-0346	250 MILLER DR	701465	137.99
BUSSEY BILLY BENAIAH	NA	201 N CANNON BLVD	NA	KANNAPOLIS	NC	28083-3820	SECT C SCH 100 CLASS EQ ASM# 00	701617	37.77
BUSSEY BILLY BENAIAH	TRU LANDSCAPE ADVISOR	201 N CANNON BLVD	NA	KANNAPOLIS	NC	28083-3820	SECT C SCH 100 CLASS EQ ASM# 00	701105	494.85
CARTER CAROLYN W	NA	280 HARLEY DR	NA	SALISBURY	NC	28146-9725	280 HARLEY DR	701242	4.39
CARTER CHRISTOPHER GRANDBERRY	NA	3011 AIRPORT RD	NA	SALISBURY	NC	28147-9210	3011 AIRPORT RD	700787	18.73
CECIL ROBERT B	NA	150 STERNBRIDGE DR	NA	ROCKWELL	NC	28138-7410	150 STERNBRIDGE DR	700334	13.87
CLARK BRENDA B	NA	3625 E RIDGE RD	NA	SALISBURY	NC	28144-1287	3625 E RIDGE RD	701201	71.70
COE TINA CRISCO	NA	2615 SHUE RD	NA	SALISBURY	NC	28147-6634	2615 SHUE RD	700303	73.74
CONNER GWENDOLYN	NA	207 CAROLYN RD	NA	SALISBURY	NC	28147-9618	207 CAROLYN RD	699663	17.39
CORELOGIC TAX SERVICE	NA	486 THOMAS JONES WAY STE 150	NA	EXTON	PA	19341	6777 GOODMAN LAKE RD	701698	357.22
CORELOGIC TAX SERVICE	NA	486 THOMAS JONES WAY STE 150	NA	EXTON	PA	19341	6785 GOODMAN LAKE RD	701702	357.22
CORELOGIC TAX SERVICE	NA	486 THOMAS JONES WAY STE 150	NA	EXTON	PA	19341	6785 GOODMAN LAKE RD	701706	371.39
CORELOGIC TAX SERVICE	NA	486 THOMAS JONES WAY STE 150	NA	EXTON	PA	19341	6785 GOODMAN LAKE RD	701710	400.25
CORELOGIC TAX SERVICE	NA	486 THOMAS JONES WAY STE 150	NA	EXTON	PA	19341	6785 GOODMAN LAKE RD	701715	400.25
CRUZ HERMOINIO	NA	1111 GADDY MOBILE HOME DR	NA	KANNAPOLIS	NC	28081-8916	1978 AMERICAN 00012 00055	701109	17.10
CRUZ HERMOINIO	NA	1111 GADDY MOBILE HOME DR	NA	KANNAPOLIS	NC	28081-8916	1978 AMERICAN 00012 00055	701113	14.28
CRUZ HERMOINIO	NA	1111 GADDY MOBILE HOME DR	NA	KANNAPOLIS	NC	28081-8916	1978 AMERICAN 00012 00055	701117	15.21
CRUZ HERMOINIO	NA	1111 GADDY MOBILE HOME DR	NA	KANNAPOLIS	NC	28081-8916	1978 AMERICAN 00012 00055	701121	14.70
CRUZ HERMOINIO	NA	1111 GADDY MOBILE HOME DR	NA	KANNAPOLIS	NC	28081-8916	1978 AMERICAN 00012 00055	701125	21.75
CRUZ HERMOINIO	NA	1111 GADDY MOBILE HOME DR	NA	KANNAPOLIS	NC	28081-8916	1978 AMERICAN 00012 00055	701129	15.57
D'HAPPART JAMES L	NA	8143 LONGBRIAR DR	NA	KANNAPOLIS	NC	28081-8598	LONGBRIAR DR	701409	298.06
DALTON DIXIE WALKER	NA	718 N ELLIS ST	NA	SALISBURY	NC	28144-3428	718 N ELLIS ST	699695	425.00
EWING WILLIAM SCOTT	NA	15515 OLD BEATTY FORD RD	NA	GOLD HILL	NC	28071-9651	15515 OLD BEATTY FORD RD	699614	130.63
FINGER PAUL EDWARD	NA	706 W RICE ST	NA	LANDIS	NC	28088-1609	FLAT ROCK RD	700104	155.13
FISHER ETHAN JAMES	NA	PO BOX 515	NA	FAITH	NC	28041-0515	2015 G3 BOATS	700204	39.86
HAGEMAN AMANDA MARIE	NA	PO BOX 1216	NA	SALISBURY	NC	28145-1216	133 OLD CHEROKEE CIR	701447	18.00
HAMILTON CURTIS L	NA	125 RED MAPLE DR	NA	KANNAPOLIS	NC	28081-7962	1990 FLEETWOOD 00014 00076	701158	15.67
HELMS TONIA CORRELL	NA	1550 GIN RD	NA	GOLD HILL	NC	28071-6624	1550 GIN RD	701057	155.36
HENDRICK GRAYLING ANDREA	NA	7755 BLACKWELDER RD	NA	SALISBURY	NC	28146-8528	185 ACELAND CIR	699514	67.08
HOBSON DARRELL	NA	1300 W HORAH ST	NA	SALISBURY	NC	28144-3922	1300 W HORAH ST	701297	100.44

Jenya Kinnell
Tax Collections Manager

104
Batch 4096

HOUSTON RHONDA LYNN	NA	620 MT HOPE CHURCH RD	NA	SALISBURY	NC	28146-8548	29 KNOX ST	700539	5.37
HUDSON JAMES M JR	NA	270 JOE HESS RD	NA	SALISBURY	NC	28146-7340	1997 ALUMACRAFT	699752	5.88
HULSE GREGORY B & WF	HULSE ROBIN A	125 BROOKS FARM DR	NA	ROCKWELL	NC	28138-8516	125 BROOKS FARM DR	701653	13.97
IRBY CHRISTINE C	NA	3414 PINEY GROVE RD	NA	CHARLOTTE	NC	28212-6532	LINCOLN AV	700801	42.55
KURFEES JAMES DOUGLAS	NA	150 MESSICK RD	NA	SALISBURY	NC	28147-8472	150 MESSICK RD	701265	58.68
LAIDLAW AARON LEE	NA	955 ROY CLINE RD	NA	ROCKWELL	NC	28138-6655	SECT C SCH A10 CLASS EQ ASM# 00	701189	68.58
LAMB JEFFREY RAY	NA	835 VARNADORE RD	NA	SALISBURY	NC	28146-8176	835 VARNADORE RD	701760	181.53
LAWRENCE WILLIAM HOWARD	NA	707 S CAROLINA AVE	NA	SPENCER	NC	28159-0000	707 S CAROLINA AV	701300	182.44
LIPPARD CHRISTOPHER BRIAN	NA	2210 ENGLEWOOD ST	NA	KANNAPOLIS	NC	28083-4439	2210 ENGLEWOOD ST	701443	262.33
LONG FRANKLIN LEVARD JR	NA	335 BRIAIRWOOD DR	NA	CLEVELAND	GA	30528-4804	185 STERNBRIDGE DR	700086	20.00
LOWERY DENNIS RAY SR	NA	104 COURTNEY LN	NA	SALISBURY	NC	28146-9724	1993 FLEETWOOD 00014 00076	700118	113.52
MARKS LILLIE M	NA	12405 OLD BEATTY FORD RD	NA	ROCKWELL	NC	28138-7770	LAKESIDE DR	700847	212.04
MARTIN DAVID ALAN	NA	485 HARTMAN RD	NA	SALISBURY	NC	28146-0000	485 HARTMAN RD	700471	27.07
MARTIN DAVID ALAN & WF	MARTIN MARSHA ANN	485 HARTMAN RD	NA	SALISBURY	NC	28146-0000	485 HARTMAN RD	701606	41.09
MARTS CLARA	NA	1020 N MAIN ST	NA	SALISBURY	NC	28144-3612	1020 N MAIN ST	700070	64.43
MATANGIRA DANIEL MUSHAMUNDA	NA	675 BEAGLE CLUB RD	NA	SALISBURY	NC	28146-2005	675 BEAGLE CLUB RD	701584	84.88
MATANGIRA NICOLE HOLMES	NA	675 BEAGLE CLUB RD	NA	SALISBURY	NC	28146-2005	675 BEAGLE CLUB RD	701583	10.30
MCCULLOUGH ANTONIO ANTWAN	NA	521 ELM ST	NA	SALISBURY	NC	28144-6123	521 ELM ST	699498	251.82
MEREDITH JERRY THOMAS	NA	299 MEREDITH LN	NA	MOORESVILLE	NC	28115-9507	1989 OAKWOOD 00014 00070	700717	3.76
MILAM AMANDA MARIE	NA	PO BOX 1216	NA	SALISBURY	NC	28145-1216	320 SQUIRREL RUN	700919	15.52
MILLER ROBERT JEFFERSON	NA	717 MAUPIN AVE	NA	SALISBURY	NC	28144-6327	1993 SEA DOO	701625	61.84
MISENHEIMER BONNIE	NA	3020 WHITE RD	NA	SALISBURY	NC	28147-6505	3020 WHITE RD	701579	13.34
MITCHELL PATRICIA S	NA	102 S SPENCER AVE	NA	SPENCER	NC	28159-2329	305 S IREDELL AV	699734	16.15
MITCHELL SAUNDRA PATRICIA ETAL	NA	102 S SPENCER AVE	NA	SPENCER	NC	28159-2329	102 S SPENCER AV	699737	14.77
MORGAN WANDA	NA	1120 CHINA GROVE RD	NA	CHINA GROVE	NC	28023-6613	SECT C SCH U5 CLASS CE ASM# 00	700275	50.66
MUNSON CAROLYN	NA	1850 SCOUT RD	NA	SALISBURY	NC	28146-2556	SCOUT RD	700744	185.14
MURPHY WICHITA E	NA	1060 SAGEWOOD LN	NA	SALISBURY	NC	28146-7749	1060 SAGEWOOD LN	699538	83.96
NEELY BARBARA M	NA	1419 W MONROE ST	NA	SALISBURY	NC	28144-3937	159 HAWKINS LOOP	700066	254.22
NEUHARDT CRAIG A	NA	133 S MAIN ST UNIT 202	NA	MARSHALL	NC	28753-7429	1300 LARCHMONT RD, 301	700313	302.58
PEACOCK DONALD G	NA	345 BONANZA DR	NA	SALISBURY	NC	28144-9422	345 BONANZA DR	700205	47.03
POOLE CASSANDRA JEAN LEACH	NA	910 VARNADORE RD	NA	SALISBURY	NC	28146-8100	1960 LOWER PALMER RD	701517	137.33
PORTER BUDDY RAY	NA	2125 MARY ST	NA	CHINA GROVE	NC	28023-6608	CLASS SP ASM# 000	700804	24.66
PRESSLEY CURTIS D	NA	809 LOWER STONE CHURCH RD	NA	ROCKWELL	NC	28138-9471	809 LOWER STONE CHURCH RD	700298	106.22
RANKIN CARLTON WESLEY	NA	PO BOX 401	415 KNOX SCHOOL RD	CLEVELAND	NC	27013-0401	425 KNOX SCHOOL RD	700611	92.66
ROBBINS LACY EUGENE III	NA	413 PINWOOD AVE	NA	KANNAPOLIS	NC	28081-9753	413 PINWOOD AV	701287	32.18
ROSSINI NICHOLAS ALAN	NA	125 DOVE LN	NA	SALISBURY	NC	28147-7844	2008 TRACKER	701085	49.02
RUMMAGE WESLEY CHAD	NA	14455 OLD BEATTY FORD RD	NA	GOLD HILL	NC	28071-9641	1995 SUPR CHART VAL	699954	27.17
SCHENK CHRISTOPHER DEWAYNE	NA	1204 N MAIN ST	NA	SALISBURY	NC	28144-3718	1204 N MAIN ST	700765	191.08
SEALS SCOTTY LEE	NA	1330 HIGH ROCK RD	NA	GOLD HILL	NC	28071-8302	1996 TITAN 00014 00076	700371	54.73
SHOE MICHAEL RAY	NA	1315 FOX AVE	NA	KANNAPOLIS	NC	28083-2731	1315 FOX AV	700851	179.12
SHUE DARRELL L	NA	320 CHINA GROVE RD	NA	CHINA GROVE	NC	28023-6622	320 CHINA GROVE RD	700101	267.92
SHULENBURGER CHRISTOPHER WAYNE	NA	1655 COOPER RD	NA	SALISBURY	NC	28147-9644	1655 COOPER RD	699957	56.51
SIMS MEHETHABELLE JENNIFER	NA	801 IRENE AVE	NA	KANNAPOLIS	NC	28083-0000	906 LAURA AVE	701423	103.20
TIDWELL AMBER NICOLE	NA	5915 SOUTHERN LN	NA	SALISBURY	NC	28147-0000	5915 SOUTHERN LN	701033	5.13
TREXLER TAMARA CAROL	NA	5135 BRINGLE FERRY RD	NA	SALISBURY	NC	28146-7113	5135 BRINGLE FERRY RD	700591	16.00
TUCKER FRANKIE EUGENE	TUCKER KATHY S	178 PARADISE DR	NA	SALISBURY	NC	28146-0000	235 DUNNS MOUNTAIN CHURCH RD	701259	11.39
VIEAU JASON MICHAEL	NA	286 DODGE DR	NA	MOORESVILLE	NC	28115-4306	2014 CONT PERMTAG AC84427	700706	37.61
WADSWORTH DANA L	NA	5550 BROOKLINE DR	NA	ORLANDO	FL	32819-0000	4210 OLD BEATTY FORD RD	701488	90.16
WALLER CLYDE S III &	WALLER DUSTIN T	1025 NOTTING HILL DR	NA	GALLATIN	TN	37066-8457	2000 SKYLINE 00014 00076	700423	208.56
WHALES STACEY	NA	1326 HIGH CLIFFS RD	NA	KANNAPOLIS	NC	28081-0000	1326 HIGH CLIFFS RD	700853	38.49
WHITE CATHY ELAINE	NA	1340 OAK BREEZE DR	NA	MOORESVILLE	NC	28115-8202	1340 OAK BREEZE DR	700875	28.49

WHITE-DEYO LINDA L	CHOSEN FEW PRODUCTIONS	839 CARPENTERS CIR	NA	SALISBURY	NC	28144	SECT C SCH B10 CLASS EQ ASM# 00	701037	87.37
WHITE-DEYO LINDA L	CHOSEN FEW PRODUCTIONS	839 CARPENTERS CIR	NA	SALISBURY	NC	28144	SECT C SCH B10 CLASS EQ ASM# 00	701048	107.17
WILSON TERESA	NA	1140 BUTLER ST	NA	SALISBURY	NC	28144-7741	1140 BUTLER ST	700204	129.90
WOODS KENNETH L	NA	802 BROOKMONT AVE	NA	SALISBURY	NC	28146-9261	802 BROOKMONT AV	700619	139.47
YORK ADAM LONDON	NA	200 CASTLEWOOD DR APT 428	NA	SALISBURY	NC	28147-1232	1991 HOND ASE 4S ACCORD SE	701310	27.49
								TOTAL:	10,387.88

Sonya Parnell
Tax Collections Manager

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Finance Department
DATE: June 23, 2017
SUBJECT: Sale of Surplus RTS Vehicles

Please see the attached information.

Please approve the attached Resolution.

ATTACHMENTS:

Description	Upload Date	Type
Sale of Surplus RTS Vehicles	6/23/2017	Backup Material

Leslie E. Heidrick, CPA
Assistant County Manager/
Finance Director



Harley L. Will, CPA
Assistant Finance Director

Rowan County Finance Department

130 West Innes Street • Salisbury, NC 28144-4326
Telephone 704-216-8170 • FAX 704-216-8110

Memorandum

To: Rowan County Board of Commissioners
Aaron Church, County Manager

From: Leslie E. Heidrick, Assistant County Manager/Finance Director *LEH*
David Sifford, Purchasing Agent *DS*

Re: Sale of Surplus RTS Vehicles

Date: June 23, 2017

In accordance with G.S. 160A-270(b), the Rowan Transit System and the Finance Department are requesting Board approval to declare the eleven vehicles and five vehicle propane systems listed on the attached Exhibit A to be surplus property and to allow the Purchasing Agent to sell the equipment by electronic auction. The equipment will be sold on the GovDeals.com website. If declared as surplus property, notices will be published in the Salisbury Post and on the County's website.

Staff's Recommendation: It is the recommendation of the Rowan Transit System and the Finance Department that the attached resolution be approved. The resolution authorizes the Rowan County Purchasing Agent to sell the surplus equipment by electronic auction on the GovDeals.com website. The resolution will be published at least ten days before the date of the sale.

Equal Opportunity Employer



recycled paper

Rowan County
2017 Surplus RTS Equipment Inventory
June 23, 2017

EXHIBIT A

VEHICLES

Vehicle ID #	Vehicle No.	Year	Model	Make	Model	Mileage	Comments
1FTDS3EL38DA37250	37250	2011		Ford	E350	166,158	Out of Service
1FDFF45S69DA44079	44079	2009		Ford	E450	179,009	Out of Service
2B4GP44351R394377	94377	2001		Ford	Minivan	96,448	Out of Service
1FTDS3EL18DA98256	98256	2011		Ford	E350	162,688	Out of Service
1FTDS3EL58DB31677	31677	2011		Ford	E350	153,771	Propane System Included
1FTDS3EL78DB31678	31678	2011		Ford	E350	182,413	Propane System Included
1FDFF4FSXADA48414	48414	2010		Ford	E450	175,147	Out of Service
1FTDS3EL08DA86454	86454	2011		Ford	E350	187,881	Propane System Included
1FTDS3EL48DA86456	86456	2011		Ford	E350	182,402	Out of Service
1FTDS3EL38DA98257	98257	2011		Ford	E350	182,463	Out of Service
1FTSS34L57DA50727	50727	2007		Ford	E350	127,817	Out of Service

VEHICLE PROPANE SYSTEMS

ITEM NO.	ITEM DESCRIPTION	COMMENTS
031677	Prins Propane Gas Conversion Kit	Attached to vehicle #31677
031678	Prins Propane Gas Conversion Kit	Attached to vehicle #31678
086454	Prins Propane Gas Conversion Kit	Attached to vehicle #86454
092047	Prins Propane Gas Conversion Kit	Removed from vehicle #92047
092048	Prins Propane Gas Conversion Kit	Removed from vehicle #92048

Greg Edds, Chairman
Jim Greene, Vice-Chairman
Mike Caskey
Judy Klusman
Craig Pierce



Aaron Church, County Manager
Carolyn Barger, Clerk to the Board
John W. Dees, II, County Attorney

Rowan County Board of Commissioners

130 West Innes Street • Salisbury, NC 28144
Telephone 704-216-8180 • FAX 704-216-8195

RESOLUTION AUTHORIZING SALE OF SURPLUS PROPERTY BY PUBLIC AUCTION

Whereas, G.S. 160A-270(b) allows the Board of Commissioners to sell personal property by electronic auction upon adoption of a resolution or order authorizing the appropriate official to dispose of the property at public auction; and

Whereas, Rowan Transit System and the Finance Department have recommended that the property listed on Exhibit A (attached) be sold at public auction as surplus property on the GovDeals.com electronic auction website; now therefore,

Be it resolved, by the Rowan County Board of Commissioners, that the County's Purchasing Agent is authorized to sell by public auction the surplus property described on Exhibit A in accordance with G.S. 160A-270(b) and that authority is given to the County Manager to sign vehicle titles on behalf of the County. The auction will be conducted electronically on the GovDeals.com website. All vehicles and equipment will be sold "as is". Vehicles and titles will be furnished following the receipt of cash or certified check. The Purchasing Agent is directed to publish, at least once and not less than ten (10) days before the date of the auction, a copy of this Resolution or a notice summarizing its content as required by G.S. 160A-270(b).

Adopted this 5th day of July, 2017.

Greg Edds, Chairman
Rowan County Board of Commissioners

ATTEST:

Carolyn Barger, MMC, NCCCC
Clerk to the Board/Assistant to the County Manager

Equal Opportunity Employer



recycled paper

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Ed Muire, Planning Director and Jay Dees, County Attorney
DATE: June 23, 2017
SUBJECT: Schedule Public Hearing for Road Closure Request: August 21, 2017

REQUEST

Teramore Development, LLC has acquired three (3) contiguous parcels on Grace Church Road at the intersection of S. Main Street (S US 29 Hwy) identified as Tax Parcels 477-025 / 477-026 / 477-084; reference Attachment A. To the west of these parcels is a 50' unopened right-of-way referenced as Crosby Street on a subdivision plat dated July 28, 1923 recorded in Book 9995 page 160; reference Attachment B.

Physical constraints created by an existing waterline easement on the east side of the property and along S. Main Street interfere with Teramore's proposed site development. Consequently, Teramore has opted to pursue a road closure of Crosby Street as authorized under NCGS 153A-241. To facilitate their request, Teramore is being represented by Andrew Abramson, Esq.; reference Attachment C.

RECOMMENDATION

The County Attorney and Planning Director have reviewed the resolution (Attachment D) and associated documents provided by Attorney Abramson and determined they are sufficient to initiate the road closure process outlined in NCGS 153A-241 (Attachment E).

Staff recommends the Commission adopt the resolution in Attachment D and schedule a public hearing on this request for its August 21, 2017 meeting.

ATTACHMENTS:

Description	Upload Date	Type
Attachment A: Teramore Project [current survey]	6/23/2017	Exhibit
Attachment B: Plat Book 9995 Page 160	6/23/2017	Exhibit
Attachment C: Teramore Request for Road Closure	6/23/2017	Backup Material
Attachment D: Teramore Resolution for	6/23/2017	Resolution Letter

Road Closure

Attachment E: NCGS 153A-241

6/23/2017

Backup Material

NORTH CAROLINA
ROWAN COUNTY

TO: TERAMORE DEVELOPERS, LLC & THEIR ASSIGNS, CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(a),6(b),7(a),8,11,13,14,17,18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 3-10-2017.

DATE OF PLAT OR MAP: 3-20-2017

THIS SURVEY IS OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, DANNY A LONG FURTHER, CERTIFY THIS TIE TO GRID AS SHOWN WAS DETERMINED FROM AN ACTUAL GPS (OR GNSS) SURVEY MADE BY ME AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY.

CLASS OF SURVEY: AA
POSITIONAL ACCURACY: HORZ: 0.0045m/0.014 FT - VERT: 0.0053m/0.017 FT.
TYPE OF GPS (OR GNSS) FIELD PROCEDURES: STATIC/OPUS
DATE OF GPS SURVEY: 02/10/2017
DATUM/EPOCH: NAD 83(2011)
PUBLISHED/FIXED CONTROL: N/A
GEOID MODEL: GEOID128
COMBINED GRID FACTOR: 0.99985946
UNITS: US SURVEY FOOT
EQUIPMENT USED: 2-LEICA GS14 RECEIVERS (BASE/ROVER)

Danny A. Long
DANNY A. LONG PLS L-4874
3-20-2017
DATE

LEGEND

- EXISTING MON (NOTED)
- SET IRON MON (NOTED)
- CALCULATED POINT
- △ TRAVERSE STATION
- SPIKE
- CONCRETE MONUMENT
- ⊗ PK NAIL
- STONE
- ⊗ R/W MONUMENT
- ⊗ WATER METER
- ⊗ SEWER CLEANOUT
- ⊗ SEWER MANHOLE
- ⊗ STORM MANHOLE
- ⊗ FIRE HYDRANT
- ⊗ UTILITY POLE
- ⊗ SINGLE POLE SIGN
- ⊗ DOWN GUY
- ⊗ WATER VALVE
- BOUNDARY LINE
- DEED LINE
- RIGHT OF WAY
- EASEMENT
- OVERHEAD ELEC
- UNDERGRD ELEC
- WATER LINE
- SEWER LINE
- GAS LINE
- STORM LINE
- DITCH CENTERLINE
- NCDOT R/W FENCE



NOTES:

- TOTAL AREA THIS MAP = 1.249 ACRES
- NUMBER OF LOTS CREATED = 0
- SUBJECT PROPERTY TAX PARCEL #477-026, 477-048 & 477-025
- SUBJECT PROPERTY ADDRESS: 4990 S. MAIN STREET, SALISBURY, NC.
- BOUNDARY INFORMATION OBTAINED FROM DEEDS OF RECORD & A FIELD RUN SURVEY.
- BEARING BASIS, NCSPPS, NAD 83 - NSRS 2011, US SURVEY FOOT. GPS SURVEY
- AREAS COMPUTED BY COORDINATE GEOMETRY.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- SITE SERVED BY MUNICIPAL WATER AND PRIVATE SEPTIC.
- ADJOINING LAND OWNERS WERE IDENTIFIED USING THE CURRENT ONLINE ROWAN COUNTY GIS TAX MAPS.
- ACCORDING TO THE ONLINE FLOOD RISK INFORMATION SYSTEM (FRIS) FLOOD HAZARD BOUNDARY MAP, No. 371056480J, COMMUNITY NUMBER 370351, PANEL NUMBER 5648, EFFECTIVE DATE 6-16-2009, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (OTHER AREAS-MINIMAL FLOOD RISK), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT, THIS PLAT REFLECTS INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK, AND MAY NOT SHOW EVERY POSSIBLE CONDITION AFFECTING THIS PROPERTY.
- PER ROWAN COUNTY, ONLINE ZONING, THIS PROPERTY IS ZONED "CB" COMMERCIAL, BUSINESS INDUSTRIAL DISTRICT, THE FOLLOWING SETBACKS: FRONT SETBACK = 50', -SIDE SETBACKS = 10 or 0' - REAR SETBACKS = 10' or 0', SIDE STREET = 30'
- NO OBSERVED EVIDENCE THAT SITE WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
- AT THE TIME OF THIS SURVEY NO ENCROACHMENTS OF BUILDINGS APPURTENANCES AND PROJECTIONS WERE OBSERVED. (NONE OBSERVED)

0.558 ACRES - PORTION OF LOTS 27, 28, 29 & 30 - PLAT BOOK 9995, PAGE 160 (DEED BOOK 955, PAGE 786)

ROWAN COUNTY TAX PARCEL NO. 477-025

BEING 0.558 ACRES TOTAL, LOCATED IN THE LOCKE TOWNSHIP, ROWAN COUNTY, N.C., BEING THE LANDS OF DAVID CLARK, ET AL, DEED BOOK 955, PAGE 786 (TRACTS 8, 9 & 10), AS RECORDED AT THE ROWAN COUNTY PUBLIC REGISTRY, ALSO, BEING ON THE NORTH CAROLINA GEODETIC GRID NAD 83 (2011), AS SURVEYED BY BLUE RIDGE GEOMATICS, PA, ON MARCH 10, 2017, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND ON THE WESTERN RIGHT-OF-WAY LIMITS OF U.S. HIGHWAY 29 (S. MAIN STREET), A 100' PUBLIC RIGHT-OF-WAY, SAID 1/2" REBAR HAVING NORTH CAROLINA GRID COORDINATES OF N=682,495.89, E=1,543,488.46; THENCE RUNNING WITH SAID RIGHT-OF-WAY S25°09'51"W 201.54' TO A MAG NAIL SET IN THE ASPHALT, THENCE RUNNING WITH THE NORTHERN RIGHT-OF-WAY LIMITS OF GRACE CHURCH ROAD, N63°52'17"W 120.69' TO A 5/8" REBAR FOUND, THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING WITH THE EASTERN PROPERTY LINE OF YATES DEVELOPMENT, LLC, N25°08'07"E 95.50' TO A 1/2" PIPE FOUND; THENCE N25°14'56"E 105.96' TO A 1" ROD FOUND; THENCE RUNNING WITH THE SOUTHERN LINE OF MARGARET H. SCOGGINS, S63°54'22"E 120.58' TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 0.558 ACRES, AS CALCULATED BY COORDINATE GEOMETRY.

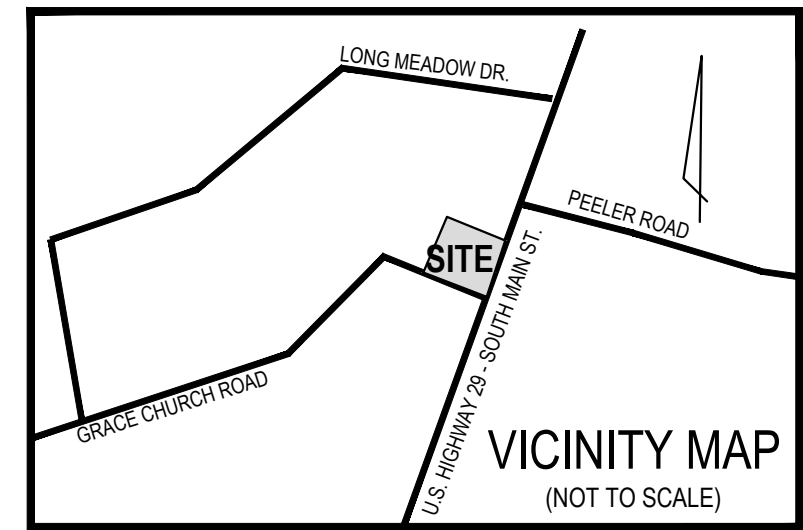
1.249 ACRES - LOTS 27 THRU 34 - PLAT BOOK 9995, PAGE 160

ROWAN COUNTY TAX PARCEL NO. 477-025, 477-084, AND 477-025

BEING 1.249 ACRES TOTAL, LOCATED IN THE LOCKE TOWNSHIP, ROWAN COUNTY, N.C., BEING ALL OF LOTS 27, 28, 29, 30, 31, 32, 33 AND 34, PLAT BOOK 9995, PAGE 160 AS RECORDED AT THE ROWAN COUNTY PUBLIC REGISTRY, ALSO, BEING ON THE NORTH CAROLINA GEODETIC GRID NAD 83 (2011), AS SURVEYED BY BLUE RIDGE GEOMATICS, PA, ON MARCH 10, 2017, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" ROD FOUND ON THE NORTHERN RIGHT-OF-WAY LIMITS OF GRACE CHURCH ROAD (S.R. 1503), SAID BEGINNING POINT BEING N64°17'06"W 75.06' FROM A 5/8" REBAR FOUND, ALSO ON THE AFORMENTIONED NORTHERN RIGHT-OF-WAY, SAID BEGINNING POINT HAVING NORTH CAROLINA GRID NAD-83 COORDINATES OF N682,399.20, E=1,543,470.88; THENCE FROM SAID BEGINNING POINT AND RUNNING WITH THE SAID NORTHERN RIGHT-OF-WAY LINE OF GRACE CHURCH ROAD, N64°14'07"W 75.17' TO A 5/8" REBAR FOUND ON THE EASTERN RIGHT-OF-WAY LIMITS OF CROSBY STREET, AN UNOPENED 50' RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 9995, PAGE 160, THENCE WITH SAID EASTERN RIGHT-OF-WAY, N25°17'05"E 199.65' TO A 5/8" REBAR FOUND, HAVING NORTH CAROLINA GRID COORDINATES OF N=682,495.89, E=1,543,732.56; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING WITH THE SOUTHERN LINE OF HARVEY LEE MUSSELWHITE, S64°52'09"E 74.93' TO A 5/8" REBAR FOUND, THENCE S65°02'06" 74.98' TO A 1" ROD FOUND, THENCE RUNNING WITH THE SOUTHERN LINE OF MARGARET H. SCOGGINS, S63°54'22"E 120.58' TO A 1/2" REBAR FOUND ON THE WESTERN RIGHT-OF-WAY LIMITS OF U.S. HIGHWAY 29 (S. MAIN STREET), A 100' PUBLIC RIGHT-OF-WAY, SAID 1/2" REBAR HAVING NORTH CAROLINA GRID COORDINATES OF N=682,495.89, E=1,543,488.46; THENCE RUNNING WITH SAID RIGHT-OF-WAY S25°09'51"W 201.54' TO A MAG NAIL SET IN THE ASPHALT, THENCE RUNNING WITH THE NORTHERN RIGHT-OF-WAY LIMITS OF GRACE CHURCH ROAD, N63°52'17"W 120.69' TO A 5/8" REBAR FOUND, THENCE CONTINUING N64°17'06"W 75.06' TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 1.249 ACRES, AS CALCULATED BY COORDINATE GEOMETRY



CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B - SECTION 2 - EXCEPTIONS
COMMITMENT ID No.:16-23335RA EFFECTIVE DATE: NOVEMBER 4, 2016
0.558 ACRES - DEED BOOK 955, PAGE 786 - TRACTS 8, 9, & 10

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTER, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- TAXES OR ASSESSMENTS FOR THE YEAR 2017, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
- ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN PLAT BOOK 9995, PAGE 160.
- ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF GRACE CHURCH ROAD AND SOUTH MAIN STREET (US HIGHWAY 29).
- MEMORANDUM OF ACTION FILED BY CITY OF SALISBURY RECORDED IN BOOK 938, PAGE 352, AND RELATED CONDEMNATION FINAL JUDGMENT RECORDED IN BOOK 1013, PAGE 983.

CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B - SECTION 2 - EXCEPTIONS
COMMITMENT ID No.:16-23236RA EFFECTIVE DATE: NOVEMBER 4, 2016
0.345 ACRES - DEED BOOK 990, PAGE 105

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTER, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- TAXES OR ASSESSMENTS FOR THE YEAR 2017, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
- ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN PLAT BOOK 9995, PAGE 160.
- ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF GRACE CHURCH ROAD AND CROSBY STREET.
- EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 941, PAGE 70. GENERAL AND BLANKET IN NATURE. OVERHEAD LINES SHOWN HEREON.

CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B - SECTION 2 - EXCEPTIONS
COMMITMENT ID No.:16-23256RA EFFECTIVE DATE: NOVEMBER 4, 2016
0.346 ACRES - DEED BOOK 990, PAGE 104

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTER, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- TAXES OR ASSESSMENTS FOR THE YEAR 2017, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
- ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN PLAT BOOK 9995, PAGE 160.
- ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF GRACE CHURCH ROAD.
- EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 941, PAGE 70. GENERAL IN NATURE. OVERHEAD LINES SHOWN

ALTA/NSPS LAND TITLE SURVEY OF
1.249 ACRES - LOTS 27- thru 34
PLAT BOOK 9995, PAGE 160
FOR
TERAMORE DEVELOPMENT, LLC
DATE OF MAP: MARCH 20, 2017

LOCKE TOWNSHIP
ROWAN COUNTY, N.C.
PROJECT #3160082016

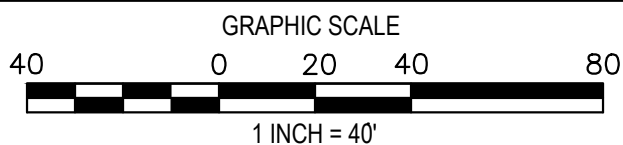
DATE OF SURVEY: 3-10-2017
DRAWN BY: DAL
FIELD CREW: TO



BLUE RIDGE GEOMATICS, PA
SURVEYING | GIS | MAPPING
NOBELS SURVEYING FIRM #C-3576

126 EXECUTIVE DRIVE - SUITE 220
WILKESBORO, NC 28697
PHONE: 336-844-4088
http://brgeo.biz

DANNY A. LONG, PLS
126 EXECUTIVE DRIVE - SUITE 220
WILKESBORO, NC 28697
PHONE: 828-773-8814
danny@brgeo.biz



SUMNER HEIGHTS

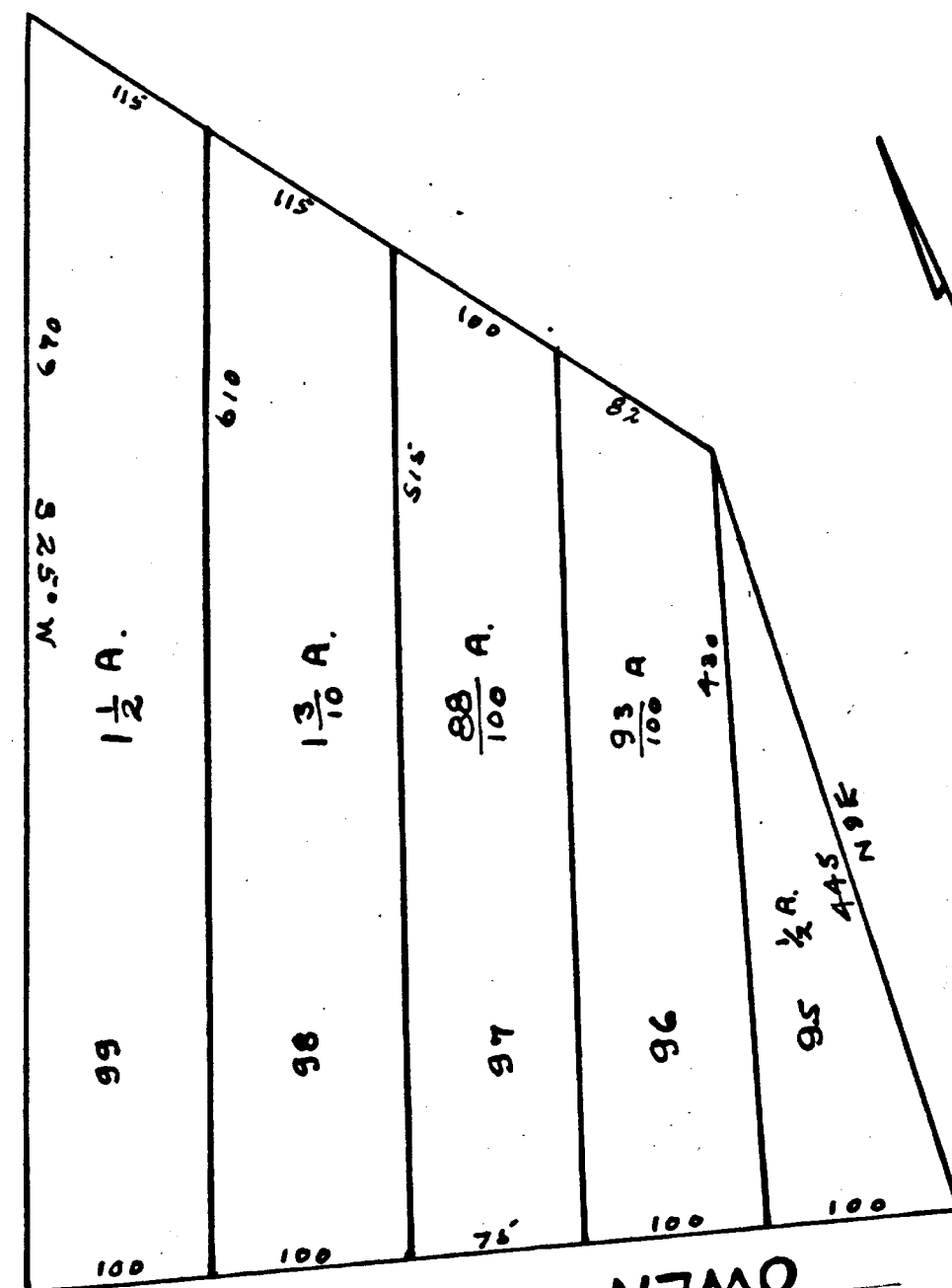
PROPERTY OF

ZEB V. FISHER +

+ SUMNER +

Rowan County, N.C.

Surveyed by
N.A. TREXLER
Salisbury, N.C.
Scale 1" to 100 feet.



FRIES		RIDGE		STREET		OWEN STREET	
50	150	171	83	150	89	50	50
50	150	171	82	50	90	50	50
50	150	171	81	50	91	50	50
50	150	171	80	50	92	50	50
50	150	171	79	50	93	50	50
50	150	171	78	50	94	50	50
50	150	171	77	50	95	50	50
50	150	171	76	50	96	50	50
50	150	171	75	50	97	50	50
50	150	171	74	50	98	50	50
50	150	171	73	50	99	50	50

BLAIR		CROSBY		STREET	
50	147	50	147	50	51
50	148	50	148	50	52
50	149	50	149	50	53
50	150	50	150	50	54
50	151	50	151	50	55
50	152	50	152	50	56
50	153	50	153	50	57
50	154	50	154	50	58
50	155	50	155	50	59
50	156	50	156	50	60
50	157	50	157	50	61

STATE		HIGHWAY		AVENUE	
50	158	50	158	50	158
50	159	50	159	50	159
50	160	50	160	50	160
50	161	50	161	50	161
50	162	50	162	50	162
50	163	50	163	50	163
50	164	50	164	50	164
50	165	50	165	50	165
50	166	50	166	50	166
50	167	50	167	50	167
50	168	50	168	50	168
50	169	50	169	50	169

STATE		HIGHWAY		RAIL ROAD	
50	170	50	170	50	170
50	171	50	171	50	171
50	172	50	172	50	172
50	173	50	173	50	173
50	174	50	174	50	174
50	175	50	175	50	175
50	176	50	176	50	176
50	177	50	177	50	177
50	178	50	178	50	178
50	179	50	179	50	179
50	180	50	180	50	180
50	181	50	181	50	181

For Sale By
Walter And Gurley Auction Co.
July 28, 1923

**WOODSON, SAYERS, LAWTHER,
SHORT, PARROTT & ABRAMSON, L.L.P.**

ATTORNEYS AND COUNSELLORS AT LAW

225 NORTH MAIN STREET, SUITE 200

POST OFFICE BOX 829

SALISBURY, NORTH CAROLINA 28145-0829

TELEPHONE (704) 633-5000

TELEFAX (704) 637-2388

WALTER H. WOODSON 1875-1964

DONALD D. SAYERS*
F. RIVERS LAWTHER, JR.
CARL M. SHORT, JR.
S. EDWARD PARROTT
ANDREW J. ABRAMSON*
KELLY LESSO COPE
J. GRAHAM CORRIHER

*OF COUNSEL
*ALSO ADMITTED IN FLORIDA

June 7, 2017

Mr. Ed Muire, Planning Director
402 N Main Street
Room 204
Salisbury, NC 28144

**Re: Petition to Close Crosby Street a/k/a/ Hamby Way
Teramore Development, LLC**

Dear Mr. Muire:

Please find enclosed a Petition to close Crosby Street a/k/a/ Hamby Way submitted by my client Teramore Development, LLC. The petition is submitted in hopes to close down Crosby Street a/k/a/ Hamby Way between Grace Church Road and Cross Ridge Avenue.

My client is seeking the closure of the property to facilitate the commercial development of its property situated at the corner Grace Church Road and US Highway 29. There are more specifics on this contained in the petition and I will be happy to elaborate more if needed.

We have also prepared and enclosed a proposed Resolution for the Board of Commission to adopt at its next available meeting calling for the statutorily required public hearing on the petition. As written, we are seeking a public hearing at the August 21st session to allow for compliance with all notice requirements. I would ask that you please share this with the County Attorney and County Manager to insure that it comports with their protocol requirements.

If the resolution is adopted, I will on behalf of my client, oversee the required advertisement in the Salisbury Post and provide certified letters to all entitled neighboring

WOODSON, SAYERS, LAWTHER,
SHORT, PARROTT & ABRAMSON, L.L.P.

Paget Two

**Re: Petition to Close Crosby Street a/k/a/ Hamby Way
Teramore Development, LLC**

property owners as required by NCGS § 153A-241. We would ask for the County's assistance in posting the area with signage as required by NCGS § 153A-241.

If at the August 21st hearing the Commission is favorable to the petition, we would recommend that prior to the withdrawal and closing of the road, that a formal acceptance of the dedication be made of the road. The road was offered for dedication by the developer when the plat was recorded in 1923 (see Book 9995, page 160, Rowan County Registry) and it would be difficult to determine if a formal acceptance ever occurred. To cover this matter, a simple resolution of the acceptance can be made and documented, in the event the Commission is inclined to approve the road closure.

I thank you for your assistance with this matter as we seek to facilitate the economic development of this property.

Sincerely,


Andrew J. Abramson

AJA/mm

Enclosures

Cc: Margaret Sanders

Crosby Street A/K/A/ Hamby Way Closing Petition
Page 1 of 4

NORTH CAROLINA) PETITION TO CLOSE AND ABANDON
)
ROWAN COUNTY) A PORTION OF CROSBY STREET A/K/A
)
) HAMBY WAY

TO: THE HONORABLE CHAIRMAN AND
COUNTY COMMISSION OF ROWAN COUNTY

The undersigned respectfully petitions the Honorable Chairman and County Commission of Rowan County as follows:

I. Your petitioner declares that it is the owner of 120 Grace Church Road, Salisbury, North Carolina, Rowan County Parcel Identification # 477 026 and that as to other property abutting the portion of Crosby Street a/k/a/ Hamby Way which it wants to have closed and abandoned, the following are the owners:

Owner	Address
City of Salisbury	PO Box 479 Salisbury, NC 28145
Harvey Lee Musselwhite	145 Crossridge Avenue Salisbury NC 28146

Petitioner requests the closing of a portion of Crosby Street a/k/a Hamby Way, an unopened right of way, to facilitate the development and use of its property and two adjacent undeveloped properties owned by Petitioner which extend to Highway 29. Due to the topography of Petitioner's property having approximately 10 feet of fall from north to south and a 20 foot water line easement lying on the eastern portion of Petitioner's property fronting Highway 29, site development has had to shift west. As such, there is inadequate area for a proper septic system and septic reaming area which must be situated on the west side of the property. Consequently, additional property is needed to the west to service the septic system needs.

Crosby Street A/K/A/ Hamby Way Closing Petition

Page 2 of 4

Said portion of Crosby Street a/k/a Hamby Way was offered for dedication for public use in 1923 upon the recording of the subdivision plat of Sumner Heights in Map Book 9995, page 160, Office of the Register of Deeds of Rowan County, North Carolina. However, said road has never been opened and its use as a street or public way is unnecessary for the normal flow of traffic through the surrounding area.

II. Your petitioner respectfully petitions that the following described portion of said Crosby Street a/k/a Hamby Way extending from Grace Church Road to Crossridge Avenue a/k/a Ridge Avenue officially be closed and abandoned:

BEING 0.411 ACRES TOTAL, LOCATED IN THE LOCKE TOWNSHIP, ROWAN COUNTY, NC, BEING A PORTION OF CROSBY STREET TO BE ABANDONED, PLAT BOOK 9995, PAGE 160 AS RECORDED AT THE ROWAN COUNTY PUBLIC REGISTRY, ALSO, BEING ON THE NORTH CAROLINA GEODETIC GRID NAD 83 (2011), AS SURVEYED BY BLUE RIDGE GEOMATICS, PA; ON MARCH 10, 2017, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1" ROD FOUND ON THE NORTHERN RIGHT-OF-WAY LIMITS OF GRACE CHURCH ROAD (S.R. 1503), SAID BEGINNING POINT BEING N64°14'07"W 75.17' FROM A 1" ROD FOUND, ALSO ON THE AFORMENTIONED NORTHERN RIGHT-OF-WAY, SAID BEGINNING POINT HAVING NORTH CAROLINA GRID NAD-83 COORDINATES OF N=682,431.87', E=1,543,403.19'; THENCE FROM SAID BEGINNING POINT AND RUNNING WITH THE SAID NORTHERN RIGHT-OF-WAY LINE OF GRACE CHURCH ROAD, AND THE SOUTHERN TERMINUS OF CROSBY STREET, N63°13'20"W 50.04' TO A 1" PIPE FOUND, SAID 1" PIPE HAVING NORTH CAROLINA GRID COORDINATES OF N=682,454.42', E=1,543,358.51'; THENCE RUNNING WITH THE WESTERN RIGHT-OF-WAY LIMITS OF CROSBY STREET, N25°15'21"E 357.20' TO A COMPUTED POINT, ON THE SOUTHERN RIGHT-OF-WAY LIMITS OF CROSS RIDGE AVENUE A 50' UNOPENED STREET, SAID COMPUTED POINT ALSO BEING THE NORTHEASTERN MOST CORNER OF THE PROPERTY OF THE CITY OF SALISBURY; DEED BOOK 610, PAGE 382; THENCE WITH THE AFORMENTIONED SOUTHERN RIGHT-OF-WAY LIMITS OF CROSS RIDGE AVENUE, S64°47'32"E 50.00' TO A ½" REBAR FOUND; THE NORTHWESTERN MOST CORNER OF HARVEY LEE MUSSELWHITE, LOTS 35, 36 & 37 OF PLAT BOOK 9995, PAGE 160; HAVING NORTH CAROLINA GRID COORDINATES OF N=682,756.18'; E=1,543,556.15'; THENCE RUNNING WITH THE EASTERN RIGHT-OF-WAY LIMITS OF CROSBY STREET, S25°12'34"W 158.92' TO A 5/8" REBAR FOUND, THE NORTHWESTERN MOST CORNER OF LUTHER B, CHILDERS, DEED BOOK 990, PAGE 105, SAID 5/8" REBAR FOUND HAVING NORTH CAROLINA GRID COORDINATES OF N=682,612.39', E=1,543,488.46'; THENCE CONTINUING WITH THE SAID EASTERN RIGHT-OF-WAY OF CROSBY STREET, S25°17'05"W 199.65' TO THE POINT AND PLACE OF BEGINNING, THE ABOVE DESCRIPTION CONTAINING 0.411 ACRES.

See attached Exhibit A of preliminary survey of area proposed for closure.

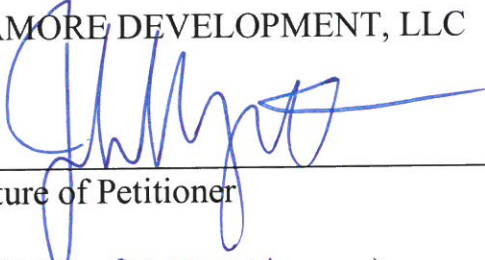
Crosby Street A/K/A/ Hamby Way Closing Petition
Page 3 of 4

III. No individual owning property in the vicinity of the aforesaid portion of Crosby Street a/k/a Hamby Way will be deprived of reasonable means of ingress to and from his property, nor is the closing thereof contrary to the public interest.

WHEREFORE, your petitioner respectfully requests the County of Rowan, acting through its County Commission to close and abandon for street purposes that portion of Crosby Street a/k/a Hamby Way extending from Grace Church Road to Crossridge Avenue a/k/a Ridge Avenue and more particularly described in Section II. above, all as provided by law, particularly by Section 153A-241 of the General Statutes of North Carolina.

RESPECTFULLY SUBMITTED, this the 5th day of June, 2017.

TERAMORE DEVELOPMENT, LLC



Signature of Petitioner

STATE OF GEORGIA)
)
COUNTY OF THOMAS)

I, a Notary Public of said State and County, certify that JOSH HUFSTETLER personally came before me this day and acknowledged that ~~(s)~~he is the MANAGER of Teramore Development, LLC, and that as MANAGER, being authorized to do so, executed the foregoing on behalf of the company.

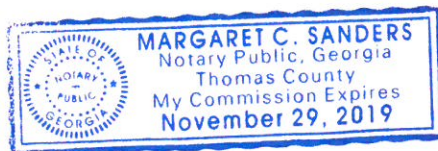
Witness my hand and official seal, this the 5th day of June, 2017.

My Commission Expires:
NOVEMBER 29, 2019



NOTARY PUBLIC

SEAL



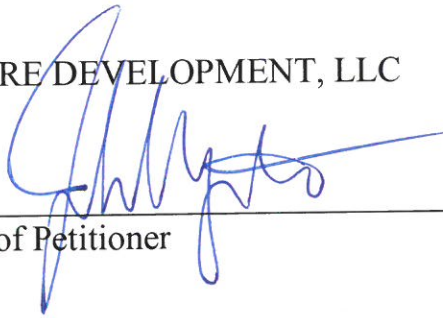
Crosby Street A/K/A/ Hamby Way Closing Petition
Page 4 of 4

AUTHORIZED AGENT

The authorized agent may be the petitioner or another person designated by the petitioner to answer questions and to represent the petition at public hearings. All correspondence will be sent to this agent.

Andrew Abramson
PO Box 829
Salisbury, NC 28145
704-633-5000

TERAMORE DEVELOPMENT, LLC



Signature of Petitioner

EXHIBIT

A

EXHIBIT MAP OF 0.411 ACRES - A PORTION OF CROSBY STREET (aka HAMBY WAY) TO BE ABANDONED FOR TERAMORE DEVELOPMENT, LLC

LOCKE TOWNSHIP
ROWAN COUNTY, N.C.
PROJECT #3160082016

DATE OF MAP: MAY 30, 2017

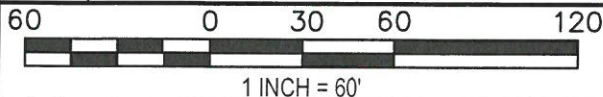
DATE OF SURVEY: 3-10-2017

DRAWN BY: DAL
FIELD CREW: TO



BLUE RIDGE GEOMATICS, PA

SURVEYING | GIS | MAPPING
NCBELS SURVEYING FIRM #C-3576
126 EXECUTIVE DRIVE - SUITE 220
WILKESBORO, NC 28697
PHONE: 336-844-4088
http://brgeo.biz
DANNY A. LONG, PLS
126 EXECUTIVE DRIVE - SUITE 220
WILKESBORO, NC 28697
PHONE: 828-773-8814
danny@brgeo.biz



THIS MAP IS NOT A CERTIFIED SURVEY AND
HAS NOT BEEN REVIEWED BY A LOCAL
GOVERNMENT AGENCY FOR COMPLIANCE
WITH ANY APPLICABLE LAND DEVELOPMENT
REGULATIONS

CITY OF SALISBURY
D.B. 610, PG. 382
LOTS 51-57
P.B. 9995, PG. 160
PARCEL ID #477-067

CITY OF SALISBURY
D.B. 610, PG. 382
LOTS 51-57
P.B. 9995, PG. 160
PARCEL ID #477-067

N.C. GRID-NAD 83
1" PIPE FOUND
N=682,454.42'
E=1,543,358.51'

LUTHER B. CHILDRESS
D.B. 990, PG. 105
PORTION LOTS 31, 32, 33, & 34
P.B. 9995, PG. 160
PARCEL ID #477-026

POINT OF BEGINNING
N.C. GRID-NAD 83
5/8" REBAR FOUND
N=682,431.87'
E=1,543,403.19'

N.C. GRID-NAD 83
5/8" REBAR FOUND
N=682,612.39'
E=1,543,488.46'

HARVEY LEE MUSSELWHITE
LOTS 35, 36 & 37
P.B. 9995, PG. 160
PARCEL ID #477-023

1/2" PIPE FOUND

NOTES:

1. INFORMATION SHOWN ON THIS EXHIBIT MAP, WAS DERIVED FROM AN UNRECORDED SURVEY BY BLUE RIDGE GEOMATICS, PA.
2. GRID COORDINATES SHOWN PER MAP BY BLUE RIDGE GEOMATICS, PA.
3. ADJOINING LAND OWNERS WERE IDENTIFIED USING THE CURRENT ONLINE ROWAN COUNTY GIS TAX MAPS.
4. ACCORDING TO THE ONLINE FLOOD RISK INFORMATION SYSTEM (FRIS) FLOOD HAZARD BOUNDARY MAP, NO. 3710564800J, COMMUNITY NUMBER 370351, PANEL NUMBER 5648, EFFECTIVE DATE: 6-16-2009, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (OTHER AREAS-MINIMAL FLOOD RISK), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

§ 153A-241. Closing public roads or easements.

A county may permanently close any public road or any easement within the county and not within a city, except public roads or easements for public roads under the control and supervision of the Department of Transportation. The board of commissioners shall first adopt a resolution declaring its intent to close the public road or easement and calling a public hearing on the question. The board shall cause a notice of the public hearing reasonably calculated to give full and fair disclosure of the proposed closing to be published once a week for three successive weeks before the hearing, a copy of the resolution to be sent by registered or certified mail to each owner as shown on the county tax records of property adjoining the public road or easement who did not join in the request to have the road or easement closed, and a notice of the closing and public hearing to be prominently posted in at least two places along the road or easement. At the hearing the board shall hear all interested persons who appear with respect to whether the closing would be detrimental to the public interest or to any individual property rights. If, after the hearing, the board of commissioners is satisfied that closing the public road or easement is not contrary to the public interest and (in the case of a road) that no individual owning property in the vicinity of the road or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property, the board may adopt an order closing the road or easement. A certified copy of the order (or judgment of the court) shall be filed in the office of the register of deeds of the county.

Any person aggrieved by the closing of a public road or an easement may appeal the board of commissioners' order to the appropriate division of the General Court of Justice within 30 days after the day the order is adopted. The court shall hear the matter de novo and has jurisdiction to try the issues arising and to order the road or easement closed upon proper findings of fact by the trier of fact.

No cause of action founded upon the invalidity of a proceeding taken in closing a public road or an easement may be asserted except in an action or proceeding begun within 30 days after the day the order is adopted.

Upon the closing of a public road or an easement pursuant to this section, all right, title, and interest in the right-of-way is vested in those persons owning lots or parcels of land adjacent to the road or easement, and the title of each adjoining landowner, for the width of his abutting land, extends to the center line of the public road or easement. However, the right, title or interest vested in an adjoining landowner by this paragraph remains subject to any public utility use or facility located on, over, or under the road or easement immediately before its closing, until the landowner or any successor thereto pays to the utility involved the reasonable cost of removing and relocating the facility. (1949, c. 1208, ss. 1-3; 1957, c. 65, s. 11; 1965, cc. 665, 801; 1971, c. 595; 1973, c. 507, s. 5; c. 822, s. 1; 1977, c. 464, s. 34; 1995, c. 374, s. 1.)

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Thomas O'Kelly, Director, Building Inspections
DATE: June 26, 2017
SUBJECT: Refund of Fees For True Homes

ATTACHMENTS:

Description	Upload Date	Type
Memorandum	6/26/2017	Cover Memo
Request for Refund	6/26/2017	Cover Memo



Rowan County Building Inspections Department

402 North Main Street • Suite 207 • Salisbury, N.C. 28144-4341

Office: 704-216-8619 Fax: 704-216-7986

MEMORANDUM

TO: County Commissioners
FROM: Thomas O'Kelly
RE: Refund of Fees
DATE: June 23, 2017

True Homes USA has requested a refund for 1700 Sawtooth Ct a new home construction which has been cancelled. The permit fee charges for Building, Electrical, Plumbing, and Mechanical totals to \$1023.



Rowan County Building Inspections
402 North Main Street • Suite 207 • Salisbury, N.C. 28144-4341
Office: 704-216-8619 Fax: 704-638-3130

REQUEST FOR REFUND

Date: 6/22/2017

Refund requested by: True Homes, USA

Date permit issued: 5/17/2017

Permit Number: (Res) 49136 (Plumb) 49140 (Mech) 49139 (Bld Srv) 49137 (Elect) 49138

Name and Address permit issued to:

True Homes, USA
2649 Brekonridge Ctr Dr
Suite 104
Monroe, NC 28110
704-238-1229

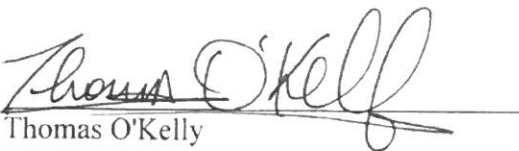
Refund to be mailed to:

True Homes, USA
2649 Brekonridge Ctr Dr
Suite 104
Monroe, NC 28110
704-238-1229

Amount of refund: \$1,023.00

Reason of refund: Job cancelled, per attached email from contractor

Account # 101-4750-320-10-00



Thomas O'Kelly
Director
Rowan County Building Inspections Department

Jennifer Curlee

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Thomas O'Kelly, Director, Building Inspections
DATE: June 26, 2017
SUBJECT: Refund of Fees For Graham's Piping and Eliminate Mechanical Discount Fees From Future Applications

ATTACHMENTS:

Description	Upload Date	Type
Memorandum	6/26/2017	Cover Memo
Request for Refund - Graham's Piping	6/26/2017	Cover Memo
2013 BOC Approved Permit Fee Structure	6/26/2017	Cover Memo



Rowan County Building Inspections Department

402 North Main Street • Suite 207 • Salisbury, N.C. 28144-4341

Office: 704-216-8619 Fax: 704-216-7986

MEMORANDUM

TO: County Commissioners
FROM: Thomas O'Kelly
RE: Refund of Fees
DATE: June 20, 2017

Graham Piping applied for a mechanical permit on June 1, 2017 for a project at Catawba College. The permit fee charged was \$2,700. Staff inadvertently failed to give Graham Piping the 40% discount that was listed on the permit application for projects over \$2,000.

The Board is asked to:

1. Authorize the County Manager to approve a refund request to Graham Piping in the amount of \$1,080.
2. Authorize Staff to eliminate the both the 25% and 40% discounts currently listed for Mechanical fees from all future applications.



Rowan County Building Inspections

402 North Main Street • Suite 207 • Salisbury, N.C. 28144-4341

Office: 704-216-8619 Fax: 704-216-7986

REQUEST FOR REFUND

Date: 6/1/2017

Refund requested by: Steve Graham, Graham's Piping

Date permit issued: 4/27/2017

Permit Number: 048683

Name and Address permit issued to: (Project address)

Catawba College
2300 W Innes St
Salisbury, NC 28144

Refund to be mailed to:

Graham's Piping
720 Barringer Rd
Salisbury, NC 28144

Amount of refund: \$1,080.00

Reason of refund: Wrong Amount Charged

Account # 101-4750-320-10-00

Thomas O'Kelly
Director
Rowan County Building Inspections Department

Jennifer Curlee



Rowan County Building Inspections
402 North Main Street, Suite 207
Salisbury, NC 28144

Phone (704) 216-8619 Fax (704) 216-7986

INSPECTION DEPARTMENT: (704) 216-8619

Next Day Request: before 4 pm

INSPECTIONS PERFORMED 8AM TO 4 PM MONDAY - FRIDAY

IVR PIN: 149289

PERMIT

Permit NO. **MECH-04-17-048683**

Permit Type: **Mechanical**

Work Classification: **COM Change (< 6 tons)**

Permit Status: **Active**

Issue Date: **4/27/2017**

Expires: **10/24/2017**

POST ON SITE

Applicant's Name:	_____	Applicant's Phone:	_____
Owner's Name:	CATAWBA COLLEGE	Owner's Phone:	_____
Project Address:	2300 W INNES ST, LVL 3 TOWER A&B Salisbury, NC 28144	Total Square Feet:	0
Project Name:	CATAWBA TOWERS A&B HVAC/ELECT	Parcel Number:	001 011

Contractor(s)	Phone	Primary Contractor	Address
VERTEX CONSTRUCTION COMPANY	(704)310-5711	No	
Grahams Piping Inc		No	720 BARRINGER RD, SALISBURY, NC 28144

Fee Summary

Fees Due	Amount
COM Change Out	\$2,700.00
Total	\$2,700.00

Payment Date	Payment Method	Amount Paid
04/27/2017	Credit Card	\$2,700.00
	Amount Due	\$0.00

Comments: NEW CEILING IN A&B TOWER, 36 COMM CHANGE OUTS

Inspection Scheduling Code

Inspection	IVR	Comments	Pass	Date
Mech Conference				
Elec Final	240			
Mech Rough In	305			
Mech Gas Pressure	315			
Mech Final	335			

Lisa Steele

Issued By: Rowan County, NC

June 01, 2017

Date

IT IS THE PERMIT APPLICANT'S RESPONSIBILITY TO ENSURE THAT WORK IS ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. NEITHER THE BUILDING OFFICIAL NOR THE CITY SHALL BE LIABLE FOR EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENT OF ANY MATERIAL REQUIRED TO ALLOW INSPECTION.

Nov. 4, 2013

Permit Fee Structure

Types of Fees:

- Building Permit
- Plumbing Permit
- Mechanical Permit
 - Complex calculations

A/C, 1-5 tons increase \$32 to \$40

A/C 6+ tons \$10/ton (no change)

Heat per BTU factor (no change)

Heat Pump (simple split) \$55 to \$75
on commercial projects only.

Package, Gas Piping, AHU, Cond. Gas
increase to new minimum fee \$40

Commercial Kitchen Hood \$55 to \$75

<u>Mechanical System Description</u>			
MECHANICAL PERMIT	Project Type	(Select)	
	System Type 1	(Select)	
	Heating Fuel Source	(Select)	\$0
	# of Systems of this Type	1	\$0
	Cooling Tons (total all units)	0 tons	\$0
	Heating BTUs (total all units)	0 BTUs	\$0
	Number of Air Handlers Units	0 AHUs	\$0
	Sub-total for System Type 1		\$0
	System Type 2	(Select)	
	Heating Fuel Source	(Select)	\$0
	# of Systems of this Type	1	\$0
	Cooling Tons (total all units)	0 tons	\$0
	Heating BTUs (total all units)	0 BTUs	\$0
	Number of Air Handlers Units	0 AHUs	\$0
	Sub-total for System Type 2		\$0
Other Mechanical Fees		# of each	
Gas Logs	0	\$0	
Wood Stoves	0	\$0	
Commercial Kitchen Hood	0	\$0	
Commercial Dryer (gas)	0	\$0	
Conditional Gas (required for commercial)	None	\$0	
Extend Ductwork	0	\$0	
Cooling Tower/Evaporative Cooler	0	\$0	
ERV, HRV, other independent venting	0	\$0	
Total Mechanical Permit Fee:			\$0
25% discount for Mechanical fees \$1000-\$2,000:			\$0
40% discount for Mechanical fees over \$2,000:			\$0

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: County Attorney Jay Dees
DATE: June 26, 2017
SUBJECT: Convention and Visitors Bureau License Agreement For Be An Original

ATTACHMENTS:

Description	Upload Date	Type
Request from County Attorney	6/26/2017	Cover Memo
License Agreement With CVB	6/26/2017	Cover Memo

Barger, Carolyn M

From: Jay Dees <jay@ketnerlaw.com>
Sent: Thursday, June 22, 2017 10:43 AM
To: Church, Aaron; Barger, Carolyn M
Subject: Agenda Request: CVB Licesne Agreement for Be An Original
Attachments: cvb license20170424 (2) draft v.1 (5-25-17).pdf

Aaron and Carolyn,

Attached is the draft License Agreement between Rowan County and Convention and Visitors Bureau (CVB) regarding the CVB use of marketing materials with Be An Original. I have reviewed and do not see any necessary legal changes at this time. The Agreement basically states that CVB may use the logo and words (collectively the "Mark") in its marketing efforts for Rowan County. It further states that CVB will send mock-ups or samples for pre-approval, and also that CVB will retain any proceeds from the sale of any items but such proceeds are restricted to marketing efforts. The Agreement is for one (1) year with automatic renewals unless either party terminates with 30 days notice.

CVB wants to include this with its copyright application that it is submitting at its own costs to protect the County ownership and use of the Mark. Therefore, I am hoping that this can be included on the Wednesday July 5 regular meeting agenda.

Please advise.

Thank you,

Jay

John W. (Jay) Dees, II
Ketner & Dees, PA
121 E. Kerr Street
Salisbury, NC 28144
(704) 637-3434 office
(704) 637-3449 fax

**LICENSE AGREEMENT BETWEEN ROWAN COUNTY AND THE SALISBURY-
ROWAN COUNTY CONVENTION & VISITORS BUREAU, INC. REGARDING BE AN
ORIGINAL**

This License Agreement ("Agreement"), is made on the ____ day of _____, 2017, by and between ROWAN COUNTY, NORTH CAROLINA, A BODY POLITIC ("Rowan County") and the SALISBURY-ROWAN COUNTY CONVENTION & VISITORS BUREAU, INC., a 501(c)(6) nonprofit corporation established pursuant to G.S. 55A-2-02 of the North Carolina General Statutes ("CVB").

RECITALS

WHEREAS, Rowan County has developed and adopted the slogan "Be an original" (hereinafter the "Be an original Word Mark") to brand a range of county programs, services and facilities, including libraries and education; transportation, health and recreation, and emergency medical services; and

WHEREAS, Rowan County has also adopted a combined word logo mark as shown on Exhibit A to be used by CVB in conjunction with the national promotion of local tourism and economic development in Rowan County, both with and without the term "Visit" (hereinafter the "full National CVB Mark"); and

WHEREAS, the parties, by and through entry into this License Agreement, wish to address ownership and usage of the Be an original Word Mark and full National CVB Mark (hereinafter collectively sometimes being referred to as the "Be an Original Marks");

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and intending to be legally bound, Rowan County and CVB hereby agree as follows:

1. Ownership of Be an original Marks. Rowan County shall solely own and control all rights, title and interest in and to the Be an original Marks, including all trademark rights. Any goodwill generated by CVB's use of the Be an original Marks shall inure to the ultimate benefit of Rowan County.

2. License. Rowan County hereby non-exclusively licenses the Be an original Marks to CVB to be used by CVB in conjunction with the promotion of local tourism and economic development in Rowan County. The initial term of the license conferred herein shall be for a period of one-year from the date hereof ("License Term"). The license term shall automatically renew for successive periods of one year each, provided, however, that Rowan County may terminate this license at any time during the original license term or during any successive license term upon thirty (30) days prior written notice to CVB. Upon termination, CVB shall immediately cease any further use of the Be an Original Marks.

3. Brand Guidelines, Quality Standards and Control, and Form of Use. With respect to the form of the usage of the Be an original Marks, CVB shall adhere to all guidelines and restrictions promulgated by Rowan County governing use of the marks. CVB further covenants and agrees that CVB shall (i) maintain the high standards and quality of its respective services; (ii) not conduct its respective services in any way that will bring ill-repute or otherwise diminish the value, reputation and goodwill of the Be an original Marks; (iii) cooperate with Rowan County in facilitating control of the nature and quality of CVB's use of the Be an original marks; (iv) permit reasonable inspection of its services, and (v) supply Rowan County with specimens of use of CVB's use of the marks upon request. Rowan County and CVB will consult regarding the foregoing on an ongoing basis.

4. Items Produced by CVB. CVB shall have the right to produce, distribute and sell objects, such as souvenirs, apparel or decorative items, that bear, as part of the design, all or part of the Be an original Marks, and retain any and all proceeds derived directly, or indirectly, from such sales, provided all such proceeds are devoted exclusively to fulfillment of CVB's mission and purpose to promote local tourism and economic development in Rowan County.

5. Indemnity. CVB shall indemnify and hold harmless Rowan County from and against any and all damages, injuries, liabilities, costs and expenses, including, but not limited to, actual legal fees and costs that may be incurred by Rowan County or claimed by any third parties against Rowan County in connection with any wares, services or activities of CVB, any negligent or wrongful conduct of CVB and or any breach of this Agreement by CVB.

6. Infringement. If CVB learns of any infringements of the Be an original Marks, CVB shall promptly notify Rowan County of the same. Rowan County reserves the right to decide whether legal proceedings shall be instituted, by whom and how the same are to be handled, and in whose name the same shall be brought.

7. Severability. If any provision of this Agreement shall be held to be void, invalid or unenforceable by a court of competent jurisdiction, or by any other legally constituted body having the jurisdiction to make such a determination, it shall not affect the validity or enforceability of any other provision of this Agreement.

8. Choice of Law. This Agreement shall be deemed to have been made and entered in the State of North Carolina, and shall be governed by and enforced in accordance with the laws of the State of North Carolina.

9. Integration. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior written or oral and all contemporaneous oral agreements, understandings, and negotiations.

10. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the respective parties hereto, their respective successors in interest, legal representatives and assigns, provided, however, that CVB shall not sub-license or assign any of its rights under this Agreement without the prior written consent of Rowan County.

11. Modification or Amendment. This Agreement may be modified only by a written amendment signed by all parties, and no waiver of any provision of this Agreement or the breach thereof shall be effective unless expressed in a writing signed by the waiving party. The waiver by any party hereto of any of the provisions of this Agreement or of the breach thereof shall not operate or be construed as a waiver of any other provision or breach thereof.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed as of the day and year first above written.

ROWAN COUNTY, NORTH CAROLINA, A BODY POLITIC ("Rowan County")

By: _____
Aaron Church, County Manager

ATTEST: _____
Clerk

SALISBURY-ROWAN COUNTY CONVENTION & VISITORS BUREAU, INC. ("CVB")

By: _____
James Meacham, CEO

EXHIBIT A



ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: County Manager Aaron Church
DATE: June 26, 2017
SUBJECT: Consider Awarding Bid For Airport Terminal Expansion

Manager recommends awarding the bid to Modern Construction Company in the amount of \$381,222.91 which includes alternates #1 AND #2 (ADA Toilet and Metal Roof).

ATTACHMENTS:

Description	Upload Date	Type
Bid Tab Letter	6/26/2017	Cover Memo
Bid Tab	6/26/2017	Cover Memo

RAMSAY, BURGIN, SMITH, ARCHITECTS, INC.

ARCHITECTURE PLANNING DEVELOPING

June 16, 2017

Mr. Aaron Church, County Manager
Rowan County
130 West Innes Street
Salisbury, NC 28144

SUBJECT: Rowan County Airport – Terminal Expansion

Dear Aaron:

We have verified all bid numbers received yesterday (Thursday, June 15, 2017), for the Airport Terminal Expansion project and enclosed with this letter is the resulting bid tabulation. The low bidder in all combinations of base bid and alternates is Modern Construction Company, with a base bid of \$317,615.91. For your information, within this base bid amount are allowances totaling \$22,000.

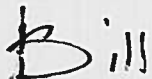
Our recommendation to the Rowan County Commission would be to award a contract for the base bid and all alternates if funds are available, as follows:

BASE BID	\$ 317,615.91
Alternate #1 – ADA Toilet	\$ 10,237.00
Alternate #2 – Replace Metal Roof	\$ 53,370.00
Alternate #3 – Operable Partitions	<u>\$ 13,810.00</u>
TOTAL CONTRACT AMOUNT	\$ 395,032.91

These are extremely favorable numbers, and are good for 45 days from June 15, 2017. The total contract amount represents a cost of less than \$110 a square foot for the new and renovated areas. We strongly recommend acceptance of this bid.

If you have any questions, please feel free to contact us.

Sincerely,
RAMSAY BURGIN SMITH ARCHITECTS, INC.



William R. Burgin, President

Attachment: Certified Bid Tab

BID TABULATION Rowan County Airport TERMINAL EXPANSION

Bid Date: JUNE 15, 2017

CONTRACTORS	License No.	Addenda Received	MBE	Bid Bond	ALTERNATE No. 1	ALTERNATE No. 2	ALTERNATE No. 3	Position	BASE BID	TOTAL
					ADA Individual Toilet	Demo/Replace Metal Roof	Operable Partition			with all ALTERNATES
Crescent Construction Co	12337	X	X	X	\$13,500	\$48,800	\$15,580	3	\$353,806.00	\$431,686.00
Dave's Construction Service	31908	X	X	X	\$13,655	\$53,434	\$23,321	6	\$431,986.00	\$522,396.00
High Point Builders	NO BID	---	---	---	---	---	---	---	---	NO BID
KMD Construction	49998	X	X	X	\$16,900	\$64,600	\$17,300	5	\$393,300.00	\$492,100.00
Modern Construction	76919	X	X	X	\$10,237	\$53,370	\$13,810	1	\$317,615.91	\$395,032.91
S&S Building	61690	X	X	X	\$20,800	\$37,700	\$14,400	4	\$370,850.00	\$443,750.00
Salcoa Contracting	70873	X	X	X	\$15,164	\$46,581	\$16,225	2	\$327,796.00	\$405,766.00

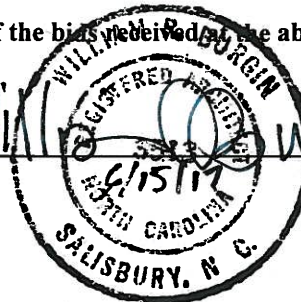
Allowances (Included in Base Bid)

Contingency	\$10,000
Testing	\$2,000
Distance Learning Equipment	\$10,000

I certify that the above is a true and accurate tabulation of the bids received by the above referenced date.

Ramsay Burgin Smith ARCHITECTS, Inc.

Signature



ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Vice-Chairman Jim Greene
DATE: June 26, 2017
SUBJECT: Authorize County Manager to Obtain Costs For Remodeling of West End Plaza Events Center

The Board is asked to authorize the County Manager to enter into a task order with ADW Architects to obtain the preliminary costs for remodeling the former JC Penney building (Events Center) at West End Plaza to include additional bathrooms, paint, flooring, electrical, and a portable audio/visual system.

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Franklin Gover, Planner
DATE: 06/22/2017
SUBJECT: Quasi-judicial Hearing for CUP 04-17; Richardson

Russell Richardson is requesting a conditional use permit for a 1,728 sq.ft. residential storage facility (i.e. storage building on lot without residence) on Tax Parcel 217-049, 5.9 acres, located along Hearthstone Ridge Lane off of London Road (see map). The applicant states the building will be used for personal storage. No commercial uses are allowed.

1. Sworn oath for those testifying
2. Receive staff report
3. Petitioner comments
4. Conduct quasi-judicial hearing
5. Close hearing and discuss
6. Three separate motions to adopt findings of fact
7. Motion to Approve / Deny / Table **CUP 04-17**

ATTACHMENTS:

Description	Upload Date	Type
Chairman's Speech	6/22/2017	Exhibit
Staff Report	6/26/2017	Cover Memo
Application	6/22/2017	Exhibit
Applicant's Statement	6/22/2017	Exhibit
Building Example	6/22/2017	Exhibit
Applicant's Site Plan	6/22/2017	Exhibit
GIS MAP	6/22/2017	Exhibit
CUP Checklist	6/22/2017	Exhibit

CUP 04-17 CHAIRMAN'S SPEECH

The hearing for consideration of CUP 04-17 is now in session and will focus on an application submitted by Russell and Sarah Richardson for a residential storage facility on Tax Parcel 217-049 located along Hearthstone Ridge Lane off of London Road.

If you feel that any member of the Board might have a conflict of interest in hearing the case, please address the Board now prior to any testimony or information being presented.

When the Board enters into deliberations to decide the case, no further testimony may be presented. The Board will render one of the following four decisions:

1. Approve the issuance of the permit as requested;
2. Approve the issuance of the permit with additional conditions;
3. Continue the request; or
4. Deny the permit request.

All parties who plan to testify in this case may come forward and be sworn in. Those who testify must state their name and address at the podium for the benefit of the Board's Clerk. All material presented must be given to the Clerk and will become part of the record. This Board can only accept **sworn** testimony. **No** hearsay evidence is admissible.

Franklin Gover will present the case for the County.



Rowan County Planning and Development Department

402 North Main Street • Salisbury, N.C. 28144-4341

Planning: 704-216-8588 Fax: 704-638-3130

MEMORANDUM

TO: Chairman Edds and Rowan County Board of Commissioners
FROM: Franklin Gover, Planner
DATE: June 23rd, 2017
RE: **CUP 04-17, Richardson Residential Storage Facility**

SUGGESTED BOARD OF COMMISSIONERS ACTION

- ☐ Sworn oath for those testifying ☐ Receive staff report
- ☐ Petitioner comments ☐ Conduct quasi-judicial hearing
- ☐ Close hearing and discuss ☐ Three separate motions to adopt findings of fact ☐ Motion to Approve / Deny / Table **CUP 04-17**

REQUEST

Russell Richardson is requesting a conditional use permit for a 1,728 sq.ft. residential storage facility (i.e. storage building on lot without residence) on Tax Parcel 217-049, 5.9 acres, located along Hearthstone Ridge Lane off of London Road (see map). The applicant states the building will be used for personal storage. No commercial uses are allowed.

REQUIREMENTS FOR SPECIFIC USES

In accordance with Section 21-60 (10), the following requirements are applicable to Residential Storage

Facilities:

- a. **The parcel shall be in fee simple ownership.** The parcel is owned exclusively by Russel and Sarah Richardson.
- b. **The structure shall be of compatible construction with surrounding area.** The proposed structure is a metal building. (See example)
- c. **The maximum size allowed is three thousand (3,000) square feet.** The structure is 36' x 48' or 1,728 sq.ft.
- d. **No outdoor storage is allowed except as specifically provided otherwise.** None proposed.

- e. **Minimum lot size shall be the same as for a single-family residence.** The lot is 5.9 acres in a required 40,000 sq.ft. minimum lot size area.
- f. **Storage of vehicles shall not be in the front yard.** None proposed.
- g. **Outside lighting shall be designed to prevent direct glare on adjoining residences.** None proposed.
- h. **Setbacks shall be at a minimum the same as single family dwellings.** Proposed setbacks are equal to or greater than required.

CONDITIONAL USE CRITERIA

As provided in Section 21-59, the applicant has provided the following responses to the evaluation criteria in “quotations” followed by

underlined staff comments:

1. **Adequate transportation access to the site exists.** “The storage building will be accessed via Hearthstone Ridge Lane without any special provisions”. Staff comment: This property has frontage along London Road and access to Hearthstone Ridge Lane, a 60’ private right-of-way.
2. **The use will not significantly detract from the character of the surrounding area.** “The proposed building (as shown in picture) will be of similar design and construction as other storage buildings within the immediate and surrounding area”. Staff comment: Surrounding land is wooded containing several residences. The zoning ordinance permits properties containing a residence up to 10% of the acreage to be devoted to accessory structures which further suggests the proposed 1,728 sq.ft. building on a 5.9 acre parcel (Less than 1%) would not be out of character with the surrounding area.
3. **Hazardous safety conditions will not result.** “The proposed building will not present any hazardous safety conditions”. Staff comment: The storage building shall comply with all applicable building codes.
4. **The use will not generate significant noise, odor, glare, or dust.** “No abnormal noise, odor, glare, or dust will be generated”. Staff comment: All associated impacts should be similar to or less than that exhibited by a single-family dwelling and it’s accessory uses.
5. **Excessive traffic or parking problems will not result.** “Intended for residential use only” Staff comment: Site activity should be similar to or less than that exhibited by a single-family dwelling. No commercial uses are allowed.
6. **The use will not create significant visual impacts for adjoining properties or passersby.** “The proposed building (as shown in picture) will be of similar

design and construction as other storage buildings within the area and not cause significant visual impacts for adjoining properties.” Staff comment: See item #2 and attached example.

PROCEDURES

Three (3) separate motions are necessary to adopt the findings of fact, which are based on the above six (6) criteria, and one (1) motion to approve, deny, or table the request (see attached checklist to guide decision). **Planning Staff will provide example findings for consideration at the hearing.**

1. The development of the property in accordance with the proposed conditions will not materially endanger the public health or safety;
2. That the development of the property in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting property, or that the development is a public necessity; and
3. That the location and character of the development in accordance with the proposed conditions will be in general harmony with the area in which it is located and in general conformity with any adopted county plans.

STAFF COMMENTS

This application complies with all necessary standards of the ordinance for residential storage facilities.



Rowan County Department of
Planning & Development
402 N. Main Street Ste 204
Salisbury, NC 28144
Phone (704) 216-8588
Fax (704) 638-3130
www.rowancountync.gov

Case # CUP 04-17
Date Filed 5-12-17
Received By FG
Amount Paid 200.-- CK: 7460

Office Use Only

CONDITIONAL USE PERMIT APPLICATION

OWNERSHIP INFORMATION:

Name: Russell D. Richardson & Wf (Sarah J. Richardson)

Signature: *Russell D. Richardson*

Phone: 704-677-3112 Email: russrich2001@yahoo.com

Address: 121 Downey Thistle lane, Mooresville NC, 28115

APPLICANT / AGENT INFORMATION:

Name: Russell D. Richardson

Signature: *Russell D. Richardson*

Phone: 704-677-3112 Email: russrich2001@yahoo.com

Address: 121 Downey Thistle lane, Mooresville NC, 28115

PROPERTY DETAILS:

Tax Parcel: 217 049 Zoning District: RA

Date Acquired: 2008 Deed Reference: Book 1130 Page 717

Property Location: London Rd.

Size (sq. ft. or acres): 6.107 acres Street Frontage: 302 Ft on London Rd

Current Land Use: Land in development for future home site i.e., landscaping, etc.

Surrounding Land Use: North RA/RR

South RA/RR

East RA/RR

West RA/RR

PURPOSE & SECTION:

State purpose of conditional use permit:

Construct a residential storage facility

Cite section(s) of Zoning Ordinance which permit is being requested:

Residential storage facility - 21-60 section (10)

ATTACHED DOCUMENTS:

Applicant must attach a response to the evaluation criteria from Section 21-59 and an accompanying site plan based on information required in Section 21-52 and 21-60.

Attached: Yes ☒ No ☐

Applicant shall, at the time the application is made, present all the necessary evidence (maps, drawings, statements, certifications, etc.) showing how the requirements of the applicable sections of the Zoning Ordinance will be met.

OFFICIAL USE ONLY

1. Signature of Coordinator: *John Gorce* 2. Board of Commissioners
Public Hearing: 7/5/17 3. Notifications Mailed: 6/20/17 4. Property Posted:
6/21/17 5. BOC Action: Approved _____ Denied _____ 6. Date Applicant Notified:

 / /

The following responses are meant to demonstrate my acknowledgment of the requirements and how the requirements of the application for sections of the Zoning Ordinance will be met in reference to section 21-59, and 21-60 section (10)

The Proposed Residential storage facility will serve as the principle structure on the parcel and used for the storage of personal property and used in association with my current and future residence. This building is not intended for uses other than storage of personal vehicles, goods or materials.

Sec. 21-59. Evaluation criteria.

In addition to meeting special standards for a particular use, the applicant must illustrate that he/she can comply with the following criteria when any conditional use is proposed.

(1) Adequate transportation access to the site exists

The storage building will be accessed via Hearthstone Ridge Lane without any special provisions.

(2) The use will not significantly detract from the character of the surrounding area;

The proposed building (as shown in picture) will be of similar design and construction as other storage buildings within the immediate and surrounding area.

(3) Hazardous safety conditions will not result;

The proposed building will not present any Hazardous safety conditions.

(4) The use will not generate significant noise, odor, glare, or dust;

No abnormal noise, odor, glare, or dust will be generated.

(5) Excessive traffic or parking problems will not result;

Intended for residential use only.

(6) Use will not create significant visual impacts for adjoining properties or passersby.

(Ord. of 1-19-98, § IV)

The building (as shown in picture) will be of similar design and construction as other storage building within the area and not cause significant visual impacts for adjoining properties.

Sec. 21-60. Conditional use requirements for specific uses.

(10) Residential storage facilities.

a. The parcel shall be in fee simple ownership.

Acknowledged. The parcel is fee simple ownership

b. The structure shall be of compatible construction with surrounding area.

Acknowledge. See pictures attached.

c. The maximum size allowed is three thousand (3,000) square feet.

Building will be 2000 sq ft or less.

d. No outdoor storage is allowed except as specifically provided otherwise.

Acknowledged.

e. Minimum lot size shall be the same as for a single-family residence.

Acres is 6.11 Ac

f. Storage of vehicles shall not be in the front yard.

Acknowledged.

g. Outside lighting shall be designed to prevent direct glare on adjoining residences.

Acknowledged

h. Setbacks shall be at a minimum the same as single family dwellings.

Acknowledged.

I would greatly appreciate your consideration for a conditional use permit to build the proposed storage facility.

Russell D and Sarah J. Richardson

121 Downey Thistle lane

Mooresville NC

28115

Phone: 704-677-3112

Gover, Franklin D

From: Russell Richardson <russrich2001@yahoo.com>
Sent: Monday, May 15, 2017 8:58 AM
To: Gover, Franklin D
Subject: Conditional Use Permit - Parcel 217-049 (Richardson)

Franklin,

It was nice meeting with you on Friday May 12th to discuss my request to build a residential storage facility on my property (parcel 217-049). In addition to the Conditional Use Permit and supporting materials I submitted, you had asked that I follow up with a statement stating my need/purpose for the storage building. My statement follows.

My immediate need is to provide a building to store my lawn tractor, tractor, trailers, tools, and other farm equipment used to maintain the parcel. I currently cut hay from the field as well as grow various fruits. Additionally, it is my plan to build my retirement home on the parcel within the next 3-5 years. The storage building will enable my selling and moving out of my current home and storage building while building my new house.

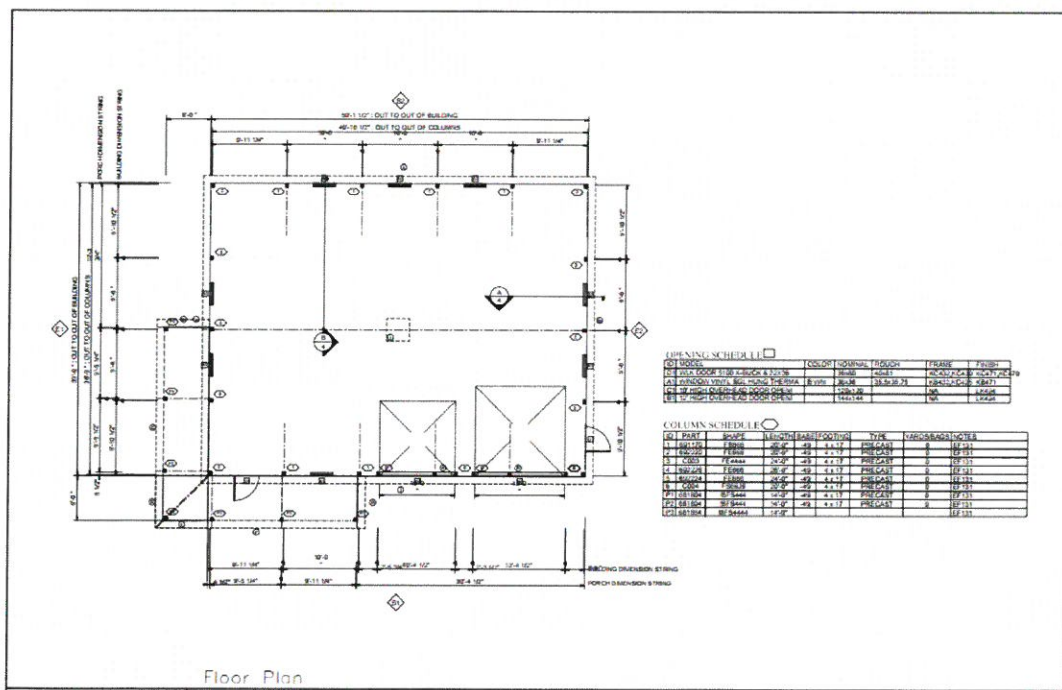
Please advise should you need any additional information.

Thanks, Russell Richardson

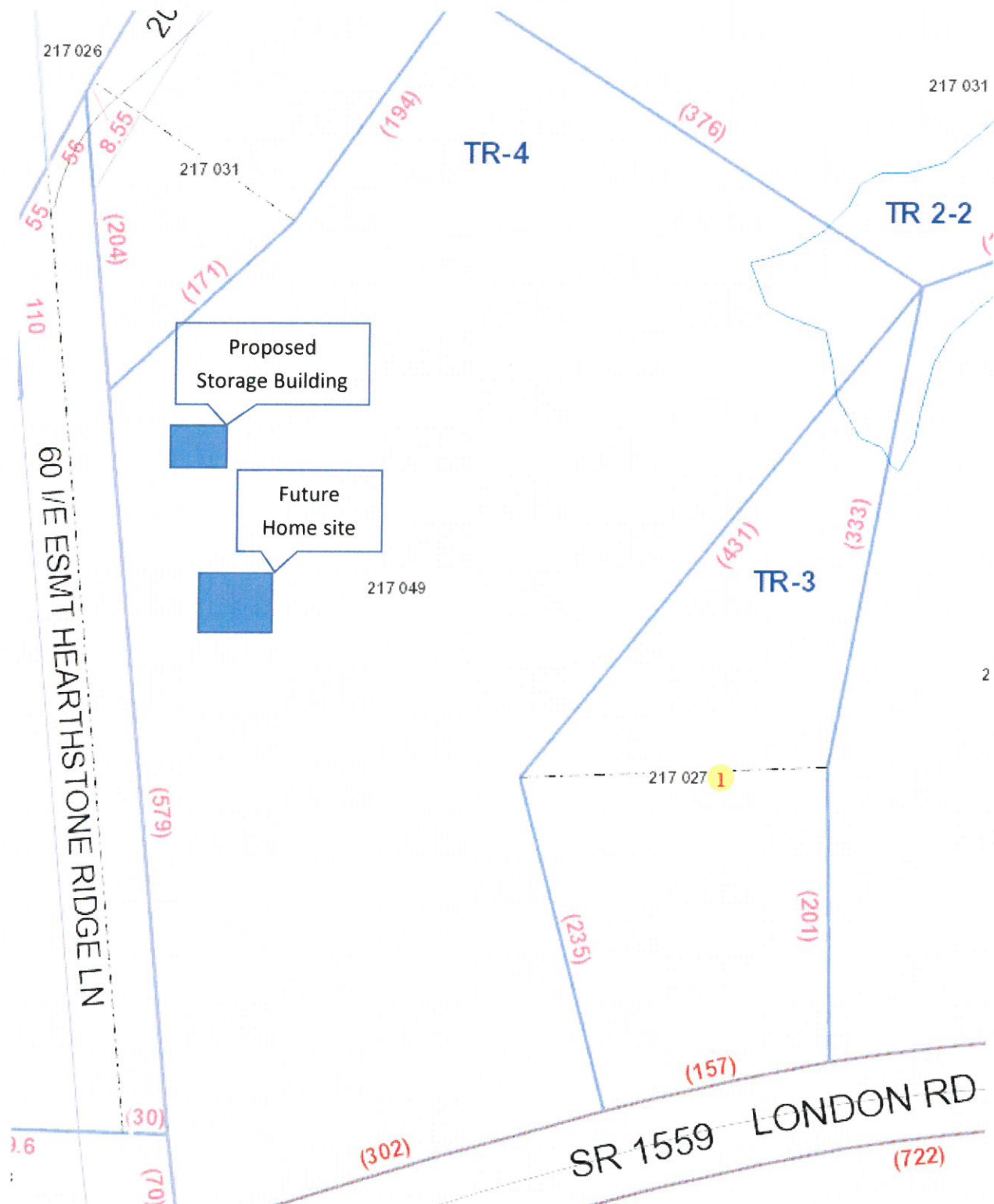
704-677-3112

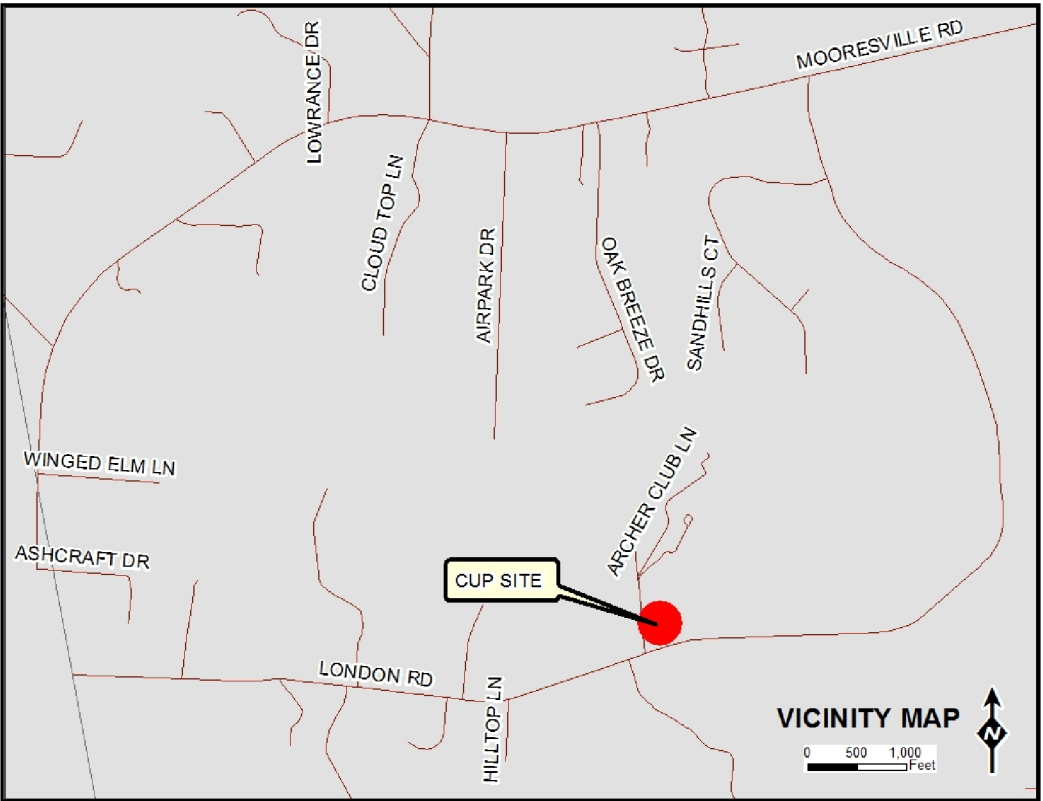
Application for Conditional Use Permit to construct a residential storage facility on Parcel 217 049.

The proposed residential Storage facility will be approx 36' x 48' x 13'6" (1728 sq.ft) or less in size depending on cost to build. The building will be constructed using similar materials and construction techniques as shown in below pictures. This design is in keeping with other storage type buildings in the immediate and surrounding areas.





The proposed storage building will be located on the rear corner of parcel (217 049) as shown in below picture and shall be accessed via HearthStone Ridge Lane without requiring any special provisions. All Setbacks will be respected. Future Home site is shown for reference only.






**CUP 04-17, Richardson
Residential Storage Facility
Hearthstone Ridge Lane
Zoning: RA
Parcel ID: 217 049**

 Proposed Building
 Richardson Property

0 50 100 Feet



Rowan County makes no warranty or other assertion as to the accuracy or completeness of the maps for any particular purpose and neither Rowan County nor it's agents or employees shall be liable for any claim alleged to have resulted from any use thereof.

Checklist for Review of Conditional Use Permits

Overview. Conditional uses are assumed to be generally compatible with other land uses permitted in the zoning district in which the conditional use is proposed, but due to their unique characteristics or potential impacts on the surrounding areas or the county as a whole, individual consideration of their location, design, configuration and/or operation at the proposed location is required. Specific conditions may be attached to a conditional use permit application in order to ensure conformance with the zoning district, other county ordinances or to address the project's impacts to the surrounding area.

Applicant: Russell and Sarah Richardson

Property Owner: Russell and Sarah Richardson

Tax Parcel: 217 049

Location: Londond Rd/Hearthstone Ridge Lane

Request: Residential Storage Facility

Specific Evaluation Criteria. Has the applicant provided the following specific items necessary for consideration of a Residential Storage Facility? For any item indicated as "NO", compliance with the condition(s) should be required prior to approval or recognized as a reason for denial.

	YES	NO
<i>The parcel shall be in fee simple ownership.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>The structure shall be of compatible construction with surrounding area.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>The maximum size allowed is 3,000 sq.ft.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>No outdoor storage is allowed except as specifically provided otherwise.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Minimum lot size shall be the same as for a single-family residence.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Storage of vehicles shall not be in the front yard.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Outside lighting shall be designed to prevent direct glare on adjoining residences.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Setbacks shall be a minimum the same as single family dwellings.</i>	<input type="checkbox"/>	<input type="checkbox"/>

General Evaluation Criteria. Has the applicant demonstrated that their proposal can comply with the following general conditional use evaluation criteria? For any item indicated as "NO", condition(s) may be added to bring the proposal into compliance.

	YES	NO
Adequate transportation access to the site exists.	<input type="checkbox"/>	<input type="checkbox"/>
The use will not significantly detract from the character of the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>
Hazardous safety conditions will not result.	<input type="checkbox"/>	<input type="checkbox"/>
The use will not generate significant noise, odor, glare, or dust.	<input type="checkbox"/>	<input type="checkbox"/>
Excessive traffic of parking problems will not result.	<input type="checkbox"/>	<input type="checkbox"/>
The use will not create significant visual impacts for adjoining properties or passersby.	<input type="checkbox"/>	<input type="checkbox"/>

Required Findings. All decisions regarding a conditional use permit application shall not be approved or denied unless each of the following findings has been made. A motion and vote on each finding is necessary. In order for the conditional use permit to be granted, all three (3) findings must be satisfied.

Motion 1: The development of the property in accordance with the proposed conditions will not materially endanger the public health or safety.	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------

Supporting Fact(s): _____

Motion 2: That the development of the property in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting property, or that the development is a public necessity.	<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------

Supporting Fact(s): _____

Motion 3: That the location and character of the development in accordance with conditions will be in general harmony with the area in which it is located and in general conformity with any adopted county plans.	<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------

Supporting Fact(s): _____

Additional Conditions. Specific conditions attached to the application that ensure conformance with the zoning district, other county ordinances or that address the project's impacts to the surrounding area.

Condition 1: _____

Condition 2: _____

Additional Conditions: _____

Permit Decision. A simple majority vote is only needed. Note that vacant seats and disqualified members are not counted in computing majority.

MOTION TO: GRANT ☐ DENY ☐ CONTINUE ☐

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Franklin Gover, Planner
DATE: 06/22/2017
SUBJECT: Public Hearing for Z 03-17; Davis

Mark Davis is requesting that a two (2) acre portion of parcel 414 00101, a 13.9 acre parcel owned by Trudy and Roger Cranford, be rezoned from Rural Agricultural (RA) to Commercial, Business, Industrial (CBI). The two acre portion will join an existing CBI zoning district which runs parallel to Old Concord Rd from Webb Rd south for approximately 1,000 feet. The rezoning area is directly behind Rowan County tax parcel 411 068, 5185/5187 Old Concord Rd, which is owned by ABC Towing of the Carolinas, a wrecker/towing yard. While this is not a site specific rezoning, the rezoning area is proposed to be combined by deed with parcel 411 068. Towing and wrecker service is identified as Standard Industrial Classification Code 75 which is permitted by right in the CBI district.

1. Receive staff report
2. Petitioner comments
3. Conduct courtesy hearing
4. Close hearing and discuss
5. Develop and adopt statements
6. Recommend to Approve / Deny / Table **Z 03-17**

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	6/22/2017	Exhibit
Application	6/22/2017	Exhibit
GIS MAP	6/22/2017	Exhibit



Rowan County Planning and Development Department

402 North Main Street • Salisbury, N.C. 28144-4341

Planning: 704-216-8588 Fax: 704-638-3130

MEMORANDUM

TO: Chairman Edds and the Rowan County Board of Commissioners
FROM: Franklin Gover, Planner
DATE: June 22, 2017
RE: **Z 03-17, Rural Agricultural (RA) to Commercial, Business, Industrial (CBI)**

SUGGESTED BOARD OF COMMISSIONERS ACTION

1. Receive staff report
2. Petitioner comments
3. Conduct courtesy hearing
4. Close hearing and discuss
5. Develop and adopt statements
6. Recommend to Approve / Deny / Table **Z 03-17**

REQUEST and BACKGROUND

Mark Davis is requesting that a two (2) acre portion of parcel 414 00101, a 13.9 acre parcel owned by Trudy and Roger Cranford, be rezoned from Rural Agricultural (RA) to Commercial, Business, Industrial (CBI). The two acre portion will join an existing CBI zoning district which runs parallel to Old Concord Rd from Webb Rd south for approximately 1,000 feet. The rezoning area is directly behind Rowan County tax parcel 411 068, 5185/5187 Old Concord Rd, which is owned by ABC Towing of the Carolinas, a wrecker/towing yard. While this is not a site specific rezoning, the rezoning area is proposed to be combined by deed with parcel 411 068. Towing and wrecker service is identified as Standard Industrial Classification Code 75 which is permitted by right in the CBI district.

ZONING CRITERIA

1. Relationship and conformity with any plans and policies.

Plans - According to the Eastern Rowan Land Use Plan this property is located within Area Two, land adjacent to the municipalities and surrounding High Rock Lake. Area 2 of Eastern Land Use Plan suggests a mix of uses and service-oriented development as appropriate including commercial components which serve the surrounding neighborhood.

Note: This parcel is not located within a watershed area.

Policies – N/A

2. Consistency with the requested zoning district's purpose and intent.

Commercial, Business, Industrial, CBI -This zone allows for a wide range of commercial, business and light industrial activities which provide goods and services. This district is typically for more densely developed suburban areas, major transportation corridors, and major cross-roads communities. However this district may also exist or be created in an area other than listed in this subsection if the existing or proposed development is compatible with the surrounding area and the overall public good is served.

Old Concord Rd is a major thoroughfare between Salisbury and Concord. The CBI district is appropriate along major transportation corridors and provides flexibility for development.

3. Compatibility of all uses within the proposed district classification with other properties and conditions in the vicinity.

Compatibility of uses –

The surrounding area is a mixture of commercial and residential uses located within CBI and RA zoning districts. The CBI district allows a wide range of uses that would all be compatible with neighboring properties. (See GIS Map)

Conditions in the vicinity (see map) –

There are residences and businesses within this 7 acre CBI district along the western side of Old Concord Rd. Existing businesses include ABC Towing of the Carolinas, and ESP Auto.

Other conditions in the vicinity include a CBI district on Webb Rd with a single family residence and a mini warehouse business. There are larger wooded parcels adjacent to the site which are zoned RA.

4. Potential impact on facilities such as roads, utilities and schools.

Roads – Old Concord Road averaged 4700 average daily trips, measured just north of the rezoning site. The Cabarrus Rowan MPO Comprehensive Transportation Plan indicates a capacity of 11,400 daily trips.

Utilities – Uses on this site will utilize private water and sewer, subject to verification from the Rowan County Environmental Health Office.

Schools – N/A

PROCEDURES

The Board of Commissioners shall develop and adopt a statement of consistency. A statement of consistency is necessary to address the relationship between this request and any applicable county adopted plans prior to making a decision to approve or deny the request.

April 24th, 2017 Planning Board Meeting

No one spoke in opposition of this request at the April meeting of the Rowan County Planning Board. Mark Davis spoke on behalf of his request.

Consistency:

Z-03-17 is consistent the Eastern Area Land Use Plan based on the site being located on a Major thoroughfare, and because the site will be contiguous with the surrounding CBI district.

Motion made by Mike Agee and seconded by John Leatherman. The motion passed unanimously.

Approval:

A motion to approve Z-03-17 was made by Andrew Poston the motion was seconded by Jack Fisher. The motion Passed unanimously.

STAFF COMMENTS

1. The CBI district increases flexibility for development with a wide variety of permitted uses and less restrictive dimensional standards.
2. This parcel will join an existing CBI district
3. The rezoning of this property to the CBI district aligns with the “Future Land Use Recommendations” for Area Two of the East of I-85 Land Use Plan
4. No future road capacity issues are anticipated

ATTACHMENTS

1. Application
2. GIS Maps



Rowan County Department of
Planning & Development
402 North Main Street
Salisbury, NC 28144
Phone (704) 216-8588
Fax (704) 638-3130
www.rowancountync.gov

Case # 202-17
Date Filed 3/24/17
Received By Asm
Amount Paid \$00.00
Office Use Only

REZONING APPLICATION

* OWNERSHIP INFORMATION:

Name: Royer And Truly Cranford
Signature: Trudy Cranford Royer Cranford
-Contact Information: 704-612-9093
-Address: 5311 Old Concord Road
Salisbury, N.C. 28146

* APPLICANT / AGENT INFORMATION (Complete affidavit on back if other than owner):

Name: Mark Davis
Signature: [Signature]
Contact Information: 704-907-0932 MARK@ABETOURINGCAROLINAS.COM
Address: 5185 Old Concord Rd
Salisbury NC 28146

PROPERTY DETAILS:

Tax Parcel: 414 00101 Zoning District: RA
Date Acquired: 1998 Deed Reference: Book 825 Page 463
Property Location: Old Concord Rd
Size (sq. ft. or acres): 2 acres Street Frontage: 258'
Current Land Use: Vacant

✓ Surrounding Land Use: North Residential
South Residential
East Residential
West VACANT

Existing Zoning RA Requested Zoning CBI

COUNTY OF ROWAN

AFFADAVIT OF OWNER

To be completed if
a second party
will represent case

STATE OF NORTH CAROLINA

I (We), Roger Cranford Truly Cranford owner(s) of the within described property do hereby request the proposed rezoning and hereby authorize the person listed below to act as my (our) duly authorized agent in this matter.

Signature(s): Trudy Cranford Roger Cranford

Date: 3/22/2017

Name of Applicant / Agent: MARK DAUIS

Address: 5185 Old Concord Rd Salisbury NC 28146

Phone Number: 704-907-0932

IT IS UNDERSTOOD BY ALL PARTIES HERETO INCLUDING OWNER(S) & APPLICANT(S) / AGENT(S) THAT WHILE THIS APPLICATION WILL BE CAREFULLY CONSIDERED AND REVIEWED, THE BURDEN OF PROVIDING ITS NEED RESTS WITH THE ABOVE NAMED APPLICANT WHETHER OWNER, NON-OWNERS, OR OWNER'S AGENT.

I, Carla Seay, a Notary Public for said County and State, do hereby certify that Trudy Cranford-Roger Cranford personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

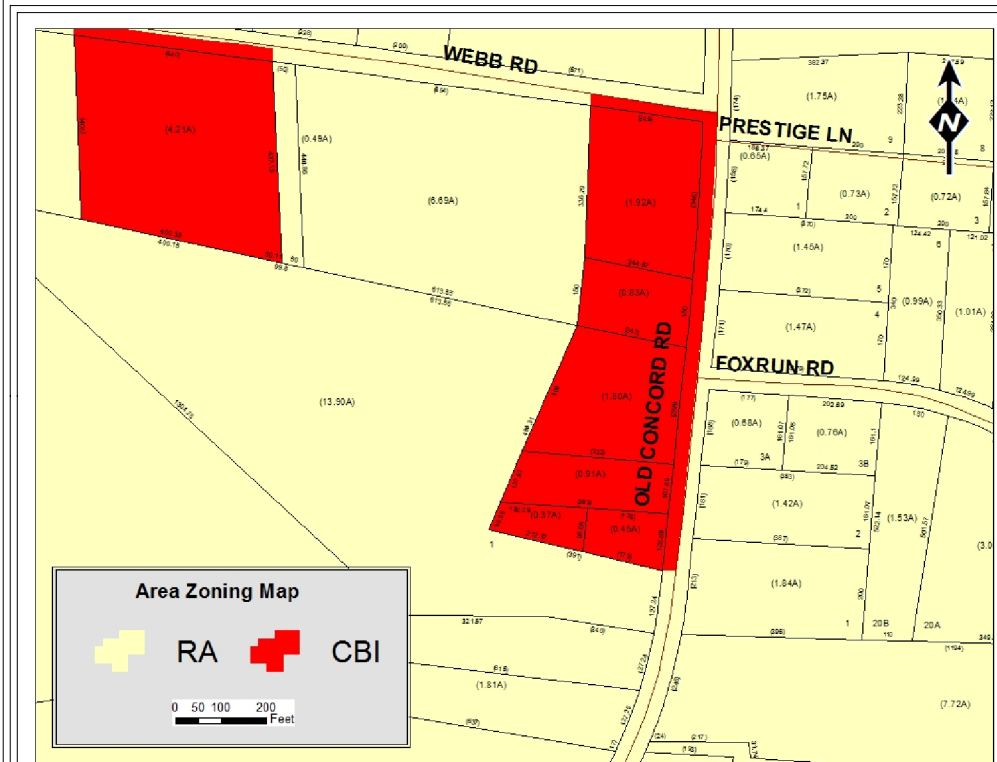
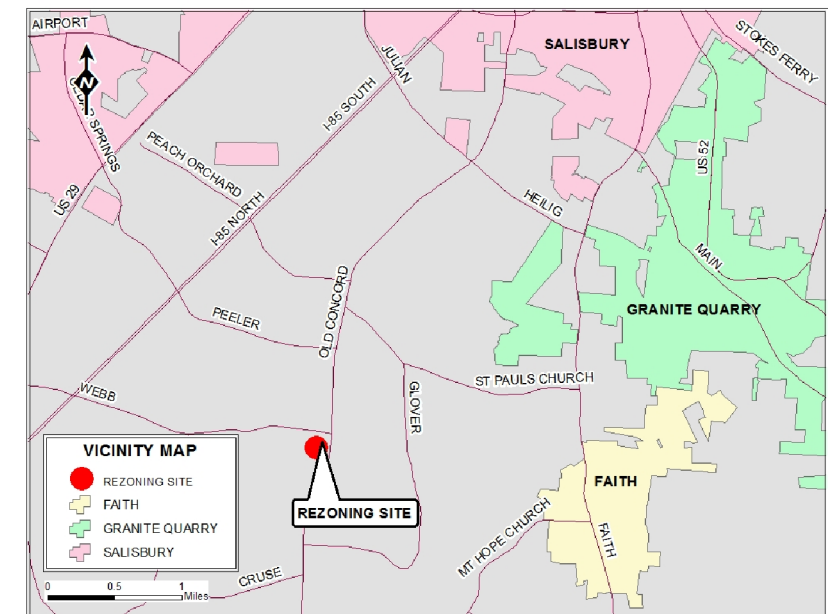
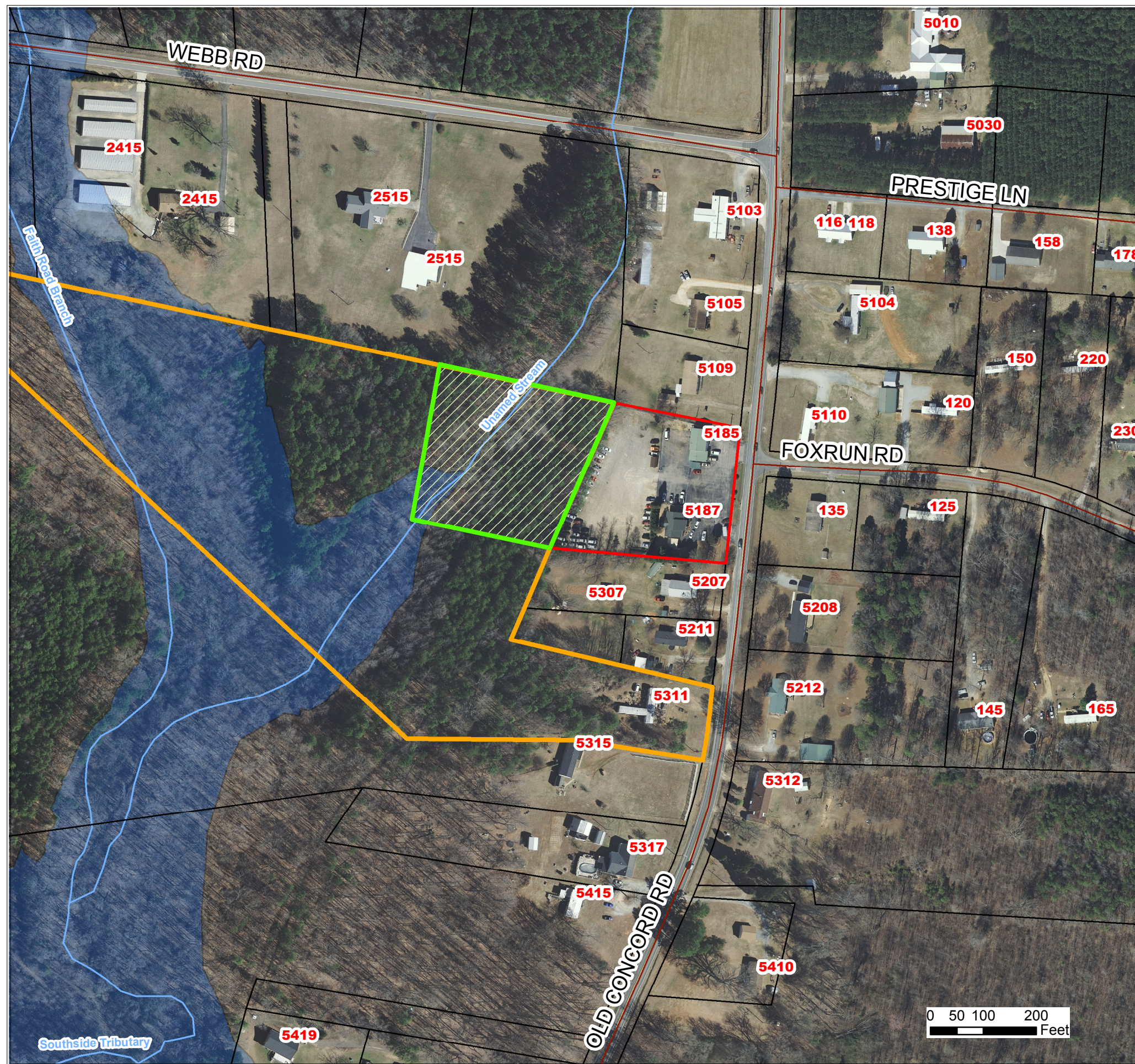
My commission expires 11-13, 2021.

SEAL



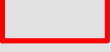


Carla Seay
Notary Public
Rowan County
North Carolina
My Commission Expires 11-13-21

OFFICIAL USE ONLY


1. Signature of Rezoning Coordinator: F. L. Gove 2. Planning Board
Courtesy Hearing: 4/24/17 3. Notifications Mailed: 4/13/17 4. Property Posted:
4/13/17 5. Planning Board Action: Approved ☒ Denied ☐ 6. Board of Commissioners
Public Hearing: 7/5/17 7. Notifications Mailed: 6/20/17 8. Property Posted:
6/21/17 9. Dates Advertised: 1st 6/22/17 2nd 6/28/17 10. BOC Action: Approved
Denied ☐ 11. Date Applicant Notified:



Z 03-17 Rezoning RA to CBI
Old Concord Rd Parcel: 414 00101

 Rezoning Area  Roads
 ABC Towing Parcel  Parcels
 Parent Parcel 414 00101

Rowan County makes no warranty or other assertion as to the accuracy or completeness of the maps for any particular purpose and neither Rowan County nor its agents or employees shall be liable for any claim alleged to have resulted from any use thereof.



ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Shane Stewart, Assistant Planning Director
DATE: June 22, 2017
SUBJECT: Quasi-judicial Hearing for CUP 05-17

Jeff Austin with Lumina Sun Inc. is requesting a conditional use permit to construct a 1.8 megawatt photovoltaic solar energy system on an 11 acre portion of a 45.82 acre parcel owned by the John Rainey Trustees located at the 500 Block of John Rainey Rd. referenced as Tax Parcel 463-291.

Conduct quasi-judicial hearing, three separate motions to adopt findings of fact, and a motion to approve / deny / table CUP 05-17.

ATTACHMENTS:

Description	Upload Date	Type
Chairman's Speech	6/22/2017	Exhibit
Staff Report	6/22/2017	Exhibit
Site Plan	6/22/2017	Exhibit
GIS Map	6/22/2017	Exhibit
Glare Study	6/22/2017	Exhibit
Impact Study	6/22/2017	Exhibit
Applicant's justification and evaluation criteria	6/22/2017	Exhibit
Procedural Checklist	6/22/2017	Exhibit
Application	6/22/2017	Exhibit

CUP 05-17 CHAIRMAN'S SPEECH

The hearing for consideration of CUP 05-17 is now in session and will focus on an application submitted by Lumina Sun Inc. to construct a 1.8 megawatt solar energy system on a portion of Tax Parcel 463-291 located at the 500 Block of John Rainey Road.

If you feel that any member of the Board may have a conflict of interest in hearing the case, please address the Board now prior to any testimony or information being presented.

When the Board enters into deliberations to decide the case, no further testimony may be presented. The Board will render one of the following three decisions:

1. Approve the permit as requested or with additional conditions;
2. Continue the request; or
3. Deny the request.

All parties who plan to testify in this case may come forward and be sworn in. Those who testify must state their name and address at the podium for the benefit of the Board's Clerk. All material presented must be given to the Clerk and will become part of the record. This Board can only accept **sworn** testimony. **No** hearsay evidence is admissible.

Shane Stewart will present the case for the County.



Rowan County Planning and Development Department

402 North Main Street, Suite 204 • Salisbury, NC 28144-4341

Office: 704-216-8588 Fax: 704-638-3130

MEMORANDUM

TO: Chairman Edds and Rowan County Board of Commissioners
FROM: Shane Stewart, Assistant Planning Director
DATE: June 21, 2017
RE: **CUP 05-17**

SUGGESTED BOARD OF COMMISSIONERS ACTION

☐ Sworn oath for those testifying ☐ Receive staff report ☐ Petitioner comments ☐ Public comments ☐ Close hearing and discuss ☐ Three (3) separate motions to adopt findings of fact ☐ Motion to Approve / Deny / Table
CUP 05-17

REQUEST

Jeff Austin with Lumina Sun Inc. is requesting a conditional use permit to construct a 1.8 megawatt photovoltaic solar energy system on an 11 acre portion of a 45.82 acre parcel owned by the John Rainey Trustees located at the 500 Block of John Rainey Rd. referenced as Tax Parcel 463-291 (see attached site plan).

CONDITIONAL USE REQUIREMENTS

Section 21-60 (4) of the Zoning Ordinance indicates solar energy systems larger than 6,000 sq.ft. are subject to the following standards (**staff comments in bold text**):

1. *Setbacks*. Solar collectors shall be located a minimum of fifty (50) feet from adjoining property lines. **The proposed site plan indicates all solar panel arrays will be more than 50 feet from adjoining property lines.**

2. *Airport Zone Overlay (AZO)*. Systems proposed within ten thousand (10,000) feet of the extended runway approach surface of the AZO shall provide an approved FAA form 7460. **N/A. The proposed site is not located within the approach surface of the AZO.**

EVALUATION CRITERIA

As provided in Section 21-59, the applicant has provided responses to the evaluation criteria with staff comments indicated below.

1. **Adequate transportation access to the site exists.** The property contains 1,322 feet of frontage along John Rainey Rd., a graveled but state maintained road.
2. **The use will not significantly detract from the character of the surrounding area.** During the 2013 zoning ordinance amendment introducing solar energy systems, it was agreed that these uses are generally appropriate in rural settings and within the Rural Agricultural (RA) and Rural Residential (RR) districts. This request is the 11th solar energy system application received to date and the 9th in the RA or RR zoning district.

Surrounding Land Uses include:

North: Cluster of large wooded lots along with grassed fields between Julius Rd. and Roger Dr.

South: Properties immediately south and southeast are very large consisting of grassed fields and woods with one single-family dwelling nearing the start of construction.

East: Homestead Hills 104 lot stick-built home subdivision.

West: West Ridge 58 lot stick-built home subdivision.

The West Rowan Land Use Plan does not provide specific recommendations for the proposed land use.

3. **Hazardous safety conditions will not result.** A six (6) foot chain link security fence with three strands of barbed wire is proposed to restrict access to the facility with warning signage posted at 100 foot intervals around the facility. No hazardous safety conditions are envisioned.
4. **The use will not generate significant noise, odor, glare, or dust.** If approved, the installation phase should generate more noise and dust than during operation based on the passive nature of this use. From staff's experience at similar sites, the inverters exhibit a "hum", which should be minimal and should not exceed the noise ordinance levels. Dust levels during operation should also be largely attributed to the infrequent trips along the driveway.

The reflectivity (albedo), of the panels should be minimal since they are designed to absorb the sun's energy rather than reflect. Surprisingly, most solar panels have similar if not lower albedo levels than agricultural crops, grass, and bodies of water (Source: Oke: 1992 and Ahrens: 2006 by means of

Encyclopedia of Earth “Albedo”, 2010 and Photovoltaic Engineering Handbook, Lasnier and Ang: 1990).

At the request of Planning Staff, Lumina Sun performed a Solar Glare Hazard Analysis Report to assess potential impacts to the Rowan County Airport since the facility would be located within the conical surface of the Airport Zone Overlay (approximately 10,000 feet due west of the runway). In short, the study suggests a relatively small window between the middle of May through the latter part of July for a duration of 10 minutes or less between the 5 and 6 o'clock evening hours (standard time) where panel glare could result in “potential temporary after-image” effect at the airport (see enclosed report). According to a report from the Sandia National Laboratories, an example of “potential temporary after-image” effect would be “the effect after viewing a camera flash in a dim room” (*Source: Journal of Solar Energy Engineering; August 2011, Vol. 133; Authors – Ho, Ghandari, and Driver*).

The Rowan County Airport Director received this analysis, reviewed the input specifications, duplicated the model for verification, and concurred with its findings. He recommended a condition to ensure the assumed 30 degree tilt and 180 degree orientation would be followed.

Odor – N/A.

5. **Excessive traffic or parking problems will not result.** Once construction is complete, only infrequent trips for system and property maintenance should be expected, which would add a nominal number of vehicles to John Rainey and Mooresville Roads. The site plan proposes a sufficient gravel parking area to accommodate potential site visitors.
6. **The use will not create significant visual impacts for adjoining properties or passersby.** Properties accessible by John Rainey are located within a rural pocket surrounded by numerous subdivisions in a suburban setting along Julius and Airport Roads to the west and south, Roger Dr. to the east, and Mooresville and Neel Roads to the north. It appears the solar panels could be visible from the rear of a couple lots within West Ridge but would be located over 600 feet away as measured from lot to panel. The majority of lots are currently screened by trees on the John Rainey Trustee tract and within the John Rainey Road right of way to the south, which obviously could be timbered in the future. The panels may be visible to 340 Roger Dr. and possibly other lots within Homestead Hills in the winter months but most lots contain wooded rear yards containing cedar and pine trees and volunteer undergrowth. Currently, the existing vegetation provides opacity of approximately 95%.

As an added measure, the applicant is proposing the staff recommends use of Nellie Stevens Hollies or equivalent species along the common line with 340

Roger Dr. due to the panel proximity being 150 feet from an in-ground swimming pool. The home located at 415 John Rainey Rd. would have the best view of the solar facility across the open field, which would be partially diminished by the 550 foot separation distance. The panels will also be visible to a new home under construction at 830 John Rainey Rd. located approximately 250 feet south of the site somewhat concealed by trees within the right of way.

PROCEDURES

The BoC must adopt facts supporting the below findings of fact based on the above six (6) criteria:

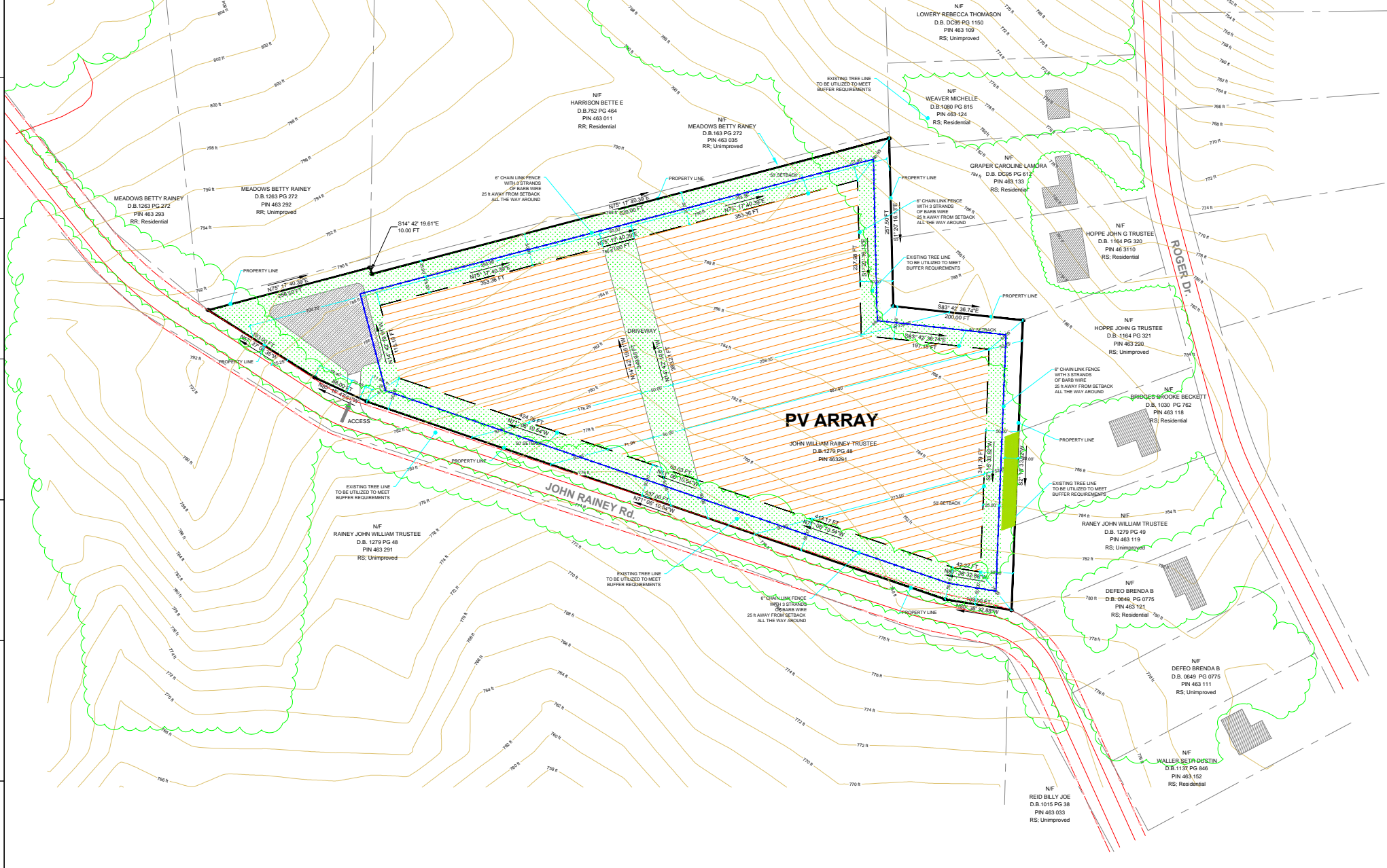
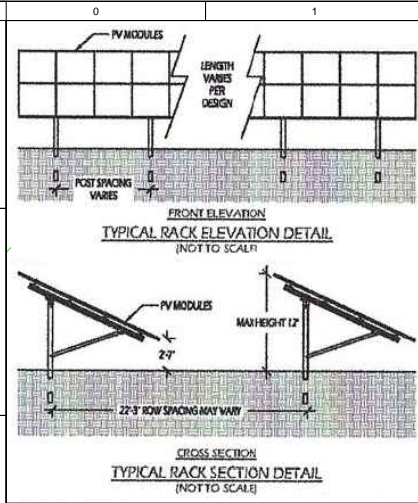
1. The development of the property in accordance with the proposed conditions will not materially endanger the public health or safety;
2. That the development of the property in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting property, or that the development is a public necessity; and
3. That the location and character of the development in accordance with the proposed conditions will be in general harmony with the area in which it is located and in general conformity with any adopted county plans.

See enclosed checklist to guide decision. Planning Staff will provide example findings for consideration at the hearing.

STAFF COMMENTS

It is generally accepted that the predominant “impact” associated with solar facilities is visibility. As indicated in section six of this report, visibility should be minimal and primarily limited to two (2) residences. If approved, the following three (3) conditions should be included:

1. Solar Energy Panels shall be oriented 180 degrees with a 30 degree tilt;
2. Obtain driveway permit prior to the issuance of a zoning permit; and
3. Maintain warning signage around the fence perimeter at 120 foot intervals.



LEGEND

PROPERTY LINE

TREE LINE

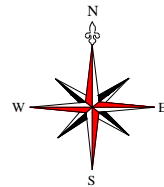
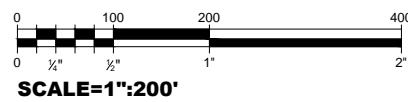
ORDINANCE RIGHT OF WAY

PROJECT FENCE (PROPOSED)

GRAVEL AREA (PROPOSED)

NATURAL VEGETATION (PROPOSED)

VEGETATIVE BUFFER (PROPOSED)



SITE DATA			
PIN#	OWNER	DB/PG	ADDRESS
463291	JOHN WILLIAM RAINEY TRUSTEE	1279/48	480 JOHN RAINEY RD SALISBURY, NC 28147
ZONING	CURRENT LAND USE	ACRES	
RR	Undeveloped	10.6	
PROPOSED USE		PRELIMINARY DISTURBING AREA	
SOLAR ENERGY SYSTEM		±10.6	
PRELIMINARY ARE SUBJECT TO CHANGE		PRELIMINARY SOLAR AREA	
		±10.6	
PARCEL LINE SETBACKS		OUTPUT	
MIN FRONT YARD	50 FT	1.8 MW	
MIN SIDE YARD	50 FT		
MIN REAR YARD	50 FT		

- GENERAL NOTES
- 1- THE PURPOSE OF THIS PLAN IS FOR ZONING APPROVAL BY ROWAN COUNTY, NC TO CONSTRUCT A SOLAR ENERGY SYSTEM.

2- THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING ROWAN COUNTY GIS.

3- A PORTION OF THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 3710563900J, DATED 06/16/2009) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

4- THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC. SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS.

5- PROJECT AREA, INCLUDING CONSTRUCTION STANDING AREAS, WILL BE CLEARED AND GRUBBED SUBJECT TO EROSION CONTROL PLAN APPROVAL FROM ROWAN COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE CONSTRUCTIONS STAGING AND STABILIZED WITH GRAVEL SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.

6- ALL DIMENSIONS SHOWN ARE AT 90 DEGREE UNLESS OTHERWISE NOTED.

7- CONSTRUCTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.

8- CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE

9- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.

10- ONLY SITE SPECIFIC SIGNAGE IS ALLOWED. PROPOSED SIGNAGE SHALL BE ALUMINUM SIGNS "DANGER-HIGH VOLTAGE" AND "DANGER-NO TRESPASSING" MEASURING 14" X 10" IN SIZE. WILL BE PLACED ON THE PERMANENT SECURITY FENCING, ALTERNATING EVERY 100' AROUND THE ARRAY.

11- NCDOT DOES NOT HAVE A RIGHT-OF-WAY ON JOHN RAINEY ROAD. OUTLINED RIGHT-OF-WAY IS PURSUANT TO ROWAN COUNTY ORDINANCE REQUIREMENT.

866-7-LUMINA
206C Joe V Knox Blvd.
Mooresville, NC 28117

SEAL

CONSULTANT

DESCRIPTION

DATE

REV

REVISIONS

DATE

REV

JOHN RAINEY Rd.
PROJECT

DATE3/25/17

DRAWN BYMSP

DATE

ZONING
SITE PLAN

G-0.0



CUP 05-17: Lumina Sun

LEGEND

ZONING	
RS	MFR
RR	MHP
RA	CBI
Salisbury City	

Site	Roads
Parcels	Addresses
Structures	

Prepared by Rowan County Planning & Development: June 21, 2017

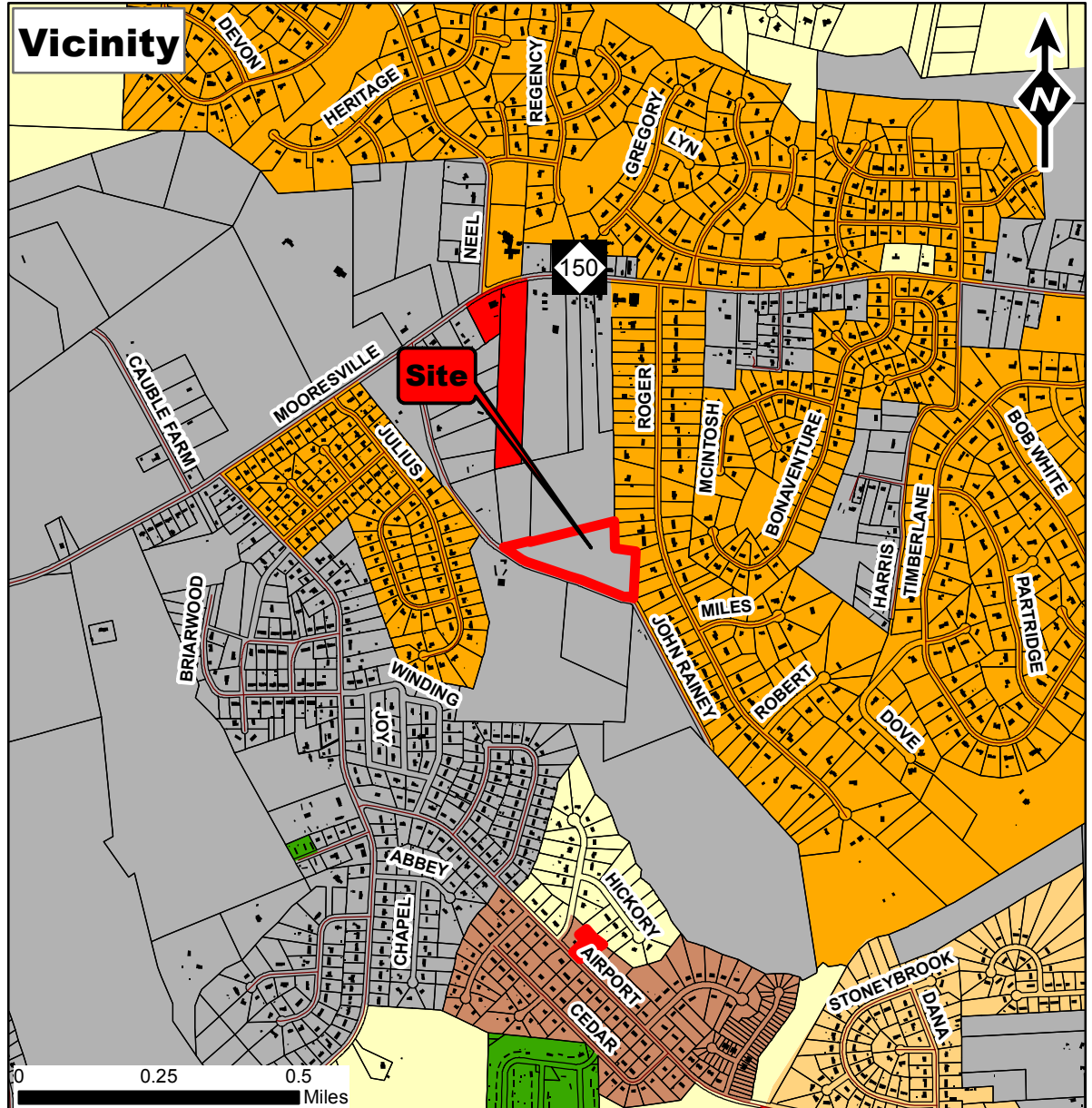


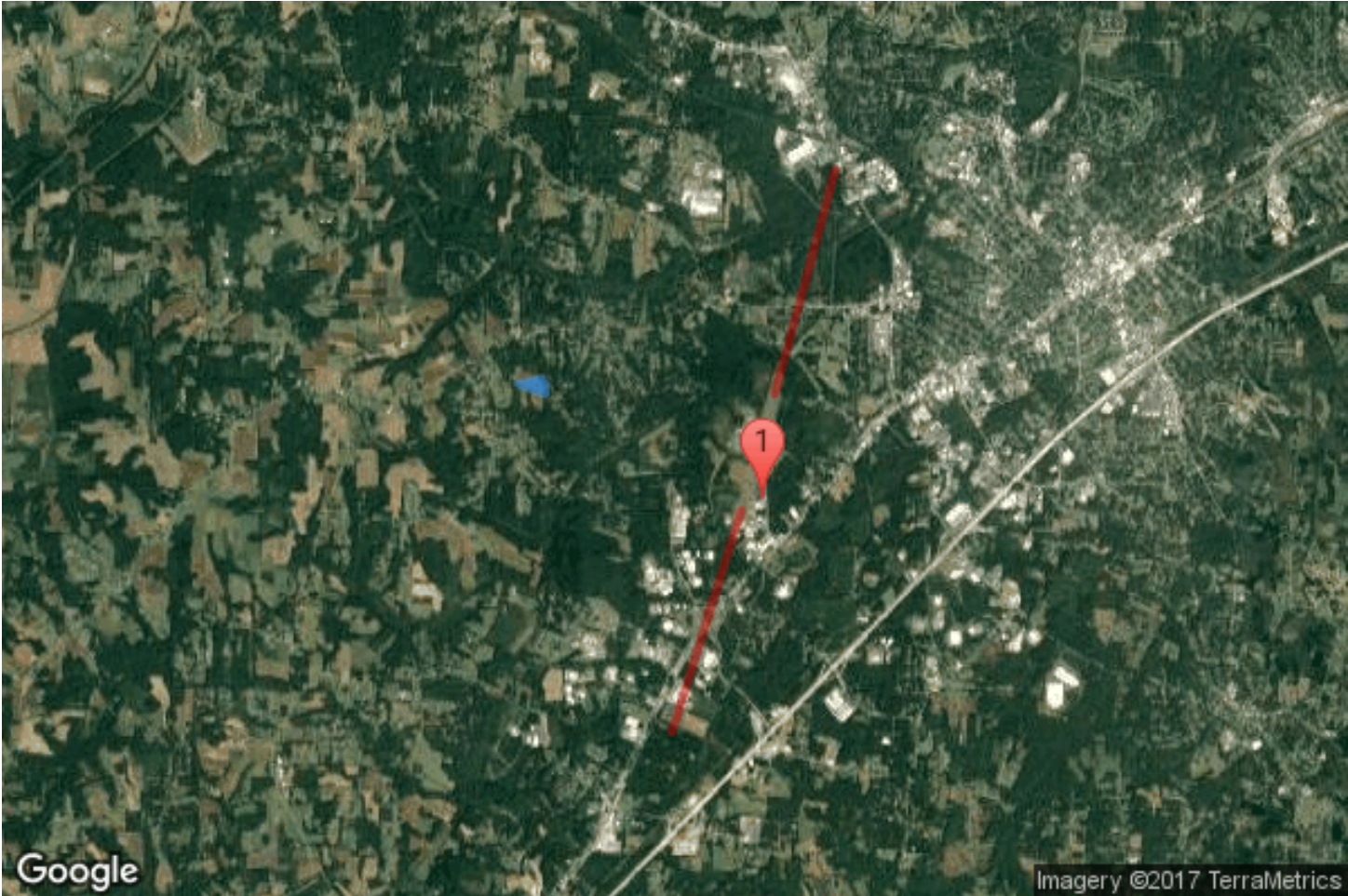


Exhibit 2

Site config: Rainey Project Glare 1

Glare study for reference location Rowan County Airport
Point of Origin - John Rainey Road Parcel
All FAA guidelines applied

Created **May 5, 2017 11:20 a.m.**
DNI **varies** and peaks at **1,000.0 W/m^2**
Analyze every **1 minute(s)**
0.5 ocular transmission coefficient
0.002 ft pupil diameter
0.017 ft eye focal length
9.3 mrad sun subtended angle



Summary of Results Glare with low potential for temporary after-image predicted

PV name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	"Red" Glare	Energy Produced
	deg	deg	min	min	min	kWh
PV array 1	30.0	180.0	238	0	0	3,833,000.0

Component Data

Flight Paths

Name: FP 1

Description:

Threshold height: 50 ft

Direction: 197.39 deg

Glide slope: 3.0 deg

Pilot view restricted? Yes

Vertical view restriction: 30.0 deg

Azimuthal view restriction: 90.0 deg

Point	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
Threshold	35.638665	-80.522854	769	50	819
2-mile point	35.611074	-80.533499	768	604	1372

Name: FP 2

Description:

Threshold height: 50 ft

Direction: 15.1 deg

Glide slope: 3.0 deg

Pilot view restricted? Yes

Vertical view restriction: 30.0 deg

Azimuthal view restriction: 120.0 deg

Point	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
Threshold	35.653138	-80.517747	765	50	815
2-mile point	35.681052	-80.508467	692	676	1369

Observation Points

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
1	35.639999	-80.519400	760	30	790

PV Array Results

PV array 1 low potential for temporary after-image

1.6 mW PV array - ground mount

Predicted energy output (assuming sunny, clear skies all year): 3,833,000.0 kWh

Axis tracking: Fixed (no rotation)

Tilt: 30.0 deg

Orientation: 180.0 deg

Rated power: 1600.0 kW

Panel material: Smooth glass without AR coating

Vary reflectivity with sun position? Yes

Correlate slope error with surface type? Yes

Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	35.654358	-80.556951	790	6	796
2	35.655082	-80.553464	782	6	788
3	35.654398	-80.553313	787	6	793
4	35.654372	-80.552841	787	6	793

Slope error: 6.55 mrad

5	35.653216	-80.552911	779	6	785
---	-----------	------------	-----	---	-----

Summary of component results

Component	Green glare (min)	Yellow glare (min)	Red glare (min)
FP: FP 1	0	0	0
FP: FP 2	0	0	0
OP: 1	238	0	0

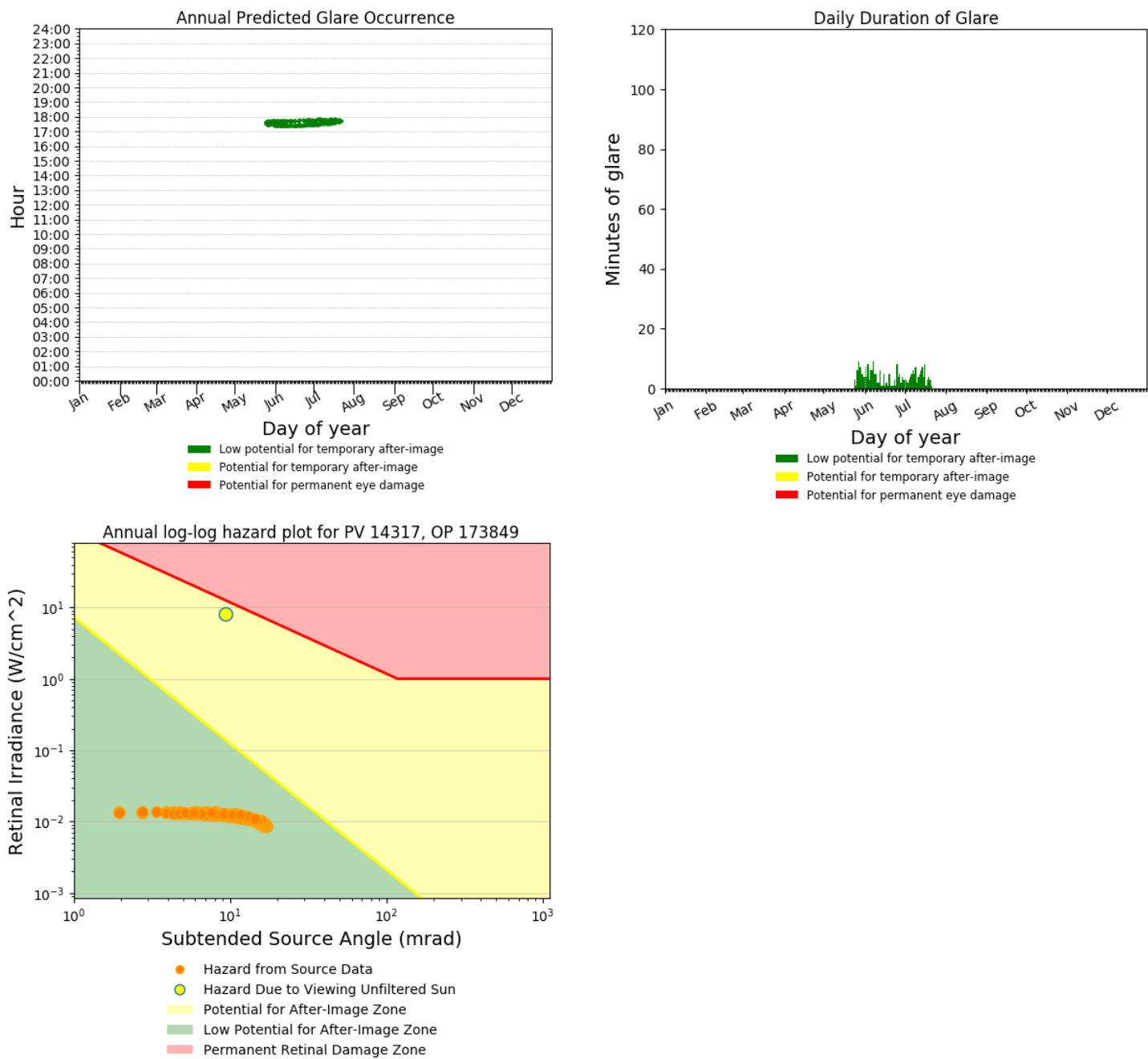
Flight path: FP 1

No glare found

Flight path: FP 2

No glare found

Observation point: 1



Assumptions

- Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
- Glare analyses do not account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions.
- The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual values may differ.
- Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.



Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Phone (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

February 12, 2016

Ms. Jessica Galloza
ESA Renewables, LLC
4150 St. Johns Parkway, Suite 1000
Sanford, F32771

RE: Oakwood Solar Impact Study

Dear Ms. Galloza:

At your request, I have considered the likely impact of solar farms proposed to be constructed on 53.74 acres of land located at 6517 US Highway 70, in Mebane, North Carolina. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will “maintain or enhance adjoining or contiguous property values” and whether “the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.”

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in North Carolina, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is ESA Renewables, LLC, represented to me by Ms. Jessica Galloza. My findings support the Conditional/Special Use Permit application. The effective date of this consultation is February 12, 2016.

Proposed Use Description

The proposed solar farm will be constructed on 53.74 acres of land located at 6517 US Highway 70, in Mebane, North Carolina.

Adjoining land is primarily residential low density and agricultural uses, which is common for solar farms as detailed later in this report. The solar farm will consist of fixed solar panels that will generate no noise, no odor, and less traffic than a residential subdivision. The panels will be less than 15 feet in height and located behind a chain link fence.

I have considered adjoining uses and included a map to identify each parcel's location. The breakdown of those uses by acreage and number of parcels is summarized below.

Adjoining Use Breakdown

	Acreage	Parcels
Residential	71.98%	96.77%
Agricultural	28.02%	3.23%
Total	100.00%	100.00%

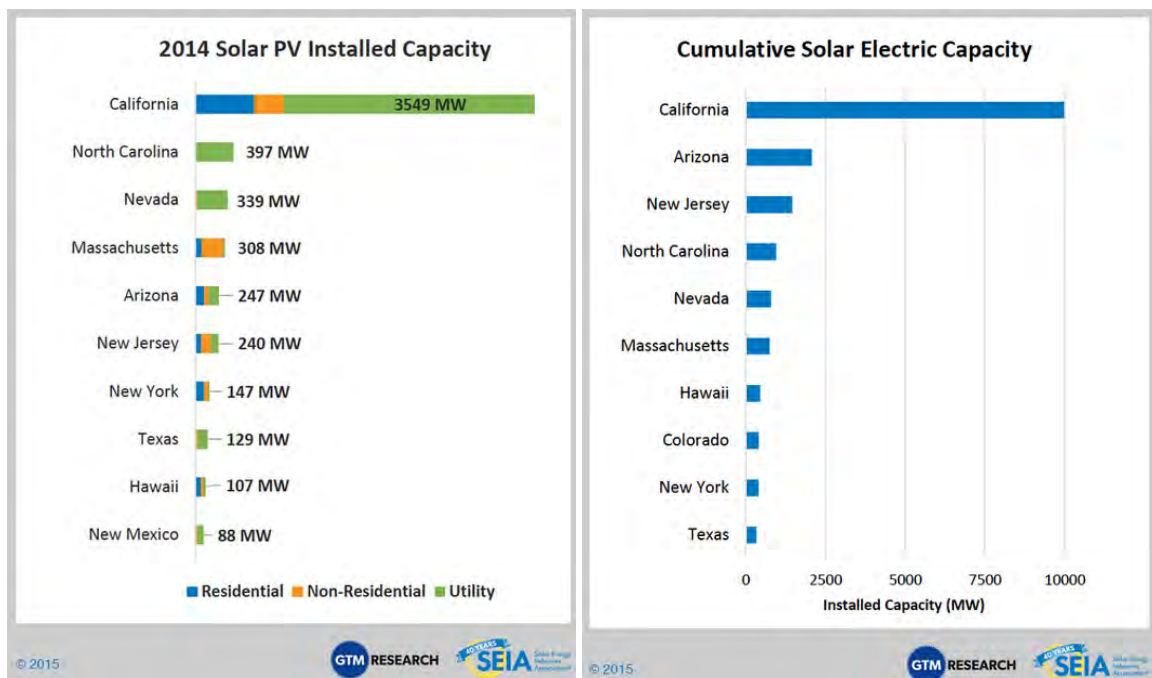
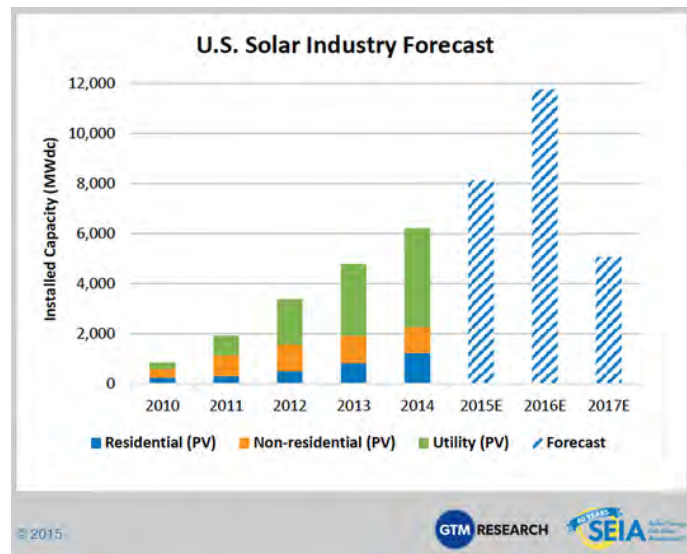


Surrounding Uses

#	MAP ID	Owner	GIS Data		% Adjoining	% Adjoining	Distance in Feet:
			Acres	Present Use	Acres	Parcels	Home to Panels
1	9825948348	Curtis	52.66	Agricultural	28.02%	3.23%	N/A
2	9835037821	Beaver HOA	6.30	Residential	3.35%	3.23%	N/A
3	9835130411	Curtis	2.71	Residential	1.44%	3.23%	N/A
4	9835131231	Ivey	1.02	Residential	0.54%	3.23%	460
5	9835132079	Ivey	0.59	Residential	0.31%	3.23%	N/A
6	9835134009	Ivey	0.48	Residential	0.26%	3.23%	590
7	9835135019	Ivey	0.47	Residential	0.25%	3.23%	N/A
8	9835136180	James	0.82	Residential	0.44%	3.23%	790
9	9835129681	Rhodes	12.33	Residential	6.56%	3.23%	730
10	9835220129	Gilmore	2.29	Residential	1.22%	3.23%	605
11	9835210959	Morgan	2.40	Residential	1.28%	3.23%	835
12	9835210868	Lawson	2.50	Residential	1.33%	3.23%	830
13	9835210575	Foster	2.61	Residential	1.39%	3.23%	855
14	9835210672	Douglas	2.66	Residential	1.42%	3.23%	920
15	9835210582	Riley	2.84	Residential	1.51%	3.23%	1010
16	9835210367	Cordero	2.49	Residential	1.32%	3.23%	1020
17	9835212233	Seifts	3.16	Residential	1.68%	3.23%	1090
18	9835105787	Mace	2.20	Residential	1.17%	3.23%	N/A
19	9835103858	Mace	5.17	Residential	2.75%	3.23%	715
20	9835101614	Hobbey	1.31	Residential	0.70%	3.23%	970
21	9835009723	Murdock	1.34	Residential	0.71%	3.23%	930
22	9835007790	Horne	0.92	Residential	0.49%	3.23%	950
23	9835007703	Mace	0.89	Residential	0.47%	3.23%	N/A
24	9835006716	Ellis	0.90	Residential	0.48%	3.23%	1030
25	9835016318	Mace	4.81	Residential	2.56%	3.23%	N/A
26	9835013165	Najera	5.81	Residential	3.09%	3.23%	710
27	9835011302	Herbert	6.35	Residential	3.38%	3.23%	1250
28	9825918836	Southard	14.82	Residential	7.88%	3.23%	805
29	9825924159	Adams	12.84	Residential	6.83%	3.23%	1950
30	9825926712	Hoover	19.05	Residential	10.13%	3.23%	1165
31	9825937298	Tsiapera	13.23	Residential	7.04%	3.23%	1200
Total			187.970		100.00%	100.00%	931

I. Overview of Solar Farms Development in North Carolina

Across the nation the number of solar installations has dramatically increased over the last few years as changes in technology and the economy made these solar farms more feasible. The charts below show how this market has grown and is expected to continue to grow from 2010 to 2017, the drop off in 2017 is expected due to the expiration of tax credits for solar installations. The U.S. Solar Market Insight Reports for 2010 and 2011 which is put out by the Solar Energy Industries Association note that 2010 was a “breakout” year for solar energy. The continued boom of solar power is shown in the steady growth. North Carolina was ranked as having the second most active photovoltaic installed capacity in 2014.



As shown in the charts above, North Carolina ranked second in installed solar energy in 2014. North Carolina ranked fifth in cumulative installed solar energy in the United States.

II. Market Analysis of the Impact on Value from Solar Farms

I have researched a number of solar farms in North Carolina to determine the impact of these facilities on the value of adjoining property. I have provided a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use. This breakdown is included in the Harmony of Use section of this report.

I also conducted a series of matched pair analyses. A matched pair analysis considers two similar properties with only one difference of note to determine whether or not that difference has any impact on value. Within the appraisal profession, matched pair analysis is a well-recognized method of measuring impact on value. In this case, I have considered residential properties adjoining a solar farm versus similar residential properties that do not adjoin a solar farm. I have also considered matched pairs of vacant residential and agricultural land.

As outlined in the discussion of each matched pair, I concluded from the data and my analysis that there has been no impact on sale price for residential, agricultural, or vacant residential land that adjoins the existing solar farms included in my study.

1. **Matched Pair – AM Best Solar Farm, Goldsboro, NC**

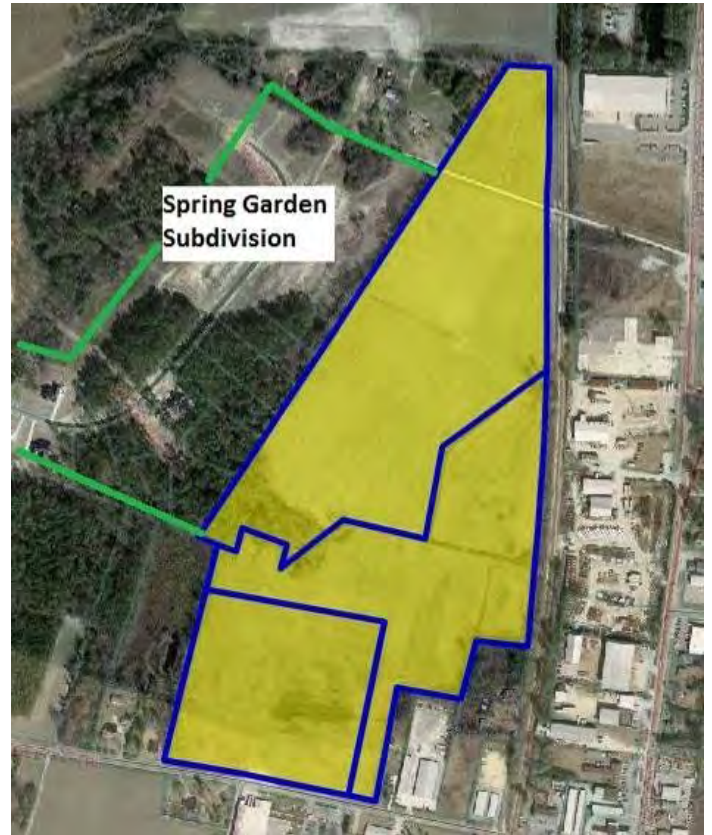
This solar farm adjoins Spring Garden Subdivision which had new homes and lots available for new construction during the approval and construction of the solar farm. The recent home sales have ranged from \$200,000 to \$250,000. This subdivision sold out the last homes in late 2014. The solar farm is clearly visible particularly along the north end of this street where there is only a thin line of trees separating the solar farm from the single-family homes.






Homes backing up to the solar farm are selling at the same price for the same floor plan as the homes that do not back up to the solar farm in this subdivision. According to the builder, the solar farm has been a complete non-factor. Not only do the sales show no difference in the price paid for the various homes adjoining the solar farm versus not adjoining the solar farm, but there are actually more recent sales along the solar farm than not. There is no impact on the sellout rate, or time to sell for the homes adjoining the solar farm.

I spoke with a number of owners who adjoin the solar farm and none of them expressed any concern over the solar farm impacting their property value.

The data presented on the following page shows multiple homes that have sold in 2013 and 2014 adjoining the solar farm at prices similar to those not along the solar farm. These series of sales indicate that the solar farm has no impact on the adjoining residential use.

The homes that were marketed at Spring Garden are shown below.



	Americana SqFt: 3,194 Bed / Bath: 3 / 3.5	Price: \$237,900 View Now »		Washington SqFt: 3,292 Bed / Bath: 4 / 3.5	Price: \$244,900 View Now »
	Presidential SqFt: 3,400 Bed / Bath: 5 / 3.5	Price: \$247,900 View Now »		Kennedy SqFt: 3,494 Bed / Bath: 5 / 3	Price: \$249,900 View Now »
	Virginia SqFt: 3,449 Bed / Bath: 5 / 3	Price: \$259,900 View Now »			

AM Best Solar Farm, Goldsboro, NC**Matched Pairs**

As of Date: 9/3/2014

Adjoining Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600195570	Helm	0.76	Sep-13	\$250,000	2013	3,292	\$75.94	2 Story
3600195361	Leak	1.49	Sep-13	\$260,000	2013	3,652	\$71.19	2 Story
3600199891	McBrayer	2.24	Jul-14	\$250,000	2014	3,292	\$75.94	2 Story
3600198632	Foresman	1.13	Aug-14	\$253,000	2014	3,400	\$74.41	2 Story
3600196656	Hinson	0.75	Dec-13	\$255,000	2013	3,453	\$73.85	2 Story
	Average	1.27		\$253,600	2013.4	3,418	\$74.27	
	Median	1.13		\$253,000	2013	3,400	\$74.41	

Adjoining Sales After Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
0	Feddersen	1.56	Feb-13	\$247,000	2012	3,427	\$72.07	Ranch
0	Gentry	1.42	Apr-13	\$245,000	2013	3,400	\$72.06	2 Story
	Average	1.49		\$246,000	2012.5	3,414	\$72.07	
	Median	1.49		\$246,000	2012.5	3,414	\$72.07	

Adjoining Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Story
3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Story
	Average	1.59		\$219,000	2012	2,940	\$74.95	
	Median	1.59		\$219,000	2012	2,940	\$74.95	

Nearby Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600193710	Barnes	1.12	Oct-13	\$248,000	2013	3,400	\$72.94	2 Story
3601105180	Nackley	0.95	Dec-13	\$253,000	2013	3,400	\$74.41	2 Story
3600192528	Mattheis	1.12	Oct-13	\$238,000	2013	3,194	\$74.51	2 Story
3600198928	Beckman	0.93	Mar-14	\$250,000	2014	3,292	\$75.94	2 Story
3600196965	Hough	0.81	Jun-14	\$224,000	2014	2,434	\$92.03	2 Story
3600193914	Preskitt	0.67	Jun-14	\$242,000	2014	2,825	\$85.66	2 Story
3600194813	Bordner	0.91	Apr-14	\$258,000	2014	3,511	\$73.48	2 Story
3601104147	Shaffer	0.73	Apr-14	\$255,000	2014	3,453	\$73.85	2 Story
	Average	0.91		\$246,000	2013.625	3,189	\$77.85	
	Median	0.92		\$249,000	2014	3,346	\$74.46	

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600191437	Thomas	1.12	Sep-12	\$225,000	2012	3,276	\$68.68	2 Story
3600087968	Lilley	1.15	Jan-13	\$238,000	2012	3,421	\$69.57	1.5 Story
3600087654	Burke	1.26	Sep-12	\$240,000	2012	3,543	\$67.74	2 Story
3600088796	Hobbs	0.73	Sep-12	\$228,000	2012	3,254	\$70.07	2 Story
	Average	1.07		\$232,750	2012	3,374	\$69.01	
	Median	1.14		\$233,000	2012	3,349	\$69.13	

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$253,600	\$253,000	\$246,000	\$249,000
Year Built	2013	2013	2014	2014
Size	3,418	3,400	3,189	3,346
Price/SF	\$74.27	\$74.41	\$77.85	\$74.46

Percentage Differences

Median Price	-2%
Median Size	-2%
Median Price/SF	0%

I note that 2308 Granville Drive sold again in November 2015 for \$267,500, or \$7,500 more than when it was purchased new from the builder two years earlier (Tax ID 3600195361, Owner: Leak). The neighborhood is clearly showing appreciation for homes adjoining the solar farm.

The Median Price is the best indicator to follow in any analysis as it avoids outlying samples that would otherwise skew the results. The median sizes and median prices are all consistent throughout the sales both before and after the solar farm whether you look at sites adjoining or nearby to the solar farm. The average for the homes nearby the solar farm shows a smaller building size and a higher price per square foot. This reflects a common occurrence in real estate where the price per square foot goes up as the size goes down. This is similar to the discount you see in any market where there is a discount for buying larger volumes. So when you buy a 2 liter coke you pay less per ounce than if you buy a 16 oz. coke. So even comparing averages the indication is for no impact, but I rely on the median rates as the most reliable indication for any such analysis.

AM Best Solar Farm, Goldsboro, NC



View of home in Spring Garden with solar farm located through the trees and panels – photo taken on 9/23/15.



View from vacant lot at Spring Garden with solar farm panels visible through trees taken in the winter of 2014 prior to home construction. This is the same lot as the photo above.

2. Matched Pair – White Cross Solar Farm, Chapel Hill, NC

A new solar farm was built at 2159 White Cross Road in Chapel Hill, Orange County in 2013. After construction, the owner of the underlying land sold the balance of the tract not encumbered by the solar farm in July 2013 for \$265,000 for 47.20 acres, or \$5,606 per acre. This land adjoins the solar farm to the south and was clear cut of timber around 10 years ago. I compared this purchase to a nearby transfer of 59.09 acres of timber land just south along White Cross Road that sold in November 2010 for \$361,000, or \$6,109 per acre. After purchase, this land was divided into three mini farm tracts of 12 to 20 acres each. These rates are very similar and the difference in price per acre is attributed to the timber value and not any impact of the solar farm.

Type	TAX ID	Owner	Acres	Date	Price	\$/Acre	Notes	Conf By
Adjoins Solar	9748336770	Haggerty	47.20	Jul-13	\$265,000	\$5,614	Clear cut	Betty Cross, broker
Not Near Solar	9747184527	Purcell	59.09	Nov-10	\$361,000	\$6,109	Wooded	Dickie Andrews, broker

The difference in price is attributed to the trees on the older sale.

No impact noted for the adjacency to a solar farm according to the broker.

I looked at a number of other nearby land sales without proximity to a solar farm for this matched pair, but this land sale required the least allowance for differences in size, utility and location.

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$5,614	\$5,614	\$6,109	\$6,109
Adjustment for Timber	\$500	\$500		
Adjusted	\$6,114	\$6,114	\$6,109	\$6,109
Tract Size	47.20	47.20	59.09	59.09

Percentage Differences

Median Price Per Acre	0%
-----------------------	----

This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

3. Matched Pair – Wagstaff Farm, Roxboro, NC

This solar farm is located at the northeast corner of a 594-acre farm with approximately 30 acres of solar farm area. This solar farm was approved and constructed in 2013.

After approval, 18.82 acres were sold out of the parent tract to an adjoining owner to the south. This sale was at a similar price to nearby land to the east that sold in the same time from for the same price per acre as shown below.

Type	TAX ID	Owner	Acres	Present Use	Date Sold	Price	\$/AC
Adjoins Solar	0918-17-11-7960	Piedmont	18.82	Agricultural	8/19/2013	\$164,000	\$8,714
Not Near Solar	0918-00-75-9812 et al	Blackwell	14.88	Agricultural	12/27/2013	\$130,000	\$8,739

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$8,714	\$8,714	\$8,739	\$8,739
Tract Size	18.82	18.82	14.88	14.88

Percentage Differences

Median Price Per Acre 0%

This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

4. Matched Pair – Mulberry, Selmer, TN

This solar farm adjoins two subdivisions with Central Hills having a mix of existing and new construction homes. Lots in this development have been marketed for \$15,000 each with discounts offered for multiple lots being used for a single home site. I spoke with the agent with Rhonda Wheeler and Becky Hearnberger with United County Farm & Home Realty who noted that they have seen no impact on lot or home sales due to the solar farm in this community.

I have included a map below as well as data on recent sales activity on lots that adjoin the solar farm or are near the solar farm in this subdivision both before and after the announced plan for this solar farm facility. I note that using the same method I used to breakdown the adjoining uses at the subject property I show that the predominant adjoining uses are residential and agricultural, which is consistent with the location of most solar farms.



Adjoining Use Breakdown

	Acreage	Parcels
Commercial	3.40%	0.034
Residential	12.84%	79.31%
Agri/Res	10.39%	3.45%
Agricultural	73.37%	13.79%
Total	100.00%	100.00%

From the above map, I identified four recent sales of homes that occurred adjoining the solar farm both before and after the announcement of the solar farm. I have adjusted each of these for differences in size and age in order to compare these sales among themselves. As shown below after adjustment, the median value is \$130,776 and the sales prices are consistent with one outlier which is also the least comparable home considered. The close grouping and the similar price per point overall as well as the similar price per square foot both before and after the solar farm.

Matched Pairs

#	TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	2.65	2007	1,511	\$86.04	1 Story	2 Garage
12	0900 A 003.00	Amerson	Aug-12	\$130,000	1.20	2011	1,586	\$81.97	1 Story	2 Garage
15	099C A 003.00	Smallwood	May-12	\$149,900	1.00	2002	1,596	\$93.92	1 Story	4 Garage
16	099C A 002.00	Hessing	Jun-15	\$130,000	1.00	1999	1,782	\$72.95	1 Story	2 Garage
		Average		\$134,975	1.46	2005	1,619	\$83.72		
		Median		\$130,000	1.10	2005	1,591	\$84.00		

#	TAX ID	Owner	Date Sold	Sales Price	Adjustments*					
					Acres	Built	GBA	Style	Parking	Total
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	-\$7,500	\$2,600	\$6,453	\$0	\$0	\$131,553
12	0900 A 003.00	Amerson	Aug-12	\$130,000	\$0	\$0	\$0	\$0	\$0	\$130,000
15	099C A 003.00	Smallwood	May-12	\$149,900	\$0	\$6,746	-\$939	\$0	-\$15,000	\$140,706
16	099C A 002.00	Hessing	Jun-15	\$130,000	\$0	\$7,800	-\$14,299	\$0	\$0	\$123,501
		Average		\$134,975	-\$1,875	\$4,286	-\$2,196	\$0	-\$3,750	\$131,440
		Median		\$130,000	\$0	\$4,673	-\$470	\$0	\$0	\$130,776

* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

I also considered a number of similar home sales nearby that were both before and after the solar farm was announced as shown below. These homes are generally newer in construction and include a number of larger homes but show a very similar price point per square foot.

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
099B A 019	Durrance	Sep-12	\$165,000	1.00	2012	2,079	\$79.37	1 Story	2 Garage
099B A 021	Berryman	Apr-12	\$212,000	2.73	2007	2,045	\$103.67	1 Story	2 Garage
090O A 060	Nichols	Feb-13	\$165,000	1.03	2012	1,966	\$83.93	1 Story	2 Garage
	Average		\$180,667	1.59	2010	2,030	\$88.99		
	Median		\$165,000	1.03	2012	2,045	\$83.93		

Nearby Sales After Solar Farm Announced

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
090N A 040	Carrithers	Mar-15	\$120,000	1.00	2010	1,626	\$73.80	1 Story	2 Garage
099C A 043	Cherry	Feb-15	\$148,900	2.34	2008	1,585	\$93.94	1 Story	2 Garage
	Average		\$134,450	1.67	2009	1,606	\$83.87		
	Median		\$134,450	1.67	2009	1,606	\$83.87		

I then adjusted these nearby sales using the same criteria as the adjoining sales to derive the following breakdown of adjusted values based on a 2011 year built 1,586 square foot home. The adjusted values are consistent with a median rate of \$128,665, which is actually lower than the values for the homes that back up to the solar farm.

Nearby Sales Adjusted

Nearby Sales Adjusted				Adjustments*					
TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	Style	Parking	Total
099B A 019	Durrance	Sep-12	\$165,000	\$0	-\$825	-\$39,127	\$0	\$0	\$125,048
099B A 021	Berryman	Apr-12	\$212,000	-\$7,500	\$4,240	-\$47,583	\$0	\$0	\$161,157
090O A 060	Nichols	Feb-13	\$165,000	\$0	-\$825	-\$31,892	\$0	\$0	\$132,283
090N A 040	Carrithers	Mar-15	\$120,000	\$0	\$600	-\$2,952	\$0	\$0	\$117,648
099C A 043	Cherry	Feb-15	\$148,900	-\$7,500	\$2,234	\$94	\$0	\$0	\$143,727
	Average		\$165,500	-\$1,875	\$798	-\$30,389	\$0	\$0	\$134,034
	Median		\$165,000	\$0	-\$113	-\$35,510	\$0	\$0	\$128,665

* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

If you consider just the 2015 nearby sales, the range is \$117,648 to \$143,727 with a median of \$130,688. If you consider the recent adjoining sales the range is \$123,501 to \$131,553 with a median of \$127,527.

This difference is less than 3% in the median and well below the standard deviation in the sales. The entire range of the adjoining sales prices is overlapped by the range from the nearby sales. These are consistent data sets and summarized below.

Matched Pair Summary

	Adjoins Solar Farm		Nearby After Solar Farm	
	Average	Median	Average	Median
Sales Price	\$134,975	\$130,000	\$134,450	\$134,450
Year Built	2005	2005	2009	2009
Size	1,619	1,591	1,606	1,606
Price/SF	\$83.72	\$84.00	\$83.87	\$83.87

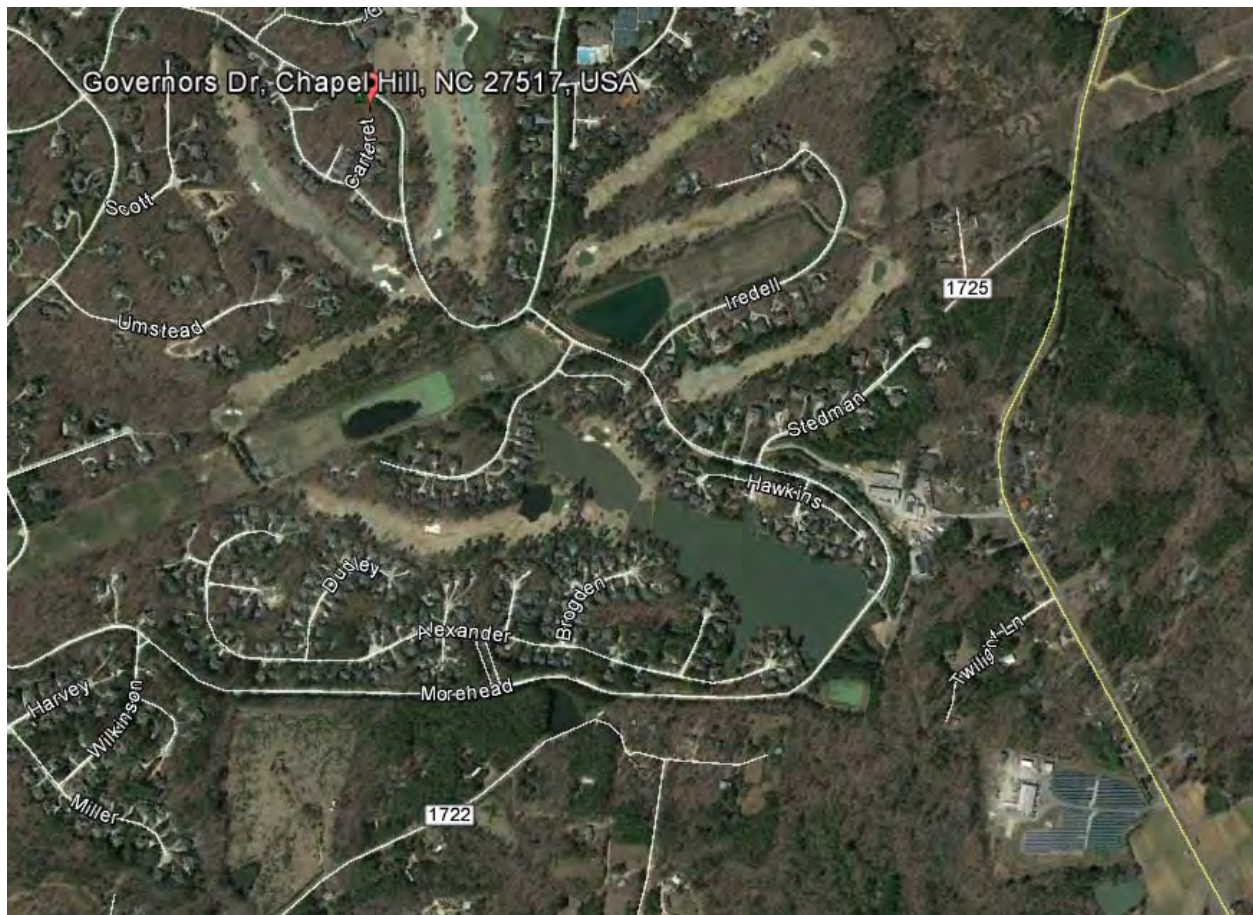
Percentage Differences

Median Price	3%
Median Size	1%
Median Price/SF	0%

Based on the data presented above, I find that the price per square foot for finished homes are not being impacted negatively by the presence of the solar farm. The difference in pricing in homes in the neighborhood is accounted for by differences in size, building age, and lot size. The median price for a home after those factors are adjusted for are consistent throughout this subdivision and show no impact due to the proximity of the solar farm. This is consistent with the comments from the broker I spoke with for this subdivision as well.

III. Harmony of Use/Compatibility

I have visited over 170 solar farms and sites on which solar farms are proposed in North Carolina to determine what uses are compatible with a solar farm. The data I have collected and provide in this report strongly supports the compatibility of solar farms with adjoining agricultural and residential uses. While I have focused on adjoining uses, I note that there are many examples of solar farms being located within a quarter mile of residential developments, including such notable developments as Governor's Club in Chapel Hill, which has a solar farm within a quarter mile as you can see on the following aerial map. Governor's Club is a gated golf community with homes selling for \$300,000 to over \$2 million.



The subdivisions included in the matched pair analysis also show an acceptance of residential uses adjoining solar farms as a harmonious use.

Beyond these anecdotal references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage. While most of these solar farms were located in North Carolina, the breakdown of adjoining uses is very similar to that shown for Oregon as shown earlier in this report.

Percentage By Adjoining Acreage

Total Solar Farms Reviewed	173							All Res Uses	All Comm Uses
	Res	Ag	Res/AG	Park	Sub	Comm	Ind		
Average	13%	57%	22%	1%	0%	0%	5%	94%	5%
Median	6%	63%	7%	0%	0%	0%	0%	100%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.

I have also included a breakdown of each solar farm by number of adjoining parcels rather than acreage. Using both factors provides a more complete picture of the neighboring properties.

Percentage By Total Number of Adjoining Parcels

Total Solar Farms Reviewed	173							All Res Uses	All Comm Uses
	Res	Ag	Res/AG	Park	Sub	Comm	Ind		
Average	58%	27%	9%	0%	0%	2%	4%	94%	5%
Median	63%	25%	4%	0%	0%	0%	0%	100%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential use except for one, which included an adjoining residential/agricultural use. These comparable solar farms clearly support a compatibility with adjoining residential uses along with agricultural uses.

IV. Specific Factors on Harmony of Use

I have completed a number of Impact Studies related to a variety of uses and I have found that the most common areas for impact on adjoining values typically follow the following hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to a solar farm.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

1. Hazardous material

The solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development or even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known pending environmental impacts associated with the development and operation.

2. Odor

The various solar farms that I have inspected produced no noticeable odor.

3. Noise

These are passive solar panels with no associated noise beyond a barely audible sound during daylight hours. The transformer reportedly has a hum similar to a fluorescent light in an office building that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make emitted sounds inaudible from the adjoining properties. No sound is emitted from the facility at night.

The various solar farms that I have inspected were inaudible from the roadways. I heard nothing on any of these sites associated with the solar farm.

4. Traffic

The solar farm will have no onsite employee's or staff. The site requires only minimal maintenance. Relative to other potential uses of the site (such as a residential subdivision), the additional traffic generated by a solar farm use on this site is insignificant.

5. Stigma

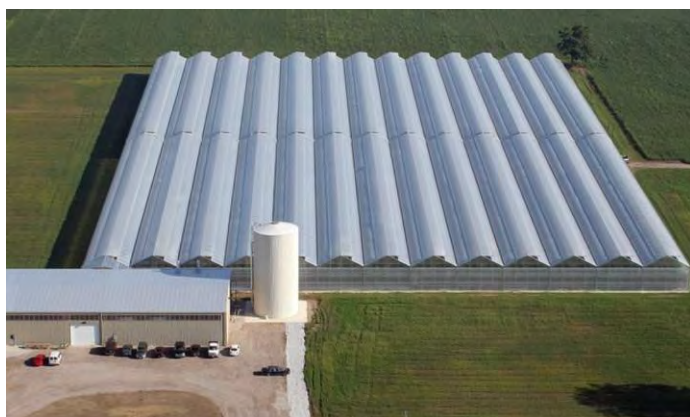
There is no stigma associated with solar farms and solar farms and people generally respond favorably towards such a use. While an individual may express concerns about proximity to a solar farm, there is no specific stigma associated with a solar farm. Stigma generally refers to things such as adult establishments, prisons, rehabilitation facilities, and so forth.

Solar panels have no associated stigma and in smaller collections are found in yards and roofs in many residential communities. Solar panels on a roof are often cited as an enhancement to the property in marketing brochures.

I see no basis for an impact from stigma due to a solar farm.

6. Appearance

Larger solar farms using fixed panels are a passive use of the land that is considered in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.





The fixed solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single story residential dwelling. Were the subject property developed with single family housing, it would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels. The panels will be located behind a chain link fence.

7. Conclusion

On the basis of the factors described above, it is my professional opinion that the proposed solar farm will be in harmony with the area in which it is to be developed. The breakdown of adjoining uses is similar to the other solar farms tracked.

V. Market Commentary

I have surveyed a number of builders, developers and investors regarding solar farms over the last year. I have received favorable feedback from a variety of sources; below are excerpts from my conversations with different clients or other real estate professionals.

I spoke with Betty Cross with Keller Williams Realty in Chapel Hill, who sold the tract of land adjoining the White Cross Road solar farm. She indicated that the solar farm was not considered a negative factor in marketing the property and that it had no impact on the final price paid for the land.

I spoke with Lynn Hayes a broker with Berkshire Hathaway who sold a home at the entrance to Pickards Mountain where the home exits onto the Pickard Mountain Eco Institute's small solar farm. This property is located in rural Orange County west of Chapel Hill. This home closed in January 2014 for \$735,000. According to Ms. Hayes the buyer was excited to be living near the Eco Institute and considered the solar farm to be a positive sign for the area. There are currently a number of 10 acre plus lots in Pickards Meadow behind this house with lots on the market for \$200,000 to \$250,000.

A new solar farm was built on Zion Church Road, Hickory at the Two Lines Solar Farm on the Punch property. After construction of the solar farm in 2013, an adjoining tract of land with 88.18 acres sold for \$250,000, or \$2,835 per acre. This was a highly irregular tract of land with significant tree cover between it and the solar farm. I have compared this to a current listing of 20.39 acres of land that is located southeast just a little ways from this solar farm. This land is on the market for \$69,000, or \$3,428 per acre. Generally, a smaller tract of land would be listed for more per acre. Considering a size adjustment of 5% per doubling in size, and a 10% discount for the likely drop in the closed price off of the asking price, I derive an indicated value per acre of the smaller tract of \$2,777 per acre. This is very similar to the recently closed sale adjoining the solar farm, which further supports the matched pair analysis earlier in this report.

Rex Vick with Windjam Developers has a subdivision in Chatham County off Mt. Gilead Church Road known as The Hamptons. Home prices in The Hamptons start at \$600,000 with homes over \$1,000,000. Mr. Vick expressed interest in the possibility of including a solar farm section to the development as a possible additional marketing tool for the project.

Mr. Eddie Bacon, out of Apex North Carolina, has inherited a sizeable amount of family and agricultural land, and he has expressed interest in using a solar farm as a method of preserving the land for his children and grandchildren while still deriving a useful income from the property. He believes that solar panels would not in any way diminish the value for this adjoining land.

I spoke with Carolyn Craig, a Realtor in Kinston, North Carolina who is familiar with the Strata Solar Farms in the area. She noted that a solar farm in the area would be positive: "A solar farm is color coordinated and looks nice." "A solar farm is better than a turkey farm," which is allowed in that area. She would not expect a solar farm will have any impact on adjoining home prices in the area.

Mr. Michael Edwards, a broker and developer in Raleigh, indicated that a passive solar farm would be a great enhancement to adjoining property: "You never know what might be put on that land next door. There is no noise with a solar farm like there is with a new subdivision."

These are just excerpts I've noted in my conversations with different clients or other real estate participants that provided other thoughts on the subject that seemed applicable.

VI. Conclusion

The matched pair analysis shows no impact in home values due to the adjacency to the solar farm as well as no impact to adjacent vacant residential or agricultural land. The criteria for making downward adjustments on property values such as appearance, noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas.

Similar solar farms have been approved adjoining agricultural uses, schools and residential developments. Industrial uses rarely absorb negative impacts from adjoining uses. The adjoining residential uses to other solar farms have included single family homes up to \$260,000 on lots as small as 0.74 acres. The solar farm at the Pickards Mountain Eco Institute adjoins a home that sold in January 2014 for \$735,000 and in proximity to lots being sold for \$200,000 to \$250,000 for homes over a million dollars.

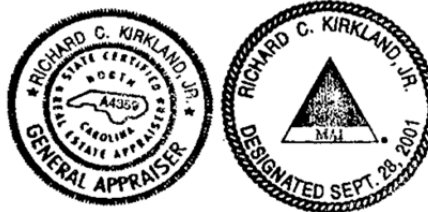
Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will maintain or enhance the value of adjoining or abutting property and that the proposed use is in harmony with the area in which it is located.

If you have any further questions please call me any time.

Sincerely,



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

- ❖ The basic limitation of this and any appraisal is that the appraisal is an opinion of value, and is, therefore, not a guarantee that the property would sell at exactly the appraised value. The market price may differ from the market value, depending upon the motivation and knowledge of the buyer and/or seller, and may, therefore, be higher or lower than the market value. The market value, as defined herein, is an opinion of the probable price that is obtainable in a market free of abnormal influences.
- ❖ I do not assume any responsibility for the legal description provided or for matters pertaining to legal or title considerations. I assume that the title to the property is good and marketable unless otherwise stated.
- ❖ I am appraising the property as though free and clear of any and all liens or encumbrances unless otherwise stated.
- ❖ I assume that the property is under responsible ownership and competent property management.
- ❖ I believe the information furnished by others is reliable, but I give no warranty for its accuracy.
- ❖ I have made no survey or engineering study of the property and assume no responsibility for such matters. All engineering studies prepared by others are assumed to be correct. The plot plans, surveys, sketches and any other illustrative material in this report are included only to help the reader visualize the property. The illustrative material should not be considered to be scaled accurately for size.
- ❖ I assume that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. I take no responsibility for such conditions or for obtaining the engineering studies that may be required to discover them.
- ❖ I assume that the property is in full compliance with all applicable federal, state, and local laws, including environmental regulations, unless the lack of compliance is stated, described, and considered in this appraisal report.
- ❖ I assume that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in this appraisal report.
- ❖ I assume that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- ❖ I assume that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
- ❖ I am not qualified to detect the presence of floodplain or wetlands. Any information presented in this report related to these characteristics is for this analysis only. The presence of floodplain or wetlands may affect the value of the property. If the presence of floodplain or wetlands is suspected the property owner would be advised to seek professional engineering assistance.
- ❖ For this appraisal, I assume that no hazardous substances or conditions are present in or on the property. Such substances or conditions could include but are not limited to asbestos, urea-formaldehyde foam insulation, polychlorinated biphenyls (PCBs), petroleum leakage or underground storage tanks, electromagnetic fields, or agricultural chemicals. I have no knowledge of any such materials or conditions unless otherwise stated. I make no claim of technical knowledge with regard to testing for or identifying such hazardous materials or conditions. The presence of such materials, substances or conditions could affect the value of the property. However, the values estimated in this report are predicated on the assumption that there are no such materials or conditions in, on or in close enough proximity to the property to cause a loss in value. The client is urged to retain an expert in this field, if desired.
- ❖ Unless otherwise stated in this report the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the

Americans with Disabilities Act (effective 1/26/92). The presence of architectural and/or communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

- ❖ Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- ❖ Possession of this report, or a copy thereof, does not carry with it the right of publication.
- ❖ I have no obligation, by reason of this appraisal, to give further consultation or testimony or to be in attendance in court with reference to the property in question unless further arrangements have been made regarding compensation to Kirkland Appraisals, LLC.
- ❖ Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of Kirkland Appraisals, LLC, and then only with proper qualifications.
- ❖ Any value estimates provided in this report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.
- ❖ Any income and expenses estimated in this report are for the purposes of this analysis only and should not be considered predictions of future operating results.
- ❖ This report is not intended to include an estimate of any personal property contained in or on the property, unless otherwise stated.
- ❖ This report is subject to the Code of Professional Ethics of the Appraisal Institute and complies with the requirements of the State of North Carolina for State Certified General Appraisers. This report is subject to the certification, definitions, and assumptions and limiting conditions set forth herein.
- ❖ The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
- ❖ This is a Real Property Appraisal Consulting Assignment.

Certification – Richard C. Kirkland, Jr., MAI

I certify that, to the best of my knowledge and belief:

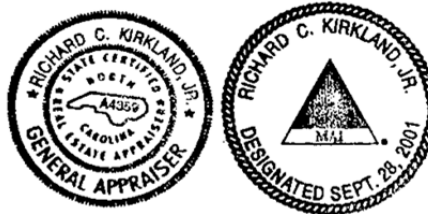
1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have not made a personal inspection of the property that is the subject of this report, and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the requirements of the continuing education program of the Appraisal Institute;
13. I have not appraised this property within the last three years.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser





Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Mobile (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

PROFESSIONAL EXPERIENCE

Kirkland Appraisals, LLC , Raleigh, N.C. Commercial appraiser	2003 – Present
Hester & Company , Raleigh, N.C. Commercial appraiser	1996 – 2003

PROFESSIONAL AFFILIATIONS

MAI (Member, Appraisal Institute) designation #11796	2001
NC State Certified General Appraiser # A4359	1999
VA State Certified General Appraiser # 4001017291	
OR State Certified General Appraiser # C001204	
SC State Certified General Appraiser # 6209	

EDUCATION

Bachelor of Arts in English , University of North Carolina, Chapel Hill	1993
--------------------------------------------------------------------------------	------

CONTINUING EDUCATION

Uniform Standards of Professional Appraisal Practice Update	2016
Forecasting Revenue	2015
Wind Turbine Effect on Value	2015
Supervisor/Trainee Class	2015
Business Practices and Ethics	2014
Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012
Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011
Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005

Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002
Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1998
Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996

STATE OF NORTH CAROLINA

BEFORE THE ROWAN COUNTY
BOARD OF COMMISSIONERS

ROWAN COUNTY

IN RE: Applicant: LuminaSun, Inc.
 Proposed Ground Mounted Solar Energy System Over 6,000 Square Feet
 Rowan County Parcel ID: 463 291
 Address: John Rainey Road Salisbury, North Carolina 28147

**STATEMENT OF JUSTIFICATION IN SUPPORT OF THE
CONDITIONAL USE PERMIT APPLICATION**

NOW COMES THE APPLICANT, LuinaSun, Inc., by and through counsel of record, and respectfully requests approval of its application for a conditional use permit to operate a Ground Mounted Solar Energy System Over 6,000 Square Feet. In support of this request, Applicant provides the following information:

I. Introduction

LuminaSun, Inc. (“**Applicant**”) proposes to construct a Ground Mounted Solar Energy System over 6,000 square feet (“**Solar Farm**”) on a 11+/- acre parcel owned by John William Raney (“**Owner**”) on John Rainey Road, Rowan County tax parcel identification number 463 291 (“**Property**”). The Property is zoned Rural Residential (“**RR**”).

A solar farm is permitted in the RR district with a conditional use permit approved by the Board of Commissioners as a “Ground Mounted Solar Energy System Over 6,000 Square Feet.” The application, including site plan and this brief, is complete and complies with all requirements of the Rowan County Code of Ordinances.

The Solar Farm will contain rows of Photovoltaic (PV) cells mounted on posts set in the ground individually. These rows of PV cells are referred to as “solar arrays.” The solar arrays will be fixed in place facing south in order to maximize their exposure to solar energy. The solar arrays are fixed in place and contain no moving parts. The power generated from the Solar Farm will be sold to an electric company for use by consumers to replace energy produced from non-renewable sources such as coal, natural gas and nuclear fissile material.

II. Statement in Support of Application (Section 21-58(e))

A. The development of Property in accordance with the proposed conditions will not materially endanger the public health or safety.

The proposed Solar Farm will not endanger the public health or safety. The site will generate almost no traffic. The solar panels that comprise the solar arrays do not contain poisonous materials and do not emit or leak noxious fumes or liquids. The area immediately

surrounding the solar arrays will be enclosed by a minimum six foot (6') high fence for security purposes.

The design of the proposed Solar Farm will protect against soil erosion and sedimentation. Care is taken to minimize grading on the site by individually setting poles to support the solar cells. The areas beneath the solar panels will be planted with vegetation to stabilize the site.

By preventing the creation of additional impervious surface area, the proposed solar farm will protect the public, community and/or private water supplies and avoid adverse impacts on surface water or ground water. Required state environmental buffers will be maintained and respected.

B. The development of the Property in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting property, or the development is a public necessity.

The proposed use will not injure the value of adjoining properties. Solar Farms are quiet and passive uses. The solar arrays have no moving parts. The only sound produced by the facility occurs during daylight hours, and the sound that is produced is limited to the quiet hum of electrical transformers, invertors, and the substations delivering solar power to the power grid. At night, when the sun does not illuminate the panels, no energy is created and no noise is produced. Solar farms generate fewer vehicle trips than the average home. Employees visit the site once a week or even less frequently. Solar panels are designed to absorb light, rather than reflect it, which mitigates glare concerns.

From a standpoint of substantiating the lack of negative impact on the value of adjoining properties, LuminaSun, Inc. has submitted a report (exhibit 1) created for a similar purpose, and submitted with a conditional use permit application in Alamance County, NC. This report is submitted in this case for informational purposes only, to support Applicant's position that a solar farm is a friendly neighbor, and does not have a negative impact on property values. Applicant intends to have an expert witness testify as well. Applicant's witness will testify as to the specific circumstances of the subject property, the surrounding properties, and similarly situated properties within Rowan County that have solar farms as neighbors.

Solar energy is a public necessity. Demand for electricity has increased in recent years, and our society is currently dependent upon conventional sources of power such as coal, gas, and nuclear energy. Conventional sources of electricity are expensive, finite resources that require significant environmental disruptions and public safety risk to maintain or extract. Solar energy is a clean, cheap, unlimited resource with little environmental impact.

C. The location and character of the development in accordance with the proposed conditions will be in general harmony with the area in which it is located and in general conformity with any adopted county plans.

The proposed Solar Farm is consistent with the rural residential and agricultural land use pattern that exists in the area today. Solar Farms make good neighbors: they are quiet and they do not create the noise, dust, or odor associated with traditional agricultural uses. The solar panels will not exceed the height of a typical subdivision.

The proposed Solar Farm will be in harmony with the area in which it is located, and is in general conformity with plans for the physical development of the Rowan County. Allowing the Property to develop as a Solar Farm maintains the rural character of the area while providing a sustainable benefit to the community. In addition, the proposed Solar Farm will consume practically no governmental services: no seats in schools or on school buses, virtually no refuse or recycling needs, no special police protection, no light pollution, no emissions of any kind, no demand for water, and no sewage disposal.

III. Statement in Response to the Evaluation Criterial (Section 21-59)

In additional to meeting special standards for the Solar Farm, the applicant will comply with the following criteria under the proposed conditional use permit:

A. Adequate transportation access to the site exists. The Solar Farm will have direct access to John Rainey Road and will generate virtually no traffic.

B. The use will not significantly detract from the character of the surrounding area. The Solar Farm will not injure the value of adjoining properties. Solar Farms are quiet. Solar Farms are a prevalent and growing land use situated in close proximity to other land uses, including residential subdivision and agricultural uses. Allowing the property to develop as a solar farm maintains the rural character of the area while providing a sustainable benefit to the community.

C. Hazardous safety conditions will not result. The arrays that comprise the Solar Farm will be enclosed by a six-foot (6') security fence as required by the North Carolina Utilities Commission. The Solar Farm will generate very little traffic and will not negatively impact local area traffic conditions. The proposed Solar Farm will protect against soil erosion and sedimentation. Care is taken to minimize grading on the site by individually setting poles to support the solar cells. The area beneath the solar panels will be maintained with natural vegetation to stabilize the site. The proposed Solar Farm will protect the public, community and/or private water supplies and avoid adverse impacts on surface water or ground water. The arrays do not contain any dangerous or harmful chemicals or substances.

D. The use will not generate significant noise, odor, glare, or dust. Solar Farms are quiet. The solar arrays have no moving parts. The only sound occurs during daylight hours with the quiet hum of electrical transformers, invertors, and the substations delivering solar power to the power grid. At night, when the sun is not available, there is no energy being created and no noise on the site. Solar panels are designed to absorb light, rather than reflect it, which mitigates glare concerns. Solar Farms do not create odor or dust as farming can.

Additionally, Applicant has completed a glint and glare study (exhibit 2), which shows that this solar farm project will not have any glint or glare impact on the Rowan County Airport.

E. Excessive traffic or parking problems will not result. The Solar Farm will generate virtually no traffic. The solar facility will not be staffed daily. Employees are expected to visit the property weekly or less frequently to check and maintain the equipment, maintain landscaping, and make repairs.

F. The use will not create significant visual impacts for adjoining properties or passersby. The Solar Farm will meet the buffering and setback requirements of the Zoning Ordinance of Rowan County, North Carolina. The solar panels are designed to absorb light, rather than reflect it, which mitigates glare concerns for adjoining properties. The current use, and character of adjoining properties is as follows:

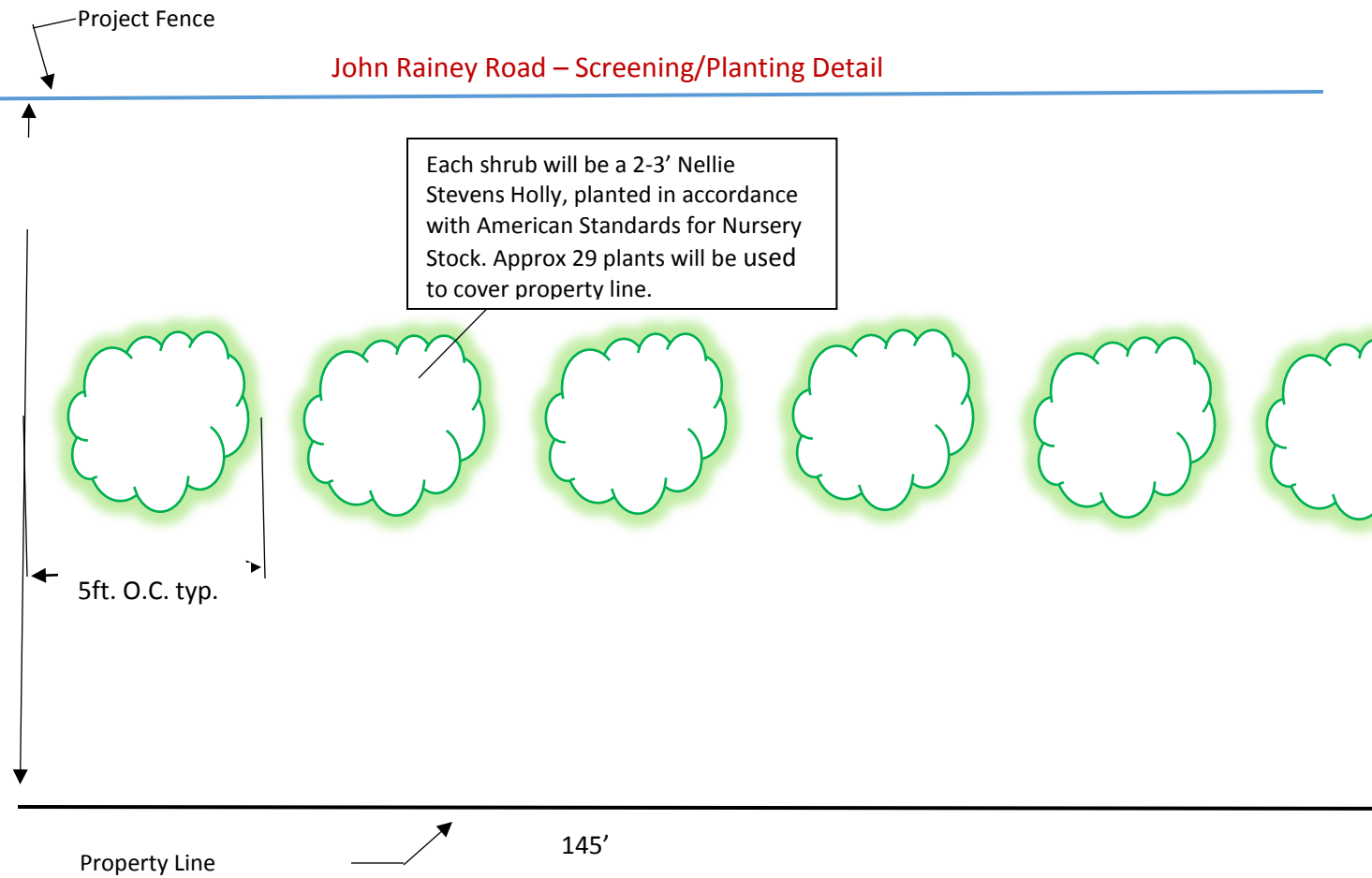
Parcel #: 463 292; RR, single family dwelling
Parcel #: 463 011; RR, unimproved lot
Parcel #: 463 124; RR, single family dwelling
Parcel #: 463 133; RR, single family dwelling
Parcel #: 463 110; RR, single family dwelling
Parcel #: 463 220; RR, single family dwelling
Parcel #: 463 118; RR, single family dwelling
Parcel #: 463 119; RR, single family dwelling
Parcel #: 463 291 (southwest parcel); RR, unimproved lot
Parcel #: 463 291 (northwest parcel); RR, single family dwelling

Applicant has attached a number of photographs (Exhibits 3-10) which detail the views from Applicant's proposed solar farm site to each neighboring parcel to the east. Because these photos were taken during the winter months, when natural vegetations typically has the least amount of density, they show the minimum level of natural vegetative screening that is already in place (some of this natural vegetation is on Applicant's property, and some is on the adjacent properties). This existing natural vegetative screening, combined with proposed additional vegetative screening (which is outlined in Applicant's site plan), will ensure that Applicant's neighbors are not subject to any visual disturbances as a result of the proposed solar farm being constructed and operated on Applicant's Property. Applicant acknowledges that one parcel, 463 118, has a residential structure that is within 150 feet of Applicant's property line. Taking into consideration the proposed project buffer zone, Applicant asserts that this property will fall outside of the 200 foot mandatory screening guidelines of section 21-219 of the Rowan County zoning ordinance. Nevertheless, Applicant intends to apply a vegetative screen, pursuant to Rowan County zoning ordinance section 21-215(1)(b)(1), along the adjacent property line of Applicant Property and parcel 463 118. This screen will consist of a series of roughly twenty-nine (29) Nellie Stevens Holly shrubs (*Ilex 'Nellie R. Stevens'*; or similar type of geographically native shrub) planted in accordance with the aforementioned zoning ordinance section (*See Exhibit 11*). The planting area would be between Applicant's property line and the proposed project fence line identified on the site plan.

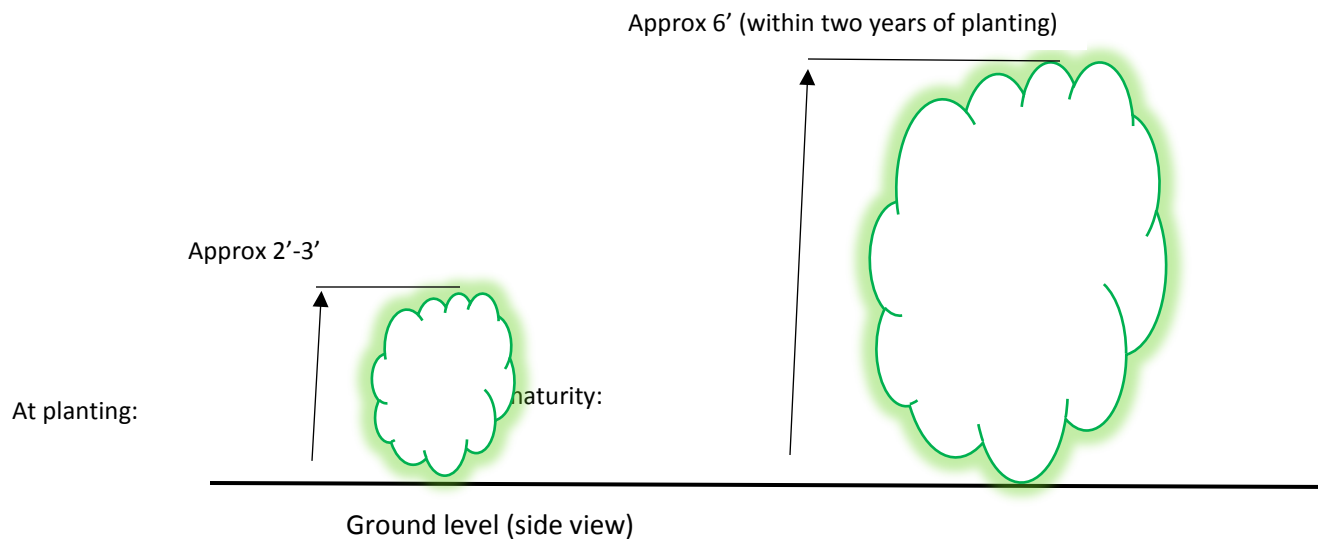
IV. Conclusion

Applicant has met the requirements for development of a solar farm in Rowan County, and for the reasons set forth above Applicant respectfully requests that the Rowan County Board of Commissioners approve this application for a Conditional Use Permit for construction of a Solar Farm at the John Rainey Road property location.

John Rainey Road – Screening/Planting Detail



Vertical View:



Checklist for Review of Conditional Use Permits

Overview. Conditional uses are assumed to be generally compatible with other land uses permitted in the zoning district in which the conditional use is proposed, but due to their unique characteristics or potential impacts on the surrounding areas or the county as a whole, individual consideration of their location, design, configuration and/or operation at the proposed location is required. Specific conditions may be attached to a conditional use permit application in order to ensure conformance with the zoning district, other county ordinances or to address the project's impacts to the surrounding area.

Applicant: Jeff Austin; Lumina Sun Inc.

Property Owner: John Rainey Trustees

Tax Parcel: p/o 463-291 **Location:** 500 Block John Rainey Rd.

Request: 5 megawatt solar energy system

Conditional Use Requirements. Has the applicant provided the following specific items necessary for consideration? For any item indicated as "NO", compliance with the condition(s) should be required prior to

	YES	NO
<i>Setbacks:</i> Solar collectors fifty (50) feet from adjoining property lines	<input type="checkbox"/>	<input type="checkbox"/>
<i>AZO:</i> If located within approach surface of AZO, provide FAA 7460 form	<input type="checkbox"/>	<input type="checkbox"/>

Evaluation Criteria. Has the applicant demonstrated that their proposal can comply with the following general conditional use evaluation criteria? For any item indicated as "NO", condition(s) may be added to bring the proposal into compliance.

	YES	NO
Adequate transportation access to the site exists.	<input type="checkbox"/>	<input type="checkbox"/>
The use will not significantly detract from the character of the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>
Hazardous safety conditions will not result.	<input type="checkbox"/>	<input type="checkbox"/>
The use will not generate significant noise, odor, glare, or dust.	<input type="checkbox"/>	<input type="checkbox"/>
Excessive traffic of parking problems will not result.	<input type="checkbox"/>	<input type="checkbox"/>
The use will not create significant visual impacts for adjoining properties or passersby.	<input type="checkbox"/>	<input type="checkbox"/>

Required Findings. All decisions regarding a conditional use permit application shall not be approved or denied unless each of the following findings has been made. A motion and vote on each finding is necessary.

	YES	NO
Motion 1: The development of the property in accordance with the proposed conditions will not materially endanger the public health or safety.	<input type="checkbox"/>	<input type="checkbox"/>

Supporting Fact(s): _____

Motion 2: That the development of the property in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting property, or that the development is a public necessity.	<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------

Supporting Fact(s): _____

Motion 3: That the location and character of the development in accordance with conditions will be in general harmony with the area in which it is located and in general conformity with any adopted county plans.	<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------

Supporting Fact(s): _____

Additional Conditions. Specific conditions attached to the application that ensure conformance with the zoning district, other county ordinances or that address the project's impacts to the surrounding area.

Condition 1: _____

Condition 2: _____

Additional Conditions: _____

Permit Decision. A simple majority vote is only needed. Note that vacant seats and disqualified members are not counted in computing majority.

MOTION TO: GRANT ☐ DENY ☐ CONTINUE ☐



Rowan County Department of
Planning & Development
402 N. Main Street Ste 204
Salisbury, NC 28144
Phone (704) 216-8588
Fax (704) 638-3130
www.rowancountync.gov

Case # CUP 05-17
Date Filed 5/31/17
Received By BB
Amount Paid \$200 ck #154
Office Use Only

CONDITIONAL USE PERMIT APPLICATION

OWNERSHIP INFORMATION:

Name: John William Rainey
DocuSigned by:
Signature: Jo Rita Kandel Executor
81B2ADD53F694A4...
Phone: _____ Email: _____
Address: 4691 Summerlin Place Rock Hill, SC 29732

APPLICANT / AGENT INFORMATION:

Name: Jeff Austin; LuminaSun, Inc.
Signature: _____
866.758.6462
Phone: _____ Email: campbellese@gmail.com
Address: 206 Joe V. Knox Ave., Suite C Mooresville, NC 28117

PROPERTY DETAILS:

Tax Parcel: 463 291 Zoning District: Rural residential
Date Acquired: sale pending Deed Reference: Book 1279 Page 48
Property Location: John Rainey Road Salisbury, NC 28147
Size (sq. ft. or acres): 10.6 acres (our portion) Street Frontage: ~1268'
Current Land Use: Rural residential; undeveloped

Surrounding Land Use: North Rural residential; residential
South Rural residential; undeveloped
East Rural residential; residential
West Rural residential; residential

PURPOSE & SECTION:

State purpose of conditional use permit:

Ground mounted solar system exceeding 6,000 square feet

Cite section(s) of Zoning Ordinance which permit is being requested:

21-52; 21-59; 21-60; 21-113

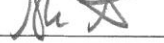
ATTACHED DOCUMENTS:

Applicant must attach a response to the evaluation criteria from Section 21-59 and an accompanying site plan based on information required in Section 21-52 and 21-60.

Attached: Yes ☒ No ☐

Applicant shall, at the time the application is made, present all the necessary evidence (maps, drawings, statements, certifications, etc.) showing how the requirements of the applicable sections of the Zoning Ordinance will be met.

OFFICIAL USE ONLY

1. Signature of Coordinator:  2. Board of Commissioners
Public Hearing: 07/05/17 3. Notifications Mailed: 06/20/17 4. Property Posted:
06/20/17 5. BOC Action: Approved _____ Denied _____ 6. Date Applicant Notified:
____/____/____

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Finance Department
DATE: June 26, 2017
SUBJECT: Consider Request to Set a Public Hearing for the West Elementary School Financing

Please see the attached memorandum.

The Board is asked to schedule a Special Meeting on July 17, 2017 for the purpose of holding a public hearing as requested in the attached memorandum. The Board may also wish to consider approval of the following rules for the public hearing:

1. The length of comment for each speaker will be limited to 3 minutes to address the Board.
2. The comments shall be restricted to the subject of the hearing as advertised.
3. All speakers should address the Board in a civil and courteous manner.

ATTACHMENTS:

Description	Upload Date	Type
Public Hearing for West Elementary School Financing	6/26/2017	Backup Material

Leslie E. Heidrick, CPA
*Assistant County Manager/
Finance Department*



Harley L. Will, CPA
Assistant Finance Director

Rowan County Finance Department

130 West Innes Street • Salisbury, NC 28144-4326

Telephone 704-216-8170 • FAX 704-216-8110

MEMORANDUM

TO: Rowan County Board of Commissioners
Aaron Church, County Manager

FROM: Leslie E. Heidrick, Assistant County Manager/Finance Director *LEH*

RE: Public Hearing to Consider Financing Proposals for a New West Area Elementary School for the Rowan-Salisbury School System

DATE: June 26, 2017

Please set a public hearing for the Board of Commissioners meeting to be held on July 17, 2017 to consider financing proposals for the planning, design, construction and other related costs of a New West Area Elementary School for the Rowan-Salisbury School System.

Thank you.



ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Carolyn Barger, Clerk to the Board
DATE: June 26, 2017
SUBJECT: Designation of Voting Delegate for NCACC Annual Conference

The North Carolina Association of County Commissioners will hold its 110th Annual Conference in Durham County August 10-13, 2017. The Business Session will be held on Saturday, August 12 from 2:00-4:30 p.m.

Each county is asked to select a voting delegate and is entitled to one vote on items that come before the membership, including election of the NCACC Second Vice President.

ATTACHMENTS:

Description	Upload Date	Type
Designation of Voting Delegate	6/26/2017	Cover Memo



Designation of Voting Delegate to NCACC Annual Conference

I, _____, hereby certify that I am the duly designated voting delegate for _____ County at the 110th Annual Conference of the North Carolina Association of County Commissioners to be held in Durham County, N.C., on August 10-13, 2017.

Signed: _____

Title: _____

Article VI, Section 2 of our Constitution provides:

“On all questions, including the election of officers, each county represented shall be entitled to one vote, which shall be the majority expression of the delegates of that county. The vote of any county in good standing may be cast by any one of its county commissioners who is present at the time the vote is taken; provided, if no commissioner be present, such vote may be cast by another county official, elected or appointed, who holds elective office or an appointed position in the county whose vote is being cast and who is formally designated by the board of county commissioners. These provisions shall likewise govern district meetings of the Association. A county in good standing is defined as one which has paid the current year's dues.”

Please return this form to Alisa Cobb by: **12 Noon on Friday, August 4, 2017:**

NCACC
353 E. Six Forks Road, Suite 300
Raleigh, NC 27609
Fax: (919) 733-1065
alisa.cobb@ncacc.org
Phone: (919) 715-2685

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Carolyn Barger, Clerk to the Board
DATE: June 26, 2017
SUBJECT: Consider Sale of County-Owned Property on Martha Street in Kannapolis

During regular session on June 5, 2017 the Board considered an offer of \$8,000 from Lizbeth Ballesteros for the purchase of county-owned property known as Tax Map 151 046 on Martha Street in Kannapolis.

The Board voted to declare the property as surplus and to accept the offer for the purpose of starting the upset bid process.

The upset bid process ended on June 20, 2017 and no further offers were received.

The Board is asked to consider whether it wishes to sell the property for \$8,000 to Ms. Ballesteros.

ATTACHMENTS:

Description	Upload Date	Type
Offer to Purchase	6/26/2017	Cover Memo
Map	6/26/2017	Cover Memo
Upset Bid Notice	6/26/2017	Cover Memo

Barger, Carolyn M

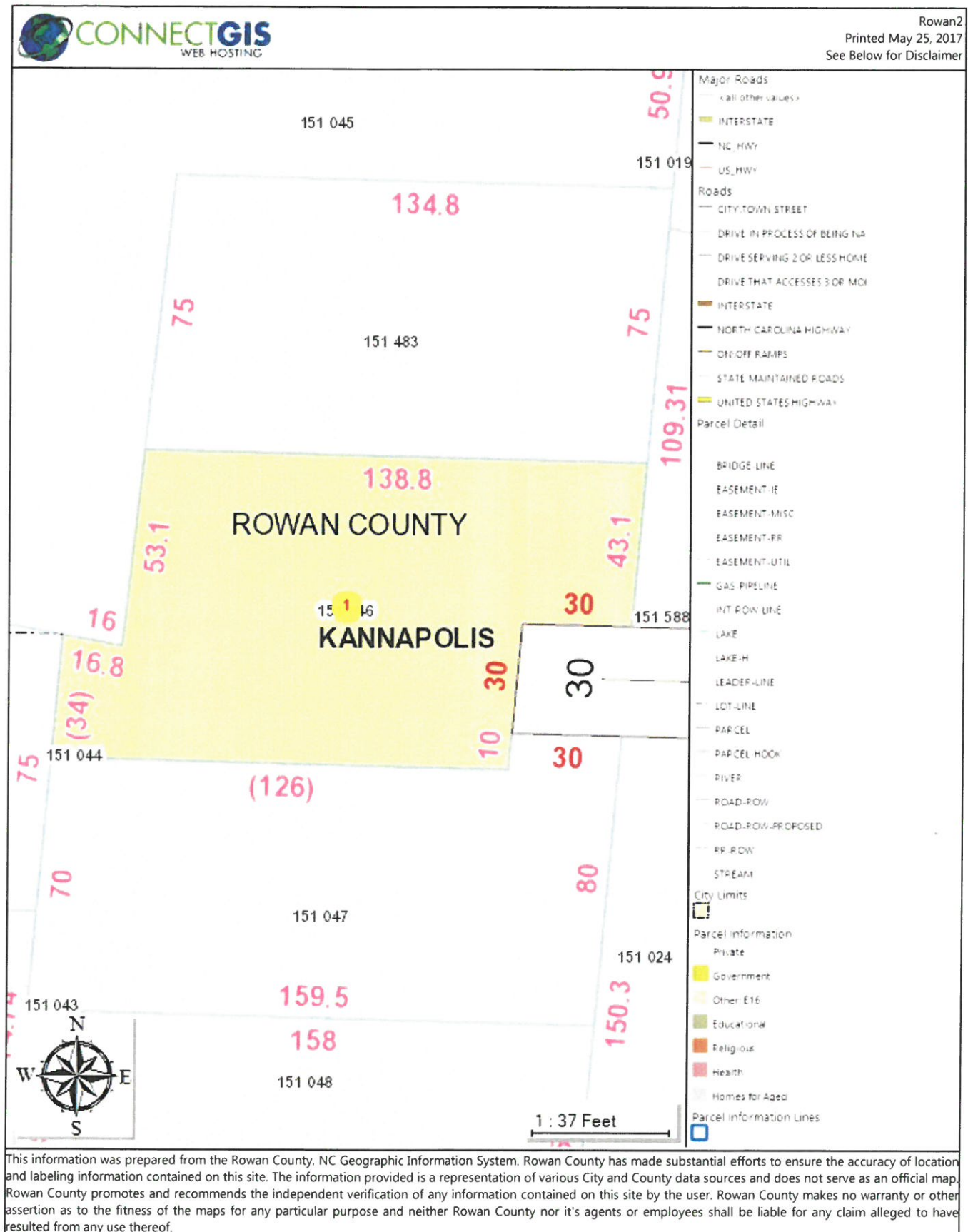
From: Lizbeth Barrera <lizbb0841@gmail.com>
Sent: Thursday, May 25, 2017 4:45 PM
To: Barger, Carolyn M
Subject: lot in Kannapolis Nc parcel # 151046

To whom it may concern,

My name is Lizbeth Barrera Ballesteros, I am interested in buying a land that is owned by rowan county. It is located on Martha st. in Kannapolis NC 28083 and is reffered by parcel number 151046. I would like for you to please accept my offer of \$8,000 for the land.

You can contact me at phone number
(704) 495-4112 or at address 1299 Martha st.
Kannapolis NC 28083.

Thank you!



Greg Edds, Chairman
Jim Greene, Vice-Chairman
Mike Caskey
Judy Klusman
Craig Pierce



Aaron Church, County Manager
Carolyn Barger, Clerk to the Board
John W. Dees, II, County Attorney

Rowan County Board of Commissioners

130 West Innes Street • Salisbury, NC 28144
Telephone 704-216-8180 • FAX 704-216-8195

PUBLIC NOTICE SALE OF COUNTY PROPERTY

An offer of \$8,000 has been submitted for the purchase of certain property as is, where is, owned by Rowan County, more particularly described as follows:

Tax Map 151 046
Located on Martha Street, Kannapolis, NC

Persons wishing to upset the offer that has been received shall submit their upset bid to the office of the County Clerk, Room #211, Rowan County Administration Building, 130 West Innes Street, Salisbury, NC 28144 by 5:00 pm on June 20, 2017.

A qualifying higher bid is one that raises the existing offer ten percent (10%) of the first one thousand dollars and five percent (5%) of the remainder, or \$8,495.

A qualifying higher bid must be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The County will return the deposit of the final high bidder at closing.

The buyer must pay cash at closing.

The Rowan County Board of Commissioners must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

Further information may be obtained at the office of the County Clerk, Room #211, Rowan County Administration Building, 130 West Innes Street, Salisbury, North Carolina or at telephone 704-216-8180 during normal business hours.

This the 8th day of June 2017.

Carolyn Barger, MMC, NCMCC
Clerk to the Board /
Assistant to the County Manager



ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Finance Department
DATE: June 23, 2017
SUBJECT: Consider Approval of Budget Amendment

Please see attached budget amendment.

Please approve attached budget amendment.

ATTACHMENTS:

Description

Budget Amendment

Upload Date

6/23/2017

Type

Budget Amendment

ROWAN COUNTY

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO: BUDGET OFFICER

FROM: FINANCE

EXPLANATION IN DETAIL:

To budget estimated insurance proceeds to be received from wrecked vehicle and appropriate funds for the purchase of a vehicle for the Sheriff's Office

Requested by:

Date: _____

BUDGET INFORMATION:

Reviewed:

ACCOUNT TITLE		ACCOUNT #	INCREASE	DECREASE
Insurance Settlements	R	11444162-489030	21,000	
Appropriated Fund Balance - Restricted	R	1144416-495010	4,000	
C/A - Federal Asset Forfeiture	E	11544162-575005	25,000	
DEPARTMENT HEAD		COUNTY MANAGER	ACCOUNTING USE ONLY	
Approved: _____ ✓		Approved: _____	Budget Revision # _____	
Disapproved: _____		Disapproved: _____	Date Posted: _____	
Amended: _____		Amended: _____	Group Number: _____	
Date: _____ 6/23/17		Date: _____	Posted by: _____	
Signature: R. Heidrich		Signature:	Approved by: _____	

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144
TELEPHONE: 704-216-8180 * FAX: 704-216-8195

MEMO TO COMMISSIONERS:

FROM: Carolyn Barger, Clerk to the Board
DATE: 6-26-17
SUBJECT: Consider Approval of Board Appointments

ATTACHMENTS:

Description

Board Appointments

Upload Date

6/27/2017

Type

Cover Memo

MONTHLY BOARD APPOINTMENTS
July 5, 2017
COMMISSION MEETING

EAST GOLD HILL VFD FIRE COMMISSION

There is one (1) vacancy and the following application has been received:

- John K Hess for reappointment

The term is for two (2) years beginning August 1, 2017 and expiring July 31, 2019.

ROWAN TRANSIT SYSTEM ADVISORY COMMITTEE

There are two (2) At Large vacancies and the following application has been received:

- Renita J Ritchie

The term is for three (3) years beginning July 1, 2017 and expiring June 30, 2020.

CHARLOTTE REGIONAL PARTNERSHIP BOARD

- Chairman Greg Edds has requested to be reappointed. The term is for one (1) year beginning August 1, 2017 and expiring July 31, 2018. There are no term limits with this board.

REGION F AGING ADVISORY COMMITTEE

There are two (2) At Large vacancies and the following application has been received:

- Eileen Solomon

The Region F appointees are also members on the Home and Community Care Block Grant Committee.

The term is for two (2) years beginning July 1, 2017 and expiring June 30, 2019.

THERAPEUTIC RECREATION BOARD

There is one (1) At Large vacancy and the following application has been received:

- James Daniel Bevels

The term is for three (3) years beginning August 1, 2017 and expiring July 31, 2020.

HISTORIC LANDMARKS COMMISSION

There are two (2) At Large vacancies and the following application has been received:

- Elizabeth Cunningham for reappointment

The term is for three (3) years beginning August 1, 2017 and expiring July 31, 2020.

Current Vacancies

Adult Care Home Advisory Committee – 10 Vacancies

City of Salisbury Zoning – ETJ 2 Vacancies

Historic Landmarks Commission – 1 Vacancy

Home and Community Care Block Grant – 1 Vacancy for Member of Region F Advisory Committee

Industrial Facilities and Pollution Control Finance Authority – 3 Vacancies

Juvenile Crime Prevention Council – 5 Vacancies
Nursing Home Advisory Committee – 3 Vacancies
Town of Spencer Planning and Zoning – 1 Vacancy for Alternate
Zoning Board of Adjustment – 2 At Large Vacancies

Upcoming Vacancies

Housing Authority – 1 Vacancy
Enochville VFD Fire Commission – 3 Vacancies
Tourism Development Authority – 1 Vacancy



Rowan County Board of Commissioners
130 West Innes Street
Salisbury, NC 28144
704-216-8180
FAX: 704-216-8195

APPLICATION FOR NOMINATION TO COUNTY BOARDS AND COMMITTEES

****This application is a Public Record and must be fully completed to be considered****

<u>Name:</u> John K Hess	<u>Date:</u> 06/23/2017
<u>Address:</u> 14315 Old Beaty Ford Rd.	<u>Home Phone:</u> 704-279-4780
<u>City, State, Zip:</u> Gold Hill, N.C. 28071	<u>County of Residence:</u> Rowan
<u>Email:</u> jhess6@carolina.rr.com	<u>Work Phone:</u> 704-279-5543
<u>Education:</u> Graduate of East Rowan High School, RCCC. Business	
<u>Current Employer:</u> Self Consolitated Truck Parts	<u>Occupation:</u> Owner
<u>I am interested in the following Board / Commission:</u> Fire Commissioner for Gold Hill VFD	
<u>Recent Community Activities:</u> active in church, current fire commissioner	
<u>Why do you feel you are qualified for this appointment:</u> Businessman with working knowledge of finances	
<u>Have you ever been convicted of a felony:</u> No	
<u>If the answer is yes above, please explain:</u>	
<u>I have reviewed the information contained in this application, and by initialing below certy that the information is true and correct.</u> Initial: JKH	



Rowan County Board of Commissioners
 130 West Innes Street
 Salisbury, NC 28144
 704-216-8180
 FAX: 704-216-8195

APPLICATION FOR NOMINATION TO COUNTY BOARDS AND COMMITTEES

****This application is a Public Record and must be fully completed to be considered****

<u>Name:</u> Renita J Ritchie	<u>Date:</u> 06/01/2017
<u>Address:</u> 603 S. Whitehead Ave	<u>Home Phone:</u> 704-636-7315
<u>City, State, Zip:</u> Spencer, NC 28159	<u>County of Residence:</u> Rowan
<u>Email:</u> renitaritchie@gmail.com	<u>Work Phone:</u> 704-640-3258
<u>Education:</u> BA & MS in Therapeutic Recreation, University of North Carolina, Chapel Hill, NC	
<u>Current Employer:</u> retired	<u>Occupation:</u>
<u>I am interested in the following Board / Commission:</u> Rowan Transit Advisory Board	
<u>Recent Community Activities:</u> Adjunct Professor Catawba College, Program Coordinator to Therapeutic Recreation curriculum	
<u>Why do you feel you are qualified for this appointment:</u> I served on the Rowan Transit Board from its' inception until 2015 when my term ended, I have been off the Board for 2 years and have been asked to come back.	
<u>Have you ever been convicted of a felony:</u> No	
<u>If the answer is yes above, please explain:</u>	
<u>I have reviewed the information contained in this application, and by initialing below certify that the information is true and correct.</u>	

Initial: RJR



Rowan County Board of Commissioners
 130 West Innes Street
 Salisbury, NC 28144
 704-216-8180
 FAX: 704-216-8195

APPLICATION FOR NOMINATION TO COUNTY BOARDS AND COMMITTEES

****This application is a Public Record and must be fully completed to be considered****

<u>Name:</u> Eileen Tobin Solomon	<u>Date:</u> 05/31/2017
<u>Address:</u> 1104 Foxbrook Place	<u>Home Phone:</u> 704-639-5074
<u>City, State, Zip:</u> Salisbury, NC 28147	<u>County of Residence:</u> Rowan
<u>Email:</u> etsolomon1104@gmail.com	<u>Work Phone:</u>
<u>Education:</u> BS. Boston College Masters Fairfield University	
<u>Current Employer:</u>	<u>Occupation:</u>
<u>I am interested in the following Board / Commission:</u> Region F Aging Advisory committee	
<u>Recent Community Activities:</u> Member of the Executive Board at Rufty Holmes. Have been secretary and chair of the Program committee. Secretary of the Council on Aging. Former President of AARP	
<u>Why do you feel you are qualified for this appointment:</u> My years involved in Rufty Holmes activities and the different programs and activities I have participated in.	

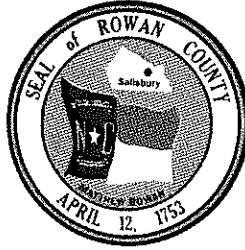
Have you ever been convicted of a felony:

No

If the answer is yes above, please explain:

I have reviewed the information contained in this application, and by initialing below certify that the information is true and correct.

Initial: ETS



Rowan County Board of Commissioners
 130 West Innes Street
 Salisbury, NC 28144
 704-216-8180
 FAX: 704-216-8195

APPLICATION FOR NOMINATION TO COUNTY BOARDS AND COMMITTEES

****This application is a Public Record and must be fully completed to be considered****

<u>Name:</u> James Daniel Bevels	<u>Date:</u> 06/19/2017
<u>Address:</u> 1560 Oakridge Dr.	<u>Home Phone:</u> 704-279-6696
<u>City, State, Zip:</u> Salisbury, NC 28146	<u>County of Residence:</u> Rowan
<u>Email:</u> bevels4@windstream.net	<u>Work Phone:</u> retired
<u>Education:</u> High School Diploma--- Pepperell High School, Lindale, Ga. year of Graduation--1969 Coosa Valley Community College--Business Accounting--completed 1971--Rome, Ga.	
<u>Current Employer:</u> Retired	<u>Occupation:</u> teacher assistant for EC Dept Rowan-Salisbury Schools
<u>I am interested in the following Board / Commission:</u> Therapeutic Recreation Board Member. Rowan County Parks and Recreation	
<u>Recent Community Activities:</u> present activities-- National Federation of the Blind--NC State board member representing members-at-large throughout the State Volunteer helper with Rowan Ramblers---Therapeutic Recreation Dept.--Rowan Co. Parks and Rec.	

American Cancer Society--Volunteer driver with Road To Recovery Program

Volunteer Docent and Archives research with Historic Salisbury Foundation office

Why do you feel you are qualified for this appointment:

I served as a Habilitation Technician with RHA of Rowan Co. 1996--1998. Experience with programs for Special Needs population.

17 years with Rowan-Salisbury Schools as an assistant in the Exceptional Children's Dept. Mainly worked with blind/visually impaired students as a one-on one. I've assisted teachers in working with Blind/VI students in a regular classroom setting as well as teaching Braille reading and life skills to these students. Experience with adapting these students to participate in various recreational activities. I've also worked with other special needs students in the EC Dept.

Have you ever been convicted of a felony:

No

If the answer is yes above, please explain:

I have reviewed the information contained in this application, and by initialing below certify that the information is true and correct.

Initial: JDB



Rowan County Board of Commissioners
130 West Innes Street
Salisbury, NC 28144
704-216-8180
FAX: 704-216-8195

APPLICATION FOR NOMINATION TO COUNTY BOARDS AND COMMITTEES

****This application is a Public Record and must be fully completed to be considered****

<u>Name:</u> Elizabeth Boyd Cunningham	<u>Date:</u> 06/22/2017
<u>Address:</u> 347 Richmond Road	<u>Home Phone:</u> 704-639-0024
<u>City, State, Zip:</u> Salisbury, North Carolina 28144	<u>County of Residence:</u> Rowan
<u>Email:</u> bcunningham@fibrant.com	<u>Work Phone:</u>
<u>Education:</u>	
<u>Current Employer:</u> Retired	<u>Occupation:</u>
<u>I am interested in the following Board / Commission:</u> Historic Landmark Commission	
<u>Recent Community Activities:</u> I have enjoyed serving on the Historic Landmark Commission for the last several years. I also serve on the Board of Directors of the Rowan Museum. I am a member of the Elizabeth Maxwell Steele Chapter of the DAR. My interest in preserving history has continued to grow.	
<u>Why do you feel you are qualified for this appointment:</u> I have learned a great deal since I joined the Historic Landmark Commission so I am more qualified today than I was when I was first appointed.	
<u>Have you ever been convicted of a felony:</u> No	
<u>If the answer is yes above, please explain:</u>	

I have reviewed the information contained in this application, and by initialing below certify that the information is true and correct.

Initial: EBC