



ROWAN COUNTY COMMISSION AGENDA
June 19, 2017 - 6:00 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.

1 Consider Approval of Consent Agenda

- A. Refunds for Approval
- B. Set Quasi-judicial Hearing for CUP 05-17 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

3 Public Hearing & Executive Summary Presentation - Project Piggyback

4 Consider Approval of PE 01-17

- 5 Consider Approval of FSW 01-17
- 6 New West Area Elementary School Construction Cost
- 7 Declare Cows As Surplus And Authorize Staff To Sell At Public Auction
- 8 Consider Approval of Fund 201 Budget Ordinance
- 9 Discussion Regarding Forum On Opioid Use
- 10 Financial Report
- 11 Budget Amendments
- 12 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: Tonya Parnell, Tax Collections Manager
DATE: June 6, 2017
SUBJECT: Refunds for Approval

ATTACHMENTS:

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

ENTERED
6-2-17

6-23-17

MAY 2017 REGULAR REFUNDS

TAXPAYER 1	TAXPAYER 2	ADDRESS	ADRESS 2	CITY	STATE	ZIP	DESCRIPTION	TRANS#	AMOUNT
ADAMS KEITH AILIN	NA	119 CHELSA LN LOT 5	NA	ROCKWELL	NC	28138	1972 HILLCREST 00012 00052	699067	\$ 30.05
ALVITER LORENZO O	NA	4935 NEEDMORE RD	NA	CLEVELAND	NC	27013-8028	4935 NEEDMORE RD	697203	\$ 212.96
AMERICAN LAND CORP CHAR, NC	NA	21031 CATAWBA AVE STE 105	NA	CORNELIUS	NC	28031-8827	290 TORRINGTON DR	696200	\$ 377.10
AMERICAN LAND CORP INC	ESCROW ACCOUNT	21031 CATAWBA AVE STE 105	NA	CORNELIUS	NC	28031	NC 801 HWY	696204	\$ 237.36
ANDERSON JAMES	NA	6085 NC HIGHWAY 801	NA	SALISBURY	NC	28147-8482	521 BRINGLE FERRY RD	698849	\$ 157.20
ANDERSON JAMES GABRIEL	NA	6085 NC HIGHWAY 801	NA	SALISBURY	NC	28147-8482	521 BRINGLE FERRY RD	698089	\$ 39.32
ASHBY STEPHEN RAY II	NA	1235 OLD STONE HOUSE RD	NA	SALISBURY	NC	28146-2283	2002 TOWN CANOE	697952	\$ 81.88
ATWATER JESSICA	NA	1310 W RIDGE RD	NA	SALISBURY	NC	28147-0000	W RIDGE RD	696175	\$ 167.43
BALL DONALD WAYNE III	NA	92 SHIVES ST	NA	SALISBURY	NC	28144-5651	92 SHIVES ST	699109	\$ 339.47
BALL DONALD WAYNE III	NA	92 SHIVES ST	NA	SALISBURY	NC	28144-5651	94 SHIVES ST	699110	\$ 109.88
BALLARD DAVID LEON JR	NA	2606 WIND SWEPT WAY	NA	ROCKWELL	NC	28138-8459	WIND SWEPT WAY	698863	\$ 155.58
BANTHER DONALD RAY	NA	6900 N NC HIGHWAY 109	NA	WINSTON SALEM	NC	27107-0000	702 N BOSTIAN ST	697513	\$ 100.00
BEAVER ANDREA KIM	NA	255 STONE RD	NA	SALISBURY	NC	28146-8921	255 STONE RD	699090	\$ 228.93
BLACKWELL EDWARD DEWAYNE	NA	409 WILL BLACK RD	NA	SALISBURY	NC	28147-7740	409 WILL BLACK RD	696326	\$ 106.92
BOGER BETTY JEAN WISE	BOGER D C	1230 POOLE RD	NA	SALISBURY	NC	28146-1062	1982 UNKNOWN 00014 00070	697179	\$ 26.74
BOGER BETTY JEAN WISE	BOGER D C	1230 POOLE RD	NA	SALISBURY	NC	28146-1062	1982 UNKNOWN 00014 00070	697175	\$ 26.21
BOLTWOOD CHRISTOPHER JOSEPH	NA	1956 STONEWYCK AVE	NA	KANNAPOLIS	NC	28081-9422	2014 SEA DOO SPARK	697443	\$ 121.66
BOSTIAN WENDY JO	NA	5935 SHERRILLS FORD RD	NA	SALISBURY	NC	28147-7555	2010 HOND UCL 4S CIVIC LX AUTO	695655	\$ 208.40
BOYD MICHAEL ANTHONY	NA	185 FOXWOOD LN	NA	SALISBURY	NC	28147-0000	FOXWOOD LN	696972	\$ 163.13
BRAWLEY REGINAL GENE	NA	2710 IRETON PL	NA	KANNAPOLIS	NC	28083-4472	109 BEE TREE LN	697950	\$ 346.18
BURRIS SANDRA COWARD	NA	211 W LIMITS ST	NA	LANDIS	NC	28088-1023	N ZION ST	696525	\$ 401.09
BUTLER DARES	NA	108 1ST AVE	NA	CHINA GROVE	NC	28023-2310	108 E FIRST ST	696050	\$ 64.70
BUTLER DARES C	NA	108 1ST AVE	NA	CHINA GROVE	NC	28023-2310	108 E FIRST ST	697053	\$ 51.02
CARMONA ANGELA J	NA	2872 FAIRBANKS DR	NA	CONCORD	NC	28027-0000	1209 BROOKDALE ST	697224	\$ 114.35
CARPENTER AMANDA	NA	456 WILLET TA PL NW	NA	CONCORD	NC	28027	1997 FORD EPT MP EXPEDITION 4X2	697349	\$ 9.81
CARPENTER JOHN S	NA	820 GENEVA DR	NA	ROCKWELL	NC	28138-8621	820 GENEVA DR	696252	\$ 232.75
CELINK REVERSE MORTGAGE	C/O INDUSTRY CONSULTING GROUP	PO BOX 8265	NA	WICHITA FALLS	TX	76307	2070 GRACE CHURCH RD	697845	\$ 176.59
CELINK REVERSE MORTGAGE	C/O INDUSTRY CONSULTING GROUP	PO BOX 8265	NA	WICHITA FALLS	TX	76307	104 JONES ST	696315	\$ 345.53
CHARLESTON JOSIAH JR	NA	812 CRANE CREEK RD	NA	SALISBURY	NC	28146-9279	CLASS SP ASM# 000	695967	\$ 57.74
CHESNEY WILLIAM S	NA	12650 HIGHWAY 52	NA	GOLD HILL	NC	28071-0000	12650 US 52 HWY	698771	\$ 213.96
CHURCH MICHAEL ALLEN	NA	2208 NELLIE ST	NA	KANNAPOLIS	NC	28083-8182	2208 NELLIE ST	698322	\$ 196.92
CLARK JANETTE M	NA	904 PINE ST	NA	SALISBURY	NC	28144-0000	904 PINE ST	697952	\$ 129.00
CLINE HAROLD GRAY	NA	2215 SUMMIT AVE	NA	KANNAPOLIS	NC	28081-2459	2215 SUMMIT AV	696751	\$ 100.00
CLINTON PRINCE EDWARD JR	NA	PO BOX 395	NA	EAST SPENCER	NC	28039-0395	JACKSON ST	698976	\$ 52.35
COLEMAN JAMES S JR	NA	11470 NC 801 HWY	NA	MT ULLA	NC	28125-0000	11470 NC 801 HWY	696047	\$ 70.94
COMERICA BANK	C/O CORELOGIC INC	PO BOX 961266	NA	FT WORTH	TX	76161-9200	802 BROOKMONT AV	697565	\$ 236.50
CONNER DONALD WAYNE	NA	121 JOHN MICHAEL LN	NA	SALISBURY	NC	28146-0000	121 JOHN MICHAEL LN	696851	\$ 143.82
CONNER GWENDOLYN	NA	207 CAROLYN RD	NA	SALISBURY	NC	28147-9618	207 CAROLYN RD	698292	\$ 34.45
CORDLE MARSHALL	NA	2475 GOODNIGHT RD	NA	SALISBURY	NC	28147-8523	GOODNIGHT RD	697972	\$ 81.62
CORDLE MASHALL H	NA	2475 GOODNIGHT RD	NA	SALISBURY	NC	28147-8523	GOODNIGHT RD	695981	\$ 218.28
CORE LOGIC TAX REAL ESTATE	ATTENTION:REFUND DEPARTMENT	95 METHODIST HILL RD STE 100	NA	ROCHESTER	NY	14623-0000	202 W GARDEN ST	696026	\$ 4.58
CORELOGIC REAL ESTATE TAX	REFUND DEPARTMENT	PO BOX 9612505	NA	FT WORTH	TX	76161-9858	12540 BRINGLE FERRY RD	698185	\$ 218.74
CORELOGIC TAX SERVICE	NA	486 THOMAS JONES WAY STE 15	NA	EXTON	PA	19341	231 W GLENVIEW DR	696587	\$ 516.91
CORNEJO ALVARO DELGADO	NA	1328 TALL OAKS CIR	NA	SALISBURY	NC	28147	1996 NORRIS 00014 00076	698304	\$ 179.82
CROUSE MATTHEW	NA	1603 MOORESVILLE RD	NA	SALISBURY	NC	28147	33 OAK ST	698136	\$ 34.02
CRUSE PATRICK RYAN	NA	2075 LOWER PALMER RD	NA	SALISBURY	NC	28146-8172	1994 PROCRAFT	696655	\$ 68.46
CURLEE TODD ALLEN	NA	155 SAPONA DR	NA	SALISBURY	NC	28146-7540	SAPONA DR	696752	\$ 63.00

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Batch 3885

D'HAPPART JAMES L	NA	8143 LONGBRIAR DR	NA	KANNAPOLIS	NC	28081-8598	8143 LONGBRIAR DR	697952	\$ 412.23
D'HAPPART JAMES L	NA	8143 LONGBRIAR DR	NA	KANNAPOLIS	NC	28081-8598	LONGBRIAR DR	697952	\$ 204.92
DAIMLER TRUCKS NORTH AMERICA	LLC	HS637-TAX	PO BOX 3820	PORTLAND	OR	97208-3820	11550 STATESVILLE BLVD	696596	\$ 49,545.72
DAIMLER TRUCKS NORTH AMERICA	LLC	HS637-TAX	PO BOX 3820	PORTLAND	OR	97208-3820	11710 STATESVILLE BLVD	696604	\$ 6,134.09
DAIMLER TRUCKS NORTH AMERICA	LLC	HS637-TAX	PO BOX 3820	PORTLAND	OR	97208-3820	11550 STATESVILLE BLVD	696600	\$ 51,282.09
DAIMLER TRUCKS NORTH AMERICA	LLC	HS637-TAX	PO BOX 3820	PORTLAND	OR	97208-3820	11710 STATESVILLE BLVD	696608	\$ 6,349.06
DALTON DIXIE WALKER	NA	718 N ELLIS ST	NA	SALISBURY	NC	28144-3428	718 N ELLIS ST	696255	\$ 425.00
DAVIS CORNELIUS JR	DAVIS DARLENE MILLER	127 CADE LN	NA	KANNAPOLIS	NC	28081-7355	1980 CLYATON 00014 00070	697278	\$ 50.19
DAVIS JEFFERSON SCOTT	NA	2230 KENDRA DR	NA	KANNAPOLIS	NC	28081-7960	2001 CRESENT 00014 00080	696428	\$ 36.35
DE ORTIZ MARIBEL RODRIGUEZ	NA	1590 KEYSTONE DR	NA	SALISBURY	NC	28147-0000	1590 KEYSTONE DR	697510	\$ 77.68
DIMARZO DARRIN J	NA	160 WILEY LN	NA	SALISBURY	NC	28146-7608	160 WILEY LN	698615	\$ 126.43
DRYE JOHN WHITFIELD	NA	409 N ZION ST	NA	LANDIS	NC	28088-1050	TAYLOR ST	697076	\$ 308.04
DUREN BRIAN	NA	203 MILDRED AVE	NA	SALISBURY	NC	28144	2002 CONT	696649	\$ 41.55
EANES RANDAL DAREN	NA	208 W TARKLIN DR	NA	GOLDSBORO	NC	27530-9044	338 BROOKWOOD DR	695976	\$ 56.40
ELLER ELAINE	NA	9720 STOKES FERRY RD	NA	GOLD HILL	NC	28071-9706	9720 STOKES FERRY RD	696756	\$ 59.00
ELLIS RALPH EDWARD	NA	404 JORDAN AVE	NA	SPENCER	NC	28159-1640	404 JORDAN AVE	696347	\$ 77.07
ELLIS RALPH EDWARD	NA	404 JORDAN AVE	NA	SPENCER	NC	28159-1640	FOREST WINDS DR	699118	\$ 223.22
EVERHART FRANKLIN RAY	NA	1550 LEONARD RD	NA	SALISBURY	NC	28146-2429	2000 MAURELL CRESS PTON	697952	\$ 94.93
EWING WILLIAM SCOTT	NA	15515 OLD BEATTY FORD RD	NA	GOLD HILL	NC	28071-9651	15515 OLD BEATTY FORD RD	698665	\$ 264.69
FILES SUZANNE BANKER	NA	1206 ST CYRIL LN	NA	SALISBURY	NC	28147-6777	1993 OAKWOOD 00014 00070	697958	\$ 128.06
FOSTER TIMOTHY RANDALL	NA	204 SHANE DR LOT 44	NA	SALISBURY	NC	28147-8272	1996 FLEETWOOD 00014 00070	698558	\$ 45.77
GADDY MOBILE HOME PARK INC	NA	403 GADDY ST	NA	KANNAPOLIS	NC	28081-8953	2006 COCA TL AE32229	696635	\$ 6.27
GAYTAN BERENICE	NA	119 REAMER CIR	NA	SALISBURY	NC	28144-5733	1998 LEON	696096	\$ 55.75
GERDES LUKE ANTHONY	NA	17300 COOL SPRINGS RD	NA	CLEVELAND	NC	27013-8854	1990 SMOKE CRAFT	696756	\$ 17.03
GERDES LUKE ANTHONY	NA	17300 COOL SPRINGS RD	NA	CLEVELAND	NC	27013-8854	1987 FLEETWOOD 00014 00070	696756	\$ 65.67
GIBSON CHRISTOPHER	NA	422 CLARK RD LOT 15	NA	LINWOOD	NC	27299	DUMMY ACCT	697899	\$ 105.56
GONZALEZ JOSE CECILIO	NA	1914 CRESTMONT ST	NA	KANNAPOLIS	NC	28081-9554	CRESTMONT AV	696812	\$ 6.66
GONZALEZ-CAMACHO JOSE MANUEL	NA	1524 MAXWELL ST	NA	SALISBURY	NC	28144-0000	2013 CYNE PERMTAG AE18209	696705	\$ 53.79
GONZALEZ-CAMACHO JOSE MANUEL	NA	1524 MAXWELL ST	NA	SALISBURY	NC	28144-0000	2008 EZDU AB88004	698432	\$ 100.46
GOODNIGHT SHELIA R	NA	425 CHESAPEAKE DR	NA	SALISBURY	NC	28147-0000	1972 GLASSMASTER	696752	\$ 21.09
GOODNIGHT SHELIA ROWLAND	NA	425 CHESAPEAKE DR	NA	SALISBURY	NC	28147-8062	425 CHESAPEAKE DR	697584	\$ 17.96
GRAY MELISSA YVETTE	NA	PO BOX 487	NA	COOLEEMEE	NC	27014-0487	1996 CHAMPION 00014 00066	696756	\$ 103.98
HALL CEDRIC JAMES	NA	615 HAWKINSTOWN RD	NA	SALISBURY	NC	28144-7563	RIDENHOUR RD	696752	\$ 13.22
HAM KAY	NA	413 MILLER AVE	NA	SALISBURY	NC	28144-0000	413 MILLER AV	696085	\$ 125.65
HARGETT ROBERT DALE	NA	555 EARNHARDT RD	NA	SALISBURY	NC	28146-8678	555 EARNHARDT RD	699014	\$ 199.23
HARPER ROBERT H	NA	427 W THOMAS ST	NA	SALISBURY	NC	28144	427 W THOMAS ST	697015	\$ 6.97
HARPER ROBERT H	NA	427 W THOMAS ST	NA	SALISBURY	NC	28144-5333	427 W THOMAS ST	697765	\$ 258.96
HATFIELD STEVEN R	NA	1110 OAK BREEZE DR	NA	MOORESVILLE	NC	28115-9307	1110 OAK BREEZE DR	696046	\$ 335.75
HAWKS COLUMBUS	NA	550 MT HALL RD	NA	CLEVELAND	NC	27013	550 MT HALL RD	696623	\$ 50.53
HENDRY RANDI	NA	420 CRESCENT RD	NA	ROCKWELL	NC	28138	1997 GLASTRON I/O	696275	\$ 57.84
HETRICK KAREN	NA	201 BROOK VALLEY DR	NA	SALISBURY	NC	28147-7834	BROOK VALLEY DR	696311	\$ 10.00
HETRICK KAREN	NA	201 BROOK VALLEY DR	NA	SALISBURY	NC	28147-7834	BROOK VALLEY DR	696312	\$ 10.00
HONEYCUTT CINDY SIGMON	NA	860 WALTON RD	NA	SALISBURY	NC	28146-7891	860 WALTON RD	698176	\$ 192.52
HOOPER JULIE GEORGETTE	NA	2202 MOOSE RD	NA	KANNAPOLIS	NC	28083-9780	2202 MOOSE RD	696878	\$ 58.55
INGRAM CYNTHIA CULP	NA	9045 FISHER RD	NA	ROCKWELL	NC	28138-7558	2012 ROLC CHRTVALUE AC13848	696983	\$ 141.85
INGRAM TISHA BEAVER	NA	1205 GRACE AVE	NA	KANNAPOLIS	NC	28083-2836	1205 GRACE AV	697197	\$ 250.14
JORDAN MELISSA BENTLEY	NA	285 CRAWFORD DR	NA	SALISBURY	NC	28147-9582	285 CRAWFORD DR	696066	\$ 100.86
K K A ARCHITECTURE INC	NA	118 E COUNCIL ST	NA	SALISBURY	NC	28144-5074	CLASS SP ASM# 000	699142	\$ 2.85
KELLER BRIAN ALLEN	NA	108 SMITH ST	NA	CLEVELAND	NC	27013-9413	1992 MERCURY	696965	\$ 68.48
KIRK MICHAEL TODD	NA	3630 RICHFIELD RD	NA	RICHFIELD	NC	28137-0000	3630 RICHFIELD RD	697957	\$ 99.38

KLUTTZ JOHN MARTIN	NA	355 VILLA WOODS DR	NA	SALISBURY	NC	28146-0702	240 WILEY LN	696980	\$	105.57
KLUTTZ WILLIAM WESLEY	NA	145 LAKESIDE DR	NA	SALISBURY	NC	28146-1222	145 LAKESIDE DR	697955	\$	199.32
KLUTTZ WILLIAM WESLEY	NA	145 LAKESIDE DR	NA	SALISBURY	NC	28146-1222	1978 TIDWELL 00014 00070	697957	\$	19.48
LARSON MIKE ALLEN & WF	LARSON SHEREE TREADWAY	270 WILDLIFE ACCESS RD	NA	RICHFIELD	NC	28137-6714	2007 BAYLINER I/O	696478	\$	66.03
LAXTON NANCY JO G ETAL	NA	203 11TH ST	NA	SPENCER	NC	28159-0000	924 MAPLE AV	699179	\$	8.98
LEE LOUIS R	NA	610 W LIBERTY ST	NA	SALISBURY	NC	28144-4146	610 W LIBERTY ST	699132	\$	15.31
LONG FRANKLIN LEVARD JR	NA	335 BRIAIRWOOD DR	NA	CLEVELAND	GA	30528-4804	185 STERNBRIDGE DR	698325	\$	111.36
LOVINGOOD JAMES LEE JR	NA	265 WATERS RD	NA	SALISBURY	NC	28146-7622	1987 ALLISON	696659	\$	263.59
MAREADY CLAYTON D	NA	1205 BETHEL CHURCH RD	NA	MT PLEASANT	NC	28124-8330	BRINGLE FERRY RD	697481	\$	285.49
MARTIN SAUNDRA ROBERSON	NA	411 CAMELOT DR	NA	SALISBURY	NC	28144-9416	CAMELOT DR	696752	\$	72.41
MARTINEZ MARIA A	NA	4465 CAUBLE RD	NA	SALISBURY	NC	28144-0000	1998 INTL 90S MP8533	697683	\$	28.17
MARTINEZ MARIA A	NA	4465 CAUBLE RD	NA	SALISBURY	NC	28144-0000	1998 INTL 90S MP8533	697127	\$	68.97
MAYBERRY MELISSA KAYE	NA	3350 BROOKLAND DR	NA	CLEMMONS	NC	27012-8701	2005 FORD ZX4 4S FOCUS ZX4 SES	698040	\$	82.23
MCCULLOUGH HALEY	NA	106 HAWKINSTOWN RD	NA	SALISBURY	NC	28144	2005 TRACKER	697958	\$	66.58
MCCULLOUGH HALEY	NA	418 UNION HEIGHTS BLVD	NA	SALISBURY	NC	28146-5944	2005 TRACKER	697947	\$	44.01
MCDOWELL JOSHUA EUGENE	NA	1760 COUNTRY HILL DR	NA	SALISBURY	NC	28147-9580	725 BAKER MILL RD	697783	\$	252.88
MCNEELY MICHAEL LYNN	NA	620 NED MARSH RD	NA	SALISBURY	NC	28146-1249	1997 EVINRUDE	696424	\$	11.31
MILLER CARLOS LAMONTE	NA	624 HARRY ST	NA	CHINA GROVE	NC	28023-1916	2008 YAMA XVZ13CT 6N8300	697399	\$	16.95
MISENHEIMER CHARLES	NA	3020 WHITE RD	NA	SALISBURY	NC	28147-6505	3020 WHITE RD	697947	\$	148.00
MOORE D GLENN	NA	10533 PULLENGREEN DR	NA	CHARLOTTE	NC	28277	1983 UNKNOWN 00014 00070	696162	\$	58.00
MOOSE JUSTIN ANDREW	NA	1703 SAFRIT RD	NA	SALISBURY	NC	28146	1993 SUNBIRD	697952	\$	48.00
MORGAN MICHAEL ERIC	NA	PO BOX 24	NA	FAITH	NC	28041-0024	300 BIG ROCK RD	699130	\$	141.84
MORRIS HAROLD EUGENE	NA	2734 MONTANA DR	NA	KANNAPOLIS	NC	28081-9334	2734 MONTANA DR	696091	\$	75.96
MORRISON ROXANNE	NA	12540 BRINGLE FERRY RD	NA	RICHFIELD	NC	28137-5709	12540 BRINGLE FERRY RD	698628	\$	16.94
MUNSON CAROLYN	NA	1850 SCOUT RD	NA	SALISBURY	NC	28146-2556	SCOUT RD	698637	\$	216.81
MUNSON CAROLYN A	NA	1850 SCOUT RD	NA	SALISBURY	NC	28146-2556	SCOUT RD	697732	\$	211.53
MYERS PAUL E	NA	283 SALEM CREEK DR	NA	STATESVILLE	NC	28625-2268	304 N DEPOT ST	697659	\$	38.27
NATIONSTAR MORTGAGE LLC	NA	3001 HACKBERRY ROAD	NA	IRVING	TX	75063	713 W CEMETERY ST	698232	\$	282.40
NEELY BARBARA M	NA	1419 W MONROE ST	NA	SALISBURY	NC	28144-3937	159 HAWKINS LOOP	696752	\$	247.87
OVERCASH DEREK CHAD	NA	5085 FAITH RD	NA	SALISBURY	NC	28146-8502	1993 PACE S/V AB28222	696298	\$	8.20
PEACOCK DONALD GERARD SR	NA	345 BONANZA DR	NA	SALISBURY	NC	28144-9422	223 W 12TH ST	695953	\$	10.80
PETTIT GARY WAYNE	NA	PO BOX 198	NA	ADVANCE	NC	27006-0198	SECT C SCH E10 CLASS EQ ASM# 00	696176	\$	29.65
PITTMAN DAVID LYNN	NA	1120 BEATEN PATH	NA	CHINA GROVE	NC	28023-7756	1120 BEATEN PATH RD	698444	\$	19.01
PLEITEZ JOSE ANTONIO	NA	1245 MAJOLICA RD	NA	SALISBURY	NC	28147-8018	1998 UNKNOWN 00014 00080	696904	\$	59.45
PLYLER MELISSA KAY	NA	7400 CYPRESS GDNS BLVD #129	NA	WINTER HAVEN	FL	33884	645 EDMISTON RD	698462	\$	7.44
POOLE TERESA M	NA	PO BOX 664	NA	ROCKWELL	NC	28138-0664	GODBEY RD	696752	\$	491.00
POSEY BILLY	NA	2505 LINDA AVE	NA	KANNAPOLIS	NC	28083-9108	2505 LINDA AV	698813	\$	130.65
PRESSLEY CURTIS D	NA	809 LOWER STONE CHURCH RD	NA	ROCKWELL	NC	28138-9471	809 LOWER STONE CHURCH RD	698299	\$	112.91
PRINCE KEVIN	NA	3845 3RD CREEK CHURCH RD	NA	CLEVELAND	NC	27013-8974	3845 THIRD CREEK CHURCH RD	696405	\$	98.68
PROPST RAY & WF	PROPST MARY	2922 GLENDALE AVE	NA	KANNAPOLIS	NC	28081-2518	2922 GLENDALE AV	697492	\$	2.16
RANKIN CARLTON WESLEY	NA	PO BOX 401	415 KNOX SCHOOL RD	CLEVELAND	NC	27013-0401	425 KNOX SCHOOL RD	698677	\$	178.97
REGIONS MORTGAGE	REFUND DEPARTMENT	215 FORREST ST	NA	HATTIESBURG	MS	39401	295 FLEETWOOD DR	697864	\$	175.00
REYNOLDS DAVID M	NA	274 ECHO HILL LN	NA	SALISBURY	NC	28146-0000	308 N CLEO AV	697029	\$	196.00
RICHARDSON KATHY J	NA	1203 LASHLEY PARK DR	NA	GIBSONVILLE	NC	27249-2207	125 LILLY AV	696163	\$	162.98
ROBINSON CEDRIC L	NA	112 HENDERSON ST	NA	SPENCER	NC	28159-2404	716 TORRENCE ST	696336	\$	103.40
ROBINSON CHESTER HOSCH	NA	413 CANDLEWICK DR	NA	SALISBURY	NC	28147-7880	CLASS SP ASM# 000	698188	\$	341.17
RODRIGUEZ DEANNA	NA	611 JACK BOOE RD	NA	MOCKSVILLE	NC	27028-0000	1986 OAKWOOD 00014 00080	696069	\$	22.74
RODRIGUEZ ANGELICA MARIA	NA	1017 REDHAVEN DR	NA	SALISBURY	NC	28147-7326	2007 OAKWOOD 00016 00064	696226	\$	100.11
ROLLANS ADRIAN F	NA	506 FIELDSTONE RD	NA	MOORESVILLE	NC	28115-2726	225 CAROLINA BLVD	697952	\$	324.40
ROMEO ANTHONY L	NA	110 MCFIELD DR	NA	CHINA GROVE	NC	28023-6598	110 MCFIELD DR	698329	\$	199.23

ROSEMAN CHRISTOPHER D	NA	6315 MOORESVILLE RD	NA	SALISBURY	NC	28147-7669	SECT C SCH A10 CLASS EQ ASM# 00	696290	\$ 9.29
ROSS TINA MARIE	NA	900 S VALLEY ST	NA	LANDIS	NC	28088-1735	1993 BRIGIERE 00014 00080	698693	\$ 101.75
RUMMAGE WESLEY CHAD	NA	14455 OLD BEATTY FORD RD	NA	GOLD HILL	NC	28071-9641	1993 OAKWOOD 00014 00070	698775	\$ 32.30
RUPARD RHONDA NICHOLS	NA	1175 HILDEBRAND RD	NA	SALISBURY	NC	28147-8422	1996 TRAC PERMTAG AD86945	696237	\$ 75.76
HAPPART JAMES L	NA	8143 LONGBRIAR DR	NA	KANNAPOLIS	NC	28081-8598	LONGBRIAR DR	698315	\$ 159.55
SANCHEZ RAMIRO	NA	915 NEEDMORE RD	NA	WOODLEAF	NC	27054-9508	210 HOOT CIR	696012	\$ 51.41
SHEETS RANDALL	NA	PO BOX 1325	NA	KANNAPOLIS	NC	28082	SECT C SCH A10 CLASS EQ ASM# 00	697316	\$ 4.13
SHOE MICHAEL RAY	NA	1315 FOX AVE	NA	KANNAPOLIS	NC	28083-2731	1315 FOX AV	698544	\$ 124.73
SHUE DARRELL L	SHUE RUSHIE A	320 CHINA GROVE RD	NA	CHINA GROVE	NC	28023-6622	320 CHINA GROVE RD	697496	\$ 242.41
SINK LORRAINE HEDRICK	NA	255 HOLIDAY DR	NA	SALISBURY	NC	28146-7515	1993 TRACKER	697950	\$ 61.22
SMITH GLINDORA MOTLEY	NA	5475 BERTIE AVE	NA	SALISBURY	NC	28147-9310	5475 BERTIE AV	699122	\$ 187.57
SMITH NICOLAS ALEXANDER	NA	420 ECHO HOLLOW DR	NA	CHINA GROVE	NC	28023-6592	1967 FORD TK LIGHT TRUCK RESIDU	698411	\$ 5.34
STALKER LANCE LEE	NA	9550 SHERRILLS FORD RD	NA	MT ULLA	NC	28125-0000	BONANZA DR	698846	\$ 32.00
SUBE CHRISTOPHER R &WF	ODONNELL MARY	4500 WESTRIDGE AVE UNT 22	NA	FT WORTH	TX	76116-0000	WHITEHEAD AV	696746	\$ 220.93
TAYLOR RICHARD DALE	NA	865 WETMORE RD	NA	WOODLEAF	NC	27054-9531	865 WETMORE RD	697514	\$ 66.41
TAYLOR RICHARD DALE	NA	865 WETMORE RD	NA	WOODLEAF	NC	27054-9531	2003 TRBN S/V	699111	\$ 175.51
TITLE SOURCE INC-NC	NA	662 WOODWARD AVE	NA	DETROIT	MI	48226	910 EMERALD BAY DR	698566	\$ 145.56
TURNER DAREN E	NA	145 BRIARWOOD LAKE DR	NA	SALISBURY	NC	28147-8275	145 BRIARWOOD LAKE DR	698965	\$ 103.19
VEGA E HUMBERTO	NA	255 KNOTTY PINE CIR	NA	SALISBURY	NC	28146-2472	255 KNOTTY PINE CIR	698257	\$ 332.24
VOGT JACQUELIN DAWN	NA	3425 BRINGLE FERRY RD	NA	SALISBURY	NC	28146-9249	3425 BRINGLE FERRY RD	696754	\$ 44.00
WAGNER ROCKY LAVONN	NA	225 WAGNER ACRES TRL	NA	KANNAPOLIS	NC	28083-8203	1991 00014 00068	699221	\$ 44.40
WAGNER ROCKY LAVONN	NA	225 WAGNER ACRES TRL	NA	KANNAPOLIS	NC	28083-8203	1991 MARS 00014 00068	699217	\$ 44.40
WALL JERRY LYNN	NA	260 BRADFORD DR	NA	SALISBURY	NC	28146-0000	1999 BENNINGTON 2550LX	697798	\$ 102.51
WEINGARTNER ERIN M	NA	180 YOUNG RD	NA	SALISBURY	NC	28144-0000	SECT C SCH E10 CLASS EQ ASM# 00	696048	\$ 60.51
WHALES STACEY	NA	1326 HIGH CLIFFS RD	NA	KANNAPOLIS	NC	28081-0000	1326 HIGH CLIFFS RD	699050	\$ 54.86
WOODS KENNETH L	NA	802 BROOKMONT AVE	NA	SALISBURY	NC	28146-9261	802 BROOKMONT AV	698820	\$ 165.30
YANG BEE	NA	1035 W RIDGE RD	NA	SALISBURY	NC	28147-8763	1175 MCCOY FARM RD	698408	\$ 153.98
YATES RONNIE D JR	NA	1012 BURKESWAY DR	NA	SALISBURY	NC	28146-8670	186 BURMAC CIR	696752	\$ 39.00
YORK ADAM LANDON	NA	200 CASTLEWOOD DR APT 428	NA	SALISBURY	NC	28147-1232	1991 HOND ASE 4S ACCORD SE	699083	\$ 14.24
YOUNG MATTHEW RICHARD	NA	311 SPRUCE ST	NA	SALISBURY	NC	28146-7850	POPLAR ST	697692	\$ 7.47
TOTAL:								\$ 134,573.02	

Sonya Parnell
Tax Collections Manager

ENTERED
6-2-17

6/23/17

APRIL 2017 NCVTS REFUNDS

TAXPAYER	Address_1	Address_2	CITY	STATE	ZIP	Transaction_Num	Refund_Reason	RefundAmount
ALLISON, JOHN WILLIAM	685 LAKE WRIGHT RD	NA	CHINA GROVE	NC	28023	65527488	Vehicle Sold	\$150.13
ATWELL, BRIAN TRENTON	1130 PATTERSON RD	NA	SALISBURY	NC	28147	65748270	Vehicle Sold	\$21.37
AUSTIN, CHRISTOPHER SCOTT	120 S MILFORD DR	NA	SALISBURY	NC	28144	98076636	Over Assessment	\$124.65
BARRINGER, BARBEL FRANK	1475 PROVIDENCE CHURCH RD	NA	SALISBURY	NC	28146	65943082	Vehicle Sold	\$20.84
BOLICK, MARTHA BLACKWELDER	2735 GRAHAM RD	NA	MOUNT ULLA	NC	28125	66552198	Tag Surrender	\$33.76
BOST, LACHRESHA NICOLE	188 GRAHAM ACRES RD	NA	SALISBURY	NC	28147	66801786	Tag Surrender	\$55.14
BOWEN, THOMAS WILLIAM	325 PEBBLE PT	NA	SALISBURY	NC	28146	66057204	Vehicle Sold	\$7.27
BRADY, BRANDY MAE	1525 SURRATT RD	NA	RICHFIELD	NC	28137	65527616	Vehicle Sold	\$10.63
BROMLEY, SIETSKA LOONSTRA	3555 E NC 152 HWY	NA	SALISBURY	NC	28146	66056730	Tag Surrender	\$22.35
BROWN, PAUL ADDISON	107 PECAN LN	NA	SALISBURY	NC	28146	65943062	Vehicle Sold	\$149.60
CATHCART, SHANEKA NICOLE	1006 S FULTON ST APT B	NA	SALISBURY	NC	28144	99827268	Tag Surrender	\$84.18
CHANCE, EDGAR	311 HOWARD ST	NA	ROCKWELL	NC	28138	66473868	Vehicle Sold	\$34.49
COLEMAN, JAMES SAMUEL JR	11470 NC HIGHWAY 801	NA	MOUNT ULLA	NC	28145	65943088	Vehicle Sold	\$44.95
COLLINS, LATOYA ANNETTE	1315 POPLAR GLEN DR	NA	KANNAPOLIS	NC	28083	99711075	Tag Surrender	\$83.44
CONNOR, KELLY RAY	1123 BIRCH ST	NA	SALISBURY	NC	28146	66551192	Vehicle Sold	\$53.26
DABBS, HOWARD WAYNE	3415 NC HIGHWAY 152 E	NA	SALISBURY	NC	28146	99084825	Situs error	\$3.86
DAVIS, DIANE ABSHIER	PO BOX 417	NA	ROCKWELL	NC	28138	65943050	Vehicle Totalled	\$134.20
DAVIS, WILLIAM LOWELL JR	3810 DAUGHERTY RD	NA	CHINA GROVE	NC	28023	65943322	Over Assessment	\$23.16
DYSON, ROBIN JOAN	506 BARRINGER ST	NA	SALISBURY	NC	28146	65527416	Vehicle Sold	\$22.12
EADES, DAVID DAVIS	1708 STATESVILLE BLVD	NA	SALISBURY	NC	28144	98291331	Vehicle Sold	\$7.67
EADES, DAVID DAVIS	1708 STATESVILLE BLVD	NA	SALISBURY	NC	28144	98291361	Vehicle Sold	\$13.85
EADES, DAVID DAVIS	1708 STATESVILLE BLVD	NA	SALISBURY	NC	28144	98291352	Vehicle Sold	\$2.58
FAHNESTOCK, CLYDE EUGENE	830 DEER LAKE RUN	NA	SALISBURY	NC	28146	65659460	Vehicle Sold	\$32.32
FESPERMAN, RANDALL LEE	1030 UPPER PALMER RD	NA	SALISBURY	NC	28146	66056176	Vehicle Sold	\$706.29
FINK, BEVIN RASAR	1380 THIRD CREEK CH RD	NA	CLEVELAND	NC	27013	132947280	Situs error	\$28.10
FREEZE, LINDA ANDERS	1607 SAFRIT RD	NA	SALISBURY	NC	28146	66474014	Vehicle Sold	\$94.34
GIVENS, IOLA LAVORIS	2420 VALE AVE	NA	KANNAPOLIS	NC	28081	98489043	Vehicle Sold	\$2.97
GOULD, ISAIAH JR	641 STATESVILLE BLVS	APT1004	SALISBURY	NC	28144	99826806	Military	\$167.87
GRAHAM, LANE GASKELL	5910 OLD MOCKSVILLE RD	NA	SALISBURY	NC	28144	66551642	Tag Surrender	\$3.14
GRINDSTAFF, MICHAEL RAY	237 GRANITE LN	NA	CHINA GROVE	NC	28023	65659446	Vehicle Totalled	\$3.58
HARP, DANNY HOWARD	4606 FENTON DR	NA	CONCORD	NC	28027	130768292	Situs error	\$48.33
HARRINGTON, LINDSAY CLAYTON	2008 SHERWOOD ST	NA	KANNAPOLIS	NC	28081	65527494	Vehicle Sold	\$20.27
HARRIS, ERIN CAMPBELL	630 MAUPIN AVE	NA	SALISBURY	NC	28144	98722716	Vehicle Sold	\$88.56
HARRISON, CHRISTINA LEE HICKMAN	414 PARK AVE	NA	SALISBURY	NC	28144	98291373	Vehicle Sold	\$146.42
HARRISS, OCTAVIUS CHARLES	116 S MILFORD DR	NA	SALISBURY	NC	28144	98914536	Vehicle Sold	\$170.77

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Batch 3890

HAWTHORNE, SHERRY ANN	525 BEST ST	NA	SALISBURY	NC	28144	99827022	Tag Surrender	\$42.78
HH&B OF SALISBURY LLC	211 FAITH RD	NA	SALISBURY	NC	28146	98914518	Vehicle Sold	\$252.44
HILL, DANNY LEE	9265 FISHER RD	NA	ROCKWELL	NC	28138	66473842	Tag Surrender	\$42.55
HOLLEY, EVA BENNETT	815 W A ST	NA	KANNAPOLIS	NC	28081	98291208	Vehicle Sold	\$23.91
HOWARD, JOHN EDWARD	155 PARK VILLA RD	NA	SALISBURY	NC	28146	65943286	Tag Surrender	\$9.42
HOWARD, JOHN EDWARD	155 PARK VILLA RD	NA	SALISBURY	NC	28146	65943284	Tag Surrender	\$57.57
KAUFFMAN, ANDREW J	1015 GHEEN RD	NA	SALISBURY	NC	28147	65659778	Over Assessment	\$61.58
KELLIS, KENNETH WAYNE	2295 FAITH RD	NA	SALISBURY	NC	28146	66473970	Vehicle Sold	\$127.85
KENT DEVELOPMENT CORPORATION	909 S MAIN ST STE 101	NA	SALISBURY	NC	28144	98291280	Vehicle Sold	\$290.64
KERSCHNER, BRUCE DAVID	1555 PANTHER POINT RD	NA	RICHFIELD	NC	28137	65527602	Vehicle Totalled	\$9.86
KISER, SONYA HONEYCUTT	321 TOWN ST	NA	LANDIS	NC	28088	65943058	Vehicle Sold	\$95.71
KNUTSON, ROBERT KNUTE	160 HILLTOP LN	NA	MOORESVILLE	NC	28115	65527578	Vehicle Sold	\$7.68
LEE, BRIAN ROSS	303 RIDGE CREEK CT	NA	SALISBURY	NC	28147	65943042	Vehicle Sold	\$10.94
LONG, JAMES ROBERT	7530 WOODLEAF RD	NA	WOODLEAF	NC	27054	65943068	Vehicle Sold	\$65.94
MANION, JULIE ELIZABETH	1130 SHUE RD	NA	CHINA GROVE	NC	28023	65943054	Vehicle Sold	\$21.61
MARSH, GAIL SPAIN	602 N MAIN GQ ST	NA	GRANITE QUARRY	NC	28146	66473996	Vehicle Sold	\$18.94
MARSH, GAIL SPAIN	602 N MAIN GQ ST	NA	GRANITE QUARRY	NC	28146	66473992	Vehicle Sold	\$112.05
MCLAUGHLIN, MATTHEW CLIFFORD	165 EAST STREET	NA	WHITINSVILLE	MA	1588	99827040	Reg . Out of state	\$14.97
MCLAUGHLIN, MATTHEW CLIFFORD	165 EAST ST	NA	WHITINSVILLE	MA	1588	99827058	Reg . Out of state	\$14.97
MOORE, MARTI AN MILLER	7785 OLD BEATTY FORD RD	NA	ROCKWELL	NC	28138	66057310	Tag Surrender	\$138.11
MOORE, RODNEY LEE	128 MOORE VILLAGE RD	NA	ROCKWELL	NC	28138	65659506	Vehicle Sold	\$82.84
MOORE, RODNEY LEE	128 MOORE VILLAGE RD	NA	ROCKWELL	NC	28138	65659500	Vehicle Sold	\$96.47
MORRISON, LORI KELLER	145 ACORN OAKS DR	NA	SALISBURY	NC	28146	65748652	Mileage	\$13.36
NISBET, STEVEN THOMAS	330 PALOMINO DR	NA	SALISBURY	NC	28146	65385092	Tag Surrender	\$93.43
PRIDMORE, MARTIN KEVIN	3301 GRANDEUR DR	NA	SALISBURY	NC	28146	65659558	Vehicle Sold	\$22.32
RANKIN, GLORIA JEFFRIES	224 S MERRITT AVE	NA	SALISBURY	NC	28144	98489148	Vehicle Totalled	\$10.80
RAPER, WILLIAM SCOTT	135 HIDDEN SPRINGS DR	NA	SALISBURY	NC	28147	99711009	Vehicle Sold	\$48.85
REYNOLDS, DAVID MICHAEL	274 ECHO HILL DR	NA	SALISBURY	NC	28146	130769740	Situs error	\$32.53
RICH, LESLIE HEARN	213 N KAYLA DR	NA	SALISBURY	NC	28146	66474024	Vehicle Sold	\$19.21
ROBERTS, SAMUEL KURBBY	1105 2ND ST APT D	NA	SPENCER	NC	28159	65659344	Vehicle Totalled	\$101.68
ROBINSON, DAVID DUANE	1207 GRACE AVE	NA	KANNAPOLIS	NC	28083	99085827	Vehicle Sold	\$67.10
ROOF, DANNY LYNN JR	1100 BRINGLE FERRY RD	APT 113	SALISBURY	NC	28144	98914620	Vehicle Sold	\$14.02
ROSS, GERALD KEITH	105 CANTEBERRY DR	NA	SALISBURY	NC	28144	99085842	Vehicle Sold	\$61.66
SAVAGE, LARRY GREY III	PO BOX 244	NA	LEXINGTON	NC	27293	133102852	Situs error	\$88.34
SHEHAN, NANCY MARIE	845 TIMBERLANE TRL	NA	SALISBURY	NC	28147	65527506	Vehicle Sold	\$60.21
SIDES, ANN ELIZABETH	5503 MOORESVILLE RD	NA	SALISBURY	NC	28147	66629778	Tag Surrender	\$16.76
SMITH, JOSEPH BRICE	1455 POTNECK RD	NA	SALISBURY	NC	28147	65659456	Vehicle Sold	\$39.31
KELLY, WILLIAM PATRICK	505 MILLER RD	NA	CHINA GROVE	NC	28023	98291700	Tag Surrender	\$125.57

TREXLER, JOHN MARK	115 MIDSAIL RD	NA	SALISBURY	NC	28146	66473978	Vehicle Sold	\$75.55
WARREN, ASHLEY VICTORIA	231 D AVE APT 90	NA	SALISBURY	NC	28144	98914548	Vehicle Sold	\$11.50
WOOD, JOHN WILLIAM	134 STONEYBROOK RD	NA	SALISBURY	NC	28147	131497816	Situs error	\$389.47
YOST, MILDRED STACK	502 SWAIM CT	NA	SALISBURY	NC	28147	99710640	Tag Surrender	\$47.09
							TOTAL:	\$5,554.05

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: Shane Stewart, Assistant Planning Director
DATE: June 8, 2017
SUBJECT: Set Quasi-judicial Hearing for CUP 05-17 for July 5, 2017

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).

Due to the lack of a July 17th meeting and scheduling conflicts with August 21st, staff is requesting consideration of scheduling this quasi-judicial hearing for July 5th. As with most request, it is difficult to discern the number of interested citizens that may wish to attend this hearing. Although not a true comparison, last years hearing for the wireless tower in the same general vicinity to the north seemed to generate little interest.

As such, staff requests the scheduling of a quasi-judicial hearing for CUP 05-17 for July 5, 2017.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	6/8/2017	Exhibit
Site Plan	6/8/2017	Exhibit
Application	6/8/2017	Exhibit
Glare Study	6/8/2017	Exhibit
Impact Study	6/8/2017	Exhibit
Applicant Justification	6/8/2017	Exhibit



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 8, 2017
RE: **CUP 05-17**

SUGGESTED BOARD OF COMMISSIONERS ACTION

- ☐ Set quasi-judicial hearing for **CUP 05-17** for July 5, 2017

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.

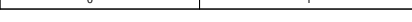
Odor – N/A.

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 would be visible from the rear of a couple lots within West Ridge but would be located over 600 feet away as measured from residence and panel. The majority of lots are currently screened by trees on the John Rainey Trustee tract to the south, which obviously could be timbered in the future. It appears the panels would be visible to 340 Roger Dr. and possibly other lots within Homestead Hills but most lots contain wooded rear yards. At a minimum, staff recommends evergreens 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 partially diminished by the 550 foot separation distance. Staff will have pictures available at the public hearing for a better to these locations.

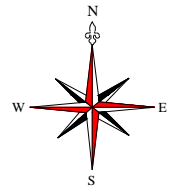
PROCEDURES

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.



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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: _____
Phone: 866.758.6462 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: / / 3. Notifications Mailed: / / 4. Property Posted:

 / / 5. BOC Action: Approved Denied 6. Date Applicant Notified:

 / /

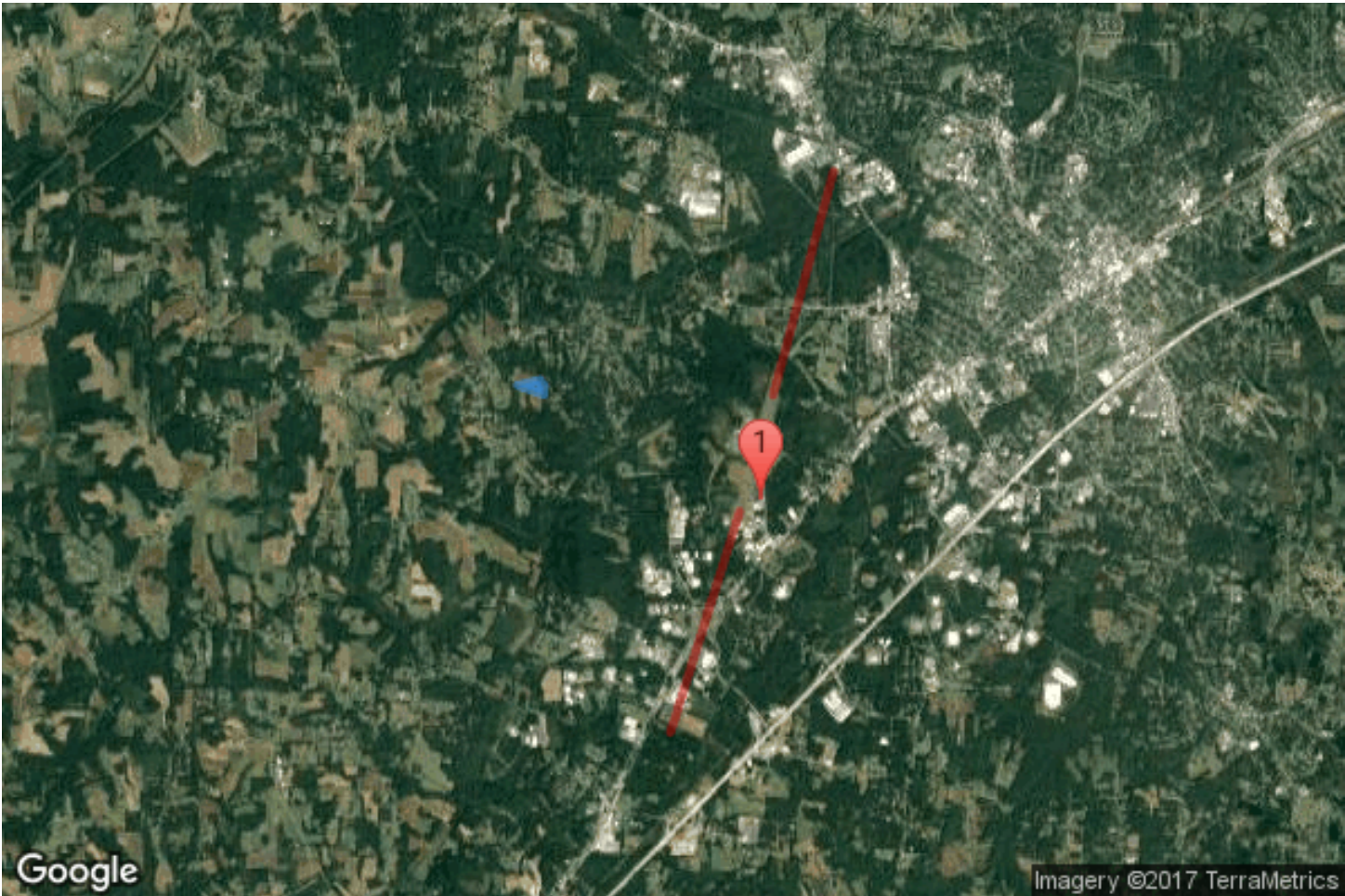


Exhibit 2

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
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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

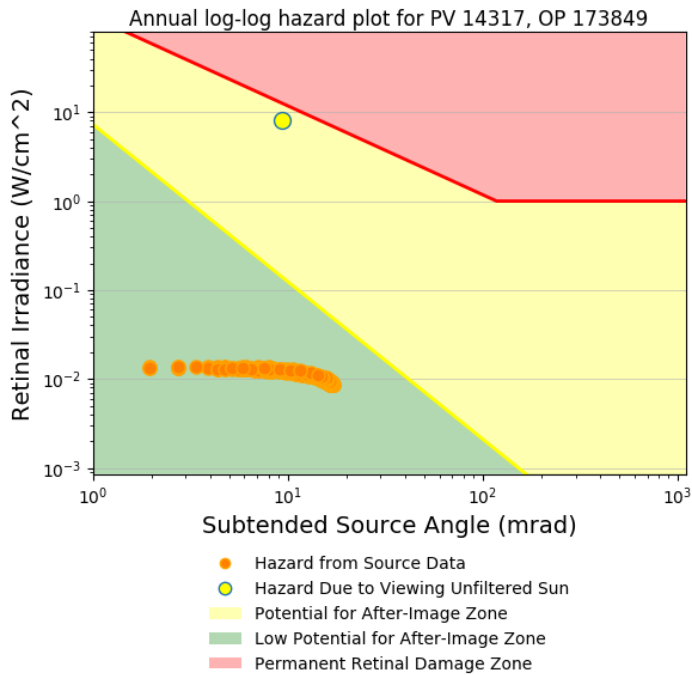
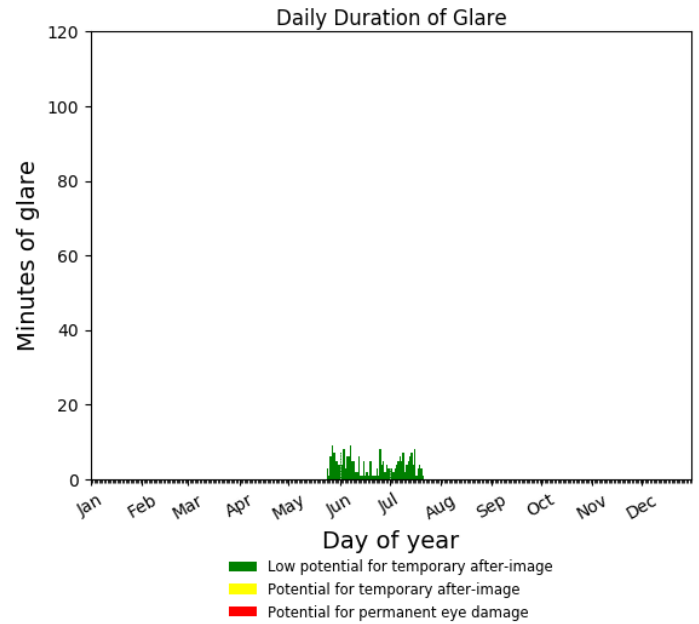
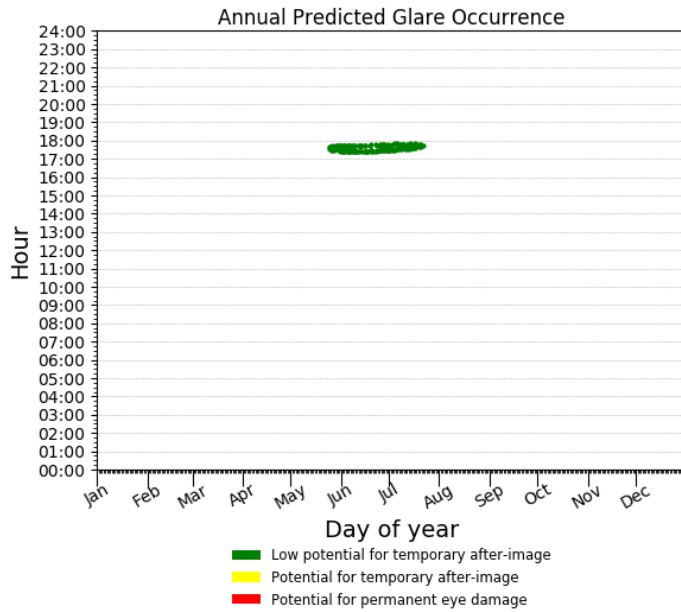
Flight path: FP 1

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.



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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%

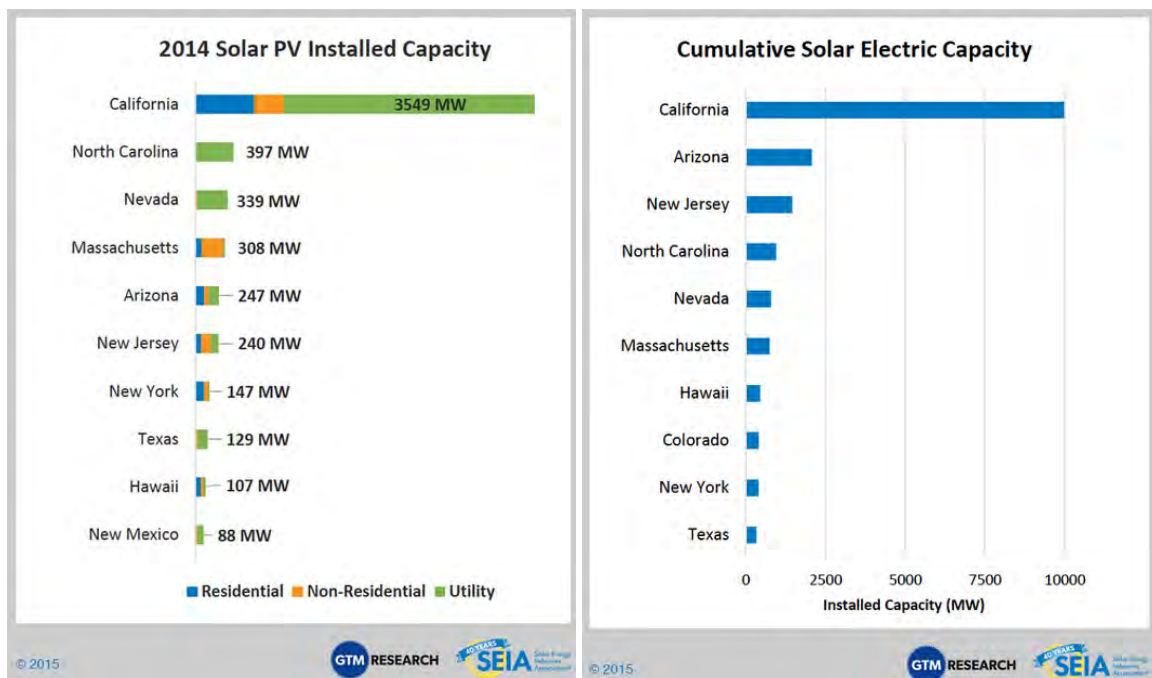
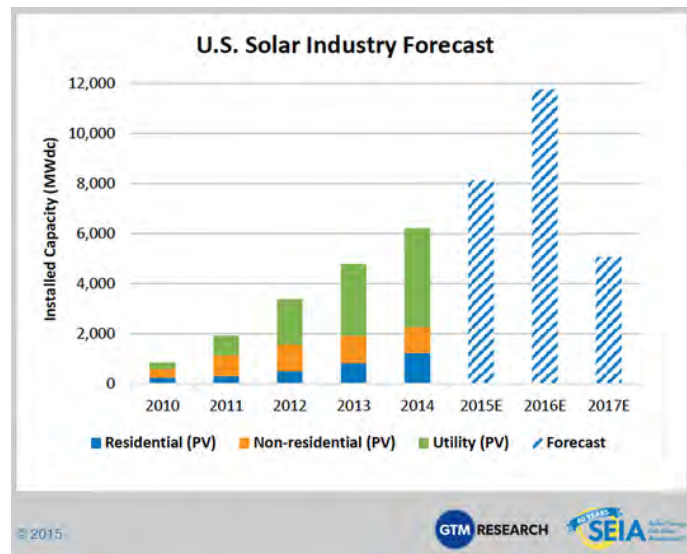


Surrounding Uses

#	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**

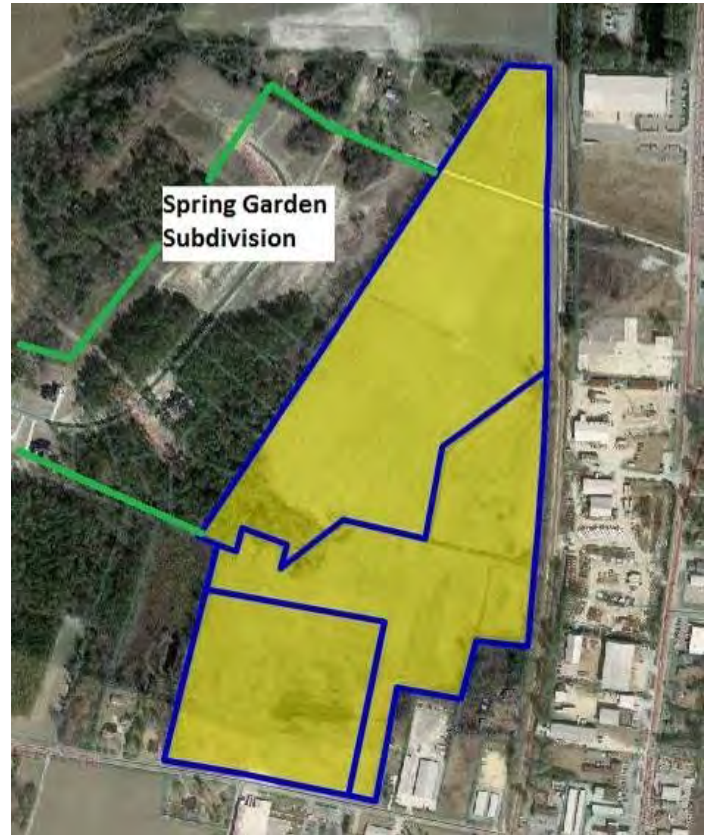
This solar farm adjoins Spring Garden Subdivision which had new homes and lots available for new construction during the approval and construction of the solar farm. The recent home sales have ranged from \$200,000 to \$250,000. This subdivision sold out the last homes in late 2014. The solar farm is 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%
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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

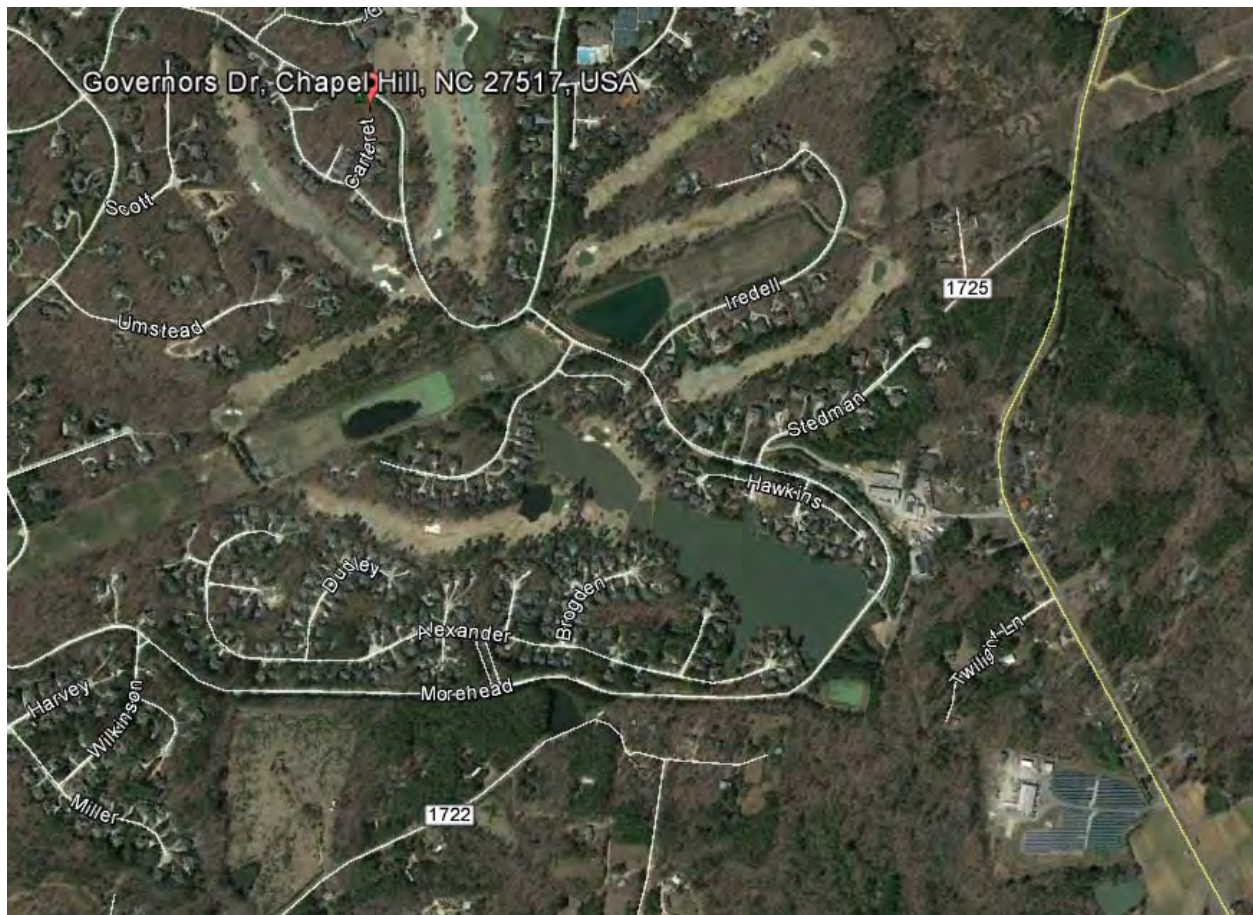
Percentage Differences

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.

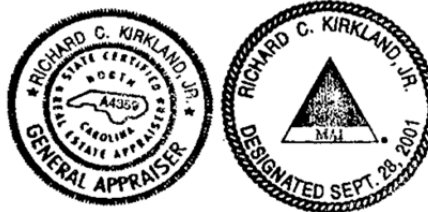
Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will maintain or enhance the value of adjoining or abutting property and that the proposed use is in harmony with the area in which it is located.

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:

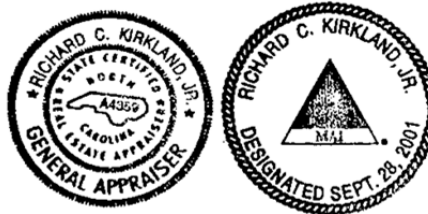
1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective 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

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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
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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. These views outline the least natural vegetative screening, as they were taken during the winter months when natural vegetation is least dense. This 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.

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.

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: 06/08/2017
SUBJECT: Set Public Hearing for Z 03-17 for July 5,2017

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 for approximately 1,000 feet.

Set public hearing for July 5th, 2017 for **Z 03-17**

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	6/8/2017	Cover Memo
Application	6/8/2017	Cover Memo
GIS MAP	6/8/2017	Cover Memo



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 9, 2017
RE: **Z 03-17, Rural Agricultural (RA) to Commercial, Business, Industrial (CBI)**

SUGGESTED BOARD OF COMMISSIONERS ACTION

- 1.** Set public hearing for July 5th, 2017 for **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 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 # Z 02-17
Date Filed 3/24/17
Received By Asm
Amount Paid \$ 00.00
Office Use Only

REZONING APPLICATION

* OWNERSHIP INFORMATION:

Name: Roger And Truly Cranford
Signature: Truly Cranford
-Contact Information: 704-612-9093
-Address: 5311 Old Concord Road
Salisbury, N.C. 28144

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

Name: MARK DAVIS
Signature: [Signature]
Contact Information: 704-907-0932 MARK@AbetowingcarolinAS.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 DAVIS

Address: 5785 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.

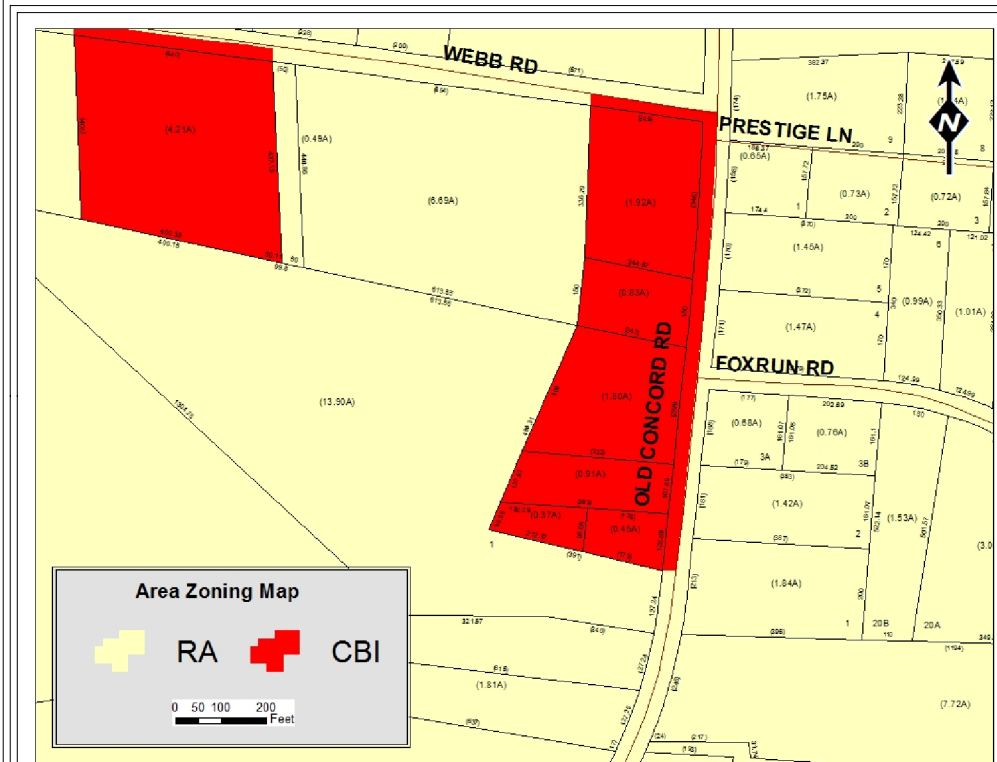
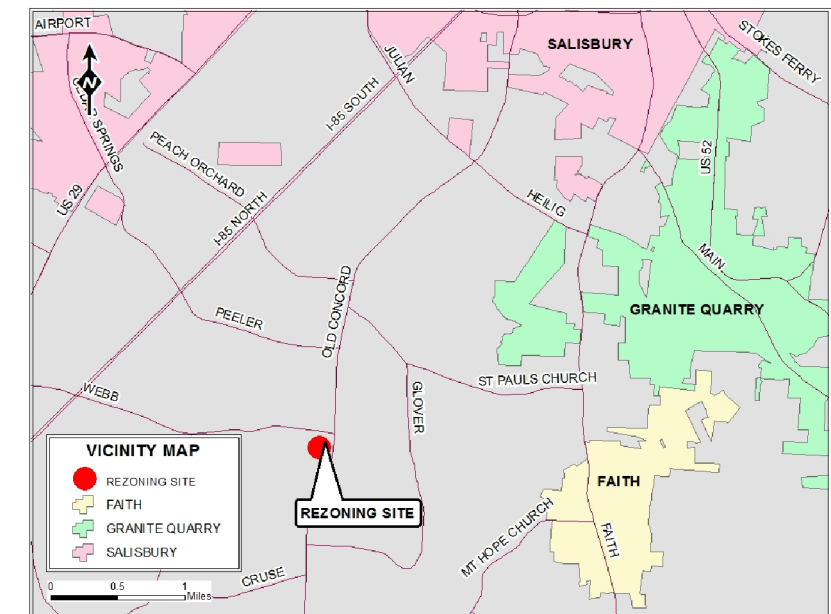
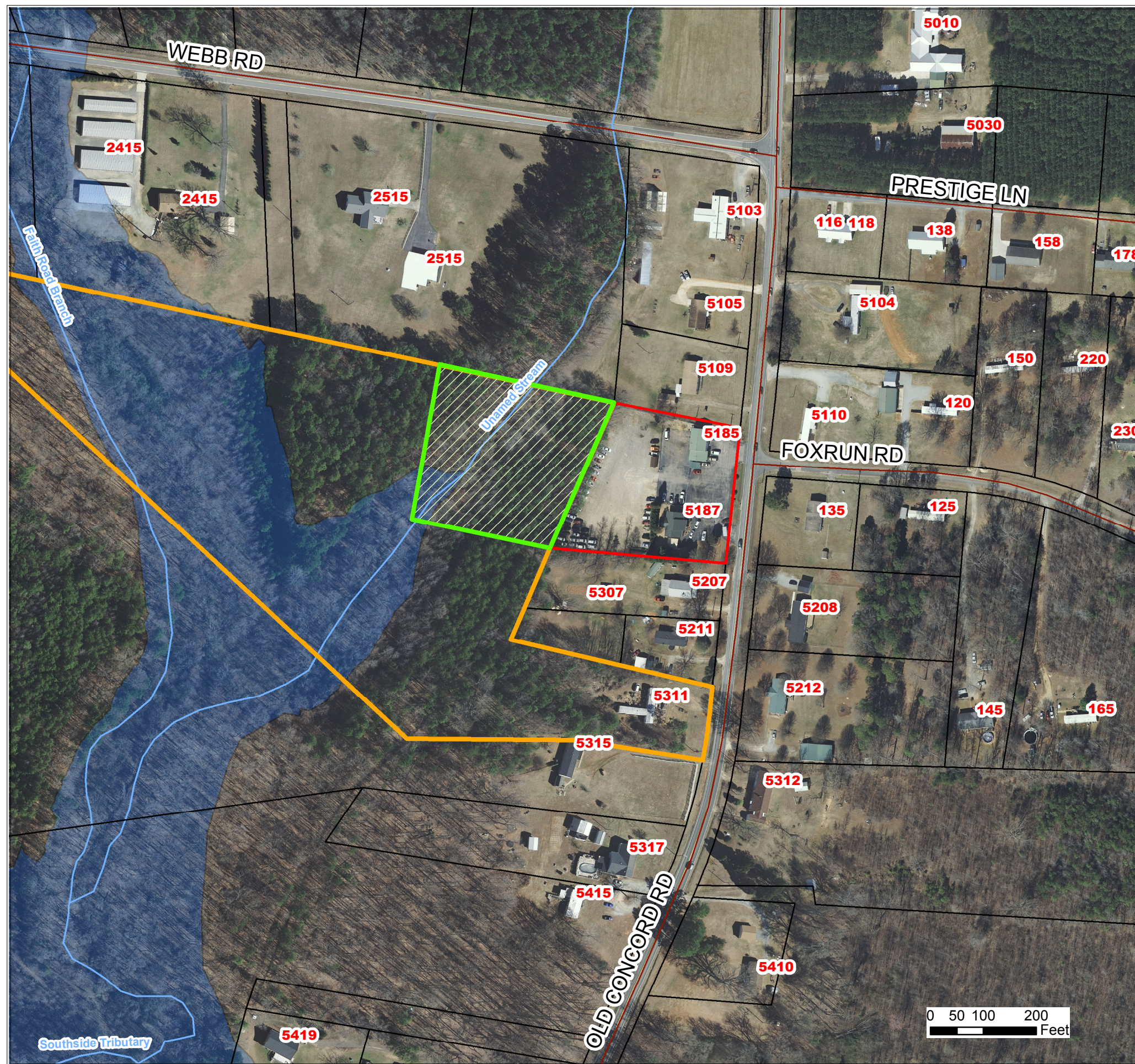
I, Carla Seay, a Notary Public for said County and State, do hereby certify that Trudy Cranford Roger Cranford personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires 11-13, 20 21.



OFFICIAL USE ONLY

1. Signature of Rezoning Coordinator: [Signature] 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. Notifications Mailed: 8. Property Posted:
 9. Dates Advertised: 1st 2nd 10. BOC Action: Approved
 Denied 11. Date Applicant Notified:



Z 02-17 Rezoning RA to CBI
Old Concord Rd Parcel: 414 00101

Rezoning Area
ABC Towing Parcel
Parent Parcel 414 00101

Roads
Parcels

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.

SEAL OF ROWAN COUNTY
SALISBURY
APRIL 12, 1753

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: 06/08/2017
SUBJECT: Set Quasi-Judicial Hearing for CUP 04-17 for July 5, 2017

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 Hearthstrone Ridge Lane off of London Road (see map). The applicant states the building will be used for personal storage. No commercial uses are allowed.

Set Quasi-judicial hearing for July 5th, 2017 for CUP **04-17**

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	6/8/2017	Exhibit
Application	6/8/2017	Exhibit
Site Plan	6/8/2017	Exhibit
Owner's Statement	6/8/2017	Exhibit
CUP Checklist	6/8/2017	Exhibit
GIS MAP	6/8/2017	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 Rowan County Board of Commissioners
FROM: Franklin Gover, Planner
DATE: June 9th, 2017
RE: **CUP 04-17, Richardson Residential Storage Facility**

SUGGESTED BOARD OF COMMISSIONERS ACTION

- ☐ Set Quasi-judicial hearing for July 5th, 2017 for 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 Hearthstrone 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.
- 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 accesses London Road via 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.

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 200.00 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: _____ 2. Board of Commissioners
Public Hearing: ____/____/____ 3. Notifications Mailed: ____/____/____ 4. Property Posted:
____/____/____ 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

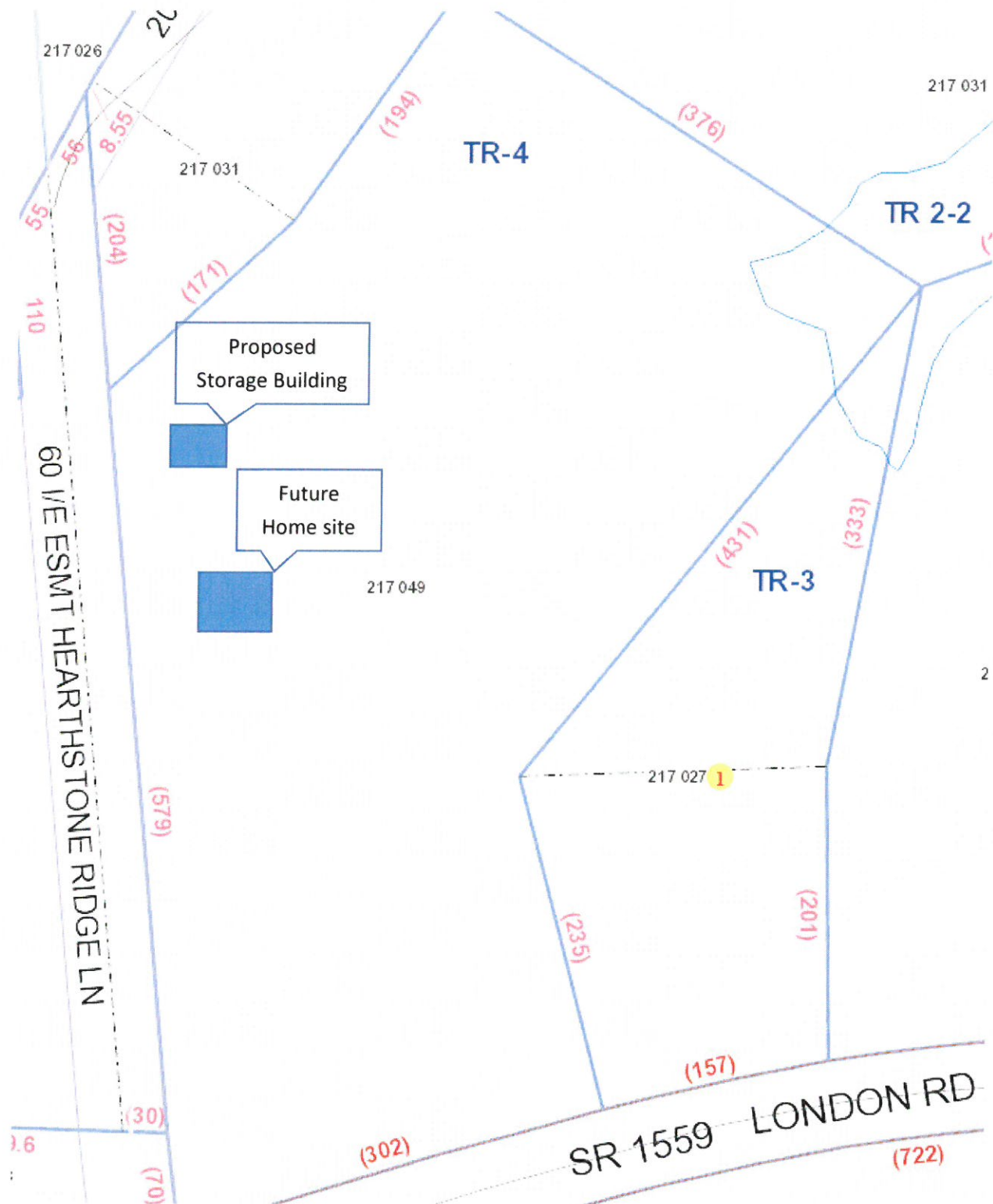
121 Downey Thistle lane

Mooresville NC

28115

Phone: 704-677-3112

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.



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

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: 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"/>
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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.

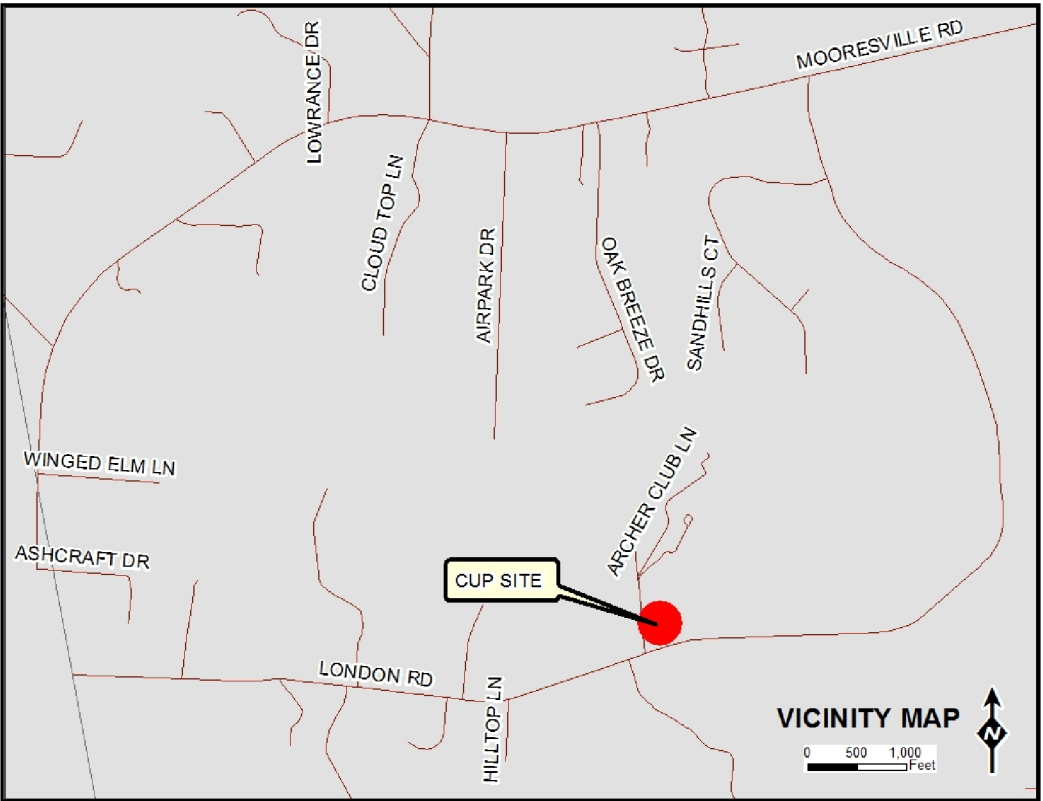
Condition 1: _____

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 ☐



**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.

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: Caleb Sinclair, Director of Environmental Management
DATE: 6/9/17
SUBJECT: Landfill Gas Collection System Change Order Approval Request

The Rowan County Department of Environmental Management is requesting the approval of the attached Change Order #5 pertaining to our *landfill gas collection and control system* construction project which is underway at the landfill facility located at 789 Campbell Road in Woodleaf.

Landfill gas is pulled from vertical extraction wells in the waste and sent through a series of collection/drainage pipes to the blower and flare for destruction. As the saturated gas cools in the pipes, condensate is formed which gravity drains to a low point (sump) located right before the landfill gas runs through the blower. Any condensate that accumulates is sent to the onsite leachate surface impoundment which discharges to the sewer system for treatment. The original sump design was to allow the condensate to drain by gravity into an existing manhole where it would discharge directly to the leachate surface impoundment. Due to the available depth (i.e. elevation difference between the bottom of the sump and the manhole outlet), we were unable to provide enough liquid storage to overcome the 40 inches of water column vacuum exerted by the blower. The original sump was designed with the flexibility to install a pumping system if needed. We now find it necessary install an electric pump so that the system will function properly.

It is the recommendation of the Rowan County Department of Environmental Management that Change Order #5 be approved by the Rowan County Board of Commissioners so that we may move forward with the completion of the *landfill gas collection and control system* project.

ATTACHMENTS:

Description	Upload Date	Type
Landfill Gas Project Change Order 5	6/9/2017	Exhibit
Request for Change Order Landfill Gas System Project	6/9/2017	Cover Memo



Project Name:	Rowan County Landfill Gas Collection and Control System	HDR Project No.	10030178
Project Owner:	Rowan County, NC	Owner's Purchase Order No.	
		Date of Issuance:	
Project Contractor:	Dot Energy Solutions, Inc	Date of Contract:	1/26/17
		NTP:	1/31/17
		Original Contract Price:	
		Original Contract Period:	162 days

Item No.	Item and Description of Changes	Contract Price		Contract Time (days)	
		Decrease	Increase	Decrease	Increase
	Electrical pump option		\$32,215.59		33
	See attached back up for break down	\$32,215.59			
	Sub-Total	\$32,215.59	\$32,215.59		33
	Net Difference	0	0		33

Summary:

Contract Price prior to this Change Order	Contract Completion Date prior to this Change Order
\$979,014.82	July 12, 2017
Net Contract Price Increase (Decrease) of this Change Order	Net Contract Time Increase (Decrease) of this Change Order
0.00	33
Revised Contract Price with all approved Change Orders	Revised Contract Date with all approved Change Orders
\$979,014.82	Aug 14, 2017

It is agreed to modify the Contract as referred to above. The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein. A significant variation from the estimated quantity may lead to a claim for adjustment.

Jon Dotterer

Accepted for Contractor by:

Accepted for Contract by:  6/6/17

Recommended for Approval by (HDR Engineering, Inc. of the Carolinas):

Recommended for Approval by (HDR Engineering, Inc. or the California): _____

Approved for Owner by:

Attest

Date _____

Distribution:

☐ Owner ☐ Contractor ☐ Engineer ☐ Field ☐ Other



Rowan County Sump options

Option would be install Electrical pump		6-8 weeks	
Description	Quantity	Price	Extended
Electrical	1	\$ 2,125.00	\$ 2,125.00
ISCO	1	\$ 2,058.19	\$ 2,058.19
Gunco Install and pumps	1	\$ 11,664.00	\$ 11,664.00
Dot Energy install costs	1	\$ 1,856.00	\$ 1,856.00
Flare Modifications for switch in panel	1	\$ 1,750.00	\$ 1,750.00
Sub total			\$ 19,453.19
15% markup /profit			\$ 2,917.98
Electrical sub work	1	\$ 4,568.50	\$ 4,568.50
Gunco sub work	1	\$ 2,450.00	\$ 2,450.00
Sub total			\$ 7,018.50
5% mark up on subs			\$ 350.93
2nd Mobility to site to install pumps	1	\$ 2,475.00	\$ 2,475.00
Grand Total			\$ 32,215.59



KENCO ELECTRIC INC.

3690 N. Patterson Avenue

Winston-Salem, NC 27105

off: 336-760-3580

fax: 336-776-9316

Change Order Request:

Labor and Material Breakdown

Project: Rowan County Landfill Gas Expansion System

JOB No: CO4469

RE: Sump Pump Electrical Install

DATE: 5/4/2017

Scope of Work

> Provide labor, material and equipment required. To provide and install support system, equipment, Grounding and wiring of Sump Pump and Sump Pump Controller. Controller and Sump Pump provided by others.

LABOR

ITEM	QTY (men)	DESCRIPTION	RATE	HOURS	TOTAL
1	3	Electrician	55	24	3960
2					0
3					0
4					0

labor total = \$ 3,960.00

MATERIAL

ITEM	QTY (unit)	DESCRIPTION	UNIT PRICE	TOTAL
1	1	480v/3P/ 20A Breaker	275	275
2	1	Rack System W/concrete	625	625
3	1	Raceway / Wire/Fittings	975.00	975
4				0
5				0

subtotal 1875

tax (0%) 0

material total = \$ 1,875.00

MISCELLANEOUS / RENTAL EQUIPMENT

ITEM	DESCRIPTION	TOTAL
1	Auger / Bit	250
2		
3		

misc. total = \$ 250.00

NOTES

1. Price is good for _____ days.

Subtotal \$ 6,085.00

2. The material has a lead time of _____ days.

Overhead (5%) \$ 304.25

3. This will impact the project by _____ additional days.

Profit (5%) \$ 304.25

General Conditions \$ -

Accepted by:

TOTAL = \$ 6,693.50

Name: _____

Title: _____

Signature: _____

Date: _____



Bill To:
115639
DOT ENERGY SOLUTIONS INC
PO BOX 536
BETHLEHEM, GA 30620

Ship To:
ROWAN COUNTY LANDFILL
C/O DOT ENERGE SOL ROWAN CO LF
789 CAMPBELL RD.
WOODLEAF, NC 27054

Quote Number	09030506
Quote Date	05/16/17
Expiration Date	05/12/17
Page	1 of 1

Payment Terms NET 30	Customer Job/Project Name	Written By HANK D., Ext. 3614
Freight Terms PREPAID AND ADD	Contact	Sales Rep SNEED/THARP
Ship Via Best Way	Additional Info	

#	Qty	UM	Product	Description	Each	Extended
1	1	EA	49069999	6" HDPE BLIND W/ 1" SS PASS THRU MIPT TRANS TOP & BOTTOM	225.00	225.00
2	1	EA	53061012	BOLTPACK FOR 6" MFA & BUR (8)3/4"X 5-7/8" BOLT W/NUT WSH	21.98	21.98
3	1	EA	53061016	6" NEOPRENE GASKET 1/8" THICK	2.50	2.50
4	1	EA	59010071	1" SS THREADED BALL VALVE	72.00	72.00
5	1	EA	53019999	1" SS BALL CONE CHECK VALVE FIPT	225.00	225.00
6	2	EA	53010123	1" SS NIPPLE X 2" LONG	6.18	12.36
7	1	EA	98010195	1" SS CAMLOCK PART F MALE CAM X MPT	20.35	20.35
8	1	EA	98010210	1" SS CAMLOCK PART A MALE CAMLOCK X FPT	17.25	17.25
9	1	EA	53019999	1" NITRILE HOSE X 10 FT LONG W 1" FEMALE CAMLOCK EA END	125.00	125.00
10	1	EA	53019999	TRANSDUCER CABLE FITTING	5.00	5.00
11	1	EA	53019999	POWER CABLE FITTING (NEED TO VERIFY CABLE SIZE)	35.00	35.00
Subtotal						761.44

12	1	EA	49049999	4" HDPE BLIND W/ 1" PASS THRU FLG / SS RING ON TOP SIDE 2 WEEKS	285.00	285.00
13	2	EA	53010113	1" BOLTPACK (4) 1/2" X 4" STUD W/ NUTS AND WASHERS	5.04	10.08
14	1	EA	53019999	1" SS MALE CAM X FLANGE CONNECTION	142.00	142.00
15	1	EA	53019999	RED VALVE SERIES 75 MANUAL PINCH VALVE FLANGED 2-3 WEEKS ARO	525.00	525.00
Subtotal						962.08

EST FREIGHT \$200.00

ISCO Standard Terms and Conditions apply. Please visit <http://www.isco-pipe.com/terms-and-conditions.aspx>

Merchandise Total	Tax(1)	Freight(2)	Quote Total
1,723.52	134.67	200.00	US \$ 2,058.19
1 Sales tax will be charged based on the ship to address at the time of invoice if there is no tax certificate on file. 2 Freight amount in this quote is an estimate only. Actual freight terms and charges will be determined at the time the order is placed.		Accepted By: _____ Printed Name: _____ Date: _____	

100 WITHERSPOON ST * LOUISVILLE, KY 40202
800-345-4726

GunnCo

PUMP & CONTROL, INC.

Manufacturer of Sidesloper™ Pumps

May 9, 2017

Dot Energy Solutions, Inc.

Attn: Jon Dotterer

In response to your request for a firm quote for a leachate condensate system package for the Rowan County Landfill project we offer firm price and scope.

Price based upon the following:

- Sump Depth (max. 15' to top of pump pipe flange) **Sump by others.**
- Voltage/Phase 1/230v.

Package shall include the following:

One (1) GunnCo P2K.25-2 Pump Assembly. Pump is rated minimum **20 GPM @ 34' TDH**. Pump is 304 stainless steel construction with Teflon bearings and seals. Pump has a 1.0" male cam lock fitting at discharge. Motor is an environmental 0.5 H.P. 230 volt single phase with 25' continuous length jacketed power cable. Pump and motor installed in a SS perforated sleeve. Pump provided with 3/16" X 15' stainless steel lifting cable.

One (1) Control Panel-GunnCo GC100 NEMA 4X STAINLESS STEEL Enclosure with pump operating and protection package and automatic level ON/OFF control and HIGH LEVEL light. Intrinsically safe operation. Panel includes interior door accessible door mounted H-O-A, RUN, and elapsed run time hour meter. Components include motor circuit breaker, IEC style Starter/Overloads, Intrinsically Safe Barrier, and a top mounted HIGH LEVEL alarm strobe light.

One (1) Transducer 0-10 psi x 25 foot cable. Transducer to be mounted on a SS bracket at the pump discharge.

One (1) 1.0" stainless steel exit nipple with ss cam lock type disconnect in the riser at the pump discharge and at the top of the sump, 1.0" HDPE discharge pipe to top of sump.

One (1) Set Discharge fittings, 1.0" HDPE discharge pipe. Includes valves, disconnects and hose to the force main with Red Valve series 75 pinch valve and flange to connect to flange on the 4 inch force main. (Flange on force main by others)

PO Box 2789
Cumming, GA 30028

515 Industrial Way
Cumming, GA 30040

770.889.7114
770.889.2754 fax
www.gunnco.com



One (1) Set Cable seal fittings.

One (1) Junction Boxes-NEMA4X fiberglass for power and transducer.

PRICE for the equipment package as listed above is \$11,664.00. (**does not include tax** - GunnCo does not collect NC sales tax.

For GunnCo to install the pump in the sump, connect cables to control panel and discharge to force main (panel within 15' of the sump) ADD \$2,450.00.

Note:

Incoming power and connections by others.

GunnCo supply terminates at the 4" flange connection at the force main. No more than 10 fet from the sump.

TOTAL PRICE-EQUIPMENT DELIVERED/INSTALLED/PANEL MOUNTED/START-UP IS \$14,114.00.

Prices are based upon terms LESS 2% -15 Days/Net 30. Sale is subject to GunnCo terms and condition of sale and includes delivery to the job site. Normal delivery for the system as quoted is 4-6 weeks. Allow 1-2 weeks for engineering submittals if required.

GunnCo appreciates this opportunity to quote and looks forward to an opportunity to work with you on this and future projects.

Best regards,



Andre L Steyn

Rowan County 2017



Dot Energy Solutions, Inc.
306 Exchange Blvd #217
Bethlehem, GA 30620
Phone: (678) 523-4127
Fax: (678) 635-5064

June 6, 2017

HDR

Attention: Mike Plummer

Re: Dot Energy Cost for electrical pump estimate

Mike,

We have planned on 2 days at the site for 2 techs 10 hours a day. Please see below for cost breakdown.

\$1856.00 total

\$46.40 per tech x 2 = \$92.80

\$92.80 x 20 hours = \$1856.00

If you need anything else please ask.

Thanks.

Jon M Dotterer

Dot Energy Solutions, Inc.



Date: 4/19/2017

Project Name: Rowan County

Attn: John Dotterer

RE: Rowan County adder price for control panel modifications

Details:

*The adder price to make the necessary control panel modifications to accommodate the additional shutdown will be.....**\$1750.00**

Thank you,

Caleb Holsey

Technical Sales Engineer

Parnel Biogas

918-294-3868

June 9, 2017

Dear Mr. Chairman and Commissioners,

The Rowan County Department of Environmental Management is requesting the approval of the attached Change Order #5 in the amount of \$32,215.59. The Change Order pertains to our *landfill gas collection and control system* construction project which is underway at the landfill facility located at 789 Campbell Road in Woodleaf.

Background:

Landfill gas is pulled from vertical extraction wells in the waste and sent through a series of collection/drainage pipes to the blower and flare for destruction. As the saturated gas cools in the pipes, condensate is formed which gravity drains to a low point (sump) located right before the landfill gas runs through the blower. Any condensate that accumulates is sent to the onsite leachate surface impoundment which discharges to the sewer system for treatment. The original sump design was to allow the condensate to drain by gravity into an existing manhole where it would discharge directly to the leachate surface impoundment. Due to the available depth (i.e. elevation difference between the bottom of the sump and the manhole outlet), we were unable to provide enough liquid storage to overcome the 40 inches of water column vacuum exerted by the blower. The original sump was designed with the flexibility to install a pumping system if needed. We now find it necessary install an electric pump so that the system will function properly.

Current Project Status:

The awarded contract value was **\$986,146.00** including a contingency value of \$45,236.00. Change Order #1 has been approved with a credit of (\$7,131.23). Change Orders #2, #3 and #4 are in process for approval (\$2,783.57, \$1,265.98 and \$3,222.24 respectively). The net result is \$140.56 needed from the contingency value. If Change Order #5 is approved, the remaining contingency balance will be \$12,879.85.

Recommendation:

It is the recommendation of the Rowan County Department of Environmental Management that Change Order #5 be approved by the Rowan County Board of Commissioners so that we may move forward with the completion of the *landfill gas collection and control system* project.

Sincerely,



Caleb Sinclair, Director

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: Jeff Hall, Library Director
DATE: June 12, 2017
SUBJECT: Library Fine and Fee Costs

ATTACHMENTS:

Description

Library Fine and Fee Costs

Upload Date

6/12/2017

Type

Cover Memo

Library Fine & Fee Costs

Increase as of July 1, 2017 increases in **RED**.

FINES

Late Fees	.20 per day	
(includes all library materials ex. Books, DVDs, etc.)		
Maximum fine per item	\$4.00	\$5.00
PC Usage (Guest Pass)	\$1.00	\$2.00
(for patron's who owe fines but need to use the computer)		

FEES

Fax		
Local & Toll-free	\$1.00	\$3.00 for every 10 pages
Long-Distance	\$1.00 per page	\$3.00 for the first page then \$1.00 per page.
International	N/A	
(the maximum # of pages that can be faxed is 20 pages)		
Receiving a fax	10	.15 per page
Inter Library Loan Request	\$5.00 per request	
(limit of 3 active requests per patron)		
History Room Research		
30 minutes of research	\$10.00	\$20.00
Scans or photocopies	0.15	per item
Supplies		
Headphones	\$3.00	
Envelope (any size)	10	.25
Flash Drive	\$10.00	
Copies (Black & White)	10	.15 per page
Copies (ledger or larger)	25	.50 per page
Copies (Color)	50	.75 per page
Disk (CD)	\$1.00	

Fines & fees are approved by the RPL Board of Trustees.

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
DATE: June 12, 2017
SUBJECT: Letter of Support for STIP Project at Rowan County Airport

BACKGROUND

The Cabarrus-Rowan Metropolitan Planning Organization forwarded information from NCDOT's Strategic Prioritization Office of Transportation (SPOT) that non-highway projects in the current version of the 2018-2027 State Transportation Improvement Plan (STIP) require letters of financial support by June 30, 2017.

Required match / contribution for Aviation projects is ten percent (10%) of the total project cost.

The only Rowan County project affected by this request is identified as project **AV-5820** in the accompanying spreadsheet of CRMPO non-highway projects. **AV-5820** involves the acquisition of 24.6 acres from Park Dale Mills for additional property adjacent to the Rowan County Airport. The subject property generally lies between Red Acres Rd and Rowan Mill Rd and is currently undeveloped.

RECOMMENDATION

Assuming Rowan County still supports this property acquisition project promoting future airport expansion, the Commission should authorize the Chairman to sign the attached letter of financial support committing the County to provide \$40,000 toward this project.

CAVEAT: Although the County is committing funding support for this project, there is no guarantee it will be funded in the STIP.

ATTACHMENTS:

Description	Upload Date	Type
Letter of Support	6/12/2017	Resolution Letter
SPOT Request for Letters of Financial Support	6/12/2017	Backup Material
CRMPO Non-Highway Projects	6/12/2017	Backup Material

City/Town/County Letterhead

June 19, 2017

Mr. Van Argabright
Manager, NCDOT STIP Unit
1534 Mail Service Center
Raleigh, NC 27699-1534
(Or via email: vargabright@ncdot.gov)

RE: Letter of Support for Required Local Match of P4.0 Non-Highway Draft Programmed Project

Mr. Argabright:

The Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) submitted a project within Rowan County for scoring and ranking in NCDOT's strategic prioritization process, developed in accordance with the Strategic Transportation Investments (STI) law. This particular project was submitted and scored in P4.0 with the local match listed below. Rowan County understands that a local match of ten percent (10%) is required for this STI-funded Aviation project.

The following P4.0 Non-Highway projects have been programmed in the Draft 2018-2027 STIP with the associated local matches and/or other contributions as shown:

SPOT ID	STIP #	Project Name	County(ies)	MPO/RPO(s)	Division(s) #
A130063	AV-5820	Acquire R/W for Aircraft Apron / Helipad	ROWAN	CRMPO	9

SPOT ID (repeat above)	STIP # (repeat above)	First Programmed Year (ROW or CON)	\$ Amount of Match / Contribution	Source of Match / Contribution	% of Total Project Cost	Required Match (Yes/No)
A130063	AV-5820	FY 2018	\$40,000	CASH	\$400,000	YES

Rowan County understands it will be required to provide the amount of non-federal local match and/or other contributions as listed above. This letter confirms Rowan County's understanding and support.

Rowan County is aware that the local funding will be due when each project(s) is authorized by NCDOT, and the project(s) is subject to additional requirements to be described in agreements with NCDOT. Rowan County also understands this letter of support does not guarantee this project will be included in the final STIP.

Sincerely,

Greg Edds, Chairman
Rowan County Board of Commissioners

Muire, Ed D.

Subject: FW: UPDATE on P4.0 Non-Highway Letters of Support
Attachments: CRMPO_P3.0-P4.0_Non-Hwy.pdf

From: Phil Conrad [<mailto:pconrad@mblsolution.com>]
Sent: Friday, June 09, 2017 3:10 PM
To: 'Zac Gordon'; 'Josh Watkins'; 'Karen Fink'; 'Wilmer Melton'; 'Joe Wilson'; 'Reed Linn'; 'Doug Paris'; townmanager@ci.spencer.nc.us; mpadmin@windstream.net; dketner@chinagrovinc.gov; feisenhour@townofeastspencer.org; Wbrin@salisburyinc.gov; 'Andrew Morgan'; 'Jonathan Marshall'; Muire, Ed D.; 'Susie Morris'; lmddir@ci.spencer.nc.us; chris.stiller@rockwellinc.gov
Cc: Connie Cunningham
Subject: FW: UPDATE on P4.0 Non-Highway Letters of Support

FYI – Please resend your letter of support, or Board resolution for these projects.

From: Lee, Sarah E [<mailto:selee@ncdot.gov>]
Sent: Thursday, June 08, 2017 3:19 PM
Subject: UPDATE on P4.0 Non-Highway Letters of Support

Good afternoon,

Please read below for important updates regarding due dates for the P4.0 non-highway letters of support.

- All letters for projects in the current version of the Draft 2018-2027 STIP (released January 4th) are still due to the STIP Unit (via mail or email to Van Argabright) by June 30th.
- As mentioned in David Wasserman's email on May 25th, NCDOT will release the revised Draft 2018-2027 STIP on June 29th. Any new letters that are necessary for projects resulting from this revision will now be due on August 31st.

As an additional update, the Rail Division is coordinating with CSX and Norfolk Southern on letters for all applicable project contributions.

Sarah E. Lee
Senior Transportation Engineer
Strategic Prioritization Office of Transportation (SPOT)
Department of Transportation

919 707 4742 office
selee@ncdot.gov

Mail:
1501 Mail Service Center
Raleigh, NC 27699-1501

Physical:
1 S. Wilmington St.
Raleigh, NC 27601



Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

[Facebook](#) [Twitter](#) [YouTube](#)

CRMPO P3.0 & P4.0 Draft Non-Hwy

									TYPE OF WORK / ESTIMATED COST IN THOUSANDS / PROJECT BREAKS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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DIV - Division Category
HF - State Dollars (Non STI)
SW - Statewide Category

EX - Exempt Category
REG - Regional Category
TRN - Transition Project

										TYPE OF WORK / ESTIMATED COST IN THOUSANDS / PROJECT BREAKS																											
COUNTY	ROUTE/CITY	ID NUMBER	LOCATION / DESCRIPTION	LENGTH	TOTAL PROJ COST (THOU)	PRIOR YEARS COST (THOU)	STATE TRANSPORTATION IMPROVEMENT PROGRAM										DEVELOPMENTAL PROGRAM										UNFUNDED										
							FUNDS	FY 2017				FY 2018		FY 2019		FY 2020		FY 2021		FY 2022		FY 2023		FY 2024		FY 2025		FY 2026		FY 2027		FUTURE YEARS					
CABARRUS	BRUTON SMITH BLVD/ CONCORD MILLS BLV PORTION OF WEDDINGTON ROAD	EB-5732	US 29 TO WEDDINGTON ROAD. CONSTRUCT SIDEWALK ON BOTH SIDES OF THE ROAD, INCLUDING A PORTION OF WEDDINGTON ROAD.	1.7	4241	241	TAP					C	3200																								
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CABARRUS	KANNAPOLIS	EB-5844	LITTLE TEXAS ROAD, LANE STREET TO DALE EARNHARDT BOULEVARD. CONSTRUCT SIDEWALK AND CURB AND GUTTER.		2400		TAP															PE	320														
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CABARRUS MECKLENBURG	CHARLOTTE AREA TRANSIT SYSTEM	TA-6672	PURCHASE 6 BUSES FOR THE UNIVERSITY TO CONCORD MILLS BUS ROUTE.		3000		O								A	2700																					
							T															A	300														
							REG																														
							"O" FUNDING SOURCE IS CATS																														
CABARRUS	NORFOLK SOUTHERN MAINLINE	Y-4810K	GRADE SEPARATION AT ROGERS LAKE ROAD CROSSING (724408Y) IN KANNAPOLIS.		15600		T					R	2800																								
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							O																				C	450									
							SW																														
							OTHER FUNDS BY NORFOLK SOUTHERN																														

DIV - Division Category

HF - State Dollars (Non STI)

SW - Statewide Category

EX - Exempt Category

REG - Regional Category

TRN - Transition Project

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 13, 2017
SUBJECT: Contract For ADA Position For Domestic Violence

The Board approved funds in the FY 2017-18 budget for an Assistant District Attorney position to provide services to victims of domestic violence, monitor the jail population and identify cases that may be appropriate to resolve at an early stage.

The Board is asked to consider approval of the contract, which would renew September 1, 2017 to August 31, 2018.

ATTACHMENTS:

Description	Upload Date	Type
ADA Contract	6/13/2017	Cover Memo



State of North Carolina
General Court of Justice
19C Prosecutorial District



BRANDY L. COOK
DISTRICT ATTORNEY

ROWAN COUNTY JUSTICE CENTER
232 NORTH MAIN STREET
SALISBURY, NC 28144
PHONE: (704) 797-3010
FAX: (704) 797-3129

June 8, 2017

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

Re: *Funding for Assistant District Attorney FY 2017-2018*

Dear Mr. Church:

I want to thank you and the Rowan County Board of Commissioners for agreeing to continue your support and provide local funding for an Assistant District Attorney position in my office. This position is able to provide enhanced services to victims of domestic violence, monitor the jail population, and identify cases that may be appropriate to be resolved at an early stage.

The current position is scheduled to end on August 31, 2017. Therefore, I would request that the position for fiscal year 2017-2018 be funded from September 1, 2017 to August 31, 2018. Enclosed, is a contract for this position.

Thank you again for supporting our office as we work together to keep our families and communities safe.

Sincerely,

Brandy L. Cook
District Attorney

Enclosure

cc: Rowan County Board of Commissioners

NORTH CAROLINA

ROWAN COUNTY

THIS AGREEMENT is made and entered into, as of the date of the last signature below (the "Effective Date") by and between **Rowan County**, (hereinafter "the County"); **Brandy L. Cook**, District Attorney, Prosecutorial District 19C (hereinafter "the District Attorney"); and the **North Carolina Administrative Office of the Courts** (hereinafter "the NCAOC").

WITNESSETH

THAT WHEREAS, the District Attorney has applied to the NCAOC Director, pursuant to G.S. 7A-64, for authority to hire one Assistant District Attorney to assist in the speedy disposition of cases involving a threat to public safety;

WHEREAS, pursuant to G.S. 153A-212.1, the County may appropriate funds under contract with the NCAOC for the provision of services for the speedy disposition of cases involving a threat to public safety;

WHEREAS, the County has appropriated funds to implement a program of expediting these cases and has budgeted the annualized sum to pay for the personnel position costs for each position listed in Appendix A, which Appendix A is attached hereto and is incorporated herein as if fully set out;

WHEREAS, the District Attorney agrees that the Assistant District Attorney position shown in Appendix A will meet at least quarterly with the Rowan County Pre-Trial Services Coordinator to discuss jail trends and population;

WHEREAS, the NCAOC Director has found that the District Attorney has made a showing, pursuant to G.S. 7A-64, that the overwhelming public interest warrants the use of additional resources for the speedy disposition of cases involving a threat to public safety within the meaning of that statute;

WHEREAS, the County desires to pay to the NCAOC on behalf of the District Attorney the amounts specified herein for the use by the District Attorney to hire personnel as shown in Appendix A;

WHEREAS, the NCAOC is responsible for administering the receipts and expenditures of the Judicial Department, including the office of the District Attorney; and

WHEREAS, the parties hereto have mutually agreed to the terms of this Agreement as hereinafter set out.

NOW THEREFORE, in consideration of the terms and conditions hereinafter set forth, the County does hereby agree to provide funds and the NCAOC agrees to administer the funds on behalf of the District Attorney for the position shown in Appendix A.

THE TERMS AND CONDITIONS OF THIS AGREEMENT ARE AS FOLLOWS:

1. The term of this Agreement shall be for a period of one year, beginning on September 1, 2017 and terminating on August 31, 2018.
2. The employee under this contract will be the employee of the District Attorney accordingly for all purposes, and shall be hired by and work under the supervision and direction of the District Attorney for Prosecutorial District 19C.
3. The County will be responsible for paying the personnel and operating costs as budgeted and other related costs that may arise. Any changes in salary shall be communicated in writing to the County, District Attorney, and the NCAOC. The parties agree to act in good faith to facilitate such budget amendments as may be necessary from time to time. The District Attorney shall provide space and furnishings for their staff positions under this agreement commensurate with other staff offices. The NCAOC shall provide administrative services (including Human Resources processing and payroll services) pursuant to this MOA, but shall not contribute funds or be responsible for paying any operating expenses of the project, nor shall the NCAOC or County be responsible for the hiring or supervision of the positions.
4. The County shall provide funds to the NCAOC Deputy Director for Financial Services as outlined in Appendix A. Expenses for unemployment, workers compensation and disability claims, as outlined in paragraph 8 below, are unforeseen expenses which are not included in Appendix A and may increase the Counties' financial obligation above and beyond the base amount indicated in Appendix A should a claim be filed.
5. The County agrees to provide to the NCAOC all operating costs associated with the position in this contract in accordance with annual NCAOC position cost statements supplied by the NCAOC Financial Services Division, as shown in Appendix A. Typical operating costs in NCAOC position cost statements represent expenditures such as transportation, meals and lodging, postage, registration fees, maintenance agreements, office equipment, general office supplies, telephone service and equipment, personal computer and printer, software, and wiring and installation. Using funds provided by the County, the NCAOC will purchase and maintain all equipment outlined in Appendix A. The County will submit payment upon the receipt of a detailed invoice.
6. If the County fails to pay an invoice within 60 days of receipt, the NCAOC will apply the requisite amount of court facilities fees collected pursuant to G.S. 7A-304 and 7A-305 toward the outstanding invoice amount. If the County chooses to remit payment to the NCAOC after the court facilities fees have already been applied to the outstanding invoice amount, the NCAOC will reclassify the amount of court facilities fees allocated to the outstanding invoice so that that County will receive its full share of court facilities fees pursuant to G.S. 7A-304 and 7A-305.

7. The County agrees that it will increase the payments under this Agreement by the amount necessary to provide for each of the following increases in the compensation or benefits of any person whose position is funded under this Agreement, with each increase to become effective on the effective date of the relevant increase in compensation or benefits as set forth by the North Carolina General Assembly. Should the amounts needed for any increase exceed ten percent (10%) of the total contract amount, the County must agree in writing to any amount in excess of ten percent (10%) of the total contract amount. If the County does not agree in writing to pay the amount in excess of ten percent (10%), then the parties may terminate this contract in accordance with paragraph 9 below.
- a. Any increase in salary due to legislative act, reclassification, in-range adjustment, or longevity
 - b. Any increase in salary to which any assistant or deputy clerk is entitled under the pay plan adopted pursuant to G.S. §7A-102
 - c. Any legislatively mandated increase in the employer contributions to the North Carolina Teachers' and State Employees' Retirement System or the Consolidated Judicial Retirement System
 - d. Any legislatively mandated increase in the employer's premium to provide coverage under the North Carolina Teachers' and State Employees' Major Medical Plan
8. The County agrees to reimburse the NCAOC for any and all costs arising from an unemployment, workers' compensation and/or disability claim submitted by an employee under this contract who qualifies for such payments based on his/her duration of employment with the Judicial Department. The County agrees to reimburse the NCAOC for all costs arising from any such claim that is submitted after the contract period specified in paragraph 1 above, so long as the termination of employment or injury that is the subject of such claim occurred during said contract period. Costs arising from unemployment, workers' compensation and/or disability claims are not included in Appendix A and may result in costs in excess of those outlined in paragraph 4 above. Absent a specific line item in Appendix A for unemployment, workers' compensation, and/or disability costs, such costs may be offset and covered with (i) funds reallocated from other line items, where available; and/or (ii) lapsed salary resulting from vacant positions under this Agreement or future comparable agreements. Vacant positions under this Agreement may be held vacant for an extended period of time to ensure that there will be a sufficient amount of lapsed salary with which to reimburse the NCAOC for any such claims. This provision does not limit the authority of the Office of the North Carolina Attorney General to represent the NCAOC in any litigation that may arise hereunder. Additionally, the NCAOC may purchase worker's compensation insurance to cover any workers' compensation claims that may be filed in accordance with this MOA. The County agrees to reimburse the NCAOC for the cost of workers' compensation insurance premiums and deductibles paid by the NCAOC. The NCAOC will send an

invoice to the County for payment of any and all costs arising from an unemployment, workers' compensation and/or disability claim and for insurance premiums and deductibles and the County shall pay any invoice not later than 60 days after the County's receipt of the invoice.

9. The NCAOC and the County shall maintain all appropriate documentation of expenditures under this contract for examination by the Office of the State Auditor. The NCAOC shall provide to the County, and the County shall provide to the NCAOC, copies of said documentation upon request.
10. This Agreement may be terminated by the County, the NCAOC, or the District Attorney upon giving sixty (60) days' notice in writing or by mutual consent of all of the parties.
11. The District Attorney shall immediately advise the County in writing if the position is vacated without a replacement. Said vacancy will suspend the operation of this Agreement until the position is filled.
12. It is understood and agreed between the County, the District Attorney, and the NCAOC that the renewal or extension of the payment specified in this Agreement is dependent upon and subject to the allocation, availability, or appropriation of funds by the County.
13. It is understood and agreed between the County, the District Attorney, and the NCAOC that this Agreement is entered into pursuant to G.S. 7A-64 and 153A-212.1, and that nothing in this Agreement shall be construed to obligate the NCAOC to maintain or request funding for positions or services initially provided under this Agreement.
14. This Agreement may be amended by written agreements executed by all parties, except that if the only change is an increase in positions and corresponding costs, then only the County and the NCAOC need sign the amendment.
15. This Agreement, including Appendix A, is the entire Agreement among the parties and there are no other Agreements, oral, written, expressed or implied.

IN WITNESS WHEREOF, the parties or their duly authorized representatives have executed this Agreement, in triplicate originals, as of the Effective Date. The undersigned County Manager agrees to provide the NCAOC with copies of minutes or other documentation authorizing him to execute this contract on behalf of the County.

This the _____ day of _____, 20____.

ROWAN COUNTY

BY: _____
Aaron Church, County Manager

**DISTRICT ATTORNEY
PROSECUTORIAL DISTRICT 19C**

BY: Brandy L. Cook
Brandy L. Cook

NORTH CAROLINA ADMINISTRATIVE OFFICE OF THE COURTS

BY: _____
Judge Marion R. Warren, Director

Approved as to Form

This instrument has been pre-audited
in the manner required by the Local
Government Budget and Fiscal
Control Act.

County Attorney

County Finance Director

APPENDIX A

Estimated Contract Cost

03/01/17

Invoices will be based on actual, not estimated, costs.

Position Title: ASSISTANT DISTRICT ATTORNEY

	Contract Period Projected Costs
Salary & Longevity	45,366
Social Security 7.65%	3,471
Retirement 17.12%	7,767
Health Insurance	6,250
Workers' Compensation	227
Unemployment	800
Office Supplies	787
Postage	0 1
Training/Conference Registration Fees	0 2
Other Administrative Expenses	0 1
Law Books	0 2
Expert Witness Fees	0 2
Transcripts, Records, Briefs	0 2
Court Exhibits	0 2
Office Equipment	
Dictation unit	0 2
File cabinet	360
Hardware, Software, Support Services	788
Printer	0 2
CD/DVD Duplicator	0 2
Telecommunications	
Equipment, wiring, installation	0 2
Phone line	285
Data connectivity	207
In-State Travel	
Mileage (600 miles x \$0.54/mile)	324
Lodging (5 nights x \$75/each)	375
Meals (5 days x \$37.90/day)	190
Total Estimated Cost	\$67,197

1 AOC waives recoupment during contract period.

2 Expenses not anticipated during contract period.

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: Chairman Greg Edds
DATE: June 13, 2017
SUBJECT: Grant \$5,000 For Rowan Little League

The Board is asked to authorize the County Manager to move \$5,000 from Contingency to Rowan Little League for the upcoming softball regional tournament in July.

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: Scott Shelton
DATE: June 9, 2017
SUBJECT: Public Hearing & Executive Summary Presentation - Project Piggyback

RowanWORKS will present an Economic Impact Analysis for the potential expansion of Premtec in Rowan County.

The proposed project would represent over \$1 million of new investment and improvements to Premtec's existing facility in Rowan County. The proposed project would also retain 28 existing jobs at the facility and create 28 new jobs. The average wage for these new jobs would be in excess of \$33,500 per year.

ATTACHMENTS:

Description	Upload Date	Type
Executive Summary	6/12/2017	Cover Memo
Application Authorization Resolution	6/12/2017	Cover Memo

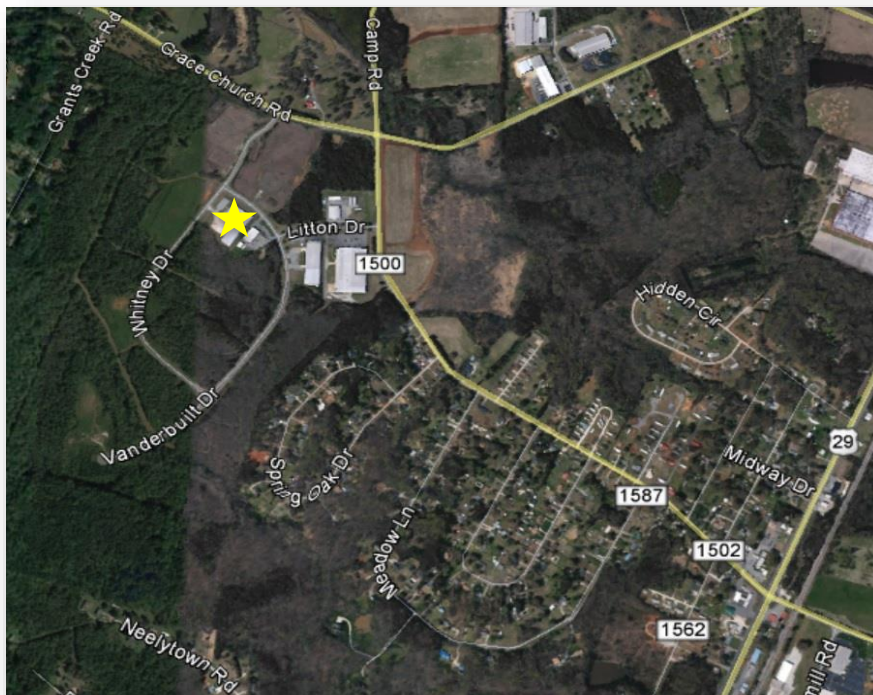
PREMTEC



NEW YORK AIR BRAKE

**ECONOMIC
IMPACT
SUMMARY**

**SUMMARY OF PROPOSED EXPANSION OF
PREMTEC IN ROWAN COUNTY, NC**



Submitted by:
RowanWorks, Economic Development

June 9, 2017

The Honorable Gregory C. Edds
Rowan County Board of Commissioners
130 West Innes Street
Salisbury, NC 28144



Re: Summary of Proposed Expansion of Premtec in Rowan County, NC

Dear Chairman Edds and County Commissioners:

On behalf of your Economic Development Commission, please allow me to present to you this summary of the proposed expansion of Premtec in Rowan County.

We are optimistic that, with your support, this project will reach a successful conclusion, creating new employment and expanding the nonresidential tax base in Rowan County. This document addresses the primary drivers and impacts of the project, and is designed to provide you the information necessary to consider their request for assistance.

We sincerely hope that you find this document a useful resource as you consider this matter. We have expended substantial efforts to gather as much information as possible regarding the potential impacts this project could have on our County and its citizens. In order to accomplish this, we have relied on a variety of public and private sector partners. At this time, we would like to thank:

- Darren Skiles, Operations Manager, Premtec
- Melanie O'Connell Underwood, Regional Industry Manager, Economic Development Partnership of NC
- Tammy Whaley, Manager – Economic Development, Duke Energy

In the preparation of this document, we have strived to utilize factual data and realistic projections extrapolated from the best information available. It is our intent that this document serve as a resource for you as you deliberate potential actions.

Please do not hesitate to contact our offices with any questions you may have regarding this matter. We look forward to your feedback.

Sincerely,

Scott Shelton
Vice President of Operations

Contents

1. Project Description and History
2. Regulatory Approval Process
3. Requested Assistance
4. Model of County Revenue – 10-Year Horizon
5. Closing
6. Appendix

1. Project Description and History

About The Company

PREMTEC

Premtec was originally founded in September of 1974 as a subsidiary of the Carolina Rubber Hose Company. During its early years, the Company manufactured industrial rubber components for the textile industry. In later years, the Company added an industrial hose business that supplied many different industries. In 1997, Premtec started an airbrake hose division that supplies the railroad industry. The Company still maintains a leadership position in this business.

Premtec was acquired in 2009 by New York Airbrake (NYAB), who through facility upgrades, SAP implementation and lean manufacturing, helped position the Company to expand its sales and product line. In 2010, Premtec began high-volume production of M-601 end-of-train hose assembly and added M-618 hose assembly operations in 2013. These increased operations necessitated a move from Premtec's longtime home at 535 Lentz Road in China Grove to a larger facility. In 2015, Premtec moved into the former Custom Golf Car Supply building located at 985 Whitney Drive.



Premtec currently employs 28 full time employees at its Rowan County facility and continues to produce hose assemblies that last longer and perform better than any other hoses on the market.

Proposed Project

The Knorr-Bremse Group, the parent company of both Premtec and New York Airbrake, is consolidating operations in some of its United States locations in order to reduce costs. This consolidation will likely result in some existing jobs being moved from one location to another. The Company's facility in Rowan County is one of the facilities under consideration for this project.



The 28 existing jobs at Premtec's Rowan County facility would be retained if our community is selected for this project. These jobs could potentially be moved out of state if another location were chosen.

In addition to retaining 28 existing jobs, the project would result in 28 new jobs being moved to the Rowan County facility. Since these existing jobs would be moved to Rowan County from an out of state location, the vast majority of these jobs would likely be filled by local citizens. These new jobs would pay an average wage of \$33,528, with benefits.

The Company would also invest approximately \$1.158 million dollars in equipment and improvements to the Rowan County facility as part of the proposed consolidation. These improvements are estimated to take 8 to 10 months to complete.

2. Regulatory Approval Process

Zoned appropriately for its current use, there does not appear to be any regulatory barriers to this project moving forward. The Company will work with the Rowan County Planning and Development Department and Building Inspections Department to navigate the appropriate review and permitting process. There are no components of the proposed project that appear outside the normal scope of operations for this type of facility.

3. Requested Assistance

This project would retain 28 existing full time jobs at the facility, as well as add 28 new full time jobs that would pay an average salary in excess of \$33,500. Improvements to the Company's existing facility will increase the County tax base by more than \$1 million dollars and provide approximately \$76,718 in increased tax revenue for Rowan County over a ten-year period.

This project is competitive in nature. Facilities owned by Premtec's parent company in New York and Kansas are also being considered for the project.

Premtec is in discussions with the State of North Carolina for possible grant assistance through the One NC Fund and the Rural Building Reuse Grant Program. These proposed state incentives would require a local match of \$34,250.

Premtec is requesting a 'Level 1' grant from the County, which would be five years of grant assistance at a rate of seventy-five percent (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 1' grant would generate approximately \$28,750 of County assistance. This would result in a local match shortfall of approximately \$5,500. Duke Energy has graciously agreed to make up this shortfall with a \$5,500 grant through its Carolinas Investment Fund program.

While the estimated capital investment does not meet the normal criteria for a 'Level 1' grant under your adopted incentive policy, the Rowan County Board of Commissioners have previously considered and approved grants for smaller existing industry projects, based on the nature of the specific project. Approval of this request would also be consistent with the County's longstanding goal of providing support to existing industry. We respectfully request that the Board of Commissioners consider approving this request based on the project's potential impact on our community.

Draft Relocation and Expansion Assistance Agreement

At the time of preparation of this report, the Company had not requested any special modification to the County's standard grant agreement.

4. Model of County Revenue – 10-Year Horizon

Revenue Calculations

In order to illustrate the revenue impact of this potential project on our community, we have projected revenue returns for a 10-year study period through 2027.

The Company expects that the majority of construction, equipment installation, and infrastructure improvements will be complete by December 31, 2018.

Summary of Findings

The evolving nature of County tax rates, assessed value of the installed equipment, and construction timelines require certain assumptions in order to develop a functioning model. To establish a baseline, the following constants were applied:

- The County tax rate is fixed at the current rate of .6625
- The Locke Fire District tax rate is fixed at the current rate of .09
- \$1.158 million of new equipment and construction occurs prior to December 31, 2018
- The project is complete by December 31, 2018

In application, it is unlikely that all assumptions will hold constant. The model provides general trends of expected revenues and expenditures.

Incorporating the above framework, the following outcomes are projected:

- During each year of the proposed 5-year incentive agreement, the proposed facility would generate \$7,672 of new revenue annually for Rowan County. The County would provide an incentive grant of approximately \$5,754. Rowan County would retain approximately \$1,918.
- During the five incentivized years, Rowan County would collect \$38,360 in revenue and provide incentive grants totaling \$28,770. The County would retain \$9,590 of revenue during the incentive term.
- Modeled with a 10-year horizon, Rowan County would stand to collect an estimated \$76,718, disburse a \$28,770 grant and retain an estimated \$47,948 of new revenue.
- The project would generate \$1,042 of new revenue annually for the Locke Fire District.
- The Locke Fire District would collect an estimated \$10,422 of new revenue over 10 years.

Proposed Project:

<i>(Construction Completed by December 31, 2018)</i>		Time Period	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24
		Calendar Year	2018	2019	2020	2021	2022
Total Capital Investment	Total planned amount of Expansion project		\$1,158,000	\$1,158,000	\$1,158,000	\$1,158,000	\$1,158,000
County Tax Rate	0.6625%	0.6625%	0.6625%	0.6625%	0.6625%	0.6625%	0.6625%
County Tax Revenue	Local Taxable Capital Investment times County Tax Rate		\$7,672	\$7,672	\$7,672	\$7,672	\$7,672
Expansion Grant %	75% for 5 years. Paid in FY 2020-2024	75%	75%	75%	75%	75%	75%
Expansion Grant %	County Tax Revenue times Expansion Grant		\$5,754	\$5,754	\$5,754	\$5,754	\$5,754
County Net Revenue	County Tax Revenue minus Expansion Grant		\$1,918	\$1,918	\$1,918	\$1,918	\$1,918
Fire District Tax Rate	0.0900%	0.0900%	0.0900%	0.0900%	0.0900%	0.0900%	0.0900%
Fire District Revenue	Local Taxable Capital Investment times Fire Tax Rate		\$1,042	\$1,042	\$1,042	\$1,042	\$1,042
Total Net Revenue	County Net Revenue plus Fire District Revenue		\$2,960	\$2,960	\$2,960	\$2,960	\$2,960

FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	10 Year Sum.
2023	2024	2025	2026	2027	
\$1,158,000	\$1,158,000	\$1,158,000	\$1,158,000	\$1,158,000	\$1,158,000
0.6625%	0.6625%	0.6625%	0.6625%	0.6625%	0.6500%
\$7,672	\$7,672	\$7,672	\$7,672	\$7,672	\$76,718
\$0	\$0	\$0	\$0	\$0	\$28,769
\$7,672	\$7,672	\$7,672	\$7,672	\$7,672	\$47,948
0.0900%	0.0900%	0.0900%	0.0900%	0.0900%	
\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$10,422
\$8,714	\$8,714	\$8,714	\$8,714	\$8,714	\$58,370

5. Closing

This project appears to have a lengthy list of positive attributes and no apparent liabilities. If Rowan County were chosen, this project would retain 28 existing full time jobs at Premtec's current facility as well as create 28 new full time positions.

The Company plans to invest more than \$1 million dollars in improvements to its chosen facility as part of the proposed expansion. Rowan County should retain \$47,948 in new tax revenue generated by this expansion over a ten-year period. By assisting this local company with its proposed expansion, we are confident that the existing, mutually beneficial relationship will grow and prosper.

We have the opportunity to actively support a company that has a valued relationship with our community. If approved, news of this project will resonate positively with companies connected to these operations, both locally and beyond. Highlighting successful public-private partnerships, especially in these challenging economic times, will increase Rowan County's reputation as a business friendly community.

On behalf of the staff of your Economic Development Commission, we look forward to providing you any additional information requested, or meeting with you personally to discuss these findings in detail. We hope that you have found this information useful as you consider this matter.



6. Appendix

- Legal Description of Property
- Draft Incentive Agreement

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

For the purposes of this Agreement, the property of Janet L. Martin, located at 985 Whitney Drive, Salisbury, NC 28147 shall further be described as follows:

Rowan County

<i>Parcel ID</i>	<i>Size</i>	<i>Address</i>
478 265	<u>3.78</u>	985 Whitney Drive

Total Acreage 3.78

Rowan County GIS



Parcel Information (Based on Most Recent Tax Information Available)

Parcel ID: 478 265
JANET L. MARTIN
1115 ASHEFORD GREEN AVE NW
CONCORD, NC 28027-8191

Property Address:
985 Whitney Drive
Legal Description:
3.78 AC
Acreage: 3.78 acres
Deed Book: 1092 **Pg:** 911
Deed Year: 2007

Year Sold: 0	
Sale Inst.:	
Sale Amt.:	\$0
Land FMV:	\$127,113
Assessed Land Value:	\$127,113
Building Value:	\$921,076
Total Assessed Value:	\$1,048,189

METES AND BOUNDS OF PROPERTY

(as described in Deed Book # 1092, Page Number 911)

BEGINNING at a set $\frac{1}{2}$ inch rebar in the margin southern right-of-way of Whitney Drive, corner of Lot 21 (J. C. Martin, Deed Book 890, Page 37); thence a line South 55 deg. 26 min. 00 sec. East 366.64 feet to a set $\frac{1}{2}$ inch rebar; South 37 deg. 00 min. 49 sec. West 93.31 feet to a iron rod; thence a line North 55 deg. 26 in. 00 sec. West 364.16 feet to a iron rod in the southern margin of Whitney Drive; thence a line North 35 deg. 29 min. 09 sec. East 93.24 feet to the place and position of **BEGINNING**, containing 0.78 acres and being indicated as Lot 21A of Whitney Industrial Park on a division survey for Gus Schad, dated August 3, 2000, by Barrett D. Eatman, PLS-3556, the same being incorporated herein by reference.

K CONSIDER WITH 478-265 FOR TAX PURPOSES

NORTH CAROLINA

RELOCATION AND EXPANSION ASSISTANCE AGREEMENT

ROWAN COUNTY

THIS RELOCATION AND EXPANSION ASSISTANCE AGREEMENT (the “Agreement”) is made and entered into as of the ___ day of June, 2017, by and between Rowan County, North Carolina, a body politic (hereinafter referred to as the “County”) and New York Airbrake, Inc., a New York based corporation (hereinafter referred to as the “Company”).

WITNESSETH

WHEREAS, the Company has explored the possibility of establishing a new or expanding an existing facility in Rowan County (the “Project”), which would increase taxable property in the County and result in the creation of a number of jobs in the County, but would not have a significant detrimental impact to the environment of the County; and

WHEREAS, the Company has determined that the property located at 985 Whitney Drive, Salisbury, North Carolina (the “Property”), is a suitable location for its expansion and improvement; and

WHEREAS, in order to induce the Company to relocate, expand, or improve on the Properties, the County is willing to provide, or cause to be provided, to the Company certain inducements, upon terms and conditions binding upon the County as set forth herein; and

WHEREAS, prior to beginning any relocation, expansion or improvement on the Properties, the Company and County met and agreed to enter into this Agreement; and

WHEREAS, in consideration of the undertakings and agreements set forth herein, approximately \$1,158,000 million dollars will be invested by or on behalf of the Company in new equipment and other real property improvements on the Property, and to create a certain number of jobs as provided herein and further comply with the covenants and conditions binding upon it as set forth herein, all of which are intended to create a positive economic impact in the County.

NOW THEREFORE, in consideration of the premises and the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the County hereby agree as follows:

ARTICLE I
COUNTY INDUCEMENTS

The County shall provide financial assistance to the Company through its “Relocation and Expansion Assistance Program”, as hereinafter described, with respect to the Company’s development of the Properties and other related expenses as follows:

- 1) The “Relocation and Expansion Assistance Program” will be provided as a “Relocation and Expansion Incentive Grant” (“Grant”) to assist the Company with construction, equipment, and other capital improvements in Rowan County. The Grant will specifically apply to the Properties and all real property improvements and personal property newly installed and used at the Properties (collectively “Facilities”).
- 2) The amount of the Grant will be computed using the following steps:
 - a) Real Property Valuation.

i) For each tax year that the Grant is applicable to a Property (subject to the limitations below), determine the actual assessed tax value of the improvements to the real property located at such Property.

ii) Subtract from the above amount in a)i) the baseline real property value of the Property assessed as of January 1, 2017, prior to the investments made by the Company in real property at such property. The annual result of this computation shall be defined as the "New Real Property Value" for the applicable Property.

b) Personal Property Valuation.

i) For each tax year that the Grant is applicable (subject to the limitations below), determine the actual assessed tax value of all personal property, excluding supplies and rolling stock, located at and used in such Property.

ii) Subtract from the above amount in b)i) the assessed tax value of personal property, excluding supplies and rolling stock, located at and used on such Property as of January 1, 2017. The annual result of this computation shall be defined as the "New Personal Property Value" for the applicable Property.

c) County Property Tax Determination. The sum of the New Real Property Value and the New Personal Property Value of a Property for each applicable year shall be the "New Property Value" of such Property for such year. Multiply the New Property Value for each applicable Property by the County tax rate (excluding municipal and fire district tax rates) applicable for the tax year at issue to determine the amount of property taxes applicable to the new property at such Property.

d) Grant Amount Determination. Multiply the property taxes applicable to the New Property Value for each applicable Property by 75% (0.75).

3) The Grant will be structured as a reimbursement of a portion of the real and personal property taxes assessed against each applicable Property and the Company, and will be paid by the County upon the Company or its landlord paying its County property taxes owed. Such payment of the Grant will be made to the Company. Payment may not be requested until all property taxes due to the County are paid in full. The Grant shall be paid within (60) days of the Company providing certifications as set forth in Article III (3), receipt of the Company's payment of its annual property tax statement, and shall be equal to Seventy-Five Percent (75%) of the County property taxes (excluding municipal and fire district taxes) paid on the New Property Value of the Property by the Company according to Paragraph (2) above at the prevailing Rowan County tax rate for the tax year of the requested Grant. Request for payment must be submitted to the County prior to June 30th of the tax year in which the taxes are owed.

4) Tax amounts due on property discovered by the County through its customary audit procedures and not listed by the Company shall be excluded from this Agreement, and the County shall not be responsible for reimbursement on these amounts for any tax year.

ARTICLE II
SCHEDULE OF CORPORATE IMPROVEMENTS

- (1) The Company has determined that the Property is a suitable site for location of its Facility and shall acquire all local permits, zoning approvals, and required state and federal permits, if applicable. The Company expects to have the Facility substantially completed by December 31, 2018.
- (2) The Company shall receive the Grant for five separate tax years ("Grant Term"), which shall begin with property assessed as of January 1, 2019, with the first such reimbursement to be provided to the Company by the County during fiscal year ended June 30, 2020. If the facilities are not complete by January 1, 2019, the Grant shall be based on the percentage complete and assessed for that year.
- (3) Unless an event triggering the Force Majeure provision set forth in Article V herein shall occur, the Initial Year shall commence property assessed as of January 1, 2019.
- (4) Any subsequent qualifying expansion of the Facility by the Company shall be eligible (provided the Company Relocation and Expansion Program is still in effect) for consideration as a separate relocation and expansion grant under the Relocation and Expansion Program, each for a separate Grant Term.

ARTICLE III
EMPLOYMENT

- (1) The Company projects that it will maintain 28 existing Full Time Equivalents at the Property and create 28 Full Time Equivalents ("FTEs") with this Project. As of December 31, 2018, the Company shall employ 56 FTEs at this Project. A FTE position requires at least 1,600 hours of work per year and is provided standard company benefits.
- (2) In each Fiscal Year (FY) that the company requests the disbursement of grant funds, the Company shall certify that the following employment goals have been met, prior to receiving payment:

<u>County Fiscal Year (FY)</u>	<u>Number of FTE (in aggregate)</u>
FY 19-20	56
FY 20-21	56
FY 21-22	56
FY 22-23	56
FY 23-24	56

- (3) The Company shall certify annual progress towards the employment of the FTEs to the County by June 30, 2019 and on or before June 30th following each year of the remaining years of the Grant Term. Such certification shall include a copy of the Company's Quarterly Tax and Wage Report (Form NCU1 101 filed with the NC Employment Security Commission) for the last quarter of the prior year of the Grant Term, along with a breakdown of the number of FTEs at this Project on December 31st of the prior year. If this form is discontinued or modified, a successor form performing a comparable function must be submitted. Should the Company fail to certify its annual employment numbers by June 30th, the County may allow the Company an extended cure period to file and certify this particular report annually.

- (4) If the Company does not meet and maintain the employment goals, the County will reduce the annual Grant payment on a pro-rata basis until such time as the Company once again meets employment goals. Pro-rata reduction shall be computed based on the percentage of the goal not met for the given year.

ARTICLE IV
REPRESENTATIONS, WARRANTIES AND COVENENANTS

In order to induce the County to enter into this Agreement to provide the Grant, the Company represents, warrants and covenants to the County, as applicable, as of the date of this Agreement that:

- 1) Standing. The Company is a company duly organized and existing and in good standing under the laws of the State of North Carolina;
- 2) Authority. The Company has the corporate power and authority to own its properties and assets, to carry on its business as it is now being conducted and to execute and perform this Agreement;
- 3) Enforceability. This Agreement is the legal, valid and binding agreement of the Company enforceable against the Company in accordance with its terms, except as such enforceability may be limited by bankruptcy, insolvency, reorganization, moratorium or similar state or federal laws, in effect from time to time, which affect the enforcement of creditors' rights generally;
- 4) No Violations. This agreement does not violate the charter documents or bylaws of the Company or any provisions of any indenture, agreement or other instrument to which the Company is a party; and
- 5) No Conflicts. This agreement does not conflict with, result in a breach of or constitute an event of default under (or an event which, with notice or lapse of time, or both, would constitute an event of default under) any indenture, agreement or other instrument to which the Company is a party.
- 6) Certifications. The Company shall be solely responsible for providing certifications of expenditures and jobs to the appropriate County officer at the time of filing the request for the annual Grant. In each Fiscal Year (FY) that the Company requests disbursement of Grant Funds, the Company shall certify that employment goals have been met, prior to receiving payment.

Authority. The County warrants and represents as of the date of this agreement as follows:

- (a) The County (i) has full power and authority to enter into this Agreement and to enter into and carry out the transactions contemplated by this Agreement (ii) by proper action has duly authorized the execution and delivery of this Agreement; and (iii) is not in default under any provisions of this Agreement.
- (b) The County has duly authorized, executed, and delivered this Agreement, and this Agreement constitutes the County's legal, valid, and binding obligation, enforceable in accordance with its terms.

- (c) There is no litigation or proceeding pending or threatened against the County or affecting it which would adversely affect the validity of this Agreement.
- (d) The County is not in default under any provision of State law which would affect its existence or its powers as referred to in subsection (a).
- (e) To the best of the County's knowledge, no officer or official of the County has any interest (financial, employment, or other) in the Company or the transactions contemplated by this Agreement.
- (f) With respect to this Agreement, the County has complied fully with all requirements of N.C. General Statute 158-7.1 *et seq.*

ARTICLE V GENERAL PROVISIONS

- (1) Governing Law. This Agreement shall be governed and construed under the laws of the State of North Carolina, notwithstanding any rules concerning application of the laws of another state or jurisdiction.
- (2) Assignment. This Agreement shall not be assignable by either party without the prior written consent of the other party, except that Company may assign this Agreement to a parent, subsidiary or affiliate as a part of any corporate restructuring.
- (3) Entire Agreement. This Agreement, and its attachments, specifically Addendums A and B, and Attachment I, constitute the entire agreement of the parties, and may not be contradicted by any prior or contemporaneous communications of any kind. This Agreement may only be modified by a written instrument that is signed by an authorized representative of each party.
- (4) Breach. In the event of a breach of this Agreement, the non-breaching party shall provide written notice of the breach to the breaching party, and the party in breach shall have thirty (30) days from the date of notice of the breach to cure its performance under this Agreement.
- (5) Waiver. Nothing in this Agreement shall constitute a waiver of any rights that the Company may have to appeal or otherwise contest any listing, appraisal or assessment that County may make relative to the Properties.
- (6) Force Majeure. Any delay in the performance of any duties or obligations of either party hereunder (the "Delayed Party") shall not be considered a breach of this Agreement and the time required for performance shall be extended for a period equal to the lesser of (i) the period of such delay or (ii) 24 months, provided that such delay has been caused by or is the result of any acts of God; acts of the public enemy; insurrections; riots; embargoes; labor disputes, including strikes, lockouts, job actions, or boycotts; shortages of materials or energy; fires; explosions; floods; changes in laws governing international trades; or other unforeseeable causes beyond the control and without the fault or negligence of the Delayed Party. The Delayed Party shall give prompt notice to the other party of such cause, and shall take whatever reasonable steps are necessary to relieve of such cause as promptly as possible. No such event shall excuse the payment of any sums due and payable hereunder on the due date thereof

except any payment due upon the occurrence of any act or event for which delayed performance is excused as provided above.

- (7) Notices. All notices required or allowed by this Agreement shall be delivered in person, by overnight courier service (such as Federal Express), by certified mail, return receipt requested, postage prepaid, or by fax with written confirmation of receipt (with a copy sent by one of the other methods specified herein), addressed to the party or person to whom notice is to be given at the following addresses:

To County: Rowan County Manager
130 West Innes Street
Salisbury, NC 28144
Phone: (704) 216-8180
Facsimile: (704) 216-8195

With Copy (which does not constitute notice to):
Ketner & Dees, PA
121 East Kerr Street
Salisbury, NC 28144
Phone: (704) 637-3434
Facsimile: (704) 637-3449

To Company: Name
Title
New York Airbrake, Inc.
Address
City, State Zip Code
Phone:
[email address](#)

With Copy (which does not constitute notice to):
Name
Title
Company
Address
City, State Zip Code
Phone:
Facsimile:
email address

Notice shall be deemed to have been given with respect to overnight carrier or certified mail, one (1) day after deposit with such carrier and as to facsimile, on date of transmission, provided additional service is made. The addresses may be changed by giving written notice as provided herein: provided, however, that unless and until such written notice is actually received, the last address stated herein shall be deemed to continue in effect for all purposes hereunder.

[Signature page follows]

IN WITNESS WHEREOF, the County and the Company have caused this Agreement to be executed in quadruplicate originals, in their respective names, by persons duly authorized by proper authority, and have sealed the same as of the day and year first above written.

NEW YORK AIRBRAKE, INC.

By: _____
Title: _____

[Corporate Seal]

ATTEST:

Name _____ (Seal)

ROWAN COUNTY, NORTH CAROLINA

Gregory C. Edds
Rowan County Board of Commissioners

[Corporate Seal]

ATTEST:

Carolyn Barger
Clerk to the Board of Commissioners

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Leslie Heidrick
Rowan County Finance Director

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

John Dees II
County Attorney

ADDENDUM A

RELOCATION AND ASSISTANCE GRANT ADDITIONAL TERMS AND CONDITIONS

As further consideration for the granting of certain relocation and assistance grants by Rowan County to the Company, the Company further agrees that it shall abide by the Federal Immigration and Control Act of 1986 and all subsequent amendments thereto (collectively the "Act"). To that end, the Company agrees as follows:

1. The Company shall provide to Rowan County an annual certification, as of the time the Company first claims the Grant and each year it claims an installment or carryforward of the Grant, that the Company has implemented measures necessary to be in compliance with the Act and does not knowingly employ any unauthorized alien at the Facility; and
2. If the Company fails to implement measures necessary to be in compliance with the Act or knowingly employs an unauthorized alien at the Facility, and if upon learning of any such event, fails to cure such matter within sixty (60) days from learning of such, then the Grant shall expire and the Company may not take any remaining installment or carryforward of the Grant; and
3. The Company agrees to contractually require its General Contractor, during the term of construction of the Facility, to provide an annual certification that it is not in violation of the Act and has had no final adjudication of a violation of the Act with respect to the Facility by the appropriate authority with jurisdiction over such claims for violations of the Act; and
4. To the extent the Company's General Contractor has been finally adjudged to have violated the Act with respect to the Facility without further recourse or appeal by the General Contractor, the Company shall require the General Contractor to take all necessary steps to correct such non-compliance as expeditiously as possible. Provided, however, the Company is not ultimately responsible for the actions or failure to act on the part of the General Contractor.

ADDENDUM B

TERMINATION OF GRANT AGREEMENT AND REQUIRED REPAYMENT OF PROVIDED GRANT FUNDS UPON ANNOUNCED TERMINATION OF OPERATIONS OR MAJORITY REDUCTION IN WORKFORCE

The assistance provided by Rowan County, through the Investment Grant Program, represents a substantial commitment of public resources. Companies that participate in this program are expected to maintain and continue operations beyond the end of the Grant Term.

Should the Company cease operations, or eliminate the majority of their workforce (51% reduction or more within a 12 month span), the Grant Agreement will be terminated and the Company will be required to repay all grant proceeds provided during the thirty-six (36) months prior to the cessation or reduction.

Termination of the Assistance Agreement and repayment of grant funds shall be required if the Company has received any grant disbursements from the County within the thirty-six (36) months prior to the earlier of (i) Public announcement by the Company of plans to close or eliminate the majority of the workforce, (ii) Actual cessation of operations, or elimination of a majority of the workforce.

The Company shall make payment to the County within one hundred and twenty (120) days of such announcement or event. The County may use any and all legal recourse to pursue restitution from the Company and / or its successors.

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

For the purposes of this Agreement, the property of Janet L. Martin, located at 985 Whitney Drive, Salisbury, NC 28147 shall further be described as follows:

Rowan County

<i>Parcel ID</i>	<i>Size</i>	<i>Address</i>
478 265	<u>3.78</u>	985 Whitney Drive

Total Acreage 3.78

Rowan County GIS



Parcel Information (Based on Most Recent Tax Information Available)

Parcel ID: 478 265
JANET L. MARTIN
1115 ASHEFORD GREEN AVE NW
CONCORD, NC 28027-8191

Property Address:
985 Whitney Drive
Legal Description:
3.78 AC
Acreage: 3.78 acres
Deed Book: 1092 **Pg:** 911
Deed Year: 2007

Year Sold: 0	
Sale Inst.:	
Sale Amt.:	\$0
Land FMV:	\$127,113
Assessed Land Value:	\$127,113
Building Value:	\$921,076
Total Assessed Value:	\$1,048,189

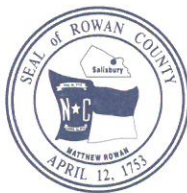
METES AND BOUNDS OF PROPERTY

(as described in Deed Book # 1092, Page Number 911)

BEGINNING at a set $\frac{1}{2}$ inch rebar in the margin southern right-of-way of Whitney Drive, corner of Lot 21 (J. C. Martin, Deed Book 890, Page 37); thence a line South 55 deg. 26 min. 00 sec. East 366.64 feet to a set $\frac{1}{2}$ inch rebar; South 37 deg. 00 min. 49 sec. West 93.31 feet to a iron rod; thence a line North 55 deg. 26 in. 00 sec. West 364.16 feet to a iron rod in the southern margin of Whitney Drive; thence a lie North 35 deg. 29 min. 09 sec. East 93.24 feet to the place and position of **BEGINNING**, containing 0.78 acres and being indicated as Lot 21A of Whitney Industrial Park on a division survey for Gus Schad, dated August 3, 2000, by Barrett D. Eatman, PLS-3556, the same being incorporated herein by reference.

K CONSIDER WITH 478-265 FOR TAX PURPOSES

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

A RESOLUTION SUPPORTING AN APPLICATION ON BEHALF OF PROJECT PIGGYBACK TO THE NORTH CAROLINA DEPARTMENT OF COMMERCE RURAL ECONOMIC DEVELOPMENT DIVISION BUILDING REUSE PROGRAM

WHEREAS, the Rowan County Board of Commissioners are committed to advancing and promoting economic development in Rowan County; *and*

WHEREAS, Rowan County has adopted a mission for the enhancement of the standard of living in Rowan County by advancing economic opportunities for businesses and residents of Rowan County; *and*

WHEREAS, North Carolina General Statute 158-7.1(a) authorizes the use of economic incentives for the purpose of private sector job creation; *and*

WHEREAS, New York Airbrake, through its' Premtec division, has pledged to retain 28 existing jobs and create 28 new jobs in the County's jurisdictional limits, and is eligible for a Building Reuse Grant in the amount of up to \$185,000 through the North Carolina Department of Commerce, and requires the sponsorship of Rowan County to make the application; *and*

WHEREAS, Rowan County acknowledges that, if the grant is awarded, it will be required to commit to a cash match of 5% of the grant amount toward the project, to be met by awarding a Rowan County Tax Incentive Grant to satisfy the required cash match of up to \$9,250.

NOW, THEREFORE, BE IT RESOLVED by the Rowan County Board of Commissioners that Rowan County is authorized to submit a formal application to the North Carolina Department of Commerce's Building Reuse Grant Program for a grant in the amount of up to \$185,000 to benefit New York Airbrake.

Adopted this 19th day of June, 2017.

Gregory C. Edds, Chairman

ATTEST:

Carolyn Barger
Clerk to the Board of Commissioners

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: Franklin Gover, Planner
DATE: 06/08/2017
SUBJECT: Consider Approval of PE 01-17

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

1. Receive Staff Report
2. Comments from applicant
3. Allow public comment regarding application
4. Discuss request
5. Grant / Deny **PE 01-17**

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	6/8/2017	Exhibit
Application	6/8/2017	Exhibit
Site Plan	6/8/2017	Exhibit
GIS MAP	6/8/2017	Exhibit
News Release	6/8/2017	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 Rowan County Board of Commissioners
FROM: Franklin Gover, Planner
RE: **PE 01-17:** Permit to Exceed Noise Ordinance Standards from
Rowan County Chamber of Commerce
DATE: June 19th, 2017

BOARD OF COMMISSIONERS ACTION

- ☐ Receive Staff Report
- ☐ Comments from applicant
- ☐ Allow public comment regarding application
- ☐ Discuss request
- ☐ Grant / Deny **PE 01-17**

STAFF REPORT

PE 01-17 REQUEST:

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

ORDINANCE CRITERIA

In general, unreasonable amplified sound is any amplified sound that has the potential to annoy or disturb the general public and is plainly audible at a distance of at least one hundred feet (100') from the source. However, Section 14.12 of the ordinance provides an opportunity to exceed the amplified sound standards in the form of a "permit to exceed" when the event is open to the public.

APPLICATION REVIEW: As provided in Section 14.12 (c) the following criteria shall be considered in issuing or denying an application for a permit to exceed:

1. The timeliness of the application

Finding: Consideration by the Board of Commissioners (BoC) for an event

6 weeks away will provide ample opportunity for the neighbors to make adjustments to their schedules as necessary (also see item #10 below).

2. The nature of the requested activity
Finding: This event is a lakeside festival with boat races, games, and food vendors.
3. Previous experience with the applicant.
Finding: This is the fourth annual Dragon Boat Festival hosted by the Rowan County Chamber of Commerce. During the 2016 festival the Rowan County Sheriff's Office received no calls for service. In previous years parking at the end of Long Ferry Road was a concern. In 2015 an additional parking area, with trolley shuttle, was added at the corner of Long Ferry Rd and Hedrick Lambe Drive to alleviate parking issues.
4. The time of the event.
Finding: The event will begin on Saturday July 29th at 9:00am, and end at 4:00pm the same day.
5. Other activities in the vicinity of the proposed event.
Finding: None to knowledge.
6. Frequency of the event.
Finding: This is the fourth annual event.
7. Cultural or social benefits of the proposed event.
Finding: The applicant expects to attract an estimated 1,500 people in hopes of raising money for Rowan County Chamber of Commerce small business programs.
8. The effect of the activity on any adjacent residential area.
Finding: See attached map of area properties.
9. Previous violations, if any, by the applicant.
Finding: None.
10. Adjoining property owners surrounding the location are notified by the Planning Department or applicant at least seventy-two (72) hours prior to consideration by the BoC.
Finding: The Planning Department posted a sign on the property on June 6th, 2017 and provided a mailed notice to adjacent property owners on June 6th, 2017 providing 13 days of notice prior to the meeting.

STAFF RECOMMENDATION

Staff recommends approval based on compliance with the above 10 items.



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 # PE 01-17
Date Filed 5/18/17
Received By JG
Amount Paid 50.00
Office Use Only

PERMIT TO EXCEED NOISE ORDINANCE APPLICATION

OWNERSHIP INFORMATION:

Name: Rowan Shrine Club
Signature: Don Lyerly
Phone: 704-213-6775 Email: Don Lyerly donlyerly@aol.com
Address: 6480 Long Ferry Road, Salisbury, NC 28146

APPLICANT / AGENT INFORMATION:

Name: Rowan County Chamber of Commerce Lindy Hart
704.213.4718
Signature: Elaine Spalding
Phone: 704-633-4221 Email: Elaine Spalding espalding@rowanchamber.com
Address: 204 East Innes St. Salisbury, NC 28144
Suite 110

PROPERTY DETAILS:

Tax Parcel: 612 003 Size (sq.ft. or acres): 4.9 acres
Location of Event: Rowan Shrine Club, 6480 Long Ferry Rd., Salisbury, NC 28146
Current Land Use: Membership Organization Zoning District: RA

PURPOSE:

State Purpose of Request:

Fourth Annual Dragon Boat Festival on High Rock Lake


Date(s) of event: Saturday, July 30, 2017 Begin Time: 9:00 am End Time: 4:00 pm

Anticipated Number of Attendees: Approximately 1500

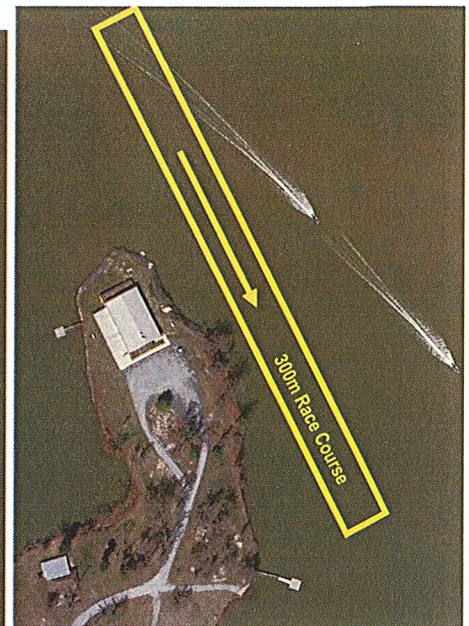
SITE PLAN:

Applicant must attach a site plan depicting property lines, location of loudspeakers or other sound producing devices, driveway(s), parking areas, restroom facilities, and any other information necessary to evaluate the request.

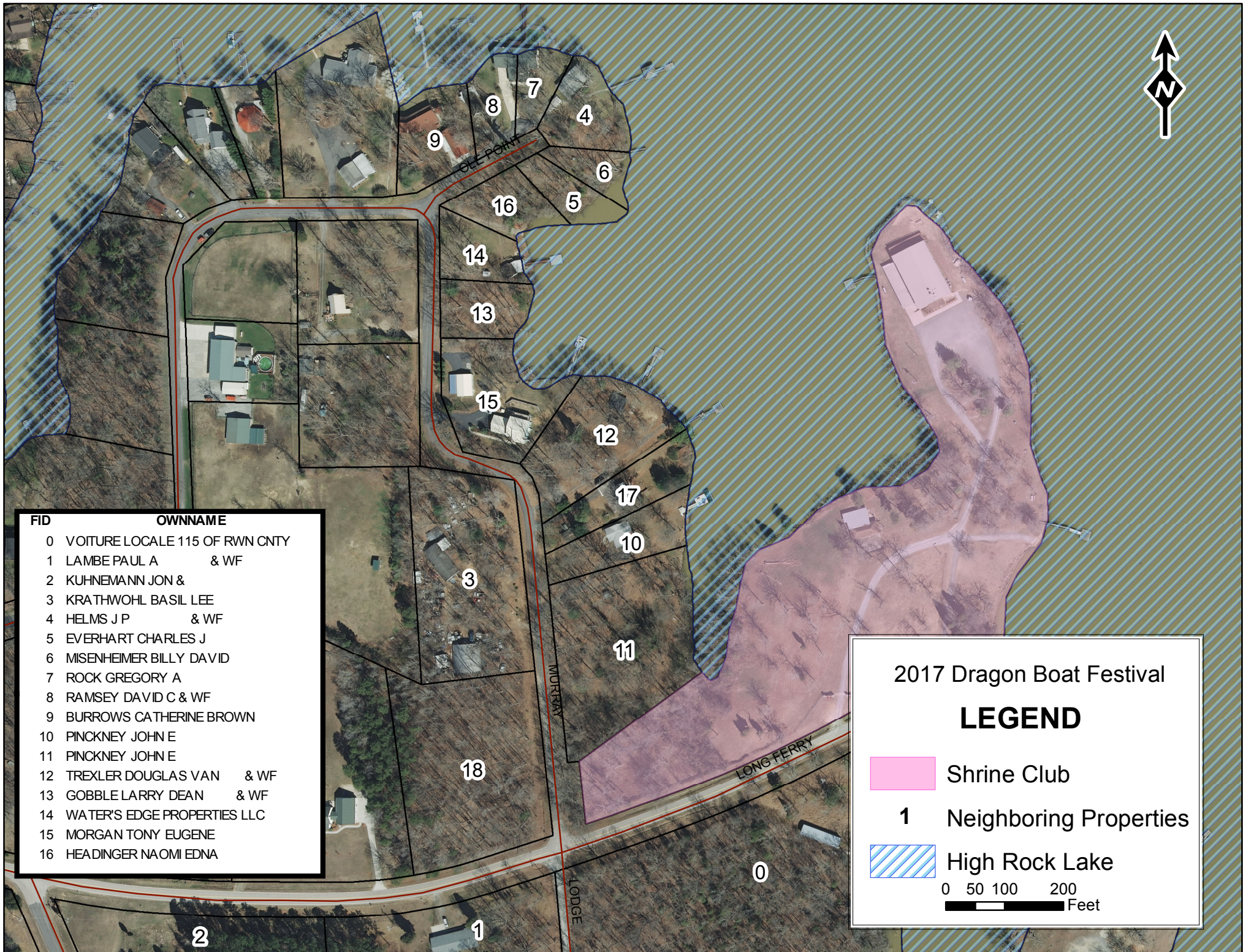
OFFICIAL USE ONLY

1. Signature of Coordinator:  2. Board of Commissioners
Meeting: 6 / 19 / 12 3. Notifications Mailed: 6 / 6 / 17 4. Property Posted:
6 / 6 / 17 5. Board of Commissioners Action: Approved _____ Denied _____ 6. Date Applicant
Notified: ____ / ____ / ____

Dragon Boat Festival • July 30, 2016
6480 Long Ferry Road • Salisbury, NC



Loud Speakers



For Immediate Release

For Additional Information, Contact:

Elaine Spalding

Rowan Chamber

(704) 633-4221

espalding@rowanchamber.com**Fourth Annual Dragon Boat Festival on July 29**

Salisbury, NC (April 19, 2017) — The Fourth Annual Rowan Chamber Dragon Boat Festival will be held on **Sat., July 29, 9 a.m. – 5 p.m.** at The Shrine Club on High Rock Lake (6480 Long Ferry Road, Salisbury, NC). Title Sponsors are Novant Health Rowan Medical Center and Trinity Oaks/Trinity at Home/Lutheran Services of the Carolinas.

“The Rowan Chamber is excited to bring this fun event back to our community for the fourth year,” said Teresa Dakins (Trinity at Home), chair of the Dragon Boat Festival Committee. “It highlights our quality of life with abundant water resources, friendly people and unique team building opportunities for businesses!”

Over 25 teams will compete and over 3,000 people are expected to attend. The event is free to attend; however, no pets, coolers or outside food will be allowed. There will be Dragon Boat races; Food Vendors; Cheerwine; United Beverages/Miller Beer; and, New Sarum Brewery will also have craft beer products available for sale this year. This year, space will also be available for recreation sporting equipment vendors: boats, kayaks and paddle boards.

Attendees are encouraged to bring lawn chairs or blankets and make it a fun lake party. Parking is free and available in adjacent lots to the Shrine Club. The Salisbury/Rowan County Convention and Visitors Bureau will provide trolley rides to and from the parking areas. Look for the signs as you come down Long Ferry Road.

At the end of the day on Saturday, Olympic style Gold/Silver/Bronze medals will be presented in the top three divisions and Gold in the fourth division. Dragon Boat racing dates back to a more than 2,300 year old tradition from Ancient China. 45’ sleek boats donned with dragon heads, tails and scales seat 20 paddlers. A drummer sits in the bow pounding the drum to the beat of the paddlers’ stroke, and a steersperson stands in the stern guiding the team down the race course.



The Chamber has contracted with High Five Dragon Boat for the fourth year in a row. High Five will provide each team with all the necessary equipment (boat, paddles, life vests). Teams will learn how to paddle during an introductory practice session (included in team registration fee).

Each team will provide 20 paddlers; a minimum of eight must be female, and a drummer. On race day each team will race in three heats on a 350m straight course. Deadline for sponsors, vendors and teams is **Fri., June 30.**

For more information, please contact the Rowan Chamber at 704.633.4221 or info@rowanchamber.com or www.rowanchamberdragonboat.com

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: 06/09/2016
SUBJECT: Consider Approval of FSW 01-17

At the April 17th, 2017 Board of Commissioners meeting, upon hearing citizen comments, the County Commissioners tabled this request based on the driveway being located on an adjoining parcel. Since the April meeting the applicant has relocated the driveway to be entirely on Parcel 575 006. The surveyor has located the driveway on the preliminary plat. Refer to Attachment #2, I have highlighted the driveway. Stacy and April Childers are requesting a family subdivision waiver to allow a new lot to be created from their property located at the 17600 block of Mooresville Road, further referenced as Rowan County Tax Parcel 575 006. The new parcel is for Edward and Candace David, parents of the property owners.

1. Receive staff report
2. Petitioner comments
3. Receive Public Comment
4. Approve / Deny / Table **FSW 01-17**

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	6/9/2017	Exhibit
Owner's Statement	6/9/2017	Exhibit
Childers Map	6/9/2017	Exhibit
Application	6/9/2017	Exhibit
Revised Plat	6/9/2017	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 Rowan County Board of Commissioners
FROM: Franklin Gover, Planner
DATE: June 9th, 2017
RE: **FSW 01-17**

SUGGESTED BOARD OF COMMISSIONERS ACTION

- ☐ Receive staff report ☐ Petitioner comments ☐ Receive Public Comment
☐ Approve / Deny / Table **FSW 01-17**

REQUEST AND BACKGROUND

At the April 17th, 2017 Board of Commissioners meeting, upon hearing citizen comments, the County Commissioners tabled this request based on the driveway being located on an adjoining parcel. Since the April meeting the applicant has relocated the driveway to be entirely on Parcel 575 006. The surveyor has located the driveway on the preliminary plat. Refer to Attachment #2, I have highlighted the driveway.

Stacy and April Childers are requesting a family subdivision waiver to allow a new lot to be created from their property located at the 17600 block of Mooresville Road, further referenced as Rowan County Tax Parcel 575 006. The new parcel is for Edward and Candace David, parents of the property owners.

Previously, three previous family subdivision parcels were approved administratively, plus a minor subdivision approved from parcel 575 006. The Rowan County Subdivision Ordinance allows up to three new family parcels to be approved administratively. The fourth new parcel requires Board of Commissioner's approval. The previously approved divisions include the following:

Family Subdivisions

FS 53-05; Stacy Childers

FS 56-05; Cari Saunders

FS 27-06; Bryan Childers

Minor Subdivision

MS 41-15; Barbara Childers

FAMILY SUBDIVISIONS

One of the reasons Rowan County adopted a Subdivision Ordinance was in response to maintenance issues often created by private roads, especially those providing access to a significant number of residences. Requirements specified new divisions could only be established on property containing sufficient public road frontage for both the new and residual lot and where new roads were constructed to meet NCDOT standards. In lieu of these options, the ordinance established a process where a property owner could convey parcels to their immediate family members for the purpose of establishing new residences.

WAIVER PROCESS

The family subdivision waiver process provides the BoC an option to consider relaxing one or more of the family subdivision requirements in a legislative process rather than quasi-judicial (variance through the Board of Adjustment) when undue hardship may result from strict compliance. Traditionally, the BoC have considered waivers for families seeking more than four (4) new lots, conveyance to family members outside the “immediate family”, and lots along easements/rights-of-way less than the required twenty (20) feet in width. Requests are considered based on the below four (4) criteria with a simple majority needed to approve or deny.

STAFF REVIEW

In accordance with Section 22-54 of the Subdivision Ordinance, the BoC Should Consider the following (4) criteria and ensure the waiver “shall not be detrimental to the county and the area surrounding the subdivision”. Staff provides the following comments:

Nature of the proposed subdivision: The proposed subdivision is a family subdivision resulting in one (1) new parcel, for a total of five (5) parcels.

Existing use of the land in the vicinity: The surrounding land uses are residential and agricultural. West Rowan Volunteer Fire Department and Free Will Baptist Church are across Mooresville Rd.

Number of persons to reside or work in the proposed subdivision: The three existing family parcels are deeded to immediate family members, the newly created parcel will be deeded to the property owners parents for a two acre home site.

Probable effect of the proposed subdivision upon traffic conditions in the vicinity:

Traffic count information provided by NCDOT's Comprehensive Transportation Plan (CTP) estimates a carrying capacity of 14,600 average vehicles per day. The most recent traffic count estimates from 2013 tallied 5,100 average daily trips along Mooresville Road, measured just west of the site, significantly under the estimated capacity. The existing easement is 20 feet wide and has been named for 911 purposes, Lowrance Drive.

STAFF COMMENTS

This waiver process was established to give the BoC the ability to waive certain requirements of the family subdivision standards in special situations. Based on the above four (4) criteria this request will not be detrimental to the county or surrounding area. Planning Staff provided mailed notice to adjoining property owners to provide public comment (not a hearing) regarding this request.

The applicant submitted a letter of understanding (See Attachment 4.) and the required notarized family subdivision document (See attachment 1.) stating their intent to create a new parcel acknowledging the requirements provided in Section 22-54: 1) All lots created will be for home sites for immediate family members, 2) Only one lot per immediate family member, 3) The lots will not be sold outside of immediate family, 4) Should family wish to not build on their lot, it will be recombined with an adjoining tract.

Attachments

1. Family Subdivision Document
2. Revised Family Subdivision Plat
3. Letter of Understanding
4. GIS Map

Gover, Franklin D

From: chil2864@windstream.net
Sent: Thursday, March 02, 2017 1:22 PM
To: Gover, Franklin D
Cc: cdavid5760@gmail.com; lonlyrydr@aol.com
Subject: Land sale to Edward David

Importance: High

We Stacy P. and April L. Childers, residing at 17510 Mooresville Rd., are planning to sell approximately 2 acres of our land in Rowan County to April's parents, Edward T. and Candace F. David, to build a new home and make it their permanent residence in our family subdivision.

Please let us know if this meets the requirements that you requested.

Thank you.

Stacy P. Childers
April L. Childers



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

PRELIMINARY PLAT REVIEW APPLICATION

Tax map _____ Parcel _____ Date of Application _____ Application # _____

Name of Proposed Subdivision: _____

Type of Subdivision: _____ Residential _____ Commercial _____ Industrial _____ Other

Plat Type: _____ Major _____ Minor _____ Family

Location of Subdivision: _____

Deed Book #: _____, Page #: _____ Total Acreage of Subdivision: _____

Total Number of Parcels/Lots: _____ Smallest Lot Size: _____ Acres Largest Lot: _____ Acres

Name of Property Owner(s) _____

Mailing /Street Address: _____

City: _____ State: _____ Zip Code: _____ Daytime Phone Number _____

Applicant Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____ Daytime Phone Number _____

I certify that the information provided in this application is correct and true information of the proposed subdivision, and I am the owner, partner, officer of a corporation, or agent duly authorized to make this application and fully understand and agree to comply with all applicable laws of the Subdivision Ordinance of Rowan County, North Carolina.

Signature: _____

Date of signature: _____

FOR STAFF USE:
Checked by (initial):

Received by: _____

Planning: _____

Date: _____

Erosion Control: _____

Application complete: _____

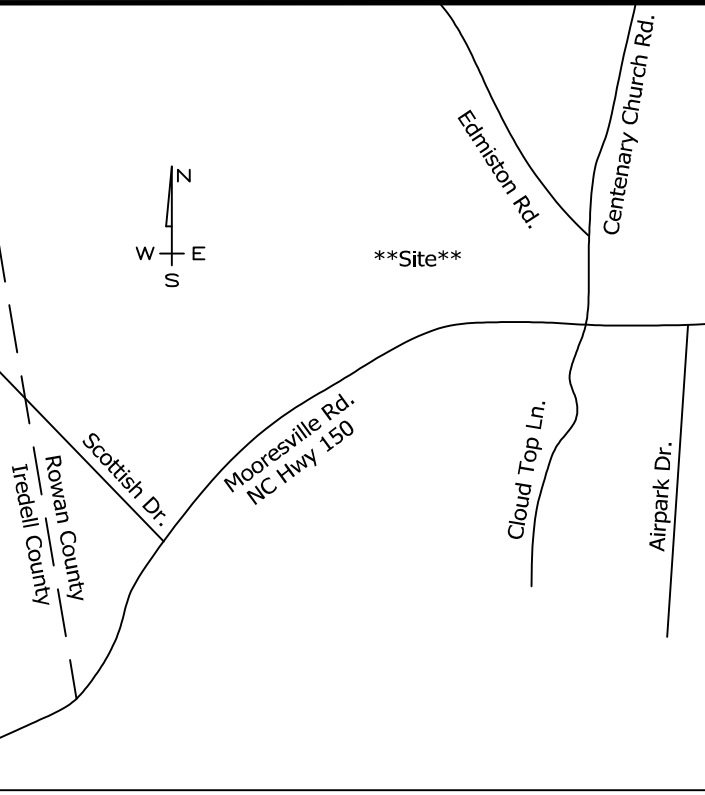
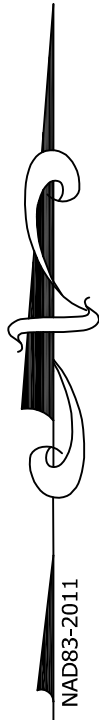
NCDOT: _____

Fee Paid: _____

Health Dept: _____

FAMILY SUBDIVISION DISCLOSURE STATEMENT

This subdivision plat was approved under the provisions of a "family subdivision" under Chapter 22, Subdivision Ordinance, of the Rowan County Code of Ordinances. Any further subdivision of any parcel shown on this plat requires compliance with the current provisions of the Subdivision Ordinance. This compliance may require additional road right-of-way, road improvements, or compliance with other provisions of the ordinance for approval. All private roads or streets shown were not subject to any improvement standards, nor guarantee of installation, nor intended to be accepted by any government agency for public maintenance.



Vicinity Map - Not to Scale

State of North Carolina
County of Rowan

I, _____, Review Officer of Rowan County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording

Date _____ Review Officer _____

Certificate of Approval of Final Plat
This final plat has been approved in accordance with the provisions of the Rowan County Subdivision Ordinance on this ____ day, ____, 2017.

Subdivision Administrator _____

Certificate of Ownership and Dedication
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which is located in the subdivision jurisdiction of Rowan County and that I hereby adopt this plan of subdivision with my (our) free consent and establish minimum lot size and building setback lines as noted.

Date _____ Stacy P Childers

Date _____ April L Childers

SURVEYOR CERTIFICATION

Notice:

This survey was prepared without the benefit of a title abstract and is made subject to any discrepancies which may be disclosed by a thorough and accurate title search.

All Areas shown are by Coordinate Computation Method.

I, MATTHEW I. GRANT, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION WITH A PRECISION RATIO OF 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 95% CONFIDENCE ACCURACY CLASSIFICATION (95 % CONFIDENCE) USING REAL TIME KINEMATIC.

Witness my seal and signature this day.

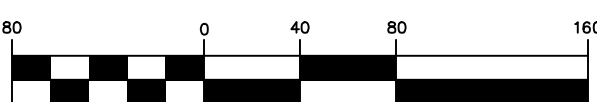
**Preliminary
for Review Only**

Matthew I. Grant, P.L.S.

License #5208



GRAPHIC SCALE



CURVE TABLE			
CURVE	LENGTH	RADIUS	CH BRG
C1	74.62	1956.05	S71°47'28"W
			74.62'

JORDAN GRANT
ENGINEERING • SURVEYING • PLANNING
JORDAN GRANT & ASSOCIATES, PLLC
P.O. BOX 151 • STATESVILLE, NC 28687
mattg@jordan-grant.com (704) 928-7919
FIRM # P-1227

FAMILY SUBDIVISION FOR Stacy P Childers & April L Childers	
DRAWN BY: SMS	CHECKED BY: MIG
SCALE: 1"=80'	
DEED REF: 1278-102, 1263-787	PIN NO: 575 006, 575 038
DATE OF MAP: 02-20-17	SURVEY DATE: 01-12-17
REVISION: 05-19-17	DRAWING FILE: 20161204
MT ULLA TOWNSHIP --- ROWAN COUNTY --- NORTH CAROLINA	

SITE DATA:

ACREAGE IN TOTAL TRACT TO BE SUBDIVIDED: ----- 27.85 +/- ac.
TOTAL NUMBER OF PARCELS CREATED: ----- 1 NEW LOT
ACREAGE IN SMALLEST LOT: ----- 2.046 acres (LOT 4)
LINEAR FEET IN NEW STREETS: ----- NONE

NOTES:

PROPERTY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE NOT OF RECORD, IF ANY EXIST.

AREA BY COORDINATE COMPUTATION.

PROPERTY MAY BE SUBJECT TO GOVERNMENTAL ORDINANCES, ZONING AND OTHER REGULATIONS CONCERNING THE DIVISION AND DEVELOPMENT OF REAL ESTATE.

NO SUBTERRANEAN SURVEY PERFORMED AT THIS SITE.

THE SUBJECT PROPERTY IS NOT IN A

"SPECIAL HAZARD AREA" AS SHOWN ON

HUD/FIA FLOOD INSURANCE RATE MAP

COMMUNITY PANEL NUMBER 3710364100K

EFFECTIVE DATE 9/28/2007.

THE SUBJECT PROPERTY, TO THE BEST OF MY KNOWLEDGE, LIE WITHIN THE WS-II-BW OF THE BACK CREEK / SLOANS CREEK WATERSHED AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON WATERSHED PROTECTION MAP OF IREDELL COUNTY

A 10' DRAINAGE & UTILITY EASEMENT SHALL BE PROVIDED ALONG EACH SIDE OF ALL SIDE AND REAR LOT LINES ON EITHER SIDE.

PROPERTY TO BE SERVED BY PRIVATE WELL & SEPTIC TANK.

ROWAN COUNTY DOES NOT GUARANTEE THE SUITABILITY OF ANY LOT FOR THE PLACEMENT OF A SEWAGE DISPOSAL AND WATER SUPPLY SYSTEM.

Legend:

IR - Iron Rebar Found
Ipf - Iron Pipe Found
R/W - Right of Way
PL - Property Line
RS - Iron Rebar Set
otl - Old Tract Line
CP - Power Pole
C - Computed Point
--- - Adjacent Parcel Line
--- - Overhead Electric Line

ZONING:

SUBJECT PROPERTY IS ZONED: RA - ROWAN COUNTY ZONING JURISDICTION.

EACH LOT IS SUBJECT TO A 30' FRONT (FY), 10' SIDE (SY) & 10' REAR (RY) MINIMUM BUILDING SETBACK PER ROWAN COUNTY ZONING ORDINANCE.

THE SUBJECT PROPERTY IS NOT IN A "SPECIAL HAZARD AREA" AS SHOWN ON HUD/FIA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710468800J EFFECTIVE DATE 6/16/2009.

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: Anthony Vann, Assistant Superintendent for Athletics and Operations
DATE: June 13, 2017
SUBJECT: New West Area Elementary School Construction Cost

ATTACHMENTS:

Description	Upload Date	Type
New West Area Elementary Construction Costs	6/13/2017	Cover Memo

New West Area Elementary School

Expense

Construction	100,659 sq. ft.	\$	22,804,952
Architect/Engr	6.50%	\$	1,214,525
Godbey & Foster Sites Previous Expenses		\$	110,000
Land		\$	569,421
Testing /Inspections		\$	209,000
Technology - Equipment		\$	150,000
FFE	7%	\$	1,596,347
Legal		\$	40,000
Contingency - Owner	5%	\$	<u>1,140,248</u>
Total Project Cost		\$	27,834,492

Revenue

Board of Commissioners Funding	\$	27,500,000
Board of Education Additional Funding Approved (During June 5, 2017 Board Meeting)	\$	<u>334,492</u>
Total Project Revenue	\$	27,834,492



June 1, 2017

Mr. W. Anthony Vann
Assistant Superintendent for Operations
Rowan-Salisbury School System
500 North Main Street
Salisbury, NC 28144

Re: **Western Elementary School
Guaranteed Maximum Price**

Dear Anthony,

Enclosed please find our Guaranteed Maximum Price (GMP) for the Western Elementary School. Included in the GMP proposal is a breakdown of the Trade Bid Contractors cost, CM Fee, CM Contingency, Allowances, Value Management, and Alternate Log.

Guaranteed Maximum Price: \$22,804,952

We reviewed the total value of Minority Business participation in all bid received and are pleased to note this proposal includes 40% minority participation.

We look forward to working with Rowan-Salisbury School System and the Design Team on this important project. Please call should you have any comments or questions in regards to this fee proposal.

BARNHILL CONTRACTING COMPANY

A handwritten signature in black ink, appearing to read 'Gary C. Webb', is written over the printed name.

Gary C. Webb
Vice President, Building Division – Charlotte Region

Cc: Mary Moser, Senior Vice President
Gail Suson, Vice President of Preconstruction
Danny Staton, Senior Preconstruction Manager

BID TAB SUMMARY - 6/1/17
Western Elementary School



BP No.	BP Description	Contractor	Contract Amount (Base Bid Only)	DD Estimate	Variance to Estimate
BP100	General Trades	CB&H	\$ 176,200.00	\$ 178,800	\$ (2,600.00)
BP204	Demolition	4 Seasons Site and Demo	\$ 8,500.00	\$ 8,500	\$ -
BP390	Turnkey Concrete	Hondurcom	\$ 911,614.00	\$ 1,129,825	\$ (218,211.00)
BP400	Turnkey Masonry	Southeastern Contracting, Inc.	\$ 3,084,000.00	\$ 3,785,669	\$ (701,669.00)
BP500	Turnkey Structural Steel	Structural Steel of Carolina	\$ 1,298,900.00	\$ 1,153,660	\$ 145,240.00
BP740	Roofing	Grieme Roofing	\$ 1,279,560.00	\$ 1,446,796	\$ (167,236.00)
BP790	Caulking & Waterproofing	Waterproofing Specialties	\$ 127,700.00	\$ 323,861	\$ (196,161.00)
BP800	Doors/Frames/Hardware Materials	Cook & Boardman	\$ 376,870.00	\$ 443,100	\$ (66,230.00)
BP840	Glazing/Curtain-wall/Storefronts	Kelly Commercial Glass Company	\$ 835,000.00	\$ 671,180	\$ 163,820.00
BP925	Metal Studs/Drywall/Insulation	Chavez Interiors	\$ 343,449.00	\$ 188,108	\$ 155,341.00
BP930	Hard Tile	Concordia Building Company	\$ 111,875.00	\$ 124,069	\$ (12,194.00)
BP960	Carpet/Resilient/Base	Atlanta Flooring Design Centers	\$ 202,765.00	\$ 212,189	\$ (9,424.00)
BP963	Terazzo Flooring	#N/A	\$ -	\$ 243,200	\$ (243,200.00)
BP980	Acoustical Ceiling Systems	Southeastern Interiors	\$ 214,790.00	\$ 204,293	\$ 10,497.00
BP990	Painting	Dunlap Painting	\$ 140,225.00	\$ 120,278	\$ 19,947.00
BP1005	Specialties, Div. 10 & Athletic Equip	ABACO	\$ 90,700.00	\$ 112,395	\$ (21,695.00)
BP1010	Identifying Devices	Signs Designed	\$ 38,211.70	\$ 22,500	\$ 15,711.70
BP1015	Markerboards	ABACO	\$ 35,000.00	\$ 30,965	\$ 4,035.00
BP1053	Aluminum Canopies	Peachtree Protective Covers	\$ 91,724.00	\$ 193,755	\$ (102,031.00)
BP1065	Operable Partitions & Curtains	Maxson and Associates, Inc.	\$ 70,400.00	\$ 119,520	\$ (49,120.00)
BP1114	Overhead Doors	Maxson and Associates, Inc.	\$ 9,495.00	\$ 22,500	\$ (13,005.00)
BP1132	Projection Screens	BARNHILL	\$ 5,000.00	\$ 5,000	\$ -
BP1140	Food Service Equipment	Jacobi-Lewis	\$ 299,256.00	\$ 358,844	\$ (59,588.00)
BP1220	Window Treatments	United Supply	\$ 18,776.00	\$ 20,000	\$ (1,224.00)
BP1230	Finish Carpentry & Casework	Blankenship Associates	\$ 371,200.00	\$ 432,583	\$ (61,383.00)
BP2100	Fire Protection	ABL & Associates	\$ 249,000.00	\$ 362,506	\$ (113,506.00)
BP2200	Plumbing	SPC Mechanical	\$ 999,500.00	\$ 710,062	\$ 289,438.00
BP2300	HVAC & Controls	Mechworks	\$ 2,373,350.00	\$ 3,107,833	\$ (734,483.00)
BP2303	Geothermal Wells	Graham's Piping	\$ -	\$ 1,000,000	\$ (1,000,000.00)
BP2305	HVAC Test & Balance	Airflow Experts, Inc.	\$ 26,268.00	\$ 30,209	\$ (3,941.00)
BP2600	Turnkey Electrical	Beco, Inc.	\$ 2,625,000.00	\$ 1,938,770	\$ 686,230.00
BP3213	Concrete Paving & Sidewalks	Martinez	\$ 156,000.00	\$ -	\$ 156,000.00
BP3231	Fences & Gates	Frye Fence Company	\$ 34,000.00	\$ -	\$ 34,000.00
BP3400	Turn Key Sitework	Faulconer Construction	\$ 3,928,950.00	\$ 3,362,029	\$ 566,921.00
Bid Day Total			\$ 20,533,279	\$ 22,062,997	\$ (1,529,718)

	Bid Day	DD Estimate	Variance
	\$ 20,533,279	\$ 22,062,997	\$ (1,529,718)
Subguard Bonding (1.25%)	\$ 251,315	\$ 283,806	\$ (32,491)
SUBTOTAL	\$ 20,784,594	\$ 22,346,803	\$ (1,562,209)
Construction Contingency (1%)	\$ 207,846	\$ 229,883	\$ (22,037)
Design/Estimate Contingency (0%)	\$ -	\$ 459,766	\$ (459,766)
Value Management Items	\$ (439,089)	\$ -	\$ (439,089)
Escalation(0%)	\$ -	\$ 459,766	\$ (459,766)
Total Cost of Work TOTAL	\$ 20,553,351	\$ 23,496,218	\$ (2,942,867)
CM Fee (3.25%)	\$ 667,984	\$ 784,476	\$ (116,492)
General Conditions (Lump Sum)	\$ 1,104,713	\$ 1,206,886	\$ (102,173)
Insurances & Bonds (2.10%)	\$ 478,904	\$ 560,481	\$ (81,577)
Project Grand Total	\$ 22,804,952	\$ 26,048,060	\$ (3,243,109)

Total of All Alternates \$ 3,427,481
Total of Accepted Alternates \$ 0.00
Project Grand Total w/ Accepted Alternates \$ 22,804,952



MWSBE % SUMMARY
June 1, 2017
Western Elementary School
Rowan-Salisbury School Systems

BID PACKAGE	BID PACKAGE DESCRIPTION	APPARENT LOW BIDDER	CONTRACT AMOUNT	TOTAL \$ MWSBE	TOTAL % MWSBE	Category
100	General Trades: Labor & Equipment	CB&H Contracting	\$ 176,200	\$ 176,200	100.00%	B
205	Demolition & Abatement	4 Seasons	\$ 8,500	\$ -	0.00%	SBE
390	Turnkey Concrete	Honducum Construction Company	\$ 911,614	\$ 911,614	100.00%	F(.55%)
400	Turnkey Masonry	Southeastern Contracting	\$ 3,084,000	\$ 338,000	10.96%	F
500	Turnkey Structural & Misc. Steel	Structural Steel of Carolinas	\$ 1,298,900	\$ 1,298,900	100.00%	F
740	Roofing	Grieme	\$ 1,279,560	\$ -	0.00%	
790	Caulking & Waterproofing	Waterproofing Specialties	\$ 127,700	\$ -	0.00%	
800	Doors/Frames/Hardware Materials	Cook & Boardman, Inc.	\$ 376,860	\$ 49,450	13.12%	F
840	Glazing/Curtain-wall/Storefronts	Kelly Commercial Glass	\$ 835,000	\$ 835,000	100.00%	B
925	Metal Studs/Drywall/Insulation	Chavez Interiors	\$ 343,449	\$ 343,449	100.00%	H
930	Hard Tile	Concordia Building Co	\$ 111,875	\$ 20,000	17.88%	A
960	Carpet/Resilient/Base	Atlanta Flooring Design	\$ 202,765	\$ 10,392	5.13%	H
980	Acoustical Ceiling Systems	Southeastern Interiors	\$ 214,790	\$ -	0.00%	
990	Painting	Dunlap Painting	\$ 140,225	\$ 140,225	100.00%	F
1005	Specialties, Accessories, Div. 10	Abaco	\$ 90,700	\$ 13,455	14.83%	F
1010	Identifying Devices	Signs Designed	\$ 38,212	\$ 38,212	100.00%	F
1015	Markerboards	Abaco	\$ 35,000	\$ 3,845	10.99%	F
1053	Aluminum Canopies	Peachtree Protective Covers	\$ 91,724	\$ -	0.00%	
1063	Operable Partitions	Maxson	\$ 70,400			
1114	Overhead Grilles	Maxson	\$ 9,495			
1132	Projection Screens	TBD	\$ 5,000	\$ -	0.00%	
1140	Food Service Equipment	Jacobi-Lewis	\$ 299,256	\$ -	0.00%	
1220	Window Treatments	United Supply	\$ 18,776	\$ -	0.00%	
1230	Finish Carpentry & Casework	Blankenship	\$ 371,200	\$ 371,200	100.00%	F
2100	Fire Protection	ABL	\$ 249,000	\$ -	0.00%	
2200	Plumbing	SCP Mechanical	\$ 999,500	\$ 655,500	65.58%	F
2300	HVAC & HVAC Controls	Mechworks Mechanical	\$ 2,373,350	\$ 40,000	1.69%	B
2305	HVAC Test & Balance	Airflow Experts	\$ 26,268	\$ 26,268	100.00%	F
2600	Electrical	BECO	\$ 2,625,000	\$ 2,625,000	100.00%	F
3213	Concrete Paving & Sidewalks	Martinez	\$ 156,000	\$ 156,000	100.00%	H
3231	Fences & Gates	Frye Fence Co. Inc.	\$ 34,000	\$ -	0.00%	
3400	Turn Key Sitework	Faulconer	\$ 3,928,950	\$ 395,000	10.05%	F
ALT	Alternates	Various		\$ -		
TOTAL			\$ 20,533,269	\$ 8,447,710	41.14%	



VALUE MANAGEMENT LOG
June 1, 2017
Western Elementary
Salisbury, NC

Item #	Description	Total	Status	Pending Amount (\$)	Rejected Amount (\$)	Accepted Amount (\$)	Remarks
CD-01	Building Pad Stone (Bought Twice)	\$ (81,749)	P	(\$81,749)	\$0	\$0	
CD-02	Regrade Building Pad, Concrete Pads & Sidewalks(Fine)	\$ (54,663)	P	(\$54,663)	\$0	\$0	
CD-03	Trench Rock Allowance	\$ (125,256)	P	(\$125,256)	\$0	\$0	
CD-04	Mass Rock Allowance	\$ (56,238)	P	(\$56,238)	\$0	\$0	
CD-05	Offsite Borrow Allowance	\$ (25,563)	P	(\$25,563)	\$0	\$0	
CD-06	Exterior Sidewalks (Variance to Martinez) - Potential - Need to Post Bid Both	\$ (11,265)	P	(\$11,265)	\$0	\$0	
CD-07	Electrical Items	\$ (51,125)	P	(\$51,125)	\$0	\$0	
CD-08	Removal of Unsuitable Soils (Trench)	\$ (33,231)	P	(\$33,231)	\$0	\$0	
Total		\$ (439,089)		(\$439,089)	\$0	\$0	

ALTERNATE SUMMARY
Western Elementary
6/1/2017



No.	Description	Packages Affected	Alternate Cost	Approved	Comments
BCC-1	P&P Bonds		\$ 289,773.59		
	Add the cost for the four classrooms as indicated on the Drawings.				
1	Add the cost for a geothermal well-field system in lieu of cooling tower/boiler system as indicated on the Drawings.		\$ 615,539.00		
2	Add the cost for Terrazzo flooring in lieu of VCT flooring as indicated on Drawings for Corridor Locations Only		\$ 1,091,000.00		
3	Add the cost for an electrically operated partition between the dining and multi-play areas in lieu of a manually operated partition as indicated on the Drawings.		\$ 302,757.00		
4	Add the cost for the entry canopy located between the student dropoff / bus loops as indicated on the Drawings.		\$ 73,100.00		
5	Add the cost of demolishing the existing Cleveland Elementary School as indicated on the Drawings.		\$ 93,155.00		
6	Add the cost for (Owner Preferred) Section 08 71 00 - DOOR HARDWARE:		\$ 310,250.00		
7	Provide locks and latches with interchangeable cores: Schlage, no substitutions		\$ -		
7a	Provide exit devices: Von Duprin, no substitutions		\$ -		
7b	Provide closers: LCN, no substitutions.		\$ -		
7c	Provide Grand Master Key System: Schlage, no substitutions		\$ -		
7d	Add the cost for (Owner Preferred) Section 23 81 46 - WATER SOURCE UNITARY HEAT PUMPS:		\$ -		
8	Provide Trane, no substitutions		\$ 168,000.00		
8a			\$ -		

9	Add the cost for (Owner Preferred) Section 23 09 00 – DIRECT DIGITAL CONTROL SYSTEM:		\$ -		
9a	Provide Schneider Electric, no substitutions		\$ -		
10	Add the cost for (Owner Preferred) Section 28 31 11 – DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM:		\$ 27,500.00		
10a	Provide Bosch FPA-1000, no substitutions		\$ -		
11	Add the cost for (Owner Preferred) Section 28 16 00 – SECURITY SYSTEM:		\$ 10,000.00		
11a	Provide Bosch 9412, no substitutions		\$ -		
12	Add the cost for (Owner Preferred) Division 22 – PLUMBING FIXTURES:		\$ 4,657.00		
12a	Provide Zurn for all fixtures as scheduled on Sheet P001, no substitutions		\$ -		
13	Add the cost for (Owner Preferred) Section 23 34 23 – HVAC POWER VENTILATORS:		\$ -		
13a	Provide Greenheck, no substitutions		\$ -		
BCC-14	Provide and maintain forklift with 36-foot vertical extension and 6000-lb capacity all terrain for a period of 10 months. Including all fuel and maintenance.		\$ 35,000.00		
BID DAY SUBTOTAL OF ALTERNATES			\$ 3,020,731.59	\$ -	
Subguard Bonding (1.25%)			\$ 37,759.14	\$ -	
SUBTOTAL			\$ 3,058,490.73	\$ -	
Construction Contingency (1%)			\$ 30,584.91	\$ -	
Design/Estimate Contingency (0%)			\$ -	\$ -	
Value Management Items			\$ -	\$ -	
Escalation(0%)			\$ -	\$ -	
Total Cost of Work TOTAL			\$ 3,089,075.64	\$ -	
CM Fee (3.25%)			\$ 100,394.96	\$ -	
General Conditions			\$ 166,033.36	\$ -	
Insurances & Bonds (2.10%)			\$ 71,977.10	\$ 0.00	
Alternate GRAND TOTAL			\$ 3,427,481.07	\$ 0.00	

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: Bob Pendergrass, Animal Services Director
DATE: June 13, 2017
SUBJECT: Declare Cows As Surplus And Authorize Staff To Sell At Public Auction

Rowan County has 17 cows that are in our possession due to court proceedings from an animal cruelty charge and case. For close to a year the cows have been in our care due to the length of the court proceedings. This has created a cost of the care of the cows to the county in excess of \$11,000. In a final court settlement the cows have been given to us. In order to recoup the cost of the care of the cows, Rowan County needs to sell the 17 cows. Value of the cows is estimated at \$12,000 at current market value.

Authorize staff to sell cows at public auction.

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: Finance Department
DATE: June 09, 2017
SUBJECT: Consider Approval of Fund 201 Budget Ordinance

After the public hearing held on June 5th for the fiscal year 2018 proposed budget, the Board approved the budgets for all Funds except for Fund 201, the Fire District Fund. The Board requested additional information for the 1.0 cent tax rate increase proposed by the Woodleaf Fire District (from 5.0 cents to 6.0 cents). The Board discussed new tax rates of 5.5 cents (estimated tax revenue of \$265,551) and 6.0 cents (estimated tax revenue of \$289,692) for Woodleaf. Attached are two Fund 201 Budget Ordinances for your review. The first attachment shows the Woodleaf Fire District with the requested tax rate of 6.0 cents. The second attachment shows the Woodleaf Fire District with a tax rate of 5.5 cents.

Please approve one of the attached Budget Ordinances for Fund 201 or choose one of the two Budget Ordinances to approve with Board recommended changes.

ATTACHMENTS:

Description	Upload Date	Type
Woodleaf FD Increase .0600	6/12/2017	Backup Material
Woodleaf FD Increase .0550	6/12/2017	Backup Material

**ROWAN COUNTY BUDGET ORDINANCE
FUND 201 - FIRE DISTRICT FUND
FISCAL YEAR 2018**

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, ROWAN COUNTY, NORTH CAROLINA, that the following Budget Ordinance be enacted in accordance with North Carolina General Statutes.

SECTION 1

It is the intent of the Fire District Fund to provide necessary funds to local nonprofit volunteer fire departments in unincorporated areas of Rowan County for the purpose of providing fire protection. Upon recommendation from the fire department and its appointed Fire Commission, the Board of County Commissioners does hereby levy tax on property located in each specific designated fire or service district. Such funds collected by the County Tax Administrator will be remitted to each fire department for the purpose of providing fire protection to the specific taxed area.

SECTION 2

The following amounts are hereby appropriated in the Fire District Fund to provide for the operation of rural volunteer fire services for the fiscal year beginning July 1, 2017 and ending June 30, 2018:

Public safety	
Atwell Township Fire District	\$ 457,211
Bostian Heights Fire District	662,976
Cleveland Fire District	409,870
East Gold Hill Fire District	96,121
East Landis Fire District	24,585
East Rowan Fire Service District	17,197
Ellis Cross Country Fire District	131,844
Enochville Fire District	223,478
Franklin Township Fire District	245,588

ROWAN COUNTY
Fund 201 - Fire District Fund

For the Fiscal Year 2018

Public safety (Continued)	
Liberty Fire District	\$ 203,137
Locke Township Fire District	814,760
Miller Ferry Fire District	467,345
Mount Mitchell Fire District	70,884
Poole Town Fire District	107,860
Richfield-Misenheimer Fire District	6,746
Rockwell Rural Fire District	496,206
Rowan Iredell Fire District	31,761
Scotch Irish Fire District	68,603
South Rowan Fire Service District	4,627
South Salisbury Fire District	394,520
Union Fire District	118,767
West Rowan Fire District	235,506
Woodleaf Fire District	<u>289,692</u>
Total expenditures appropriated	<u>\$ 5,579,284</u>

SECTION 3

It is estimated that the following revenues will be available in the Fire District Fund for the fiscal year beginning July 1, 2017 and ending June 30, 2018:

Ad valorem taxes	<u>\$ 5,579,284</u>
------------------	---------------------

SECTION 4

The following tax rates are hereby established for the fiscal year beginning July 1, 2017 and ending June 30, 2018 for the purpose of providing fire services within the various fire and service districts in Rowan County. The taxes will be collected by the Rowan County Tax Administrator as provided in G.S. 69-25.4.

<u>Fire District</u>	<u>FY 2018 Tax Rate</u>
Atwell Township Fire District	\$.0775
Bostian Heights Fire District	.0845
Cleveland Fire District	.0936
East Gold Hill Fire District	.0800
East Landis Fire District	.0425
East Rowan Fire Service District	.0700

ROWAN COUNTY
Fund 201 - Fire District Fund

For the Fiscal Year 2018

<u>Fire District</u>	<u>FY 2018 Tax Rate</u>
Ellis Cross Country Fire District	\$.0850
Enochville Fire District	.0800
Franklin Township Fire District	.0716
Liberty Fire District	.0537
Locke Township Fire District	.0900
Miller Ferry Fire District	.0800
Mount Mitchell Fire District	.0726
Poole Town Fire District	.0900
Richfield-Misenheimer Fire District	.0700
Rockwell Rural Fire District	.0900
Rowan Iredell Fire District	.0648
Scotch Irish Fire District	.0600
South Rowan Fire Service District	.0855
South Salisbury Fire District	.0775
Union Fire District	.0350
West Rowan Fire District	.0700
Woodleaf Fire District	.0600

SECTION 5

The above tax rates are based on estimated total valuations of properties for the following tax and service districts as of January 1, 2017:

<u>Fire District</u>	<u>Property Valuation</u>
Atwell Township Fire District	\$ 605,076,927
Bostian Heights Fire District	804,705,442
Cleveland Fire District	449,123,817
East Gold Hill Fire District	123,231,883
East Landis Fire District	59,331,035
East Rowan Fire Service District	25,196,833
Ellis Cross Country Fire District	159,088,740
Enochville Fire District	286,510,162
Franklin Township Fire District	351,795,050
Liberty Fire District	387,981,454

ROWAN COUNTY
Fund 201 - Fire District Fund

For the Fiscal Year 2018

<u>Fire District</u>	<u>Property Valuation</u>
Locke Township Fire District	\$ 928,501,121
Miller Ferry Fire District	599,160,079
Mount Mitchell Fire District	100,140,510
Poole Town Fire District	122,918,117
Richfield-Misenheimer Fire District	9,882,081
Rockwell Rural Fire District	565,476,504
Rowan Iredell Fire District	50,270,852
Scotch Irish Fire District	117,271,498
South Rowan Fire Service District	5,549,886
South Salisbury Fire District	522,110,505
Union Fire District	348,034,079
West Rowan Fire District	345,063,620
Woodleaf Fire District	<u>495,200,442</u>
Total appraised valuation of property	<u>\$ 7,461,620,637</u>

SECTION 6

The Budget Officer is hereby authorized to transfer appropriations within a fund as contained herein under the following conditions:

- a. He may transfer amounts between departments, and between objects of expenditures and revenue within a department, without limitations upon written request of the Department Head or Finance Officer.
- b. He may not transfer any amounts between funds or from a contingency appropriation within any fund.

The Budget Officer may enter into and execute change orders or amendments to construction contracts in amounts up to \$25,000 when the appropriate annual budget or capital project ordinance contains sufficient appropriated funds.

The Budget Officer may award and execute contracts which are not required to be bid or which G.S. 143-131 allows to be let on informal bids so long as the appropriate annual budget or capital project ordinance contains sufficient appropriated funds for such purposes.

SECTION 7

Additional authority is granted to the Budget Officer to transfer amounts within and between funds for the sole purpose of funding salary and fringe benefit adjustments consistent with the Rowan County Personnel Ordinance and the annual operating budgets.

SECTION 8

Copies of this Budget Ordinance shall be furnished to the Budget Officer, County Finance Officer and County Tax Administrator for direction in the carrying out of their duties, and are available for public inspection.

Adopted this 19th day of June 2017.

GREGORY C. EDDS, CHAIRMAN
ROWAN COUNTY BOARD OF COMMISSIONERS

ATTEST:

CAROLYN BARGER, MMC, NCMCC
CLERK TO THE BOARD/ASSISTANT TO THE
COUNTY MANAGER

(S E A L)

**ROWAN COUNTY BUDGET ORDINANCE
FUND 201 - FIRE DISTRICT FUND
FISCAL YEAR 2018**

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ROWAN COUNTY
Fund 201 - Fire District Fund

For the Fiscal Year 2018

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South Rowan Fire Service District	4,627
South Salisbury Fire District	394,520
Union Fire District	118,767
West Rowan Fire District	235,506
Woodleaf Fire District	<u>265,551</u>
Total expenditures appropriated	<u>\$ 5,555,143</u>

SECTION 3

It is estimated that the following revenues will be available in the Fire District Fund for the fiscal year beginning July 1, 2017 and ending June 30, 2018:

Ad valorem taxes	<u>\$ 5,555,143</u>
------------------	---------------------

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ROWAN COUNTY
Fund 201 - Fire District Fund

For the Fiscal Year 2018

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ROWAN COUNTY
Fund 201 - Fire District Fund

For the Fiscal Year 2018

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Adopted this 19th day of June 2017.

GREGORY C. EDDS, CHAIRMAN
ROWAN COUNTY BOARD OF COMMISSIONERS

ATTEST:

CAROLYN BARGER, MMC, NCMCC
CLERK TO THE BOARD/ASSISTANT TO THE
COUNTY MANAGER

(S E A L)

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: Chairman Edds
DATE: June 13, 2017
SUBJECT: Discussion Regarding Forum On Opioid Use

ATTACHMENTS:

Description

Sample Letter

Upload Date

6/13/2017

Type

Cover Memo



County Leadership Forum on Opioid Abuse

Sample Letter of Invitation from Board of County Commissioners Chair to target attendees

(Date)

(Guest Name and Address)

Dear (Invited Guest),

Here in (insert name of county) County last year, (insert number from County Data Sheet) people were found dead of an opioid overdose. The total number of legal prescriptions written for opioids in our county was (insert number of prescriptions from County Data Sheet), an average of (insert number from County Data Sheet) pills per person. Regular use of opioid pain relievers - even when used as prescribed by a doctor - can produce dependence, and when misused or abused, can lead to fatal overdose. In North Carolina, as in our nation, the use of prescription pain killers has reached epidemic proportions. Closely related is the alarming increase in the use of heroin. It is time for us as local elected officials to assume a leadership role in reversing these trends.

On behalf of the (insert name of county) County Board of Commissioners, I would like to invite you to participate in a County Leadership Forum on Opioid Abuse. Community-wide education regarding the proper use and risks of prescription drugs is essential to lowering misuse and accidental overdose, as is having ready access to reliable treatment and recovery supports. By convening all the local elected officials from our county, as well as representatives from key organizations, we can learn the full effect of the opioid crisis on our county's citizens, find out what resources are available to help our families, and develop collaborative strategies for effective education, prevention, and treatment that can and will make a difference here in (insert name of county).

The (insert name of county) County Leadership Forum on Opioid Abuse will be held on (insert date and time of forum) at (insert location and address). If you will join us in this effort, please confirm your participation by contacting (insert name of RSVP person) at (insert email address and phone number for RSVP person).

Sincerely,

(insert signature)

(insert name of Chair)

Chair, (insert name of county) County Board of Commissioners



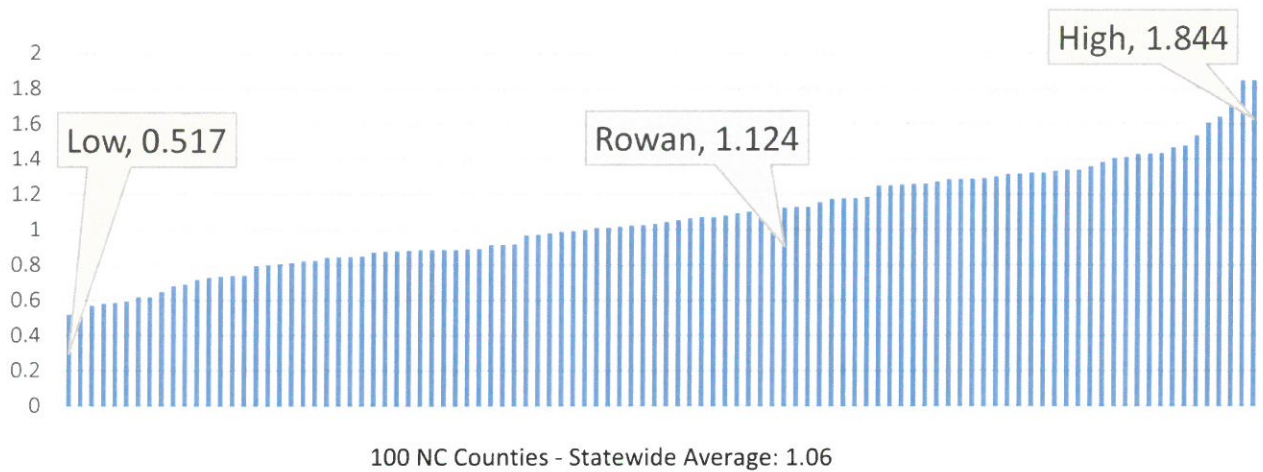
County Leadership Forum on Opioid Abuse



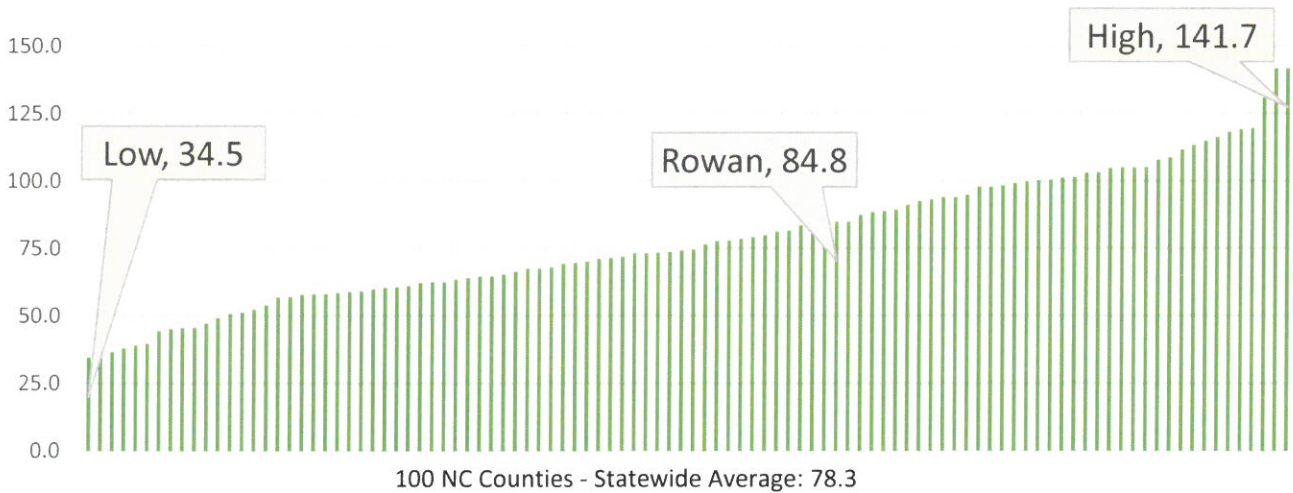
Prescription Opioid Poisoning Deaths



Opioid Prescriptions per Resident (2016)



Opioid Pills per Resident (2016)



Data on [Prescription Rates](#) and [Poisoning Deaths](#) courtesy of NC Dept. of Health and Human Services

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 12, 2017
SUBJECT: Financial Report

Please see attached graphs.

ATTACHMENTS:

Description

Graphs

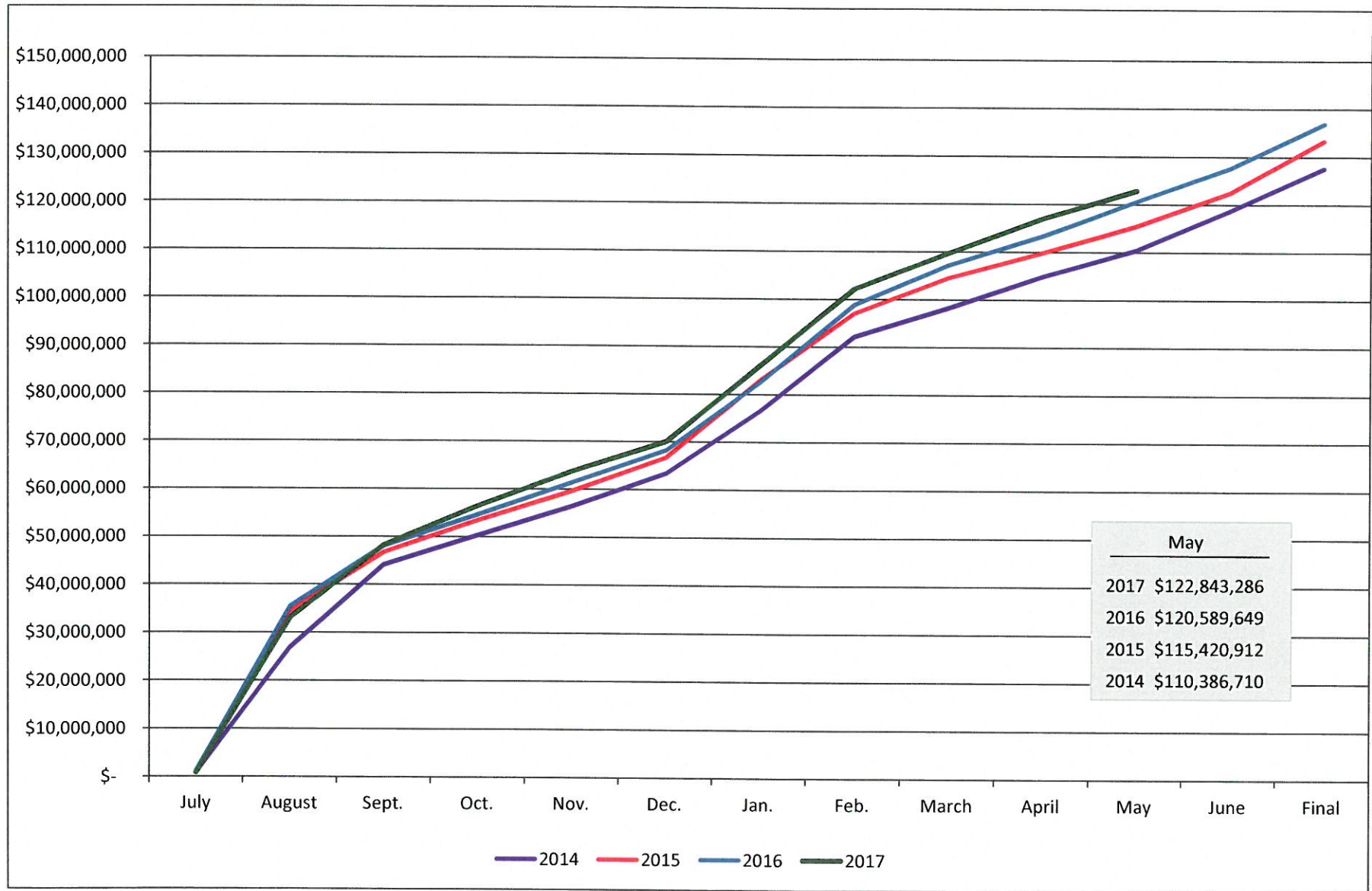
Upload Date

6/12/2017

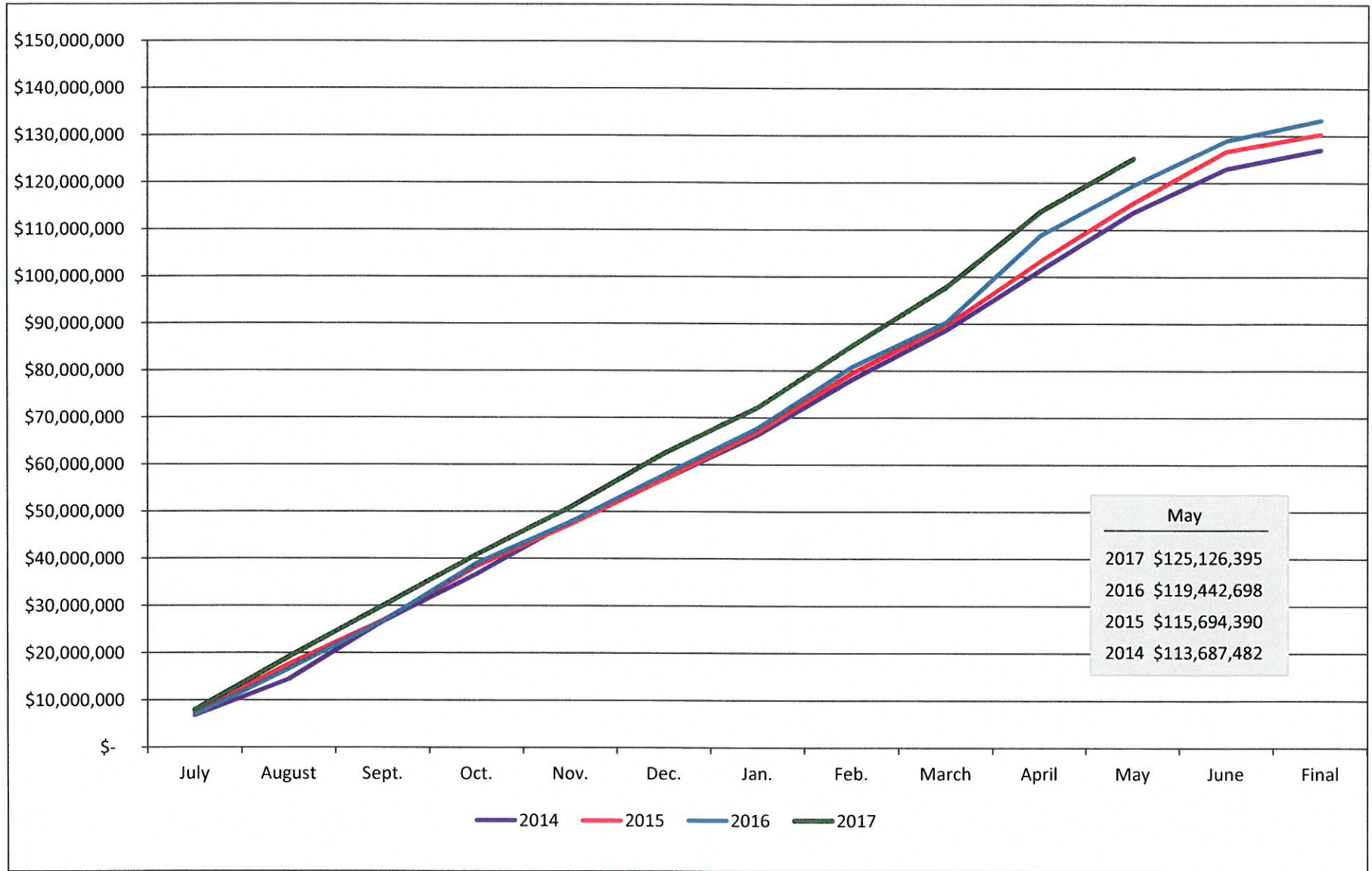
Type

Backup Material

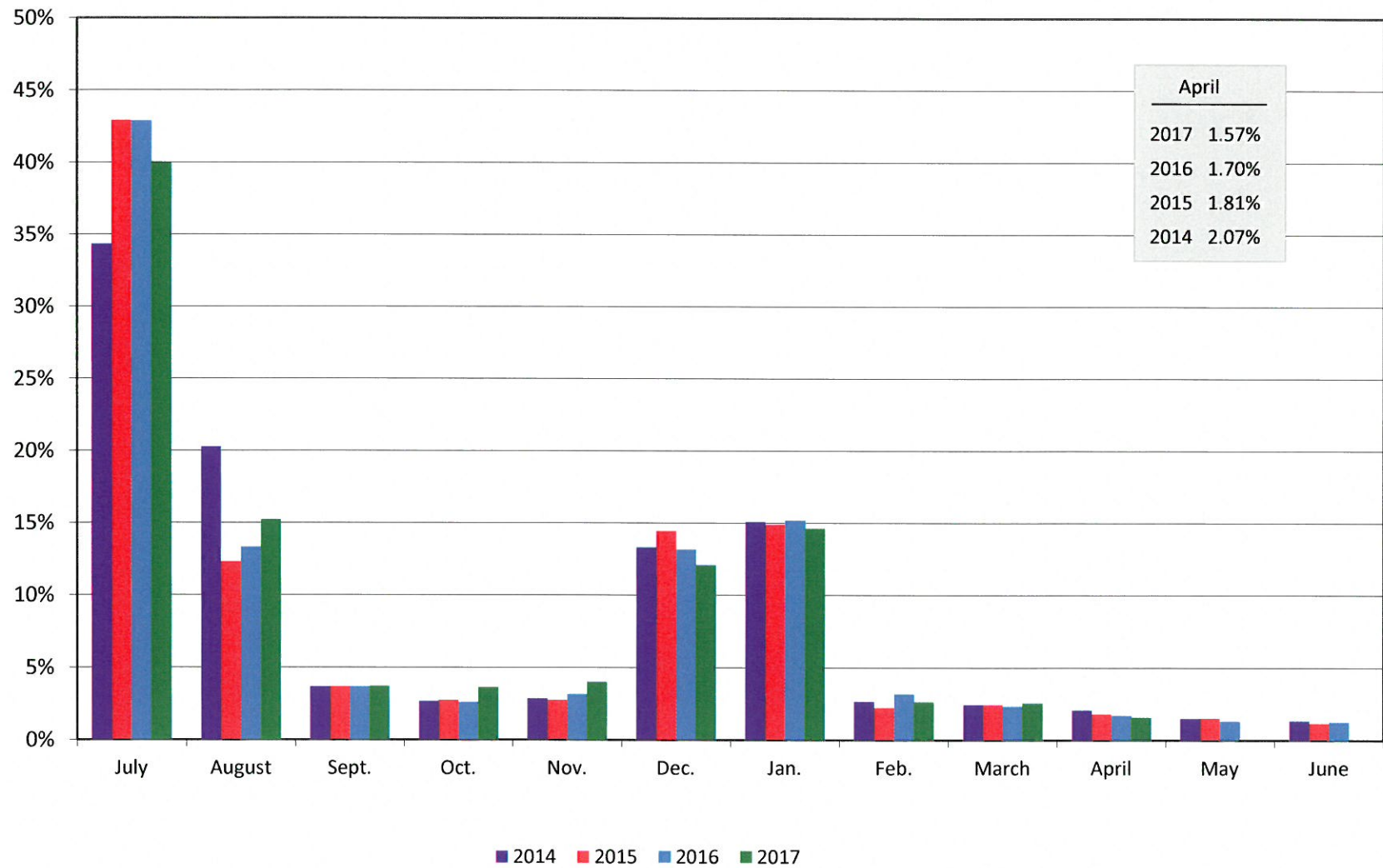
**ROWAN COUNTY
GENERAL FUND
ANNUAL CUMULATIVE REVENUE COMPARISONS
FISCAL YEARS 2014 - 2017**



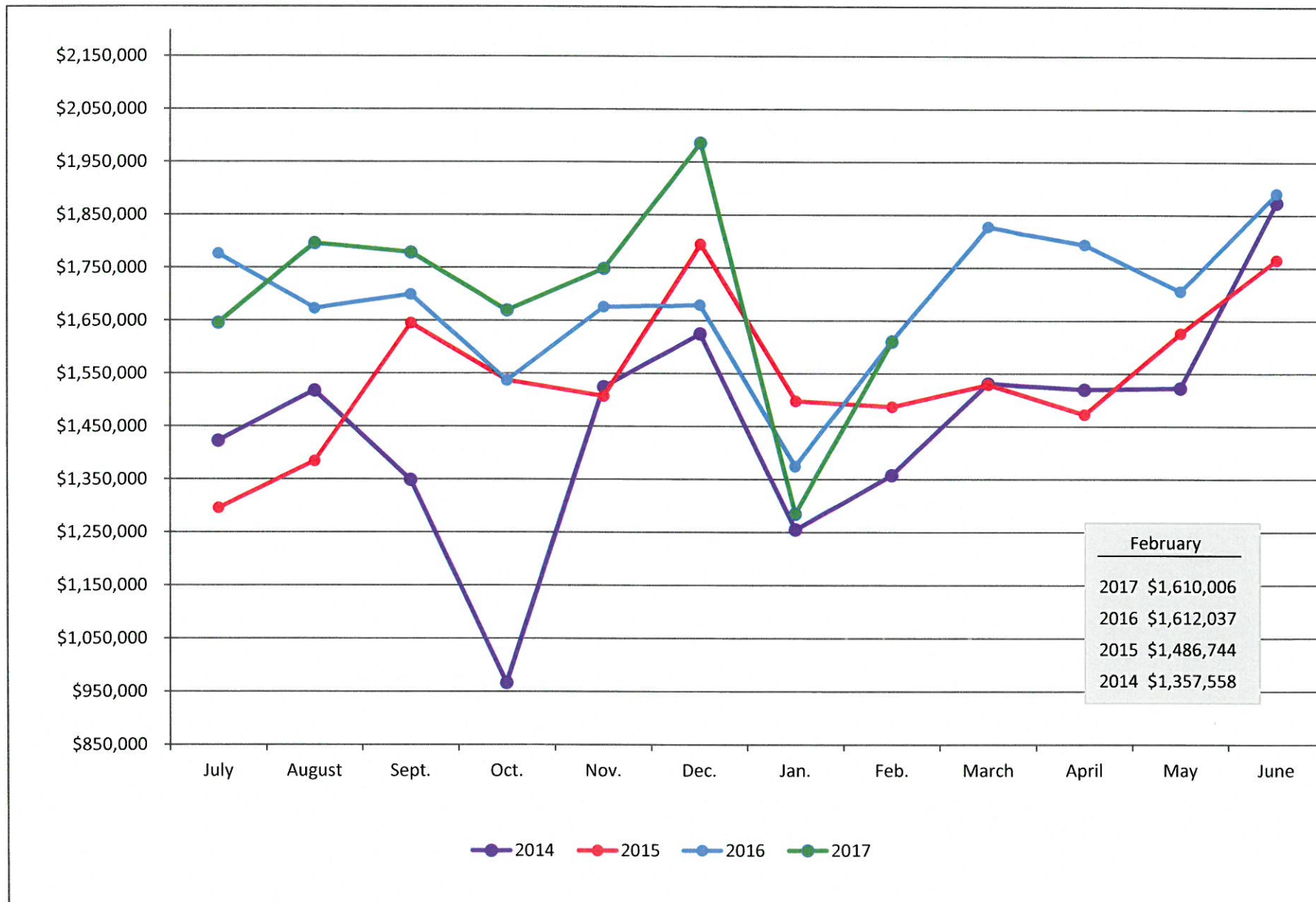
ROWAN COUNTY
GENERAL FUND
ANNUAL CUMULATIVE EXPENDITURE COMPARISONS
FISCAL YEARS 2014 - 2017



**ROWAN COUNTY
GENERAL FUND
MONTHLY CURRENT YEAR PROPERTY TAX COLLECTIONS AS A PERCENTAGE OF BUDGET
Fiscal Years 2014 - 2017**



**ROWAN COUNTY
GENERAL FUND
MONTHLY SALES TAX COMPARISONS (EXCLUDING ARTICLE 44 *524c)
FISCAL YEARS 2014 - 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: Finance Department
DATE: June 12, 2017
SUBJECT: Budget Amendments

Please see attached budget amendments.

Please approve attached budget amendments.

ATTACHMENTS:

Description	Upload Date	Type
Budget Amendments	6/12/2017	Budget Amendment

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO BUDGET FOR INCREASE IN 1/2 CENT SALES
TAXES RECEIVED AND PAID TO SCHOOLS

Jan 4

[illegible]

Rowan County
Articles 40 & 42 Set-sides for School Construction
Payments to Rowan-Salisbury Schools and Kannapolis City Schools
Fiscal Year 2017

Calculate
YE BA's

	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Total
Total set aside for school construction	386,301.77	421,972.17	400,900.07	393,173.25	426,807.50	490,055.27	340,036.57	370,782.26	-	-	-	-	3,230,028.85
Less: Amount withheld for debt service	(208,333.33)	(208,333.33)	(208,333.33)	(208,333.33)	(208,333.33)	(208,333.33)	(208,333.33)	(208,333.33)	(208,333.33)	(208,333.33)	(208,333.33)	(208,333.33)	(1,666,666.64)
Total amount to distribute	177,968.44	213,638.84	192,566.74	184,839.92	218,474.17	281,721.94	131,703.24	162,448.93	-	-	-	-	1,563,362.21
Remit to Rowan-Salisbury Schools (93.86%)	167,041.17	200,521.42	180,743.14	173,490.75	205,059.85	264,424.21	123,616.66	152,474.56	-	-	-	-	1,467,371.77
Remit to Kannapolis City Schools (6.14%)	10,927.26	13,117.42	11,669.54	11,201.30	13,239.53	17,072.35	7,981.22	9,844.41	-	-	-	-	95,053.03

Rowan-Salisbury Schools

Pro-rated amount to be distributed	2,201,057.66
1157120-594035 Budget for RSS	(2,186,898.00)
If actual > budget (requires BA in June)	14,159.66

Kannapolis City Schools

Pro-rated amount to be distributed	142,579.55
1157130-594035 Budget for KCS	(143,102.00)
If actual > budget (requires BA in June)	(522.45)

RSS
 (A) 1,467,372.00 +
 Est Mar - June 924,355.00 +
 Budget 2,391,727.00
 BA 2,186,898.00 -
 204,829.00 + ≈ \$205,000

KCS
 (B) 95,053.00 +
 Est Mar - June 59,630.00 +
 Budget 154,683.00
 BA 143,102.00 -
 11,581.00 + ≈ \$15,000

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO BUDGET FOR INCREASE IN FY 2017
OCCUPANCY TAX REVENUE AND EXPENDITURES

ACCOUNT TITLE	R/E	ACCOUNT #	INCREASE	DECREASE
OCCUPANCY TAX	R	1142314-416010	40,000	
OCCUPANCY TAX	E	1154810-583044	40,000	
DEPARTMENT HEAD		COUNTY MANAGER	ACCOUNTING USE ONLY	
Approved: ✓ _____		Approved: _____	Period - Journal #	_____
Disapproved: _____		Disapproved: _____	Keyed By:	_____
Amended: _____		Amended: _____	Date Keyed:	_____
Date: 6/12/17		Date: _____	Posted By:	_____
Signature: P. Weidrich		Signature: _____	Date Posted:	_____

ROWAN COUNTY

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO: BOARD OF COUNTY COMMISSIONERS

FROM: Social Services.

EXPLANATION IN DETAIL:

This amendment is to budget donations received in order to provide goods and services to our clients.

Prepared by: Kelly Johnson
Date: 6/2/2017

BUDGET INFORMATION:

[illegible]

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO BUDGET FOR WATER INFRASTRUCTURE
CAPITAL PROJECT ORDINANCE

[illegible]

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

ROWAN COUNTY WATER INFRASTRUCTURE CAPITAL PROJECTS ORDINANCE

Be it ordained by the Rowan County Board of Commissioners that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Projects Ordinance is hereby adopted.

Section 1. This project consists of the planning, design and construction of potable water infrastructure into the northeastern area of Rowan County for the public health and safety of County citizens and economic development opportunities.

Section 2. The following revenue is available for the project:

Contributions – Duke Energy Carolinas	\$ 5,310,000
Transfer from the General Fund	<u>500,000</u>
Total Revenues	<u>\$ 5,810,000</u>

Section 3. The following amounts are appropriated for the project:

Engineering Fees	\$ 479,000
Easement Acquisitions	45,000
Construction Costs	<u>5,286,000</u>
Total Appropriations	<u>\$ 5,810,000</u>

Section 4. The Finance Department is hereby directed to maintain a Capital Projects Budget with sufficient detailed accounting records as to comply with G.S. 159-28, Budgetary Accounting for Appropriations.

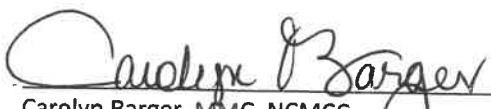
Section 5. Copies of the Capital Projects Ordinance shall be made available to the County Manager and Finance Director for direction in carrying out this project.

Adopted this the 15th day of May, 2017.



Gregory C. Edds, Chairman
Rowan County Board of Commissioners

ATTEST



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

Equal Opportunity Employer



recycled paper

ROWAN COUNTY

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO: ROWAN COUNTY BOARD OF COMMISSIONERS

FROM: FINANCE

EXPLANATION IN DETAIL:

To budget funds received from property insurance settlements and related expenditures

Prepared by: _____

Date: _____

BUDGET INFORMATION:

Reviewed: _____

[illegible]

Account Inquiry - Munis [Rowan County]

HOME

Accept Cancel Search Browse Add Update Delete Global Duplicate Print PDF Excel Word Email Attach Notes Audit Detail Project Strings Months User Defined Fields Return

Confirm Search Actions Output Office Tools Menu

Account

Fund 5010 RISK MGMT Acct 5010-60-6000-6000-6010-0000-000-4-489030- Account Notes

Org 5146010 P&PL REV Acct name INSURANCE SETTLEMENTS

Object 489030 INS SETMNT Type Revenue Status Active

Project ... Rollup ... MultiYr Fund

4 Year Comparison History

Yr/Per 2017/12	Fiscal Year 2017	Fiscal Year 2016	Fiscal Year 2015	Fiscal Year 2018
Original Budget	.00	.00	.00	.00
Transfers In	.00	-13,308.00	.00	.00
Transfers Out	.00	.00	.00	.00
Revised Budget	.00	-13,308.00	.00	.00
Actual (Memo)	-103,339.09	-14,931.41	-5,228.98	.00
Encumbrances	.00	.00	.00	.00
Requisitions	.00			.00
Available	103,339.09	1,623.41	5,228.98	.00
Percent used	.00	112.20	.00	.00