



**ROWAN COUNTY COMMISSION AGENDA**  
**March 5, 2018 - 3:00 PM**  
**J. Newton Cohen, Sr. Room**  
**J. Newton Cohen, Sr. Rowan County Administration Building**  
**130 West Innes Street, Salisbury, NC 28144**

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Call to Order

Invocation

Provided By: Chaplain Michael Taylor

Pledge of Allegiance

Consider Additions to the Agenda

Consider Deletions From the Agenda

Consider Approval of the Agenda

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

- Consider Approval of the Minutes: February 19, 2018

**1 Consider Approval of Consent Agenda**

- A. Grant Easement For Bridge Replacement At Sloan Park Property
- B. Gildan Warehouse Sale
- C. Schedule Quasi-judicial Hearing for CUP 01-18 for March 19, 2018
- D. Schedule Quasi-judicial Hearing for CUP 03-18 for March 19, 2018
- E. Schedule Public Hearing for HLC 01-18 for March 19, 2018
- F. Proposed Adverse Weather Policy
- G. Bath and Body Works Eleventh Amendment To Lease
- H. Use of West End Plaza Parking Lot for FACT Truck Parade
- I. Schedule Public Hearing for March 19, 2018 for FY 18-19 HOME Program Application

**2 Public Comment Period**

- 3 Public Hearing To Consider Amendment To Daimler Agreement
- 4 Quasi-Judicial Hearing: CUP-02-18
- 5 Public Hearing: Chapter 20 Amendments for NERWS
- 6 Consider SNIA 01-18 request
- 7 West Branch Library Project
- 8 Friends of RPL Donation to West Branch Library Project
- 9 Rowan County Marketing Update
- 10 Farmland Preservation VAD/EVAD Applications
- 11 Schedule Public Hearing For April 2, 2018 For Fire Protection District Transfer
- 12 Consider Approval of Board Appointments
- 13 Closed Session
  - Regarding Legal Counsel For Potential Opioid Litigation
- 14 Adjournment

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



**ROWAN COUNTY**  
**A COUNTY COMMITTED TO EXCELLENCE**



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

**MEMO TO COMMISSIONERS:**

**FROM:** Carolyn Barger, Clerk to the Board  
**DATE:** February 27, 2018  
**SUBJECT:** Consider Approval of the Minutes: February 19, 2018

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**ATTACHMENTS:**

**Description**

February 19, 2018 Minutes

**Upload Date**

2/28/2018

**Type**

Cover Memo

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



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

**DRAFT**

## **Rowan County Board of Commissioners**

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

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

**February 19, 2018 – 6:00 PM**

**J. NEWTON COHEN, SR. ROOM**

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

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

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

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

Chaplain Michael Taylor provided the Invocation.

Chairman Edds led the Pledge of Allegiance.

#### **CONSIDER ADDITIONS TO THE AGENDA**

Chairman Edds requested to add a Closed Session to receive attorney-client privileged communication. The issue was added as agenda item #6a.

#### **CONSIDER DELETIONS FROM THE AGENDA**

There were no deletions from the agenda.

#### **CONSIDER APPROVAL OF THE AGENDA**

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

#### **CONSIDER APPROVAL OF THE MINUTES**

Commissioner Klusman moved, Commissioner Greene seconded and the vote to approve the minutes of the February 5, 2018 Commission Meeting passed unanimously.

Equal Opportunity Employer



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## **1. CONSIDER APPROVAL OF CONSENT AGENDA**

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

The Consent Agenda consisted of the following:

- A. 4-H Shooting Sports Program NRA Grant
- B. Support For Rowan County Opioid Forum
- C. Funding Request from Centralina Council of Governments For Older Americans Month
- D. Health Department Grants
- E. Tax Refunds for Approval
- F. Report of 2017 Delinquent Tax
- G. Amend Parks & Recreation Board Bylaws To Change Meeting Schedule
- H. Acceptance of Increased NC Museum of Natural Sciences Grant Award
- I. Authorization To Apply For LSTA EZ Grant
- J. Set Quasi-judicial Hearing For CUP 02-18 for March 5, 2018
- K. Request to Schedule Public Hearing For March 5, 2018 To Consider Amendment to Daimler Agreement
- L. Permission to Hold 2018 Library Book Sale
- M. Schedule Public Hearing for March 5, 2018: Chapter 20 Amendments for NERWS
- N. Text Amendments to Chapter 5 of the Rowan County Code of Ordinances – Animals
- O. Request For Qualifications - Engineer For Roadway Project
- P. State Employees Credit Union ATM Lease At Health Department

## **2. PUBLIC COMMENT PERIOD**

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

- Cathy Sechler requested the property on Shinn Farm Road be left agricultural (regarding agenda item #3, public hearing for Cashe Properties, LLC).
- Jennifer Nicholson of Shinn Farm Road said her family was one of the founding families in the area and she also requested the Board to leave the property on Shinn Farm Road as agricultural.

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



### **3. PUBLIC HEARING: Z 01-18 CASHE PROPERTIES, LLC**

Chairman Edds read the Chairman's Speech (handout at the meeting) and declared the public hearing for Z 01-18 to be in session. Chairman Edds said hearing would focus on an application submitted by the property owner, Cashe Properties, for changing the zoning designation of Tax Parcel 230-064 from Rural Agricultural (RA) to Industrial (IND).

Planning Director Ed Muire presented the staff report for map amendment request Z 01-18. Mr. Muire reported Cashe Properties, LLC requested the designation of Tax Parcel 230-064 (12.69 acres) be changed. The site is located in the 1000 block of Shinn Farm Road, which is south off West NC 152 Highway.

Using a power point, Mr. Muire discussed how the south side of the West NC 152 Highway corridor between Wilkinson and Shinn Farm Roads has gradually transitioned to an industrial area over the past twenty (20) years. Beginning in 1997, with the Guy Shinn Heirs subdivision, Gateway Park in 1998 and Performance Park in 2000, these subdivisions have provided sites for automotive racing, manufacturing and more intensive service related businesses.

In 1997, the Shinn and Performance Park properties obtained Special Non-Residential Intensity Allocation (SNIA) status within the Coddle Creek Watershed from the County Commission allowing up to seventy percent (70%) built-upon area for projects on a case-by-case basis. The following year when countywide zoning became effective, the above-referenced subdivisions and an adjoining tract were designated as IND to establish a 78-acre district.

Subsequent rezoning requests for parcels adjoining said IND district were approved as Z 17-99 (5.5 acres) and Z 05-06 (2.39 acres) that increased the overall size of the district to approximately 85.89 acres.

Mr. Muire reviewed the Zoning Criteria in the staff report. Mr. Muire said if the rezoning was approved, any future conditional use requests for the site would come directly back to the Board of Commissioners.

Mr. Muire continued with the power point to depict the site and the surrounding areas.

Mr. Muire highlighted the procedural considerations for the Board.

The Planning Board submitted a favorable recommendation for approval, as well as a recommended Statement of Consistency and Statement of Reasonableness.

In response to an inquiry from Commissioner Caskey, Mr. Muire said the larger parcel being questioned was in the land use deferral program with deferred costs on the assessed value.

Commissioner Caskey asked if the property could at some point in the future be changed to industrial and Mr. Muire responded yes.

Commissioner Pierce asked if there was any information as to why the property needed to be rezoned. Mr. Muire said no and the rezoning request was a general rezoning. Mr. Muire said the analysis of the Planning was that the uses in the Industrial district were compatible with the surrounding area.

Commissioner Pierce said he had an issue with changing the zoning without knowing what the end result would be. Mr. Muire explained the applicant was not required to provide a use for a general rezoning.

County Attorney Jay Dees added that with a general rezoning, staff was not supposed to ask about specific uses. Mr. Dees continued one typically took the heaviest and most intensive use allowed when analyzing the impacts.

Commissioner Pierce expressed concern with the provision in the industrial zoning for conditional permitting. Commissioner Pierce preferred the conditional permit so the Board could limit what located on the property.

Mr. Muire pointed out a lot of the area was located in the Coddle Creek Watershed and anything above 12% built upon area must come back to the Commissioners for an impervious cover permit.

The applicant, Paul Callaway, came forward to address the Board. Mr. Callaway said he was a local businessman and had been in the Mooresville area for 43 years. Mr. Callaway said he ran an industrial cleaning business. Mr. Callaway said Cashe Properties was formed approximately 30 years ago and he continued by highlighting the types of businesses he operated. Mr. Callaway said he had tried to conduct business interests that would fit in well with the surrounding communities. Mr. Callaway said he purchased the property in question from Frances Neel who was part of the community. Mr. Callaway reported Ms. Neel had imposed a provision in the deed limiting that there could never be an asphalt or concrete plant, nor any materials of either concrete or asphalt stored on the property. Mr. Callaway provided the Clerk with a preliminary plan for the property and talked about the primary intent for the property, which would not be heavy industrial.

Commissioner Greene referred to the eight (8) tracts on the handout and asked if Mr. Callaway was expecting to locate smaller businesses on those tracts. Mr. Callaway said since there was a limit to the watershed, future requests would have to come back to the Board of Commissioners.

Chairman Edds opened the public hearing to receive citizen input regarding Z-01-18. With no one coming forward, Chairman Edds closed the public hearing.



Commissioner Pierce moved approval of the Statement of Consistency as follows: Z-01-18 is consistent with the Western Area Land Use Plan due to the parcel being surrounded by other industrial zoned parcels. The industrial zoning is acceptable in the land use plan due to its proximity to NC Hwy 152.

The motion was seconded by Commissioner Caskey and passed unanimously.

Commissioner Pierce moved approval of the Statement of Reasonableness as follows: Z-01-18 is reasonable based on the Western Area Land Use Plan allowing for this type of zoning, the property's location within a group of similarly zoned parcels, and because it proposes no detriment to the surrounding property

The motion was seconded by Commissioner Greene and carried unanimously.

Commissioner Pierce moved, Commissioner Caskey seconded and the vote to approve Z-01-18 carried unanimously.

#### **4. PRESENTATION OF FY 2017 COMPREHENSIVE ANNUAL FINANCIAL REPORT**

Meg Blue, with Martin, Starnes and Associates, provided a power point presentation as she discussed the County's Comprehensive Annual Financial Report (CAFR) for the fiscal year ending June 30, 2017.

Ms. Blue expressed appreciation for the cooperation the firm received from staff during the audit.

Ms. Blue said Martin Starnes & Associates had rendered an unmodified or clean opinion, which was the highest level of assurance the firm could issue regarding the accuracy of the financial statements.

Ms. Blue discussed the financial position of the County.

With regards to the upcoming year, Ms. Blue said GASB 75 referred OPEB changes (Other Post Employment Benefits). Ms. Blue pointed out the change would have a large impact similar to the Local Government Retiree Employment System and the Law Enforcement Officer Separation Allowance. Ms. Blue said the areas affected would be disclosures, numbers, and also require every unit to have a full OPEB valuation for the current year. According to Ms. Blue, the purpose of mentioning the changes was to avoid any reporting delays for 2018.

With regards to compliance changes for 2018, Ms. Blue reported the direct benefit programs' expenditures would be coming off Schedule of Expenditures of Federal and State Awards. The Office of the State Auditor would require Agreed Upon Procedures engagement for State selected programs, separate from audit engagement.

Commissioner Greene asked if Ms. Blue could calculate how much impact the changes would have on Rowan County. Ms. Blue said Martin Starnes could not as the evaluation was performed by actuaries.

In response to Commissioner Greene, Finance Director/Assistant County Manager Leslie Heidrick further explained what the changes meant to Rowan County. Ms. Heidrick confirmed the change was a new federal standard and OPEB meant the County would have different reporting for the Retiree Health Insurance Program.

Chairman Edds referred to the Landfill Enterprise Fund and asked if the funds were put into the General Fund for capital expansion. Ms. Heidrick said yes. Ms. Heidrick said the Landfill actually generates funds, which are set aside each year. Ms. Heidrick said the next cell at the Landfill was expected to cost approximately \$10 million and the County had always been able to pay cash for major projects at the Landfill.

Commissioner Pierce said he noticed debt service revenues were down \$1 million. Commissioner Pierce asked if the County had paid off or refinanced a project. Ms. Heidrick responded that the County's debt service was dropping off every year. Ms. Heidrick continued by saying the County was always paying something off; however, it was not any of the major projects. Ms. Heidrick explained that the school debt issued in the past was dropping off annually by the around the same amount.

Ms. Heidrick said the County borrowed \$27.5 million in 2018 for the West Elementary School. Ms. Heidrick said in 2018 the debt service would not increase as much as expected since the County deferred principal payments for 2018. Ms. Heidrick estimated the increase would be approximately \$2.5 million in 2019. Ms. Heidrick explained how other debt had fallen off in 2017 with more to follow in 2018. Ms. Heidrick said by the time the debt service for 2019 was due it would be roughly the same amount the County had been paying for the past six (6) years.

Chairman Edds thanked Ms. Blue for the presentation. Chairman Edds also thanked the Finance Department and the County Manager for a job well done.

##### **5. PRESENTATION BY THE GROWING ROWAN MARKETING TEAM**

Chairman Edds turned the floor over to Paula Dibley from Rowan Cabarrus Community College (RCCC). Ms. Dibley provided a power point and explained she was also co-leading the Growing Rowan County Initiative.

Ms. Dibley shared her enthusiasm for the County's new rebranding efforts, which she described as Phase I. Ms. Dibley said a logo was not a brand and she felt now was the time for the County to bring the brand to life.



Ms. Dibley said the rebranding efforts and research revealed the County's internal perception of itself was very low. Ms. Dibley said Growing Rowan's objective was to create and implement a shared vision to promote aggressive, dynamic, economic development for Rowan County. Ms. Dibley said eight (8) critical focus areas were developed, with each one having its own working group. Ms. Dibley said she was proud to co-chair the group tasked with branding and telling the story of Rowan County.

Since June, Ms. Dibley said the group had met monthly and worked on various methods to assist in telling the County's story.

According to Ms. Dibley, the biggest roadblock at every meeting was when someone asked who was truly responsible for marketing Rowan County. Ms. Dibley said after awhile, the question could no longer be ignored.

Ms. Dibley was of the opinion the County was now entering Phase II and at the point where the new brand had to be used to tell the story. Ms. Dibley said unfortunately, old websites were currently telling the story with false/negative news. Ms. Dibley said the County must tell its own story lest someone else tell it.

The following speakers came forward and continued with the power point to share their input on Growing Rowan's objectives:

- James Meacham, CEO – Tourism Development Authority
- Dari Caldwell, President, Novant Health Rowan Medical Center
- Joyce Caron-Mercier, President, Mercier
- Mikey Wetzal, Go Burrito! Go Ventures, Inc.
- Mandy Mills, Career and Technical Educator Director, Rowan-Salisbury Schools
- Lee Withers, Mayor, China Grove
- Rod Crider, President and CEO, Rowan Economic Development Commission

The last speaker for the group was Mike Miller, President of Miller Davis Agency, and co-chair of Growing Rowan. Mr. Miller said the County was allowing others to tell its story. Mr. Miller said various groups were doing wonderful things to tell their story but their efforts were within themselves. Mr. Miller said the online searches for Rowan County must be driven with positive information to reduce any negativity.

Mr. Miller continued by saying the Growing Rowan Committee had developed eight (8) silos the Committee felt were hot spots. Within the silos, there were attractions, education, healthcare, green space and agriculture, High Rock Lake, business community, as well as municipalities. Mr. Miller said each of these eight (8) groups were marketing and handling public relations amongst themselves.



Mr. Miller provided estimates for the silos social presence in sending out Rowan County's positive message.

Mr. Miller said the message could be shared in an organized and collaborative way. Continuing with Growing Rowan's power point, Mr. Miller highlighted a Plan Outline as follows:

- Segment (Silos) Ambassadors - 8
- Blog Research/Writing/Publish
- Photos Collection/Development
- Videos Collection/Development
- Website Development
- SEO – Organic/PPC
- Social Media – Organic/Sponsored
- Create/Silicate - Consumer Pubs for Editorial Story Submissions

Mr. Miller discussed the target audience as being 40% Rowan County and 60% external.

In closing, Mr. Miller said Rowan County needed to tell its own story in a concise message, planned and implemented. Mr. Miller said matrix would be set up to judge the effectiveness of every execution and those executions would be modified by the results.

With regards to the information that had been presented, Chairman Edds said the bottom line for him was the question of who was in charge of marketing Rowan County. Chairman Edds said no one was currently responsible. Chairman Edds felt the County had a lot to be thankful for and should be in control of its own story. Chairman Edds said Rowan County had a lot to offer but seemed to be mired in the negative.

Chairman Edds expressed appreciation for the eight (8) different groups (comprised of over 200 citizens). Chairman Edds reported Growing Rowan was before the Commissioners with a request for county funding to be administered by the Economic Development Commission (EDC). Chairman Edds said the group would create a representative board across different sectors of the community and the names of the proposed board members would be presented to the Commissioners for approval. Chairman Edds said the group would create positive marketing for Rowan County.

Chairman Edds said the EDC had voted unanimously to support the request and to be the fiscal agent for the funding.

Chairman Edds said the request was for \$80,000 to begin the process and the next move would be for Growing Rowan to come back before the Commissioners with a list of recommended people to serve on the Board. Chairman Edds said

the funding would come from the Economic Development funds that were restricted for economic development. Chairman Edds said he would put the request as stated in the form of a motion. The motion was seconded by Commissioner Klusman.

Commissioner Pierce said he would prefer to see a budget before approving the money. Commissioner Pierce said he was not comfortable approving the request without a budget for expenditures and how the funds would be spent.

Commissioner Caskey asked Mr. Miller to elaborate on the social media statistics provided in the power point, specifically the shared audience potential of 89,681,000. Mr. Miller explained the data in further detail stating the figures were estimated through the use of Facebook, Twitter, Instagram, YouTube, and Vimeo. Mr. Miller said some statistics pertained to people who lived in Rowan County; however, some statistics included, for example, friends of people who worked at the community college. Mr. Miller said the process was about marketing “out” Rowan County. According to Mr. Miller, in today’s marketing world, there was no more cost-effective method than that of social media and digital marketing.

To address Commissioner Pierce’s concerns regarding the budget, Mr. Miller said there should be an approved budget with actionable items and also a way to validate the items with research and matrix.

Commissioner Pierce asked how the figure of \$80,000 had been determined if there was not yet a budget. Mr. Miller said the number was based on a tentative plan that had been roughed out. Mr. Miller said he had been asked by the group to put some numbers together and he would be glad to share the numbers at a later date. Mr. Miller said there were a lot of upfront items to be handled to drive the process that would tailor off; however, there would be costs to maintain the effort. Mr. Miller said the process was not short and would have to continue in order to convince others to move here, live here, and buy here.

Commissioner Klusman said the County normally worked through the EDC when it came to economic development. Chairman Edds pointed out the Tourism Development Authority (TDA) was also doing a great job with marketing Rowan County.

Mr. Meacham said over the last ten (10) years, tourism had increased over 42%.

Commissioner Caskey asked about the advisory board to be created. Commissioner Caskey also asked if the Commissioners would give the funds to the EDC and the Commissioners would make the decisions as to how the funds would be spent.



Chairman Edds said the County should allow the private sector talent to be in charge of the marketing. Chairman Edds said the County would be the fiscal agent and oversee the marketing efforts of Growing Rowan.

Commissioner Pierce said he served on the TDA when the County's branding took place and the Executive Director had provided a budget and take-down schedule. Commissioner Pierce felt if taxpayers funding were to be used for Growing Rowan, the citizens needed the additional information as to how their funds would be spent.

Chairman Edds suggested the co-chairs attend the next meeting to talk about the membership for the advisory board and to also present a detailed spending map.

Commissioner Klusman moved to table the current motion on the floor until the next meeting when the Board would receive the information about the budget and the request for \$80,000 and how it would be spent. (The motion died for lack of a second).

Commissioner Greene shared appreciation for the individuals who had been involved in the process. Commissioner Greene said the talent and drive of the folks that had presented tonight was what the Board had discussed as one of the greatest assets in the County. Commissioner Greene said it was important to show the world what kind of individuals, school system, and opportunities were available in Rowan County.

Chairman Edds moved to modify his motion to have the folks come back and to table the issue to the next meeting. The motion was seconded by Commissioner Klusman.

Commissioner Pierce asked if the next meeting would work with the presenters schedules.

Chairman Edds said the matter would be put on the next meeting agenda and the group could work out who could attend.

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

## **6. DISCUSSION REGARDING RURAL INTERNET DEADSPOTS**

Chairman Edds said he had asked Randy Cress, Chief Information Officer, to provide a presentation regarding rural internet deadspots in the County. Chairman Edds said the Commissioners receive emails from citizens that have no internet service but who need it for business purposes, etc.

Mr. Cress provided a handout and highlighted the importance of rural broadband as follows:

- Essential for the social and economic benefits it provides to residents, businesses, governments and communities.
- Crucial for increased health, educational and economic opportunities, as well as for job and business creation and growth.
- Available private-sector broadband can help close the digital divide between rural and urban communities.

Using a power point, Mr. Cress showed broadband availability in Rowan County.

Mr. Cress said the County had performed a citizen survey in late 2016 with 204 responses as to whether those citizens had adequate service.

Mr. Cress reviewed the federal and state resources available and also highlighted grant opportunities.

According to Mr. Cress, the County could create a Broadband Task Force as follows:

- Define membership to include key stakeholders to promote community involvement
- Define goals or a charge:
  - Promote broadband services countywide
  - Address the needs of unserved and underserved residents
  - Foster public-private innovation
  - Enhance existing capabilities
  - Support good governance

Task Force Membership was suggested to include:

- Five to Seven Members  
Technical, Political, Management, Citizenship
- County Commissioner Leadership
- County IT Technical Advisory
- County Public Safety Official
- RSSS – IT Technical Advisory
- Rural Leadership (Cooperative Extension, 4H, Rural Fire)
- Citizen Involvement from unserved areas.

Another County option was for a Broadband Feasibility Study RFP.

Chairman Edds said the point for the presentation was to acknowledge the County had both unserved and underserved areas. Chairman Edds said broadband was an area the County could focus on from a market perspective. Chairman Edds said the County was not getting involved in broadband but rather looking to see what areas and what citizens had inadequate or light access. Chairman Edds said the County could use its influence to bring the private sector to the table.



Mr. Cress agreed with Chairman Edds and said with the County setting broadband as an initiative did promote either expansion from current carriers or maybe an explanation to the citizens as to why incumbent carriers may not be interested.

Chairman Edds said it would be reasonable to appoint a task force based on the recommended makeup (outlined above). Chairman Edds said the recommended membership would come back to the Board for consideration. Chairman Edds said the Task Force, under the leadership of Mr. Cress, might be able to come back with enough information for the County to go to the carriers for a better solution. Chairman Edds said the group could also come back with a recommendation for a feasibility study that could be taken to the private sector.

Chairman Edds emphasized the County was merely acting as a facilitator in getting the private sector to come. Chairman Edds added that Fibrant could not be one of the carriers as it was not allowed to expand to residential outside the boundaries of the City of Salisbury.

Chairman Edds expressed appreciation to Mr. Cress for his time and said he was very impressed with Mr. Cress' work.

Chairman Edds moved to create a Broadband Task Force to study the issue and for Mr. Cress to come back to the Commissioners with names for possible appointment to the Task Force. The motion was seconded by Commissioner Pierce and passed unanimously.

#### **ADDITION**

##### **6a. CLOSED SESSION**

Chairman Edds moved at 8:26 p.m. for the Board now enter Closed Session pursuant to North Carolina General Statute § 143-318.11(a)(3) to receive attorney-client privileged communication. The motion was seconded by Commissioner Klusman and passed unanimously.

The Board returned to Open Session at 8:42 p.m. No action was taken.

#### **7. ADJOURNMENT**

There being no further business to come before the Board, Commissioner Klusman moved to adjourn at 8:42 p.m. The motion was seconded by Commissioner Greene and passed unanimously.

Respectfully Submitted,

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

**ROWAN COUNTY**  
**A COUNTY COMMITTED TO EXCELLENCE**



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

**MEMO TO COMMISSIONERS:**

**FROM:** Don Bringle, Parks & Facilities Management Director  
**DATE:** February 27, 2018  
**SUBJECT:** Grant Easement For Bridge Replacement At Sloan Park Property

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Summary Statement - Contingent Offer to Purchase Real Property	2/27/2018	Cover Memo
Agreement For Entry	2/27/2018	Cover Memo
Right of Way Claim Report	2/27/2018	Cover Memo
Temporary Easement	2/27/2018	Cover Memo
GENCOR Plan Sheets	2/27/2018	Cover Memo

SUMMARY STATEMENT/CONTINGENT OFFER TO PURCHASE REAL PROPERTY  
DUE TO THE ACQUISITION OF RIGHT OF WAY AND DAMAGES

TO: Rowan County  
130 W. Innes Street  
Salisbury, NC 28144-4375

DATE: 2/19/18  
TO: Lessee, if Applicable

TIP/PARCEL NO.: B-5767 003  
COUNTY Rowan  
DESCRIPTION: Bridge over Kerr Creek

WBS ELEMENT: 45723.2.1

Dear Property Owner:

The following contingent offer of just compensation is based on the fair market value of the property and is not less than the approved appraised value for the appropriate legal compensable interest or interests. The approved value disregards any increase or decrease in the fair market value of the property acquired due to influence caused by public knowledge of this project. The contingent offer of just compensation is based on an analysis of market data, comparable land sales, and, if applicable, building costs in the area of your property. **Please retain this form as it contains pertinent income tax information.**

Value of Right of Way to be Acquired	\$	0.00
Value of Permanent Easements to be Acquired	\$	0.00
Value of Temporary Easement (Rental of Land) to be Acquired	\$	3,875.00
Value of Improvements to be Acquired	\$	1,900.00
Damages, if any, to Remainder	\$	0.00
Benefits, if any, to Remainder	minus \$	0.00
<b>TOTAL CONTINGENT OFFER</b>	<b>\$</b>	<b>5,775.00</b>

The total contingent offer includes all interests other than leases involving Federal Agencies and Tenant owned improvements.

(A) Description of the land and effects of the acquisition

Subject property described in Deed Book 613, page 493, Rowan County Registry, contains approximately 55.350 acres of which 0.000 acres is being acquired as right of way, leaving 55.350 acres remaining on the left with access to NC 150. Also, being acquired is a Temporary Construction Easement containing approximately 0.713 acres. There are no easements being acquired.

(B) The TOTAL CONTINGENT OFFER includes payment for the improvements and appurtenances described below:  
Misc. Native Timber (approx.. 0.700 ac), Approximately 360 sq. ft. of gravel driveway and Two 14ft Utility Gates

Provided there is sufficient time remaining in the project schedule, you may repurchase these improvements for a retention value, with the stipulation that you remove them from the acquisition area at no expense to the Department.

(C) Should you desire to sell the Department the portion of your property considered to be an **uneconomic remnant** or buildable lot, as explained to you by the Right of Way Agent, the total contingent offer would be: \$ N/A . Please note that any contingent offer to purchase a remnant/buildable lot is conditioned upon the remnant/buildable lot being environmentally clean prior to the conveyance to the Department. You may be required to provide the Department with a release from the appropriate environmental agency stating that all contaminants have been remediated and/or removed to their standards.

The original of this form was emailed to Don Bringle, Director  
on 2/19 20 18 . Owner was furnished a copy of the Right of Way Brochure/Owner's Letter.

I will be available at your convenience to discuss this matter further with you. My telephone number is 252-904-5251

Please be advised that the agent signing this form is only authorized to recommend settlement to the North Carolina Department of Transportation, and any recommended settlement is not a binding contract unless and until accepted by the North Carolina Department of Transportation by its formal execution of documents for conveyance of Right of Way, Easements, and/or other interests.

(Signed) Collin Haggerty  
Collin Haggerty - Right of Way Agent

AGREEMENT FOR ENTRY

Prepared By: Rodney Hatton  
RETURN TO: NCDOT – Right of Way Division  
1605 Westbrook Plaza, Suite 201  
Winston Salem, NC 27103

STATE OF NORTH CAROLINA TIP/PARCEL NO.: B-5767 003  
Rowan COUNTY WBS ELEMENT 45723.2.1

THIS AGREEMENT made this the day of , by  
and between the North Carolina Department of Transportation (hereinafter called the Department) and  
Rowan County  
130 W. Innes Street, Salidbury, NC 28144-4375  
(hereinafter called the owners);

WITNESSETH

THAT WHEREAS, the Department desires to enter certain lands of the owners located in  
Mount Ulla Township, Rowan County, described as follows:

Temporary Construction Easement described as follows:  
Point of beginning being N 21°41'19.6" W, 30.010 feet from L - 18+31.37;  
thence to a point on a bearing of N 28°30'55.3" E, 81.844 feet; thence to a  
point on a bearing of N 73°15'41.3" E, 50.932 feet; thence to a point on a  
bearing of N 58°35'01.1" E, 71.021 feet; thence to a point on a bearing of N  
64°13'32.1" E, 70.178 feet; thence to a point on a bearing of N 78°10'37.3"  
E, 116.726 feet; thence to a point on a bearing of N 68°18'40.4" E, 50.000  
feet; thence to a point on a bearing of N 60°10'52.0" E, 35.355 feet; thence  
to a point on a bearing of N 76°52'13.7" E, 338.773 feet; thence to a point  
on a bearing of S 68°20'33.0" W, 788.626 feet; Returning to the point and  
place of beginning.

for the construction of State Highway Project 45723.2.1 .



WHEREAS, the Department is authorized by G.S. 136-118 to enter into this agreement without filing the pleadings as set forth in G.S. 136-103.

NOW THEREFORE, in consideration of the mutual benefits inuring to all parties to this agreement and in further consideration of the mutual covenants contained herein, the parties to this agreement do hereby agree and consent that the Department, its employees, officials, contractors, or agents, or assigns, as well as utility companies and all others deemed necessary by the Department, may enter upon the above described lands for carrying on the work, construction, and utility relocations or utility encroachments for Project 45723.2.1 in accordance with the plans and specifications on file in its office in Raleigh, North Carolina, and that the Department, its employees, officials, agents, contractors, or assigns, as well as utility companies and all others deemed necessary by the Department, shall have the same rights for carrying on the work, construction, and utility relocations or utility encroachments for the project as would have been accorded by filing the pleadings required in North Carolina General Statute 136-103. It is understood and agreed that this Agreement includes the right to use the Permanent Utility Easement shown on the DEPARTMENT's plans for the installation and maintenance of utilities, and for all purposes for which the DEPARTMENT is authorized by law to subject same. The Department and its agents, assigns, and licensees (including, without limitation, public utility companies) shall have the right to construct and maintain in a proper manner in, upon and through said premises utility line or lines with all necessary pipes, poles and appurtenances, together with the right at all times to enter said premises for the purpose of inspecting said utility lines and making all necessary repairs and alterations thereon; together with the right to cut away and keep clear of said utility lines, all trees and other obstructions that may in any way endanger or interfere with the proper maintenance and operation of the same with the right at all times of ingress, egress and regress.

The right of entry described herein shall be presumed to begin as of the day and year of the entry of this agreement as first above written. The parties hereto agree that the right of entry granted shall not be deemed a trespass on the owners' property. The OWNERS DO HEREBY EXPRESSLY WAIVE any and all claims arising from any entry made pursuant to this agreement and being in the nature of a trespass, taking, or an inverse condemnation. This waiver applies to the Department, its employees, officials, contractors, agents, assigns, and/or licensees, as well as to utility companies and all others deemed necessary by the Department to enter the property for the purposes set forth herein.

IT IS FURTHER AGREED THAT, the right of entry described herein shall extend for the PERIOD BEGINNING WITH THE DATE OF THIS AGREEMENT AND CONTINUING THEREAFTER UNTIL THE DEPARTMENT'S ACCEPTANCE OF THE COMPLETED HIGHWAY PROJECT.

During the aforesaid period, the parties hereto shall continue to negotiate a resolution of the owners' claim for compensation for the property to be acquired for this highway project. In the event the Department determines that such negotiations have reached an impasse, the Department shall give written notice thereof to the Owners and may file appropriate proceedings in the Superior Court to determine just compensation as provided in Article 9, Chapter 136 of the General Statutes of North Carolina. Likewise, the Owners may give written notice to the Department that such negotiations have reached an impasse and request the Department to file appropriate proceedings in the Superior Court to determine just compensation as provided in Article 9, Chapter 136 of the General Statutes of North Carolina.

In the event that, as of the date of the acceptance by the Department of the completed highway project, the Department has not filed proceedings pursuant to Article 9, Chapter 136 of the General Statutes or the Owners' claim for just compensation for the property acquired for the highway project has not been otherwise resolved a settlement agreement, the Owners shall have two (2) years following the completion of the highway project in which to proceed to a determination of just compensation in the Superior Court pursuant to Article 9, Chapter 136 of the North Carolina General Statutes.

The Owners do hereby agree and consent that no interest shall accrue against the Department during the period of entry set forth herein and do hereby waive any claims for interest except as may be allowed upon any award of just compensation as set forth in Section 136-113 of the North Carolina General Statutes, and in such case, such interest shall accrue only from the date of the filing of proceedings in the Superior Court pursuant to Article 9, Chapter 136 of the North Carolina General Statutes.

TIP/PARCEL NO.:   B-5767 003                      COUNTY:   Rowan  

IN WITNESS WHEREOF, the parties hereto have set their hands and adopted seals, or if corporate, have caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

\_\_\_\_\_

BY: \_\_\_\_\_

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: \_\_\_\_\_

<div>(Official Seal)</div>	North Carolina, _____ County
	I, _____, a Notary Public for _____ County, North Carolina, certify that
	_____ personally came before me this day and acknowledged that he/she is the CLERK of the _____ COUNTY BOARD OF COMMISSIONERS, and that
	by authority duly given, the foregoing instrument was signed in its name by its CHAIRMAN of the _____ COUNTY BOARD OF COMMISSIONERS, sealed with its corporate seal, and attested by _____ as its CLERK.
	Witness my hand and official seal this the _____ day of _____, 20 ____.
	_____ Notary Public
	My commission expires: _____

# RIGHT OF WAY CLAIM REPORT

TIP/PARCEL # B-5767 003 WBS 45723.2.1 COUNTY Rowan

CLAIM OF Rowan County PLAN SHEET 4,5

1 Land Area to be Acquired (Payment per acre supported by recent land sales on file.)

RIGHT OF WAY	R/W	AC	x		x	100% =	0.00	® \$	-
PERM Drainage Easement	PDE	AC	x	\$ -	x	100% =	0.00		
PERM Utility Easement	PUE	AC	x	\$ -	x	100% =	0.00		
PERM Drainage/Utility Easement	DUE	AC	x	\$ -	x	100% =	0.00		
PERM Aerial Utility Easement	AUE	AC	x	\$ -	x	100% =	0.00		
PERM Construction Easement	PCE	AC	x	\$ -	x	100% =	0.00		
PERM OTHER	OTH	AC	x	\$ -	x	100% =	0.00		
								PERM TOTAL ® \$	-
TEMP Construction Easement	TCE	0.713 AC	x	\$ 10,862.51	x	50% =	3,872.48		
TEMP Drainage Easement	TDE	AC	x	\$ -	x	100% =	0.00		
TEMP Utility Easement	TUE	AC	x	\$ -	x	100% =	0.00		
TEMP OTHER	OTH	AC	x	\$ -	x	100% =	0.00		
								TEMP TOTAL ® \$	3,875.00
								<b>LAND TOTAL</b>	<b>\$ 3,875.00</b>

2 Payment for improvement(s) to be acquired. Material and labor cost documented in the State's files.

Misc. Native Timber (approx. 0.700 acres)	\$ 700.00
Approximately 360 sq ft. of gravel driveway and Two 14ft Utility Gates	\$ 1,200.00
Pricing from John C. Daniel, Utility Gate price provided by Tractor Supply Comp	\$ -
<b>IMPROVEMENTS TOTAL</b>	<b>\$ 1,900.00</b>

3 Cost to cure (Damage to Remainder)

	\$ -
<b>COST TO CURE TOTAL</b>	<b>\$ -</b>
<b>GRAND TOTAL</b>	<b>\$ 5,775.00</b>

## Comments

Land value derived from Rowan County Tax Records for subject property. Subjects property's tax acreage is 55.350 and the average unit value is \$10,862.51/AC

Certificate of Preparer and Approver: I hereby certify that I am familiar with the property which is the subject of this estimate; that this estimate is based on data contained in the files of the agency and that I have no direct or indirect, present or contemplated future personal interest in this property or in any benefit from the acquisition of this property. **If the total of this estimate is over \$10,000, (1) this estimate must be prepared by someone other than the negotiating agent and (2) the owner must be advised of his/her right to have their property appraised.**

Preparer Signature: Collin Haggerty Date 2/16/2018

NCDOT Approval Signature: Janet R. Harris Date 2/16/2018

TEMPORARY EASEMENT TOTAL \$ 3,875.00 PERMANENT EASEMENT TOTAL \$ -

FRM4-N

REVISED 02/20/2017

Revenue Stamps \$ \_\_\_\_\_

TEMPORARY EASEMENT

THIS INSTRUMENT DRAWN BY Rodney Hatton CHECKED BY \_\_\_\_\_

RETURN TO: NCDOT – Right of Way Division  
1605 Westbrook Plaza, Suite 201  
Winston Salem, NC 27103

NORTH CAROLINA	TIP/PARCEL NUMBER:	<u>B-5767 003</u>
COUNTY OF <u>Rowan</u>	WBS ELEMENT:	<u>45723.2.1</u>
TAX PARCEL <u>476490000</u>	ROUTE:	<u>Bridge Over Kerr Creek</u>

THIS EASEMENT, made and entered into this the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_  
by and between Rowan County  
130 W. Innes Street  
Salisbury, NC 28144-4375

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

WITNESSETH

THAT the GRANTORS, for themselves, their heirs, successors, executors, and assigns, for and in consideration of the sum of \$ \_\_\_\_\_ agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors, and assigns, a temporary easement for highway purposes, subject to the terms and provisions hereinafter set forth, over a portion of real property described in deed(s) recorded in Book 613 , Page 493 in the office of the Register of Deeds of Rowan County, said easement being described as follows:

Temporary Construction Easement described as follows:  
Point of beginning being N 21°41'19.6" W, 30.010 feet from L - 18+31.37; thence to a point on a bearing of N 28°30'55.3" E, 81.844 feet; thence to a point on a bearing of N 73°15'41.3" E, 50.932 feet; thence to a point on a bearing of N 58°35'01.1" E, 71.021 feet; thence to a point on a bearing of N 64°13'32.1" E, 70.178 feet; thence to a point on a bearing of N 78°10'37.3" E, 116.726 feet; thence to a point on a bearing of N 68°18'40.4" E, 50.000 feet; thence to a point on a bearing of N 60°10'52.0" E, 35.355 feet; thence to a point on a bearing of N 76°52'13.7" E, 338.773 feet; thence to a point on a bearing of S 68°20'33.0" W, 788.626 feet; Returning to the point and place of beginning.

COUNTY: Rowan WBS ELEMENT: 45723.2.1 TIP/PARCEL NO.: B-5767 003

Said easement widths, station numbers, survey lines and additional easement areas being delineated on that set of plans for State Highway Project 45723.2.1 on file in the office of the Department of Transportation in Raleigh, North Carolina, and also on a copy of said project plans which will be recorded, pursuant to N.C.G.S 136-19.4, in the Office of the Register of Deeds of Rowan County, to which plans reference is hereby made for greater certainty of description of the easement areas herein conveyed and for no other purpose.

This EASEMENT is subject to the following terms and provisions only:

It is understood and agreed that the Department shall have the right to construct and maintain the cut and/or fill slopes in the above described temporary easement area(s) until such time that the property owners alter the adjacent lands in such a manner that the cut and/or fill slopes are no longer needed for the lateral support of the roadway. Any additional construction areas lying beyond the cut and/or fill slopes and extending beyond the right of way limits and beyond any permanent easement areas will terminate upon completion and acceptance of the project. The underlying fee owner shall have the right to continue to use the Temporary Easement area(s) in any manner and for any purpose, including but not limited to the use of said area for access, ingress, egress, and parking, that does not, in the determination of the Department, obstruct or materially impair the actual use of the easement area(s) by the Department of Transportation, its agents, assigns, and contractors.

There are no conditions to this EASEMENT not expressed herein.

TO HAVE AND TO HOLD said temporary easement for highway purposes, subject to the terms and provisions hereinabove set forth, unto the DEPARTMENT, its successors and assigns, and the GRANTORS, for themselves, their heirs, successors, executors and assigns, hereby warrant and covenant that they are the sole owners of the property; that they solely have the right to grant the said temporary easement; and that they will warrant and defend title to the same against the lawful claims of all persons whomsoever;

The Grantors acknowledge that the project plans for Project # 45723.2.1 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 45723.2.1, Rowan County, and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

**COUNTY:** Rowan      **WBS ELEMENT:** 45723.2.1      **TIP/PARCEL NO.:** B-5767 003

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

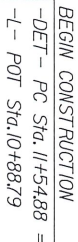
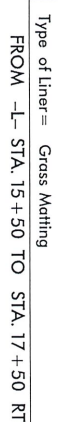
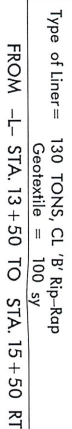
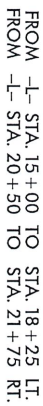
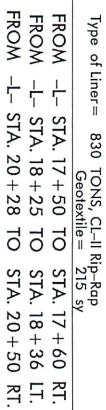
(SEAL) (SEAL)

BY: \_\_\_\_\_ (SEAL)

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY:

<p>(Official Seal)</p>	<p>North Carolina, _____ County</p> <p>I, _____, a Notary Public for _____ County, North Carolina, certify that _____ personally came before me this day and acknowledged that he/she is the CLERK of the _____ COUNTY BOARD OF COMMISSIONERS, and that by authority duly given, the foregoing instrument was signed in its name by its CHAIRMAN of the _____ COUNTY BOARD OF COMMISSIONERS, sealed with its corporate seal, and attested by _____ as its CLERK.</p> <p>Witness my hand and official seal this the _____ day of _____, 20 ____.</p> <p>_____ Notary Public</p> <p>My commission expires: _____</p>
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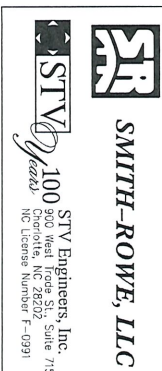
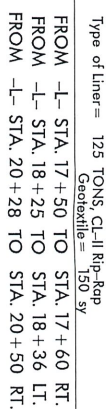
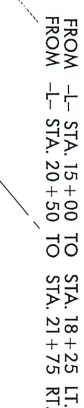
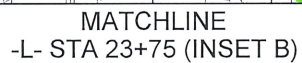




FOR -L- PROFILE SEE SHEET 9

PROJECT REFERENCE NO.	SHEET NO.
<i>B-5767</i>	4
RW SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <b>PRELIMINARY PLANS</b>              DO NOT USE FOR CONSTRUCTION           </div>	
<div style="border: 1px solid black; padding: 5px;"> <b>DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED</b> </div>	



BRIDGE #190063

END CONSTRUCTION  
-DET - PT Sta. 28+32.54 =  
-L- POT Sta. 27+62.79



**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:** February 26, 2018  
**SUBJECT:** Gildan Warehouse Sale

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Gildan would like to lease space at the West End Plaza Events Center from Monday, July 16, 2018 through Tuesday, July 24, 2018 for a public warehouse sale. The sale would offer the community the opportunity to obtain Gildan products at a tremendous savings.

The Company is requesting a reduced rental cost of \$1,200 per day for only the five (5) dates the sale would be open to the public.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Gildan Request	2/26/2018	Cover Memo
Photos of Previous Warehouse Sale	2/26/2018	Cover Memo

**Barger, Carolyn M**

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**From:** Church, Aaron  
**Sent:** Monday, February 26, 2018 2:54 PM  
**To:** Barger, Carolyn M  
**Subject:** Agenda Item Fwd: Gildan Warehouse Sale  
**Attachments:** Gildan Warehouse Sale Proposal Revised 1\_24\_18.pptx

Aaron Church  
Rowan County Manager  
130 West Innes Street  
Salisbury, NC 28144  
Phone: 704-216-8180  
Cell: 704-213-8369

Begin forwarded message:

**From:** Debbie Williamson <[DWilliamson@gildan.com](mailto:DWilliamson@gildan.com)>  
**Subject:** Gildan Warehouse Sale  
**Date:** February 23, 2018 at 9:58:45 AM EST  
**To:** "[Aaron.Church@rowancountync.gov](mailto:Aaron.Church@rowancountync.gov)" <[Aaron.Church@rowancountync.gov](mailto:Aaron.Church@rowancountync.gov)>  
**Cc:** Lori Ayres <[LAyres@gildan.com](mailto:LAyres@gildan.com)>

Aaron,  
Chuck Ward requested that I email you with the specific dates for our warehouse sale. We would like to take the space at 8:00 am on Monday, July 16<sup>th</sup> and then we would turn the space back to you on afternoon of Tuesday, July 24<sup>th</sup>.

I have attached a couple of pictures from previous sales that we have had so that you can see our setup. It is a great opportunity for the community to get our products (Gildan and Gold Toe) at great savings. For example we sell our Gold Toe socks for \$1 per pair. We sell Gildan T's for \$2 and underwear for \$1 per piece.

Our purpose for reaching out to you was to see if it would be possible to have the total cost reduced to \$1,200 per day but only for the 5 days that we will be open to the public.

My contact information is below if you have any questions.

Debbie Williamson  
**GILDAN®**  
Mebane Distribution Center  
7110 B East Washington Street  
Mebane, NC 27302 USA

Internal Direct Line: 512-2175  
Outside Direct Line: 919-563-9175  
Fax: 919.563.0788  
E-mail: [dwilliamson@gildan.com](mailto:dwilliamson@gildan.com)







**ROWAN COUNTY**  
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**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:** February 21, 2018  
**SUBJECT:** Schedule Quasi-judicial Hearing for CUP 01-18 for March 19, 2018

---

On behalf of Celco Partnership d/b/a Verizon Wireless, attorney Laura Goode is requesting a conditional use permit to accommodate a 165 foot wireless support structure (a.k.a cell tower) at 280 Rimer Road referenced as Tax Parcel 422-179. Verizon Wireless has an identified need to improve coverage and capacity within the Mt. Hope Church Road area southwest of the Town of Faith they determined could be accomplished by the construction of a new tower at the requested location.

Schedule quasi-judicial hearing for CUP 01-18 for March 19, 2018

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Staff Memo	2/21/2018	Exhibit
GIS Map	2/21/2018	Exhibit
Application	2/21/2018	Exhibit



## Rowan County Planning and Development Department

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

Office: 704-216-8588 Fax: 704-216-7986

### MEMORANDUM

TO: Chairman Edds and Rowan County Board of Commissioners  
FROM: Shane Stewart, Assistant Planning Director  
DATE: February 21, 2018  
RE: **CUP 01-18**

#### **SUGGESTED BOARD OF COMMISSIONERS ACTION**

- ☐ Schedule quasi-judicial hearing for **CUP 01-18** for March 19, 2018

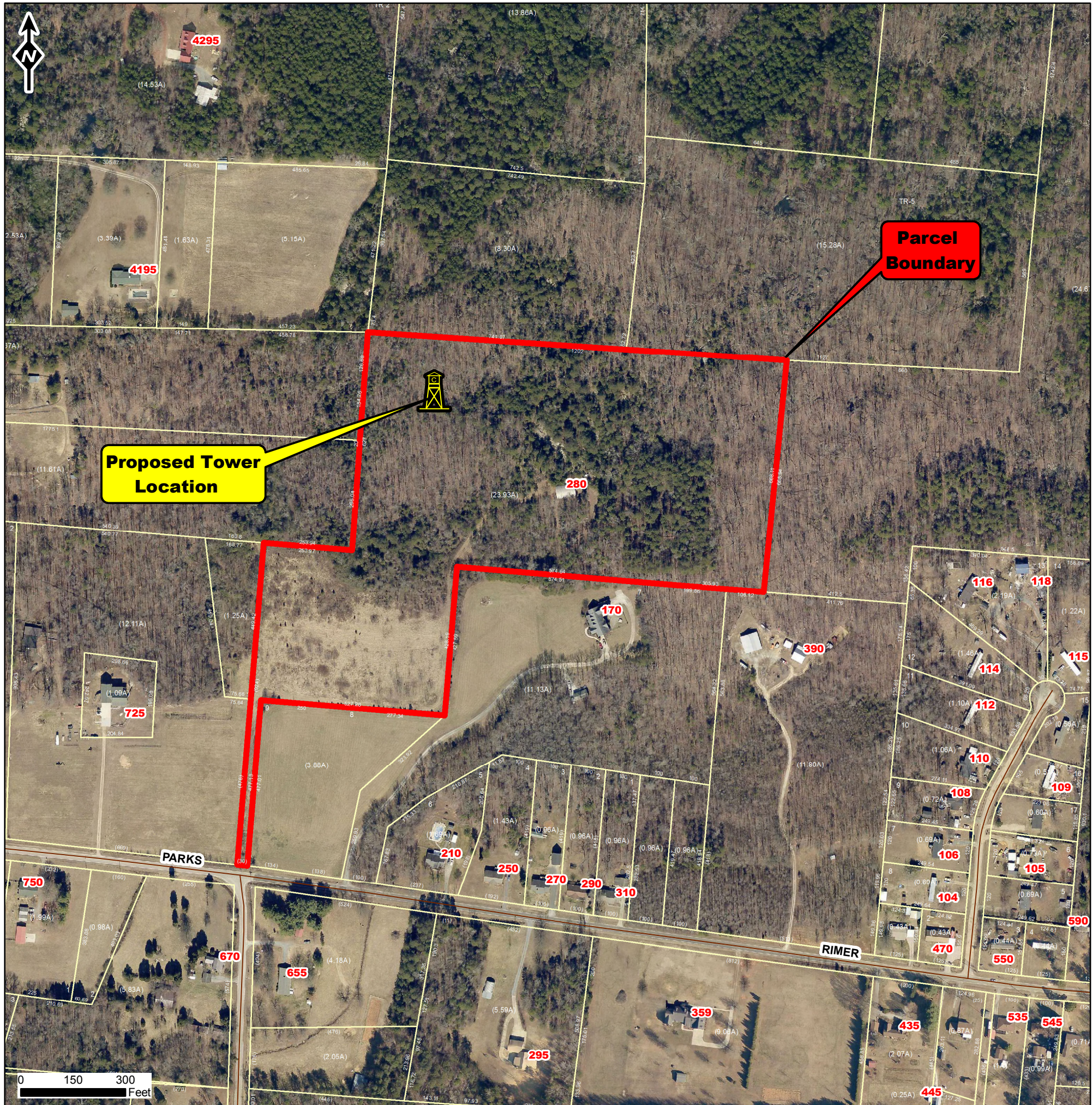
#### **REQUEST**

On behalf of Cellco Partnership d/b/a Verizon Wireless, attorney Laura Goode is requesting a conditional use permit to accommodate a 165 foot wireless support structure (a.k.a cell tower) at 280 Rimer Road referenced as Tax Parcel 422-179. Verizon Wireless has an identified need to improve coverage and capacity within the Mt. Hope Church Road area southwest of the Town of Faith they determined could be accomplished by the construction of a new tower at the requested location.

#### **STAFF COMMENTS**

Planning Staff requests the Board of Commissioners schedule a quasi-judicial hearing for March 19, 2018 to consider CUP 01-18. **Staff will provide a complete review of the request for the March 19<sup>th</sup> meeting.**





## CUP 01-18: Cellco Partnership

### LEGEND



Proposed Tower



Faith ETJ



Property Boundary



Faith Town Limits



Parcels



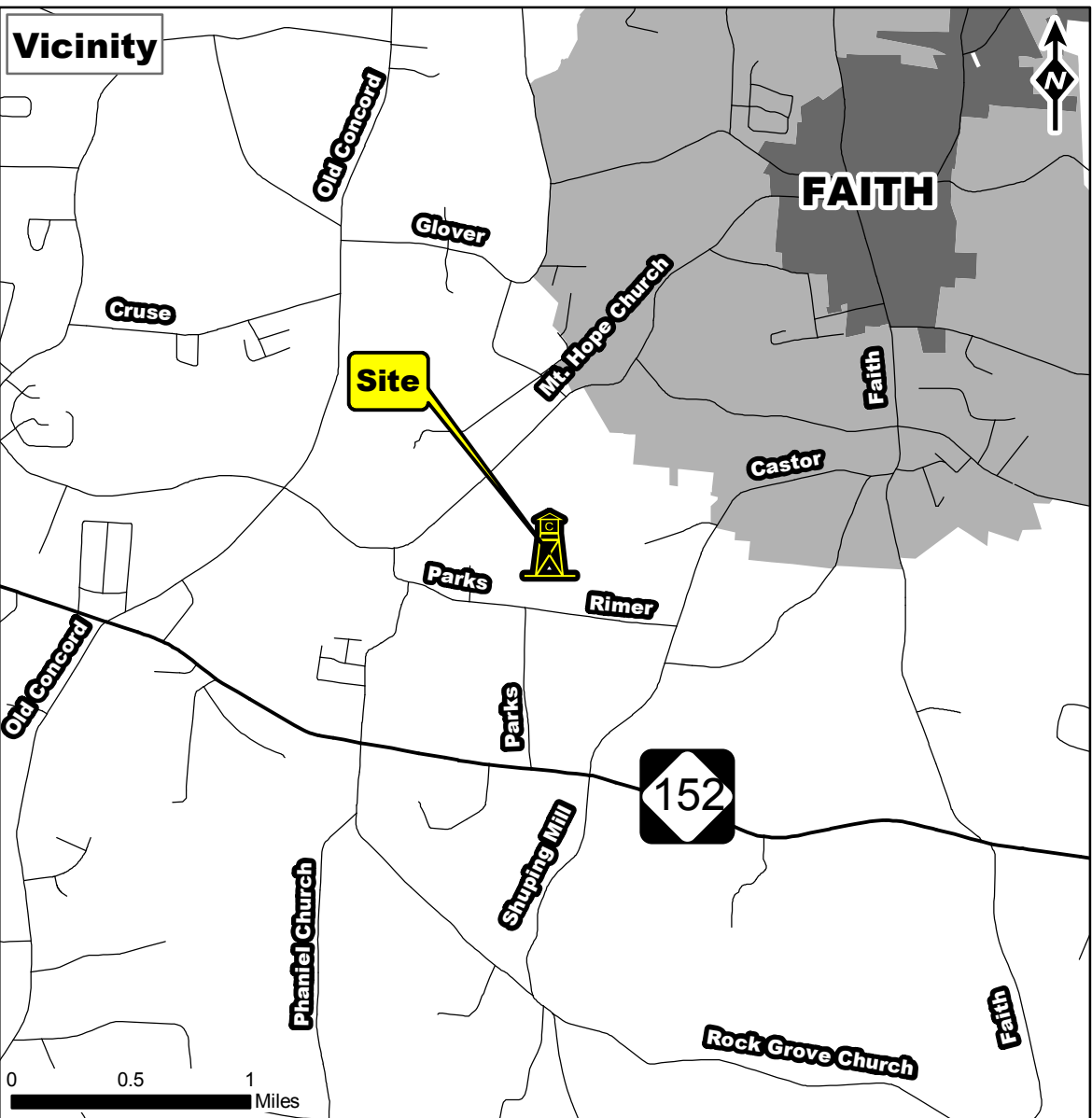
5210 Addresses



Roads

March 2014 Aerial Photo

Prepared by Rowan County Planning & Development: February 21, 2018







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 01-18  
Date Filed 1/10/18  
Received By SAS  
Amount Paid \$200.00  
Office Use Only

### CONDITIONAL USE PERMIT APPLICATION

#### OWNERSHIP INFORMATION:

Name: Debbie L. Craddock and Patricia L. Moore

Signature: Debbie L. Craddock Patricia L. Moore

Phone: 704-798-2266 Email: N/A

Address: 725 Parks Road, Salisbury, North Carolina, 28146

#### APPLICANT / AGENT INFORMATION:

Name: Baker, Donelson, Bearman, Caldwell & Berkowitz, PC (Laura Goode) on behalf of Celco Partnership d/b/a Verizon Wireless

Signature: Laura Goode

Phone: 803-251-8817 Email: LGoode@bakerdonelson.com

Address: 1501 Main Street, Suite 600, Columbia, South Carolina 29201

#### PROPERTY DETAILS:

Tax Parcel: 422 179 Zoning District: RA

Date Acquired: 2015 Deed Reference: Book 1261 Page 471

Property Location: 280 Rimer Road, Salisbury, North Carolina 28146

Size (sq. ft. or acres): 23.98 Street Frontage: 30'

Current Land Use: Forested and Garage

Surrounding Land Use: North Vacant/Wooded

South Residential and Agricultural

East Residential, Vacant/Wooded and Agricultural

West Residential, Forested and Agricultural



**PURPOSE & SECTION:**

State purpose of conditional use permit:

Construction of a new 165' wireless telecommunication tower (with 4'  
lightning rod).

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

21-60(3) - Transportation, communications, electric, gas and sanitary  
services group: Communications and Wireless support structures

**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: [Signature] 2. Board of Commissioners  
Public Hearing:   /  /   3. Notifications Mailed:   /  /   4. Property Posted:  
  /  /   5. BOC Action: Approved        Denied        6. Date Applicant Notified:  
  /  /

**ROWAN COUNTY**  
**A COUNTY COMMITTED TO EXCELLENCE**



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

**MEMO TO COMMISSIONERS:**

**FROM:** Shane Stewart, Assistant Planning Director  
**DATE:** February 23, 2018  
**SUBJECT:** Schedule Quasi-judicial Hearing for CUP 03-18 for March 19, 2018

---

Charles Lewandoski purchased Lot 7 in Mooresville Motorsports Center, located at the 200 Block of Performance Road (Tax Parcel 239-031), on January 24, 2018 in anticipation of constructing a new race shop. The Industrial (IND) zoning district permits race shops and the wholesale trade of new automotive parts by right while the sale of used motor vehicle parts require a conditional use permit due to the use including “salvage yards” in *SIC 5015* noted in section 21-113 of the Zoning Ordinance. According to Mr. Lewandoski, he would only offer used parts for the racing industry, which would all be inside the building and resemble nothing like a “salvage yard”.

Schedule quasi-judicial hearing for March 19, 2018.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Staff Memo	2/23/2018	Exhibit
Site Plan	2/23/2018	Exhibit
GIS Map	2/23/2018	Exhibit
Business Description and Evaluation Criteria	2/23/2018	Exhibit



## Rowan County Planning and Development Department

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

Office: 704-216-8588 Fax: 704-216-7986

### MEMORANDUM

TO: Chairman Edds and Rowan County Board of Commissioners  
FROM: Shane Stewart, Assistant Planning Director  
DATE: February 22, 2018  
RE: **CUP 03-18**

#### **SUGGESTED BOARD OF COMMISSIONERS ACTION**

- ☐ Schedule quasi-judicial hearing for **CUP 03-18** for March 19, 2018

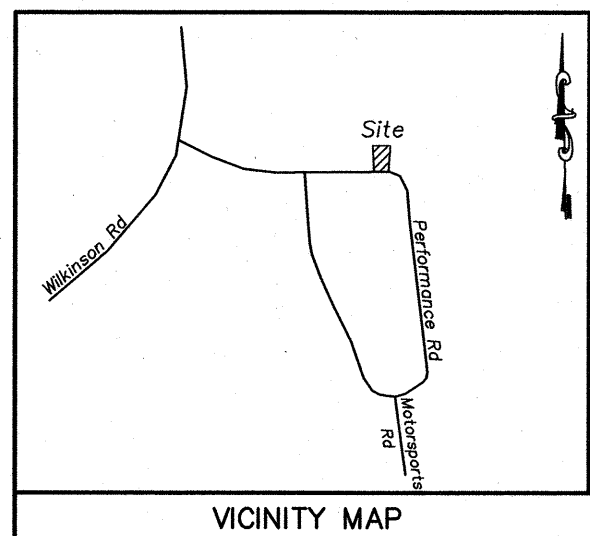
#### **REQUEST**

Charles Lewandoski purchased Lot 7 in Mooresville Motorsports Center, located at the 200 Block of Performance Road (Tax Parcel 239-031), on January 24, 2018 in anticipation of constructing a new race shop. The Industrial (IND) zoning district permits race shops and the wholesale trade of new automotive parts by right while the sale of used motor vehicle parts require a conditional use permit due to the use including “salvage yards” in *SIC 5015* noted in section 21-113 of the Zoning Ordinance. According to Mr. Lewandoski, he would only offer used parts for the racing industry, which would all be inside the building and resemble nothing like a “salvage yard”.

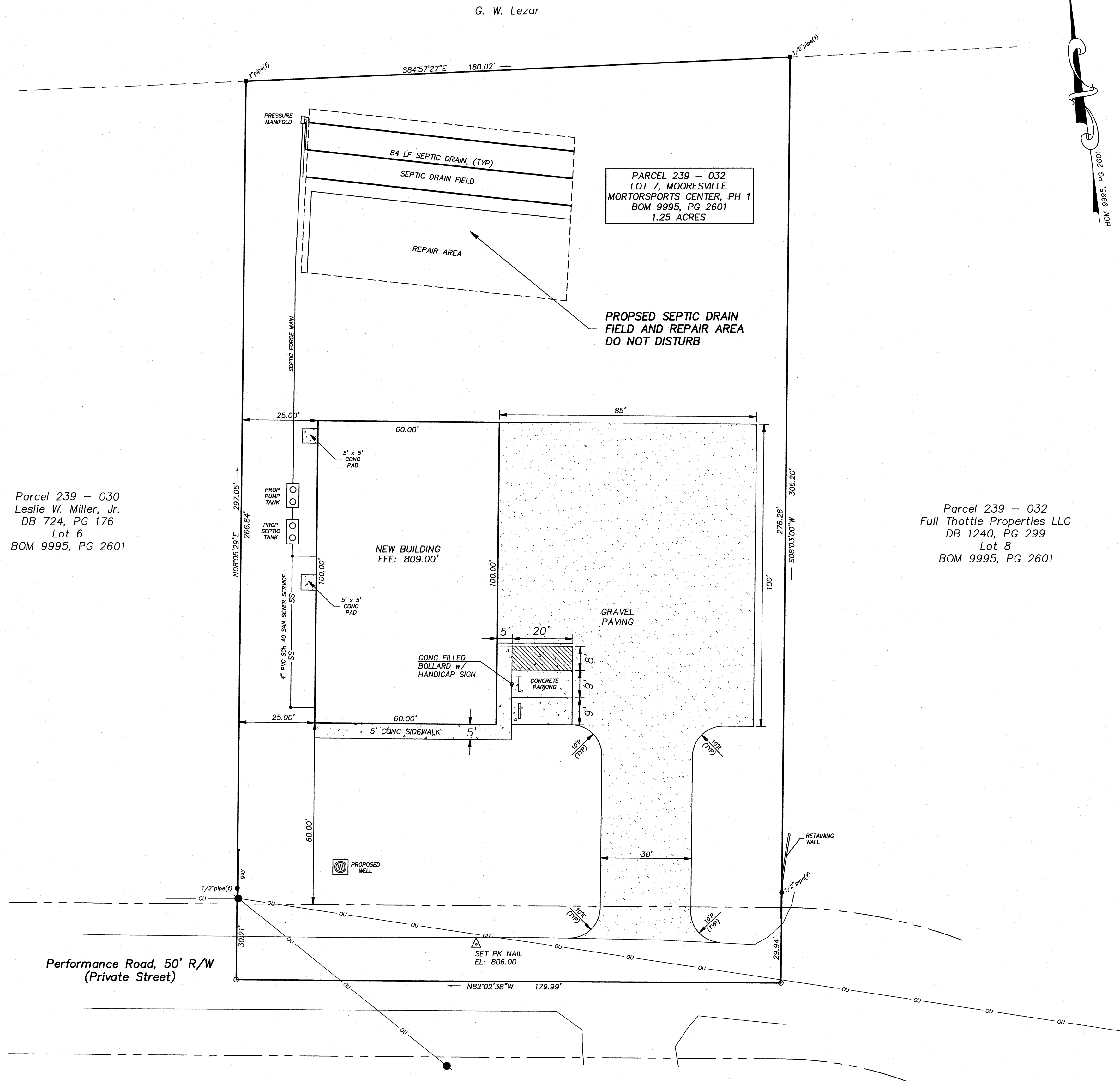
#### **STAFF COMMENTS**

Planning Staff requests the Board of Commissioners schedule a quasi-judicial hearing for March 19, 2018 to consider CUP 03-18 and SNIA 02-18. **Staff will provide a complete review of the request for the March 19<sup>th</sup> meeting.**





VICINITY MAP



Parcel 239 - 030  
Leslie W. Miller, Jr.  
DB 724, PG 176  
Lot 6  
BOM 9995, PG 2601

Parcel 239 - 032  
Full Thottle Properties LLC  
DB 1240, PG 299  
Lot 8  
BOM 9995, PG 2601

SHEET INDEX

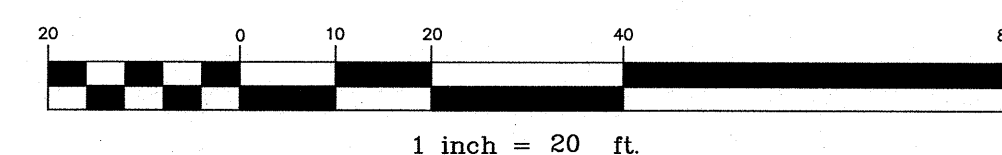
- C1: SITE DEVELOPMENT PLAN
- C2: GRADING & DRAINAGE PLAN
- C3: EROSION CONTROL & CONSTRUCTION DETAILS

GENERAL NOTES

- DEVELOPER:  
CHARLES LEWANDOWSKI  
175 SCOTLAND DRIVE  
MOORESVILLE, NC 28115  
PHONE: (860) 930 - 5642
- CIVIL SITE WORK CONTACT  
SAM KING, JR., PE PLS  
401 POTEAT DRIVE  
MORGANTON, NC 28655  
PHONE: (828) 403 - 5586  
email: samkingjr@gmail.com
- PROPERTY ADDRESS: PERFORMANCE RD
- SUBJECT PROPERTY PARCEL ID NUMBER: 239 - 031, ROWAN COUNTY
- SUBJECT PROPERTY LIES WITHIN ZONE "X". 0.2% ANNUAL FLOOD HAZARD AREA PER FEMA PANEL NUMBER 3710468600 K, JUNE 16, 2009.
- PRE DEVELOPED % IMPERVIOUS: 4.7% (EXISTING ROAD)  
PROPOSED DEVELOPMENT IMPERVIOUS SUMMARY, TOTAL AREA = 54,255 SF, (1.25 AC)  
BUILDING: 6,000 SF  
GRAVEL PAVING: 10,060 SF  
CONCRETE PAVING: 1,025 SF  
EXISTING ROAD: 2,553 SF  
TOTAL IMPERVIOUS: 19,638 SF  
% IMPERVIOUS = 19,638/54,255 x 100 = 36.2%
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY FOR THE EXACT FIELD LOCATIONS OF ALL WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION AND ANY OTHER UNDERGROUND AND OVERHEAD UTILITY BEFORE STARTING CONSTRUCTION. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE CONTRACT DRAWINGS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE
- PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD AFFECTING SUBJECT PROPERTY.
- WELL AND SEPTIC AREAS BY OTHERS. LOCATION OF WELL AND SEPTIC OBTAINED FROM INFORMATION PREDICATED FROM ROWAN COUNTY ENVIRONMENTAL HEALTH CONSTRUCTION AUTHORIZATION CDP FILE # 244596-1.

- LEGEND
- 3/4" iron(s) DENOTES SET IRON AS DESCRIBED
  - 3/4" iron(s) DENOTES EXISTING MONUMENTATION
  - DENOTES COMPUTED POINT
  - RIGHT OF WAY
  - PROPERTY LINE
  - EXISTING FORCE MAIN
  - EXISTING UNDERGROUND FIBER OPTIC
  - EXISTING UTILITY POLE

SITE DEVELOPMENT PLAN



KING ENGINEERING of CONCORD, INC.  
401 POTEAT DRIVE  
MORGANTON, NORTH CAROLINA 28655  
PHONE (828) 403 - 5586  
samkingjr@gmail.com

**North Carolina Professional Engineer**  
14520  
1/13/18  
SAMPLER L. KING JR.

**New Building for:**  
**Charles Lewandowski**  
**Performance Road**  
**Mooreville, North Carolina**

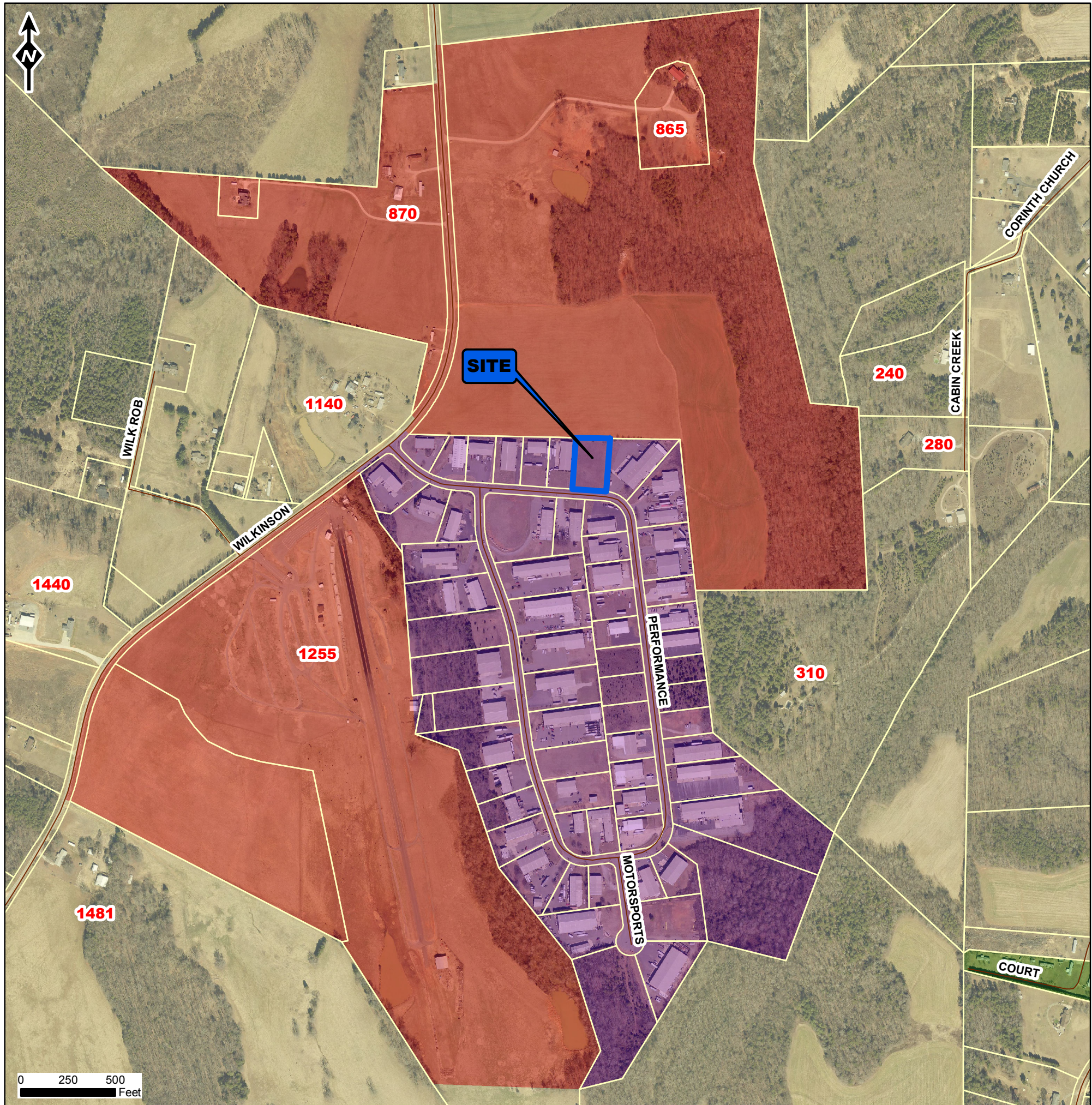
DRAWN BY:	SLK
DESIGN BY:	SLK
PROJ. MGR.	SLK

NO.	DATE	DESCRIPTION OF REVISIONS

DATE: FEB. 13, 2018  
DWG NO. 18002.01  
SHEET NUMBER

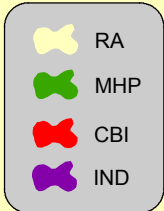
C1 3 of 3





**CUP 03-18:**  
**Lewandoski**

**LEGEND**



Site  
Parcels  
Roads  
Addresses

March 2014 Aerial Photo  
Prepared by Rowan County  
Planning & Development:  
February 22, 2018





*Chalew Performance, LLC* is a race car specific parts supplier who offers delivery service and shipping to its customers.

We are building a new warehouse/race shop on Performance Road to expand inventory and offer more efficient processing for our customers. While our main focus is new direct from manufacturer race car parts, we do also have used race car components that we offer. These components would never require outside of the building storage. While the code description may show this as a "salvage yard", this would not be anything like one. These parts are high end pieces that are for racing use only and we do not offer ANY street car new or used auto parts.

(1) The warehouse location is in an industrial park and has paved road access to building.

(2) The warehouse inventory would not in any way change character of surrounding area. The location for this fits in perfectly with surrounding businesses, because of majority being in the same industry and having similar race car parts within their buildings.

(3) No hazardous activities would be needed to be done to inventory. These parts are simply purchased, put on shelf and resold.

(4) No type of maintenance or actions would be done that would generate any type of disturbance to neighboring areas.

(5) No visual effects would change due to this. All inventory would be inside of warehouse and nothing would ever be stored on exterior of building.

(6) The warehouse will be neatly kept and the inventory in question would not be noticed from outside of 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:** Aaron Poplin for Karen Lilly-Bowyer, Chairman of the Historic Landmarks Commission  
**DATE:** February 23, 2018  
**SUBJECT:** Schedule Public Hearing for HLC 01-18 for March 19, 2018

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**Request**

The Rowan County Historic Landmarks Commission (HLC) received an application from Charles and Luther Sowers to establish the Griffith-Sowers House as a Rowan County historic landmark. The Griffith-Sowers House is located at 5050 Statesville BLVD, further referenced as Rowan County Tax Parcels 315 003. The applicant wishes to designate the interior and exterior of the house, along with the surrounding 120 acres of land.

**Recommendation**

Schedule public hearing for March 19, 2018

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Report	2/23/2018	Exhibit
Griffith-Sowers House designation report	2/23/2018	Exhibit
HLC-01-18 GIS Map	2/23/2018	Exhibit
Letter from SHPO	2/23/2018	Exhibit
Designation application	2/23/2018	Exhibit



**402 North Main Street Suite 204  
Salisbury, NC 28144**

Phone: 704-216-8588 | Fax: 704-216-7986  
Aaron.Poplin@rowancountync.gov

## MEMORANDUM

TO: Chairman Edds and the Rowan County Board of Commissioners  
FROM: Karen Lilly-Bowyer, HLC Chairman  
DATE: February 23, 2018  
RE: **HLC 01-18**

### **SUGGESTED BOARD OF COMMISSIONERS ACTION**

- ☐ Schedule public hearing for **HLC-01-18** for March 19, 2018

### **REQUEST**

On September 9, 2017, the Rowan County Historic Landmarks Commission (HLC) received an application from Charles and Luther Sowers to establish the *Griffith-Sowers House* as a Rowan County historic landmark. The *Griffith-Sowers House* is located at 5050 Statesville BLVD, further referenced as Rowan County Tax Parcels 315 003. The applicant wishes to designate the interior and exterior of the house, along with the surrounding 120 acres of land.

### **BACKGROUND**

The Rowan County HLC's mission is to identify and inventory properties within the county having historical, pre-historical, architectural, and cultural significance, and make recommendations to the County Commissioners regarding sites, areas, structures, and objects to be designated as "Historical Landmarks". Since the HLC was established in 2003, the Commission has recommended five (5) other structures for designation:

- *Kerr Mill* – Approved February 20, 2006
- *The Richard Wainwright Barber Farm* – Approved July 7, 2008
- *Organ Zion Lutheran Church* – Approved September 6, 2010
- *Peter Kern House* – Approved August 3, 2015
- *The Historic Neely School*- Approved October 16, 2017

The HLC wishes to recognize the Griffith-Sowers for historic designation because it is an important example of twentieth-century interwar period building in Rowan County, reflecting both the Colonial and Classical Revival styles popular in the period and country house architecture of which it is one of two significant surviving examples in the county. The house, located about seven miles west of Salisbury, was designed for James Francis Griffith and his wife in 1930 by the English-born Salisbury engineer Percy Bloxam.

The house began construction in either late 1930 or early 1931. By 1932 Alfred Ross Lazenby had completed exterior of the house, covered it with a slate roof, and brought the partitioned, sub-floored interior to the point it was ready for plaster when the Griffiths suffered financial reverses and defaulted on a mortgage. At that time, it was the largest house in rural Rowan County and one whose size and ambition was equaled or exceeded only by the Hambley-Wallace House and the Walter Franklin McCanless House, both in Salisbury.

The exterior of the house was finished in 1933 with no significant changes to the exterior of the house since. The interior of the house was completed in stages from 1934 through 1940, and additional interior changes were made in 1962.

On September 9<sup>th</sup> 2009 the Griffith-Sowers house and adjacent thirty acres were entered into the National Registry of Historic Places.

**STATE HISTORIC  
PRESERVATION OFFICE  
COMMENTS**

On December 22, 2017 Planning Staff received an email from Amber Kidd SHPO staff member. Ms. Kidd's email made note that the Griffith-Sowers house has local significance in the area of architecture, and that the house is an important example of Colonial Revival-style architecture from the inter-war period, as well as, an important local representation of the country house movement. The email also recommended additional detail and information they felt would be helpful to the Board of Commissioners in making their determination. The SHPO noted that a map of the designated area and updated photographs of the site would be of benefit to the Commissioners. The HLC believe to have sufficiently address the completeness of the Griffith-Sowers house report with their addition of updated photographs and a map of the area to be designated.

**HLC COMMENTS**

Based on these comments and the revised report, the HLC recommends approval of the *Griffith-Sowers House* as a Rowan County historic landmark. After reviewing the application, an on-site investigation of the property, and extensive research, the HLC



deems the *Griffith-Sowers House* to be of special significance in terms of its historical and cultural importance, and to possess integrity of design, setting, workmanship, materials, and character.

On February 13, 2018, the HLC conducted a courtesy hearing to receive comments regarding the Neely School designation. The applicant Luther Sowers was the only non-board member present for the meeting. On a vote of 5-0, the HLC recommended landmark designation for the exterior of the *Griffith-Sowers House* along with the adjacent 30 acres. Note: Planning staff does not recommend the adjacent 30 acres be included with the designation due to lack of evidence presented that the adjacent 30 acres has historic significance.



## **I. General Information**

1. Griffith-Sowers House
2. 5050 Statesville Blvd., Salisbury, NC 28147
3. Tax Parcel ID No. 315 003
- 4./5. Owners:
  - John Luther Sowers  
5050 Statesville Blvd.  
Salisbury, NC 28147
  - Charles Lewis Sowers  
414 Bethel Dr.  
Salisbury, NC 28144
6. Market Value of Property: \$1,217,295 Assessed Value \$515,018

## **II. Abstract**

1. The Griffith-Sowers House occupies an important and unique place in the architectural history of Rowan County, North Carolina, holds local significance in the area of architecture, and meets National Register Criterion C. The Griffith-Sowers House is an important example of twentieth-century interwar period building in Rowan County, reflecting both the Colonial and Classical Revival styles popular in the period and country house architecture of which it is one of two significant surviving examples in the county. The house, located about seven miles west of Salisbury, was designed for James Francis Griffith and his wife in 1930 by the English-born Salisbury engineer Percy Bloxam. Alfred Ross Lazenby, the prominent Salisbury contractor of the early-twentieth century, began its construction in either late 1930 or early 1931. By 1932 he had completed the flush-sheathed

exterior of the house, covered it with a slate roof, and brought the partitioned, sub-floored interior to the point it was ready for plaster when the Griffiths suffered financial reverses and defaulted on a mortgage. At that time, it was the largest house in rural Rowan County and one whose size and ambition was equaled or exceeded only by the Hambley-Wallace House (NR, 1997) and the Walter Franklin McCanless House, both in Salisbury.

The exterior of the house was finished in 1933. There have been no significant changes to the exterior of the house. The interior of the house was completed in stages from 1934 through 1940.

Additional interior changes were made in 1962. (See NHR application section 7 page 1)

2. The main house and the adjacent 30 acres are to be designated to match the National Historic Register designation

### **III. Historical Background**

1. James Francis Griffith (1887-1960), for whom Percy Bloxam (1888-1943) prepared the plans of this house and for whom the renowned Salisbury contractor Alfred Ross Lazenby (1867-1943) undertook its construction, was a native of Salisbury and resided near the center of the city, at a block's remove from the crossing of Innes and Main streets, from his birth until 1928. He was the only surviving child of Dr. James Francis Griffith (1851-1908) and his wife, Mary Elizabeth Kluttz (1853-1928). Dr. Griffith, a native of North Carolina, came to Salisbury in about 1872 and engaged in the practice of dentistry with Dr. William F. Bason (1814-1889) who had established himself and his own dental practice here in the antebellum period. In 1878 Dr. Griffith married Mary Elizabeth Kluttz, a daughter of Caleb Kluttz (1812-1857), who served as sheriff of Rowan County from 1849 until his death, and the younger sister of Theodore Franklin Kluttz (1848-1918), a wealthy Salisbury merchant, industrialist, and member of the United States Congress (1899-1905).<sup>1</sup> In 1881 Dr. Griffith purchased the former residence and office quarters of Dr. Bason, located in the east corner of West Innes and North Church streets (Rowan Deeds, 59/338-40). Soon thereafter he erected a stylish late-Italianate house that is believed to have also housed his dental practice. The lot on which the Griffith House stood, opposite that of Reuben J. Holmes in the south corner of Innes and Church streets, was a desirable one in the Rowan County seat. On 16 May 1907 Dr. and Mrs. Griffith sold the front, greater portion of their property to the United States of America (Rowan Deeds, 111/410-412). The rectangular lot, measuring fifty-two feet on Innes Street and 140 feet on North Church Street, became the site of the handsome, Classical Revival-style United States Post Office and Court House. Apparently prior to the sale of the property to the United States, Dr. Griffith had his house moved to the back part of the lot, facing northwest onto Church Street. Dr. James



Francis Griffith and his family occupied the house, then standing at 117 North Church Street, until his death on 16 July 1908. He left his widow and their son who remained her near constant companion until her death on 1 May 1928. Early in this period, from 1909 until its completion in 1911, the scene of the elegant marble-clad post office, being constructed on the site of his childhood home, was a daily experience for the young Francis Griffith. Twenty years later the two-story Corinthian columns supporting the building's loggia overlooking West Innes Street would have a rural echo in the two-story Tuscan portico on the rear elevation of the Griffith-Sowers House.

James Francis Griffith was educated in the Salisbury public schools and at Horner Military Academy in Oxford, North Carolina.<sup>2</sup> He was enrolled for a year, that of 1906-1907, at the University of North Carolina. In the 1910 *Salisbury City Directory* he and his mother are listed at 117 North Church Street; he was then a clerk at the Salisbury office of the Wachovia Loan and Trust Company. He retained his association with the bank through the 1910s and in the 1919-1920 edition of the city directory he was listed as a bookkeeper. Apparently, it was also in the 1910s (and possibly early 1920s) that he was in New York for periods, where he is said to have studied music and voice at Columbia University, today's Julliard School, and with "Dr. Mario Marafioti, voice specialist of the Metropolitan Opera and personal physician and advisor to the famed tenor Enrico Caruso (1873-1921)" (*Asheville Citizen*, 28 May 1960). While he served as a private music teacher for most of his adult life, his single academic position in higher education was that of director of the vocal department at the University of Alabama School of Music for the year of 1920-1921. Mr. Griffith returned to Salisbury and in the 1922-1923 edition of the city directory he is listed as a "vocal teacher." In the next edition of the directory, for 1924-1925, he was again cited as a voice teacher, tenor soloist, and supervisor of music in the city schools. In the subsequent editions of the city directory, published for 1926 and 1928-1929, he was simply identified as a "music teacher." His music studio was listed at 117-1/2 North Church Street.

Mr. Griffith's marriage on 9 June 1925 to Grace C. Watson (1900-1969), the daughter of Albert W. and Mary (Poole) Watson, in Greenville, South Carolina, was the first of three events in the 1920s that led to the construction of this house. She does not appear in the Griffith household in the 1926 Salisbury directory, however in the 1928-1929 directory Mr. and Mrs. Griffith appear alone. Mary Elizabeth Kluttz Griffith had died on 29 April 1928 and was buried beside her husband in Salisbury's Chestnut Hill Cemetery. Grace Griffith was mistress of her new home for a short period. On 25 September 1928 Frances and Grace Griffith sold the Griffith residence to the United States of America for \$18,000 (Rowan Deeds, 204/8). The house, which appeared in published postal views of the Salisbury Post Office and Court House, was pulled down and its grounds became the site of an ell extension to the federal facility.

At this distance the matter of where the Griffiths resided after the sale of the Griffith family house in 1928 remains unconfirmed as do the circumstances that prompted the couple to undertake the construction of a large country house in rural Rowan County, some seven miles west of central Salisbury. They died childless, and any public

association with this house apparently ended when they lost the property in foreclosure. On 5 March 1930 the couple acquired a tract of 137.85 acres lying on the north side of “the new Statesville Road” (then North Carolina Highway 10 and today’s U.S. 70), in the northwest corner of the junction of Kepley Road (SR 1953) and the highway (Rowan Deeds, 211/126). As of 5 March, the sellers, Theodore Baker Brown (1863-1941), Harold Allen (1883-1942) and Mary Edna (McCubbins) Rouzer (1882-1952), and Harold Allen Rouzer, trustee, had owned the property for only two weeks. They had received title to it by deeds from Frank Reid Brown and his wife, and from John L. Rendleman, receiver of Frank Reid Brown, dated 21 February and 1 March 1930, respectively (Rowan Deeds, 211/109-110). The purchase price was effectively the assumption of the mortgage on the property, executed by Frank Reid Brown and his wife to the Greensboro Joint Stock Land Bank, of \$3,822 plus interest since 1 January 1930. The acreage included the late nineteenth century farmstead of Lawson Monroe Kepley (1857-1921), whose nineteenth-century one story frame house and its outbuildings stood at the eastern edge of the tract, on the west side of Kepley Road.<sup>3</sup>

Apparently, the Griffiths immediately engaged Percy Bloxam to prepare plans for the large two-story Colonial Revival-style house. Mr. Bloxam (1888-1943), an English-born engineer who enjoyed a brief partnership with Charlotte architect Willard G. Rogers, beginning in 1924, had a practice in architectural and civil engineering in Salisbury from about 1924 until the mid-1930s. The surviving plans for the house, comprising eight sheets, bear the name of the client, J. Francis Griffith of Salisbury, and that of the designer, Percy Bloxam and Company, architectural and consulting engineers. Only one of the eight sheets bears a date. A sheet of detail drawings, for the finish of important built-in features and decorative finishes including the trio of glazed “Corner Closets” in the proposed dining room (now the living room), probably the last of the group to be finished, is dated 15 April 1930.<sup>4</sup> The typed specifications for the house, comprising eleven pages, identify Mr. Griffith as being of “Ridgecrest & Salisbury, North Carolina.” Whether the Griffiths had also established a (summer) residence in Ridgecrest, a small town in Buncombe County where the Southern Baptist assembly grounds are located, or he and Mrs. Griffith had established a professional association in a region, where they would work and reside during the final decades of their lives, is uncertain. In any event, the couple’s musical interests were well-expressed in their proposed suburban Salisbury residence. A “Music Room,” measuring seventeen by thirty feet, occupied the first story of the mansion’s east wing and was one of its three equal-sized reception rooms. Construction started either later in 1930 or in 1931.

On 31 December 1931 the Griffiths placed the property under a second mortgage as collateral for a part of an indebtedness of \$3,983.21 to Wachovia Bank and Trust Company (Rowan Mortgage Deeds, 118/156). Eight-hundred shares of North American Trust Company were also named in the deed as security for the loan. By the winter of 1932-1933 the Griffiths had defaulted on the loan by Wachovia Bank, and some \$1,700 plus interest was owed to the Greensboro Joint Stock Land Bank.<sup>5</sup> On 3 March 1933 the *Carolina Watchman* published a legal notice for the “Sale of Valuable Real Estate,” comprising the 137.85 acres, to take place at the Rowan County Courthouse on Saturday,

11 March 1933, at twelve noon. The description of the property was essentially the same as that of the 1930 deed to the Griffiths. The advertisement carried no mention of either existing buildings on the tract or improvements the Griffiths had made. As of the date of foreclosure, the exterior of the grand flush sheathed house had been completed, its slate roof laid down, and copper guttering installed. The interior partitions were in place, subflooring and some finish flooring installed, and, as Mr. Sowers recorded, the “Main Dwelling (was) Completed to Readiness to Be Plastered.” Metal lath was in place. At the sale postponed from 11 March to 8 April 1933 Jesse Lewis Sowers, the Superintendent of Mails at the United States Post Office in Salisbury, bid the property in at \$2,905.00. The deed conveying the property to him is dated 19 April 1933 (Rowan Deeds, 219/493-94).<sup>6</sup>

Jesse Lewis Sowers (1904-1988) was one of five children born to Charlie George (1868-1955) and Susan Miller (1872-1963) Sowers and a grandson of Jesse and Mary (Swicegood) Sowers. He was a native of Rowan County, however, his parents and grandparents were natives of Davidson County and members of families prominent in the lower part of the county lying between Lexington and Salisbury. He was educated in the Salisbury public schools and the short-lived Salisbury Business College. Having been both a clerk and assistant Superintendent of Mails in the Salisbury post office, he became Superintendent of Mails in Salisbury in 1928, and he held the position until retiring in 1965. In 1933, when he purchased the unfinished Griffith house, he resided in a house at 208 West Lafayette Street which he shared with his parents.<sup>7</sup>

In 1934 he had the second-story rooms and a bathroom in the west wing of the Griffith-Sowers House plastered, the bathroom fitted with fixtures, and garage doors installed on the two-stall garage on ground level. The kitchen and an adjoining room, now the family dining room, on the west wing’s first story were apparently already plastered and habitable. Mr. Sowers, his parents, and his younger sister Mary relocated here from the West Lafayette Street house which was then rented. This family arrangement was temporary.

On 24 June 1936 Jesse Lewis Sowers was married to Ruth Elizabeth Stirewalt (1911-2004), a daughter of the Reverend Dr. Martin Luther Stirewalt (1882-1960), who was then serving as pastor of St. John’s Lutheran Church, Salisbury. The young couple purchased a turn-of-the-century frame cottage at 209 South Ellis Street, Salisbury (Rowan Deeds, 231/294), repaired, redecorated, and furnished its rooms, and occupied the house in September 1936. They remained here until 1940 when further improvements were undertaken at the Griffith-Sowers House and the Ellis Street house was sold (Rowan Deeds, 250/291). The couple had become the parents of two sons: Charles Lewis Sowers (b. 1937) and John Luther Sowers (b. 1940).

Jesse Lewis Sowers, and, later, Mrs. Sowers recorded the expenses associated with the purchase of the one-story house at 209 South Ellis Street, its refurbishment, and those reflecting the completion and upkeep of the Griffith-Sowers House, the Kepley farm house, and other buildings on the country property from 1933 into 2000 in a small cloth-bound ledger.<sup>8</sup> The finishing out of the Griffith-Sowers House occupied a shorter period, from

1933 until 1960-1962, when the east wing, including the music room on the first story and a "Guest Chamber" and adjoining bathroom on the second story were completed. This second-story suite was occupied then by John Luther Sowers and it remains his bedroom to the present. Among Mr. Sowers' earliest entries in his ledger are "Misc. Improvements" of \$816 in 1933 together with a new barn at \$180 and work on the Kepley farmhouse costing \$160. The unidentified improvements were probably to secure the house while those for the Kepley farmhouse were made for its occupation by a tenant laborer. The barn is believed to be the one now standing on Kepley Road outside the nomination boundary.

During most of this period from 1940 through January 1963, the Griffith-Sowers House was occupied by two essentially separate households. After Mr. Sowers' marriage in 1936 the west wing of the house remained the residence of his parents to the death of his father, Charlie George Sowers, on 17 April 1955, and the home of his mother until her death on 22 January 1963. The two principal rooms on the wing's second story, labeled "Study" and "Maids Room" on the 1930 floor plan, never served their intended purpose; they were bedrooms from 1934 to 1963.

With his relocation to the house in spring 1940, Mr. Sowers mounted a sustained finishing effort which continued to October 1942. During this period, the first- and second-story stair halls and the rooms on the west side of the halls in the main block were plastered and finished out. The architectural millwork and doors were supplied by the Rowan Lumber and Supply Company, and Goodman Lumber Company was the source of the flooring and other materials. When Mr. Sowers purchased the house, the three cupboards and mantel in the proposed Griffith dining room had been installed. Mr. and Mrs. Sowers used it instead as their living room and that use continues to the present. The couple occupied the bedroom above their living room as their bed chamber while their sons shared a bedroom in the

"Study" in the west wing. As the house came into use without the intended servants, the butler's pantry, located at the west end of the house's T-plan first-story hall and linking the kitchen with the proposed Griffith dining room, was not finished according to Mr. Bloxam's plan. Instead, it became a service hall while the area designated for a servant's sink here was partitioned as a lavatory/utility room. With his mother in control of the designated kitchen in the west wing, Mr. Sowers installed a simple, yet serviceable kitchen for his wife and their family in the east end of the first-story hall, in the space north of the proposed Griffith living room. Whether the remaining part of the back hall, with windows looking out on the brick terrace of the portico was used temporarily for dining or sitting is unclear. In time, in about the mid-1940s, the walls of the Griffith living room were temporarily covered with celotex and wallpaper; the north end of the room, adjoining the simple kitchen was used for dining while Jesse Lewis Sowers and his family used the south end of the large room as a sitting area.

Between September 1948 and February 1949, Mr. Sowers saw to the complete finishing of the two major rooms on the west side of the hall. The Salisbury Lumber and Supply Company milled poplar logs cut on the farm into paneling for the large first-story room and



provided white oak flooring, millwork, and other necessary finishing materials for both rooms and the adjoining master bathroom on the second story. The Salisbury firm of L. S. Bradshaw and Sons executed the plasterwork. The now-paneled first-story room continued in use as a dining and sitting room while the designated "Master Chamber" above became the bedroom of Charles Sowers. It was not until March through June 1958 that the master bathroom was fully fitted with fixtures and fittings as was the powder room below on the first story.

The finishing and decorating of the house's east wing occurred in an extended effort between March 1960 and October 1962. The aforementioned Salisbury firms, L. S. Bradshaw and Sons, Salisbury Lumber and Supply Company, and Goodman Lumber Company, provided materials, labor, and services, including milling farm-cut logs into paneling that was installed in Mr. Griffith's proposed "Music Room" and the bedroom above it. On completion the bedroom and adjoining bathroom on the second story were occupied by the Sowers's younger son, Luther, who uses them to the present.

The death of Susan Miller Sowers on 22 January 1963 ended the two-household occupation of the Griffith-Sowers House. From that point until the present the house has served as the single-family residence of Jesse Lewis Sowers, his wife, and their youngest son through Mr. Sowers's death in 1988 and that of Ruth Stirewalt Sowers in 2004. Doing so exceeded the intention of James Francis Griffith, who in 1930 saw the large country house as home for himself and Mrs. Griffith. There were bedrooms designated on the plans for a maid and guests but none for children. In February 1963 Mr. Sowers launched his last major project at the house.

Beginning in 1933, with his purchase of the property, Lewis Sowers carried on farming operations here in the fields and meadows with the help of a tenant who worked as a farm hand for six months, the hall kitchen was dismantled and fixtures from it and the aged Mrs. Sowers' kitchen were relocated to the basement. Oak flooring was laid in the east end of the hall and its appearance was made consistent with that of the remainder of the first-story hall. The house's planned kitchen was remodeled and furnished with new appliances, fittings, and cabinets. These remain in place. The room on the south side of the kitchen, designated on the 1930 plan as two rooms, a breakfast room and pantry, that had been Mrs. Susan Sowers' sitting room, was redecorated and came into use as the family dining room. The remainder of the house continued in its then current use. laborer and lived in the Kepley family house. Mr. Sowers recorded little of these operations in his ledger except for expenditures on the tenant house, income from crops in 1937 and 1938, and incidental information. The first agricultural entries occur in 1933 when an orchard, mainly of apple trees, was planted in an open meadow between the Griffith-Sowers House and the Kepley house. An aged pear tree survives to the present. improvements. In 1935 Mr. Sowers paid \$200 for terracing work, principally in the fields south and west of the house, which remain open meadows today. The first tenant family was that of Robert and Josie Tabor. From the onset of farming operations, cotton was the principal cash crop and it remained so into the early 1950s when cotton lost its profitability because of the boll weevil and the Tabors moved to Salisbury. In both 1937 and 1938, the only years for which specific agricultural income is known, cotton accounted for nearly one-half of the modest farm income, \$549.08

in 1937 and \$445.26 in 1938, followed by pork, butter and honey. Cotton was grown in the large field overlooking the Statesville road, in the field west of the barn, and another on Kepley Road. The tenant raised vegetables in a garden about midway between his house and the new/present barn

For the longest period of his ownership, from ca. 1950 to about 1986, Jesse Lewis Sowers raised registered Aberdeen Angus cattle on the farm. He sold heifers and bull calves to others for stock raising; he did not sell his animals into the beef market. The large field west of the barn and a smaller one adjoining it on the south were planted in grass and put in use as pasture. Another large field, due north of the house, which had been fallow, was graded, planted in grass and also used for pasture. The large open field to the west of the driveway, leading north from the highway, was cultivated as a grass meadow for hay, while the smaller field on the east side of the drive was used as a supplementary pasture. The other fields on the property were put in use as either pasture or for hay. The original portion of the expansive frame barn (#5), standing west of the house and the studio (#3), providing stabling for the family milk cows, was expanded to the west and north, time and time again through the years, and lastly in association with the Angus cattle operations. Today all of the open areas, including the former pastures and hay meadows retain their grass cover.

The grounds of the Griffith-Sowers House have remained the acreage purchased by Mr. Sowers in April 1933 except for a sale in 1943 and three much smaller sales in 1951, 1952, and 1965 associated with a series of easements on the property. In March 1943 the Sowers sold the somewhat isolated acreage lying on the west side of Walnut Branch, comprising about twelve acres, to Ira Henry Barringer and his wife (Rowan Deeds, 270/211). Beginning in 1949 Mr. and Mrs. Sowers granted a series of easements for the transmission of natural gas in underground pipelines. The first of the easements was conveyed in 1949 to the Transcontinental Gas Pipe Line Corporation; it was in the form of a nearly straight path, seventy-five feet wide, carrying diagonally across the southeast corner of the holding (Rowan Deeds, 322/84). Two years later, in July 1951, the Sowers and Dr. Martin Luther Stirewalt, who held a mortgage on the property, conveyed a square tract, measuring 100 feet on its four sides, partially atop the above easement and located on the extreme east edge of the farm, beside Kepley Road, to the Transcontinental Corporation for the purpose of erecting a metering station on its line (Rowan Deeds, 349/128-130). In September 1952, the company purchased a very small adjoining triangular-shaped parcel on the south side of the 1951 purchase, described in the deed as “.005 acres of land,” to expand its metering operations (Rowan Deeds, 363/53-55). On 29 June 1965 Jesse Lewis and Ruth Sowers executed two deeds with the Piedmont Natural Gas Company associated with the construction of a gas pipeline feeding off the Transcontinental line to a large textile plant built some two and one-half miles to the west. One deed conveyed a small quadrangular-shaped parcel of unspecified acreage on the south side of the Transcontinental metering station to the Piedmont Natural Gas Company (Rowan Deeds, 499/335). This tract was the connection point between the two lines, and the Piedmont Company erected a small metering station on it. The second deed recorded a right-of way agreement, fifty feet in width, for the installation of the gas

pipeline following a generally east/west path through the meadow on the south front of the Griffith-Sowers House grounds (Rowan Deeds, 500/82-83).<sup>9</sup>

Preceding the death of Mr. Sowers's mother in January 1963, the family circle lessened with the departure of the couple's two sons for college. Charles Sowers attended the University of North Carolina at Chapel Hill, whence he graduated in 1959 from the business school. He relocated to Charlotte to work, before returning to Salisbury where he was married and established his own accounting firm. In 1958 Luther Sowers traveled to Philadelphia where he attended Tyler School of Art at Temple University. He received a bachelor of fine arts degree in 1962 and continued with a year of graduate study at Temple University. In 1963 he transferred to the University of North Carolina at Chapel Hill, where he continued his graduate studies as an arts educator in a program that included a teaching position in the public schools. His posting was to Wilson, and in 1964 he took a full-time position at R. L. Fike High School, Wilson, which he held through the spring term of 1974. In 1972, Luther Sowers erected a one-story frame studio to the west of the house, between it and the barn, that forms the core of the expanded studio building (#3). In 1974 he returned home, lived with his parents, and gave private art lessons for about a year, before undertaking his costuming work for films, principally military uniforms and equipment, museum work, and other work in the arts that remains his profession to the present. In 1976 he was commissioned to execute bronze doors for the façade of St. John's Lutheran Church, Salisbury, overlooking West Innes Street. The doors, cast in the foundry added to the studio here and comprising paired panels for the double-leaf center entrance and single panel doors in the flanking doorways, were dedicated on 25 September 1977 (Agner, 401-02).

Jessie Lewis Sowers, who had retired from the United States Postal Service as Superintendent of Mails in Salisbury, died on 10 September 1988 and was buried from St. John's Church in Chestnut Hill Cemetery, Salisbury. His widow, Ruth Sowers, who had a thirty-year career in the Rowan County public school system, inherited the Griffith-Sowers House and its grounds. She lived here with her younger son until her death on 24 January 2004. She was buried beside her husband in Chestnut Hill Cemetery. Mrs. Sowers devised her estate equally to her two sons, who are the owners of this property. John Luther Sowers, a bachelor, lives alone in the Griffith-Sowers House to the present. He continues to work in costuming for films, television, and museums. The maid's room on the 1930 plan is his principal work room. The second-story bedrooms, excepting his own, are used for uniform and costume storage, as is the proposed music room in the east wing, and a portion of the basement area of the house. (NHR nomination section 8, p.13-21 Dayd Foard Hood, 2008)

2. Exterior construction was begun in 1930 and completed in 1934. Interior alterations were made in 1940 and again in 1962.



3. The exterior of the house has not been altered. The interior was converted to use for extended family in 1940 and then restored to a single-family dwelling in 1962/1963.

#### **IV. Assessment**

1. The Griffith-Sowers House occupies an important and unique place in the architectural history of Rowan County, North Carolina, holds local significance in the area of architecture, and meets National Register Criterion C. The Griffith-Sowers House is an important example of twentieth-century interwar period building in Rowan County, reflecting both the Colonial and Classical Revival styles popular in the period and country house architecture of which it is one of two significant surviving examples in the county.

2.,3,4 . The house, located about seven miles west of Salisbury, was designed for James Francis Griffith and his wife in 1930 by the English-born Salisbury engineer Percy Bloxam. Alfred Ross Lazenby, the prominent Salisbury contractor of the early-twentieth century, began its construction in either late 1930 or early 1931. By 1932 he had completed the flush-sheathed exterior of the house, covered it with a slate roof, and brought the partitioned, sub-floored interior to the point it was ready for plaster when the Griffiths suffered financial reverses and defaulted on a mortgage. At that time, it was the largest house in rural Rowan County and one whose size and ambition was equaled or exceeded only by the Hambley-Wallace House (NR, 1997) and the Walter Franklin McCanless House, both in Salisbury. On Saturday, 8 April 1933, the house and grounds of 137.85 acres was offered at auction at the county courthouse door and bid in by Jesse Lewis Sowers, a bachelor employee of the United State Postal Service in Salisbury.

In 1934 rooms in the west service wing were plastered and occupied by Mr. Sowers and his parents, Charlie and Susan Sowers, who resided in the wing until their deaths in 1955 and 1963, respectively. With his marriage in 1936 Mr. Sowers and his wife acquired a house in Salisbury at 208 South Ellis Street (see Salisbury Historic District, NR, 1975). In late spring 1940, Mr. Sowers, his wife, and their eldest son occupied the west half of the house's main block. By October 1942 the first- and second story halls and the west half of the main block were plastered and their architectural finish completed. Next, in a series of projects between 1948 and 1962, the east half of the main block and the east wing of the house were finished out and occupied by the family. Following the death of Mrs. Susan Sowers in January 1963, the house designed as the residence of Mr. Griffith, his wife, and a live-in maid/housekeeper, was occupied for the first time as a single-family residence.

The Colonial and Classical Revival styles, seen in the design and finish of the Griffith-Sowers House gained their identity and national popularity contemporaneously in the closing decades of the nineteenth century. The Colonial Revival style saw its earliest and most sustained expression in residential architecture, where designers and builders freely adopted and adapted the generally classical architectural vocabulary of the American Colonial period and the Federal styling of the early national period, as well as features of the American Greek Revival style. Doing so, they produced buildings of appealing character, a balanced if not

insistently precise symmetry in their plans and elevations, and classical detailing that included both literal representations and imaginative, free adaptations of admired features of eighteenth- and early nineteenth-century buildings. The features of the Colonial Revival style appeared first in the finish of Queen Anne- and Shingle-style buildings in the 1870s, however, the style quickly gained its own distinct identity, and enjoyed wide popularity in its several modes, including the Georgian Revival style, up to World War II (and beyond).

The Classical Revival style was likewise defined by an adherence to symmetry and balance, and the classical orders of ancient Greek and Roman architecture, the architecture of Renaissance Italy, and the works of Andrea Palladio. Coinciding in its American popularity with Beaux Arts classicism, the Classical Revival style gained unparalleled status as the favored style at the World's Columbian Exposition of 1893. Thereafter, the Classical Revival style was widely adopted for the design of public and institutional buildings, churches and synagogues, and educational buildings whose elevations were enhanced with its signature hallmark, a two-story or giant-order portico. The Rowan County Courthouse and the former United States Post Office and Courthouse, both in Salisbury, are important expressions of the style. The relative costliness of Classical Revival-style architecture generally limited its adoption for domestic architecture, and saw expression most often in domestic

architecture in combination with the Colonial Revival style, when handsome porticos, porches, and colonnades enriched the facades and elevations of brick, frame, or stone houses from the 1890s through the 1930s.

The Griffith-Sowers House reflects this important combination of the Colonial and Classical Revival styles in a domestic building and it is the only surviving house in rural Rowan County that features a two-story portico/loggia in its design. While it shares a certain kinship with the now-lost White Hamilton House at Mount Ulla, where a two-story portico and one-story wraparound porch were added in the 1910s to an 1860s brick house, the design of the Griffith-Sowers House reflects a more accomplished stylishness. In its massing, composition, symmetry, and finish the house, and particularly its eleven-bay south facade, reflect the signal features of the Colonial Revival style, including the hierarchy of component parts that distinguish the best examples of the style. The realization of a five-part composition incorporates gable-front wings, which are recessed behind the center block and project on the north elevation, where they frame the two-story Classical Revival-style loggia. This combination of geometry, symmetry, and spare classical finish continues on the interior of this remarkably intact, well-preserved house, whose siting, scale, and fabric, including its flush sheathed elevations also set it apart as an important example of country house architecture of the interwar period. The circumstances of its history prevented the development of ancillary features, including gardens, complementing outbuildings, and other enhancements that were common features of the country house movement, however, Jesse Lewis Sowers saw to completion this important Rowan County example of country house architecture.

The Colonial and Classical Revival styles appeared in Rowan County almost simultaneously around the turn of the twentieth century in the architectural composition and/or decorative finish of late Queen Anne-style houses. The Louis H. Clement House at 302 South Ellis Street, Salisbury, built in about 1899, is an early, lavish example of the melding of these

styles. Another important early reflection of this stylistic amalgam is the two-story-with attic frame house built at 208 South Fulton Street, Salisbury, for Milton Brown. Its Queen Anne-style form, with a three-stage octagonal corner tower capped by a bell-cast roof and an expansive one-story porch, reflects a degree of Colonial Revival style symmetry in its fenestration and a gambrel-front wall dormer while its variant “Palladian” window was a common feature of both styles. Other houses of the period, whether large in scale or cottage-like, reflected a similar synthesis of elements.

As the eclecticism of the Queen Anne style gave way in the pre-World War I period, house builders in Salisbury and Rowan counties erected appealing examples of both Classical Revival- and Colonial Revival-style houses. Two-story giant-order porticoes, a distinguishing feature of the Classical Revival style, appeared soon in Salisbury on the handsome house designed by J. M. McMichael and built by Alfred Ross Lazenby at 202 South Fulton Street for Mr. Brown’s sister, Mrs. David Franklin (Ella Williams Brown) Cannon in 1906 and on the brick residence of Judge R. Lee Wright, erected at 302 South Fulton Street in about 1912 to plans drawn by Charlotte architect Louis H. Asbury (1877-1975). James Francis Griffith, then resident a few blocks away, would have seen both houses being built as well as the United States Post Office and Courthouse of 1909-1911 and the Rowan County Courthouse of 1914 on Main Street, designed by A. Ten Eyck Brown of Atlanta.

Houses in the Colonial Revival style, mostly frame and of one or two stories, with symmetrical elevations, classically-detailed doorways, porches, and architectural finish, and often covered with hip roofs, proved to be more popular in Salisbury, Rowan County, and its smaller towns. The now-lost, two-story frame house with a balustraded widow’s walk and lavish architectural finish completed in 1900 in the 200 block of West Horah Street, Salisbury, for the Reverend Dr. Francis Johnstone Murdoch (1846-1909) is an early, elegant example of the Colonial Revival-style house. Another important example is the two-and-a-half-story brick manse, with a five-bay facade, pedimented gable ends, and handsome Doric porches on both West Innes and South Jackson streets, completed for the minister of First Presbyterian Church in 1913. However, the style was expressed more often in simpler versions such as the ca. 1915 Reamus-Hambley House at 602 Fulton Avenue (see Fulton Heights HD, NR, 1999) and in the 1913 remodeling of two houses at 310 and 314 South Ellis Street by Louis H. Clement in a spare Colonial Revival-style fashion complementing his own elegant house at 302 South Ellis Street. The Paul Tallmadge Goodman House, erected about 1916 near Gold Hill, is one of the finest examples in the Rowan countryside, which is punctuated with occasional, substantial Colonial Revival-style houses.

The combination of the Colonial and Classical Revival styles in Rowan County’s domestic architecture continued through the 1920s and into the 1930s, culminating, it can be argued, in the Griffith-Sowers House. One such example, erected in Salisbury in 1923-25 in the west corner of Innes and Fulton streets, two blocks from Mr. Griffith’s Church Street residence, was well-known to the future housebuilder. In about 1923 English-born architect Sir Alfred Charles Bossom (1881-1965) drew the plans for an elegant new residence for Walter Henderson Woodson (1875-1964) and his wife Pauline Bernhardt (1879-1942).<sup>10</sup> The design of the Woodson House is based on that of the Morris-Jumel Mansion, a grand Georgian country house built by Colonel Roger Morris in 1765 and remodeled ca. 1810 by Stephen and Eliza Jumel, that stands today on residual grounds above West 160<sup>th</sup> Street in New York City.



Its elegant classical portico, its flush-sheathed elevations, and its general proportions were recast in the house occupied by the Woodsons and their four sons in 1925.

In early 1930, when Francis Griffith was planning this house, Salisbury had no known resident architect. For the design of his new house, Mr. Griffith turned to Percy Bloxam, who was trained in England as an engineer and had undertaken architectural design work since his arrival in Salisbury in about 1924. The Griffith-Sowers House is possibly the only known surviving building designed by Mr. Bloxam alone. Percy Bloxam (1888-1943) was born in Chesham, Buckinghamshire, England, the son of John and Sarah (Richardson) Bloxam. He immigrated to the United States in 1920.<sup>11</sup> By 1923 Mr. Bloxam and his family had relocated to Salisbury, which would be his penultimate place of residence in North Carolina. On 28 February 1924 the *Salisbury Evening Post* reported that Mr. Bloxam had formed a partnership with Willard G. Rogers (ca. 1863-1947), the Charlotte-based architect who had earlier worked in partnership with Charles Christian Hook (1870-1938). Mr. Bloxam was to have charge of the Salisbury office while Mr. Hook would remain in Charlotte. On 18 September 1924, Mr. Bloxam and his wife Olive Wide Bloxam separately purchased lots of the P. C. Wood subdivision in west Salisbury where they lived (Rowan Deeds, 182/226-27). On 14 December 1924 the *Salisbury Evening Post* carried a story on the firm's work that included a ten-story limestone-clad building, the new Elizabeth School, and an addition to the Dilworth School, all in Charlotte. The character and extent of the partnership's work remains to be confirmed, however, one important client was Catawba College, which had recently relocated its campus from Newton to Salisbury. Drawings for the college gymnasium survive, bearing the name of both Mr. Roger and Mr. Bloxam and dated to 1925; the gymnasium, now lost but standing as late as 1984, was built in 1926, after Mr. Rogers withdrew his association with Mr. Bloxam on the Catawba College work in March of that year. Zartman Hall, a dormitory erected in 1926, was also designed by the partnership. A house for the college president, the third campus building known to have been designed by the partnership, was succeeded by the present president's residence built in 1930. The partnership between Mr. Rogers and Mr. Bloxam appears to have ended in 1926, and in 1927 Mr. Bloxam and Catawba College ended their association. Except for Mr. Bloxam's identification as president of the Percy Bloxam Company on a deed in 1934, there is little known record of his professional work in the 1930s. By 1941, when he and Mrs. Bloxam sold property they had acquired in 1924 (Rowan Deeds, 259/223), they were living in Roxboro, Person County, North Carolina, where Mr. Bloxam ended his professional career as city manager. Percy Bloxam died in Roxboro at the age of fifty-five on 29 May 1943, and his body was buried in the city's Burchwood Cemetery.

The career of Alfred Ross Lazenby (1867-1943), the resident Salisbury builder of the Griffith-Sowers House, is better known yet also incomplete. Mr. Lazenby, the son of Humphrey B. and Elizabeth (Tomlinson) Lazenby was born in Iredell County and grew up in Statesville where he is said to have begun work as a contractor in the late 1880s. After his marriage in 1899 he relocated to Salisbury where he carried on a prominent and successful contracting business until his death, erecting an important series of buildings that remain as landmarks in town and country. He gained important status early in this period in the Rowan County seat with the construction of a Chateausque-style mansion for Egbert Barry Cornwall Hambley at 508 South Fulton Street (NR, 1997), completed in 1903 in partnership with his brother. The Classical Revival-style house built at 202 South Fulton Street for Mrs. David Franklin Cannon in 1906 was another of his early domestic projects of which the vast majority remains to be

documented. His construction of institutional and commercial buildings is better recorded and these include the Washington Building and the Empire Hotel on Salisbury's Main Street and the Central Methodist Church in Spencer. Other important early twentieth-century buildings, including churches for Salisbury's First Baptist and First Methodist congregations, the Whitehead Stokes Hospital, and the Ellis Street High School, are lost. His work here for Francis Griffith is the last known important building of his career. Given the financial reverses suffered by Mr. Griffith in 1932, which forced the sale of this unfinished house, Mr. Lazenby probably also came to disadvantage in this relationship. In 1941 he was named city building inspector, and he was serving in that position when he died on 14 November 1943.<sup>13</sup>

Mr. Griffith's decision to build a house in the countryside west of Salisbury links it to the American country house movement that flourished from the late nineteenth-century through the 1930s. The Griffith House dates to the last decade of the movement when the economic conditions that developed into the Great Depression either curtailed construction by those who suffered its woes, or enabled others, who were wealthy and had escaped difficulty, to utilize a depressed building industry to their advantage and build better, larger houses and estates than they might have in the competitive environment of the 1920s. In this instance, Mr. Griffith's financial reverses resulted in default and the forced sale of his unfinished house at auction, and its completion between 1933 and 1962 by Mr. Sowers. In other compromised projects of this period the finish of houses was sometimes lessened in quality, or wings of houses were left unbuilt. After accepting the fact that North Carolina became the location of Biltmore, the largest country house built in the United States, at the outset of this period, the movement spawned the construction of relatively few country houses in North Carolina outside the suburban residential parks, such as Reynolda Park, in Winston-Salem, that were often anchored by golf or country clubs. Richard Joshua Reynolds' Reynolda estate at Winston-Salem and Cameron Morrison's Morrocroft near Charlotte are important reflections of a sophisticated adoption of rural life in this state, as is Boxwood Lodge (NR, 1995) nearby in Davie County, which replaced a simpler hunting box on the property. In other instances wealthy estate-makers acquired older rural houses and remade, rebuilt, and enlarged them and often added gardens to their expansive grounds. Two examples reflect the range of this country house place-making. In Brunswick County the Sprunt family overbuilt and embellished Orton Plantation, with the help of architect Kenneth M. Murchison, and created an elegant historic retreat from life in Wilmington. In western North Carolina, in Henderson County, the Mallett family refitted Bryn Avon (NR, 1999) in the English Manorial Style and added a terraced boxwood garden.

The architectural styling of country houses in North Carolina generally followed patterns seen elsewhere in the nation, and it was repeated here in Rowan County. Most country houses and their attendant outbuildings were designed in one of two principal overarching styles: The Manorial mode, reflecting both English and French traditions, as well as the Tudor and Norman revivals, was adopted for the design of Graylyn in Winston-Salem of 1929-1932, smaller estates in Reynolda Park, for Morrocroft in Charlotte, Bryn Avon in Henderson County, and with half-timbering at Eastover of ca. 1934-1935 near China Grove in Rowan County. The Colonial Revival-style, incorporating features of the Classical Revival style, was adopted for the design of Boxwood Lodge in adjoining Davie County, and Orton Plantation near Wilmington, while a very appealing combination of the Colonial Revival and Craftsman styles appears in the design of the Reynolda Estate. The design of the Griffith-Sowers House reflects the handsome synthesis of the Colonial Revival and Classical Revival styles.

In its local context, Rowan County, the Griffith-Sowers House is one of two important country houses erected in the 1930s that are distinct from other substantial rural or village houses of the period, such as the John Carlyle Sherrill House of 1938 at Mt. Ulla, that were erected for country merchants and leading farmers. The circumstances that prompted Francis Griffith to undertake the construction of this house remain unclear, however, the fact that he had three large reception rooms on the first story, including a music room for recitals and home performances, suggests that he and Mrs. Griffith were expecting to entertain and dispense hospitality on a generous scale. But they were never to occupy the house. Eastover, Rowan County's second country house, was erected to plans drawn in 1934 by Louis H. Asbury for Hearne Swink (see Hood, 220-21). The Manorial-style brick house, with a half-timber gable and other decorative flourishes, was built on generous wooded grounds on the west side of US 29 and north of China Grove. Mr. Swink (1900-1975) was an executive with Cannon Mills. (NHR nomination section 8, p.21-28, Dayd Foard Hood, 2008)

5. The Rowan Historic Landmark Commission would like to designate the main house and surrounding 30 acres to be in alignment with the National Historic Register designation of the property. (NHR designation # 9000703)

1. Digital photography attached / NHR documents at the NC office of Historic Preservation.

2. Floor plan sketch documentation at NC office of Historic Preservation

3. Site plan documentation at NC office of Historic Preservation

4. Plat/Tax map attached

5. Local board does not require additional information

## VI. Bibliography

National Register of Historic Places Nomination Application, # 900703, 2009.

(All footnotes are referenced in the National Register nomination)





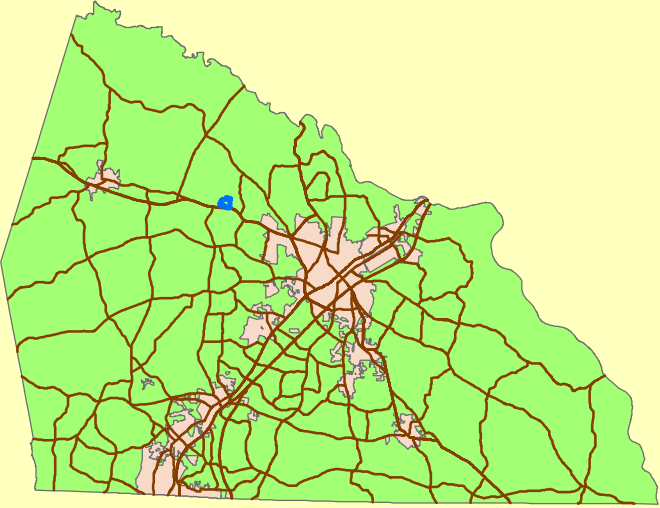




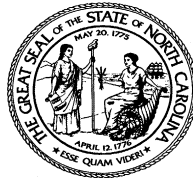
HLC-01-18  
Griffith-Sowers House

**Legend**

- GriffithSowersParcel
- Adjacent 30 Acres
- Parcels
- Roads







**North Carolina Department of Natural and Cultural Resources  
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper  
Secretary Susi H. Hamilton

Office of Archives and History  
Deputy Secretary Kevin Cherry

December 22, 2017

Aaron Poplin  
Rowan County Planning & Development  
402 North Main Street, Suite 204  
Salisbury, NC 28144

**RE: Landmark Designation Report for the Griffith-Sowers House, 5050 Statesville Boulevard,  
Salisbury, Rowan County**

Dear Mr. Poplin:

Thank you for the report for the Griffith-Sowers House, located at 5050 Statesville Boulevard in Salisbury. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160A-400.4.

The Griffith-Sowers House possesses local significance in the area of architecture. Designed by English-born Salisbury engineer Percy Bloxam and constructed by Alfred Ross Lazenby, the house is an important example of Colonial Revival-style architecture from the inter-war period, as well as, an important local representation of the country house movement. Construction of the house began c.1930, and concluded when the interior was brought to completion in c. 1962 following Bloxam's original plans.

The designation report should clearly identify if the interior of the house, the grounds, or secondary buildings are being proposed for landmark designation. Current photographs and detailed descriptions of elements proposed for landmark designation should also be included in the report. A map outlining the proposed boundary for landmark designation is missing from the report and should be added prior to designation. Once these missing elements have been included, we believe the report will provide sufficient information for the commission and local governing board to determine whether the Griffith-Sowers House (and additional acreage) possess the requisite special significance and integrity for local historic landmark designation.

While the property may contain significant archaeological resources, it is more likely they would be associated with the occupation of the property prior to the construction of the c. 1930s Griffith-Sowers House. North Carolina archaeology site 31RW171, lies adjacent to the Griffith-Sowers House and was recorded by North Carolina Department of Transportation (DOT) archaeologists in 1997, prior to the planned widening of US 70. The site was described as a low density lithic scatter and was determined not eligible for listing in the National Register of Historic Places. However, care should be taken to avoid inadvertent damage or destruction to any potential resources during ground disturbing activities in areas near extant and former locations of historic structures on the property.

Landmark designation means the community recognizes a property as an important historic resource worthy of preservation. Any substantial exterior design changes to a designated landmark are subject to the design review procedures of the Rowan County Historic Landmarks Commission. The owner may apply for an annual deferral of fifty percent of the property taxes for as long as the property is designated and retains significance and integrity.

If the local governing board wishes to extend the Commission's design review authority to significant features of the interior, the owner must give written consent. The designation ordinance must specify the features and describe the nature of the Commission's design review authority over them.

Thank you for giving us the opportunity to comment on the report. Our comments are advisory only and are not binding. Once the governing board has received a recommendation from the Rowan County Historic Landmarks Commission and has proceeded in the same manner as would otherwise be required for an amendment to the zoning ordinance, the governing board may proceed with the designation decision. Once the designation decision has been made, please return the completed designation confirmation form, enclosed.

This letter serves as our comments for the proposed landmark designation of the Griffith-Sowers House. Please contact me at 919-807-6575 should you have any questions about our comments.

Sincerely,



Amber E. Kidd  
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure





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Case # HLC 01-18  
Date Filed 9/12/17  
Received By SAS  
Amount Paid \_\_\_\_\_  
Office Use Only

## HISTORIC LANDMARK DESIGNATION

### OWNERSHIP INFORMATION:

Name: JOHN LUTHER SOWERS / CHARLES LEWIS SOWERS

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

Phone: 704-633-4170 Email: CSowers@carolinasrr.com

Address: 5050 STATESVILLE BLVD 414 BETHER DR,  
SALISBURY, NC 28147 SALISBURY, NC 28144

### APPLICANT / AGENT INFORMATION: SAME AS ABOVE

Name: \_\_\_\_\_

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

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

### PROPERTY DETAILS:

Name of Property: GRIFFITH-SOWERS HOUSE Tax Parcel: 315003

Property Location: 5050 STATESVILLE BLVD, SALISBURY, NC 28147

### DESIGNATION INFORMATION:

What is proposed for designation?

THE MAIN HOUSE AND SURROUNDING ACREAGE

How much land is proposed for designation? 120 ACRES

Interior to be designated? YES ☒ NO ☐

PLEASE REFER TO THE NATIONAL REGISTER  
DOCUMENT ENCLOSED. THE SECTION AND PAGE  
NUMBERS ARE LISTED BY THE QUESTIONS BELOW.

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**PLEASE COMPLETE THE FOLLOWING INFORMATION ON SEPARATE SHEETS:**

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- When was the structure erected? For Whom? (If you don't know the exact date, please give a general time frame.) Have there been additions or modifications? If so, describe and give dates. SECTION 7, PAGE 1 & PAGES 3 & 4
- Do you know the names of any of the craftsmen who worked on the structure (i.e., architects, carpenters, contractors, landscape designers, etc.)? Do any architect's plans or building accounts exist? Where? SECTION 7, PAGE 1 PAGES 3 & 4  
    ↳ YES SECTION 9, PAGE 31
- Do you have any old photographs of the structure? If so, do you know the dates of the photographs?
- How has the building been passed down through the years, from whom to whom (i.e. a quick chain of title)? SECTION 8, PAGE 21
- What was the structure's original use, if different from today? Has the building ever been moved? List the sources of your information. NO  
    SEE DOCUMENT
- What is the significance of this property? (Please be specific and to the point) Include a list of sources for your information. SECTION 8, PAGE 12
- Describe the architecture and present condition of the structure, also including any outbuildings or other appurtenant features to be included in the designation. If the property has been restored, what were the dates of restoration? Was the restoration done under the supervision of any historic preservation organization? If the property has not been restored, is any restoration planned for the property?  
    SEE DOCUMENT
- Is the property listed in any existing architectural or historical survey (i.e. the National Register of Historic Places)? If so, please give the title and date of the listing.  
    SEE DOCUMENT

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**IN ADDITION TO THE WRITTEN APPLICATION, THE FOLLOWING MATERIALS MUST BE SUBMITTED SIMULTANEOUSLY:**

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- Digital color images showing all sides of the main structure and any outbuildings (may include architectural details, interior and exterior, which add to the property's significance).
- A tax map showing the location of the property, including any buildings and appurtenant features.

(Note: Please label all above materials.)

The information contained herein this application is true and to the best of my knowledge.

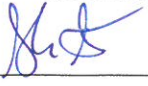
Sept. 9, 2017  
09/06/2017  
Date

John Luther Sowers  
Charles Lewis Sowers  
Signature of Property Owner

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**OFFICIAL USE ONLY**

1. Signature of Coordinator:  2. Board of Commissioners  
Public Hearing:     /     /     3. Notifications Mailed:     /     /     4. Property Posted:  
    /     /     5. Dates Advertised: 1<sup>st</sup>     /     /     2<sup>nd</sup>     /     /     6. BOC Action: Approved  
    Denied     7. Date Applicant Notified:     /     /    

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**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:** February 26, 2018  
**SUBJECT:** Proposed Adverse Weather Policy

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Proposed Policy	2/26/2018	Cover Memo
Current Policy	2/26/2018	Cover Memo

## 1.04 ADVERSE WEATHER CONDITIONS

This policy does not apply to 24 hour services that must maintain their regular scheduled hours during adverse weather conditions or to functions determined essential by the department director. Employees providing 24 hour emergency and critical services or essential functions should report as usual.

On occasions, adverse weather conditions may become a factor in determining whether some employees should report to work.

When such conditions occur, the following procedures apply:

- 1) Any delay or closing will be posted on the website at [www.rowancountync.gov](http://www.rowancountync.gov). News 14 Carolina, Channels 3-WBTV Charlotte and 9-WSOC Charlotte will be contacted with any delay or closing. Employees may also call (704) 216-8641 for any changes to the County's operating schedule.
- 2) Department Directors are responsible for ensuring that their respective offices are opened as soon as practical and that at least a minimum number of employees are present to control and protect the facility as well as provide telephone communications and essential services.
- 3) Employees are to use their discretion based on their own personal situation to decide if and when travel to and from work can be safely made. Employees should protect their families and belongings before attempting to travel to work during adverse weather.
- 4) If the Adverse Weather Policy goes into effect, employees with benefits will be paid for the hours the offices are closed. The hours the offices are closed are treated as Adverse Weather Closure (Code 345) and any time missed when the offices are open are charged to the employee's comp time, floating holiday, vacation, personal leave, or leave without pay if the employee has no available leave balances. Sick leave cannot be used unless the employee or immediate family member is actually sick.
- 5) Due to the difficulty of controlling make-up time, employees will not be allowed to make up lost time. Department Directors may allow employees to offset lost time by any compensatory time earned within the same week prior to the lost time. Compensatory time cannot be granted by a Department Director simply to add hours to offset the lost time.
- 6) Adverse Weather Hours (Code 345) cannot be used to exceed the employee's normal daily work schedule or standard workweek. Comp time or overtime cannot be accrued based upon the use of the Adverse Weather code.
- 7) The County Manager may authorize a comp time accrual for employees required to perform outdoor duties during adverse weather conditions in order to facilitate the earliest safe reopening of county offices for employees and the public. Department Directors shall submit a list of employees and the requested comp time hours to the Human Resources Director for review and approval by the County Manager.





## 1.04 ADVERSE WEATHER CONDITIONS

On occasions, severe weather conditions may become a factor in determining whether employees should report to work. When such conditions occur, the following procedures apply:

- 1) Any delay or closing will be posted on the website at [www.rowancountync.gov](http://www.rowancountync.gov). An announcement will be made on the local radio stations stating that the "Adverse Weather Policy is in effect". Channels 2-WFMY Greensboro, 3-WBTB Charlotte and 9-WSOC Charlotte will be contacted with any delay or closing.
- 2) Departments providing emergency and critical services should report as usual.
- 3) Department Directors are responsible for ensuring that their respective offices are opened as soon as practical and that at least a minimum number of employees are present to control and protect the facility as well as provide telephone communications and essential services.
- 4) Employees are to use their discretion based on their own personal situation to decide if and when travel to and from work can be safely made. Employees should protect their families and belongings before attempting to travel to work during adverse weather.
- 5) If the Adverse Weather Policy goes into effect, employees will be allowed to utilize annual leave for lost time from work if they are unable to arrive at their designated work area.
- 6) Due to the difficulty of controlling make-up time, employees will not be allowed to make up lost time. Department Directors may allow employees to offset lost time by any compensatory time earned within the same week prior to the lost time. Compensatory time cannot be granted by a Department Director simply to add hours to offset the lost time.

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

**MEMO TO COMMISSIONERS:**

**FROM:** County Attorney Jay Dees  
**DATE:** February 27, 2018  
**SUBJECT:** Bath and Body Works Eleventh Amendment To Lease

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Bath and Body Works would like to renew their lease at the West End Plaza through January 31, 2019.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Bath and Body Works Eleventh Amendment	2/27/2018	Cover Memo

## **ELEVENTH AMENDMENT TO LEASE**

This Eleventh Amendment to Lease (the "Amendment") is made effective as of the \_\_\_\_ day of \_\_\_\_\_, 2018 (the "Effective Date") between Rowan County ("Landlord") and Bath & Body Works, LLC, a Delaware limited liability company ("Tenant").

### **WITNESSETH:**

WHEREAS, Landlord and Tenant are parties to that certain Lease dated January 13, 1999 ("Original Lease"), as amended by the First Amendment to Lease dated April 11, 2005, the Second Amendment to Lease dated March 23, 2006, the Third Amendment to Lease dated October 21, 2009, the Fourth Amendment to Lease dated January 17, 2011, the Fifth Amendment to Lease dated December 6, 2011, the Sixth Amendment to Lease dated February 5, 2013 (erroneously identified as the Fifth Amendment to Lease), the Seventh Amendment to Lease dated July 18, 2013, the Eighth Amendment to Lease dated March 10, 2015, the Ninth Amendment to Lease dated May 1, 2016 ("Ninth Amendment"), and the Tenth Amendment to Lease dated February 1, 2017 (collectively the "Lease"), pursuant to which Tenant leases from Landlord that certain premises containing approximately 2,700 square feet and located at The West End Plaza, Space C-4, Salisbury, North Carolina (the "Demised Premises"), and

WHEREAS, the Lease as extended expires January 31, 2018; and

WHEREAS, Landlord and Tenant desire to extend the Term of the Lease for period of one (1) Lease Year; and

WHEREAS, Landlord and Tenant desire to amend and supplement the terms and conditions of the Lease as provided herein.

### **AGREEMENT:**

NOW THEREFORE, in consideration of the foregoing recitals and the covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree to amend the Lease as follows:

1. Term. The Term of the Lease is extended for a period of one (1) year from February 1, 2018 through and including January 31, 2019 (the "Extended Term"), upon the same terms and conditions as provided in the Lease except as the same are amended, modified or changed by this Eleventh Amendment to Lease.
2. Basic Rent. During the Extended Term, Tenant shall pay Landlord Basic Rent in the amount of One Thousand and No/100 Dollars (\$1,000.00) per month.
3. Additional Rent. During the Extended Term, Tenant shall continue to not be obligated to pay the Common Facilities Charge, Insurance Charge, Real Estate Taxes or any applicable Percentage Rent as outlined in the Lease.
4. Termination Right. During the Extended Term, Tenant shall continue to have the option to terminate the Lease upon thirty (30) days' prior written notice to Landlord. Such notice shall be deemed to be properly given if sent by certified mail with return receipt requested or by an express mail delivery service, postage prepaid, to the Landlord at



Rowan County, 130 West Innes Street, Salisbury, North Carolina. The effective date of such notice shall be the date such notice is received by the Landlord.

5. Kiosk Restriction Remedy. In the event Tenant notifies Landlord in writing of a violation of the provisions of the first sentence of Section 2.2.3 of the Original Lease or Paragraph 6 of the Ninth Amendment, and such violation is not cured within twenty-four (24) hours of Landlord's receipt of such notification, then Tenant shall receive a credit of two (2) days' rental for each day that such violation is not cured. Tenant shall remain liable for the payment of utility charges due pursuant to the Lease. Upon curing of such violation, Tenant shall resume full payment of rent as set forth in the Lease as amended herein.

6. Miscellaneous.

- (a) Incorporation. Except as expressly amended hereby, the Lease, including all exhibits and schedules attached thereto remains unmodified and in full force and effect and is incorporated into this Amendment as if fully set forth herein. Capitalized terms used and not otherwise defined in this Amendment, but defined in the Lease, shall have the meanings set forth in the Lease.
- (b) Conflict. In the event of a conflict or discrepancy between the Lease and this Amendment, the provisions of this Amendment shall control.
- (c) Brokers. Each party warrants and represents to the other party that it has not engaged any broker, finder or other person in connection with the transaction described in this Amendment. Each party shall indemnify and hold the other party harmless from claims of any broker, finder or similar person engaged by, or who claims to have been engaged by, such party and who claims to be entitled to compensation in connection with this Amendment
- (d) Successors and Assigns. This Amendment shall inure to the benefit of and be binding upon Landlord and Tenant and their respective successors and assigns.
- (e) Entire Agreement. This Amendment constitutes the entire agreement of the parties with respect to the subject matter hereof. The Lease and this Amendment shall not be further amended or modified except by a written instrument signed by both parties.
- (f) Counterparts; Authority; Facsimile Signatures. This Amendment may be executed in counterparts and by facsimile, each of which shall be deemed an original, but all of which, together, shall constitute one and the same document. Each party represents and warrants that the individual executing this Amendment on its behalf is duly authorized to execute and deliver this Amendment on its behalf.

{Signature Page Follows}

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the Effective Date.

LANDLORD:  
ROWAN COUNTY

TENANT:  
BATH & BODY WORKS, LLC,  
a Delaware limited liability company

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: James L. Bersani

Title: \_\_\_\_\_

Title: President, Real Estate

**By:** \_\_\_\_\_

Name: James J. Harris

Title: Vice President, Real Estate - Legal

**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:** Patrick Phifer, FACT Representative  
**DATE:** February 27, 2018  
**SUBJECT:** Use of West End Plaza Parking Lot for FACT Truck Parade

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
REQUEST	2/27/2018	Cover Memo
FACT PARADE AND SCHEDULE OF EVENTS	2/27/2018	Cover Memo



Patrick Phifer  
101 Alexander DR.  
Cleveland NC 27013

Dear Rowan County Commissioners:

I am requesting use of the West End Plaza parking lot on April 28<sup>th</sup> 2018.

I represent a new nonprofit group known as FACT. FACT stands for Fighting Against Cancer Together. We are having a truck parade on the 28<sup>th</sup> and would like for our parade to end at the West End Plaza. After checking with Mrs. Baucom and explaining our plans she informed me that use of the parking lot was fine and that the date was available. However, once going over some of the planned activities she informed me that I need to come before the county commissioners to discuss our plans and to receive the OK to proceed.

Our plans are as follows. The parade should arrive at the Plaza at 11:30AM. The trucks would be lined up so spectators can see them and see the banners that are displayed. We also were planning a cruise in for cars and motorcycles. This would last until 3:00 PM. During this time we were wanting to hold several raffles and were going to Paauction some donated items. Also during this time we would have a DJ playing music as we would need the sound system to hold the raffles and the auctions. If possible we would like to erect a large tent to have some protection from sun and rain. As we all know we live in North Carolina and there could be weather fluctuations from snow to rain to blazing heat. In addition to the vehicles we would like to allow vendors to attend. We would propose that the vendors be all civic groups. For instance the Kiwanis, Civitians, Optimist, Jaycees, Etc. Our objective is to bring the county together for one common cause and to gain county wide support. There would be no charge for vendors or admission. We are looking for support. If we have support we will raise money. Money raised will go to the following, one half Relay for Life and the other half goes back to our community to the Rowan County Cancer Support Fund.

I have included some of the flyers for the event so you get a better feel for the event. Also I will provide our tax exempt number and our certification of insurance at the board meeting.

Thank you for your time and consideration.

Respectfully,

Patrick Phifer

# F.A.C.T.

(Fighting Against Cancer Together)

## Truck Parade



The group of individuals that came together to form FACT have all been involved in various fundraisers in the fight against cancer, most notably Relay For Life. Everyone involved shares the same vision - to put some of the funds back into the immediate community while supporting the efforts of Relay For Life. Borrowing an idea from a Relay For Life team in Virginia, the group decided to use a truck parade as a fundraiser. The obvious choice was to team with Daimler Trucks North America. The Ride For Pride group wholeheartedly supported the cause as did the Veterans Honor Guard which always escorts the trucks.

**How does FACT raise money?** We sell banners to place across the front bumpers of trucks in the parade. Banners can be "in memory of"... "in support of"... or "in honor of" individuals and their battles with cancer. Banner costs are \$200 for individuals and businesses can pledge their support for FACT by sponsoring a truck at a cost of \$300 with their business name on the banner.

**Where does the money go?** Half of the money raised goes to [Relay For Life](#). The remaining half goes to [Rowan County Cancer Support Fund](#) and into our immediate community to help support those who need assistance with prescription and treatment cost.

**How can you be involved?** Enter your big trucks in the parade (semis, wreckers, fire trucks, company delivery trucks). Sponsor a truck by purchasing a banner in the name of a loved one or in support of FACT. Attend the parade. Share FACT info with friends, family and co-workers. Join us for post parade activities in Salisbury to include raffles, truck/car/bike cruise-in, food & fun.

**April 28, 2018**

9am Parade starts at Daimler in Cleveland NC.

11:30am Trucks arrive at West End Plaza (1935 Jake Alexander Blvd, Salisbury NC), post parade activities last until 3pm.

Like our page on Facebook - FACT Truck Parade. Call or text Pat Phifer @ 704-267-5686, Email: [patphifer@gmail.com](mailto:patphifer@gmail.com)



# F.A.C.T.

## \*\* Schedule of Events \*\*



### April 28, 2018

7:00-8:00am Truck Registration & Line-Up at Daimler in Cleveland NC

9:00am Trucks depart Daimler

11:30am Trucks arrive at West End Plaza (1935 Jake Alexander Blvd, Salisbury NC)

11:30am-3:00pm Post Parade Activities – Truck/Car/Bike Cruise-In, Raffles, Food & Fun!

### Parade Route

Departing Daimler in Cleveland NC to Bear Poplar Rd, Right onto NC-801, Left onto Graham Rd, Right onto Millbridge Rd continuing to Landis. The parade travels US-29 through Landis and China Grove. From China Grove it then heads to Rockwell via 152. Once in Rockwell the parade turns left and heads into Granite Quarry. From Granite Quarry the parade travels 85 N to the Long Street exit to US-29 to Main St in Spencer. Then heading into Salisbury where it ends at West End Plaza (aka the Salisbury Mall).





**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:** February 26, 2018  
**SUBJECT:** Schedule Public Hearing for March 19, 2018 for FY 18-19 HOME Program Application

---

**HOME Program**

As a member of the Cabarrus / Iredell / Rowan HOME Consortium, Rowan County anticipates receiving approximately \$147,000 in project funds for FY 2018-2019. Unlike previous program years, it is likely the required match for participation [25% of project funds] must be provided by the County.

Eligible program activities in the County's application for this program year will consider rehabilitation of owner-occupied housing. However, due to the flexibility afforded in potential use of these funds, advertisement of the public hearing will include down payment assistance to first time homebuyers, demolition and new construction.

Rowan County opted to solicit proposals for administration of its housing programs in 2012 and selected the Salisbury Community Development Corporation. During this partnership, the County and CDC Staff have successfully administered numerous rehabilitation projects. Based upon this successful collaboration and given the annual contract for services are less than \$30,000 [no formal bids are necessary]; Staff recommends the CDC administer the County's FY 18-19 HOME Program.

**STAFF RECOMMENDATIONS**

- Schedule Public Hearing for March 19, 2018
- Authorize County Manager to enter into contract with Salisbury CDC to administer the County's HOME program

**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, EDC, Vice-President of Operations  
**DATE:** February 27, 2018  
**SUBJECT:** Public Hearing To Consider Amendment To Daimler Agreement

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Memorandum	2/27/2018	Cover Memo
Daimler 2009 Relocation and Expansion Assistance Agreement	2/27/2018	Cover Memo
Daimler 2015 First Amendment	2/27/2018	Cover Memo
Daimler 2018 Second Amendment	2/27/2018	Cover Memo

# Memorandum

Date: February 26, 2018  
To: Greg Edds, Chairman  
Cc: Aaron Church, County Manager  
Carolyn Barger, Clerk to the Board  
From: Scott Shelton, Vice President of Operations  
Re: *Summary of proposed modifications to Daimler agreement amendment*

Dear Chairman Edds and Commissioners,

Thank you for hearing this request from Daimler to modify their existing incentive agreement with Rowan County. Below is a brief history of the agreement, the requested amendment modification and its estimated fiscal impact:

## Prior Project & Incentive Agreement

As you may recall, the County and Daimler entered into an incentive agreement in 2009 for "Project FMT" in which the Company proposed investing \$15.9 million in improvements to their Cleveland facility in order to accommodate production of a new military truck line. In the agreement, Daimler also agreed to maintain 695 jobs at the site which was the employment level at that time. Under the terms of the incentive agreement, Daimler would receive a 75% tax incentive grant for five separate tax years. Due to reevaluation, their new tax assessment was lower than their original base year value, so no incentive was ever paid.

## Current Project & Incentive Agreement Amendment

In November 2015, the Commissioners approved an amendment to the original incentive agreement to accommodate Daimler's "Project D2." This project, as originally proposed, would result in Daimler investing approximately \$38 million in improvements including a new vehicle logistics center. No increase in employment at the facility was expected at that time but the Company agreed to increase its minimum job retention requirement to 1,500.

Like the original agreement, Daimler would receive a 75% tax incentive grant for five separate tax years. The project was scheduled to be completed by December 31, 2016 and the grant would begin with property assessed as of January 1, 2017.

The project was delayed due to a variety of circumstances.



### Current Project Status & Proposed Amendment Modification

Construction began on the logistics center in late 2017 and the capital investment estimate was changed to \$26 million. Fifty employees were also called back as part of a revised 'Project D2.' Daimler projects to have the facility and its other improvements completed by December 31, 2018.

Due to the delay in starting the project, Daimler has requested that the 2015 amendment be modified. The main change under this modification is that the grant would begin with the property assessed as of January 1, 2018 instead of January 1, 2017. This would allow the Company to capture more of its investment in the grant calculations.

If the amendment modification is approved and the project is completed by December 31, 2018, we estimate that Daimler would receive a total incentive grant of \$556,500 over five years.

### **INCENTIVES UNDER PROPOSED AMENDMENT MODIFICATION (Construction completed by 12/31/2018)**

<i>(Construction Completed by December 31, 2018)</i>		Time Period	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23
Calendar Year		2017	2018	2019	2020	2021	2021
<b>Total Capital Investment</b>	Total planned amount of Expansion project	\$8,000,000	\$26,000,000	\$26,000,000	\$26,000,000	\$26,000,000	\$26,000,000
<b>County Tax Rate</b>	0.6625%	0.6625%	0.6625%	0.6625%	0.6625%	0.6625%	0.6625%
<b>County Tax Revenue</b>	Local Taxable Capital Investment times County Tax Rate	\$53,000	\$172,250	\$172,250	\$172,250	\$172,250	\$172,250
<b>Expansion Grant %</b>	75% for 5 years. Paid in FY 2018-2021	75%	75%	75%	75%	75%	75%
<b>Expansion Grant %</b>	County Tax Revenue times Expansion Grant	\$39,750	\$129,188	\$129,188	\$129,188	\$129,188	\$129,188
<b>County Net Revenue</b>	County Tax Revenue minus Expansion Grant	\$13,250	\$43,063	\$43,063	\$43,063	\$43,063	\$43,063

FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	10 Year Sum.
2022	2023	2024	2025	2026	
\$26,000,000	\$26,000,000	\$26,000,000	\$26,000,000	\$26,000,000	\$26,000,000
0.6625%	0.6625%	0.6625%	0.6625%	0.6625%	0.6625%
\$172,250	\$172,250	\$172,250	\$172,250	\$172,250	\$1,603,250
\$0	\$0	\$0	\$0	\$0	\$556,500
\$172,250	\$172,250	\$172,250	\$172,250	\$172,250	\$1,046,750

**Total Grant**

This modification would delay the agreement start date, capture the value of the construction year (\$8 million dollars) for the first year incentive, and give Daimler four years of incentives based on the full \$26 million dollar value.

Under the terms of the current amendment, which anticipated a December 31, 2016 completion date, Daimler would lose a year of potential incentives due to the construction delay and would receive a total incentive grant of \$427,313 over five years.

**INCENTIVES UNDER ORIGINAL AMENDMENT**  
**(Construction delayed – Original Completion Date Proposed for 12/31/2016)**

<i>(Original Completion Date - December 31, 2016)</i>		Time Period	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22
		Calendar Year	2016	2017	2018	2019	2020
<b>Total Capital Investment</b>	Total planned amount of Expansion project		\$0	\$8,000,000	\$26,000,000	\$26,000,000	\$26,000,000
<b>County Tax Rate</b>	0.6625%	0.6625%	0.6625%	0.6625%	0.6625%	0.6625%	0.6625%
<b>County Tax Revenue</b>	Local Taxable Capital Investment times County Tax Rate		\$0	\$53,000	\$172,250	\$172,250	\$172,250
<b>Expansion Grant %</b>	75% for 5 years. Paid in FY 2018-2021	75%	75%	75%	75%	75%	75%
<b>Expansion Grant %</b>	County Tax Revenue times Expansion Grant		\$0	\$39,750	\$129,188	\$129,188	\$129,188
<b>County Net Revenue</b>	County Tax Revenue minus Expansion Grant		\$0	\$13,250	\$43,063	\$43,063	\$43,063

FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	10 Year Sum.
2021	2022	2023	2024	2025	
\$26,000,000	\$26,000,000	\$26,000,000	\$26,000,000	\$26,000,000	\$26,000,000
0.6625%	0.6625%	0.6625%	0.6625%	0.6625%	0.6625%
\$172,250	\$172,250	\$172,250	\$172,250	\$172,250	\$1,431,000
\$0	\$0	\$0	\$0	\$0	\$427,313
\$172,250	\$172,250	\$172,250	\$172,250	\$172,250	\$1,003,688

**Total Grant**

Without an amendment modification, Daimler would not receive any incentive grant for the first year (due to construction delays) but would receive a second year incentive based on the value of the construction year (\$8 million dollars) and three years of incentives based on the full \$26 million dollar value.

**Fiscal Impact – Daimler**

As stated earlier, under the current amendment, Daimler would receive an estimated total incentive grant of \$427,313. This grant amount would increase to \$556,500 if the amendment were modified. This is a difference of \$129,187.

**Fiscal Impact – Rowan County**

Each grant scenario has a different start and end date, making a true year-to-year comparison difficult. Due to this, we focused on the five incentivized years for each scenario. Under the current amendment, Rowan County would retain \$142,439 in tax revenue over the 5 incentivized years. This number is lower than it should be because Year 1 of the 5 incentivized years would see no capital investment due to the

construction delay. If the agreement were modified to capture more of the proposed capital investment, Rowan County would retain \$185,502 over the 5 incentivized years.

Closing

Thank you for considering this request. We have the opportunity to actively support one of Rowan County's largest employers and confirm our role within this important industrial cluster. If approved, news of this project will resonate positively with companies connected to these operations, both locally and beyond. Highlighting successful public-private partnerships 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 or meeting with you personally to discuss these findings in detail. Please do not hesitate to contact our offices with any questions you may have regarding this matter. We look forward to your feedback.

Yours truly,



Scott Shelton  
Vice President of Operations



**NORTH CAROLINA  
ROWAN COUNTY**

**RELOCATION AND EXPANSION ASSISTANCE AGREEMENT**

**THIS RELOCATION AND EXPANSION ASSISTANCE AGREEMENT** (the "Agreement") is made and entered into as of the 20th day of July 2009, by and between **Rowan County, North Carolina**, a body politic (hereinafter referred to as the ("County")) and Daimler Trucks North America, a Delaware Limited Liability Company (hereinafter referred to as the "Company").

**WITNESSETH**

WHEREAS, the Company has explored the possibility of establishing a new or expanding an existing manufacturing/industrial facility in Rowan County, 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 11550 Statesville Blvd., Cleveland, North Carolina and more particularly described in Exhibit A attached hereto (the "Property") is a suitable location for its relocation or expansion; and

WHEREAS, in order to induce the Company to relocate or expand on the Property, 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, in consideration of the undertakings and agreements set forth herein, the Company plans to invest approximately \$15,900,000 to make certain capital improvements on the Property and to retain 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, such impacts are evidenced in the Economic Impact Study or Fiscal Analysis as may be required and attached hereto as Exhibit B;

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 site 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 or offset the costs of construction and other capital improvements in Rowan County. The Grant will specifically apply to all new capital improvements, plant and equipment made upon or installed and used at the Property (the "Facility").

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 the 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, 2009, 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, 2009. 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 paying its County property taxes owed. Such payment of the Grant will be made within sixty (60) days of the Company providing certifications as set forth in Article III(7), 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 30<sup>th</sup> of the applicable tax year.

4) Tax amounts due on property discovered by the County through its customary audit procedures and not listed by the Company Party owning such property shall be excluded from this Agreement during the tax year in which such property is discovered, and the County shall not be responsible for reimbursement on these amounts for the tax year in which such

property is discovered; provided, however, that the County may reinstate the reimbursement of the tax amounts on such discovered property during each subsequent tax year during the Grant Term where the Board of Commissioners, in good faith determines in its discretion, by a majority vote of the Board, that such omission was an unintentional omission by the Company, or that there existed at the time a reasonable basis in law or otherwise for such omission.

## **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 January 1, 2011.
- 2) The Company shall receive the Grant for five separate tax years ("Grant Term"), which shall begin with property assessed as of January 1, 2011, with the first such reimbursement to be provided to the Company by the County in 2011. If the facilities are not complete by January 1, 2011, 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 IV herein shall occur, the Initial Year shall commence on or before January 1, 2011.

## **ARTICLE III**

### **REPRESENTATIONS AND WARRANTIES**

In order to induce the County to enter into this Agreement to provide the Relocation and Expansion Incentive Grant, the Company represents and warrants to the County, 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) **Pro Rata Reduction on 50% of the Grant for Employment Deficiency.** The Company currently employs 695 at the site. The Company will retain 695 jobs with an annual average wage exceeding \$50,000 ("Qualifying Jobs"). For any year within the Grant Term, if the average daily number of employees in Qualifying Jobs at the Facility is less than 695 ("Minimum Job Commitment") during the Grant Term (each, an "Employment Default Year"), then the average daily number of employees actually maintained by the Company for such Employment Default Year shall be subtracted from the Minimum Job Commitment to obtain the "Employment Deficiency." The Employment Deficiency shall be divided by the Minimum Job Commitment to determine the "Employment Deficiency Percentage" for such Employment Default Year. Such Employment Deficiency Percentage shall be multiplied by 0.5 to obtain the "Employment Factor" for such Employment Default Year. The Employment Factor of such Employment Default Year shall be multiplied by the Grant amount for the taxes paid on the annual property tax statement issued in such Employment Default Year as calculated pursuant to Article I hereof ("Original Grant Amount"), with the result being the "Employment Reduction." The Employment Reduction shall be subtracted from the Original Grant Amount, with the result being the adjusted payment to be made to the Company for the taxes paid on the annual property tax statement issued in such Employment Default Year. Each calendar year shall be assessed independently, such that the occurrence of an Employment Default Year in one calendar year shall not preclude the Company from qualifying for and receiving full Grant payments in subsequent calendar years.
- 7) **Certifications.** The Company shall be solely responsible for providing certifications of expenditures and jobs to the Rowan County Manager at the time of filing the request for the annual Grant. In the case of job certification, the Company shall provide an initial certification to the County officer that the jobs have been created and filled at the minimum annual wage stated above, and for each successive year, provide certification that the jobs or employees have been retained.
- 8) **Additional Terms.** The Company shall comply with the additional terms and conditions contained in "ADDENDUM A" attached.

**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 that 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, County has complied fully with all requirements of N.C. General Statute 158-7.1 *et seq.*

#### **ARTICLE IV** **GENERAL PROVISIONS**

This Agreement shall terminate on the date that is one year following the end of the Grant Term.

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.

This Agreement shall not be assignable by either party without the prior written consent of the other party, such consent not to be unreasonably withheld.

This Agreement constitutes 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.

**Force Majeure.** Any delay in the performance of any of the 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 trade; 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 the effect 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.

[SIGNATURES NEXT PAGE]

IN WITNESS WHEREOF, the County and the Company have caused this Agreement to be executed in duplicate 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.

Daimler Trucks North America, LLC

[ SEAL ]

Roger M. Nielsen

Roger Nielsen  
Chief Operating Officer  
ATTEST (if required):

\_\_\_\_\_  
Name: \_\_\_\_\_

ROWAN COUNTY, NORTH CAROLINA

[ SEAL ]

Carl Ford

Carl Ford, Chairman  
Rowan County Board of Commissioners

ATTEST:

Carolyn Athey  
Name: Carolyn Athey  
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 E. Hendrick

Name: Leslie E. Hendrick  
Rowan County Finance Director

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

John W. Dees, Jr.  
Name: \_\_\_\_\_ 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.

**FIRST AMENDMENT TO RELOCATION AND EXPANSION  
ASSISTANCE AGREEMENT BETWEEN DAIMLER TRUCKS NORTH AMERICA  
AND ROWAN COUNTY, NORTH CAROLINA**

**Dated July 20, 2009**

This FIRST AMENDMENT (the "Amendment") to the Relocation and Expansion Assistance Agreement (the "Agreement") entered into between Daimler Trucks North America and Rowan County, North Carolina, on July 20th, 2009, is amended effective the **17th day of November, 2015** as follows:

1. In the fifth paragraph of the Agreement, in the second line, the amount of "\$15,900,000" is amended to read "\$35,000,000."
2. In Article I, Section 2), subsection a), paragraph ii) of the Agreement, in the second line, the date of "January 1, 2009", is amended to read "January 1, 2015".
3. In Article I, Section 2), subsection b), paragraph ii) of the Agreement, in the second line, the date of "January 1, 2009", is amended to read "January 1, 2015".
4. In Article II, Section 1), of the Agreement, in the third line the date of "January 1, 2011", is amended to read "January 1, 2018".
5. In Article II, Section 2), of the Agreement, in the third line, the date of "January 1, 2011", is amended to read "January 1, 2018". In the second line, the year "2011" is amended to read "2017", and the date of "January 1, 2011" is amended to read "January 1, 2017"
6. In Article II, Section 3), of the Agreement, in the third line the date of "January 1, 2011", is amended to read "January 1, 2018".
7. In Article III, Section 6), of the Agreement, in the second line, the first sentence is deleted and in the second sentence, the number "695" is amended to read "1,500".
8. Other than the three amendments stated above in items 1 through 7 above, the Agreement shall continue in full force and effect, with the other terms being unchanged.

IN WITNESS WHEREOF, Rowan County, North Carolina, and Daimler Trucks North America have caused this Amendment to be executed in duplicate 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.

DAIMLER TRUCKS NORTH AMERICA

[ SEAL ]

  
Name: Roger Nielsen  
Title: Chief Operating Officer

ATTEST (if required):

\_\_\_\_\_  
Name:  
Title:

ROWAN COUNTY, NORTH CAROLINA

[ S E A L ]

\_\_\_\_\_  
Gregory C. Edds, Chairman  
Rowan County Board of Commissioners

ATTEST:

\_\_\_\_\_  
Name: Carolyn Barger  
Clerk to the Board of Commissioners

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

\_\_\_\_\_  
Name: Leslie Heidrick  
Rowan County Finance Director

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
Name: John W. Dees, II, County Attorney

**SECOND AMENDMENT TO RELOCATION AND EXPANSION  
ASSISTANCE AGREEMENT BETWEEN DAIMLER TRUCKS NORTH AMERICA  
AND ROWAN COUNTY, NORTH CAROLINA  
DATED JULY 20, 2009**

This SECOND AMENDMENT (the "Amendment") to the Relocation and Expansion Assistance Agreement dated July 20, 2009 (the "Agreement") is entered into between Daimler Trucks North America and Rowan County, a North Carolina body politic, and as amended is hereby effective the **5th day of March 2018** as follows:

1. In the fifth paragraph of the Agreement, in the second line, the amount of "\$15,900,000" is amended to read "\$26,000,000."
2. In Article I, Section 2), subsection a), paragraph ii) of the Agreement, in the second line, the date of "January 1, 2009", is amended to read "January 1, 2017".
3. In Article I, Section 2), subsection b), paragraph ii) of the Agreement, in the second line, the date of "January 1, 2009", is amended to read "January 1, 2017".
4. In Article II, Section 1), of the Agreement, in the third line the date of "January 1, 2011", is amended to read "January 1, 2019".
5. In Article II, Section 2), of the Agreement, in the second line, the date of "January 1, 2011", is amended to read "January 1, 2018". In the third line, the year "2011" is amended to read "2019", and the date of "January 1, 2011" is amended to read "January 1, 2019".
6. In Article II, Section 3), of the Agreement, in the third line the date of "January 1, 2011", is amended to read "January 1, 2019".
7. In Article III, Section 6), of the Agreement, in the second line, the first sentence is deleted and in the second sentence, the number "695" is amended to read "1,500".
8. Other than the three amendments stated above in items 1 through 7 above, the Agreement shall continue in full force and effect, with the other terms being unchanged.



IN WITNESS WHEREOF, Rowan County, North Carolina, and Daimler Trucks North America have caused this Amendment to be executed in duplicate 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.

DAIMLER TRUCKS NORTH AMERICA

[ SEAL ]

\_\_\_\_\_  
Name: Roger Nielsen  
Title: Chief Operating Officer

ATTEST (if required):

\_\_\_\_\_  
Name:  
Title:

ROWAN COUNTY, NORTH CAROLINA

[ S E A L ]

\_\_\_\_\_  
Gregory C. Edds, Chairman  
Rowan County Board of Commissioners

ATTEST:

\_\_\_\_\_  
Name: Carolyn Barger  
Clerk to the Board of Commissioners

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

\_\_\_\_\_  
Name: Leslie Heidrick  
Rowan County Finance Director

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
Name: John W. Dees, II, County Attorney

**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:** Aaron Poplin, Planner  
**DATE:** 2/23/2018  
**SUBJECT:** Quasi-Judicial Hearing: CUP-02-18

---

**Request**

James and Karen Bullard are requesting a conditional use permit to accommodate a 1,512 sq.ft. residential storage facility on Tax parcel 821 005. The proposed structure would be located on the parcel in which they plan to construct their house at a later date, and used to store personal items and equipment during the construction of their home.

**Procedural Process**

- Sworn oath for those testifying
- Receive staff report
- Petitioner comments
- Public comments
- Close hearing and discuss
- Three (3) separate motions to adopt findings of fact
- Motion to approve/deny/table CUP-02-18

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
BoC Chairman's speech	2/23/2018	Cover Memo
CUP-02-18 Staff report	2/23/2018	Cover Memo
CUP-02-18 GIS Map	2/23/2018	Exhibit
Rendering of the proposed structure	2/23/2018	Exhibit
Site plan submitted by the applicant	2/23/2018	Exhibit
Survey of parcel 821 005	2/23/2018	Exhibit
Applicant's responses to each evaluation criteria	2/23/2018	Exhibit
CUP Checklist	2/23/2018	Exhibit



## **CUP 02-18 CHAIRMAN'S SPEECH**

The hearing for consideration of CUP 02-18 is now in session and will focus on an application submitted by James and Karen Bullard to construct a residential storage facility on Tax Parcel 821 005 located at the 800 Block of Thompson Road.

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

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

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

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

**Shane Stewart** will present the case for the County.





## Rowan County Planning and Development Department

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

Office: 704-216-8588 Fax: 704-216-7986

### MEMORANDUM

TO: Chairman Edds and Rowan County Board of Commissioners  
FROM: Aaron Poplin, Planner  
DATE: February 23, 2018  
RE: **CUP 02-18**

#### **SUGGESTED BOARD OF COMMISSIONERS ACTION**

☐ Sworn oath for those testifying ☐ Receive staff report ☐ Petitioner comments ☐ Public comments ☐ Close hearing and discuss ☐ Three (3) separate motions to adopt findings of fact ☐ Motion to Approve / Deny / Table  
**CUP 02-18**

#### **REQUEST**

James and Karen Bullard are requesting a conditional use permit to accommodate a 1,512 sq.ft. residential storage facility on Tax parcel 821 005. The proposed structure would be located on the parcel in which they plan to construct their house at a later date, and used to store personal items and equipment during the construction of their home.

#### **CONDITIONAL USE REQUIREMENTS**

Section 21-60 (10) of the Zoning Ordinance indicates residential storage facilities are subject to the following standards (**staff comments in bold text**):

- a. **The parcel shall be in fee simple ownership.** Yes, owned exclusively by James and Karen Bullard.
- b. **The structure shall be of compatible construction with surrounding area.** The applicant proposes a metal building, which is a façade common to most areas of the county.

- c. **The maximum size allowed is three thousand (3,000) square feet.** The proposed building totals 1,512 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.** Lot size is .98 acres vs. minimum lot size of .46 acres (20,000 sq.ft.).
- 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.** The proposed structure complies with the required 30' front, 10' side, and 10' rear setback.

<b>EVALUATION CRITERIA</b>
----------------------------

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 structure would be accessible from Thompson Rd. SR 1952.
- 2. **The use will not significantly detract from the character of the surrounding area.** The proposed structure will be under both the allowed 3,000 sq.ft. limit for residential storage facilities and the 10% limit for accessory structures on residentially developed lots (4,268 sq.ft.).
- 3. **Hazardous safety conditions will not result.** No hazardous safety conditions are envisioned based on the proposed use.
- 4. **The use will not generate significant noise, odor, glare, or dust.** Any associated impacts would be similar to that found on properties containing a residence.
- 5. **Excessive traffic or parking problems will not result.** N/A.
- 6. **The use will not create significant visual impacts for adjoining properties or passersby.** Based on the submitted site plan the structure will be 100 feet from the road and 150 feet from the closest residence.

**PROCEDURES**

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

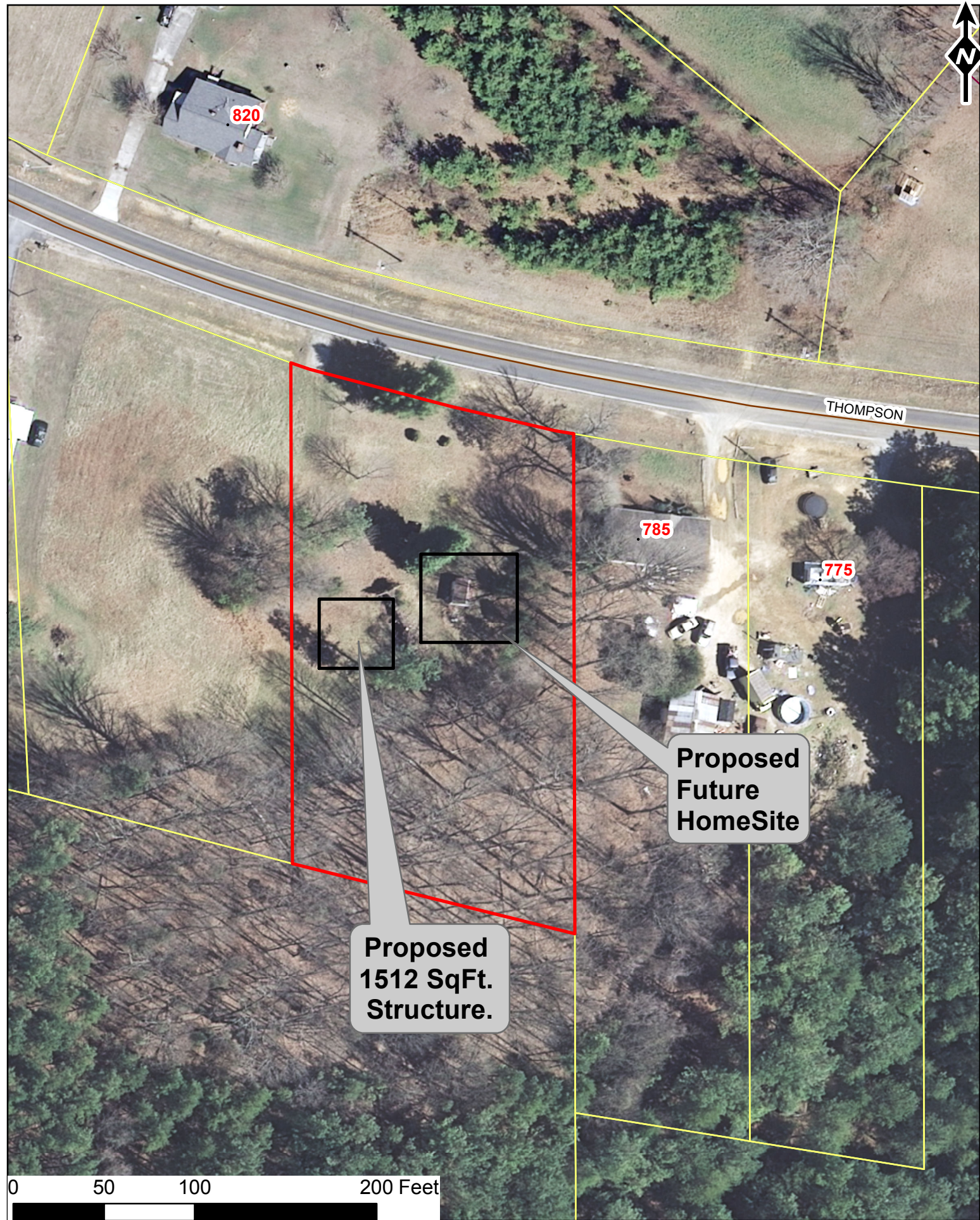
1. The development of the property in accordance with the proposed conditions will not materially endanger the public health or safety;
2. That the development of the property in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting property, or that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

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











**STAFF COMMENTS**

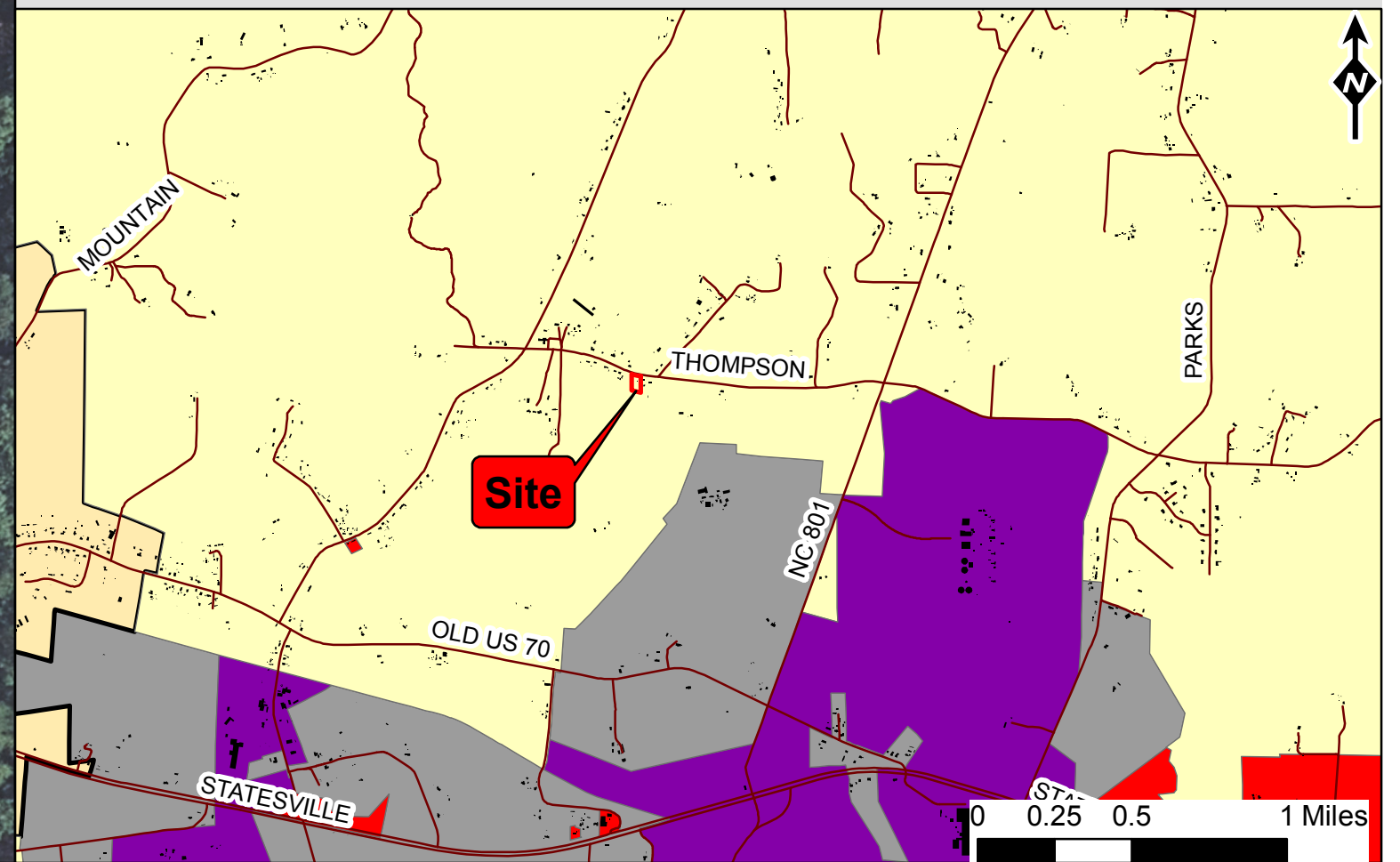
This request meets the standards for approval for residential storage facilities.



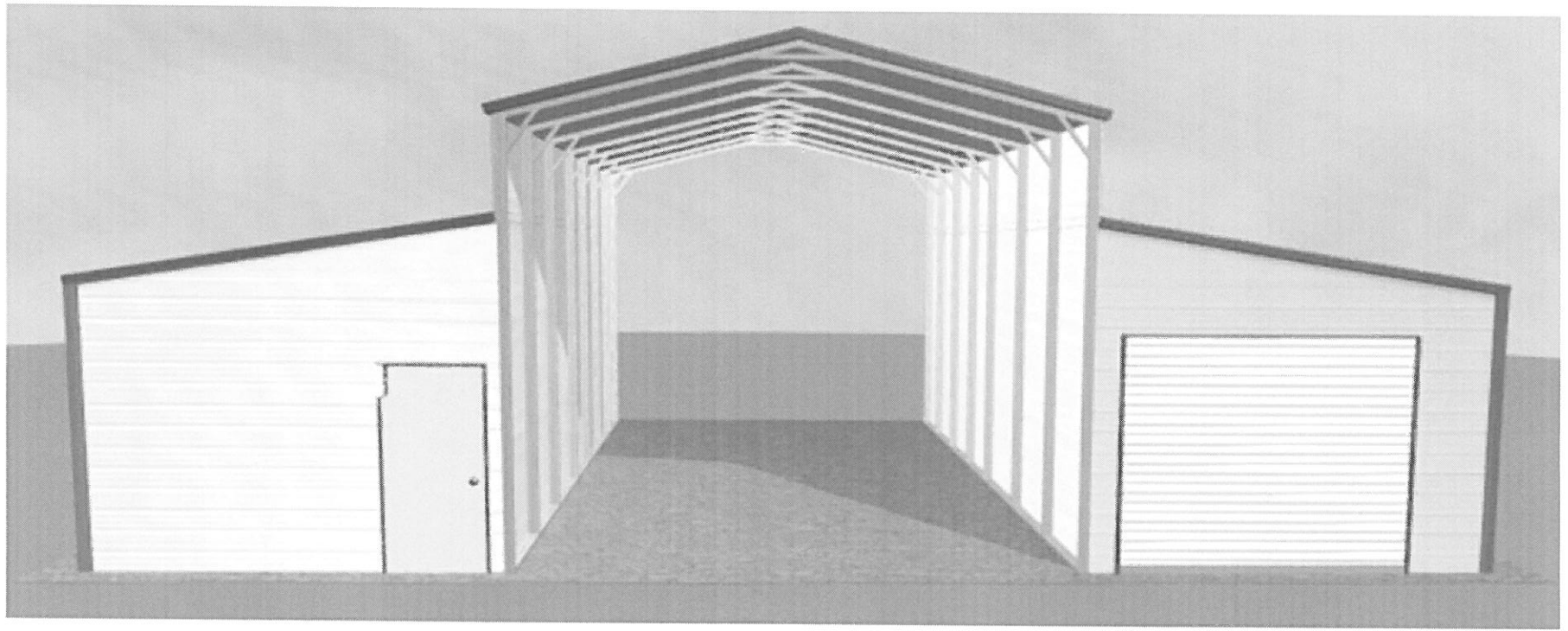


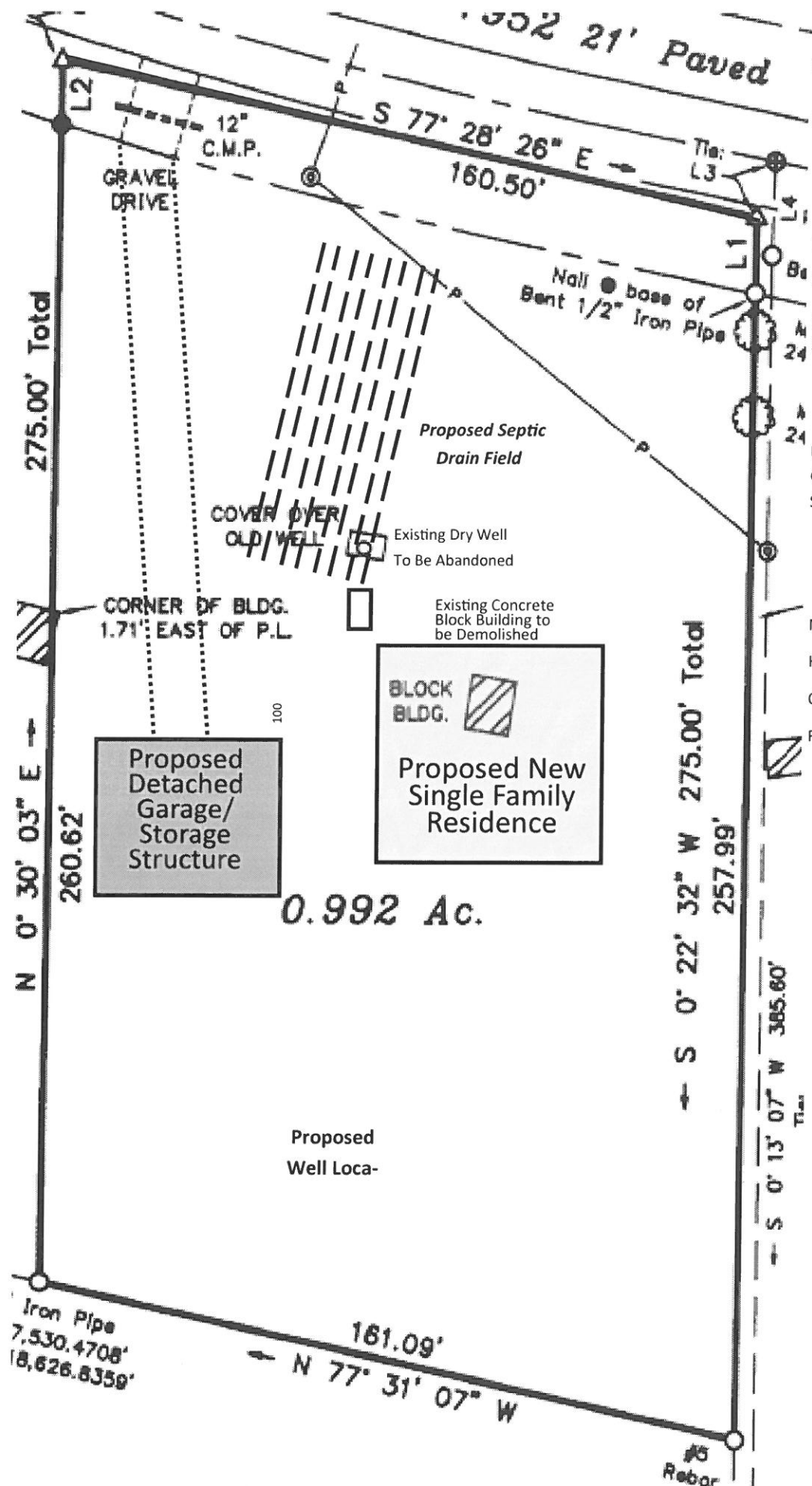
**Legend**

- |   |   |
|---|---|
|  Site          | <b>ZONING</b>   |
|  Roads         |  RA      |
|  Parcels       |  RR      |
|  Structures    |  CBI     |
|  Cleveland ETJ |  CBI CUD |
|   |  IND     |





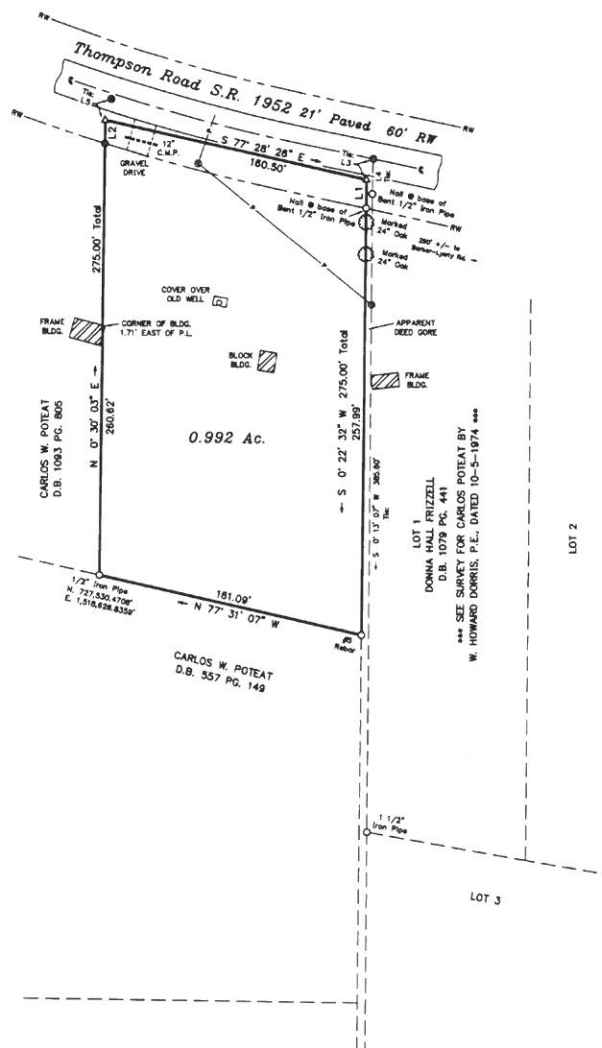




Zone Lot	RA
Set Backs	Front: 30'
	Side: 10'
	Rear: 10'
Tax Parcel ID	821-005
Property Address	0 Thompson Rd.
Proposed Structure	Garage/Storage: 1512 Sq.Ft.
	Proposed Residence Approx. 2500 Sq. Ft. TBD
Proposed Use—Garage/Storage Structure:	Residential Storage
No. of Employees	NA
Hours of Op.	NA
Off Street Parking	None
Flood Plain	None



VICINITY MAP \*\*\* NOT TO SCALE



N.C. GRID NORTH - NAD 83 (2011)

I, RICHARD L. SHULENBURGER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 867, PAGE 801; THAT THE BOUNDARIES NOT SURVEYED OR CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE PLAT REFERENCES); THAT THE RATIO OF PRECISION AS CALCULATED IS 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 "CLASS A" ACCURACY CLASSIFICATION (80% CONFIDENCE) USING THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY WAS PERFORMED ON 10-2-2017. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13th DAY OF OCTOBER, 2017.



NOTE: ALL DISTANCES SHOWN ARE HORIZONTAL.  
NOTE: THE COMBINED FACTOR FOR THIS SURVEY EQUALS 0.99996971.  
NOTE: THIS MAP IS NOT PREPARED FOR RECORDED.  
NOTE: THIS PROPERTY LIES IN DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) (SEE FIRM 3710571200G).

Line	Bearing	Distance
L1	S 0° 22' 32" W	17.01'
L2	N 0° 30' 03" E	14.38'
L3	N 18° 19' 48" E	13.28'
L4	S 1° 35' 23" W	21.18'
L5	N 15° 56' 43" E	13.10'



LEGEND	
□	Existing Stone
●	Utility Pole
○	Ex. Iron (as described)
○	New Iron (85 rebar)
△	Point (not set)
●	Existing Nail
⊙	Centerline
RW	Right-of-Way

I, RICHARD L. SHULENBURGER, PROFESSIONAL LAND SURVEYOR, L-2867 N.C., CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

RICHARD L. SHULENBURGER, P.L.S.

10-13-17

DATE



#### Surveyor Certificate

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 867, Page 951); that the boundaries not surveyed are indicated as drawn from information in Book of Maps 9995 Page n/c; that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)" This 13th day of October, 2017.

Richard L. Shulenburger, P.L.S.

#### PROPERTY SURVEY FOR:

James W. Bullard & wf. Karen Bullard

SCALE: 1" = 50'

DATE: 10-13-2017

Thompson Road

UNITY TOWNSHIP, ROWAN COUNTY, NORTH CAROLINA

REFERENCES: Parcel ID 831.005.

Deed Book 867 Page 851.

SURVEY AND MAP BY SHULENBURGER SURVEYING COMPANY, P.A. (FIRM # C-1858)  
814 N. MAIN ST., SUITE A, SALISBURY, N.C. PHONE: 704-837-9823

RE: SEC 21-59 Evaluation Criteria:

0 Thompson Road, Salisbury, North Carolina.

The detached garage/storage structure is being constructed as a temporary facility within which to store personal belongings and equipment during the construction of a new permanent single family residence on the property.

- (1) There is existing access to the property via a gravel drive from Thompson Road. This drive is sufficient to access the proposed garage/storage structure and provide ingress and egress.
- (2) The proposed garage/storage structure will be a prefabricated metal building and is in keeping with the existing character of the surrounding properties.
- (3) The purpose of the structure is that of a temporary storage facility for personal belongs and equipment during construction of the new home, this should not result in any hazardous safety conditions.
- (4) No significant noise, odor, glare or dust will be generated in the use of the proposed structure as a storage facility for personal belongings and equipment.
- (5) The proposed garage/storage structure is for personal use only and will not generate any additional traffic conditions and will not require parking facilities.
- (6) Being a prefabricated structure designed for use in residential areas the visual impact of the proposed garage/storage structure should be negligible and in keeping with the existing structures in the area.

SEC 21-60 Conditional use requirements for specific uses:

(10) *Residential storage facility*

- (a) Property is wholly owned by the applicant.
- (b) The proposed garage/storage structure is a prefabricated metal building designed and manufactured for use in residential areas. There are a number of mobile homes and prefabricated structures in the area.
- (c) The proposed garage/storage structure is to be 1512 sf.
- (d) There is no outside storage proposed and the purpose is to provide security of personal belongs and equipment during the construction of a new single family residence.
- (e) The property (lot) is .992 acres.
- (f) Any vehicles will be stored within or behind proposed structure.
- (g) There is no proposed outside lighting proposed other than residential exterior wall mounted door fixture(s).
- (h) All setbacks for proposed garage/storage structure exceed minimum single family setbacks.



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:** James and Karen Bullard  
**Property Owner:** James and Karen Bullard  
**Tax Parcel:** 821 005                      **Location:** 800 Block Thompson Rd.  
**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.

	YES	NO
<b>Motion 1:</b> 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): \_\_\_\_\_

<b>Motion 2:</b> 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): \_\_\_\_\_

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

Supporting Fact(s): \_\_\_\_\_

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

Condition 1: \_\_\_\_\_

Condition 2: \_\_\_\_\_

Additional Conditions: \_\_\_\_\_

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

**MOTION TO:** GRANT ☐ DENY ☐ CONTINUE ☐



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

Case # CUP-02-18  
Date Filed 1-22-18  
Received By B. B. B.  
Amount Paid \$200.00 CL# 1187  
Office Use Only

## CONDITIONAL USE PERMIT APPLICATION

### OWNERSHIP INFORMATION:

Name: JAMES and KAREN BULLARD  
Signature: [Signature]  
Phone: 770-876-5900 Email: BULLARDJW@ATT.NET  
Address: 0 Thompson Rd, Salisbury, NC 28147  
mailing - 850 W. JAKE ALEXANDER BLVD, Ste G  
PMB #152, Salisbury, NC 28147

### APPLICANT / AGENT INFORMATION:

Name: JAMES BULLARD  
Signature: [Signature]  
Phone: 770-876-5900 Email: BULLARDJW@ATT.NET  
Address: mailing: 850 W. JAKE ALEXANDER BLVD  
Suite G, PMB 152, Salisbury, NC  
28147

### PROPERTY DETAILS:

Tax Parcel: 821-005 Zoning District: \_\_\_\_\_  
Date Acquired: 10-31-2017 Deed Reference: Book 667 Page 264  
Property Location: 0 Thompson Rd Salisbury, NC 28147  
Size (sq. ft. or acres): .992 ACRES Street Frontage: 160.5  
Current Land Use: VACANT

Surrounding Land Use: North Single Family Dwelling  
South VACANT AGRICULTURAL  
East Single Family Dwelling  
West VACANT AGRICULTURAL

PURPOSE & SECTION:

State purpose of conditional use permit:

RESIDENTIAL Storage - pending construction  
of Residence

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

\_\_\_\_\_  
\_\_\_\_\_

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: [Signature] 2. Board of Commissioners  
Public Hearing: 3 / 5 / 18 3. Notifications Mailed: 2 / 21 / 18 4. Property Posted:  
2 / 21 / 18 5. BOC Action: Approved \_\_\_\_\_ Denied \_\_\_\_\_ 6. Date Applicant Notified:  
\_\_\_\_/\_\_\_\_/\_\_\_\_

**ROWAN COUNTY**  
**A COUNTY COMMITTED TO EXCELLENCE**



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

**MEMO TO COMMISSIONERS:**

**FROM:** Ed Muire, Planning Director  
**DATE:** February 22, 2018  
**SUBJECT:** Public Hearing: Chapter 20 Amendments for NERWS

---

**BACKGROUND**

The County's Water System Management Plan (WSMP) approved by the NC Public Water Supply Section contained operational procedures and policies for management of the Northeast Rowan Water System (NERWS). To facilitate the WSMP, the County adopted a fee schedule for connection to the NERWS, has initiated construction and now, must adopt an ordinance specifying the standards and requirements for connection to the system.

A draft proposal of this ordinance was contained in the WSMP and was also part of the interlocal agreement resolution between Salisbury and Rowan County for operation of the NERWS adopted May 2017.

The proposed amendments are to be included as a new article (Article III) within the existing Chapter 20 of the Rowan County Code of Ordinances.

**RECOMMENDATION**

Conduct Public Hearing.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Chapter 20 Proposed Text Amendments	2/22/2018	Ordinance
Exhibit 1: NERWS Service Boundary	2/22/2018	Exhibit



## CHAPTER 20 UTILITIES

### ARTICLE III. – ROWAN WATER SYSTEM

#### Sec. 20-60 – Purpose and Intent

The County has developed a potable water distribution system to service an unincorporated area of northeastern Rowan County (hereinafter, the “Northeast Rowan Water System”) as generally depicted in Exhibit 1. The County will retain ownership of the Northeast Rowan Water System, but through mutually adopted agreements, contracts and resolutions has designated Salisbury Rowan Utilities (SRU) to have and exercise sole independent authority and responsibility for System Operation as defined herein and to the extent outlined in said agreements, contracts and resolutions. To that end, SRU shall have the sole independent authority to appoint or otherwise employ and to supervise and direct the work of the personnel to accomplish System Operation.

Included Purpose and Intent section w/ text taken from 2<sup>nd</sup> recital in City / County agreement and Section 7(a) of the same.

#### Sec. 20-61 – Authority and Enforcement

This ordinance is authorized by and undertaken pursuant to applicable law, including by way of example, but not limited to, N.C. Gen. Stat. §§ 153A-275, 160A-11, 160A-12, 160A-312 and 1987 Session Laws Ch. 205 § 1 at Charter § 8.10. As such, the County contends the City of Salisbury Code of Ordinances and policies that apply to the SRU System constitute adequate and reasonable rules for SRU’s operation of the Northeast Rowan Water System as authorized by N.C. Gen. Stat. § 160A-312(b).

Included Authority and Enforcement Section w/ text taken from 3<sup>rd</sup> and 4<sup>th</sup> recital in City / County agreement.

#### Sec. 20-62 – Northeast Rowan Water System

SRU, as authorized by the City of Salisbury and Rowan County Agreement for Operation of the Northeast Rowan Water System adopted May 2, 2017 and May 15, 2017 respectively, shall have authority to enforce Chapter 25 of the City of Salisbury Code of Ordinances and its policies, standards, and practices, except as provided in Sections 20-63 and 20-64.

Relocated from Section 20-64 of previous Draft Ordinance attached to said agreement.

**Sec. 20-63 – Rates and Charges for Connections**

Rates and charges for connection to the Northeast Rowan Water System shall be established from time to time by the Rowan County Board of Commissioners. The rates and charges under this article shall be the rates and charges in effect at the time of payment. Estimates of charges to connect to the Northeast Rowan Water System are subject to change.

Relocated from Section 20-61 of previous Draft Ordinance attached to said agreement.

**Sec. 20-64 – Water Extensions**

(a) Any existing property owner with a residential dwelling and any existing nonresidential property owner with a business establishment will not be required to connect to the Northeast Rowan Water System, provided: (i) the residential dwelling or business establishment is connected to a properly functioning public or semipublic potable well infrastructure; or (ii) the residential dwelling or business establishment is connected to a private well water supply. Those not meeting these conditions will be required to connect to the Northeast Rowan Water System, where available, within 30 days after notice from the county environmental health department. Availability will be defined as abutting the property and/or right-of-way and provided the structure being served is not more than 500 feet from the location of the water connection. However, structures more than 500 feet may connect.

Relocated from Section 20-62 of previous Draft Ordinance attached to said agreement.

(b) Where a residential or nonresidential structure is being replaced or renovated and an existing well is located on the property, the replacement or renovated structure shall be allowed to connect to the existing well provided the well location is approved for use by the county environmental health department.

(c) All new residential development, will connect to the Northeast Rowan Water System where available. All major subdivisions will connect prior to final plat approval. All connections will be made at no expense to the County. Availability for potential connection will be determined based on Section 22-102 of the Rowan County Subdivision Ordinance (as amended).

(d) All persons or projects desiring to install water lines connecting to, and becoming part of the Northeast Rowan Water System shall be in accordance with the latest standards accepted by the County, including those established pursuant to Section 20-62. No lines shall be connected or installed for later connection to the Northeast Rowan Water System without written approval by the County and required federal, State, and local approvals.

(e) All requests and applications for new individual service installation associated with the Northeast Rowan Water System shall be submitted directly to SRU and shall be evaluated by SRU, subject to County Subdivision and Zoning compliance, in the same manner and basis as applications for new individual service installations within the SRU service area.

Text taken from Section 7(h) of City/County agreement.

## Sec. 20-65 – Exclusive Operation

The County shall not allow, authorize, or permit any person or entity other than SRU to operate, maintain or exercise control over a potable water distribution system within the Service Boundary without the prior written notice to SRU. Likewise, the County:

Included new section w/text and intent summarized from Sections 7(b) and 8(b) of City/County agreement.

- a) Shall not take or allow any action that would interfere with or restrict SRU's enforcement authority as provided herein, by law or mutually adopted contracts, agreements or resolutions; and,
- b) Shall not take any action that directly or indirectly hinders, interferes with, or is otherwise inconsistent with, exclusive System Operation by SRU.

## Sec. 20-66 – Definitions

*Land Rights* shall mean all present and future property rights, title, and interests that are necessary or appropriate: for encroachment, location, occupation, installation, operation, maintenance, replacement, or repair of System Components in, upon, over, under, or through land and other property wherever System Components are or will be located; or to satisfy SRU standards and specifications for size, width, and ownership of property where System Components are located, including without limitation a requirement of a minimum width of thirty (30) feet where applicable.

Definition from City / County agreement.

*Northeast Rowan Water System* shall mean the portion of the Rowan Water System located within the service boundary established by the City of Salisbury and Rowan County Agreement for Operation of the Northeast Rowan Water System, and any mutually adopted amendments thereto, adopted May 2, 2017 and May 5, 2017 respectively.

*Rowan Water System* shall mean the potable water distribution system owned by Rowan County.

*Salisbury-Rowan Utilities (SRU)* shall mean the agency that provides water and wastewater services to the incorporated and unincorporated areas of Rowan County and is synonymous with the City of Salisbury, its ordinances and policies, when used in the context for administration of this ordinance.

Drafted new definition of SRU.

*Service Boundary* shall mean the geographic boundary as generally depicted and described in Exhibit 1 of this ordinance.

All definitions below are from City / County agreement.

1 *System* shall mean the System Components and Land Rights located within  
2 the Service Boundary.

3  
4 *System Components* shall mean all potable water supply pipes, piping,  
5 encasements, fittings, tanks, valves, hydrants, meters, pump stations, attached  
6 equipment, and all other potable water supply distribution system components  
7 and appurtenances owned by the County, with the following exception: the  
8 master meter for the Northeast Rowan Water System shall be jointly owned  
9 by Rowan County and SRU.

10  
11 *System Development* shall mean the acquisition, planning, design,  
12 construction, and all other activities required or appropriate for establishment  
13 of the System in compliance and consistent with SRU, local, State, and federal  
14 ordinances, rules, statutes, standards, requirements, and policies, including  
15 without limitation the following: obtaining from SRU and other applicable  
16 local, State, and federal authorities review and approval of design and  
17 construction; design and construction; preparation and delivery to SRU of the  
18 plans required by 15A NCAC 18C .0307; and obtaining from the State of  
19 North Carolina a new Public Water Supply Identification Number.

- 20  
21 a. For the purpose of System Development, SRU standards and  
22 requirements specifically include, without limitation, mandatory use of  
23 specific types of “smart” customer meters.

24  
25 *System Modification* shall mean the acquisition, planning, design,  
26 construction, and all other activities required or appropriate for enlargement,  
27 expansion, or other modification of the System in compliance and consistent  
28 with SRU, local, State, and federal ordinances, rules, statutes, standards,  
29 requirements, and policies, including without limitation the following:  
30 obtaining from SRU and other applicable local, State, and federal authorities  
31 review and approval of design and construction; design and construction;  
32 preparation and delivery to SRU of revised versions of plans as may be  
33 required by 15A NCAC 18C .0307 or similar regulation or statute; and, if  
34 required, obtaining from the State of North Carolina a new Public Water  
35 Supply Identification Number.

36  
37 *System Operation* shall mean the management, planning, operation,  
38 maintenance, testing, repair, and regulation of the System, the submission of  
39 operation-related reports as required by State and federal regulatory  
40 authorities, the collection and distribution of charges, fees, and other revenues,  
41 and the enforcement of the City of Salisbury Code of Ordinances and SRU  
42 policies at and upon the following: the System; the users of and connections to  
43 the System; water systems connected to the System; interconnections of non-  
44 water-supply-systems to the System; and property where the System is  
45 located; but, however, specifically excludes the delivery of water to the  
46 System.

All definitions below  
are from City /  
County agreement.



Termination clause  
added.

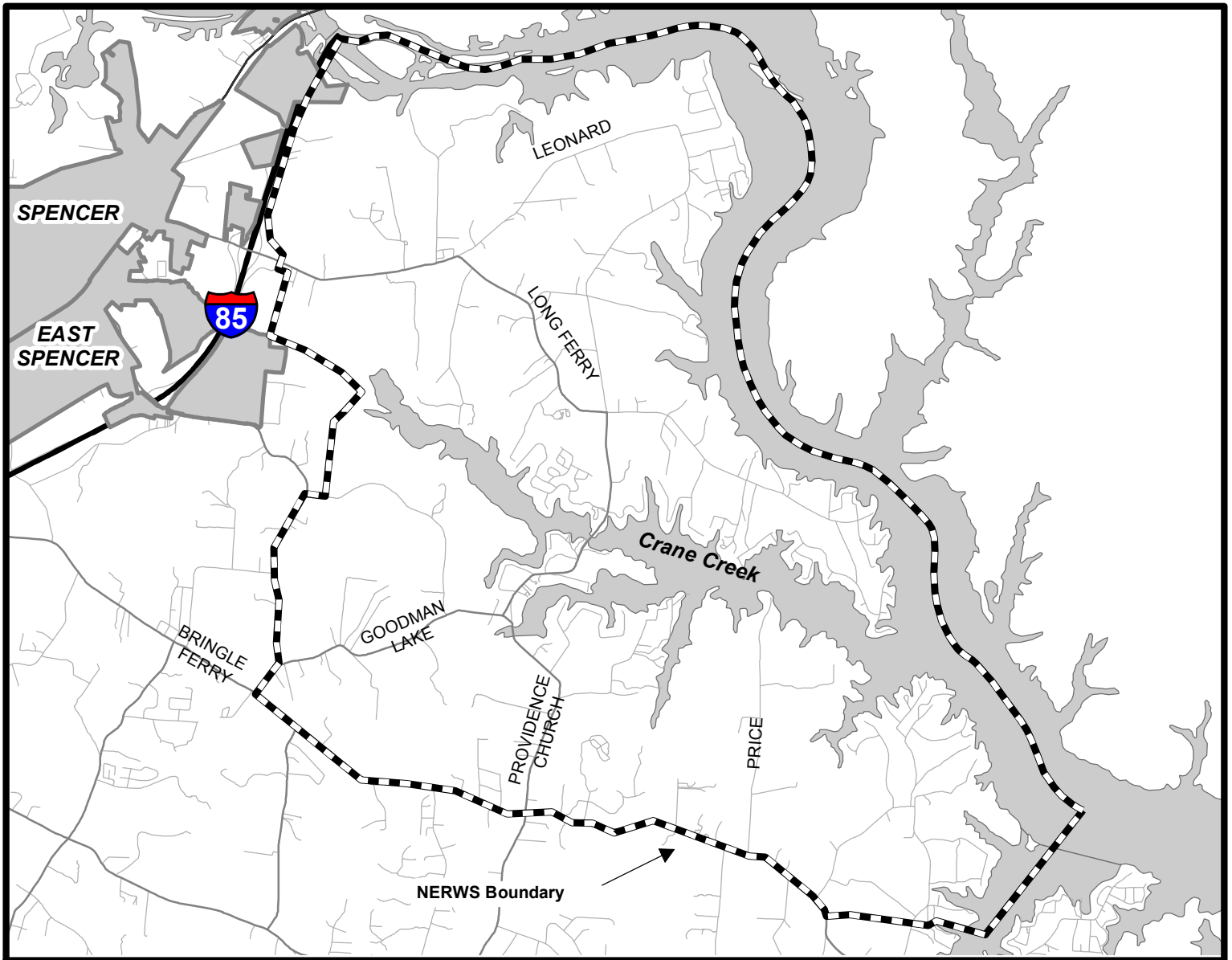
**Sec. 20-67 – Severability**

If any provision, paragraph, word or section of this article is invalidated by any court of competent jurisdiction, the remaining provisions, paragraphs, words and sections shall not be affected and shall continue in full force and effect. Furthermore, the termination of any agreements or contracts for System Operation with SRU shall not invalidate the standards or policies, and amendments thereto, adopted by the County for operation of the Rowan Water System.

**Sec. 20-68 – Conflicting provisions**

The terms of this article shall take precedence over any other provision of this Code or other ordinance.

## EXHIBIT 1: Northeast Rowan Water System Service Boundary



ATTENTION: Parcels contained within the Northeast Rowan Water System (NERWS) Service Boundary are subject to the standards and requirements for connection to the system as outlined in Chapter 20 Article III (as amended).

**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:** February 20, 2018  
**SUBJECT:** Consider SNIA 01-18 request

---

Planning Staff received a Special Non-Residential Intensity Allocation (SNIA) request from Teramore Construction in anticipation of constructing a retail store at the corner of E. NC 152 Hwy. and Kress Venture Dr. Approving this request would remove the 1.576 acre portion of tax parcel 125-097 from the built-upon area (e.g. buildings, pavement, gravel) limitations of the Coldwater Creek watershed and allow up to seventy (70) percent built-upon area for the commercial project. The Board of Commissioners are able to remove up to ten (10) percent of the county's portion of certain watershed areas and permit the seventy (70) percent built-upon area prior to needing engineered stormwater control devices.

Receive staff report and approve / deny / table SNIA 01-18.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Staff Report	2/20/2018	Exhibit
Site Plan	2/20/2018	Exhibit
Proposed recombination plat	2/20/2018	Exhibit
Proposed re-subdivision plat	2/20/2018	Exhibit
Application	2/20/2018	Exhibit



## Rowan County Planning and Development Department

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

Planning: 704-216-8588 Fax: 704-216-7986

### MEMORANDUM

TO: Chairman Edds and Rowan County Board of Commissioners  
FROM: Shane Stewart, Assistant Planning Director  
DATE: February 20, 2018  
RE: **SNIA 01-18**

#### **SUGGESTED BOARD OF COMMISSIONERS ACTION**

☐ Receive staff report ☐ Approve / Deny / Table **SNIA 01-18**

#### **STAFF REPORT**

Planning Staff received a Special Non-Residential Intensity Allocation (SNIA) request from Teramore Construction in anticipation of constructing a retail store at the corner of E. NC 152 Hwy. and Kress Venture Dr. Approving this request would remove the 1.576 acre portion of tax parcel 125-097 from the built-upon area (e.g. buildings, pavement, gravel) limitations of the Coldwater Creek watershed and allow up to seventy (70) percent built-upon area for the commercial project. The Board of Commissioners are able to remove up to ten (10) percent of the county's portion of certain watershed areas and permit the seventy (70) percent built-upon area prior to needing engineered stormwater control devices.

Applicant:	Teramore Construction	Property Owner:	Adams Unlimited
Location:	E NC 152 Hwy / Kress Venture Dr. Tax Parcel: 125-097		
Zoning:	CBI	Purpose:	Retail Store
Watershed:	WS IV PA (Coldwater Creek)		

#### **STAFF CALCULATIONS**

- Total lot area (less r/w): **1.576 AC (includes 0.171 ac in observed right of way)\***

*\* Current lot size totals 3.101 AC (includes .269 AC in observed right of way). Applicant proposes to purchase approximately half of the lot with the remaining portion being combined with an adjoining parcel owned by Adams Unlimited (see attached proposed recombination and minor subdivision plats).*

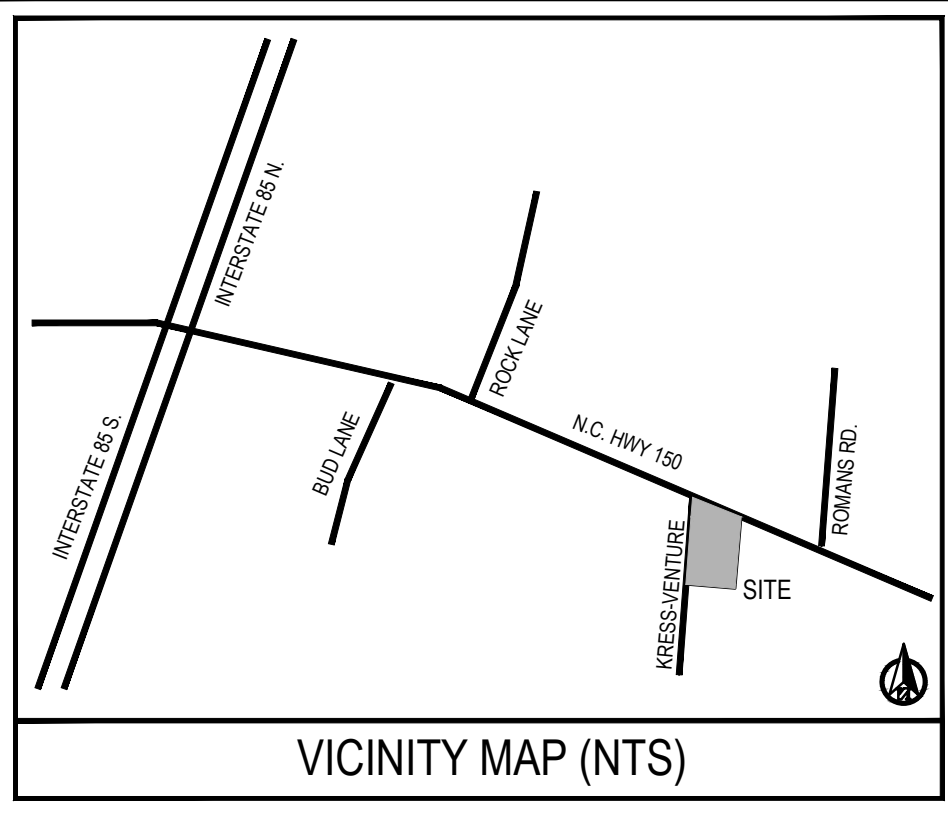
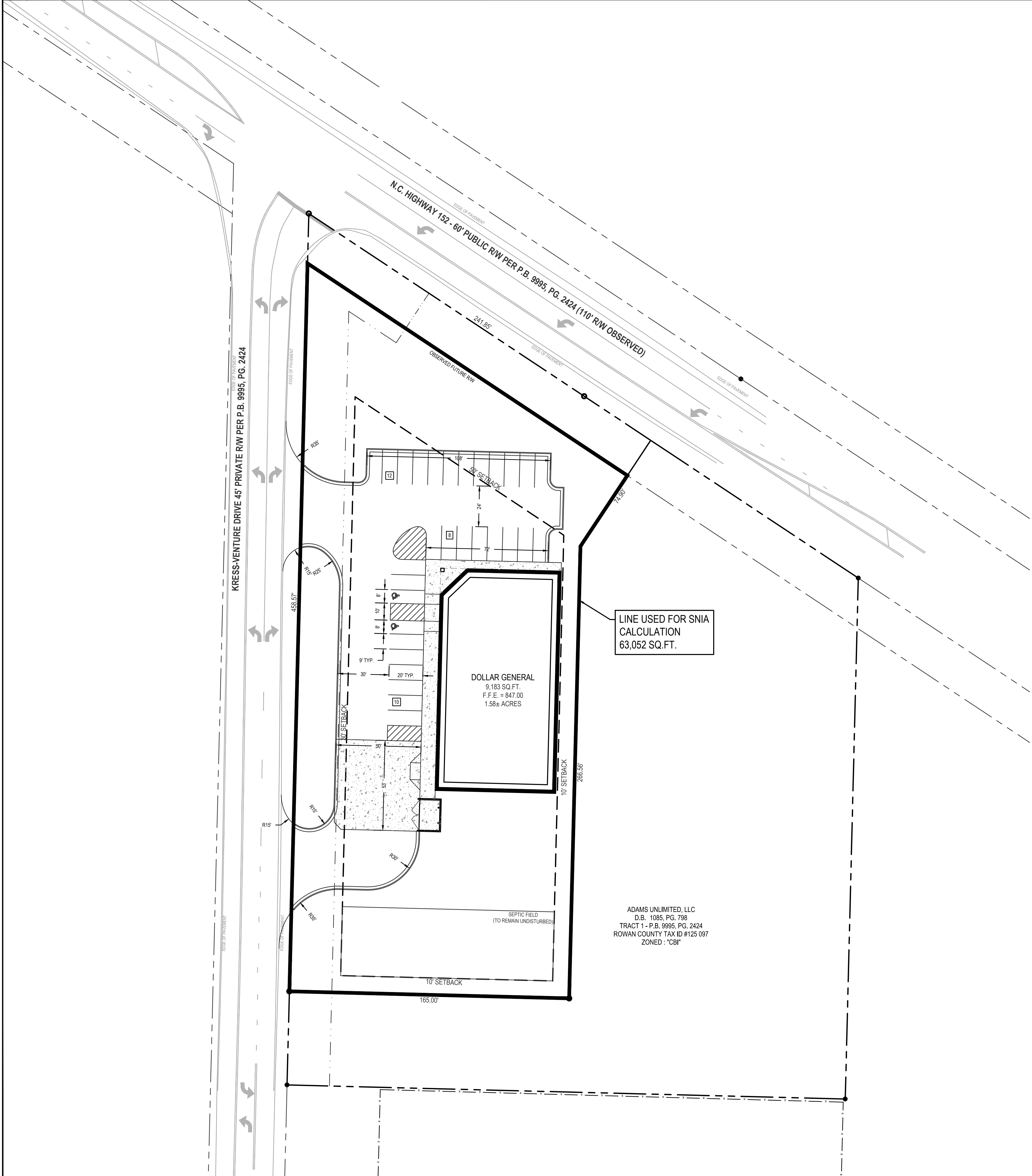


- Building size: **9,183 sq.ft.**
- Other improvements: **21,663 sq.ft.**
- Total coverage: **30,846 sq.ft. (51%)**
- Allowable coverage by right: **14,688 sq.ft. (24%)\*\***
- Impervious coverage allowed with SNIA approval: **42,840 sq.ft.**
- Coldwater Creek Watershed Acres: **4,975 sq.ft. (county jurisdictional area)**
- Acres approved for SNIA: **0 ac out of possible 497.5 acres**
- Percentage removed: **0.00%**

*\*\* Impervious coverage limitations of 24% with curb and gutter and 36% without curb and gutter in a WSIV PA apply to projects that require an erosion control plan (disturb more than 1 acre of land). Also, these figures are based on a proposed recombination of land that will reduce the current acreage in half.*

#### **STAFF COMMENTS**

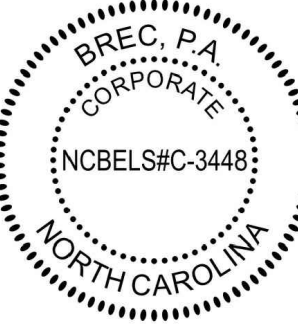
While this property is not within the I-85 South Corridor Land Use study area, nearly all of study area is within the Coldwater Creek Watershed. Page 17 of the plan indicates once the 497.5 acres eligible for SNIA allocation have been exhausted, the county would need to amend our development ordinances to incorporate a process and program for engineered stormwater controls for projects that exceed the impervious coverage limitations.



- GENERAL NOTES
1. CONTRACTOR IS TO VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
  2. ALL WORK IS TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
  3. ALL PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
  4. EXISTING UTILITIES ON SITE SHALL BE RELOCATED AS REQUIRED. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH RELOCATION.
  5. CONTRACTORS ARE TO FULLY ACQUAINT THEMSELVES WITH ALL UTILITIES WITHIN THE CITY AND STATE ROW AND WITHIN THE PROPERTY BOUNDARIES WHICH WILL REQUIRE RELOCATION. ALL COSTS ASSOCIATED WITH RELOCATION SHALL BE INCLUDED IN THE BASE BID.
  6. ALL WORK PERFORMED WITHIN NCDOT ROW SHALL BE PER NCDOT SPECS AND SHALL BE INSPECTED FOR COMPLIANCE BY STATE INSPECTORS AT THEIR DISCRETION.
  7. ALL OFF-SITE FILL MUST COME FROM AN APPROVED SITE. CONTRACTOR IS RESPONSIBLE FOR PERMITTING BORROW SITE.

**BREC**  
brec.biz  
ENGINEERING | PLANNING | ENVIRONMENTAL  
126 EXECUTIVE DRIVE - SUITE 220  
WILKESBORO, NC 28697  
336.844.4088  
http://brec.biz

PRELIMINARY



**DOLLAR GENERAL**  
CHINA GROVE, NC  
STORE #19670

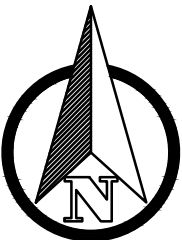
SNIA PLAN

PREPARED FOR:  
TERAMORE DEVELOPMENT, LLC  
PO BOX 6460  
THOMASVILLE, GA 31758

DATE:	REVISIONS:

SITE INFORMATION	
NO. EMPLOYEE'S LARGEST SHIFT	3 EMPLOYEES
MONDAY - SUNDAY	8 AM - 10 PM
FIRM PANEL	5646
FLOOD ZONE	X

SNIA INFORMATION	
WATERSHED	WS-IV LAKE FISHER
LOT SIZE LESS R/W & EASEMENTS	63,052 SQ. FT.
ALLOWABLE COVERAGE BY RIGHT	15,132 SQ.FT.
ALLOWABLE COVERAGE WITH 70%	44,136 SQ. FT.
EXISTING COVERAGE	0 SQ. FT.
PRE-1994 COVERAGE	0 SQ. FT.
BUILDING SIZE	9,183 SQ.FT.
OTHER COVERAGE	21,663 SQ.FT.
TOTAL COVERAGE	30,846 SQ. FT.
UNDISTURBED ACREAGE	32,206 SQ.FT./0.739 ACRES/51%



SHEET SIZE: 24"x36"

DATE: 12/20/2017

PROJECT NUMBER: 3160252017

DRAWN BY: J.EDWARDS

APPROVED BY: J.CHURCH

SCALE: 1" = 30' (H) (V)

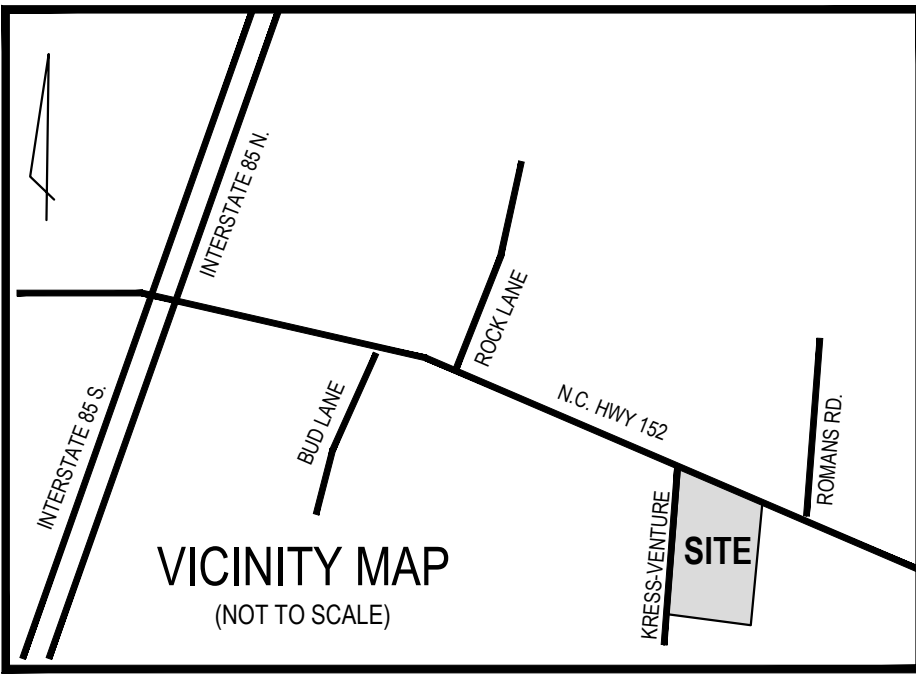
SHEET: SNIA - 1

CERTIFICATE OF OWNERSHIP:

I HEREBY CERTIFY THAT I AM THE OWNER 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 RECOMBINATION/SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER - ADAMS UNLIMITED, LLC

DATE



NORTH CAROLINA  
ROWAN COUNTY

I, DANNY A. LONG, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME (DEED DESCRIPTION RECORDED IN BOOK: 1085, PAGE 798 AND PLAT BOOK 9995, PAGE 2424); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK/PAGE/S AS SHOWN, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000±; BEFORE ADJUSTMENT, (Class "A") AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS XXXX DAY OF XXXX, 201X.

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

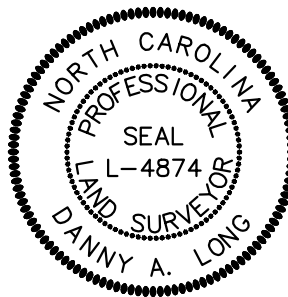
I, DANNY A LONG FURTHER, CERTIFY THIS TIE TO GRID AS SHOWN WAS DETERMINED FROM AN ACTUAL GPS (OR GNSS) SURVEY MADE BY ME AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY.

CLASS OF SURVEY: AA  
POSITIONAL ACCURACY: HORZ: 0.0051m/0.02 FT - VERT: 0.0059m/0.02FT.  
TYPE OF GPS (OR GNSS) FIELD PROCEDURES:STATIC/OPUS  
DATE OF GPS SURVEY: 12/13/2017  
DATUM/EPOCH: NAD '83(2011)  
PUBLISHED/FIXED CONTROL: N/A  
GEOID MODEL: GEOID12B  
COMBINED GRID FACTOR: 0.99985238  
UNITS: US SURVEY FOOT  
EQUIPMENT USED: 2 LEICA GS14 RECEIVERS BASE/ROVER

12/29/2017

DANNY A. LONG, PLS L-4874

DATE



**PRELIMINARY**  
COMMENT AND REVIEW

LARRY W. ST. CLAIR  
D.B. 1181, PG. 525  
ROWAN COUNTY TAX ID #125 072

REVIEW OFFICER CERTIFICATION

I, \_\_\_\_\_, REVIEW OFFICER OF ROWAN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

EXCEPTION 22-30 - EXCEPTION TO THE SUBDIVISION ORDINANCE CERTIFICATION

I, HEREBY CERTIFY THAT THIS SUBDIVISION/RECOMBINATION PLAT FOR RECORDING IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF ROWAN COUNTY, NORTH CAROLINA AS DEFINED IN SECTION 22-6.

SUBDIVISION ADMINISTRATOR  
ROWAN COUNTY, NORTH CAROLINA

DATE

NOTES:

- TOTAL AREA THIS MAP = 6.441 ACRES
- THIS SURVEY IS A RECOMBINATION OF TRACTS 1 AND 2 - PLAT BOOK 9995, PAGE 2424
- SUBJECT PROPERTIES ROWAN COUNTY TAX PARCEL #125 097 & 125 008
- SUBJECT PROPERTY ADDRESS: N.C. HIGHWAY 150, CHINA GROVE, NC.
- BOUNDARY INFORMATION OBTAINED FROM DEEDS OF RECORD & A FIELD RUN SURVEY.
- BEARING BASIS: NCSPCS, NAD '83 - NSRS 2011, US SURVEY FOOT. GPS SURVEY
- AREAS COMPUTED BY COORDINATE GEOMETRY.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- SITE SERVED BY MUNICIPAL WATER AND SEWER
- ADJOINING LAND OWNERS WERE IDENTIFIED USING THE CURRENT ONLINE ROWAN COUNTY GIS TAX MAPS.
- ACCORDING TO THE ONLINE FLOOD RISK INFORMATION SYSTEM (FRIS) FLOOD HAZARD BOUNDARY MAP No.3710564600J, COMMUNITY NUMBER 370351, PANEL NUMBER 5646, EFFECTIVE DATE: 6/16/2009, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (OTHER AREAS-MINIMAL FLOOD RISK), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT FROM, CHICAGO TITLE INSURANCE COMPANY; COMMITMENT #17-21523RA, EFFECTIVE DATE OCTOBER 17, 2017. THIS PLAT REFLECTS INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK, AND MAY NOT SHOW EVERY POSSIBLE CONDITION AFFECTING THIS PROPERTY.
- PER ROWAN COUNTY PLANNING AND ZONING, THIS PROPERTY IS ZONED "CBI" (COMMERCIAL BUSINESS & LIGHT INDUSTRIAL), WITH THE FOLLOWING SETBACKS: FRONT SETBACK = 50' (FROM OBSERVED SETBACK), - SIDE SETBACKS = 10' - REAR SETBACKS = 10'; SIDE STREET 30' FROM RIGHT-OF-WAY.
- NO OBSERVED EVIDENCE THAT SITE WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
- THIS PROPERTY LIES WITHIN THE COLD WATER CREEK WATERSHED A CLASS IV, PROTECTED WATERSHED.

THIS PURPOSE OF THIS PLAT IS TO COMBINE TRACT 1 AND TRACT 2 OF PLAT BOOK 9995, PAGE 2424 INTO ONE 6.441 ACRE TRACT, WITH ONE TAX PARCEL NUMBER. THESE TRACTS ARE OWNED BY ADAMS UNLIMITED, LLC - DEED BOOK 1085, PAGE 798.

RECOMBINATION PLAT OF  
TRACT 1 AND TRACT 2 - PLAT BOOK 9995, PAGE 2424  
DEED BOOK 1085, PAGE 798

FOR  
**ADAMS UNLIMITED, LLC**  
DATE OF MAP: JANUARY 19, 2018

CHINA GROVE TOWNSHIP  
ROWAN COUNTY, N.C.  
PROJECT #3160252017

DATE OF SURVEY: DEC. 12, 2017  
DRAWN BY: DAL  
FIELD CREW: TO

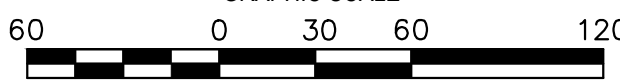


**BLUE RIDGE GEOMATICS, PA**  
SURVEYING | GIS | MAPPING  
NCBELS SURVEYING FIRM #C-3576

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

DANNY A. LONG, PLS  
126 EXECUTIVE DRIVE - SUITE 220  
WILKESBORO, NC 28697  
PHONE: 336-773-8814  
danny@brgeo.biz

GRAPHIC SCALE



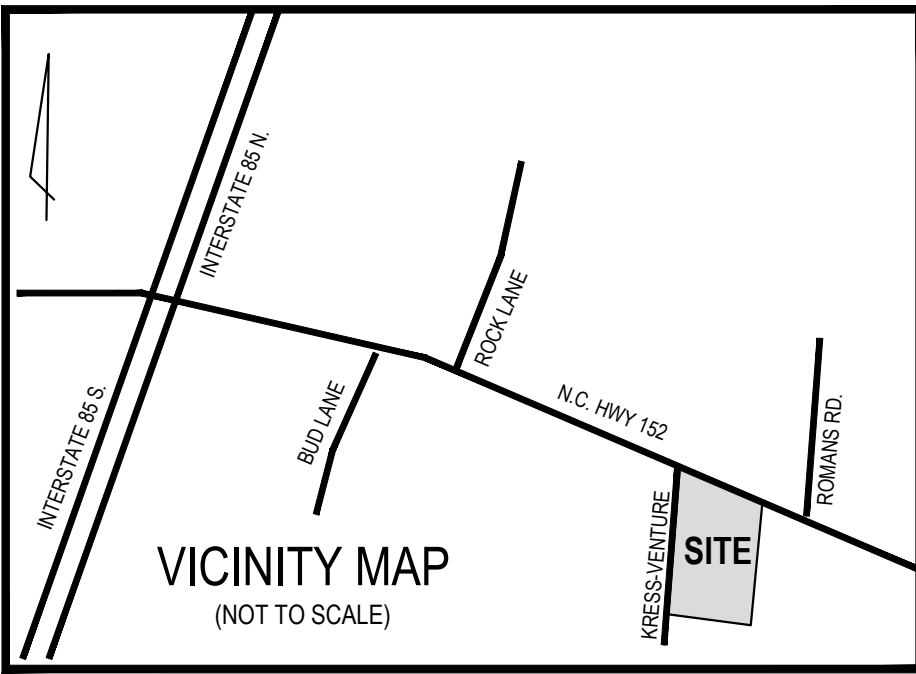


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OWNER - ADAMS UNLIMITED, LLC

DATE



NORTH CAROLINA  
ROWAN COUNTY

I, DANNY A. LONG, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME (DEED DESCRIPTION RECORDED IN BOOK: 1085, PAGE 798 AND PLAT BOOK 9995, PAGE 2424); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK/PAGE/S AS SHOWN, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000±; BEFORE ADJUSTMENT, (Class "A") AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS XXXX DAY OF XXXX, 201X.

THIS SURVEY CREATES A DIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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

CLASS OF SURVEY: AA  
POSITIONAL ACCURACY: HORZ: 0.0051m/0.02 FT - VERT: 0.0059m/0.02FT.  
TYPE OF GPS (OR GNSS) FIELD PROCEDURES: STATIC/OPUS  
DATE OF GPS SURVEY: 12/13/2017  
DATUM/EPOCH: NAD '83(2011)  
PUBLISHED/FIXED CONTROL: N/A  
GEOID MODEL: GEOID12B  
COMBINED GRID FACTOR: 0.99985238  
UNITS: US SURVEY FOOT  
EQUIPMENT USED: 2 LEICA GS14 RECEIVERS BASE/ROVER

12/29/2017

DANNY A. LONG, PLS L-4874

DATE



**PRELIMINARY**  
COMMENT AND REVIEW

LARRY W. ST. CLAIR  
D.B. 1181, PG. 525  
ROWAN COUNTY TAX ID #125 072

REVIEW OFFICER CERTIFICATION

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REVIEW OFFICER

DATE

CERTIFICATE OF APPROVAL OF FINAL PLAT

THIS FINAL PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE ROWAN COUNTY SUBDIVISION ORDINANCE ON \_\_\_\_\_.

SUBDIVISION ADMINISTRATOR

DATE

ROWAN COUNTY, NORTH CAROLINA

NOTES:

- TOTAL AREA THIS MAP = 6.441 ACRES
- TOTAL LOTS CREATED BY THIS DIVISION = 2
- SUBJECT PROPERTY ROWAN COUNTY TAX PARCEL #125 XX
- SUBJECT PROPERTY ADDRESS: N.C. HIGHWAY 150, CHINA GROVE, NC.
- BOUNDARY INFORMATION OBTAINED FROM DEEDS OF RECORD & A FIELD RUN SURVEY.
- BEARING BASIS: NCSPCS, NAD '83 - NSRS 2011, US SURVEY FOOT. GPS SURVEY
- AREAS COMPUTED BY COORDINATE GEOMETRY.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
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- ADJOINING LAND OWNERS WERE IDENTIFIED USING THE CURRENT ONLINE ROWAN COUNTY GIS TAX MAPS.
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LEGEND

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

THIS PURPOSE OF THIS PLAT IS CUT OUT A 1.747 ACRES LOT OUT OF 6.441 ACRES AS RECORDED IN THAT CERTAIN RECOMBINATION PLAT RECORDED IN **PLAT BOOK XXX, PAGE XX**

MINOR SUBDIVISION PLAT OF  
**6.441 ACRES - PLAT BOOK XXX, PAGE XXXX**  
DEED BOOK 1085, PAGE 798  
FOR  
**ADAMS UNLIMITED, LLC**

DATE OF MAP: JANUARY 19, 2018

CHINA GROVE TOWNSHIP  
ROWAN COUNTY, N.C.  
PROJECT #3160252017

DATE OF SURVEY: DEC. 12, 2017  
DRAWN BY: DAL  
FIELD CREW: TO

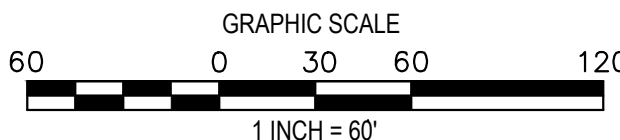


**BLUE RIDGE GEOMATICS, PA**  
SURVEYING | GIS | MAPPING

NCBELS SURVEYING FIRM #C-3576

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

DANNY A. LONG, PLS  
126 EXECUTIVE DRIVE - SUITE 220  
WILKESBORO, NC 28697  
PHONE: 336-773-8814  
danny@brgeo.biz







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 # SNIA 01-18  
Date Filed 02/01/18  
Received By SAS  
Amount Paid \$100.00

Office Use Only

**SPECIAL NON-RESIDENTIAL INTENSITY ALLOCATION**

**OWNERSHIP INFORMATION:**

Name: Adams Unlimited

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

Phone: 704-239-1008

Email: \_\_\_\_\_

Address: PO Box 105 China Grove NC 28023

**APPLICANT / AGENT INFORMATION:**

Name: Teramore Construction

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

Phone: 229-516-4289

Email: jlang@teramore.net

Address: 1970 Derita Road Concord NC 28027

**PROPERTY DETAILS:**

Tax Parcel: 125 097

Zoning District: CBI

Location: E NC 152 Hwy

Size (sq. ft. or acres): 1.58 Acres

Watershed: WSIV PA Coldwater Creek

Current Land Use: Vacant Lot

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

A Dollar General store will be constructed.

Will there be **land disturbing activity** (grading of natural vegetation) of one acre or more of land area because of the construction on the property? Yes ☒ No ☐

Structures: Existing 0 sq.ft. Proposed 9,183 sq.ft.

Other Impervious Coverage: Existing 0 sq.ft. Proposed 21,663 sq.ft.

Remaining Undeveloped Area: 32,206 sq.ft. 51 % of Property

Storage of toxic and/or hazardous material: Yes ☐ No ☒

**If Yes, a spill containment plan must submitted with application.**

SITE PLAN:

Applicant must attach a site plan depicting information listed in Section 21-33 (2) and 21-52.

Attached: Yes ☒ No ☐

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

Tom B. A.  
Signature

1/26/18  
Date of Application

---

---

**OFFICIAL USE ONLY**

1. Signature of Coordinator: [Signature] 2. Board of Commissioners Meeting: 03/05/18 3. Board of Commissioners Action: Approved \_\_\_\_\_ Denied \_\_\_\_\_ 4. Date Applicant Notified: 1/1/18

---

---

## STAFF CHECKLIST

### Watershed Protection Permit Plan Checklist

Application for Watershed Protection Permits shall be accompanied by plans in duplicate and drawn to scale showing the following:

(a) Location of Project.

✓ Identify the appropriate classification. WS-II-BW, WS-III-BW, WS-IV-PA  
No Project included within an SNIA Overlay Area.

(b) Lot Dimensions.

✓ Actual dimensions and acreage of the lot to be built upon and the location of any right of ways that may affect development on the lot.  
✓ Average lot size (in square feet).

(c) Built Upon Area.

✓ The accurate location and use of all existing and proposed buildings and other structures and location and size, in square feet, of all built-upon areas including parking and loading facilities.  
✓ The percent of the project that will be covered with an impervious surface.  
✓ The area, in acres, to be left natural

(d) Streams / Rivers.

N/A The accurate location of all perennial streams and natural drainage areas on the property on the site plan.

(e) Buffers.

N/A The location of all required buffer areas shown on a site plan.

Lot size less r/w & esmts.	63,052 SQ.FT.	Other coverage	21,663 SQ.FT.
Allowable coverage by right	15,132 SQ.FT.	Total coverage	30,846 SQ.FT.
Allowable coverage with 70%	44,136 SQ.FT.	Undisturbed acreage	32,206 SQ.FT.
Existing coverage	0 SQ.FT.	Watershed acres	4,975 Ac
Pre-1994 coverage	0 SQ.FT.	Acres approved for SNIA	0
Building size	9,183 SQ.FT.	Percentage Removed	0%

*Apx. Depending on municipal/juris. limits.*

Checked By: Tony B. A. L.

Date: 1-26-18

Comments: \_\_\_\_\_

**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:** 02/21/2018  
**SUBJECT:** West Branch Library Project

---

Library Director, Jeff Hall, seeks permission to move ahead with West Branch Library Project

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
West Branch Library Project Proposal	2/21/2018	Presentation



From the shortly after World War II until 1991, Rowan Public Library provided bookmobile service to the Western part of Rowan County. That year a more than 20 year old obsolete vehicle was taken out of service due to mechanical problems and the high cost of maintenance.

In an effort to continue to serve this area of the county, the Rowan Public Library Board of Trustees and the Library Director began to pursue creating a branch library in this area. The town of Cleveland promised \$50,000 in start up money. Political and financial concerns in county government at that time put a stop to this project just as it was beginning.

Over the years since 1991, even though a west branch has been in the library long range plan, timing and financing have not come together for this project.

Shortly after Jeff Hall became director in 2007, he began working to find economical ways of serving the western part of the county. Working with town administration, the library began a small honor system lending service of within the town hall and later in a 100 square foot historical building on town property.

The Friends of Rowan Public Library stepped up to improve service in 2008, by providing additional funding for a summer reading program for the children in the area. The town of Cleveland provided space in the town hall for these events. In the summer of 2017, forty- five children registered for the summer reading program at Cleveland town hall. They read 525 hours. The total attendance for the seven week program was 367.

In 2017 the Rowan Salisbury School System began construction of a new elementary school in the town of Cleveland near the current elementary school. The construction of this new school has created an opportunity for an economical way to create a west branch of the public library in the former elementary school. When the current elementary school is vacated, the possibility of using the former elementary school media center which was built in 2000 and auditorium to provide a branch library become a possibility. County Manager Aaron Church and Library Director Hall began discussing this possibility in early 2016. Rowan County Commissioners voted on a West branch of Rowan Public Library as a priority in their planning session that year and funded architectural fees to examine this possibility. Architect Bill Burgin was hired in the fall of 2017 and has completed some preliminary drawings for the proposed project.

In examinations of the proposed facility, the project was deemed very feasible. The condition of the existing media center is good to very good. It is an open span structure that can economically be modified. It is free standing from the older three story school building. It has its own mechanical system that is separate from the other buildings. The overall condition of the interior finish is good. With the addition of a connecting covered breeze way to the auditorium, bathroom facilities and a new HVAC system for the auditorium facility will be able to function as library for the community no matter what decision is made on the fate of the older three story school building.

At the meeting of the Rowan County Board of Commissioners, tonight, March 5<sup>th</sup> 2018, the friends of Rowan Public Library will present a check for \$15,000 to help fund a potential West Branch Library.

Jeff Hall, Library Director is asking for the Board of Commissioners to take the following actions.

One, publicly endorse this project.

Two, officially vote to approve said project.

Three, instruct County Attorney Dees to begin formal negotiations with the Rowan Salisbury School System to secure the property for use by Rowan County Government.

Four, give permission for Director Hall, Rowan Public Library Foundation, and the Friends of Rowan Public Library to begin private fund raising for a West Branch Library.

**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:** Jeffery A Hall, Library Director  
**DATE:** 2/9/18  
**SUBJECT:** Friends of RPL Donation to West Branch Library Project

---

The Friends of Rowan Public Library wish to present their donation of \$15,000 towards the West Branch Library project to the Board of Commissioners.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Donation Letter from Friends of RPL	2/9/2018	Cover Memo



FRIENDS OF  
**ROWAN PUBLIC**  
**LIBRARY**

---

201 West Fisher Street  
Salisbury, NC 28144-4935  
Phone: 704-216-8240  
Fax: 704-216-8237  
[www.rowanpubliclibrary.org](http://www.rowanpubliclibrary.org)

Rowan County Board of Commissioners  
130 West Innes Street  
Salisbury, NC 28144

February 12, 2018

RE: Donation

Dear Commissioners:

The Friends of Rowan Public Library have been following your efforts to establish a West Branch Library for the citizens of Rowan County. We wish to make a donation of fifteen thousand dollars (\$15,000) towards this project.

Please accept this donation as a token of our support. Thank you for your support of Rowan Public Library and its vision for a knowledgeable, progressive, diverse and economically vibrant Rowan County.

We look forward to utilizing the completed library.

Sincerely,

Sammie Hinsahw  
President



**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:** February 27, 2018  
**SUBJECT:** Rowan County Marketing Update

---

**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:** Amy-Lynn Albertson, County Extension Director  
**DATE:** 2/23/2018  
**SUBJECT:** Farmland Preservation VAD/EVAD Applications

---

**RE: Applications for the Voluntary and Enhanced Voluntary Agricultural District Programs**

The Agricultural Advisory Board has received the following application for the Voluntary Agricultural District Program:

**Hughcell James & Judith Hynds Martin** 110 Hidden Creek Circle, Salisbury NC  
11.79 acres parcel # 627 033, 5.57 acres parcel # 627 028  
5.83 acres parcel # 627 054, 86.42 acres parcel # 627 015  
16.5 acres parcel # 627 027, 2.19 acres parcel # 627 044  
**(128.3 acres at 1020 Poole Road, Salisbury NC)**

**Edwin H. Hammill**, 19245 Old Beatty Ford Road, Gold Hill:  
19.03 acres parcel # 544 026, 20.03 acres parcel # 544 027,  
20.57 acres parcel # 544 028, 25.25 acres parcel # 544 029,  
19.95 acres parcel # 544 030  
**(104.83 acres on Fraley Acres Lane)**

**Richard O. Lewis & Deborah M. Lucas**, 108 Waverly Circle Salisbury:  
42.19 acres parcel # 309 014  
**(42.19 acres at Hickory Hill Road)**

**Michael D. and Amanda Jo Shepherd** 1645 Wyatt Grove Church Road, Richfield NC  
44.23 acres parcel # 518 018  
**(44.23 acres at 1645 Wyatt Grove Church Road, Richfield NC)**

**Charles H. Shuping / Georgia H. Shuping**, 1440 E. Ridge Road Salisbury:  
51.44 acres parcel # 308 076, .7 acres parcel # 308 185, 1.8 acres parcel # 308 090  
**(53.94 acres at 1630 East Ridge Road)**

**James C and Karen P. Greene** 305 Bridal Path Farm Road, Cleveland NC

28 acres parcel #813 061

**(28 acres at 0 Woodleaf Road, Woodleaf NC)**

**\*\* Enhanced Voluntary Agriculture District\*\***

The Agricultural Advisory Board met on 02/08/2018 and determined that the above applications meet the requirement of the Voluntary Agricultural District Program. We recommend to you that the above applications be approved.

Thank you for your consideration.

Kim Starnes, Chairman  
Agricultural Advisory Board

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Martin Application	2/23/2018	Cover Memo
Hammil Application	2/23/2018	Cover Memo
Lewis/Lucas Application	2/23/2018	Cover Memo
Shepherd Application	2/23/2018	Cover Memo
Shuping Application	2/23/2018	Cover Memo
Greene Application	2/23/2018	Cover Memo



## ROWAN COUNTY FARMLAND PRESERVATION PROGRAM APPLICATION

Instructions: Please complete the form as completely and accurately as possible. Property information can be found at the Rowan County GIS & Tax Map webpage or by visiting the Rowan County Register of Deeds office.

### APPLICANT:

\*Name: Hughcell J. Martin  
\*Address: 110 Hidden Creek Circle  
\*City: Salisbury, NC. Zip Code 28147  
\*Phone number: (Home) 704-633-8818 (Cell) 704-305-3991

### PROPERTY INFORMATION:

*Number of acres: <u>11.79 ac</u>	*Map: <u>627</u>	*Parcel: <u>033</u>
*Number of acres: <u>5.57</u>	*Map: <u>627</u>	*Parcel: <u>028</u>
*Number of acres: <u>5.83</u>	*Map: <u>627</u>	*Parcel: <u>054</u>
*Number of acres: <u>86.42 ac</u>	*Map: <u>627</u>	*Parcel: <u>015</u>
*Number of acres: <u>16.5 ac</u>	*Map: <u>627</u>	*Parcel: <u>027</u>
<u>7.19 ac</u>	<u>627</u>	<u>044</u>

\*Is all land listed for agricultural use taxation with the Rowan County Tax Assessor? Yes ☒ No ☐

\*Owner(s) Name as listed on deed: Hughcell James & Judith Hynds Martin

\*Property address: 1020 Poole Rd Salisbury 2814

\*Is this land managed in accordance to a NRCS or NCFS plan? Yes ☒ No ☐

\*Have you reviewed the requirements of the Rowan County Farmland Preservation Program? Yes ☒ No ☐

\*Which program do you wish to participate in? ☒ Volunteer Ag District ☐ Enhanced Volunteer Ag District

By signing this application, you are verifying that you have met the above listed requirements of the Rowan County Voluntary Farmland Preservation Program.

\*Signature(s): Hughcell J. Martin Date: 12-6-17

Direct inquiries and submit applications to:  
Rowan County Cooperative Extension  
2727-A Old Concord Rd  
Salisbury, NC 28146 Telephone: 704-216-8970







## Rowan County Government

TAX ADMINISTRATION RECORD SEARCH

<b>Property Owner</b> MARTIN HUGHCELL JAMES MARTIN JUDITH HYNDS		<b>Owner's Mailing Address</b> 110 HIDDEN CREEK CIR SALISBURY, NC 28147-7215		<b>Property Location Address</b> POOLE RD	
<b>Administrative Data</b> Parcel ID No. <b>627 027</b> OLD Tax ID PIN <b>627 027</b>  Owner ID <b>6018765</b>  Tax District <b>127 - LIBERTY VFD</b>  Land Use Code Land Use Desc  Neighborhood <b>00927</b>		<b>Administrative Data</b> Legal Desc <b>16.50AC L4</b> <b>508-565</b>  Deed Year Bk/Pg <b>2016 - 1273 / 916</b> Plat Bk/Pg           /  <b>Sales Information</b> Grantor <b>CREASON CHRISTINA</b> <b>BAATE</b>  Sold Date <b>2016-07-19</b> Sold Amount \$ <b>175,000</b>		<b>Valuation Information</b>  Market Value    \$ <b>117,159</b>  Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal  <b>Assessed Value \$    69,094</b>  If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.	
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel)					
Year Built		0			
Built Use/Style		/			
Current Use		/			
Grade		/			
* Percent Complete		0			
Heated Area (S/F)		0			
Fireplace (Y/N)		N			
Basement (Y/N)		N			
** Bedroom(s)		0			
** Bathroom(s)		0 Full Bath(s) 0 Half Bath(s)			
*** Multiple Improvements		000			
* Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only *** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements					



# Rowan County Government

## TAX ADMINISTRATION RECORD SEARCH

<b>Property Owner</b>	<b>Owner's Mailing Address</b>	<b>Property Location Address</b>
MARTIN HUGHCELL JAMES MARTIN JUDITH HYNDS	110 HIDDEN CREEK CIR SALISBURY, NC 28147-7215	POOLE RD
<b>Administrative Data</b>	<b>Administrative Data</b>	<b>Valuation Information</b>
Parcel ID No. <b>627 044</b> OLD Tax ID PIN <b>627 044</b>  Owner ID <b>6018765</b>  Tax District <b>127 - LIBERTY VFD</b>  Land Use Code Land Use Desc  Neighborhood <b>00927</b>	Legal Desc <b>2.19AC</b> <b>608-321</b>  Deed Year Bk/Pg <b>2016 - 1273 / 916</b> Plat Bk/Pg           /  <b>Sales Information</b> Grantor <b>CREASON CHRISTINA B</b>  Sold Date <b>2016-07-19</b> Sold Amount \$ <b>175,000</b>	Market Value     \$ <b>22,927</b>  Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal  <b>Assessed Value \$ 438</b>  If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present- Use.
<b>Improvement Detail</b>		
(1st Major Improvement on Subject Parcel)		
Year Built	0	
Built Use/Style	/	
Current Use	/	
Grade	/	
* Percent Complete	0	
Heated Area (S/F)	0	
Fireplace (Y/N)	N	
Basement (Y/N)	N	
** Bedroom(s)	0	
** Bathroom(s)	0 Full Bath(s) 0 Half Bath(s)	
*** Multiple Improvements	000	
<p>* Note - As of January 1</p> <p>** Note - Bathroom(s), Bedroom(s), shown for description only</p> <p>*** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements</p>		



# Rowan County Government

## TAX ADMINISTRATION RECORD SEARCH

<b>Property Owner</b> MARTIN HUGHCELL JAMES & WF MARTIN JUDITH H		<b>Owner's Mailing Address</b> 110 HIDDEN CREEK CIR SALISBURY, NC 28147-7215	<b>Property Location Address</b> 1020 POOLE RD
<b>Administrative Data</b> Parcel ID No. <b>627 033</b> OLD Tax ID PIN <b>627 033</b> Owner ID <b>352705000</b> Tax District <b>127 - LIBERTY VFD</b> Land Use Code Land Use Desc Neighborhood <b>00927</b>		<b>Administrative Data</b> Legal Desc <b>11.79AC</b> Deed Year Bk/Pg <b>0 - 0565 / 0824</b> Plat Bk/Pg         / <b>Sales Information</b> Grantor Sold Date <b>0-0</b> Sold Amount \$ <b>0</b>	<b>Valuation Information</b> Market Value \$ <b>170,284</b> Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal <b>Assessed Value \$ 132,423</b> If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel) Year Built <b>1900</b> Built Use/Style <b>SINGLE FAMILY DWELLING</b> Current Use <b>C+05 / QUALITY C+05</b> Grade <b>C+05 / QUALITY C+05</b> * Percent Complete <b>100</b> Heated Area (S/F) <b>1,667</b> Fireplace (Y/N) <b>N</b> Basement (Y/N) <b>N</b> ** Bedroom(s) <b>0</b> ** Bathroom(s) <b>0 Full Bath(s) 0 Half Bath(s)</b> *** Multiple Improvements <b>001</b> * Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only *** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements			



<b>Property Owner</b> MARTIN HUGHCELL JAMES MARTIN JUDITH HYNDS		<b>Owner's Mailing Address</b> 110 HIDDEN CREEK CIR SALISBURY, NC 28147-7215		<b>Property Location Address</b> POOLE RD	
<b>Administrative Data</b> Parcel ID No. <b>627 028</b> OLD Tax ID PIN <b>627 028</b>  Owner ID <b>6018765</b>  Tax District <b>127 - LIBERTY VFD</b>  Land Use Code Land Use Desc  Neighborhood <b>00927</b>		<b>Administrative Data</b> Legal Desc <b>5.57AC L5</b>  Deed Year Bk/Pg <b>1997 - 785 / 63</b> Plat Bk/Pg           /		<b>Valuation Information</b>  Market Value    \$ <b>44,849</b>  Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal  <b>Assessed Value \$    19,364</b>  If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.	
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel)					
Year Built		0			
Built Use/Style					
Current Use		/			
Grade		/			
* Percent Complete		0			
Heated Area (S/F)		0			
Fireplace (Y/N)		N			
Basement (Y/N)		N			
** Bedroom(s)		0			
** Bathroom(s)		0 Full Bath(s) 0 Half Bath(s)			
*** Multiple Improvements		000			
* Note - As of January 1 * * Note - Bathroom(s), Bedroom(s), shown for description only * * * Note - If multiple improvements equal "MLT" then parcel includes additional major improvements					





# Rowan County Government

## TAX ADMINISTRATION RECORD SEARCH

<b>Property Owner</b> MARTIN HUGHCELL JAMES MARTIN JUDITH HYNDS		<b>Owner's Mailing Address</b> 110 HIDDEN CREEK CIR SALISBURY, NC 28147-7215	<b>Property Location Address</b> POOLE RD
<b>Administrative Data</b> Parcel ID No. <b>627 054</b> OLD Tax ID PIN <b>627 054</b>  Owner ID <b>6018765</b>  Tax District <b>127 - LIBERTY VFD</b>  Land Use Code Land Use Desc  Neighborhood <b>00927</b>		<b>Administrative Data</b> Legal Desc <b>5.83AC</b>  Deed Year Bk/Pg <b>2016 - 1273 / 916</b> Plat Bk/Pg            /  <b>Sales Information</b> Grantor <b>CREASON CHRISTINA B</b>  Sold Date <b>2016-07-19</b> Sold Amount \$ <b>175,000</b>	<b>Valuation Information</b>  Market Value \$ <b>46,811</b>  Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal  <b>Assessed Value \$ 18,686</b>  If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel)			
Year Built		0	
Built Use/Style			
Current Use		/	
Grade		/	
* Percent Complete		0	
Heated Area (S/F)		0	
Fireplace (Y/N)		N	
Basement (Y/N)		N	
** Bedroom(s)		0	
** Bathroom(s)		0 Full Bath(s) 0 Half Bath(s)	
*** Multiple Improvements		000	
<small>* Note - As of January 1</small> <small>** Note - Bathroom(s), Bedroom(s), shown for description only</small> <small>*** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements</small>			



# Rowan County Government

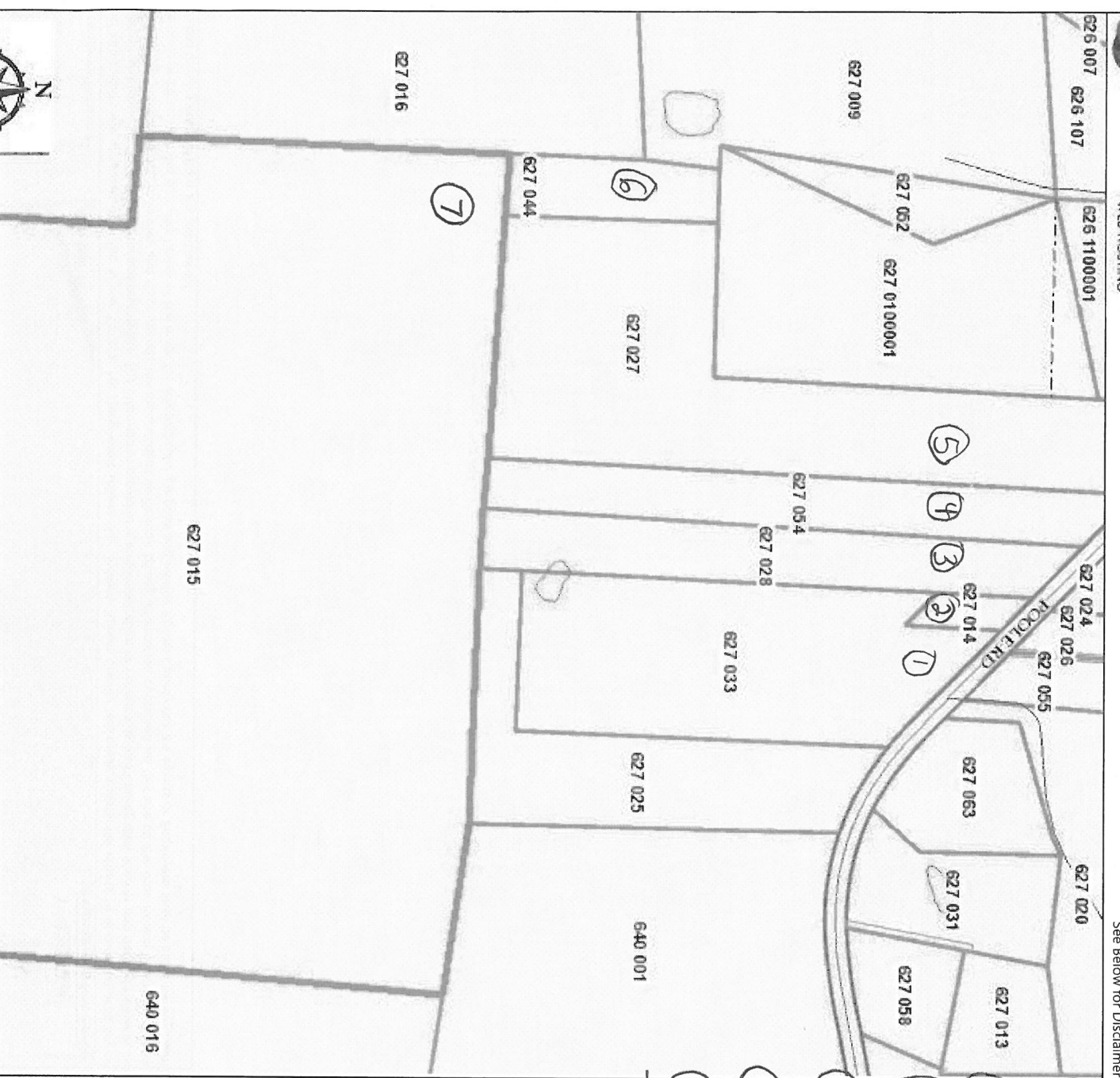
## TAX ADMINISTRATION RECORD SEARCH

<b>Property Owner</b> MARTIN HUGHCELL JAMES & WF MARTIN JUDITH H		<b>Owner's Mailing Address</b> 110 HIDDEN CREEK CIR SALISBURY, NC 28147-7215	<b>Property Location Address</b> AGNER RD																						
<b>Administrative Data</b> Parcel ID No. <b>627 015</b> OLD Tax ID PIN <b>627 015</b>  Owner ID <b>352705000</b>  Tax District <b>127 - LIBERTY VFD</b>  Land Use Code Land Use Desc  Neighborhood <b>00927</b>		<b>Administrative Data</b> Legal Desc <b>86.42AC</b>  Deed Year Bk/Pg <b>2005 - 1028 / 634</b> Plat Bk/Pg           /  <b>Sales Information</b> Grantor  Sold Date <b>1983-08-01</b> Sold Amount \$ <b>0</b>	<b>Valuation Information</b>  Market Value \$ <b>516,416</b>  Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal  <b>Assessed Value \$ 17,284</b>  If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.																						
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel) <table border="0" style="width: 100%;"> <tr><td>Year Built</td><td style="text-align: right;">0</td></tr> <tr><td>Built Use/Style</td><td></td></tr> <tr><td>Current Use</td><td style="text-align: right;">/</td></tr> <tr><td>Grade</td><td style="text-align: right;">/</td></tr> <tr><td>* Percent Complete</td><td style="text-align: right;">0</td></tr> <tr><td>Heated Area (S/F)</td><td style="text-align: right;">0</td></tr> <tr><td>Fireplace (Y/N)</td><td style="text-align: right;">N</td></tr> <tr><td>Basement (Y/N)</td><td style="text-align: right;">N</td></tr> <tr><td>** Bedroom(s)</td><td style="text-align: right;">0</td></tr> <tr><td>** Bathroom(s)</td><td style="text-align: right;">0 Full Bath(s) 0 Half Bath(s)</td></tr> <tr><td>*** Multiple Improvements</td><td style="text-align: right;">000</td></tr> </table> <small>* Note - As of January 1          ** Note - Bathroom(s), Bedroom(s), shown for description only          *** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements</small>				Year Built	0	Built Use/Style		Current Use	/	Grade	/	* Percent Complete	0	Heated Area (S/F)	0	Fireplace (Y/N)	N	Basement (Y/N)	N	** Bedroom(s)	0	** Bathroom(s)	0 Full Bath(s) 0 Half Bath(s)	*** Multiple Improvements	000
Year Built	0																								
Built Use/Style																									
Current Use	/																								
Grade	/																								
* Percent Complete	0																								
Heated Area (S/F)	0																								
Fireplace (Y/N)	N																								
Basement (Y/N)	N																								
** Bedroom(s)	0																								
** Bathroom(s)	0 Full Bath(s) 0 Half Bath(s)																								
*** Multiple Improvements	000																								





Rowan2  
Printed November 15, 2017  
See Below for Disclaimer



①	11.79	<u>FMV</u>	170,284 w/house
②	.65		8,362
③	5.57		44,849
④	5.83		46,811
⑤	16.5		117,159
⑥	2.19		22,927 ?
⑦	86.42		516,416
	<u>128.95</u>		<u>926,808</u>





## ROWAN COUNTY FARMLAND PRESERVATION PROGRAM APPLICATION

Instructions: Please complete the form as completely and accurately as possible. Property information can be found at the Rowan County GIS & Tax Map webpage or by visiting the Rowan County Register of Deeds office.

### APPLICANT:

\*Name: Edwin H. Hammill  
\*Address: 19245 Old Beatty Ford Rd.  
\*City: Gold Hill, NC. Zip Code 28071  
\*Phone number: (Home) 704-279-5047 (Work) \_\_\_\_\_

### PROPERTY INFORMATION:

*Number of acres: <u>19.03</u>	*Map: _____	*Parcel: <u>544 026</u>
*Number of acres: <u>20.03</u>	*Map: _____	*Parcel: <u>544 027</u>
*Number of acres: <u>20.57</u>	*Map: _____	*Parcel: <u>544 028</u>
*Number of acres: <u>25.25</u>	*Map: _____	*Parcel: <u>544 029</u>
*Number of acres: <u>19.95</u>	*Map: _____	*Parcel: <u>544 030</u>

\*Is all land listed for agricultural use taxation with the Rowan County Tax Assessor? Yes ☒ No ☐ MRH 2/8/2018

\*Owner(s) Name as listed on deed: Edwin H. Hammill

\*Property address: Fraley Acres Ln.

\*Is this land managed in accordance to a NRCS or NCFS plan? Yes ☒ No ☐

\*Have you reviewed the requirements of the Rowan County Farmland Preservation Program? Yes ☒ No ☐

\*Which program do you wish to participate in? ☒ Volunteer Ag District ☐ Enhanced Volunteer Ag District

By signing this application, you are verifying that you have met the above listed requirements of the Rowan County Voluntary Farmland Preservation Program.

\*Signature(s): Edwin H. Hammill Date: 11/8/17

Direct inquiries and submit applications to:  
Rowan County Cooperative Extension  
2727-A Old Concord Rd  
Salisbury, NC 28146 Telephone: 704-216-8970

Hammill  
2/8/2018  
MRH





# Rowan County Government

TAX ADMINISTRATION RECORD SEARCH

<b>Property Owner</b> HAMMILL EDWIN H & WF HAMMILL CAROLYN R		<b>Owner's Mailing Address</b> 19245 OLD BEATTY FORD RD GOLD HILL, NC 28071-9679	<b>Property Location Address</b> FRALEY ACRES LN
<b>Administrative Data</b> Parcel ID No. <b>544 026</b> OLD Tax ID PIN <b>544 026</b> Owner ID <b>229960000</b> Tax District <b>128 - E GOLD HILL</b> Land Use Code Land Use Desc Neighborhood <b>00701</b>		<b>Administrative Data</b> Legal Desc <b>TR2 19.03AC</b> <b>691-482</b> Deed Year Bk/Pg <b>2012 - 1207 / 765</b> Plat Bk/Pg <b>2264 /</b> <b>Sales Information</b> Grantor Sold Date <b>0-0</b> Sold Amount \$ <b>0</b>	<b>Valuation Information</b> Market Value \$ <b>67,777</b> Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal <b>Assessed Value \$ 8,714</b> If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel) Year Built <b>0</b> Built Use/Style Current Use <b>/</b> Grade <b>/</b> * Percent Complete <b>0</b> Heated Area (S/F) <b>0</b> Fireplace (Y/N) <b>N</b> Basement (Y/N) <b>N</b> ** Bedroom(s) <b>0</b> ** Bathroom(s) <b>0 Full Bath(s) 0 Half Bath(s)</b> *** Multiple Improvements <b>000</b> * Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only *** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements			



# Rowan County Government

TAX ADMINISTRATION RECORD SEARCH

<b>Property Owner</b> HAMMILL EDWIN H & WF HAMMILL CAROLYN R		<b>Owner's Mailing Address</b> 19245 OLD BEATTY FORD RD GOLD HILL, NC 28071-9679	<b>Property Location Address</b> FRALEY ACRES LN
<b>Administrative Data</b> Parcel ID No. <b>544 027</b> OLD Tax ID PIN <b>544 027</b> Owner ID <b>229960000</b> Tax District <b>128 - E GOLD HILL</b> Land Use Code Land Use Desc Neighborhood <b>00701</b>		<b>Administrative Data</b> Legal Desc <b>TR3 20.03AC</b> <b>691-482</b> Deed Year Bk/Pg <b>2012 - 1207 / 765</b> Plat Bk/Pg <b>2264 /</b> <b>Sales Information</b> Grantor Sold Date <b>0-0</b> Sold Amount \$ <b>0</b>	<b>Valuation Information</b> Market Value \$ <b>70,608</b> Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal <b>Assessed Value \$ 8,098</b> If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel) Year Built <b>0</b> Built Use/Style Current Use <b>/</b> Grade <b>/</b> * Percent Complete <b>0</b> Heated Area (S/F) <b>0</b> Fireplace (Y/N) <b>N</b> Basement (Y/N) <b>N</b> ** Bedroom(s) <b>0</b> ** Bathroom(s) <b>0 Full Bath(s) 0 Half Bath(s)</b> *** Multiple Improvements <b>000</b> * Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only *** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements			





# Rowan County Government

## TAX ADMINISTRATION RECORD SEARCH

<b>Property Owner</b> HAMMILL EDWIN H & WF HAMMILL CAROLYN R		<b>Owner's Mailing Address</b> 19245 OLD BEATTY FORD RD GOLD HILL, NC 28071-9679	<b>Property Location Address</b> FRALEY ACRES LN
<b>Administrative Data</b> Parcel ID No. <b>544 028</b> OLD Tax ID PIN <b>544 028</b> Owner ID <b>229960000</b> Tax District <b>128 - E GOLD HILL</b> Land Use Code Land Use Desc Neighborhood <b>00701</b>		<b>Administrative Data</b> Legal Desc <b>TR4 20.57AC</b> <b>691-838</b> Deed Year Bk/Pg <b>2012 - 1207 / 765</b> Plat Bk/Pg <b>2264 /</b> <b>Sales Information</b> Grantor Sold Date <b>0-0</b> Sold Amount \$ <b>0</b>	<b>Valuation Information</b> Market Value \$ <b>75,920</b> Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal <b>Assessed Value \$ 7,040</b> If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel) Year Built <b>0</b> Built Use/Style Current Use <b>/</b> Grade <b>/</b> * Percent Complete <b>0</b> Heated Area (S/F) <b>0</b> Fireplace (Y/N) <b>N</b> Basement (Y/N) <b>N</b> ** Bedroom(s) <b>0</b> ** Bathroom(s) <b>0 Full Bath(s) 0 Half Bath(s)</b> *** Multiple Improvements <b>000</b> * Note - As of January 1 * Note - Bathroom(s), Bedroom(s), shown for description only * Note - If multiple improvements equal "MLT" then parcel includes additional major improvements			





# Rowan County Government

## TAX ADMINISTRATION RECORD SEARCH

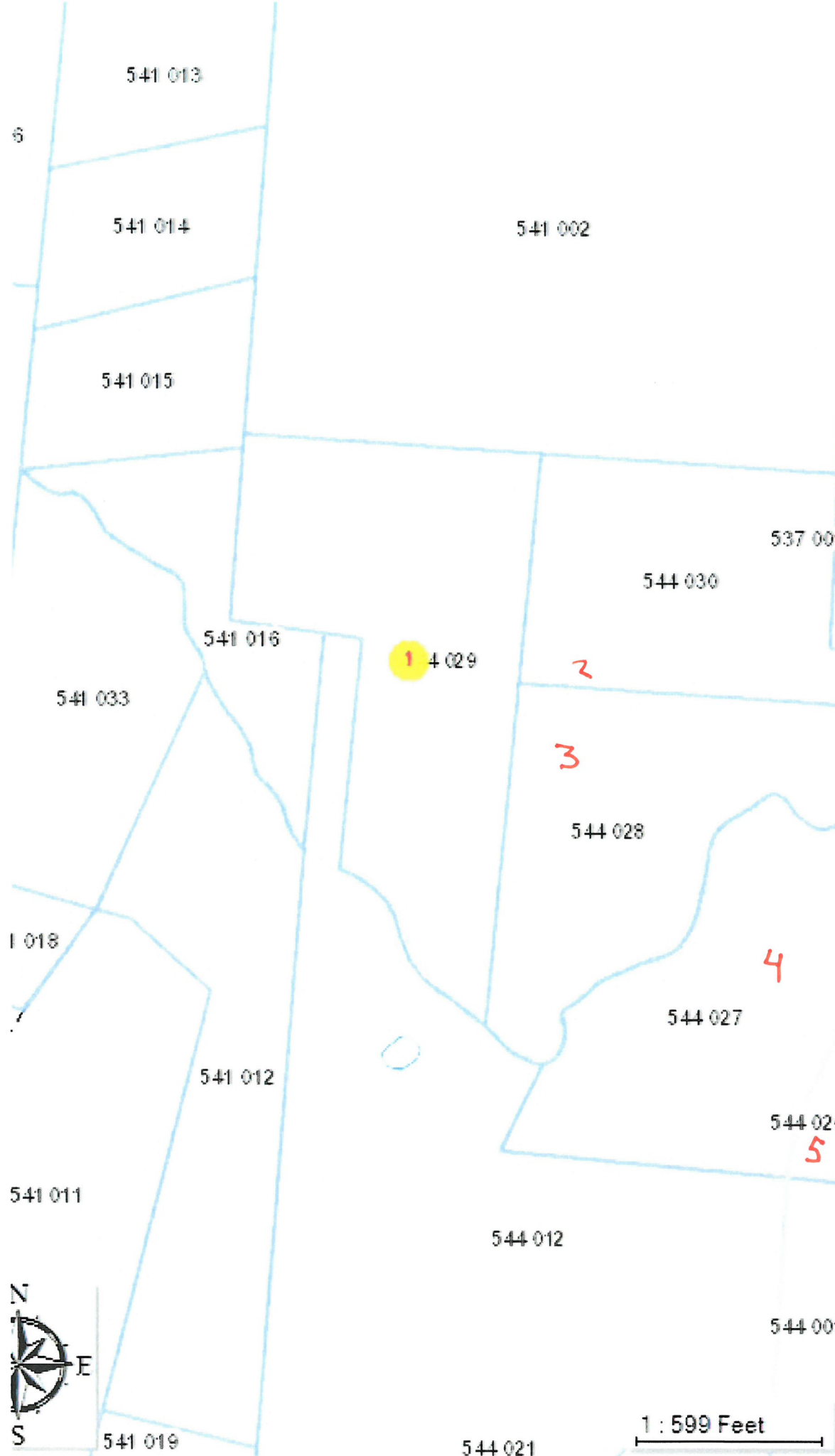
<b>Property Owner</b> HAMMILL EDWIN H & WF HAMMILL CAROLYN R		<b>Owner's Mailing Address</b> 19245 OLD BEATTY FORD RD GOLD HILL, NC 28071-9679	<b>Property Location Address</b> FRALEY ACRES LN
<b>Administrative Data</b> Parcel ID No. <b>544 029</b> OLD Tax ID PIN <b>544 029</b> Owner ID <b>229960000</b> Tax District <b>128 - E GOLD HILL</b> Land Use Code Land Use Desc Neighborhood <b>00701</b>		<b>Administrative Data</b> Legal Desc <b>TR5 25.25AC</b> <b>691-838</b> Deed Year Bk/Pg <b>2012 - 1207 / 765</b> Plat Bk/Pg <b>2264 /</b> <b>Sales Information</b> Grantor Sold Date <b>0-0</b> Sold Amount \$ <b>0</b>	<b>Valuation Information</b> Market Value \$ <b>91,145</b> Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal <b>Assessed Value \$ 5,050</b> If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel) Year Built <b>0</b> Built Use/Style Current Use Grade * Percent Complete <b>0</b> Heated Area (S/F) <b>0</b> Fireplace (Y/N) <b>N</b> Basement (Y/N) <b>N</b> ** Bedroom(s) <b>0</b> ** Bathroom(s) <b>0 Full Bath(s) 0 Half Bath(s)</b> *** Multiple Improvements <b>000</b> * Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only *** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements			



## Rowan County Government

TAX ADMINISTRATION RECORD SEARCH

<b>Property Owner</b> HAMMILL EDWIN H & WF HAMMILL CAROLYN R	<b>Owner's Mailing Address</b> 19245 OLD BEATTY FORD RD GOLD HILL, NC 28071-9679	<b>Property Location Address</b> FRALEY ACRES LN
<b>Administrative Data</b> Parcel ID No. <b>544 030</b> OLD Tax ID PIN <b>544 030</b>  Owner ID <b>229960000</b>  Tax District <b>128 - E GOLD HILL</b>  Land Use Code Land Use Desc  Neighborhood <b>00701</b>	<b>Administrative Data</b> Legal Desc <b>TR6 19.95AC</b> <b>691-838</b>  Deed Year Bk/Pg <b>2012 - 1207 / 765</b> Plat Bk/Pg <b>2264 /</b>  <b>Sales Information</b> Grantor  Sold Date <b>0-0</b> Sold Amount \$ <b>0</b>	<b>Valuation Information</b>  Market Value   \$ <b>74,863</b>  Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal  <b>Assessed Value \$ 7,139</b>  If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present- Use.
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel) Year Built <b>0</b> Built Use/Style Current Use                                 / Grade   / * Percent Complete <b>0</b> Heated Area (S/F) <b>0</b> Fireplace (Y/N) <b>N</b> Basement (Y/N) <b>N</b> ** Bedroom(s) <b>0</b> ** Bathroom(s) <b>0 Full Bath(s) 0 Half Bath(s)</b> *** Multiple Improvements <b>000</b>		
<p>* Note - As of January 1</p> <p>** Note - Bathroom(s), Bedroom(s), shown for description only</p> <p>*** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements</p>		



- Surrounding Counties
- Major Roads
- HALL COUNTY ROAD
  - INTERSTATE
  - NC HWY
  - US HWY
- Roads
- CITY/TOWN STREET
  - DRIVE IN PROCESS OF BEING PA
  - DRIVE SERVING 2 OR LESS HOME
  - DRIVE THAT ACCESSES 3 OR MORE
  - INTERSTATE
  - NORTH CAROLINA HIGHWAY
  - ON OFF RAMP
  - STATE MAINTAINED ROAD
  - UNITED STATES HIGHWAY
- Parcel Detail
- BRIDGE LINE
  - EASEMENT IE
  - EASEMENT MISC
  - EASEMENT RR
  - EASEMENT UTIL
  - GAS PIPELINE
  - INT ROW LINE
  - LAKE
  - LAKE-H
  - LEADER LINE
  - LOT LINE
  - PARCEL
  - PARCEL-HOOK
  - RIVER
  - ROAD ROW
  - ROAD ROW PROPOSED
  - RR ROW
  - STREAM
- City Limits
- Parcel Information
- Private
  - Government
  - Other E16
  - Educational
  - Religious
  - Health
  - Homes for Aged
- Parcel Information Lines





## ROWAN COUNTY FARMLAND PRESERVATION PROGRAM APPLICATION

Instructions: Please complete the form as completely and accurately as possible. Property information can be found at the Rowan County GIS & Tax Map webpage or by visiting the Rowan County Register of Deeds office.

### APPLICANT:

\*Name: Richard O. Lewis & Deborah M. Lucas  
 \*Address: 108 Waverly Circle  
 \*City: Salisbury, NC. Zip Code 28144  
 \*Phone number: (Home) 704 639 9313 (Work) R cell 704 650 1296  
D cell 704 798 0030

### PROPERTY INFORMATION:

*Number of acres: <u>42.19</u>	*Map: <u>35:74071-80.49934</u>	*Parcel: <u>309 014</u>
*Number of acres: _____	*Map: <u>309-044</u>	*Parcel: _____
*Number of acres: _____	*Map: _____	*Parcel: _____
*Number of acres: _____	*Map: _____	*Parcel: _____
*Number of acres: _____	*Map: _____	*Parcel: _____

\*Is all land listed for agricultural use taxation with the Rowan County Tax Assessor? Yes X No \_\_\_\_\_  
 \*Owner(s) Name as listed on deed: Richard O. Lewis & Deborah M. Lucas  
42.19 AC Hickory Hill Rd Rowan Co.  
Salisbury, NC 28144  
 \*Is this land managed in accordance to a NRCS or NCFS plan? Yes X No \_\_\_\_\_ R 2/15/17  
 \*Have you reviewed the requirements of the Rowan County Farmland Preservation Program? Yes ✓ No \_\_\_\_\_  
 \*Which program do you wish to participate in? ☒ Volunteer Ag District ☐ Enhanced Volunteer Ag District

By signing this application, you are verifying that you have met the above listed requirements of the Rowan County Voluntary Farmland Preservation Program.

\*Signature(s): Richard Lewis / Deborah M Lucas Date: 11/10/17

Direct inquiries and submit applications to:  
 Rowan County Cooperative Extension  
 2727-A Old Concord Rd  
 Salisbury, NC 28146 Telephone: 704-216-8970





 $\frac{1}{2}$



Richard Lewis  
Debbie Lucas  
Hickory Hill

## Forest Management Plan For the Lewis Property

PIN: 309 014 County: Rowan State: NC Acres: 42.19 Location: 35.74071, -80.49934

**Landowner Objectives:** To manage for the production and sale of forest products in a responsible manner so as to improve forest health, wildlife habitat, and protect soil and water quality.

**Note:** All recommended harvest dates in this plan are subject to market conditions at that time

### Stand Type 1 - 19.3 +/- Acres

**Primary Species Present** (75%+ of total volume): loblolly pine

**Secondary Species Present:** gum, maple, poplar, oak, VA pine

**Stand Origin:** Planted

**Approximate Establishment Date:** 1985

**Current Age:** 31

**Merchantable Trees/acre:** 240 **Basal Area:** 138 ft<sup>2</sup>/ac

**DBH Range:** 6" to 14" **Quadratic Mean DBH:** 10.27"

**Dominant Height:** 80'

**Topography:** see attached topographic map

**Soil Productivity:** see attached soil report

**Stand Description and Condition:** This loblolly pine stand was thinned around 2011. Thinning was erratic, resulting in considerable residual stand density variation (as low as 60 ft<sup>2</sup>/ac, as high as 220 ft<sup>2</sup>/ac).

**Timber Quality:** average for age and species

**Stand Health:** good but declining with age

**Forest Products Present:** pine pulpwood, pine chip-n-saw, pine sawtimber, hardwood pulpwood

#### Recommended Management:

Option 1. If a small production logger can be found to thin the stand within the next year or two, stand density should be reduced to a more uniform level of 90 ft<sup>2</sup>/ac to 100 ft<sup>2</sup>/ac. Following the thinning, leave stand to grow another 7 to 10 years, then harvest by clearcutting. Due to low volumes to be removed in the thinning harvest and access expenses, it may be very difficult to execute this option.

Option 2. Leave as is. Allow to grow for another 5 to 7 years, then harvest by clearcutting.

Site preparation and regeneration method should be assessed following the harvest.

**Next Management Activity Date:** 2017 if logger can be found to thin; if not have a forester check stand health again in 2021

**Forest Management Activities to be performed by:** Tim Cartner of Timberland Advisors, Inc. or another registered forester of landowner's choice.

### Stand Type 1 - Estimated Volumes and Values

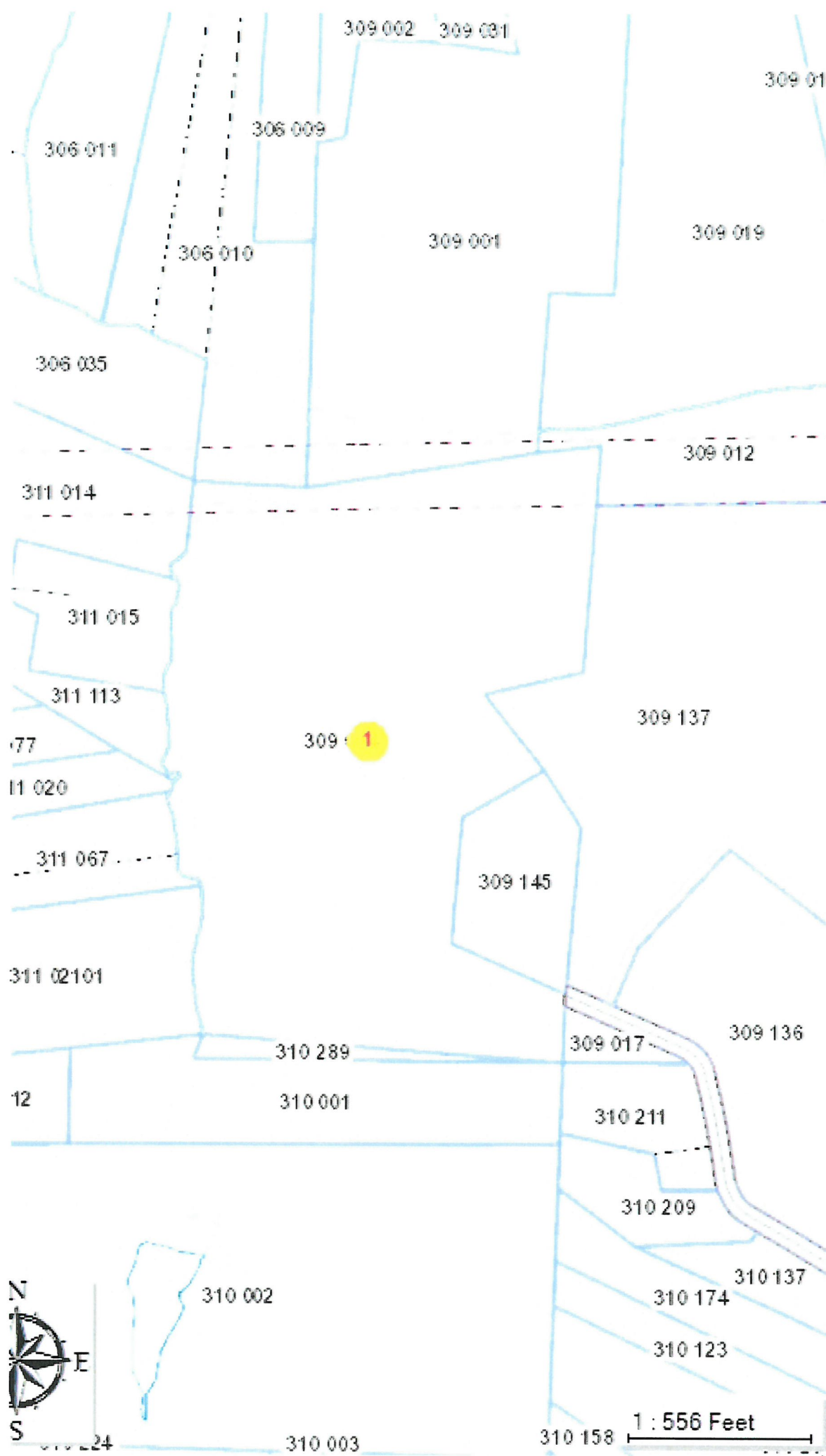
Species	Product	trees/acre	BA/acre	avg. DBH	total tons	tons/tree	tons/acre	\$/ton	\$
pine pulp topwood	pulpwood	NA	NA	NA	491	NA	26	\$ 7.00	\$ 3,438
pine pulp	pulpwood	100	42	8.6	898	0.47	47	\$ 7.00	\$ 6,283
hwd pulp	pulpwood	16	5	8.0	109	0.37	6	\$ 6.00	\$ 655
loblolly pine	cns/sawtimber	124	91	11	1,228	0.52	65	\$ 22.00	\$ 27,013
<b>Totals</b>		<b>240</b>	<b>138</b>		<b>2,726</b>		<b>143</b>		<b>\$ 37,389</b>

Tract Name	Lewis
Tract Location	Rowan
Acres	19
BAF	20
# sample plots	11
Date:	9/2/2016

#### 90% Confidence Limits\*

Upper	\$ 44,374
Lower	\$ 30,404
+/- %	18.7%

\*Means there is a 90% probability that at the per ton prices used, value will fall in this range.



- Surrounding Counties
- Major Roads
- Half-Open Miles
  - Interstate
  - NC\_Hwy
  - US\_Hwy
- Roads
- City/Town Street
  - Drive in Process of Being NA
  - Drive Serving 2 or Less Homes
  - Drive That Accesses 3 or More
  - Interstate
  - North Carolina Highway
  - On-Off Ramps
  - State Maintained Roads
  - United States Highway
- Parcel Detail
- Bridge-Line
  - Easement IE
  - Easement MISC
  - Easement RR
  - Easement-UTL
  - Gas Pipeline
  - Rt of Way Line
  - Lake
  - Lake-H
  - Leaded-Line
  - Lot Line
  - Parcel
  - Parcel-Hook
  - River
  - Road-ROW
  - Road-ROW-Proposed
  - Rail-ROW
  - Stream
- City Limits
- Parcel Information
- Private
  - Government
  - Other EIR
  - Educational
  - Religious
  - Health
  - Homes for Aged
- Parcel Information Lines





## ROWAN COUNTY FARMLAND PRESERVATION PROGRAM APPLICATION

Instructions: Please complete the form as completely and accurately as possible. Property information can be found at the Rowan County GIS & Tax Map webpage or by visiting the Rowan County Register of Deeds office.

### APPLICANT:

\*Name: Michael Shepherd  
\*Address: 1645 Wyatt Grove Church Road  
\*City: Richfield, NC. Zip Code 28137  
\*Phone number: (Home) 704-798-2383 (Work) \_\_\_\_\_

### PROPERTY INFORMATION:

*Number of acres: <u>44.23</u>	*Map: <u>518</u>	*Parcel: <u>018</u>
*Number of acres: _____	*Map: _____	*Parcel: _____
*Number of acres: _____	*Map: _____	*Parcel: _____
*Number of acres: _____	*Map: _____	*Parcel: _____
*Number of acres: _____	*Map: _____	*Parcel: _____

\*Is all land listed for agricultural use taxation with the Rowan County Tax Assessor? Yes ☒ No ☐

\*Owner(s) Name as listed on deed: Michael D. Shepherd and Amanda Jo Shepherd

\*Property address: 1645 Wyatt Grove Church Rd Richfield NC 28137

\*Is this land managed in accordance to a NRCS or NCFS plan? Yes ☒ No ☐

\*Have you reviewed the requirements of the Rowan County Farmland Preservation Program? Yes ☒ No ☐

\*Which program do you wish to participate in? ☒ Volunteer Ag District ☐ Enhanced Volunteer Ag District

By signing this application, you are verifying that you have met the above listed requirements of the Rowan County Voluntary Farmland Preservation Program.

\*Signature(s): Michael Shepherd Date: 12-11-2017

Direct inquiries and submit applications to:  
Rowan County Cooperative Extension  
2727-A Old Concord Rd  
Salisbury, NC 28146 Telephone: 704-216-8970







# Rowan County Government

## TAX ADMINISTRATION RECORD SEARCH

<b>Property Owner</b> SHEPHERD MICHAEL D & WF SHEPHERD AMANDA JO		<b>Owner's Mailing Address</b> 1645 WYATT GROVE CH RD RICHFIELD, NC 28137-0000	<b>Property Location Address</b> 1645 WYATT GROVE CHURCH RD
<b>Administrative Data</b> Parcel ID No. <b>518 018</b> OLD Tax ID <b>LESS RD R/W</b> PIN <b>518 018</b>  Owner ID <b>6339609</b>  Tax District <b>114 - POOLE TOWN VFD</b>  Land Use Code Land Use Desc  Neighborhood <b>00708</b>		<b>Administrative Data</b> Legal Desc <b>44.23AC CALC</b>  Deed Year Bk/Pg <b>2016 - 1264 / 105</b> Plat Bk/Pg <b>/</b>  <b>Sales Information</b> Grantor <b>WALKER G DAVID &amp; WF</b> <b>WALKER SUSAN A</b> Sold Date <b>2012-12-21</b> Sold Amount \$ <b>191,000</b>	<b>Valuation Information</b>  Market Value \$ <b>563,753</b>  Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal  <b>Assessed Value \$ 393,111</b>  If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel) Year Built <b>2016</b> Built Use/Style <b>SINGLE FAMILY DWELLING</b> Current Use <b>A+10 / QUALITY A+10</b> Grade <b>A+10 / QUALITY A+10</b> * Percent Complete <b>100</b> Heated Area (S/F) <b>3,298</b> Fireplace (Y/N) <b>N</b> Basement (Y/N) <b>N</b> ** Bedroom(s) <b>0</b> ** Bathroom(s) <b>0 Full Bath(s) 0 Half Bath(s)</b> *** Multiple Improvements <b>001</b>  <small>* Note - As of January 1</small> <small>** Note - Bathroom(s), Bedroom(s), shown for description only</small> <small>*** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements</small>			

## Building Sketch

No Sketch Available

## Land Supplemental

Deeded Acres	44.23
Tax District Note	114 - POOLE TOWN VFD
Present-Use Info	

## Improvement Valuation (1st Major Improvement on Subject Parcel)

\* Improvement Market Value \$

327,045

\*\* Improvement Assessed Value \$

327,045

\* Note - Market Value effective Date equal January 1, 2008, date of County's most recent General Reappraisal

\*\* Note - If Assessed Value not equal Market Value then variance resulting from formal appeal procedure

## Land Value Detail (Effective Date January 1, 2008, date of County's most recent General Reappraisal)

Land Full Value (LFV) \$

236,708

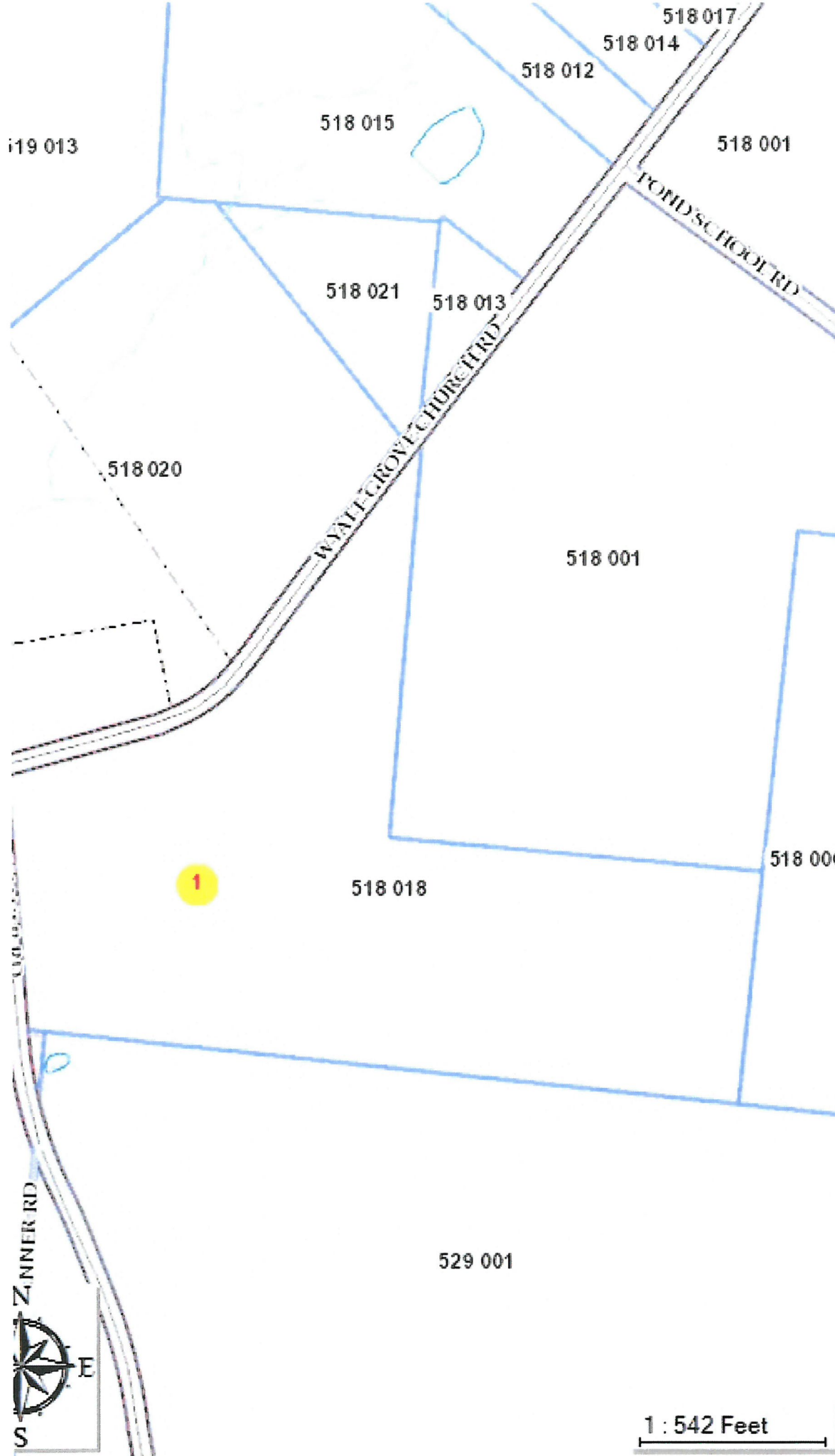
Land Present-Use Value (PUV) \$ \*\*

66,066

Land Total Assessed Value \$

66,066

\*\* Note: If PUV equal LMV then parcel *has not* qualified for present use program



- Surrounding Counties
- Major Roads
- < all other values >
  - INTERSTATE
  - NC\_HWY
  - US\_HWY
- Roads
- CITY/TOWN STREET
  - DRIVE IN PROCESS OF BEING NA
  - DRIVE SERVING 2 OR LESS HOME
  - DRIVE THAT ACCESSES 3 OR MORE HOMES
  - INTERSTATE
  - NORTH CAROLINA HIGHWAY
  - ON/OFF RAMP
  - STATE MAINTAINED ROADS
  - UNITED STATES HIGHWAY
- Parcel Detail
- BRIDGE-LINE
  - EASEMENT-IE
  - EASEMENT-MISC
  - EASEMENT-RR
  - EASEMENT-UTIL
  - GAS-PIPELINE
  - INT-ROW-LINE
  - LAKE
  - LAKE-H
  - LEADER-LINE
  - LOT-LINE
  - PARCEL
  - PARCEL-HOOK
  - RIVER
  - ROAD-ROW
  - ROAD-ROW-PROPOSED
  - RR-ROW
  - STREAM
- City Limits
- Parcel Information
- Private
  - Government
  - Other: E16
  - Educational
  - Religious
  - Health
  - Homes for Aged
- Parcel Information Lines



## ROWAN COUNTY FARMLAND PRESERVATION PROGRAM APPLICATION

**Instructions:** Please complete the form as completely and accurately as possible. Property information can be found at the Rowan County GIS & Tax Map webpage or by visiting the Rowan County Register of Deeds office.

*\*- Required Information*

*Please fill out separate applications for different parcels*

### APPLICANT:

\*Name Charles H. Shuping / Georgia H. Shuping  
 \*Address: 1440 E. Ridge Road  
 \*City: Salisbury, N.C. Zip Code 28144  
 \*Phone number: (Home) 704-636-0387 (Work) 704-223-6043  
 Cell

### PROPERTY INFORMATION:

\* Number of acres: 57.3 \*Map: \_\_\_\_\_ \*Parcel: 308 076 308 185  
308 132 308 090  
 Year deed recorded: 53.94 Book: \_\_\_\_\_ Page: \_\_\_\_\_

\*Is this land listed for agricultural use taxation with the Rowan County Tax Assessor?

Yes ☒ No ☐

\*Owner(s) Name as listed on deed Charles H. Shuping E.

\*Property address: Charles H. Shuping / Georgia H. Shuping 1630 Ridge Rd.

Is this land managed in accordance to a NRCS or NCFS plan? Yes ☒ No ☐ Amended

\*Have you reviewed the requirements of the Rowan County Farmland Preservation Program? Yes ☒ No ☐ 2/8/18  
CS/GS

By signing this application, you are verifying that you have met the above listed requirements of the Rowan County Voluntary Farmland Preservation Program.

\*Signature(s): Charles H. Shuping / Georgia H. Shuping Date: 2/8/18

Direct inquiries and submit applications to:  
 Rowan County Cooperative Extension  
 2727-A Old Concord Rd  
 Salisbury, NC 28146 Telephone: 704-216-8970







# Rowan County Government

## TAX ADMINISTRATION RECORD SEARCH

<b>Property Owner</b> SHUPING CHARLES HENRY		<b>Owner's Mailing Address</b> 1440 E RIDGE RD SALISBURY, NC 28144-1269	<b>Property Location Address</b> 1630 E RIDGE RD
<b>Administrative Data</b> Parcel ID No. <b>308 076</b> OLD Tax ID PIN <b>308 076</b> Owner ID <b>6085165</b> Tax District <b>118 - ELLIS VFD</b> Land Use Code Land Use Desc Neighborhood <b>01408</b>		<b>Administrative Data</b> Legal Desc <b>51.44AC</b> Deed Year Bk/Pg <b>1997 - 804 / 962</b> Plat Bk/Pg         / <b>Sales Information</b> Grantor Sold Date           0-0 Sold Amount \$     0	<b>Valuation Information</b> Market Value \$ <b>301,387</b> Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal <b>Assessed Value \$ 27,264</b> If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel) Year Built <b>1900</b> Built Use/Style <b>SINGLE FAMILY DWELLING</b> Current Use <b>C-10 / QUALITY C-10</b> Grade <b>C-10 / QUALITY C-10</b> * Percent Complete <b>100</b> Heated Area (S/F) <b>2,080</b> Fireplace (Y/N) <b>N</b> Basement (Y/N) <b>N</b> ** Bedroom(s) <b>0</b> ** Bathroom(s) <b>0 Full Bath(s) 0 Half Bath(s)</b> *** Multiple Improvements <b>001</b> * Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only *** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements			



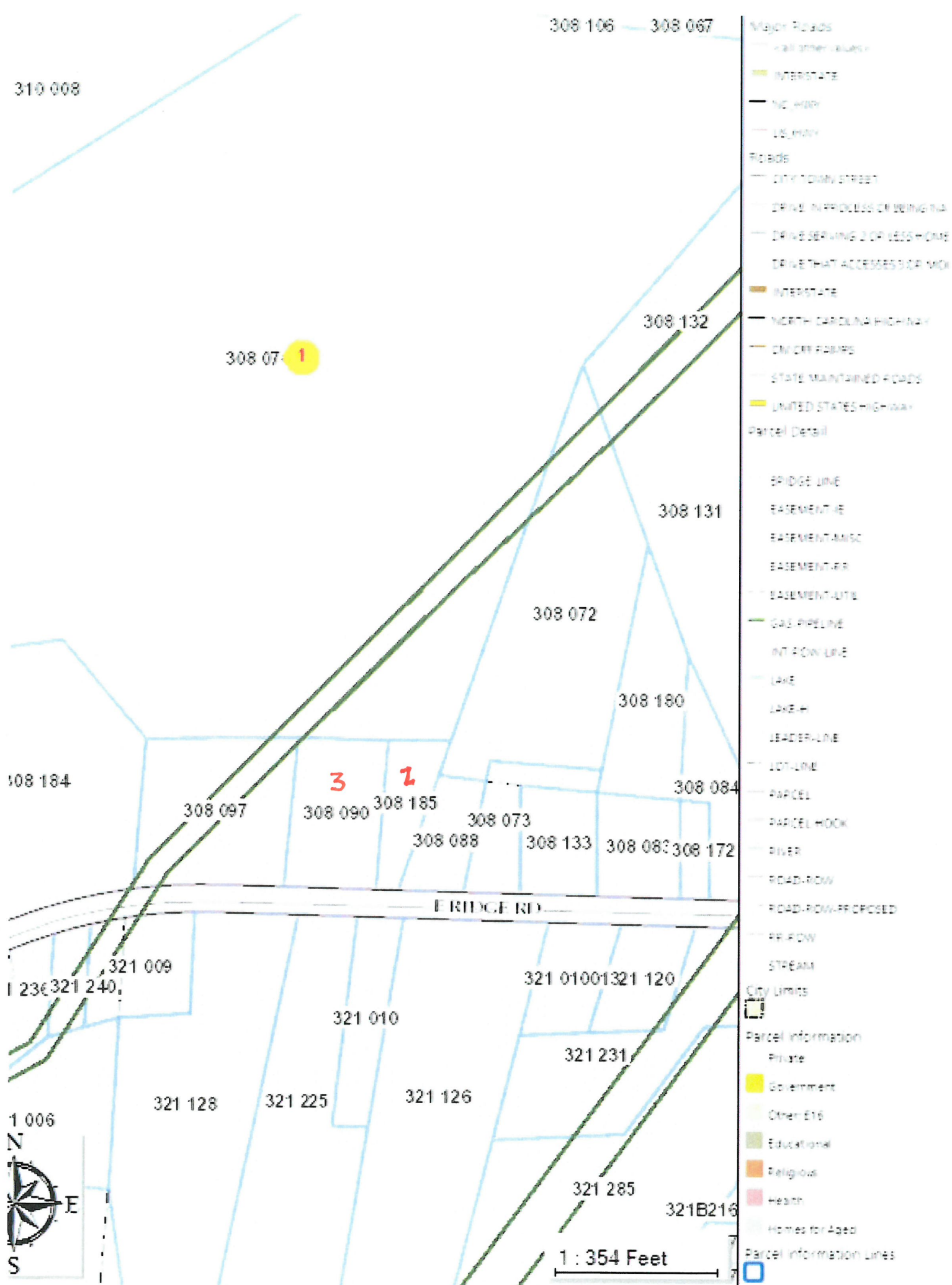
<http://rowan.ustaxdata.com/print.cfm?ownerID=6085165&parcelID=308%20185>



# Rowan County Government

## TAX ADMINISTRATION RECORD SEARCH

<b>Property Owner</b> SHUPING CHARLES HENRY		<b>Owner's Mailing Address</b> 1440 E RIDGE RD SALISBURY, NC 28144-1269	<b>Property Location Address</b> 1440 E RIDGE RD
<b>Administrative Data</b> Parcel ID No. <b>308 090</b> OLD Tax ID PIN <b>308 090</b> Owner ID <b>505090000</b> Tax District <b>118 - ELLIS VFD</b> Land Use Code Land Use Desc Neighborhood <b>01408</b>		<b>Administrative Data</b> Legal Desc <b>1.80AC</b> Deed Year Bk/Pg <b>0 - /</b> Plat Bk/Pg <b>/</b> <b>Sales Information</b> Grantor Sold Date <b>0-0</b> Sold Amount \$ <b>0</b>	<b>Valuation Information</b> Market Value \$ <b>127,173</b> Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal <b>Assessed Value \$ 118,317</b> If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel) Year Built <b>1963</b> Built Use/Style <b>SINGLE FAMILY DWELLING</b> Current Use <b>C+05 / QUALITY C+05</b> Grade <b>C+05 / QUALITY C+05</b> * Percent Complete <b>100</b> Heated Area (S/F) <b>1,722</b> Fireplace (Y/N) <b>N</b> Basement (Y/N) <b>N</b> ** Bedroom(s) <b>0</b> ** Bathroom(s) <b>0 Full Bath(s) 0 Half Bath(s)</b> *** Multiple Improvements <b>001</b> * Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only *** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements			



- Major Roads**
- (all other lines)
  - INTERSTATE
  - NC HWY
  - US HWY
- Roads**
- CITY/TOWN STREET
  - DRIVE IN PROCESS OF BEING BLD
  - DRIVE SERVING 2 OR LESS HOMES
  - DRIVE THAT ACCESSES 3 OR MORE
  - INTERSTATE
  - NORTH CAROLINA HIGHWAY
  - ON OFF RAMP
  - STATE MAINTAINED ROADS
  - UNITED STATES HIGHWAY
- Parcel Detail**
- BRIDGE LINE
  - EASEMENT
  - EASEMENT/AMSC
  - EASEMENT/RR
  - EASEMENT/UTL
  - GAS PIPELINE
  - INT ROW LINE
  - LAKE
  - LAKE/H
  - LEADER LINE
  - LOT LINE
  - PARCEL
  - PARCEL HOOK
  - RIVER
  - ROAD ROW
  - ROAD ROW PROPOSED
  - RR ROW
  - STREAM
- City Limits**
- City Limits
- Parcel Information**
- Private
  - Government
  - Other E16
  - Educational
  - Religious
  - Health
  - Homes for Aged
- Parcel Information Lines**
- Parcel Information Lines



1 : 354 Feet





ROWAN COUNTY FARMLAND PRESERVATION PROGRAM  
APPLICATION

Instructions: Please complete the form as completely and accurately as possible. Property information can be found at the Rowan County GIS & Tax Map webpage or by visiting the Rowan County Register of Deeds office.

APPLICANT:

\*Name: JAMES C. GREENE SR. + KAREN P. GREENE  
\*Address: 305 BRIDLE PATH FARM RD.  
\*City: CLEVELAND NC Zip Code 27013  
\*Phone number: (Home) 704-278-4673 Cell 704-798-1452 (Work)

PROPERTY INFORMATION:

*Number of acres: <u>28</u>	*Map: <u>813</u>	*Parcel: <u>061</u>
*Number of acres: _____	*Map: _____	*Parcel: _____
*Number of acres: _____	*Map: _____	*Parcel: _____
*Number of acres: _____	*Map: _____	*Parcel: _____
*Number of acres: _____	*Map: _____	*Parcel: _____

\*Is all land listed for agricultural use taxation with the Rowan County Tax Assessor? Yes ☒ No \_\_\_\_\_  
\*Owner(s) Name as listed on deed: JAMES C. GREENE SR + KAREN P. GREENE  
\*Property address: 0 ~~BRIDLE~~ WOODLEAF RD WOODLEAF NC  
\*Is this land managed in accordance to a NRCS or NCFS plan? Yes ☒ No \_\_\_\_\_  
\*Have you reviewed the requirements of the Rowan County Farmland Preservation Program? Yes ☒ No \_\_\_\_\_  
\*Which program do you wish to participate in? \_\_\_\_\_ Volunteer Ag District ☒ Enhanced Volunteer Ag District

By signing this application, you are verifying that you have met the above listed requirements of the Rowan County Voluntary Farmland Preservation Program.

\*Signature(s): James C. Greene Sr. Karen P. Greene Date: 12/5/2017

Direct inquiries and submit applications to:  
Rowan County Cooperative Extension  
2727-A Old Concord Rd  
Salisbury, NC 28146 Telephone: 704-216-8970





# Rowan County Government

## TAX ADMINISTRATION RECORD SEARCH

<b>Property Owner</b> PAINTER JEAN YARBROUGH		<b>Owner's Mailing Address</b> 415 GARNER DR SALISBURY, NC 28146-6327	<b>Property Location Address</b> WOODLEAF RD
<b>Administrative Data</b> Parcel ID No. <b>813 061</b> OLD Tax ID PIN <b>813 061</b> Owner ID <b>419610000</b> Tax District <b>129 - WOODLEAF FSD</b> Land Use Code Land Use Desc Neighborhood <b>01213</b>		<b>Administrative Data</b> Legal Desc <b>28.00AC</b> Deed Year Bk/Pg <b>2009 - DC87 / 296</b> Plat Bk/Pg         / <b>Sales Information</b> Grantor Sold Date <b>1981-05-01</b> Sold Amount \$ <b>10,000</b>	<b>Valuation Information</b> Market Value \$ <b>168,910</b> Market Value - Land and all permanent improvements, if any, effective January 1, 2015, date of County's most recent General Reappraisal <b>Assessed Value \$ 168,910</b> If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel)			
Year Built		0	
Built Use/Style		/	
Current Use		/	
Grade		/	
* Percent Complete		0	
Heated Area (S/F)		0	
Fireplace (Y/N)		N	
Basement (Y/N)		N	
** Bedroom(s)		0	
** Bathroom(s)		0 Full Bath(s) 0 Half Bath(s)	
*** Multiple Improvements		000	
<small>* Note - As of January 1</small> <small>** Note - Bathroom(s), Bedroom(s), shown for description only</small> <small>*** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements</small>			

## Building Sketch

No Sketch Available

## Land Supplemental

Deeded Acres	28
Tax District Note	129 - WOODLEAF FSD
Present-Use Info	

## Improvement Valuation (1st Major Improvement on Subject Parcel)

\* Improvement Market Value \$

0

\*\* Improvement Assessed Value \$

0

\* Note - Market Value effective Date equal January 1, 2008, date of County's most recent General Reappraisal

\*\* Note - If Assessed Value not equal Market Value then variance resulting from formal appeal procedure

## Land Value Detail (Effective Date January 1, 2008, date of County's most recent General Reappraisal)

Land Full Value (LFV) \$

168,910

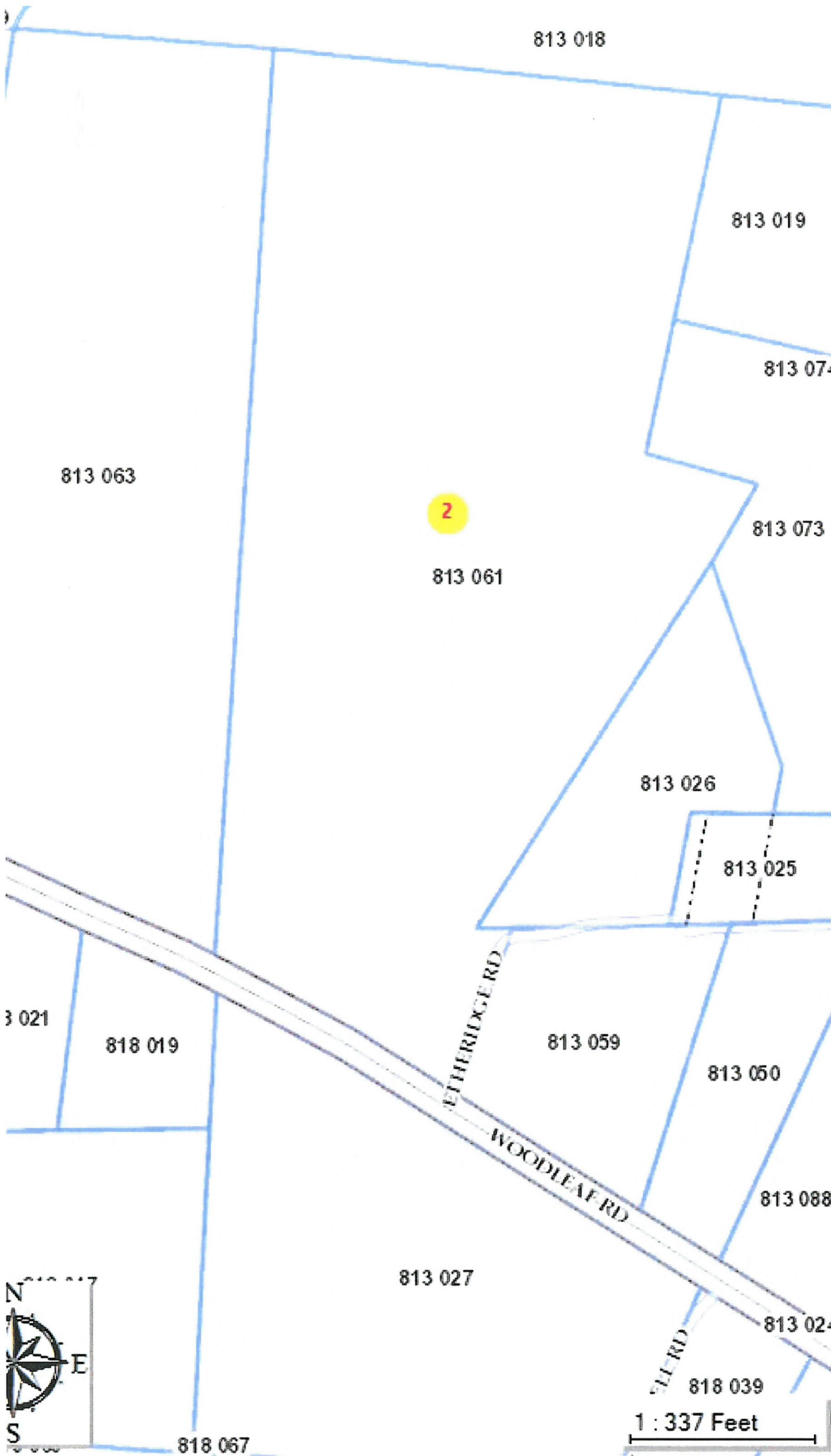
Land Present-Use Value (PUV) \$ \*\*

168,910

Land Total Assessed Value \$

168,910

\*\* Note: If PUV equal LMV then parcel *has not* qualified for present use program



- Major Roads
- < all other values >
  - INTERSTATE
  - NC\_HWY
  - US\_HWY
- Roads
- CITY/TOWN STREET
  - DRIVE IN PROCESS OF BEING NA
  - DRIVE SERVING 2 OR LESS HOME
  - DRIVE THAT ACCESSES 3 OR MORE
  - INTERSTATE
  - NORTH CAROLINA HIGHWAY
  - ON/OFF RAMP
  - STATE MAINTAINED ROADS
  - UNITED STATES HIGHWAY
- Parcel Detail
- BRIDGE LINE
  - EASEMENT-IE
  - EASEMENT-MISC
  - EASEMENT-RR
  - EASEMENT-UTIL
  - GAS PIPELINE
  - INT ROW LINE
  - LAKE
  - LAKE-H
  - LEADER LINE
  - LOT LINE
  - PARCEL
  - PARCEL HOOK
  - RIVER
  - ROAD ROW
  - ROAD ROW PROPOSED
  - RR ROW
  - STREAM
- City Limits
- Parcel Information
- Private
  - Government
  - Other; E16
  - Educational
  - Religious
  - Health
  - Homes for Aged
- Parcel Information Lines



1 : 337 Feet



**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:** Emergency Services Department, Fire Marshal  
**DATE:** 2/16/18  
**SUBJECT:** Schedule Public Hearing For April 2, 2018 For Fire Protection District Transfer

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The Emergency Services Department is presenting a petition from the Rowan-Iredell and Scotch-Irish Fire Districts to transfer assignment of several parcels. Effective date is proposed for July 1, 2018.

County Board of Commissioners consider the petition and schedule a public hearing for April 2, 2018 in accordance with NC G.S. 69-25.11(4).

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Fire District Transfer Request	2/16/2018	Exhibit
NC General Statute 69-25.11(4)	2/16/2018	Cover Memo



*Be an original.*

2727 Old Concord Rd, Suite E, Salisbury, NC, 28146-8388

[p] 704-216-8900

[f] 704-216-8921

To: Aaron Church, County Manager  
From: Chris Soliz, Emergency Services Chief  
Subject: Fire Protection District Transfer Request  
Date: February 12, 2018

I respectfully ask for this matter to be added to the agenda for the Board of Commissioners. The proposed change is targeted for an effective date of July 1, 2018.

As the County's liaison to the Rowan-Iredell and Scotch-Irish Fire Districts, I am presenting their petition to transfer assignment of several parcels. The attached documents provide detail of this request that was cooperatively initiated by the Fire Districts.

Attachments:  
Fire Division Summary  
Letters of Concurrence  
Property Owner Petitions  
Parcel Map



*Be an original.*

2727 Old Concord Rd, Suite E, Salisbury, NC, 28146-8388  
[p] 704-216-8900 [f] 704-216-8921

## **MEMORANDUM**

**To:** Chris Soliz – Chief of Emergency Services  
**From:** Deborah K. Horne – Fire Division Chief  
**Subject:** Report on Fire Protection Services Transfer Request  
**Date:** February 1, 2018

In a petition dated September 27, 2017 a greater than two-thirds majority of the property owners in the area of Montgomery Rd and South River Church Rd requested consideration by Rowan County to a transfer of fire protection districts from Scotch-Irish Fire District to Rowan-Iredell Fire District. The request and petition are in accordance with North Carolina General Statute (NC G.S.) 69-25-11. The submitted petition signatures were verified as the recognized property owners utilizing Rowan County tax records and was subsequently confirmed to be valid for consideration.

In order to comply with NC G.S. 69-25-11 (4), once a petition is received by the county, a favorable recommendation signed by the Fire District Tax Commissioners and the Board of Directors from each affected fire district must also be received before final consideration by the County's Board of Commissioners.

### **Included within are:**

Letters of concurrence, signed by the President of the Board of Directors and the Fire Commissioners of Rowan-Iredell Fire District and Scotch-Irish Fire District.

Petition with over 2/3 signatures from property owners of the area concerning the transfer.

### **History:**

From at least 2005-2012 these parcels were inside the Rowan-Iredell Fire District and paid taxes to said district. In 2013 with the implementation of GIS mapping, the area was changed to Scotch-Irish Fire District and paid taxes to them. The property owners came to me in late 2016 asking for the change and I supplied them with the General Statute and what would be needed for the change to come before the Board of Commissioners. The needed materials complying with NC G.S. 69-25-11 (4) have been submitted.

**A public hearing is required with a notice in the newspaper for two weeks. The change would not take affect until July 1, 2018.**

September 27, 2017

Dear Rowan County Commissioners,

We, the undersigned owners of the following parcels, hereby petition to transfer our property from Scotch-Irish VFD to the Rowan-Iredell VFD fire protection district, thus relocating the boundary lines between the Scotch-Irish and Rowan-Iredell districts.

- 1- 712 028 Todd & Gail Sharpe
- 2- 712 033 Sharpe Family LLC
- 3- 712 004 Concord Presbyt. Church
- 4- 712 034 Old Providence Presbyt. Church
- 5- 711 015 Mark Campbell
- 6- 711 019 Richard Adams
- 7- 711 011 Richard Adams
- 8- 711 002 Ross Turner Heirs
- 9- 711 001002 Kat Fraley White Heirs

Todd & Gail Sharpe  
712 028 – Todd & Gail Sharpe

Gail Sharpe  
712 033 – Sharpe Family, LLC

Randy D Wooten  
712 004 Concord Presbyt. Church

Randy D Wooten  
712 034 Old Providence Presbyt. Church

Mark Campbell  
711 015 Mark Campbell

Richard W Adams  
711 019 Richard Adams

Richard W Adams  
711 011 Richard Adams

Wesley Turner  
711 002 Ross Turner Heirs

711 001002 Kat Fraley White Heirs



November 13, 2017

Dear Rowan County Commissioners,

We, the Rowan-Iredell VFD Fire Tax Commissioners, recommend that the following nine parcels be transferred from Scotch-Irish VFD to the Rowan-Iredell VFD fire protection district, thus relocating the boundary lines between the Scotch-Irish and Rowan-Iredell districts.

- 1- 712 028 Todd & Gail Sharpe
- 2- 712 033 Sharpe Family LLC
- 3- 712 004 Concord Presbyt. Church
- 4- 712 034 Old Providence Presbyt. Church
- 5- 711 015 Mark Campbell
- 6- 711 019 Richard Adams
- 7- 711 011 Richard Adams
- 8- 711 002 Ross Turner Heirs
- 9- 711 001002 Kat Fraley White Heirs

With the transfer of these parcels, Montgomery Road will become the dividing line between the two districts. All property on Montgomery Road will be in Rowan-Iredell's district.

Sincerely,

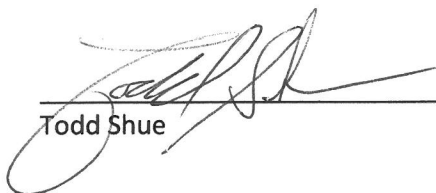
Rowan-Iredell VFD Fire Tax Commissioners



John Livengood



Chris Hutchison



Todd Shue



Rowan Iredell Volunteer Fire Department, Inc.  
5757 Chenault Road, Cleveland, NC 27013  
(704) 278-0036



Jody Steele, Fire Chief  
Sheila Hutchison, Secretary

Jered Webb, President  
Tracy Steele, Treasurer

December 4<sup>th</sup>, 2017

Dear Rowan County Commissioners,

The Rowan-Iredell Volunteer Fire Department Board of Directors has agreed on December 4<sup>th</sup>, 2017, by majority vote, to accept the following parcels from Scotch-Irish Volunteer Fire Department to become part of the Rowan-Iredell fire protection district.

- 1- 712 028 Todd & Gail Sharpe
- 2- 712 033 Sharpe Family LLC
- 3- 712 004 Concord Presbyt. Church
- 4- 712 034 Old Providence Presbyt. Church
- 5- 711 015 Mark Campbell
- 6- 711 019 Richard Adams
- 7- 711 011 Richard Adams
- 8- 711 002 Ross Turner Heirs
- 9- 711 001002 Kat Fraley White Heirs

With acceptance of these parcels, Montgomery Road will become the dividing line between the two districts. All property on Montgomery Road will be in Rowan-Iredell's district.

Sincerely,

Jered M. Webb

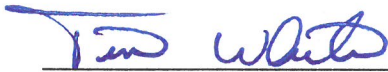
President - Board of Directors for Rowan-Iredell Volunteer Fire Department

Scotch Irish Fire Department  
3020 Needmore Rd  
Woodleaf, NC 27054

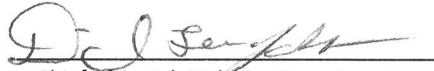
Date: October 2, 2017

The Board of Scotch Irish Fire Department would like to relinquish 9 parcels to Rowan-Iredell Fire Department effective October 2, 2017. Here are the following parcel numbers:

712028, 712033, 712004, 712034, 711015, 711019, 711011, 711002, 7110010000002



President of the Board



Chief of Scotch Irish Fire Department

Ellen Thompson

April Johnson

John My

Wesley Steele

Michael Thompson -

Phil LQ

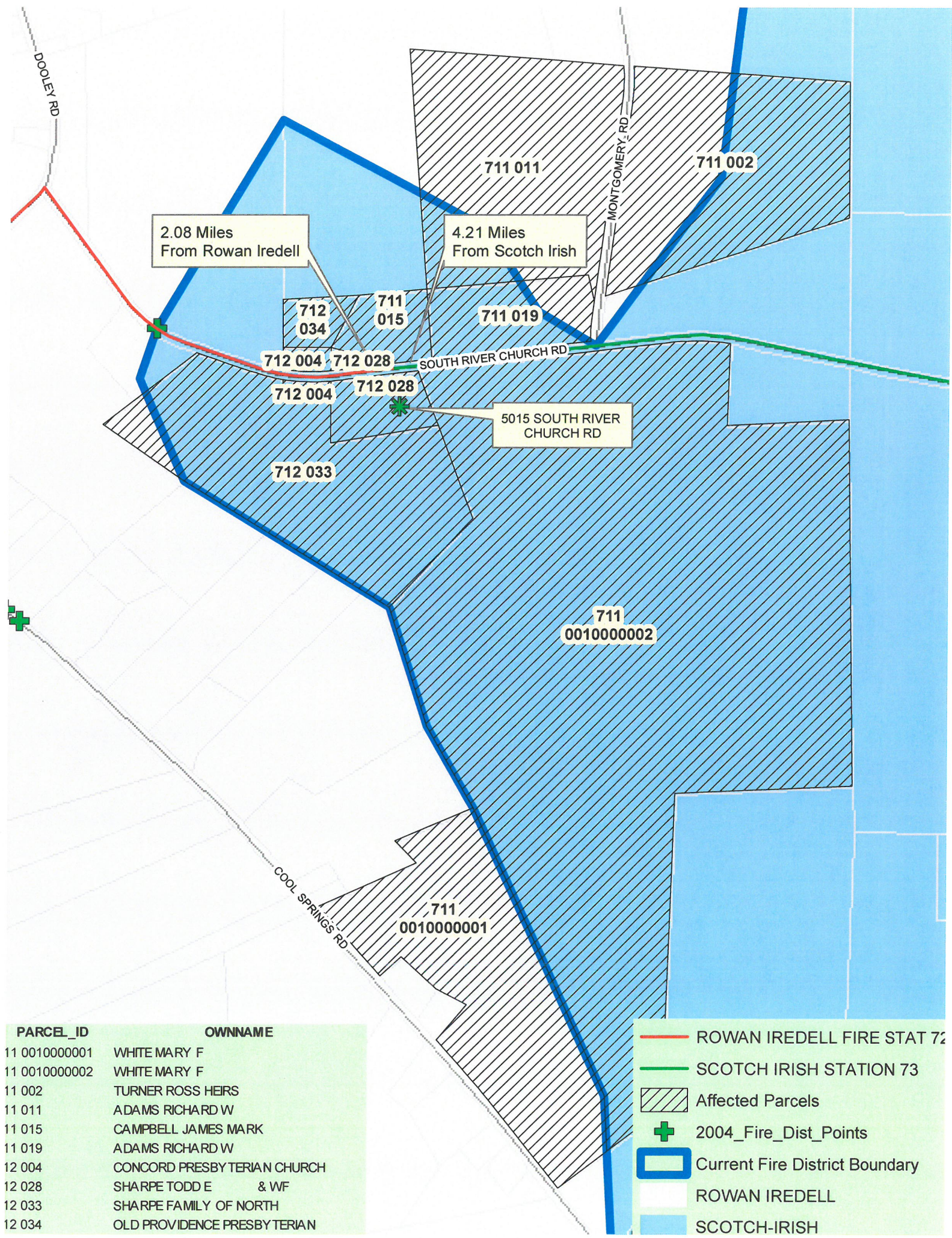
Cory R

William S. Reoris

Leroy Denton -

Richard Hays -





PARCEL_ID	OWNNAME
11 0010000001	WHITE MARY F
11 0010000002	WHITE MARY F
11 002	TURNER ROSS HEIRS
11 011	ADAMS RICHARD W
11 015	CAMPBELL JAMES MARK
11 019	ADAMS RICHARD W
12 004	CONCORD PRESBYTERIAN CHURCH
12 028	SHARPE TODD E & WF
12 033	SHARPE FAMILY OF NORTH
12 034	OLD PROVIDENCE PRESBYTERIAN

- ROWAN IREDELL FIRE STAT 72
- SCOTCH IRISH STATION 73
- Affected Parcels
- 2004\_Fire\_Dist\_Points
- Current Fire District Boundary
- ROWAN IREDELL
- SCOTCH-IRISH



**§ 69-25.11. Changes in area of district.**

After a fire protection district has been established under the provisions of this Article and fire protection commissioners have been appointed, changes in the area may be made as follows:

- (1) The area of any fire protection district may be increased by including within the boundaries of the district any adjoining territory upon the application of the owner, or a two-thirds majority of the owners, of the territory to be included, the unanimous recommendation in writing of the fire protection commissioners of said district, the approval of a majority of the members of the board of directors of the corporation furnishing fire protection to the district, and the approval of the board or boards of county commissioners in the county or counties in which said fire protection district is located. However, before said fire protection district change is approved by the county commissioners, notice shall be given once a week for two successive calendar weeks in a newspaper having general circulation in said district, and notice shall be posted at the courthouse door in each county affected, and at three public places in the area to be included, said notices inviting interested citizens to appear at a designated meeting of said county commissioners, said notice to be published the first time and posted not less than fifteen days prior to the date fixed for hearing before the county commissioners.
- (2) The area of any fire protection district may be decreased by removing therefrom any territory, upon the application of the owner or owners of the territory to be removed, the unanimous recommendation in writing of the fire protection commissioners of said district, the approval of a majority of the members of the board of directors of the corporation furnishing fire protection to the district, and the approval of the board or boards of county commissioners of the county or counties in which the district is located.
- (3) In the case of adjoining fire districts having in effect the same rate of tax for fire protection, the board of county commissioners, upon petition of the fire protection commissioners and the boards of directors of the corporations furnishing fire protection in the districts affected, shall have the authority to relocate the boundary lines between such fire districts in accordance with the petition or in such other manner as to the board may seem proper. Upon receipt of such petition, the board of county commissioners shall set a date and time for a public hearing on the petition, and notice of such hearing shall be published in some newspaper having general circulation within the districts to be affected once a week for two weeks preceding the time of the hearing. Such hearings may be adjourned from time to time and no further notice is required of such adjourned hearings. In the event any boundaries of fire districts are altered or relocated under this section, the same shall take effect at the beginning of the next succeeding fiscal year after such action is taken.
- (4) In the case of adjoining fire districts having in effect a different rate of tax for fire protection, the board of county commissioners, upon petition of two thirds of the owners of the territory involved and after receiving a favorable recommendation of the fire protection commissioners and the boards of directors of the corporations furnishing fire protection in the districts affected, may transfer such territory from one district to another and therefore relocate the boundary lines between such fire districts in accordance with the petition or in such other manner as the board may deem proper. Upon receipt of such petition, the board of county commissioners shall set a date and time for a public hearing on the petition, and notice of such hearing shall be published in some newspaper having general circulation within

the districts to be affected once a week for two weeks preceding the time of the hearing. Such hearings may be adjourned from time to time and no further notice is required of such adjourned hearings. In the event any boundaries of fire districts are relocated under this section, the same shall take effect at the beginning of the next succeeding fiscal year after such action is taken.

- (5) The area of any fire protection district may be increased by including within the boundaries of the district any adjoining territory lying within the corporate limits of the city if the territory is not already included within a fire protection district, provided both the city governing body and the county commissioners of the county or counties in which the fire protection district is located all agree by resolution to such inclusion. (1955, c. 1270; 1959, c. 805, s. 5; 1965, cc. 625, 1101; 1987, c. 711, s. 2.)

**ROWAN COUNTY**  
**A COUNTY COMMITTED TO EXCELLENCE**



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

**MEMO TO COMMISSIONERS:**

**FROM:** Carolyn Barger, Clerk to the Board  
**DATE:** February 26, 2018  
**SUBJECT:** Consider Approval of Board Appointments

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
March 5, 2018 Board Appointments	2/26/2018	Cover Memo



## **MONTHLY BOARD APPOINTMENTS**

**March 5, 2018**

### **COMMISSION MEETING**

---

#### **LOCAL EMERGENCY PLANNING COMMITTEE**

- Chris Soliz has applied to fill the Emergency Services Director's position, which resulted from Frank Thomason's retirement.

There are no term limits for this committee.

#### **NURSING HOME ADVISORY COMMITTEE**

- Charles French has applied for reappointment. His term ending date was July 31, 2017.

Patricia Cowan, Ombudsman, confirmed Mr. French has continued his service and remained active. For consistency with term dates, the Board is asked to approve the reappointment with a three-year term date, effective August 1, 2017 through July 31, 2020.

#### **PARKS AND RECREATION COMMISSION**

- Edmond Watts has applied to fill the vacancy on the Parks and Recreation Commission. The Board is asked to approve the appointment with a 3-year term date beginning March 5, 2018 and expiring on December 31, 2020.

#### **ROWAN COUNTY RESCUE SQUAD**

- Chris Soliz has applied to fill the vacant Rescue Squad Board of Director's position, which resulted from Frank Thomason's retirement.

The term will expire December 21, 2018 at which time Mr. Soliz will be eligible for reappointment.

#### **CURRENT AND/OR UPCOMING VACANCIES**

- ABC Board- 1 vacancy (City of Kannapolis Appointment)
- Adult Care Home Advisory Board- 10 vacancies (At Large Appointments)
- Board of Public Health- 2 vacancies (1 Veterinarian, and 1 Pharmacist Appointment)
- City of Salisbury Planning ETJ- 2 vacancies (At Large Appointments)
- City of Salisbury Zoning ETJ- 3 vacancies (1 At Large, and 2 Alternate Appointments.)
- Dangerous Dog Appeals Board-1 vacancy (At Large Appointment)
- Historic Landmarks Commission- 2 vacancies (At Large Appointments)
- Home and Community Care Block Grant Advisory Committee- 2 vacancies (1 At Large, and 1 Member of the Region F Advisory Committee Appointment.)
- Industrial Facilities and Pollution Control Finance Authority- 3 vacancies (At Large Appointments)
- Juvenile Crime Prevention Council- 2 vacancies (1 Substance Abuse Professional, and 1 Member of the Public Appointment)



**CURRENT AND/OR UPCOMING VACANCIES CONTINUED**

- Nursing Home Advisory Committee- 5 vacancies (At Large Appointments)
- Region F Aging Advisory Committee- 1 vacancy (At Large Appointment)
- Salisbury-Rowan Community Action Agency- 1 vacancy (At Large Appointment)
- Town of Faith Planning ETJ- 2 vacancies (1 Alternate, and 1 At Large Appointment)
- Town of Faith Zoning ETJ- 1 vacancy (At Large Appointment)
- Town of Spencer Planning and Zoning Board Adjustment ETJ- 1 vacancy (Alternate Appointment)
- Zoning Board of Adjustment- 2 vacancies (At Large Appointments)



Rowan County Board of Commissioners  
 130 West Innes Street  
 Salisbury, NC 28144  
 704-216-8180  
 FAX: 704-216-8195

APPLICATION FOR NOMINATION TO COUNTY BOARDS AND COMMITTEES

**\*\*This application is a Public Record and must be fully completed to be considered\*\***

<b><u>Name:</u></b> Chris A. Soliz	<b><u>Date:</u></b> 02/06/2018
<b><u>Address:</u></b> 2727 Old Concord Rd.	<b><u>Home Phone:</u></b> 7043100705
<b><u>City, State, Zip:</u></b> Salisbury, NC 28146	<b><u>County of Residence:</u></b> Rowan
<b><u>Email:</u></b> chris.soliz@rowancountync.gov	<b><u>Work Phone:</u></b> 7042168920
<b><u>Education:</u></b>	
<b><u>Current Employer:</u></b> Rowan County	<b><u>Occupation:</u></b> Chief, Emergency Services
<b><u>I am interested in the following Board / Commission:</u></b> LEPC Board/Membership	
<b><u>Recent Community Activities:</u></b> Appointment as Director of Emergency Services for Rowan County.	
<b><u>Why do you feel you are qualified for this appointment:</u></b> The Emergency Services Department is responsible for coordination of emergency activities with public and/or private allied agencies related to emergency services within the County. This function is primarily my duty and responsibility.	
<b><u>Have you ever been convicted of a felony:</u></b> No	
<b><u>If the answer is yes above, please explain:</u></b>	
<b><u>I have reviewed the information contained in this application, and by initialing below certify that the</u></b>	

information is true and correct.

Initial: CAS



## ADVISORY BOARD APPLICATION

**\*\*THIS APPLICATION IS A PUBLIC RECORD  
AND MUST BE FULLY COMPLETED TO BE CONSIDERED\*\***

If You Choose To Print And Mail The Application Please Return To:  
Rowan County Board of Commissioners  
130 West Innes Street  
Salisbury, NC 28144  
\*Fax: 704-216-8195 \* Phone: 704-216-8180

The Rowan County Board of Commissioners appreciates your interest in serving on a Board or Commission. This application will provide general information to the Board when it considers appointments based on your individual interests to serve. Questions are asked regarding gender, occupation, and education in order to meet the County's statutory reporting requirements to the State of North Carolina.

Applicant Name: CHARLES WILLIAM FRENCH Date of Application: 2/3/18

Home Address: 811 4<sup>TH</sup> ST. SPENCER, NC 28159  
Street Address, City, Zip Code

Home Phone: 704-212-2982 Business Phone: NA

Cell Phone: 704-202-5689 Fax Number: NA

Email Address: BILLFRENCH1940@GMAIL.COM Gender: Male ☒ Female ☐

Education: 3 yrs. COLLEGE

Current Employer: NA Occupation: BUSINESS EXEC

I am interested in the following Board/Commissions (If listing more than one board, please list in the priority of your interest: NURSING HOME CAC

Business/Civic Experience and why you feel you are qualified for this appointment:

PAST BUSINESS OWNER W/250 EMPLOYEES - SALISBURY ROWAN SENIOR CITIZENS OFFICER  
16 YEAR MEMBER OF NURSING HOMES CAC - PAST MEMBER OF RED CROSS 1300  
PAST LITERATURE INSTRUCTOR - STONE GLASS FOUNDATION

Do you reside within the boundaries of Rowan County: Yes ☒ No ☐

Have you ever been convicted of a felony? Yes ☐ No ☒ If the answer is yes, please explain: \_\_\_\_\_

I have reviewed the information contained in this application, and by initialing below certify the information is true and correct. Initials: CWF





Rowan County Board of Commissioners  
130 West Innes Street  
Salisbury, NC 28144  
704-216-8180  
FAX: 704-216-8195

APPLICATION FOR NOMINATION TO COUNTY BOARDS AND COMMITTEES

**\*\*This application is a Public Record and must be fully completed to be considered\*\***

<b><u>Name:</u></b> Edmond Bernice Watts	<b><u>Date:</u></b> 02/13/2018
<b><u>Address:</u></b> 1010 Scarborough Ct.	<b><u>Home Phone:</u></b> 7042459521
<b><u>City, State, Zip:</u></b> Woodleaf, North Carolina 27054	<b><u>County of Residence:</u></b> Rowan
<b><u>Email:</u></b> edwtts53@yahoo.com	<b><u>Work Phone:</u></b>
<b><u>Education:</u></b> MSW (Master of Social Work Degree)	
<b><u>Current Employer:</u></b> Retired Veterans AdministrationCli	<b><u>Occupation:</u></b> Retired
<b><u>I am interested in the following Board / Commission:</u></b> Board of Parks and Recreation	
<b><u>Recent Community Activities:</u></b> Senior Games Ambassador and Senior Games Participant,	

Rowan Senior Games Ambassador and Rowan Senior Games Participant.

**Why do you feel you are qualified for this appointment:**

My participation in the Senior Games for the past 5 years and serving on the Senior Games Advisory Board.

**Have you ever been convicted of a felony:**

No

**If the answer is yes above, please explain:**

**I have reviewed the information contained in this application, and by initialing below certify that the information is true and correct.**

Initial: ebw



Rowan County Board of Commissioners  
 130 West Innes Street  
 Salisbury, NC 28144  
 704-216-8180  
 FAX: 704-216-8195

APPLICATION FOR NOMINATION TO COUNTY BOARDS AND COMMITTEES

**\*\*This application is a Public Record and must be fully completed to be considered\*\***

<b><u>Name:</u></b> Chris A. Soliz	<b><u>Date:</u></b> 02/06/2018
<b><u>Address:</u></b> 2727 Old Concord Rd.	<b><u>Home Phone:</u></b> 7043100705
<b><u>City, State, Zip:</u></b> Salisbury, NC 28146	<b><u>County of Residence:</u></b> Rowan
<b><u>Email:</u></b> chris.soliz@rowancountync.gov	<b><u>Work Phone:</u></b> 7042168920
<b><u>Education:</u></b>	
<b><u>Current Employer:</u></b> Rowan County	<b><u>Occupation:</u></b> Chief, Emergency Services
<b><u>I am interested in the following Board / Commission:</u></b> Rescue Squad Board of Directors	
<b><u>Recent Community Activities:</u></b> Appointment as Director of Emergency Services.	
<b><u>Why do you feel you are qualified for this appointment:</u></b> Responsibilities of the Rowan County Emergency Services Department is to coordinate emergency activities with the Rescue Squad. This primarily is my duty and responsibility.	
<b><u>Have you ever been convicted of a felony:</u></b> No	
<b><u>If the answer is yes above, please explain:</u></b>	
<b><u>I have reviewed the information contained in this application, and by initialing below certify that the information is true and correct.</u></b>	

Initial: CAS



**ROWAN COUNTY**  
**A COUNTY COMMITTED TO EXCELLENCE**



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

**MEMO TO COMMISSIONERS:**

**FROM:** County Attorney Jay Dees  
**DATE:** February 28, 2018  
**SUBJECT:** Regarding Legal Counsel For Potential Opioid Litigation

---

The Board is asked to enter Closed Session pursuant to North Carolina General Statute 143-318.11(a)(3) regarding legal counsel for potential opioid litigation.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
No Attachments Available		