



ROWAN COUNTY COMMISSION AGENDA
March 4, 2019 - 3:00 PM
J. Newton Cohen, Sr. Room
J. Newton Cohen, Sr. Rowan County Administration Building
130 West Innes Street, Salisbury, NC 28144

Call to Order

Invocation

Provided By: Chaplain Michael Taylor

Pledge of Allegiance

Consider Additions to the Agenda

Consider Deletions From the Agenda

Consider Approval of the Agenda

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

- Consider Approval of the Minutes: February 18 2019

1 Consider Approval of Consent Agenda

- A. WEP Event Center Replacement of Carpet
- B. Rowan Public Library - Book Sale
- C. Architect Amendment
- D. HOME Program Application: Schedule Public Hearing for March 18, 2019
- E. Schedule Public Hearing for HLC 01-19 for March 18, 2019
- F. Schedule Public Hearing for Z 03-19 for March 18, 2019
- G. MOU for Rowan County Vietnam Veterans Memorial Project

2 Public Comment Period

3 Public Hearing for Hidden View Ln. Road Name Request

4 Public Hearing for Z 02-19

- 5 Public Hearing for Z 08-18
- 6 Public Hearing for Z 04-19
- 7 Public Hearing for PDS 01-14 Amendment
- 8 Public Hearing: Z 01-19
- 9 Public Hearing for Financing of Kannapolis City Schools' Capital Projects
- 10 Board of Education - Surplus Property
- 11 Rowan Public Library - Overdrive Presentation
- 12 Budget Amendments
- 13 Board Appointments
- 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 21, 2019
SUBJECT: Consider Approval of the Minutes: February 18 2019

ATTACHMENTS:

Description

February 18, 2019 Minutes

Upload Date

2/21/2019

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 18, 2019 – 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 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

- Commissioner Pierce requested to add a request from the Tourism Development Authority (TDA) to amend the inter-local agreement repayment schedule for the Railwalk Pavillion Project.

Chairman Edds added the issue to the Consent Agenda as item M.

- Commissioner Caskey added a Memorandum of Understanding regarding the Rowan County Veterans Memorial Project.

Commissioner Pierce asked to be recused from voting on the Memorial. Commissioner Pierce stated he had a family member listed on the Memorial and did not feel it would be fair for him to vote to spend money with family involved.

Chairman Edds added the MOU as agenda item #4a.

- Chairman Edds pulled Consent Agenda item J (*Approval to Award Contract for Radio Communications Consultant*) for discussion.

Chairman Edds added the issue to the agenda as item #4b.

CONSIDER DELETIONS FROM THE AGENDA

There were no deletions from the agenda.

CONSIDER APPROVAL OF THE AGENDA

Commissioner Klusman moved, Commissioner Pierce 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 4, 2019 Commission Meeting passed unanimously.

1. CONSIDER APPROVAL OF CONSENT AGENDA

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

The Consent Agenda consisted of the following:

- A. Adoption of 2019 Jail Health Plan
- B. Tax Refunds for Approval
- C. Schedule Public Hearing for March 4, 2019 for Z 01-19
- D. Schedule Public Hearing for Z 02-19 for March 4, 2019
- E. Schedule Public Hearing for Z 04-19 for March 4, 2019
- F. Schedule Public Hearing for Z 08-19 for March 4, 2019
- G. Schedule Public Hearing for PDS 01-14 Amendment for March 4, 2019
- H. Schedule Public Hearing for Hidden View Lane Road Name Request
- I. Set Public Hearing to Consider Financing Proposals for Kannapolis City Schools' Capital Projects
- J. Approval to Award Contract for Radio Communications Consultant
- K. Talbert, Bright & Ellington Contract – Tree Clearing At Airport
- L. Rifenburg Construction – Tree Clearing at Airport
- M. Request from the Tourism Development Authority (TDA) to Amend the Inter-local Agreement Repayment Schedule for the Railwalk Pavillion Project (addition to the agenda)

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:

- Pastor Bill Godair recalled that several years ago Cornerstone Church made a commitment to give \$10,000 towards the cost of the ACLU prayer lawsuit against

Rowan County. Pastor Godair said the County could not accept the funds at that time. Pastor Godair continued by saying the Church kept its financial commitment by supporting the Commissioners through multiple billboards and the purchase of 1,000 tee-shirts for a total cost of \$11,045. Pastor Godair said the Church would support the Commissioners all over again and he thanked the Board for making a stand.

- Davey Amos, a business owner and operator at Mid-Carolina Airport (Airport), shared comments he felt as they pertained to the Airport's culture and environment regarding local businesses, employees and hangar tenants.

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

3. UPDATE FROM SMART START REGARDING SPECIAL READING PROGRAM

Commissioner Klusman said the Board would be receiving an update from Smart Start Rowan, along with a special guest they had brought along. Commissioner Klusman said the group would like a photo with the Commissioners following the update.

Amy Brown, Executive Director of Smart Start Rowan, said the agency served all children in the community ages birth through five (5) in an effort to ensure school readiness, success in school, as well as later in life.

Ms. Brown introduced:

- Mary Burrridge (Family Outreach Program Lead) and Ms. Burrridge's daughter Greenleigh (second grader at Bostian Elementary);
- Sue Herrington (Principal at Woodleaf Elementary and Board Chair).

Ms. Brown also presented the special guest, which was a life-size likeness of Dolly Parton, Founder of the Imagination Library Program.

Ms. Brown discussed the four (4) main areas of work by Smart Start.

Ms. Burrridge shared information regarding Dolly Parton's Imagination Library Program (Program) and Smart Start's efforts to create awareness of the Program. The Program provides free books each month in the mail to children ages birth to five (5) in Rowan County. Ms. Burrridge said there is no cost to the family. There are currently 2400 children enrolled in the County while there are over 9,000 children in the Program's age range in Rowan County. Smart Start wanted to bring awareness to the Program to get books into the hands of all children.

Ms. Herrington provided a brochure that highlighted information about Smart Start.

Commissioner Klusman said when the County thought about success and bringing industry to the County, the Board was aware that its citizens needed to be able to read. Commissioner described the programs offered through Smart Start as outstanding and she felt the County needed to help get the word out about the programs.

Following the update, the Board joined its Smart Start guests in front of the dais for a photograph.

4. FINANCIAL REPORT

Assistant County Manager/Finance Director Leslie Heidrick provided the Commissioners with a Financial Report, which contained the following information:

- Annual Cumulative Revenue Comparisons for January 2019 - \$88,046,908
- Annual Cumulative Expenditure Comparisons for January 2019 - \$75,415,230
- Annual Cumulative Current Year Property Tax Comparisons for December 2019 - \$61,282,965
- Annual Cumulative Sales Tax Comparisons for October 2019 - \$8,778,617
- Monthly Sales Tax Comparisons for October 2019 - \$2,063,700

ADDITION

4a. MEMORANDUM OF UNDERSTANDING ROWAN COUNTY VIETNAM VETERANS MEMORIAL PROJECT

Commissioner Caskey referred to the copy of the Memorandum of Understanding (MOU) that had been provided to the Board regarding the Vietnam Veterans Memorial Project (Project). Commissioner Caskey said the MOU was between the County, City of Salisbury (City) and Ronnie Smith. Commissioner Caskey said the County was asked to facilitate some funds towards the Project. As a result of discussions with City officials and Mr. Smith, the MOU appeared to be a document all parties could agree upon. Commissioner Caskey said the County would be responsible for \$10,000 towards the monument, which was in line with the County's previous commitment for a prior monument.

Commissioner Caskey said the Project had been ongoing for years and it was important to many members of the Veterans community. Commissioner Caskey said the Project was at a point where the monument could be installed as a memorial to those from Rowan County who had given their lives in the Vietnam War.

Commissioner Caskey moved the Board approve the MOU and submit it to the City for approval. The motion was seconded by Commissioner Klusman and passed 4-0 (Commissioner Pierce recused himself at the beginning of the meeting when the issue was added to the agenda).

4b. APPROVAL TO AWARD CONTRACT FOR RADIO COMMUNICATIONS CONSULTANT

(Note: This item was pulled from the Consent Agenda for discussion).

Chairman Edds said the cost for the consultant was expensive and he had asked County Manager Aaron Church about the possibility of negotiating the price with the consultant.

Chairman Edds moved to give the County Manager the authority to try to negotiate down the cost of the contract. The motion was seconded by Commissioner Pierce and passed unanimously.

5. BUDGET AMENDMENT

Assistant County Manager/Finance Director Leslie Heidrick presented the following budget amendment for the Board's consideration:

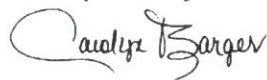
- Sheriff – Recognize funds received for Christmas Caring Account via donations, and budget to the proper expense account - \$2,475

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

6. ADJOURNMENT

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

Respectfully Submitted,



Carolyn Barger, MMC, NCMCC
Clerk to the Board

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

MEMO TO COMMISSIONERS:

FROM: Don Bringle
DATE: 2/14/2019
SUBJECT: WEP Event Center Replacement of Carpet

The three quotes have been submitted and are attached for replacing carpet at the WEP Event Center.

We recommend Putnam's Carpet Sales as the vendor for replacing carpet at the WEP Event Center.

ATTACHMENTS:

Description	Upload Date	Type
Carpet Quotes	2/14/2019	Cover Memo

PUTNAM'S CARPET SALES, INC

418 CHINA GROVE HWY

ROCKWELL, NC 28138

704-279-3526

Putnamscarpet1@gmail.com

QUOTE

February 8, 2019

To: Rowan County

Att: Don Bringle

Job: Old JC Penny Building

This price is carpet tiles, Style, Swizzle, installed, take up and dispose of existing carpet, floor prep and tax.

There will be an extra charge if we need to level any areas where receptacles are at \$25.00 each.

\$ 33475.26

Please let me know if you have any questions.

Have a blessed day!

Lisa Beaver

Putnam's Carpet Sales, Inc.

Tri County
628 N. Main St.
Salisbury, NC 28144 US
704.637.0017
stevelomax@TCFloorings.com
www.TCFloorings.com



ESTIMATE

ADDRESS

Rowan County
2727 Old Concord Rd.
Salisbury, NC 28146

ESTIMATE # 1096

DATE 01/15/2019

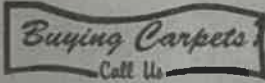
DATE	ACTIVITY	AMOUNT
01/15/2019	Flooring Replace Carpet At West End Plaza (Old JC Penny) Shaw Swizzle Flooring Purchased From Supplier (Tax Paid to Vendor)	41,500.00

TOTAL

\$41,500.00

Accepted By

Accepted Date



GROVE SUPPLY COMPANY

P.O. BOX 519 • 1600 NORTH MAIN STREET • CHINA GROVE, NORTH CAROLINA 28023
PHONE (704) 857-2415 • FAX (704) 857-2418

CARPET ESTIMATE

№ 18313

- RESIDENTIAL & COMMERCIAL
- COMPLETE INSTALLATION
- ESTIMATES WITHOUT OBLIGATION
IN YOUR HOME OR OFFICE

NATIONALLY ADVERTISED BRANDS—
Check Our Prices, You'll be Surprised

1/29/19

SOLD TO		INSTALL AT		
Raven County/Don Bringle		old JC Penney Building		
STREET		STREET		
CITY	HOME PHONE	CITY	PHONE	
	BUS. PHONE			
SALESMAN		TERMS		
704-630-0825		3.49		
SIZE	DESCRIPTION	YARDS	PRICE	AMOUNT
X	Shaw Swizzle Carpet tile - 54440	10,505 sq	2.90/sq	30,464.50
X	5.38/sq - (4797 sq ft box)			
X	Carpet tile Installation	10,505 sq	.67/sq	7038.35
X	take up VLT	10,000 sq	.60/sq	6000.00
X	Carpet disposal			1000.00
X	Adhesive 5000			600.00
X	Grills for entrance			150.00
X	Rubber transitions if needing new			500.00
X	Freight			45,752.85
X				3202.70
X				48955.55
X				
X				
X				
X				
X				

DIRECTIONS: Measure at 2:30 Jan 28, 2019

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

MEMO TO COMMISSIONERS:

FROM: Jeffery A Hall
DATE: 2/19/19
SUBJECT: Rowan Public Library - Book Sale

The library respectfully requests permission to hold our annual book sale in May 2019.

ATTACHMENTS:

Description	Upload Date	Type
2019 May Book Sale	2/19/2019	Cover Memo



Rowan Public Library

www.rowanpubliclibrary.org

To: Rowan County Board of Commissioners
From: Jeff Hall
Date: February 11th 2019
Re: Request for approval of Rowan Public Library Book Sale

I am writing to ask that the Board of Commissioners authorize Rowan Public Library to sell withdrawn library materials to the public. We have approximately 5,000 items in storage that have been withdrawn from our collection, including fiction and non-fiction hardback and paperback books for adults and children as well as some audiovisual materials. These items have been withdrawn from our collection for a variety of reasons, including poor physical condition, lack of use, and out of date information.

As you probably know our annual book sale is popular with Rowan County citizens and visitors from other counties. The Book Sale gives them a chance to obtain books at a reasonable cost. This year's sale would take place:

1:00 pm to 6:00 pm Wednesday, May 1st 2019
10:00 am to 3:00 pm Thursday, May 2nd 2019
10:00 am to 3:00 pm Friday, May 3rd 2019
10:00 am to 3:00 pm Saturday, May 4th 2019
10:00 am to 4:00 pm Monday, May 6th 2019

I appreciate the Board's consideration of this request.

HEADQUARTERS – 201 West Fisher Street • Salisbury, NC 28144 • 704-216-8228 • FAX 704-216-8237

EAST BRANCH - 110 Broad Street • P.O. Box 550 • Rockwell, NC 28138-0550 • 704-216-7838 • FAX 704-279-7832

FRANK T. TADLOCK SOUTH ROWAN REGIONAL LIBRARY - 920 Kimball Road • China Grove, NC 28023-9594 • 704-216-7727 • FAX 704-855-2449

Equal Opportunity Employer



recycled paper

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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: 2/22/19
SUBJECT: Architect Amendment

Ramsay, Burgin, Smith Architects, Inc. for the West Rowan Library Project are requesting the attached amendment to their original contract be approved.

ATTACHMENTS:

Description	Upload Date	Type
Letter from Ramsay, Burgin, Smith Architects, Inc dated 02/21/2019	2/22/2019	Cover Memo

RAMSAY, BURGIN, SMITH, ARCHITECTS, INC.

ARCHITECTURE PLANNING DEVELOPING



21 February 2019

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

SUBJECT: West Rowan Library – Cleveland Elementary School

Aaron,

Thank you and the Commission for allowing RAMSAY BURGIN SMITH ARCHITECTS, INC. to provide Rowan County with architectural services for the West Rowan Library Project. Per our discussion, we offer the attached amendment to our original contract with explanation below-

The project was originally set up to include renovation of the existing library with a new addition to house restrooms and a small community room. The project changed with the opportunity to save the existing Cleveland School Auditorium and use it as a community center with both classroom space, a large open seating area and stage. This change created a larger and more complex architectural/engineering project with the existing Auditorium measuring 5300 square feet while still requiring the new construction/new addition to house foyer, restrooms and exterior ramp. Demolition of the existing School structure also required restructuring of both the mechanical and electrical systems serving both the Library and the Auditorium.

Please let us know if you have any further questions and we thank you again for this opportunity to serve Rowan County.

Sincerely,

RAMSAY BURGIN SMITH ARCHITECTS, INC.

Bill Burgin, AIA
President

cc: Mr. Jeff Hall



AIA® Document G802™ – 2007

Amendment to the Professional Services Agreement

Amendment Number: 001

TO: Rowan County
(Owner or Owner's Representative)

In accordance with the Agreement dated: September 21, 2017

BETWEEN the Owner:

(Name and address)

Rowan County
130 W. Innes Street
Salisbury, NC 28144

and the Architect:

(Name and address)

Ramsay Burgin Smith Architects, Inc.
225 North Main St., Suite 501
Salisbury, NC 28144

for the Project:

(Name and address)

West Rowan Branch of Rowan County Library System Project
Cleveland Elementary School

Authorization is requested

- ☒ to proceed with Additional Services.
☒ to incur additional Reimbursable Expenses.

As follows:

Additional services for the West Rowan Branch Library

The following adjustments shall be made to compensation and time.

(Insert provisions in accordance with the Agreement, or as otherwise agreed by the parties.)

Compensation:

\$30,000.00 Original Contract, dated 9/21/17

\$24,960.00 Amendment #1 for Additional Services

\$54,960.00 TOTAL REVISED CONTRACT AMOUNT. PER THIS AMENDMENT #1

Time:

SUBMITTED BY:

(Signature)

William R. Burgin, President

(Printed name and title)

February 18, 2019

(Date)

AGREED TO:

(Signature)

Aaron Church, County Manager

(Printed name and title)

(Date)

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: Ed Muire, Planning Director
DATE: February 22, 2019
SUBJECT: HOME Program Application: Schedule Public Hearing for March 18, 2019

BACKGROUND

Rowan County has been advised that it may receive approximately \$147,000 in project funds for FY 2019-2020. The required match for participation [25% of project funds] is expected to be obtained from other eligible non-Federal sources. However, in the event the required match is not obtained from other sources, the County will be financially responsible for all or remainder of the match amount.

Eligible program activities in the County's application [attached] this program year will focus exclusively on rehabilitation of owner-occupied housing.

As with previous years of HOME program administration, Staff recommends the Salisbury Community Development Corporation be utilized to manage the program. No formal bids are necessary as the annual contract for services is less than \$30,000.

STAFF RECOMMENDATION

- Schedule Public Hearing for March 18, 2019
- Authorize the County Manager to enter into contract with the Salisbury CDC administer the County's HOME Program for FY 19-20

ATTACHMENTS:

Description

Upload Date

Type

No Attachments Available

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130 West Innes Street - Salisbury, NC 28144
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MEMO TO COMMISSIONERS:

FROM: Aaron Poplin for Karen Lilly-Bowyer, Historic Landmarks Commission
DATE: 2/22/19
SUBJECT: Schedule Public Hearing for HLC 01-19 for March 18, 2019

The Rowan County Historic Landmarks Commission (HLC) received an application from Richard and Anthony Current to establish the MT Vernon Property as a Rowan County historic landmark. The Mt Vernon Property is located at 12930 Cool Springs Rd, further referenced as Rowan County Tax Parcel 731-010. The applicants wish to designate the exterior of the house, the barn, and the smoke house along with the acre of land on which it resides.

Schedule public hearing for March 18, 2019

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/22/2019	Cover Memo
MT Vernon Designation Report	2/22/2019	Cover Memo
GIS Map	2/25/2019	Cover Memo
Letter from SHPO	2/22/2019	Cover Memo
Application	2/25/2019	Cover Memo



**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
DATE: February 22, 2019
RE: **HLC 01-19**

SUGGESTED BOARD OF COMMISSIONERS ACTION

☐ Schedule public hearing for **HLC-01-19** For March 18, 2019

REQUEST

On January 23, 2018, the Rowan County Historic Landmarks Commission (HLC) received an application from Richard and Anthony Current to establish the *Mt Vernon Property* as a Rowan County historic landmark. The *Mt Vernon Property* is located at 12930 Cool Springs Rd, further referenced as Rowan County Tax Parcel 731-010. The applicants wish to designate the exterior of the house, the barn, and the smoke house along with the acre of land on which it resides.

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 six (6) other structures for designation:

The HLC wishes to recognize the Mount Vernon property because it is one of the best preserved and most intact of Rowan County's Federal plantation seats. It embodies the distinctive characteristics of the Federal style in western North Carolina. Distinguished by its well executed brickwork on the double pent chimney and exterior woodwork. The smokehouse and the barn are to be included in the designation as they are representative

of accessory structures that would have been present on a property of the main house type.

Mt. Vernon, a handsome Federal plantation house set in the rolling landscape of Scotch-Irish Township in Rowan County, was built about 1822 for Jacob Krider. A prominent planter and leader in western Rowan County, Krider was active in the political and social community of Salisbury and a founder of the *Western Carolinian*. He moved to Mt. Vernon in the early 1820's. Designated a post office in 1822, Mt. Vernon quickly emerged as a social center for Third Creek Church community as well as a local trading and commercial center. Krider continued the operation of the mill established there by his father-in-law Daniel Wood and opened a general merchandise store. The house he built is well-detailed and handsomely built structure distinguished by its striking double chimney with a linking pent. It remained the Krider family seat until the death of the builder's son Charles C. Krider in 1891 after which it was sold to Emory N. Teague in 1892. Teague and his brothers operated the milling operations at Mt. Vernon in association with their brother-in-law, Richard C. Current. The Teagues' interests in the Mt. Vernon estate, together with the milling operations were eventually acquired by Current whose heirs continue to own and occupy.

On May 27, 1980, the Mount Vernon Property was entered into the National Registry of Historic Places.

**STATE HISTORIC
PRESERVATION OFFICE
COMMENTS**

On March 27, 2018 Planning Staff received comments from Amber Kidd, SHPO staff member, regarding local designation application for the Mount Vernon. Ms. Kidd stated the house has local significance in the area of architecture being an

important example of a Federal Plantation seat and that It embodies the distinctive characteristics of the Federal style in western North Carolina, distinguished by its well-executed brickwork on the double pent chimney and exterior woodwork.

HLC COMMENTS

Based on these comments and the revised report, the HLC recommends approval of the *Mount Vernon* as a Rowan County historic landmark. After reviewing the application, an on-site investigation of the property, and extensive research, the HLC deems the *Mount Vernon* Property 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 12, 2019, the HLC conducted a courtesy hearing to receive comments regarding the Mount Vernon designation. There were no non-board members present. On a vote of 5-0, the HLC recommended landmark designation for the exterior of the Mount Vernon house, the Barn, the smoke house, and one acre of land on which they reside.

PLANNING STAFF COMMENTS

- Staff supports the designation of the Mount Vernon House, Barn, Smoke House and one acre of land.

I. General information

1. Common and Historical Property Names
– Mount Vernon
2. Physical Address or Location –
12930 Cool Springs Rd., Cleveland, NC 27013
3. Tax Parcel Identification Number (PIN) – 731 010
4. Current Owner(s) Name(s) – Trust for Carleen H. Current with Richard C. Current lifetime rights, Anthony E. Current, Richard L. Current, John C. Current (Anthony, Richard L., and John are 3 of the trustees for the above-mentioned trust)
5. Current Owner(s) Mailing Address(es) – use mailing address of Richard C. Current which is 1353 Brushy Mt. Rd., Wilkesboro, NC 28697
6. Appraised Value of the Property - \$203,766 (see most recent tax info from county GIS attached to this application)

II. Abstract

1. Response taken from the application for National Register of Historic Places (see attached copy):

Mt. Vernon, a handsome Federal plantation house set in the rolling landscape of Scotch-Irish Township in Rowan County, was built about 1822 for Jacob Krider. A prominent planter and leader in western Rowan County, Krider was active in the political and social community of Salisbury and a founder of the Western Carolinian. He moved to Mt. Vernon in the early 1820's. Designated a post office in 1822, Mt. Vernon quickly emerged as a social center for Third Creek Church community as well as a local trading and commercial center. Krider continued the operation of the mill established there by his father-in-law Daniel Wood and opened a general merchandise store. The house he built is well-detailed and handsomely built structure distinguished by its striking double chimney with a linking pent. It remained the Krider family seat until the death of the builder's son Charles C. Krider in 1891 after which it was sold to Emory N. Teague in 1892. Teague and his brothers operated the milling operations at Mt. Vernon in association with their brother-in-law, Richard C. Current. The Teagues' interests in the Mt. Vernon estate, together with the milling operations were eventually acquired by Current whose heirs continue to own and occupy Mt. Vernon, the best preserved of Rowan County's Federal plantation seats.

This property is listed along with adjoining mill property in the Nation Register of Historic Places and it is the desire of the Current Family for this property to be recognized locally by the state and county as a Historic Landmark.

2. Only the exteriors of the main house (the original Krider home), the smokehouse and the 1900 circa barn all in Tax Parcel 731 010 are to be designated. Descriptions and significance of the proposed properties are addressed in the National Register of Historic Places documentation that is included in this report. The smokehouse and the barn are to be included in the designation as they are representative of accessory structures that would have been present on a property of the main house type.

The parcel that contains the mill property is not included in this application. The designated land is one acre.

****Rowan County Historic designation will include: Main House, Smokehouse, Barn and one acre of land that surrounds the buildings as stated.**

III. Historic Background

1.. Response taken from the application for National Register of Historic Places (all footnote references are in the original document):

Mount Vernon, called “Rowan’s Showpiece” by one historian, was built near present day Woodleaf, NC by Jacob Krider around 1822.¹ The handsome two story with attic Federal plantation house, one of a group erected in Rowan County in the early 1820’s, is the most architecturally significant and best preserved of these seats. Krider was a native of Pennsylvania, the son of Barnabas Krider. Born August 17, 1788, he was in his teens when his family moved to Salisbury sometime shortly after 1800.² Rowan County, formed in 1753 was a busy, important county in antebellum North Carolina. It was the most populous county in the state in 1800. Salisbury was the leading city in the western part of the state and the focal point for western political interests.³

Krider first made his mark on Rowan County during the War of 1812 when he captained a militia unit sent west to fight the Creek Indians. Although the unit arrived too late to take part in hostilities, the leadership shown by Krider made him something of a local hero.⁴ He returned to Salisbury and founded a periodical, the North Carolina Magazine, Political, Historical, and Miscellaneous in the summer of 1813. Although the publication failed within a year, it was important as one of the first periodicals in the state, and certainly the first in the western part of the state.⁵ More successful was the west, and one of the state’s most influential newspapers.⁶ It was a staunchly Democratic newspaper, which lent its support to western interests, both political and economic, supported John Calhoun in his bids for the presidency, and supported South Carolina in its nullification controversy with Andrew Jackson.⁷ Krider joined a Presbyterian church in Salisbury in 1816 and was instrumental in founding Salisbury’s first fire company in 1817.⁸

Krider gave up his interest in the Western Carolinian to Philo White in 1821, but continued to contribute to the paper. He moved to the country on land purchased from Robert Bunton is

1821, and built Mt. Vernon in the fertile western portion of Rowan County.⁹ By this time he had a family, having married Sarah Wood in 1815 and becoming part of a well-established western Rowan family.¹⁰ When her father Daniel Wood died in 1829 he left her “my grist mills and saw mills” and 45 acres “on which the mills now stand.”¹¹ This property was adjacent to the land on which the Kriders lived and Jacob Krider continued the milling operation begun by his father-in-law.

Jacob Krider thus spent the middle part of the nineteenth century as a prosperous farmer, miller, and also merchant, as a general store was established on the property. Mt. Vernon also served as a post office for much of the century.¹² Census records for 1850 reveal that Krider grew 1500 bushels of corn, 500 bushels of oats, and owned a substantial amount of livestock. He owned 24 slaves in that year.¹³ In 1860 he owned 640 acres, 300 of which were under cultivation. His farm was valued at \$13,000 and grew large amounts of corn, oats, wheat, and tobacco. He also owned 24 slaves in that year.¹⁴ Census records also reveal that magnitude of his mill operations. In 1850 he had \$1000 in capital invested in his mills, and produced 600 pounds of flour valued at \$600.¹⁵ By 1860 he had \$2,000 invested in the mills, which produced almost \$8,000 worth of produce.¹⁶ Krider’s mill was typical of many Rowan mills in that is served as a neighborhood mill, rather than as a county wide mill.

Krider was a highly respected member of his community. After moving from Salisbury he became an active member of the Third Creek Presbyterian Church, one of Rowan County's oldest and most distinguished churches. In 1833 he contributed the large sum of \$100.00 to the fund to build a new brick church for the congregation. He was also chairman of the building committee for the structure which was completed in 1835 and continues to serve as the meeting house of the congregation. Krider became an elder in the church in 1842 and remained one until his death on 17 October 1874 at the age of 86.¹⁷ The Carolina Watchman eulogized him as a man "Highly respected by all who knew him and dearly loved by his intimate friends and neighbors."¹⁸

Krider's will left his property to his wife, with it reverting to their son Charles C. Krider upon her death.¹⁹ Sarah Wood Krider died in 1880. When Charles C. Krider, sheriff of Rowan County from 1880-1890, died intestate in 1891 the property was divided. A Superior Court administrator sold a lot of 49 acres containing the house and mill property of the Mt. Vernon plantation to Emory N. Teague (1867-1904) in 1892.²⁰ A bachelor, Teague resided at Mt. Vernon and was appointed post master for the Mt. Vernon Post Office in 1898. He served as postmaster until 29 February 1904 when the post office was discontinued and Rural Free Delivery was initiated. After 1892, certain interests in the milling operations were acquired by Teague's brothers Dr. Rufus J. Teague (1864-1920) and William C. Teague (-1896). In 1898 the house and mill property was sold by the Teagues to Richard Carmi Current, the Teagues' brother-in-law.²¹ While the Teagues retained an interest in the milling operations Current continued to operate the mill as the Mt. Vernon Roller Flouring Mill, a part of the family's concern, Teague Brothers and Current. Current eventually acquired the undivided interest in the concern from Dr. Teague, the last surviving of the brothers, in an unrecorded transaction. Current continued to operate the mill profitable until 1919 when it was sold to J. W. Coon for \$6,000.00.²²

Richard Carmi Current was born 22 August 1859 in Iredell County, the son of Andrew Jackson and Jane Renshaw Current. He was educated at Rock Hill Academy in Rowan County and at Trap Hill Academy in Wilkes County.²³ In 1896 while in Statesville, employed at J. C. Steele and Sons, he married Flora Teague of Forsyth County. Current also served Rowan County politically, serving as a magistrate, a County Commissioner, and a Justice of the Peace. He died in 1938.²⁴ Coon operated the mill until the late 1950s under the name of the Mt. Vernon Flour Mill. In the early 1960s the mill property was purchased by Ruth C. Current, a daughter of Richard Current then living at Mt. Vernon with her sister, Jeanette Current. She died in 1967. On 27 January 1967 the long abandoned mill building fell down.²⁵ The house, Mt. Vernon, continues to be the residence of Miss Jeanette Current, the last surviving of Richard Current's children. This ends the segment of the response taken from the application for National Register of Historic Places.

Richard Clarke Current and wife, Carleen Hefner Current obtained all interests of the heirs of Richard Carmi Current except that of Jeanette Current which was given to her great nephew Anthony E Current. Jeanette also gave her share of her sister's (Ruth Current) share to her great nephews Richard L Current and John C Current.

2 As stated in the application for National Register of Historic Places the house was built in circa 1822.

3. Currents added to the original house in circa 1920s the dining room and kitchen. Before then there existed an additional building to the south east of the original house that served as the kitchen. Another addition took place in circa 1930s when a den, several bedrooms and bath were added to and above the 1920s addition. The present barn, smokehouse, wood shed, battery shed were added by the Currents and exact dates are unknown. There was a corn crib and tool shed that were lost to fire.

IV. Assessment

1. As stated in the application for National Register of Historic Places, Mt Vernon is significant for architecture category 3, because it is the best preserved and most intact of Rowan County's Federal plantation seats. It embodies the distinctive characteristics of the Federal style in western North Carolina. Distinguished by its well executed brickwork on the double pent chimney and exterior woodwork. The smokehouse and the barn are to be included in the designation as they are representative of accessory structures that would have been present on a property of the main house type.

d. There is no known archaeological potential on the property.

2. Response taken from the application for National Register of Historic Places:

Mount Vernon, pleasantly sited in a rich farming area of northwest Rowan County, is amply shaded by large old trees. This Federal style house was once an early post office and Mount Vernon was the name of the post office. Standing tall and solid-looking, the two-story, three-bay weather boarded frame house has a full length, one-story shed porch. Although the porch posts are replacements, the porch has several features which appear original: flush siding beneath the porch and on each end of the porch roof, and the molded rake board of the shed roof. The molded cornice and baseboard on the porch give an elegant touch. The central entrance door has six flat panels with applied moldings surmounted by a three light transom. The doors and windows have simple two part molded frames; the windows at the first level contain nine-over-six sash and those at the window second level, six over nine. Fixed louvered, blinds occur at both levels. A molded box cornice carries across the front and rear of the house, underlining a rather steeply pitched gable roof covered with standing seam metal. Finely molded rake boards embellish the two-bay gable ends.

The northwest gable end features the most interesting of the exterior features: a pair of single shoulder chimneys joined above the level of the first floor fire opening by a brick pent. The brick is laid in one-to-seven common bond. Windows flank the double chimney at both levels, and one window occurs between the chimney stacks to light the northwest end of the attic. The other gable end has only a one single shoulder chimney in the same bond as the double one. This chimney is flanked by windows at each level, including the attic. Most of the rear of the house is covered by a much later, story-and-a-half addition which leaves only the second-story outer windows of the main block exposed; they have been shortened by almost half to accommodate the roofline of the addition.

Most of the remaining farm outbuildings which complement the residence were constructed during the farm's ownership by the Current family. The log outbuildings known to have been constructed for Jacob Krider had long before fallen into disrepair. The smokehouse the oldest of the present group of outbuildings and located some yards northwest of the house, is a rectangular one story log construction building covered with weatherboards and a gable roof. A door is set near the center of its southeast elevation. Frame shed additions, also sheathed with weatherboard were constructed on the southwest and northeast gable ends in this century.

By 1898, when Richard Current acquired Mt. Vernon, Jacob Krider's great log barn had become unusable. Shortly thereafter he replaced it with the present barn, a large frame structure covered with a high gable roof, located south of the residence. A central passage carries through the building providing access to the stables and other spaces on either side. It is covered with weatherboards as are the later frame outbuildings which are said to have been constructed about 1917. Four of these are arranged in an L-shaped formation northeast of the barn and southeast of the house. The lighthouse, located in the corner of the "L", is a small frame gable roof building erected to house the Delco electrical apparatus; a door is set on its southwest gable end. The crib, located some yards due southeast, is comprised of two pens flanking a central passage with entrances on the southwest ends of the pens; it is also covered with a gable roof. The gear house, set a few feet due southeast of the crib and slightly smaller than the crib, is also covered with a gable roof and has a door on its southwest elevation. A frame shed addition has been made to its

southeast gable end. The woodhouse, located northeast of the lighthouse and the fourth building in this group of 1917 structures, is a rectangular one story frame building covered with a shed roof. It has a large lattice covered opening on its northwest elevation and a shed on its southwest end.

The springhouse, situated east of the house, is a small gable roof frame building with overlapping weatherboards around the lower half of the building and spaced slats around the upper portion of the elevations. An opening on the southeast elevation provides access to the spring.

This ends the segment of the response taken from the application for National Register of Historic Places. Please note that the crib and the gear house were lost to fire. Also the woodhouse has had its flooring replaced and the lattice covered opening has been replaced with weatherboards and double door. Also, the smokehouse has had its flooring and flooring substructure replaced. The roofing for the entire house has been replaced with new standing seam metal roofing.

3. No known archaeological features are present at the current time.

However, the Mt Vernon home site was once an early post office and Mount Vernon was the name of the post office.

4. A complete and thorough evaluation of the property's integrity of design, setting, workmanship, materials, feeling, and association, fully accounting for all alterations and changes to the property, including those which detract from or do not contribute to the property's significance.

The Mt Vernon property retains integrity of design, setting, workmanship, materials and feeling. None of the changes that were detailed in Assessment have distracted from the historical significance of the property. Mt. Vernon is significant as a Rowan County Historical Landmark under the category of architecture because it is one of the oldest if not the oldest wooden federal style plantation houses in Rowan County.

Please see response in #2 above. The northwest gable end features the most interesting of the exterior features: a pair of single shoulder chimneys joined above the level of the first floor fire opening by a brick pent. The brick is laid in one-to-seven common bond.

5. A justification of the proposed boundaries of the designation.

The current proposed boundaries exist because it was defined as belonging to all the Current heirs of Richard Carmi Current at his passing and has been maintained as such through the lifetime of his children, the last of which was Jeanette Current. The property is now owned by those who plan on keeping the property in its historical setting. The Rowan County historic

designation will include the exteriors of the main house, the smokehouse and the barn. One acre of land that surrounds the buildings will also be included.

V. Supporting documentation

1. Digital photographs that clearly show the overall property in its current condition

Please see the following pictures attached.

House view from the northeast Barn view from northeast

House view from the northwest

House view from the south

House view from the southwest

Smokehouse view from the north

Smokehouse view from the south

Smokehouse view from the west

Springhouse view from the southwest

Battery Shed view from the southeast

Wood shed and battery shed view from northwest

Wood shed view from southeast

Barn view from northeast

Barn view from south

Barn view from southeast

Barn view from West

2.

Please see the attached files that shows the overall dimensions of house and out buildings on the parcel of land to be considered.

3. A site plan (preferably but not necessarily drawn to scale) showing:

a. the property's location

- b. location of primary structures
- c. location of all outbuildings and appurtenant features (e.g., a well)
- d. major landscape and hardscape features such as large, ancient trees, driveways, and walkways
- e. the boundaries of the proposed designation.

Please see the attached site plan (Google aerial modified to show buildings)

- 4. Plat or tax map, including the tax appraised value of the property.

This file is attached along with a print of the tax information for Tax Map Parcel 731 010.

- 5. Any other information the local governing board deems necessary.

VI. Bibliography/Source Citations

Footnotes and Bibliography taken from the application for National Register of Historic Places (see attached copy):

FOOTNOTES

¹James Brawley, Old Rowan: Views and Sketches (Salisbury, Rowan Printing Company, 1954), 2.

²John Kerr Fleming, Historic Third Creek Church (Raleigh: Presbyterian Synod of North Carolina, 1967), 95-96, hereinafter cited as Fleming, Third Creek Church.

³James Brawley, The Rowan Story: 1753-1953. (Salisbury, Rowan Printing Company, 1953), pp. 15, 105-106, 115, hereinafter cited as Brawley, The Rowan Story.

⁴Jethro Rumble, A History of Rowan County (Salisbury, J. J. Bruner, 1881), 249; Fleming, Third Creek Church, 50.

⁵Guion Griffis Johnson, Ante-Bellum North Carolina: A Social History (Chapel Hill: University of North Carolina Press, 1937), 794. Krider had a partner in this venture, a Mr. Cowper.

⁶Brawley, The Rowan Story, 110-112; Western Carolinian, June 13, 1820.

⁷George Washington Paschal, A History of Printing in North Carolina (Raleigh: Edwards and Broughton Company, 1946), 31; Daniel Miles McFarland, "North Carolina Newspapers, Editors, and Journalistic Politics, 1815-1835," North Carolina Historical Review, XXX (July, 1953), 406.

⁸Fleming, Third Creek Church, 96; Brawley, The Rowan Story, 310.

⁹Rowan County Deed Book 27, p. 529. This transaction encompassed 170 acres and cost Krider \$340.

¹⁰Fleming, Third Creek Church, 96. Krider and his wife had children. Three of these children, Alberta, Daniel W. (1825-1882), and William H. became physicians, while Barnabas Scott Krider (1829-1865) became a Presbyterian minister.

¹¹Rowan County Will Book H, p. 464. Krider also inherited land from his father, including several valuable lots in the town of Salisbury. Rowan County Deed Book H, p. 192.

¹²Brawley, The Rowan Story, 110, 377.

¹³Seventh Census of the United States, 1850; Rowan County, North Carolina, Agricultural Schedule, Slave Schedule.

¹⁴Eighth Census of the United States, 1860: Rowan County, North Carolina, Agricultural Schedule, Slave Schedule.

¹⁵Seventh Census of the United States, 1850: Rowan County, North Carolina, Industrial Schedule.

¹⁶Eighth Census of the United States, 1860: Rowan County, North Carolina, Industrial Schedule.

¹⁷Fleming, Third Creek Church. 51, 95-96. Krider is buried in the Third Creek Church Cemetery.

¹⁸Salisbury Carolina Watchman, October 22, 1874.

¹⁹Rowan County Will Book 1, p. 265.

²⁰Rowan County Deed Book 15, p. 569. Teague purchased two tracts. The first one contained 49 acres and cost Teague \$1,655. In this plot was the "part of the old Krider homestead containing the mill and dwelling." The second lot adjoined the first and cost \$727.

²¹Rowan County Deed Book 8.3, p. 120; The Salisbury Post, Bicentennial Edition, 1976.

²²Rowan County Deed Book 150, p. 119.

²³Jeanette Current, Unpublished biographical sketch of Richard Current; Salisbury Post, Bicentennial Edition; Levi Branson (ed.), North Carolina Business Directory, 1896 (Raleigh: Levi Branson, 1896), 547; Rowan County Deed Book 312, p. 94.

²⁴Salisbury Post, Bicentennial Edition.

²⁵Letter from Jeanette Current to Davyd Foard Hood, March 16, 1979.

Bibliography

Brawley, James. The Rowan Story: 1753-1953. Salisbury: Rowan Printing Company, 1953.

Carolina Watchman (Salisbury). October 22, 1874.

Current, Jeanette. Unpublished biographical sketch of Richard C. Current.

Current, Jeanette. Letter to Davyd Foard Hood, March 16, 1979. Letter in files of Archeology and Historic Preservation Section, North Carolina Division of Archives and History.

Fleming, John Kerr. Historic Third Creek Presbyterian Church. Raleigh: Presbyterian Synod of North Carolina, 1967.

Johnson, Guion Griffis. Ante-Bellum North Carolina: A Social History. Chapel Hill: University of North Carolina Press, 1937.

McFarland, Daniel Miles. "North Carolina Newspapers, Editors, and Journalistic Politics, 1815-1835." North Carolina Historical Review. XXX, July, 1953.

Paschal, George Washington. A History of Printing in North Carolina. Raleigh: Edwards and Broughton, 1946.

Rowan County Records. Deed Books and Will Books. Microfilm copy. Raleigh: N. C. Division of Archives and History.

Rumple, Jethro. A History of Rowan County. Salisbury: J. J. Bruner, 1881.

Salisbury Post. Bicentennial Edition, 1976.

United States Census Office. Seventh Census of the United States, 1850: Rowan County, North Carolina, Agricultural Schedule, Industrial Schedule, Slave Schedule; Eighth Census of the United States, 1860: Rowan County, North Carolina, Agricultural Schedule, Industrial Schedule, Slave Schedule. Microfilm copies. Raleigh: N. C. Division of Archives and History.

Western Carolinian (Salisbury). June 13, 1820.

Local Government Program Attn: Local Landmarks Reports North Carolina State Historic
Preservation Office 4617 Mail Service Center Raleigh, NC 27699-461

Photographs of the site



House view from the south.



House view from the North West



House view from the North East



House view from the South West



Barn view from the South East



Barn view from the South



Barn view from the North East



Barn view from the North



Smoke house from the south



Smoke house view from the North



Smoke house view from the West



Battery Shed

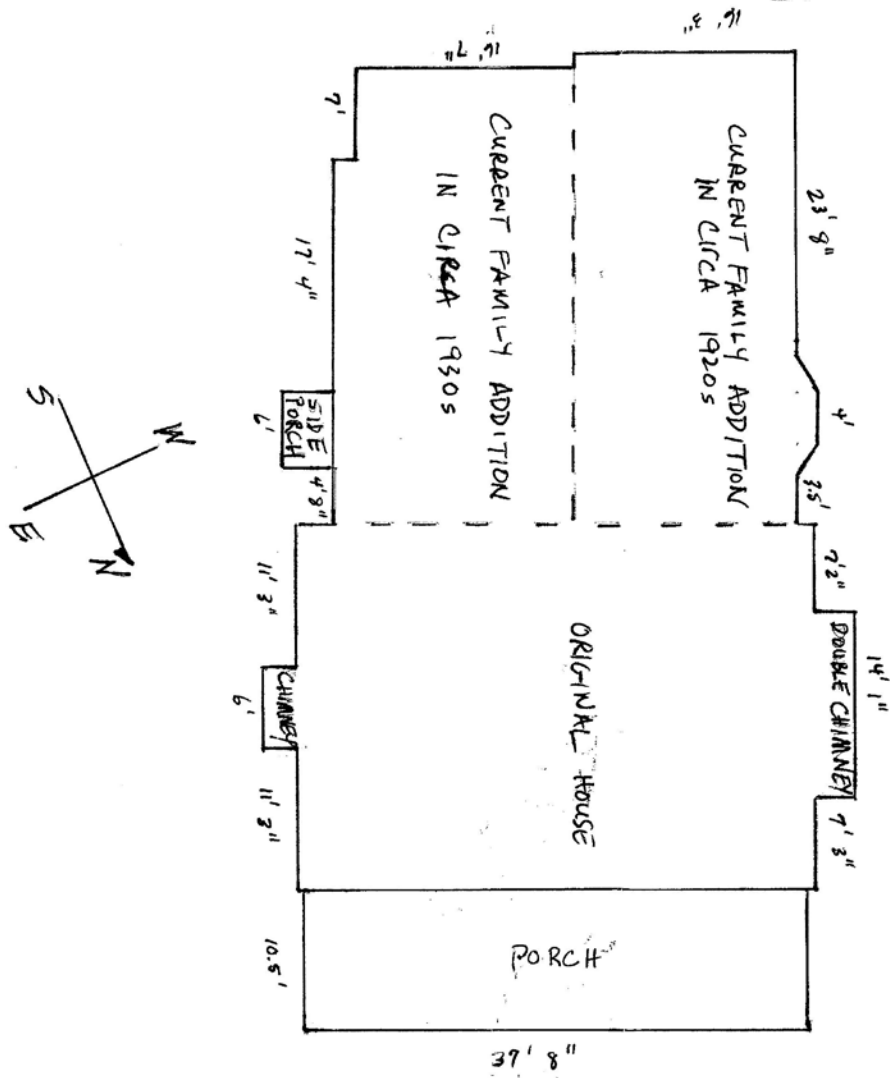


Wood Shed from the South East

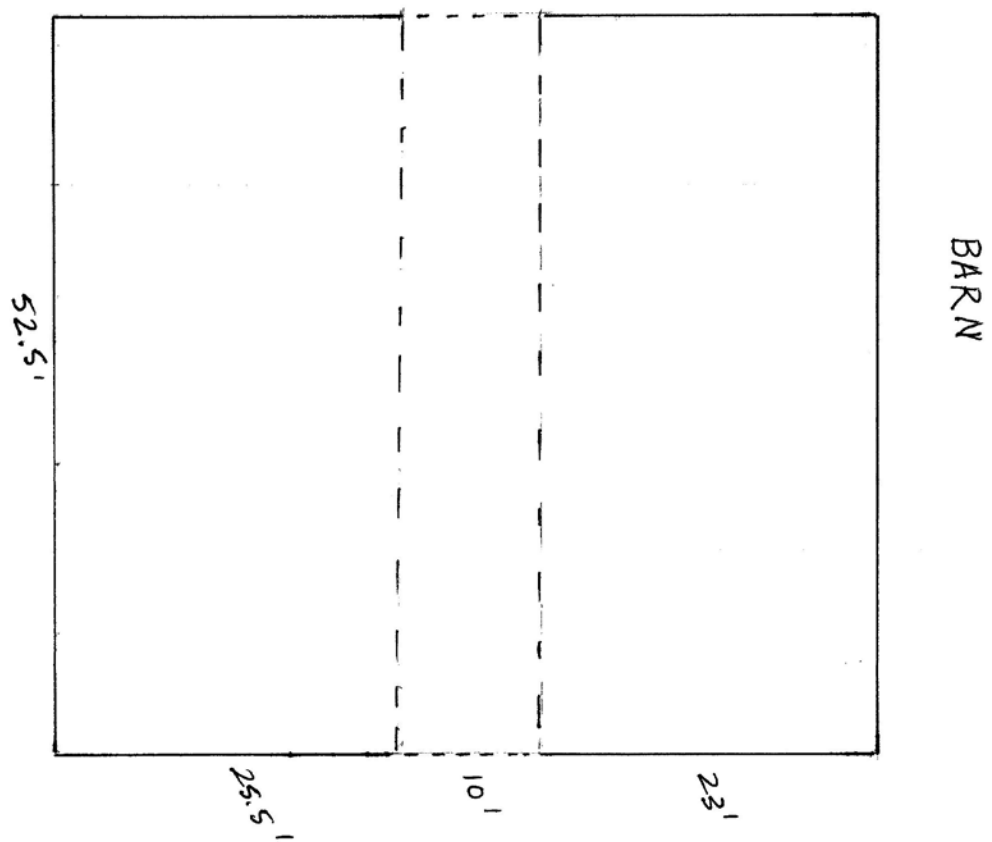


Wood Shed from the North West

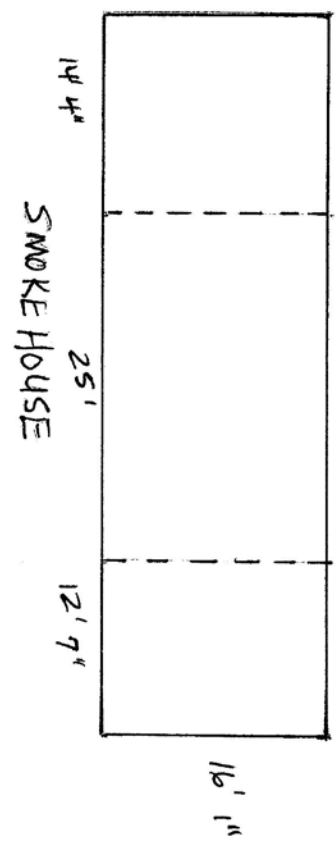
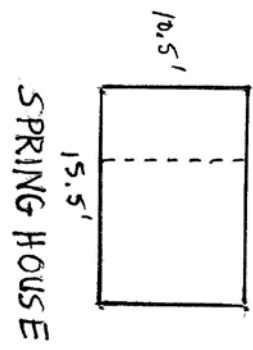
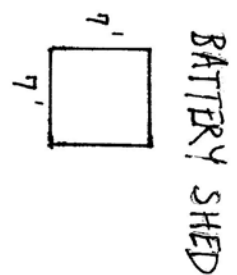
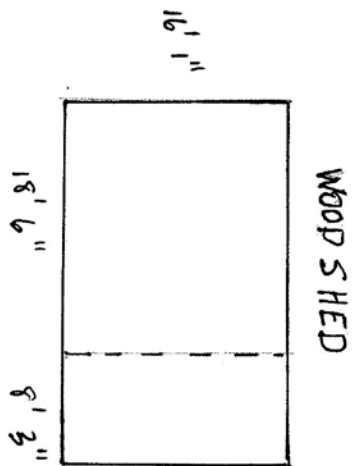
Dimensions of Buildings



House dimensions



Barn dimensions



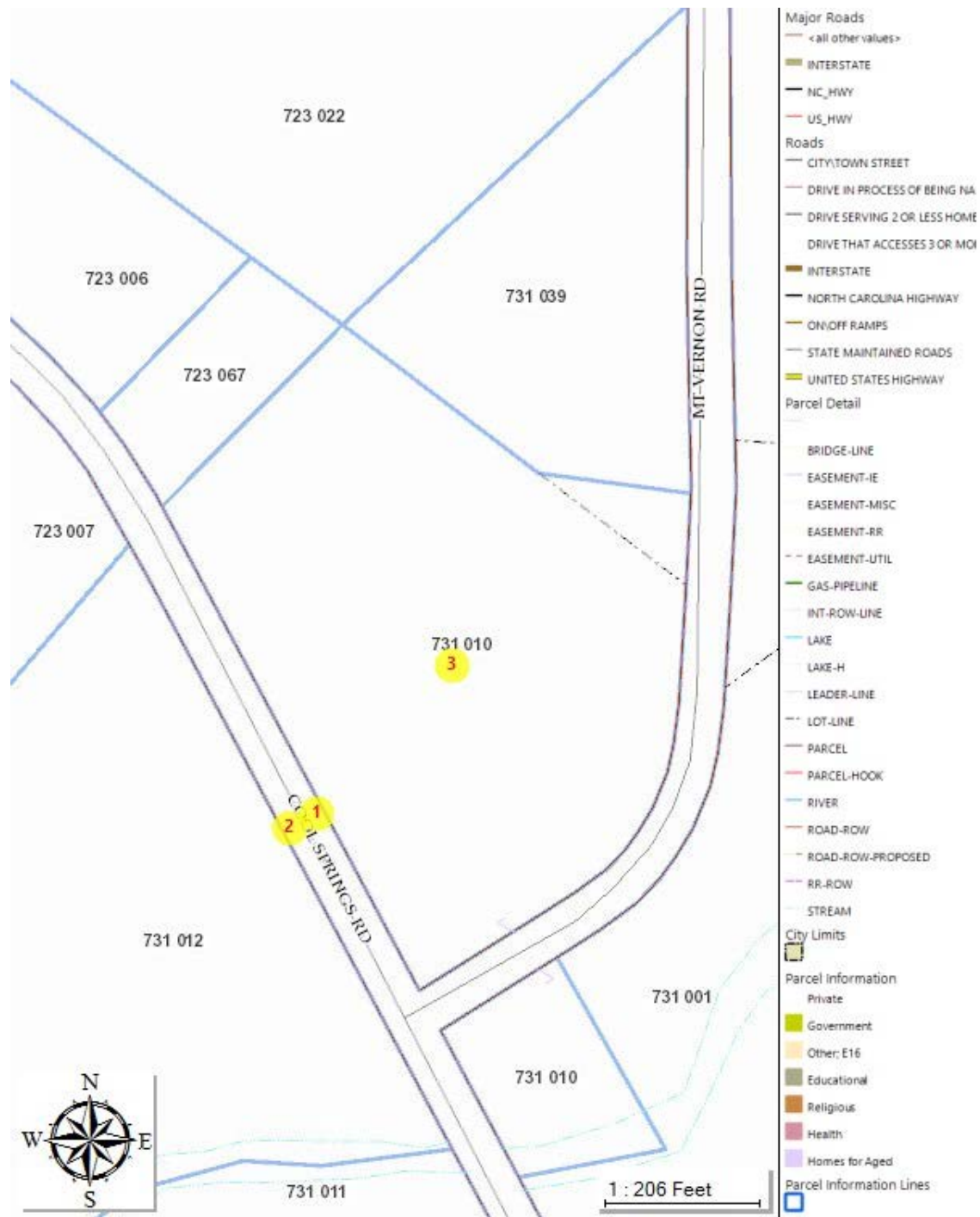
Other out building dimensions

Site Plan




- 1 - House
- 2 - Smokehouse
- 3 - Barn
- 4 - Springhouse
- 5 - Woodshed
- 6 - Battery Shed

Tax Map

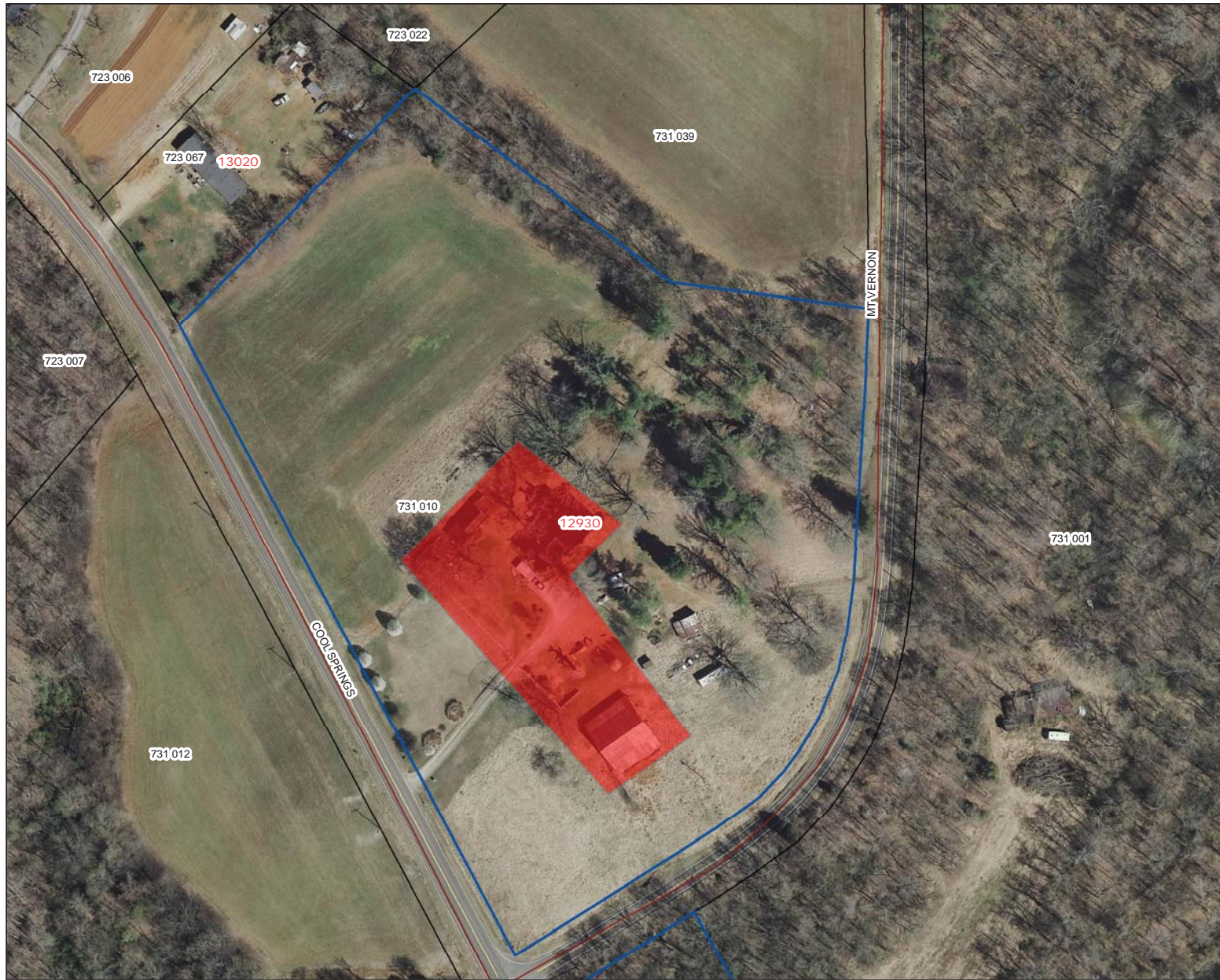


Tax Card



Rowan County Government
TAX ADMINISTRATION RECORD SEARCH

Property Owner		Owner's Mailing Address	Property Location Address
CURRENT RICHARD C		1353 BRUSHY MOUNTAIN RD WALKERSBORO, NC 28697-6478	12930 COOL SPRINGS RD
Administrative Data		Administrative Data	Valuation Information
Parcel ID No.	731 010	Legal Desc.	9.61AC
OLD Tax ID			786.406; 786.491
PIN	731 010	Deed Year Bk/Pg	2009 / 1154 / 565
Owner ID	6187960	Plat Bk/Pg	7
Tax District	130 - SCOTCH BRISH	Sales Information	
Land Use Code		Grantee	
Land Use Desc		Sold Date	
Neighborhood	01001	Sold Amount \$	
		0	
		0	
Improvement Detail			
Use Major Improvements on Subject Parcel			
Year Built	1920		
Built Use/Style	SINGLE FAMILY DWELLING		
Current Use	B*- J QUALITY B*-		
Grade	B*- J QUALITY B*-		
% Percent Complete	100		
Heated Area (SF)	3,892		
Fireplace (Y/N)	N		
Basement (Y/N)	N		
Bedroom(s)	0		
Bathroom(s)	0 Full Bath(s) 0 Half Bath(s)		
Multiple Improvements	001		
2 Note - As of January 1			
*Note - Bedroom(s), Bathroom(s) shown for description only			
***Note - If multiple improvements equal "05," then parcel includes additional major improvements			
Building Sketch			



Mt Vernon Local Designation



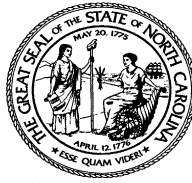
- Roads
- Designation Area
- Parcel
- Parcels



1 inch = 100 feet

0 50 100 Feet

Note: Designation area is approximately 1 acre



**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

March 27, 2018

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

RE: Landmark Designation Report for Mt. Vernon, 12930 Cool Springs Road, Cleveland, Rowan County

Dear Mr. Poplin:

Thank you for the report for Mt. Vernon, located at 12930 Cool Springs Road in Cleveland. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160A-400.4.

The designation report claims Mt. Vernon is locally significant for its architecture, "because it is the best preserved and most intact of Rowan County's Federal plantation seats. It embodies the distinctive characteristics of the Federal style in western North Carolina, distinguished by its well-executed brickwork on the double pent chimney and exterior woodwork."

A significance statement for the outbuildings was not included in the report. Thus, we recommend revising the report to include an explanation regarding how the outbuildings contribute to the overall special character of the historic property. Once this matter is addressed, we believe the designation report will provide the Historic Landmarks Commission and local governing board sufficient information to determine whether Mt. Vernon possesses the requisite special significance and integrity for local landmark designation.

The Mt Vernon (c. 1822) property may contain significant archaeological resources, particularly materials associated with the historic plantation house, and its use not only as a residence and plantation but as a post office and local social and commercial center, as well as the associated milling operations. Care should be taken to avoid inadvertent damage or destruction of these resources during any ground disturbing activities.

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 Mt. Vernon. 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



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 # HLC
Date Filed _____
Received By _____
Amount Paid _____
Office Use Only

HISTORIC LANDMARK DESIGNATION

OWNERSHIP INFORMATION:

Name: Richard C. Current

Signature: _____

Phone: 336-902-7535

Email: RichardCCurrent@gmail.com

Address: 1353 Brushy Mt. Rd
Wilkesboro, NC 28697

APPLICANT / AGENT INFORMATION:

Name: Anthony E. Current

Signature: _____

Phone: 704-756-6315

Email: aecurrent@msn.com

Address: 624 Tyvola Rd., Ste 103-209
Charlotte, NC 28217

PROPERTY DETAILS:

Name of Property: Mount Vernon Tax Parcel: 731-010

Property Location: corner of Coolsprings Rd and Mount Vernon Rd

DESIGNATION INFORMATION:

What is proposed for designation?
Entire Tax Parcel 731-010

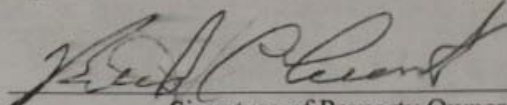
How much land is proposed for designation? 9.61 acres

Interior to be designated? YES ☐ NO ☒

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

1-23-18

Date



Signature of Property Owner

OFFICIAL USE ONLY

1. Signature of Coordinator: _____ 2. Board of Commissioners
Public Hearing: ____/____/____ 3. Notifications Mailed: ____/____/____ 4. Property Posted:
____/____/____ 5. Dates Advertised: 1st ____/____/____ 2nd ____/____/____ 6. BOC Action: Approved
____ Denied ____ 7. 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 22, 2019
SUBJECT: Schedule Public Hearing for Z 03-19 for March 18, 2019

Teramore Development is requesting the rezoning of tax parcel 3881013 owned by Levi Voros located at 6225 E NC 152 Hwy. Rockwell totaling acres 1.72 acres from Rural Agricultural (RA) to Commercial, Business, Industrial with a Conditional District (CBI-CD) to accommodate a 9,100 sq.ft. retail store.

Schedule public hearing for March 18, 2019.

ATTACHMENTS:

Description	Upload Date	Type
Site Plan	2/25/2019	Cover Memo
Application	2/22/2019	Exhibit
GIS Map	2/25/2019	Cover Memo
Staff Report	2/22/2019	Exhibit



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

Case # Z 03-19
Date Filed 11/7/19
Received By SAS
Amount Paid \$ 300.00 pd.
Office Use Only

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: Levi Wolfgang Voros

X Signature: Levi Wolfgang Voros

Phone: 704-224-0667 Email: voroslk@hotmail.com

Address: 6225 East NC Highway 152, Rockwell

APPLICANT / AGENT INFORMATION: Complete affidavit on back if non-owner

Name: Teramore Development

Signature: [Signature]

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

Address: 1970 Derita Road, Concord, NC 28027

PROPERTY DETAILS:

Tax Parcel(s): 388 1013 Size (sq.ft. or acres): 1.72 Acres

Property Location: 6225 East NC Highway 152, Rockwell

Current Land Use: Rural Agricultural

Date Acquired: 5/18/2017 Deed Reference: Book 1290 Page 55

REQUEST DETAILS:

Existing Zoning District RA Requested Zoning District CBI + CD

If requesting a conditional zoning district, list proposed use or uses:

9100 Retail See site plan.

Additional information enclosed restricting the conditional use district? Yes ☒ No ☐

Site plan containing information from sec. 21-52 enclosed? Yes ☒ No ☐

AFFADAVIT OF OWNER

To be completed if applicant is not the property owner

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

X Signature(s): Levi Wolfgang Voros

Date: December 27, 2018

Name of Applicant / Agent: Teramore Development / Joe Strickland

Address: 1970 Derita Road, Concord, NC 28027

Phone Number: 704-224-7369

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

STATE OF North Carolina COUNTY OF Rowan

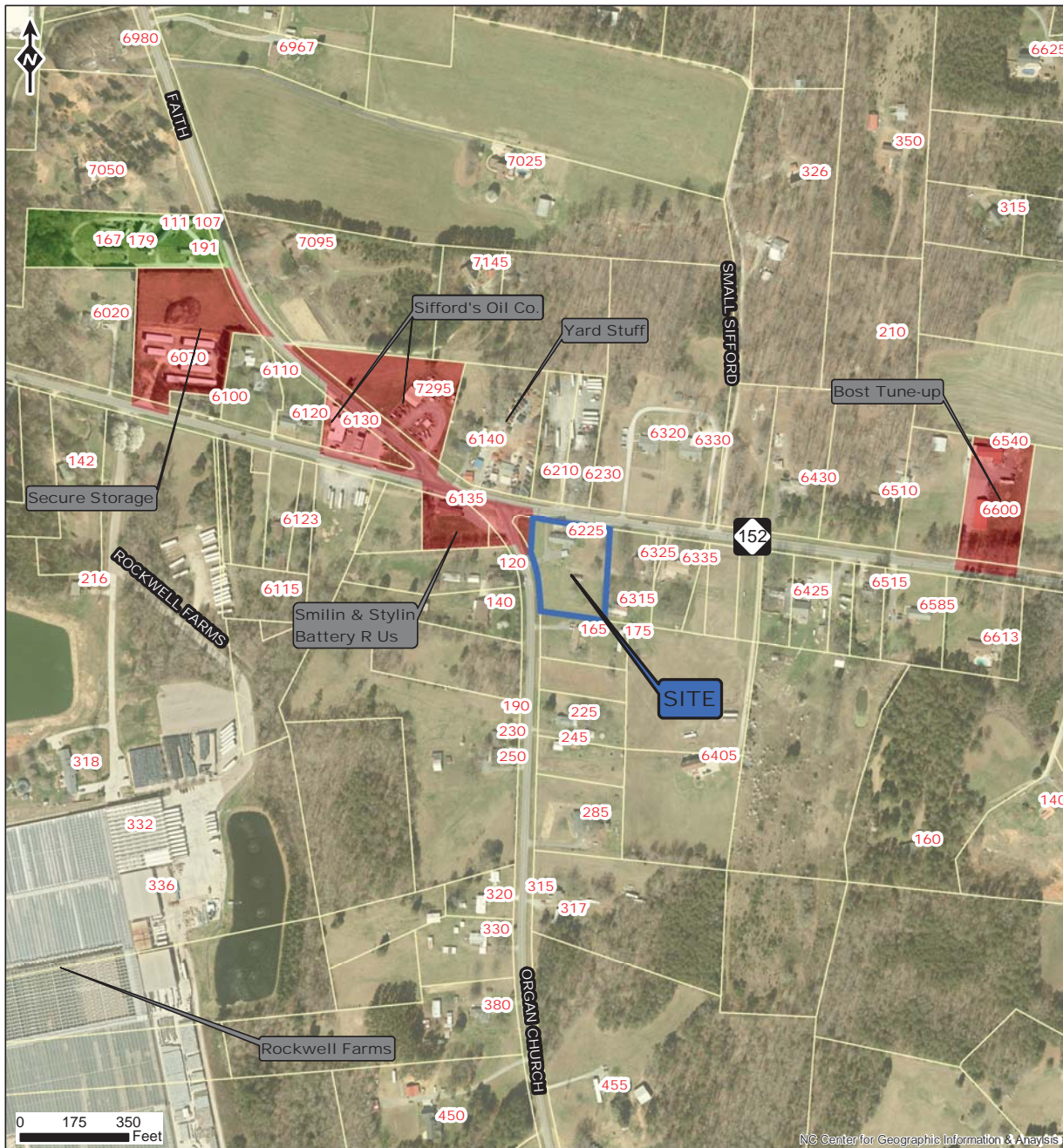
I, Shelley L. Voros, a Notary Public for said County and State, do hereby certify that Levi Wolfgang Voros personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires October 4, 20 19.

SEAL

OFFICIAL USE ONLY

1. Signature of Rezoning Coordinator: [Signature] 2. Planning Board
Courtesy Hearing: 1/28/19 3. Notifications Mailed: 1/14/19 4. Property Posted:
1/16/19 5. Planning Board Action: Approved _____ Denied _____ 6. Board of Commissioners
Public Hearing: / / 7. Notifications Mailed: / / 8. Property Posted:
/ / 9. Dates Advertised: 1st / / 2nd / / 10. BOC Action: Approved
_____ Denied _____ 11. Date Applicant Notified: / /



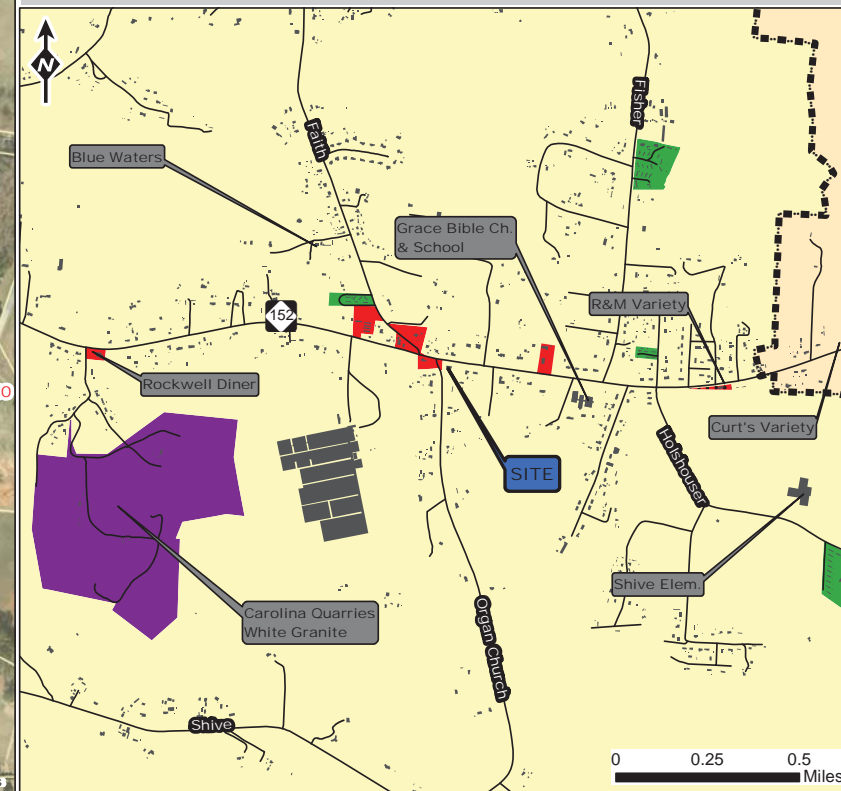
Z03-19: Teramore Development

LEGEND

Zoning



February / March
2018 Aerial
Prepared by Rowan County Planning &
Development January 15, 2019





REZONING PETITION: Z 03-19

REQUEST: Rezone from RA to CBI-CD for a 9,100 sq.ft. retail store (site plan enclosed.)

Parcel ID: 3881013

Location: Corner of E. NC 152 Hwy / Organ Church Rd

Address: 6225 E. NC 152 Hwy Rockwell

Acreage: 1.72 incl r/w ac

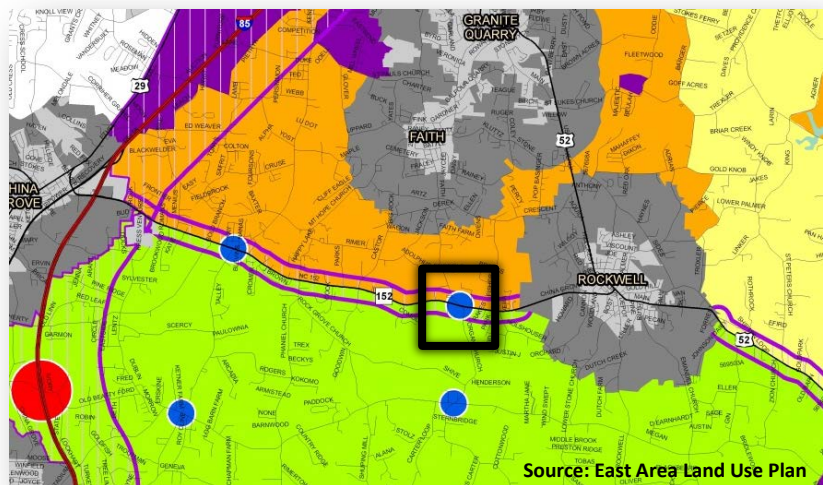
Property Owner: Levi Voros

Applicant: Terramore Development

Existing Improvements: Single Family Dwelling 1,787 sq.ft. constructed in 1939 & (2) storage buildings totaling 720 sq.ft.

CONFORMITY WITH ADOPTED PLANS / POLICIES

- Located in Area 3 & Sifford's Community Node
- "A mix of uses is encouraged in or near community nodes". "Permitted uses that support existing population's need for goods & services are encouraged (e.g. convenience store, gas station, office space, restaurant, etc.)"
- Highway businesses generally encouraged on E. NC 152 Hwy (Highway Corridor Overlay) along with the following recommendations:
 - Encourage side and rear parking.
 - Consider building appearance, design elements, and landscaping.
 - Consider setbacks and buffers adjacent to existing residential uses.



Source: East Area Land Use Plan

CONSISTENCY WITH THE DISTRICTS PURPOSE / INTENT

CBI – This zone allows for a wide range of commercial, business and light industrial activities which provide goods and services. This district is typically for more densely

Planning Area		
	1	COM/IND
	2	Highway Corridor
	3	Regional Node
		Community Node

developed suburban areas, major transportation corridors, and major cross-roads communities. However this district may also exist or be created in an area other than listed in this subsection if the existing or proposed development is compatible with the surrounding area and the overall public good is served.

COMPATIBILITY OF USES

MAJOR GROUP	INDUSTRY GROUP	RA	CBI-CD (Z03-19)
Residential		Permitted	—
Construction		Permitted with SR	—
Manufacturing		Most Permitted with SR	—
	Textile Mill Prod.	—	—
	Lumber Prod.	Permitted with SR	—
	Paper & Allied Prod.	—	—
	Chemical & Allied Prod.	—	—
	Petroleum Prod.	—	—
	Stone, Glass, Concrete, etc.	Some Permitted with SR	—
Transp., Com., Elec. / Gas, & Sanitary Svc.		—	—
Wholesale Trade		Most Permitted with SR	—
Retail Trade		Permitted with SR	9,100 sq.ft. store
Finance, Ins., & Real Est.		Permitted with SR	—
Services		Most Permitted with SR	—
	Misc. Amusement & Rec.	—	—
Public Admin.		—	—

Generalized Groupings:
Permitted: 100-75% Most: 75-50% Many: 50-25% Not Permitted: 25-0%

Source: Section 21-113 Table of Uses

POTENTIAL IMPACT ON ROADS

E. NC 152 Hwy

- Major thoroughfare
- Est. capacity * – 15,100 (W. of Faith Rd.) to 14,600 (E. of Faith Rd.)

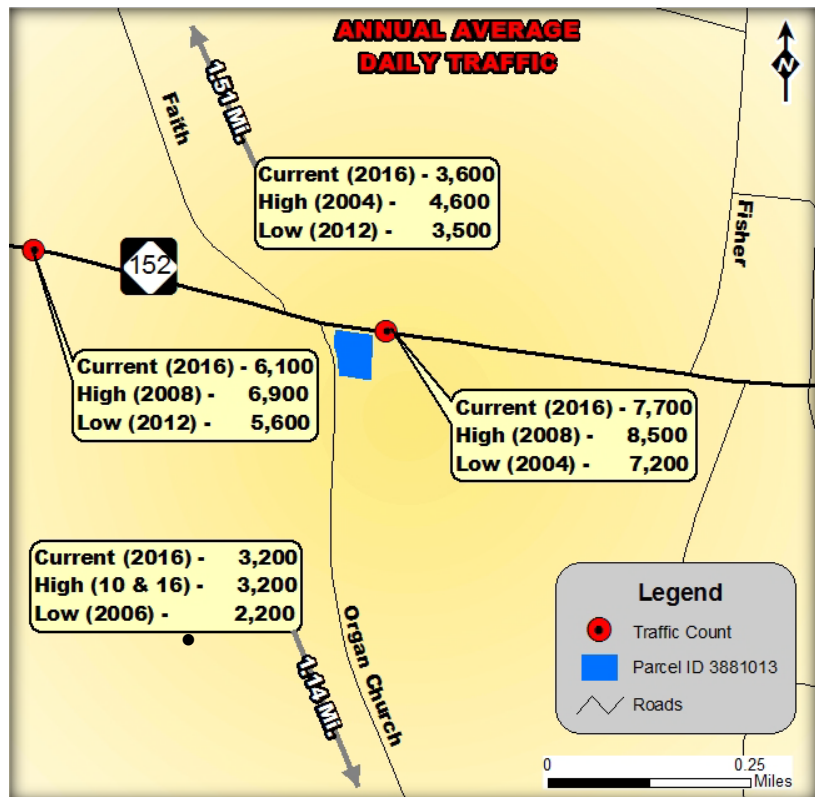
Faith Rd

- Major thoroughfare
- Est. capacity * – 12,200

Organ Church Rd

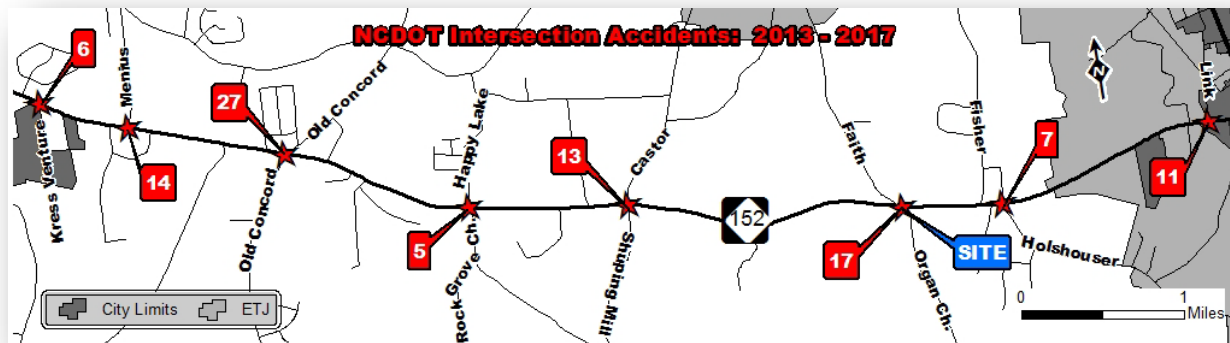
- Major thoroughfare
- Est. capacity * – 13,600

* Estimate from Comprehensive Transportation Plan



POTENTIAL IMPACT ON ROADS CONT.

According to Rowan County Emergency Services (EMS) records (911 calls) from 1/1/13 to 1/3/19, 38 vehicular accidents occurred in the general vicinity of this intersection (between Rockwell Farms Rd to the west and Small Sifford Way to the east). Since many accidents are not reported to NCDOT's Accident Database, the EMS count may represent a more accurate reflection of accident frequency. However, the NCDOT database is a standardized collection of reported accidents that occur within 150 feet of an intersection and is easier to use than sorting and determining precise accident locations by 911 calls. The below map depicts accident figures from the NCDOT database at eight (8) intersections from Kress Venture Dr. to Link St. from 2013 to 2017. Additionally, traffic counts are also included in the table below for specific sections along NC Hwy 152 E. along with the intersecting street.



- The Institute of Transportation Engineers Trip Generation Manual (7th edition, 2003) suggests a "Free-standing Discount Store" would generate an average of 510 trips per day.
- On February 14, 2019 NCDOT approved commercial driveway permit # 19-006-RD for the proposed connection to Organ Church Rd.

CONDITIONS IN THE VICINITY

See enclosed map for surrounding land use.

POTENTIAL IMPACT ON UTILITIES

Public water and sewer lines area located approximately 1 road mile away at Shive Elementary School located at 655 Shive Rd. Rockwell. However, this development will be served by on-site water and sewer.

Traffic Count 2017 (or most recent)

Intersecting Street	Traffic Count E. 152 Hwy	Traffic Count Intersecting Street
Castor Rd	7,000	1,700
Faith Rd	7,700	3,600
Happy Lake Rd	8,400	770
Holshouser Rd	7,700	1,400
Kress Venture Dr	10,000	N/A
Link St	5,700	3,000
Menius Rd	10,000	1,200
Old Concord Rd	8,900	6,200 - 6,400
Organ Ch Rd	7,700	3,200
Rock Grove Ch	8,400	730
Shuping Mill Rd	7,000	610

POTENTIAL IMPACT ON SCHOOLS

N/A. Both districts permit residential uses.

DECISION MAKING

In addition to the above criteria, sec. 21-362 (c) of the Zoning Ordinance indicates the primary question before the Planning Board / Board of Commissioners in a rezoning decision is “whether the proposed change advances the public health, safety, or welfare as well as the intent and spirit of the ordinance.” Additionally, the boards “shall not regard as controlling any advantages or disadvantages to the individual requesting the change but shall consider the impact of the proposed zoning change on the public at large.”

PROCEDURES

The Board of Commissioners must develop a statement of consistency describing whether its action is consistent with any adopted comprehensive plans and indicate why their action is reasonable and in the public interest. A statement analyzing the reasonableness of the decision is also necessary. **Planning Board recommended statements will be provided in the staff report for the public hearing.**

PUBLIC NOTICE

November 26, 2018 – Developer held a community input meeting regarding the project.

January 14, 2019 – Letters sent to 9 adjacent property owners (within 100 feet of subject property).

January 16, 2019 – Sign posted on property.



January 18, 2019 – Request posted on Planning & Development Department website.

STAFF COMMENTS

As with any courtesy hearing, public input is an important part of the process and should be considered if possible. Staff’s primary concern with the request is the proximity of the proposed driveway to E. NC 152. However, a commercial driveway permit has been issued by DOT indicating the proposed driveway is located an acceptable distance from the intersection with NC 152 and meets site distance on Organ Church Rd. Conditions and standards which address conformance to applicable ordinances and adopted comprehensive plans conditions may be applied if mutually agreed upon with the applicant.

JANUARY 28, 2019 PLANNING BOARD MEETING

Staff would estimate 30 – 40 citizens attended the meeting of which 15 individuals (other than the applicants group) addressed the board. In general, the concerns were as follows:

1. High traffic volume, accidents, and small hill on Organ Church Rd limiting site distance;
2. Appearance of the store grounds and interior;
3. Drainage concerns;

4. Rural area – don't want this type of development; and
5. Other statements regarding the retailer's business practice unrelated to land use.

The Planning Board voted unanimous (8-0 [Chairman Poston recused]) to recommend approval as requested.

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 25, 2019
SUBJECT: MOU for Rowan County Vietnam Veterans Memorial Project

ATTACHMENTS:

Description

MOU

Upload Date

2/25/2019

Type

Cover Memo

MEMORANDUM OF UNDERSTANDING (MOU) ROWAN COUNTY VIETNAM VETERANS MEMORIAL PROJECT

THIS MEMORANDUM OF UNDERSTANDING (MOU) is made by and between Rowan County, a body politic (hereinafter "County"), The City of Salisbury, a municipal corporation (hereinafter "City"), and Ronald L. Smith (hereinafter "Smith"), and collectively all are referred to herein as "Parties".

Whereas, the City has been working with various individuals and/or entities on the development of pathways and monuments for an All Wars Memorial ("Memorial") to be located in the Salisbury City Park; and

Whereas, the County and Smith have been in discussions on design and construction of a Rowan County Vietnam Veterans Memorial ("RCVVM") that will be included in the Memorial; and

Whereas, in their mutual best interest and in furtherance of the development of the Memorial and the RCVVM, the Parties have agreed to a plan of shared costs and responsibilities.

Now, therefore, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. This MOU shall commence and become effective when it is accepted and approved by all of the Parties hereto, and shall end upon the completion of the RCVVM or earlier termination by the Parties.
2. The RCVVM shall be erected and located at the Salisbury City Park.
3. The County shall provide up to \$10,000.00 of funding to raise the elevation for the RCVVM to the city of Salisbury City.
- 3.4. The City agrees to provide up to \$5,000.00 of funding as required to raise the elevation for the RCVVM.
- 4.5. Smith shall be responsible for payment of all costs for engineering, construction, materials, and installation associated with the design and installation of the RCVVM monument, and shall contract directly with and pay directly to all professionals engaged for these services.
- 5.6. The City hereby further agrees that (1) the elevation of the RCVVM base shall be of equal topographical height as the World War II monument located in the Memorial Park, (2) the lighting of the RCVVM will be consistent with the other existing monuments or memorials in Salisbury City Park, (3) the tennis shed and former pet waste station will be removed, and (4) all landscaping, including but not limited to planting of grass, shrubs and trees, will be completed within sixty (60) days of ~~eth~~ the completion of the RCVVM or depending on season and conditions as soon thereafter as practically possible.

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~~6.7.~~ Taylor Clay Products and Salisbury Marble and Granite are Salisbury companies that are donating materials and/or services to the RCVVM, and as such, Charles Taylor and Mark Lowman will be included in the development of plans for design and landscaping of the RCVVM.

~~7.8.~~ The Parties will work together in good faith to perform their respective obligations and accomplish the mutual goals of this Agreement.

~~8.9.~~ The parties understand and acknowledge that North Carolina Public Records and Open Meetings laws may be applicable and shall be followed where required.

~~9.10.~~ To the extent required by law or local policy, any third party provider shall provide applicable insurance policies to the County and City for review and approval prior to providing any services.

~~10.11.~~ The parties further agree that this MOU is intended to represent the general goals and responsibilities of the parties, but that certain additional agreements may be needed in order to comply with North Carolina General Statutes. In the event such further agreements become necessary, the parties agree in good faith to enter into such agreements for this purpose.

{Signature Page Follows}

Signature Page: Memorial MOU

Rowan County, a body politic
BY:

Signature: _____

Its: Manager/Chairman

Date: _____

City of Salisbury, a municipal corporation
BY:

Signature: _____

Its: Manager/Mayor

Date: _____

Ronald L. Smith

Date: _____

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



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

MEMO TO COMMISSIONERS:

FROM: Aaron Poplin, Planner
DATE: 2/22/19
SUBJECT: Public Hearing for Hidden View Ln. Road Name Request

The driveway at the 1150 block of Hobson Rd. has more than 3 houses accessing from it, which requires the driveway to be named. A majority of property owners along the driveway have signed the petition requesting the name Hidden View Ln. Since there are property owners who have not signed the petition, a public hearing is required to name the driveway.

Conduct a public hearing and Approve/Deny the request.

ATTACHMENTS:

Description	Upload Date	Type
Memo	2/22/2019	Cover Memo
Petition	2/22/2019	Cover Memo



Rowan County Planning and Development Department

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

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

MEMORANDUM

MEMO TO: Chairman Edds and the Rowan County Board of Commissioners
FROM: Aaron Poplin
RE: Road Names
DATE: February 22, 2019

MAJORITY PETITION— A PUBLIC HEARING HAS BEEN SET

The following petition has been submitted to the Rowan County Planning Department and is presented for approval by the Board of Commissioners. As required by NCGS 153A-239.1, a public hearing should be held to consider and receive comment for the following road name request:

Proposed Name: Hidden View Ln.

Currently Known As: No Name

Location: 1150 Block of Hobson Rd

Property Owners: Walter Pence, Mark Drechsler, Connor Hutchison, Arthur Brown, Sylvia Rivers

ROWAN COUNTY
Planning and Development
Road Naming
911 Addressing



Return this completed petition form to:
Rowan County Planning and Development
Jennifer Goble, Planning Technician
402 N Main Street
Salisbury, NC 28144
Phone: 704 216-8600 Fax: 704 638-3130
Email: Jennifer.Goble@rowancountync.gov

The General Statutes of the State of North Carolina, NCGS 153A-239.1, authorizes the Rowan County Board of Commissioners to name or rename any road within the County not lying within the corporate limits of a municipality.

This petition must be complete for all requests. If you are naming a private road, **please enclose a sketch of the road with all homes and resident's names and current addresses along the road.** It is very important to depict all homes on the diagram. These names and structures will be referenced with county tax maps to help ensure an accurate property address. In addition, all rental housing along the road with names and addresses of the current tenants should be included on the diagram.

**FOLLOWING THE DIRECTIONS THROUGHOUT THIS PETITION
IS NECESSARY FOR PROCESSING IN A TIMELY MANNER.**

With the exception of roads in new subdivisions, for which is the cost of the sign is the responsibility of the developer, the county provides and maintains road signs.

NEW NAME PROPOSED FOR THE ROAD:

Please choose three different names for the proposed road name. These choices should be listed in order of preference. The road name choices will be evaluated by the following criteria:

1. The proposed name must not be a duplicate or sound deceptively similar to the name of any other road in Rowan County, including all municipalities.
2. The proposed road name shall not be that of an individual person.
3. All names ending in street, avenue, drive, lane, etc. will be treated as the same name. For example, if there is an existing Wood Street, there cannot be a new road named Wood Drive. This is a duplicate road name.

**PLEASE CALL PLANNING OFFICE TO VERIFY YOUR ROAD NAME CHOICE PRIOR TO
RETURNING PETITION.**

First Choice: Hidden View Lane
Second Choice: Hidden View Drive
Third Choice: Hidden View Way

It is also important to remember that any or all addresses along the road may be changed during the naming process.

ROAD NAME PETITION

We the undersigned present this petition and request that a public hearing be set by the Rowan County Board of Commissioners to consider the following matter indicated by a check mark () and described below:

- ☒ Assignment of a name to an unnamed road.
☐ Changing the name of road.

Location of road: Describe the location of road in relation to major highways or state road

State road numbers(s). Complete the following that is applicable:

(Secondary road (SR) & Four Digits) SR _____ (Highway Number) NC# _____
US# _____

Present name of road: Name by which the road is currently known. If the road has no name, write "no name." No Name

Petitioners:

Petitioners are property owners who own property along the road. Along with each signature include the mailing address, telephone number, and tax map and parcel number.

In order for the petition to be processed, a majority of the PROPERTY OWNERS along the road must be in favor of the petition. A majority consists of 50% + 1 of the property owners. **Petitions having less than a majority may be returned to the petition leader for additional signatures and may be submitted for Board of Commissioner approval through the special consideration procedure.**

UNANIMOUS PETITIONS submitted with 100% of property owners' signatures may be approved by the addressing committee located within the Planning and Development Department while **MAJORITY and SPECIAL CONSIDERATION** petitions will be taken for Commissioner approval through the public hearing process and may take 30 days or more for the procedure.

***When submitting petition, remember to include the diagram of the road with all structures and current addresses noted. This is very important to the process as it helps ensure that everyone receives a correct address. You will be notified of completion of the road naming process after final action.**

Petition leader: must own property along the proposed road, otherwise the petition is void:

SIGNATURE Mark Drechsler Mark Drechsler Jane
Address 1365 Hobson Rd
City Cleveland State NC Zip 27013
Telephone: Home 704 278 4419 Other 704 202 3789 Tax map/parcel number 257 007

DATE: 12-28-18

Road name agreed on:

1. Hidden View Lane
2. " " Drive
3. " " Way

Signature, address and telephone number of PROPERTY OWNER:

1. SIGNATURE [Signature]
Address 1367 Hobson Rd

Map _____ Parcel 257 044
Phone #: 704 902 1068

2. SIGNATURE W. Eric Penney
Address 4455 Chenault Rd
Cleveland NC 27043
Map _____ Parcel 256 008
Phone #: _____

3. SIGNATURE Connor R. Hutchins
Address 12220 STATESVILLE BLVD
CLEVELAND NC 27013
Map _____ Parcel 257 008
Phone #: 704-278-9127

4. SIGNATURE _____
Address _____
Map _____ Parcel 257 043/004
Phone #: _____

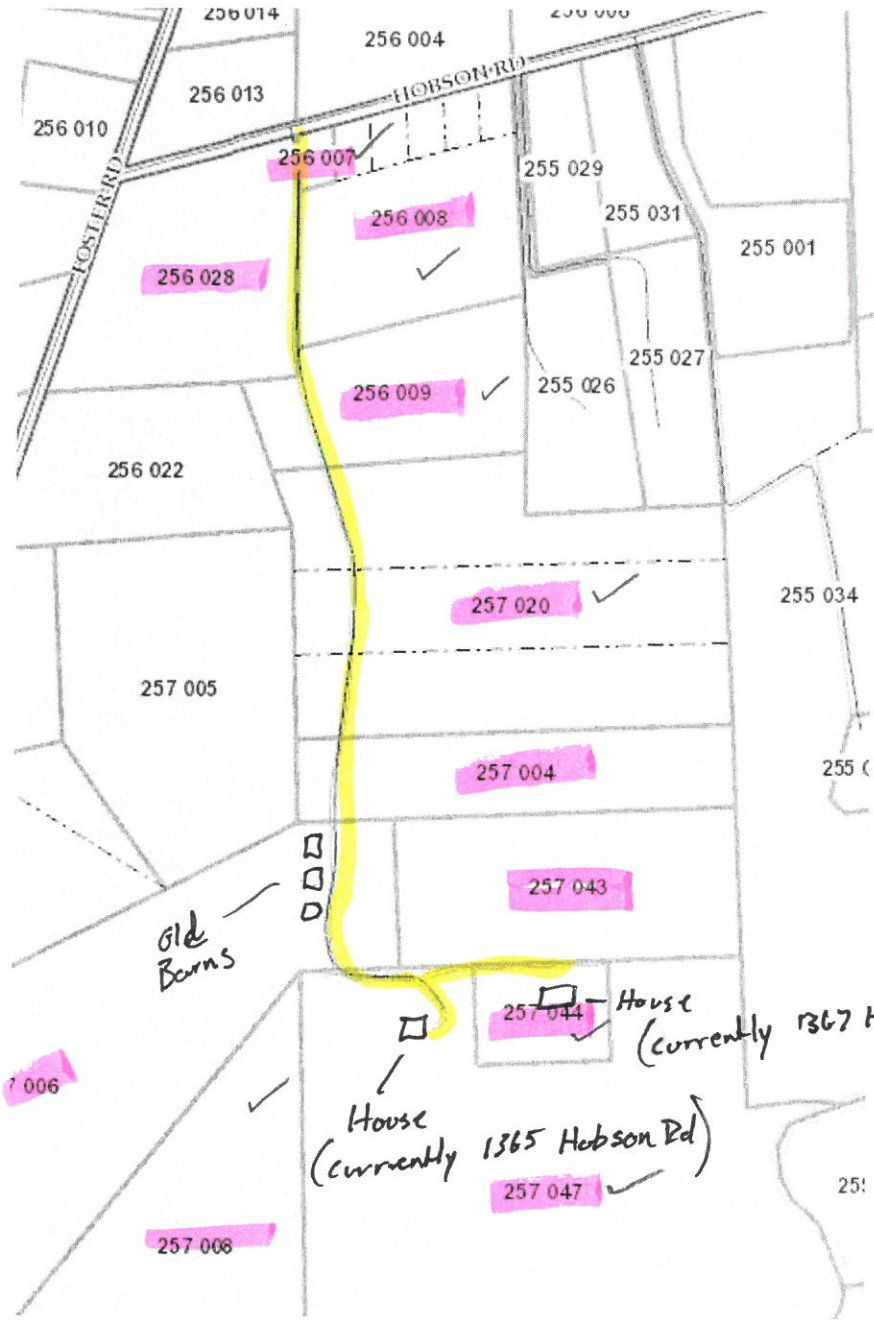
5. SIGNATURE _____
Address _____

Map _____ Parcel 257 006
Phone #: _____

6. SIGNATURE _____
Address PO Box 218
Union Grove, NC 28689
Map _____ Parcel 264 028
Phone #: _____

7. SIGNATURE _____
Address _____
Map _____ Parcel _____
Phone #: _____

8. SIGNATURE _____
Address _____
Map _____ Parcel _____
Phone #: _____



256	028	
256	007	✓
256	009	✓
257	020	✓
257	004	same owner
257	043	
257	006	
256	008	✓
257	008	✓
257	047	✓
257	044	✓

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: 2/22/2019
SUBJECT: Public Hearing for Z 02-19

Errin Brown is requesting the rezoning of a 2.18 acre parcel 402 050, owned by Herbert Ritchie, from Rural Residential to Commercial Business Industrial. The Parcel is located at the 800 block of Ritchie Rd. The presentation for this request can be found at the following url:
<https://rowancountync.maps.arcgis.com/apps/MapJournal/index.html?appid=0df0422ef1cf4f149220ae8ac9915578>

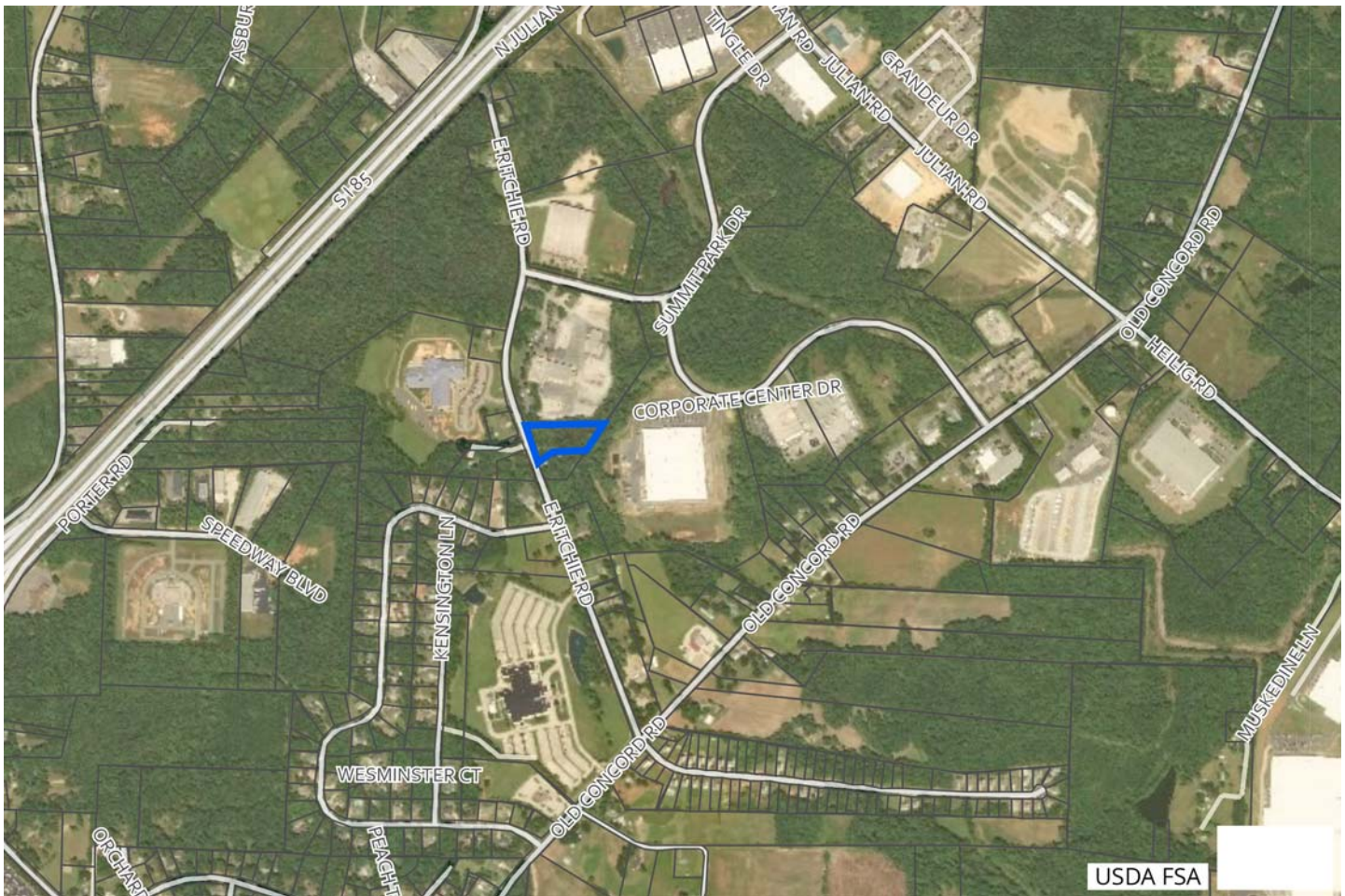
Conduct public hearing, motion to adopt statements, and motion to approve / deny / table Z 02-19.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/22/2019	Cover Memo
Application	2/22/2019	Cover Memo

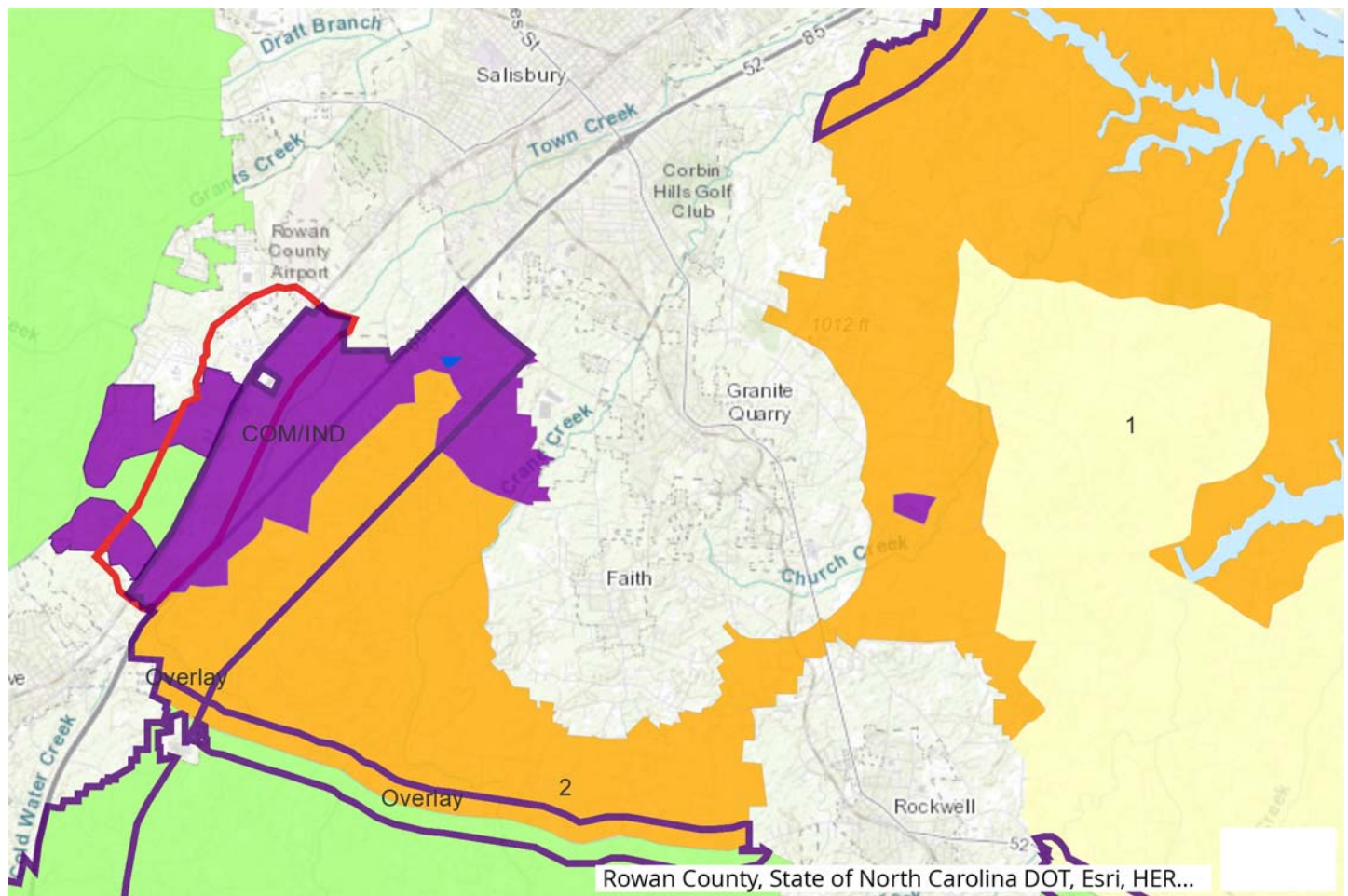
Z 02-19

This story was made with *Esri's Story Map Journal*.
Read the interactive version on the web at <https://arcg.is/m5nCv>.



Errin Brown is requesting the rezoning of a 2.18 acre parcel 402 050, owned by Herbert Ritchie, from Rural Residential to Commercial Business Industrial. The Parcel is located at the 800 block of Ritchie Rd.

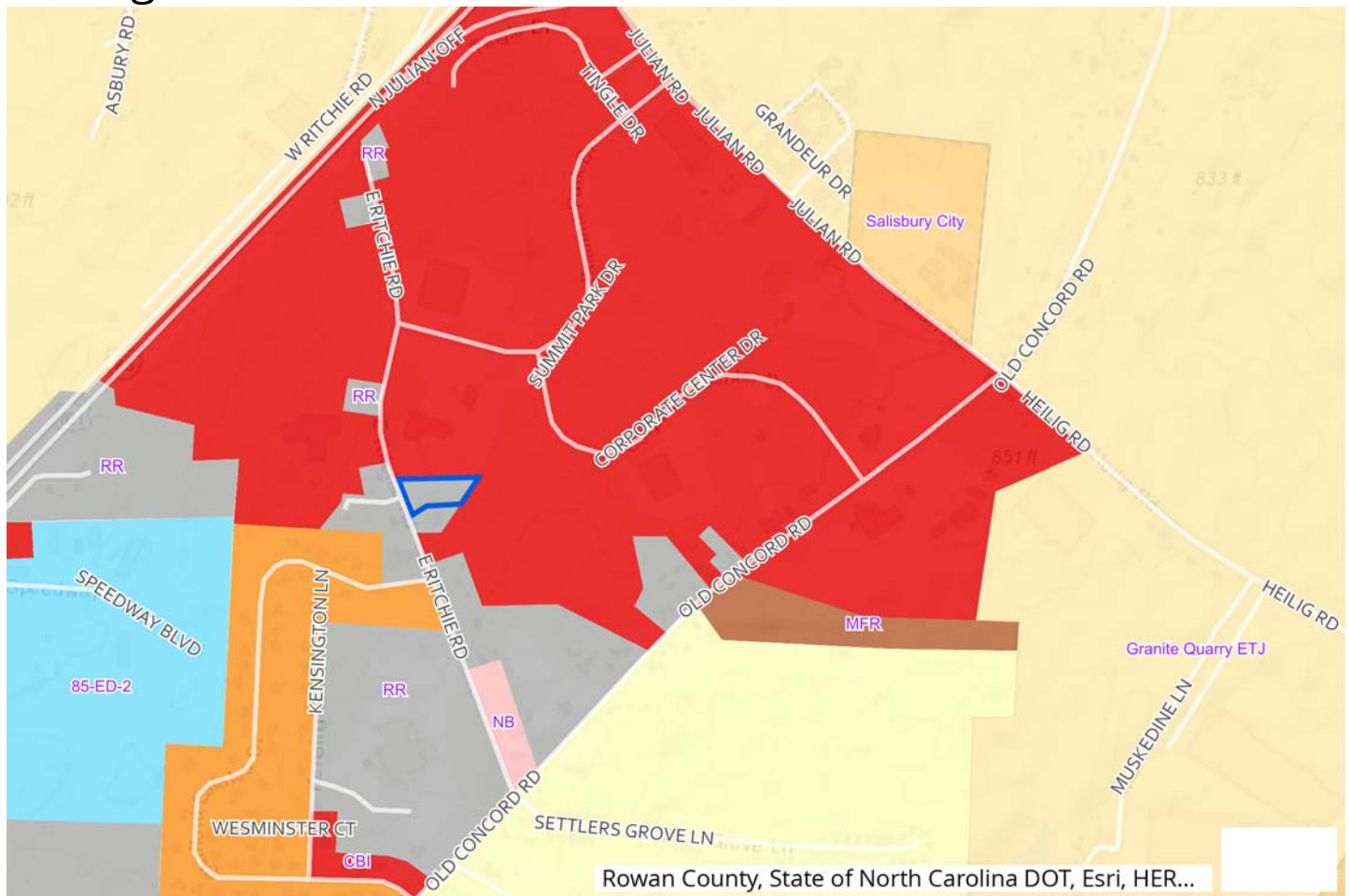
Land Use Plans



Parcel 402 050 is located in a commercial/industrial corridor in the Eastern Area Land Use Plan.

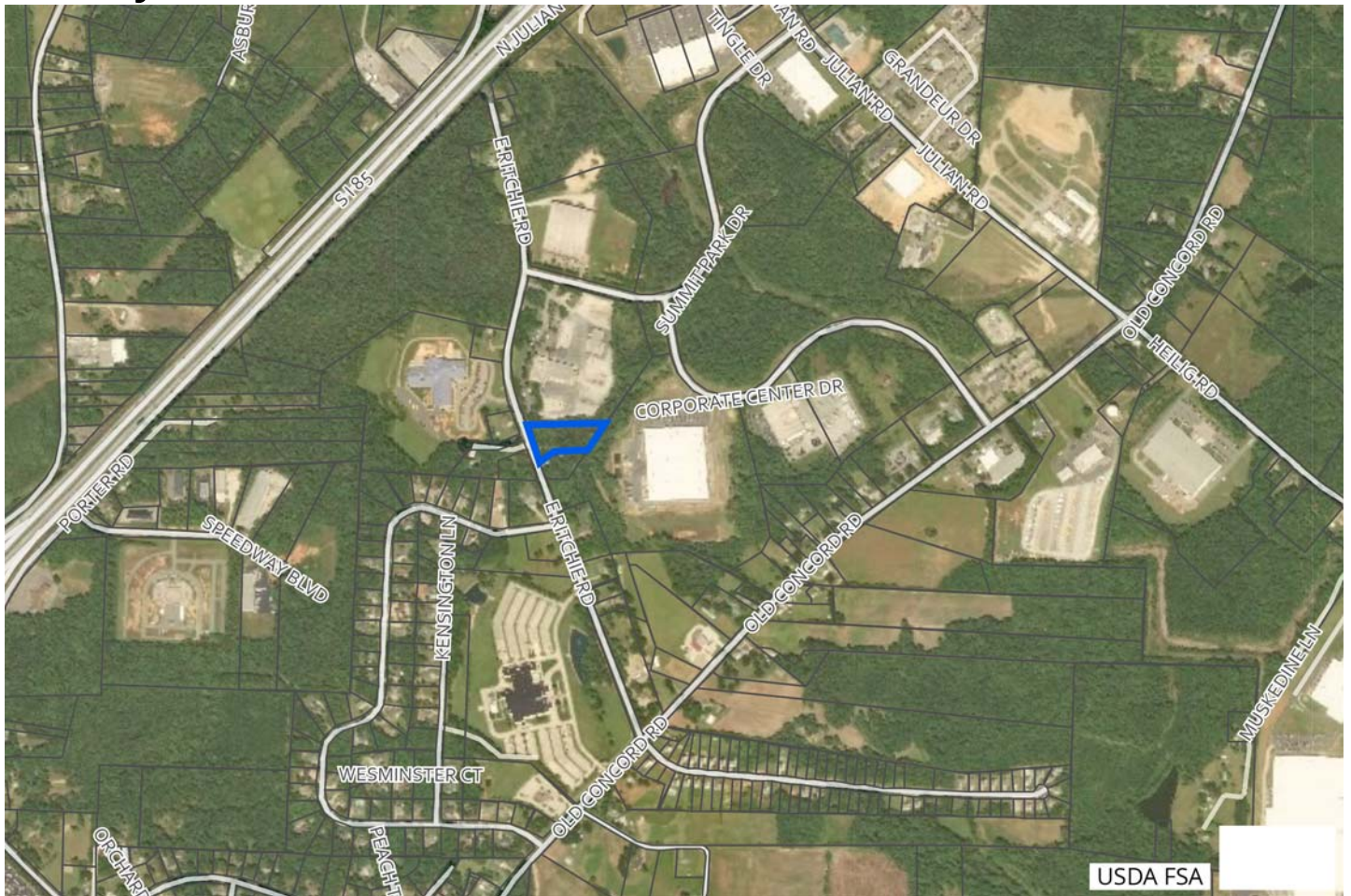
The Eastern Area Land Use Plan encourages commercial and industrial uses, as well as mixed use development within the I-85, US 29 corridor.

Zoning



The property is currently zoned Rural Residential and adjoins an existing CBI district of approximately 400 acres.

Vicinity





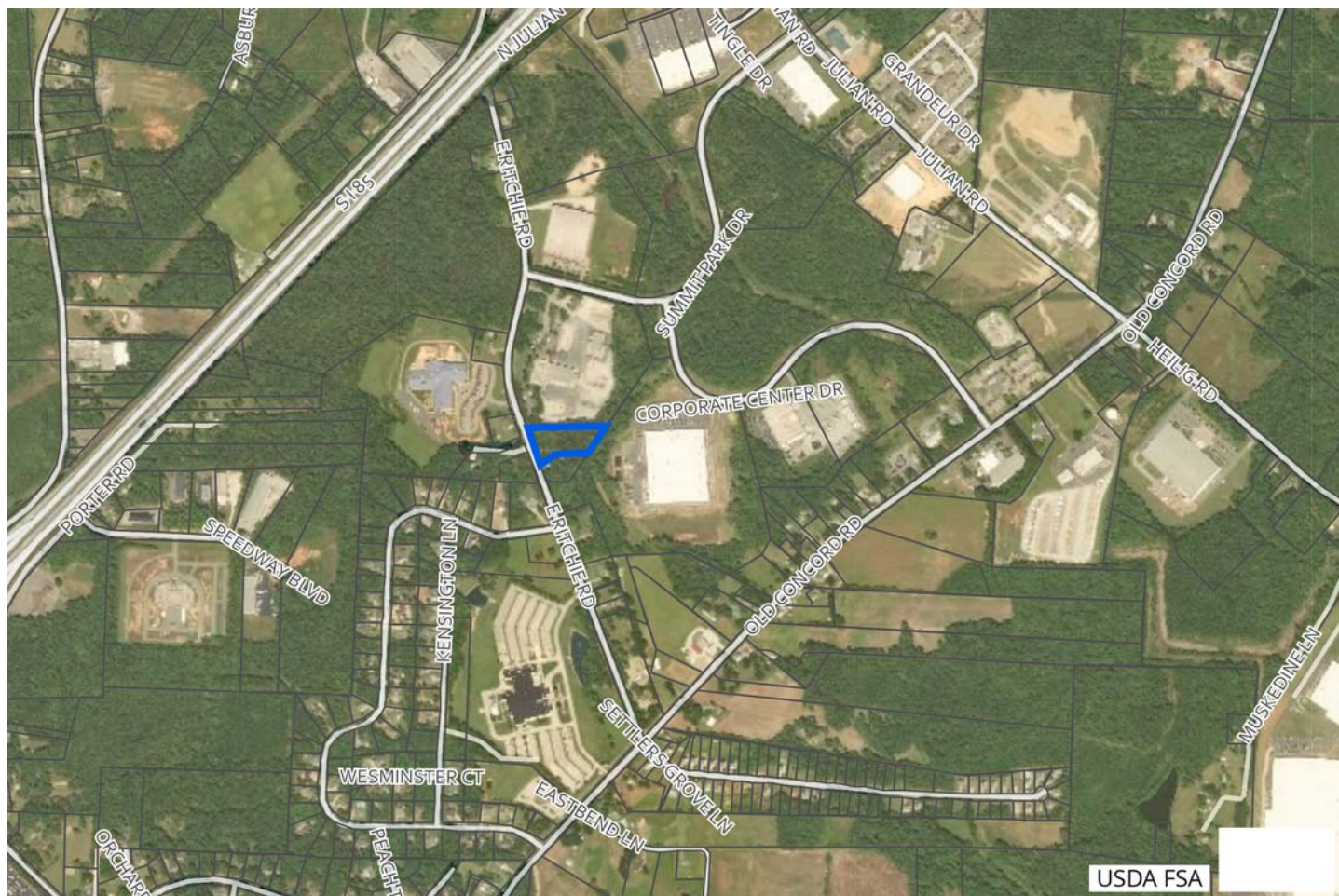
North



site

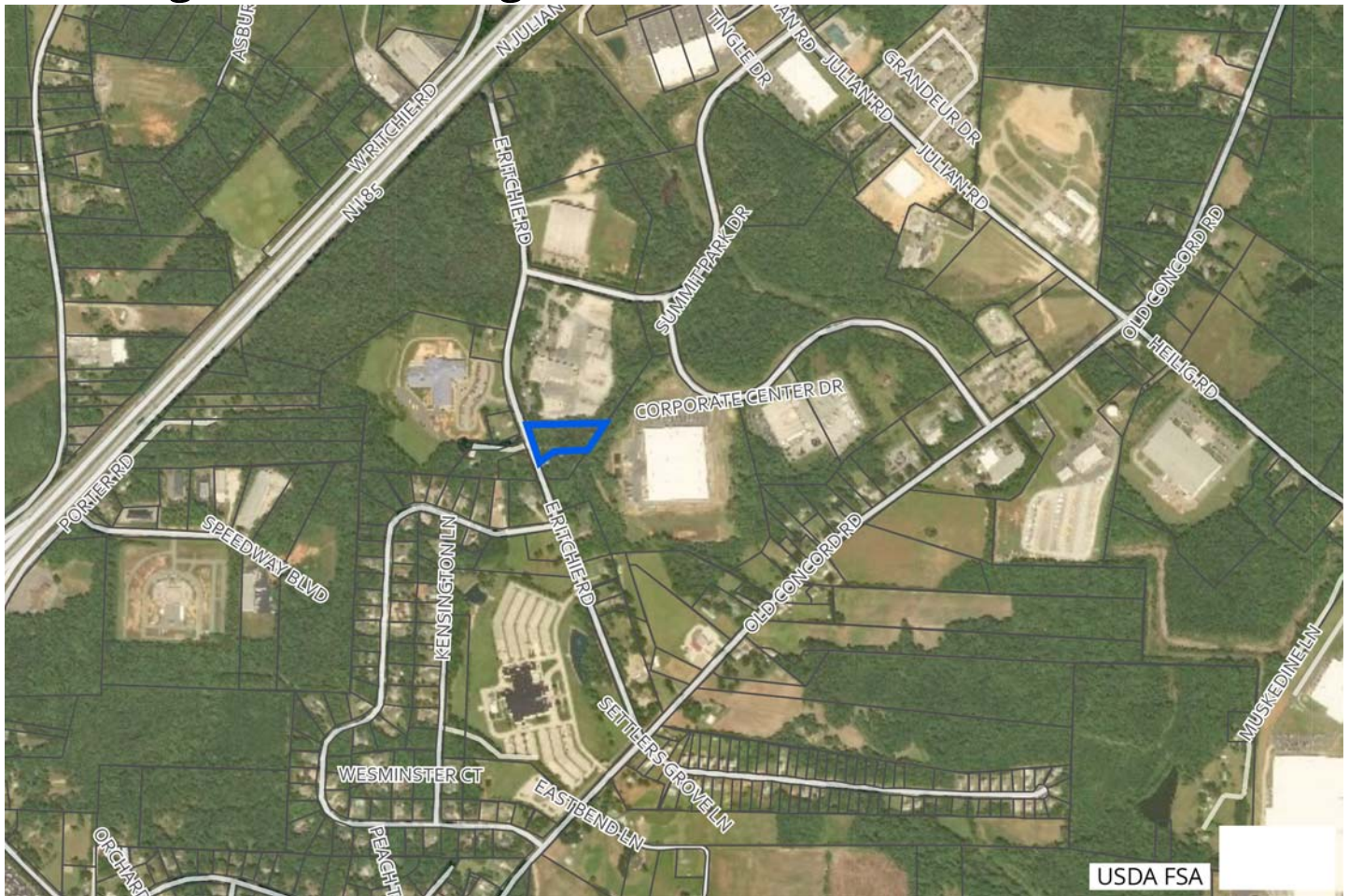


Procedures



- Adopt a statement of Reasonableness
- Adopt a statement of Consistency
- Approve/Deny/Table Z 02-19

Planning Board Meeting



The Planning Board held a meeting on January 28th and adopted the following statements.

Statement of Reasonableness

Z 02-19 is reasonable and in the public interest based on the following. The site is located inside the eastern area land use plan and the Interstate corridor. The zoning is what is expected along the I 85 corridor. It is adjacent to 400 acers of CBI and there are no detrimental effects to the surrounding properties.

Statement of Consistency

Z 02-19 is consistent with the Eastern Land Use Plan within the industrial corridor based on the following. That it is located adjacent to 400 acers of CBI zoning and that it is located in the I 85 industrial corridor.



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

Case # Z 02-19
Date Filed 11/13/18
Received By ARM
Amount Paid 300

Office Use Only
Z - 011959 - 2018

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: Hubert A. Ritchie (Deceased) Hubert A. Ritchie Foundation

Trustees: Signature: Donald Merrius, Mark Merrius, Nicole Plummer, Erin Erni, AS TRUSTEES

Phone: 704-636-7767 Email: _____

Address: Donald Merrius, Mark Merrius, Nicole Plummer, Erin Erni, AS TRUSTEES

APPLICANT / AGENT INFORMATION: Complete affidavit on back if non-owner

Name: ERRIN C. BROWN

Signature: [Signature]

Phone: 704-202-1588 Email: errin.brown@carolina.rr.com

Address: 3156 Faith Road, Salisbury NC 28146

PROPERTY DETAILS:

Tax Parcel(s): 402 050 Size (sq.ft. or acres): 2 acres

Property Location: Adjacent to 700 E. Ritchie Road

Current Land Use: vacant wooded lot

Date Acquired: _____ Deed Reference: Book _____ Page _____

REQUEST DETAILS:

Existing Zoning District RR Requested Zoning District CBI

If requesting a conditional zoning district, list proposed use or uses:

Additional information enclosed restricting the conditional use district? Yes ☐ No ☐

Site plan containing information from sec. 21-52 enclosed? Yes ☐ No ☐

AFFADAVIT OF OWNER

To be completed if applicant is not the property owner

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

Signature(s): Donald Menius Nicole Plummer Mark Menius, Tim Ervin

Date: 11-8-2018

Name of Applicant / Agent: ERRIN BROWN

Address: 3156 Faith Road, Salisbury NC. 28146

Phone Number: 704-202-1588

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

STATE OF NC COUNTY OF Rowan

I, Richard Peeler Donald Menius Mark Menius a Notary Public for said County and State, do hereby certify that Nicole Plummer Tim Ervin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires 04/01, 20 23.

SEAL

04/01/2023

OFFICIAL USE ONLY

1. Signature of Rezoning Coordinator: [Signature] 2. Planning Board
Courtesy Hearing: 1/28/19 3. Notifications Mailed: 1/16/19 4. Property Posted:
1/16/19 5. Planning Board Action: Approved ☒ Denied ☐ 6. Board of Commissioners
Public Hearing: / / 7. Notifications Mailed: / / 8. Property Posted:
/ / 9. Dates Advertised: 1st / / 2nd / / 10. BOC Action: Approved
Denied 11. Date Applicant Notified: / /

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: 2/22/19
SUBJECT: Public Hearing for Z 08-18

Samuel Correll is requesting the rezoning of a 6.16 acre parcel 826 031 located at the intersection of Statesville Blvd and Old US 70 Hwy from Industrial (IND) to Rural Residential (RR).

Conduct public hearing, motion to adopt statements, and motion to approve / deny / table Z 08-18.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/22/2019	Cover Memo
GIS Map	2/25/2019	Cover Memo
Application	2/22/2019	Cover Memo



Rowan County Planning and Development Department

402 North Main Street, Suite 204 • Salisbury, N.C. 28144-4341

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

MEMORANDUM

TO: Rowan County Board of Commissioners
FROM: Aaron Poplin, Planner
DATE: February 22, 2019
RE: **Z 08-18**

SUGGESTED BOARD OF COMMISSIONERS ACTION

1. Receive staff report **2.** Petitioner comments **3.** Conduct public hearing **4.** Close hearing and discuss **5.** Motion to adopt statements **6.** Approve / Deny / Table **Z 08-18**

REQUEST

Samuel Correll is requesting the rezoning of a 6.16 acre parcel 826 031 located at the intersection of Statesville Blvd and Old US 70 Hwy from Industrial (**IND**) to Rural Residential (**RR**).

BACKGROUND

Samuel Correll has owned the property since the 1950s. He is interested in having a house put on the property but residential uses are not allowed in the Industrial district. Mr. Correll would like to change the zoning to join the existing Rural Residential district.

ZONING CRITERIA

1. Relationship and conformity with any plans and policies.

Plans – Parcel 826 031 located at the intersection of Statesville Blvd and Old US 70 Hwy which falls in Area one of the Western Area Rowan Land Use Plan identified as Areas North of NC 152.

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

Rural Residential, RR. This zoning district is comprised of areas of the county in which moderate levels of single-family housing has occurred or is occurring. In this district,

agricultural uses have been replaced to a significant degree with single-family housing. The regulations in this district are intended to provide a land owner with an opportunity to engage in limited business or commercial activities. Multifamily uses are not allowed.

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

Compatibility of uses – For comparison purposes, the below table of use excerpt provides a much generalized comparison between the IND and RR districts. A more detailed comparison may be found in section 21-113 of the Zoning Ordinance.

Land Use Category	IND	RR
Residential	Not Allowed	Permitted
Agriculture	Permitted	Permitted
Mining	CUP required	Not Allowed
Construction	Permitted	Not Allowed
Manufacturing	Most permitted	Not Allowed
Transportation, Communications, etc.	Most permitted	Few permitted
Wholesale Trade	Most permitted	Not Allowed
Retail Trade	Some permitted	Not Allowed
Finance, Insurance, etc.	Few permitted	Not Allowed
Services	Some permitted	Few permitted
Public Administration	Permitted	Permitted

Note: Permitted with SR means permitted subject to compliance with a defined list of special requirements; “CUP” means subject to a conditional use permit by the Board of Commissioners.

Conditions in the vicinity (see enclosed map) –

The site is located off of Statesville Blvd. The surrounding area is mostly wooded with some residences off of Old US 70 HWY and some industrial uses off of Statesville Blvd.

North – Farm Land.

South – Continental Structural Plastics

East – Woods

West – Single Family residences

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

Roads – Statesville Blvd has a design capacity of 35,100 vehicles per day. In 2017 the average daily traffic count for this section of Statesville Blvd was 11,000 vehicles per day.

DECISION MAKING

In addition to the above criteria, sec. 21-362 (c) of the Zoning Ordinance indicates the primary question before the Planning Board / Board of Commissioners in a rezoning decision is “*whether the proposed change advances the public health, safety, or welfare as well as the intent and spirit of the ordinance.*” Additionally, the boards “*shall not regard as controlling any advantages or disadvantages to the individual requesting the change but shall consider the impact of the proposed zoning change on the public at large.*”

SPOT ZONING

A statement of reasonableness is necessary to substantiate a small-scale zoning decision and ensure the decision is “reasonable”. While spot zoning in North Carolina is considered legal, it must be determined as reasonable based on a number of factors including the following established by the courts:

- 1. Size and nature of the tract;**
- 2. Compatibility with existing plans;**
- 3. The impact of the zoning decision on the landowner, the immediate neighbors, and the surrounding community; and**
- 4. The relationship between the newly allowed uses in a spot rezoning and the previously allowed uses.**

PLANNING BOARD

The Planning Board held their November meeting on November 26th. During the course of the courtesy hearing, only the applicant spoke about the request.

The Planning Board adopted the following statements with unanimous votes.

Statement of Reasonableness

In accordance with Section 21-362(j) of the Rowan County Zoning Ordinance and after due consideration the Planning Board advises the Z 08-18 request is reasonable and in the public interest based on the following: the property is adjacent to an existing 40 acre RR district, the site would be difficult to develop for industrial use due to access and topography issues, rezoning the property would not be detrimental to surrounding areas or general public.

Statement of Consistency

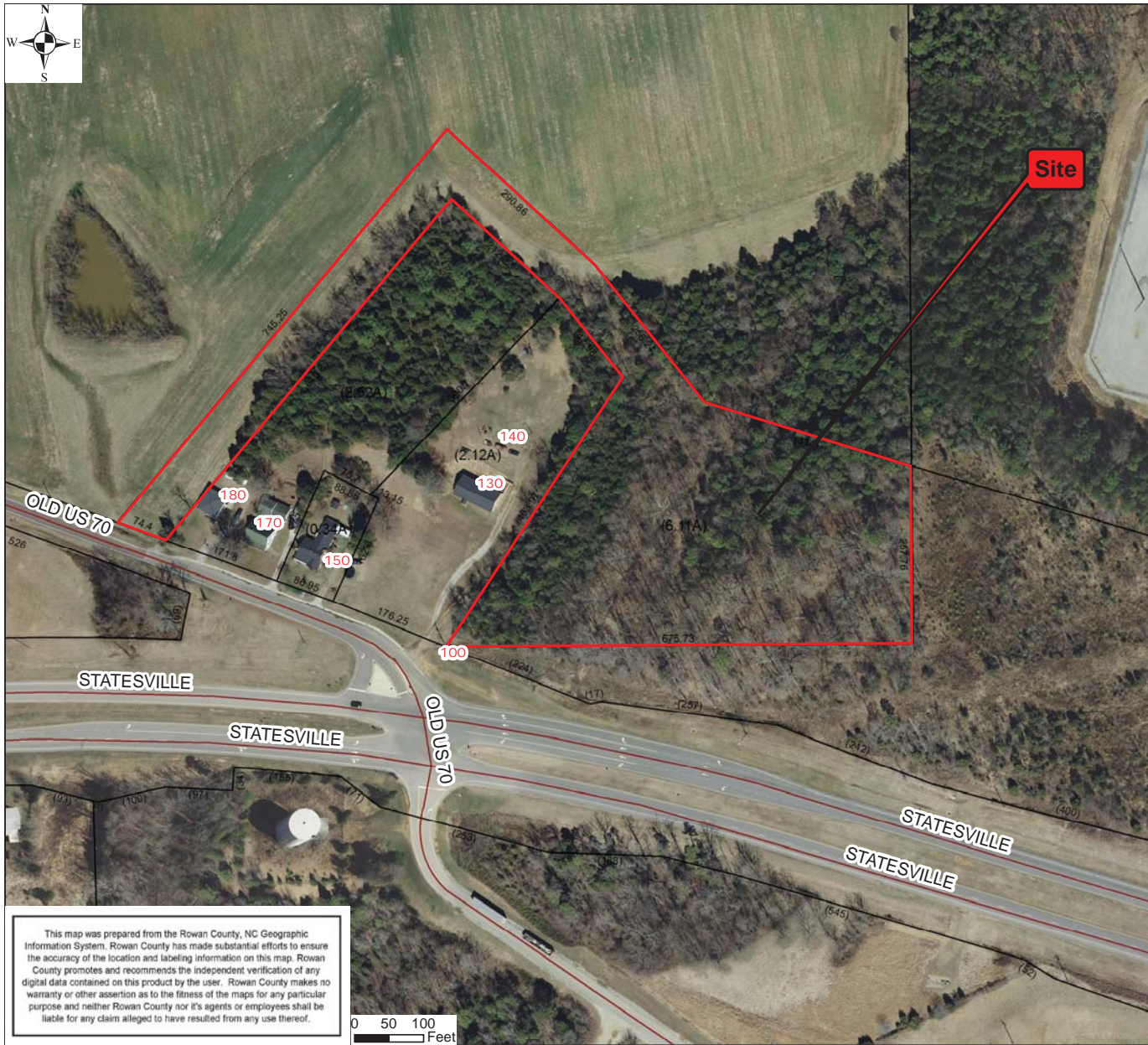
Z 08-18 is consistent with the Western Rowan Area 1 Land Use Plan based on the following: the property is adjacent to an existing 40 acre RR district, the site

would be difficult to develop for industrial use due to access and topography issues.

PROCEDURES

The Board of Commissioners must develop a statement of consistency describing whether its action is consistent with any adopted comprehensive plans and indicate why their action is reasonable and in the public interest [sec. 21-362 (j)].

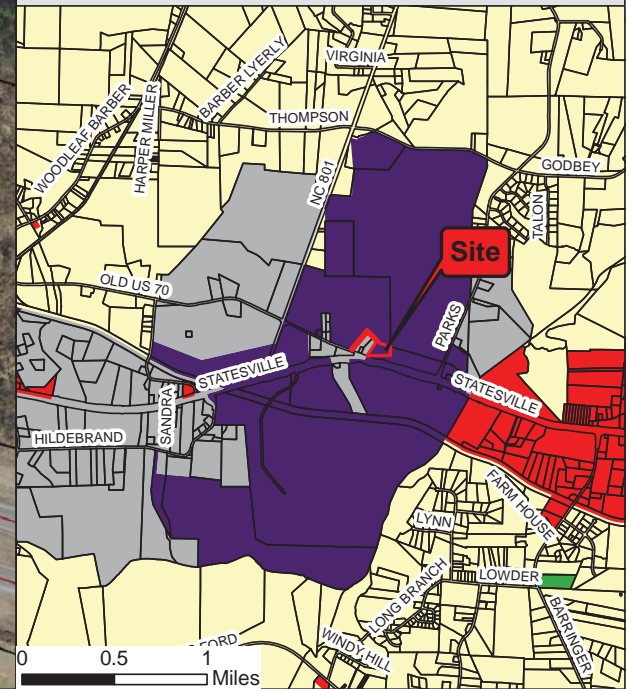
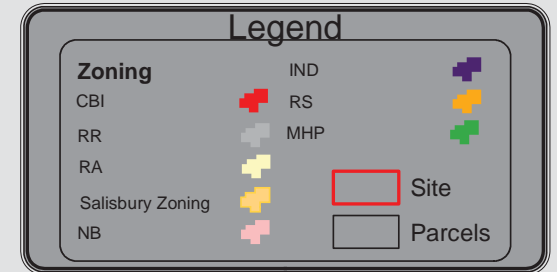
STAFF COMMENTS



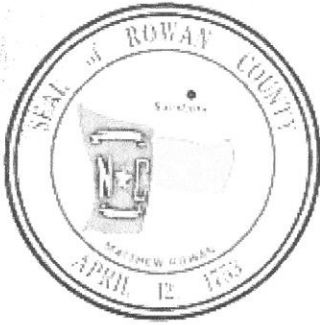
This map was prepared from the Rowan County, NC Geographic Information System. Rowan County has made substantial efforts to ensure the accuracy of the location and labeling information on this map. Rowan County promotes and recommends the independent verification of any digital data contained on this product by the user. Rowan County makes no warranty or other assertion as to the fitness of the maps for any particular purpose and neither Rowan County nor it's agents or employees shall be liable for any claim alleged to have resulted from any use thereof.

0 50 100
Feet

Z-08-18 Site Map



0 0.5 1
Miles



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 # Z 08-18
Date Filed 11/2/18
Received By Asan
Amount Paid _____

Office Use Only

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: Correll, Samuel E and W Correll Gloria P Trustees
Signature: Gloria P Correll Samuel E, Correll
Phone: 704 202 9678 Email: correllfarm@yahoo.com
Address: 1285 Woodleaf-Barber Rd
Cleveland NC 27013

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

Name: David Correll
Signature: David Correll
Phone: 704 202 9678 Email: correllfarm@yahoo.com
Address: 1475 Woodleaf-Barber Rd
Cleveland NC 27013

PROPERTY DETAILS:

Tax Parcel(s): 826 031 Size (sq.ft. or acres): 6.16 ac
Property Location: Old US70 Hwy
Current Land Use: Ag use
Date Acquired: Deed Change 2004 Deed Reference: Book 1019 Page 508
In family since 1950's

Surrounding Land Use: North Combination of Rural Residential
South and Industrial
East _____
West _____

Existing Zoning Industrial Requested Zoning Rural Residential

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 22, 2019
SUBJECT: Public Hearing for Z 04-19

Mark Kraus is requesting an amendment to the current zoning boundary of his multi-zoned 23.3 acre properties referenced as Tax Parcels 314-097 & 098 located along the 700-800 block of Kepley Road. The current 12 acre portion zoned Manufactured Home Park (MHP) would be reduced to 6.33 acres covering the existing park located along Bren Ln. and 770 Kepley Rd. while the remaining 16.96 acres located at 840, 850, 860, and 870 Kepley Rd. along with acreage west of the park would be zoned Rural Agricultural (RA).

Conduct public hearing, adopt statements of reasonableness and consistency, and approve / deny / table request.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/22/2019	Exhibit
GIS Map	2/25/2019	Cover Memo
Application	2/22/2019	Exhibit



REZONING PETITION: Z 04-19

REQUEST: Modify zoning boundary for RA and MHP districts to match existing improvements. Revise MHP from 12 AC to 6.33 AC and RA from 11.3 AC to 16.96 AC (see enclosed map).

Parcel ID: 314-097 & 098

Location: 700 – 800 Block of Kepley Rd.

Acreage: 23.3 AC

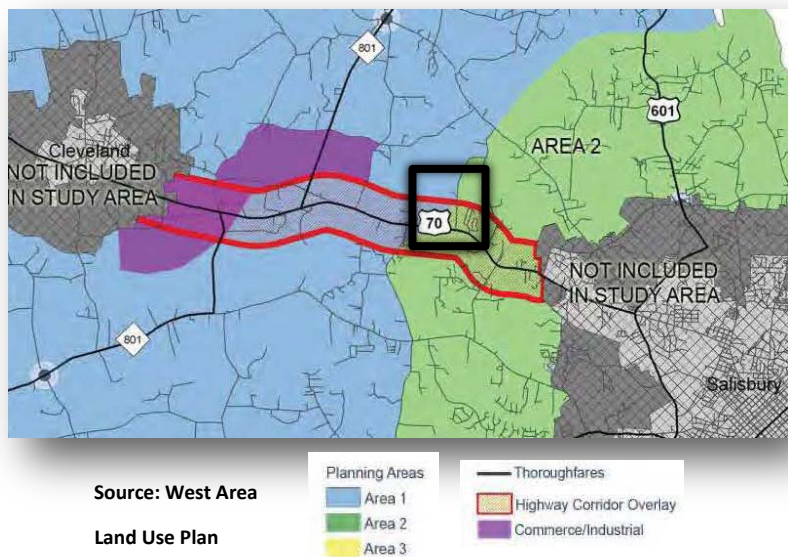
Property Owner /

Applicant: Mark Kraus

Existing Improvements: 4 single-wide manufactured homes, 3 double-wide manufactured homes, 2 single family dwellings and 2 vacant spaces with well and septic systems connections.

CONFORMITY WITH ADOPTED PLANS / POLICIES

- Located in Area 1.
- No specific plan recommendations regarding the request. Area 1 is predominantly zoned RA.



CONSISTENCY WITH THE DISTRICTS PURPOSE / INTENT

RA –
This

district is developed to provide for a minimum level of land use regulations appropriate for outlying areas of the county. These outlying areas typically consist of rural single-family housing, larger tracts of land used for agriculture or in fields and forest land, with some nonresidential uses intermingled. Multifamily uses are discouraged in this district. This district

would provide for protection from the most intensive land uses while containing provisions for a variety of less intensive land uses. It is the intent of this district to rely upon development standards to protect residences from potential adverse impacts of allowed nonresidential uses. The most intensive land uses would not be allowed in this district.

MHP – This district is established in order to provide for the proper location and planning of manufactured home parks, excluding family manufactured home parks. Special requirements

shall be applied to these parks which shall specify improvements to the park to ensure the public health, safety and welfare of the park inhabitants as well as the surrounding area. Designation of an area as being in the MHP district provides design and appearance criteria which are more appropriate for rental manufactured housing and/or spaces, including vinyl or similar skirting, clustering of units and reduced road construction standards. These standards are not applicable to manufactured homes and/or lots located outside a MHP district. This district requires site plan review for development of manufactured home parks by the board of commissioners. This review is required because the use may have particular impacts on the surrounding area and the county as a whole. Approval of the site plan may include the addition of reasonable and appropriate standards to the site plan. No other uses allowed in the MHP district shall require site plan approval by the board of commissioner unless expressly required by this chapter.

COMPATIBILITY OF USES

MAJOR GROUP	INDUSTRY GROUP	RA	MHP
Residential		Permitted	Permitted
Construction		Permitted with SR	Not Permitted
Manufacturing		Most Permitted with SR	Not Permitted
	Textile Mill Prod.	Not Permitted	Not Permitted
	Lumber Prod.	Permitted with SR	Not Permitted
	Paper & Allied Prod.	Not Permitted	Not Permitted
	Chemical & Allied Prod.	Not Permitted	Not Permitted
	Petroleum Prod.	Not Permitted	Not Permitted
	Stone, Glass, Concrete, etc.	Some Permitted with SR	Not Permitted
Transp., Com., Elec. / Gas, & Sanitary Svc.		Not Permitted	Not Permitted
Wholesale Trade		Most Permitted with SR	Not Permitted
Retail Trade		Permitted with SR	Not Permitted
Finance, Ins., & Real Est.		Permitted with SR	Not Permitted
Services		Most Permitted with SR	Not Permitted
	Misc. Amusement & Rec.	Not Permitted	Not Permitted
Public Admin.		Not Permitted	Not Permitted

Generalized Groupings:
Permitted: 100-75% Most: 75-50% Many: 50-25% Not Permitted: 25-0%

Source: Section 21-113 Table of Uses

POTENTIAL IMPACT ON ROADS

Kepley Rd.

- Classified as a local road.
- Annual Average Daily Traffic (AADT) count 310 in 2016.
- No estimated capacity calculated by the Comprehensive Transportation Plan.
- Request should result in minimal impact on Kepley Rd.

CONDITIONS IN THE VICINITY

See enclosed map for surrounding land use.

POTENTIAL IMPACT ON UTILITIES

All uses are served by individual septic systems and two (2) existing wells.

POTENTIAL IMPACT ON SCHOOLS

N/A. Both zoning districts permit the same density.

DECISION MAKING

In addition to the above criteria, sec. 21-362 (c) of the Zoning Ordinance indicates the primary question before the Planning Board / Board of Commissioners in a rezoning decision is “whether the proposed change advances the public health, safety, or welfare as well as the intent and spirit of the ordinance.” Additionally, the boards “shall not regard as controlling any advantages or disadvantages to the individual requesting the change but shall consider the impact of the proposed zoning change on the public at large.”

PROCEDURES

The Board of Commissioners must develop a statement of consistency describing whether its action is consistent with any adopted comprehensive plans and indicate why their action is reasonable and in the public interest. A statement analyzing the reasonableness of the decision is also necessary. See below for the Planning Boards recommended statements.

PUBLIC NOTICE

January 14th (PB Meeting) and February 19th (BOC Meeting) – Letters sent to

6 adjacent property owners (within 100 feet of subject property).

January 16th (PB Meeting) and February 19th (BOC Meeting) – Signs posted on property.

January 18th (PB Meeting) – Request posted on Planning & Development Department website.

February 21st and 28th (BOC Meeting) – Published notice in *Salisbury Post*.

**STAFF COMMENTS**

Planning staff discussed plans with the property owner to subdivide a large parcel to the rear of the property, establish a separate lot for the manufactured home park, and create four (4) new lots on the northern end of the property based on the existing and anticipated future improvements. The requested zoning change would apply the MHP district to the approximate 6.33 acre area surrounding the existing manufactured home park while the remaining areas to the north and west would be zoned RA (see enclosed map for existing and proposed zoning boundaries).

JANUARY 28, 2019 PLANNING BOARD MEETING

No one spoke at the Planning Board meeting concerning this request. The

Planning Board voted unanimously (9-0) to recommend approval based on the following statements:

Statement of Consistency: “Z 04-19 is consistent with the Western Area Land Use Plan and reasonable and in the public interest based on the following: it restores the majority of the property to the base zoning of Rural Agricultural and identifies the manufactured home park areas appropriately as MHP zoning.”

Statement of Reasonableness: “In accordance with section 21-362(j) of the Rowan County Zoning Ordinance and after due consideration, the Z 04-19 request is reasonable and in the public interest based on the following: the request converts much of the property back to Rural Agricultural, which is the base zoning district, and outlines the appropriate MHP zoning boundary for those areas that are currently used as manufactured home park.”



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

Case # Z 04-19
Date Filed 1/8/19
Received By SAS
Amount Paid \$300.00

Office Use Only

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: Mark Kraus
Signature: [Signature]
Phone: 704 213 8358 Email: markandcharity@gmail.com
Address: 480 Hope Hill Rd.

APPLICANT / AGENT INFORMATION: Complete affidavit on back if non-owner

Name: Same
Signature: _____
Phone: _____ Email: _____
Address: _____

PROPERTY DETAILS:

Tax Parcel(s): 314 020 Size (sq.ft. or acres): 23.3
Property Location: Kepley road
Current Land Use: MANUFACTURED HOME PARK
Date Acquired: 2017 Deed Reference: Book 1301 Page 606

REQUEST DETAILS:

Existing Zoning District RA,MHP Requested Zoning District MHP,RP

If requesting a conditional zoning district, list proposed use or uses:

Additional information enclosed restricting the conditional use district? Yes ☐ No ☐

Site plan containing information from sec. 21-52 enclosed? Yes ☐ No ☐

AFFADAVIT OF OWNER

To be completed if applicant is not the property owner

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

Signature(s): _____

Date: _____

Name of Applicant / Agent: _____

Address: _____

Phone Number: _____

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

STATE OF _____ COUNTY OF _____

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

My commission expires _____, 20 ____.

SEAL

OFFICIAL USE ONLY

1. Signature of Rezoning Coordinator: [Signature] 2. Planning Board
Courtesy Hearing: 1/28/19 3. Notifications Mailed: 1/14/19 4. Property Posted:
1/16/19 5. Planning Board Action: Approved 9 Denied 0 6. Board of Commissioners
Public Hearing: 03/04/19 7. Notifications Mailed: 02/19/19 8. Property Posted:
02/19/19 9. Dates Advertised: 1st 02/21/19 2nd 02/28/19 10. BOC Action: Approved
_____ Denied _____ 11. 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 22, 2019
SUBJECT: Public Hearing for PDS 01-14 Amendment

Rowan Summit, LLC, is requesting an amendment to their Planned Development Subdivision (PDS 01-14) identified as the Rowan Summit Shopping Center located at the corner of Julian Road and Summit Park Drive referenced as tax parcels 402C-001 and 402C-008 through 402C-015. Proposed amendments primarily include the removal of a proposed future road and the reorganization of existing adjacent outparcels along current streets in the development.

Conduct public hearing and approve / deny / table request.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/22/2019	Exhibit
Proposed Plan Revision	2/25/2019	Exhibit
Recorded Plat	2/25/2019	Exhibit
Memo from Applicant	2/22/2019	Exhibit



Rowan County Department of Planning & Development

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

Phone: (704) 216-8588 – Fax: (704) 216-7986

www.rowancountync.gov/planning

MEMORANDUM

TO: Rowan County Board of Commissioners
FROM: Shane Stewart, Assistant Planning Director
DATE: February 22, 2019
RE: **PDS 01-14 Amendment:** Planned Development Subdivision Amendment for Rowan Summit Shopping Center

SUGGESTED BOARD OF COMMISSIONERS ACTION

- ☐ Receive staff report ☐ Petitioner comments ☐ Conduct public hearing
☐ Close hearing & discuss ☐ Motion to Approve / Deny / Table **PDS 01-14**

**BACKGROUND &
REQUEST**

Rowan Summit, LLC, is requesting an amendment to their Planned Development Subdivision (**PDS 01-14**) identified as the Rowan Summit Shopping Center located at the corner of Julian Road and Summit Park Drive. The approved plan consists of nine (9) lots served by a private road which extends from Julian Rd. and Summit Park Dr. to an internal drive serving the shopping center, outparcels, and an identified future road extending along the I-85 northbound on / off ramp to a potential Phase II retail area currently as parcel ID 402C-002 (see enclosed recorded plat).

The revised plan proposes the reorganization of existing lots 4 (1.24 AC), 5 (1.46 AC), and 6 (1.37 AC) to a proposed 2.45 AC lot 4 and a 2.77 AC lot 5 both with access along an existing road between the main parking lot and these outparcels. Acreage within the 50' access easement adjacent to these lots will be assumed into the respective lot totals along with the reconfigured lot 3 from 1.524 AC to 1.64 AC. Somewhat nominal changes are proposed for lot 7 none of which impact the size or arrangement of proposed Anchor C (see enclosed plan labeled "EX-A" on lower right side of sheet).

While several retail / service sector uses were discussed for Phase II, it became apparent to The Hutton Company (owner of Rowan Summit LLC) additional opportunities beyond Phase I were highly unlikely and seemed most appropriate to market the Phase II property for industrial use similar to the majority of Summit Corporate Center. This

property contains 493 feet of frontage along E. Ritchie Rd. (SR 2574) adjacent to the E & B Brown Enterprise facility at 150 Summit Park Dr. and across the street from 42 acres owned by the county between I-85 and Koontz Elementary.

PDS CRITERIA

Section 22-58 of the Subdivision Ordinance indicates a PDS request can be used to encourage innovative development through the modification or exemption of dimensional standards (e.g. lot width, lot depth, setbacks etc.) and / or road standards when the BOC determines the plan is *“in keeping with good planning and engineering practices and with the general safety and welfare of the public”*.

The below comments address the plan modification only.

Approval of the general concept plan proposed includes the following:

1. **General development plan showing boundaries of areas to be developed for each proposed land use type and design standards in the PDS.** Of the three (3) lots proposed for modification, only Lot 4 has a perspective development plan at this time. Anchor D will serve as a stand alone retail store approximately 35,000 sq.ft. in size. Lots 3 and 5 will continue to be marketed for a potential retail or service sector use commonly found in shopping centers. Development of Anchor C will complete the multi-tenant development plan approved by the Board of Commissioners in 2014.

Summit Corporate Center covenants require masonry as the dominant facade for all building sides, which are reviewed for compliance prior to the issuance of zoning / building permits.

2. **Location of public and private streets within the PDS.** Existing streets, which are identified as cross hatched areas on the proposed amendment plan, were constructed to serve all existing lots in the development. The purpose of the future access road was primarily intended to serve Phase II development but also indicated a connection from the future road to the cross hatched road generally between lots 4 & 5.
3. **Location of land to be made available for community facilities such as schools, parks, churches, fire stations, and similar uses.** N/A.
4. **General location of land to be dedicated as buffering, recreation, and open space.** Summit Corporate Center covenants require landscape buffers of 20 ft. along Julian Rd. and 10 ft. along the northbound on / off ramp of I-85. Depending on the specific type of development, concealment screening may be used within this buffer to address outdoor storage and loading areas. The type and spacing standards of the landscaping will be determined during covenant compliance review unless otherwise required as part of the PDS review.
5. **General location of major utilities.** Public water and sewer from Salisbury-Rowan Utilities (SRU) were extended along the road between the main parking lot and outparcels to serve all lots within the development.

- 6. Total site acreage and method of water / sewer service.** See enclosed map for acreage in each lot and item 1 above for revised lot acreage. Outparcels were designed for future connection at the access road described in item 5, while Anchor C has a current tap installed when the main shopping center was constructed.

**SUBDIVISION REVIEW
COMMITTEE RECOMMENDATION**

The Subdivision Review Committee did not have any concerns or comments on the revised plan.

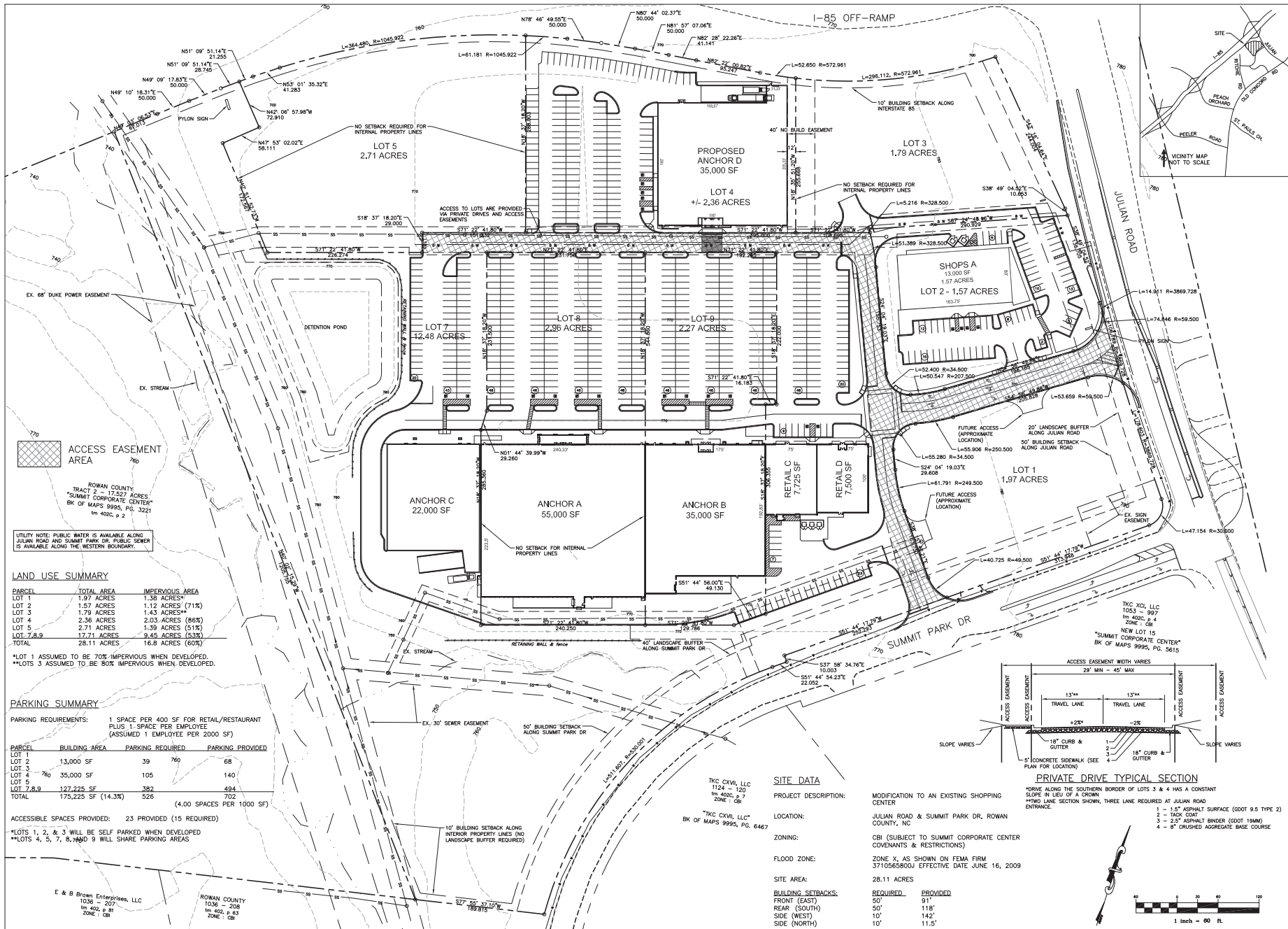
STAFF COMMENTS

request.

For the reasons stated in the background information, and the ability of the existing road to adequately serve the reconfigured lots, staff does not have any concerns with this

**JANUARY 28, 2019
PLANNING BOARD
MEETING**

No one spoke at the Planning Board meeting. The Planning Board voted unanimously (9-0) to recommend approval as requested.



BERRY ENGINEERS LLC
355 KUDRITSKY BLVD. SUITE 100
CLEVELAND, TN 37312
TEL: (423) 760-8800
FAX: (423) 760-8801
CIVIL ENGINEER

Hutton
736 CHERRY STREET
CHATTANOOGA, TN 37402

PROJECT: ROWAN SUMMIT SHOPPING CENTER
I-85 & JULIAN ROAD
ROWAN COUNTY, NC

REVISIONS

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SHEET NAME: PLANNED DEVELOPMENT SUBDIVISION

DATE: 02/08/2019

DRAWN BY: BMB

CHECKED BY: CMB

PROJECT NO.: 14005

SHEET NUMBER: EX-A

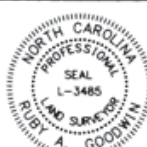


State of North Carolina, Cabarrus County

I, Ruby A. Goodwin, certify that this plot was drawn by me from an actual survey made under my supervision; that the ratio of precision is 1:10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in documents of record as shown hereon; that this plot was prepared in accordance with G.S. 47-30 as amended, unless my original signature, registration number and seal this 16th day of June 2015.

Ruby A. Goodwin
Ruby A. Goodwin, P.L.S. (L-3485)

REFERENCE DOCUMENTS ORIGINAL SURVEY:
PORTIONS OF DBK 764, PG. 536; DBK 764, PG. 573, AND DBK 764, PG. 744
BK OF MAPS 9995, PAGES 2724, 2731, & 2737



I, Ruby A. Goodwin, Professional Land Surveyor No. L-3485, certify that this plot is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

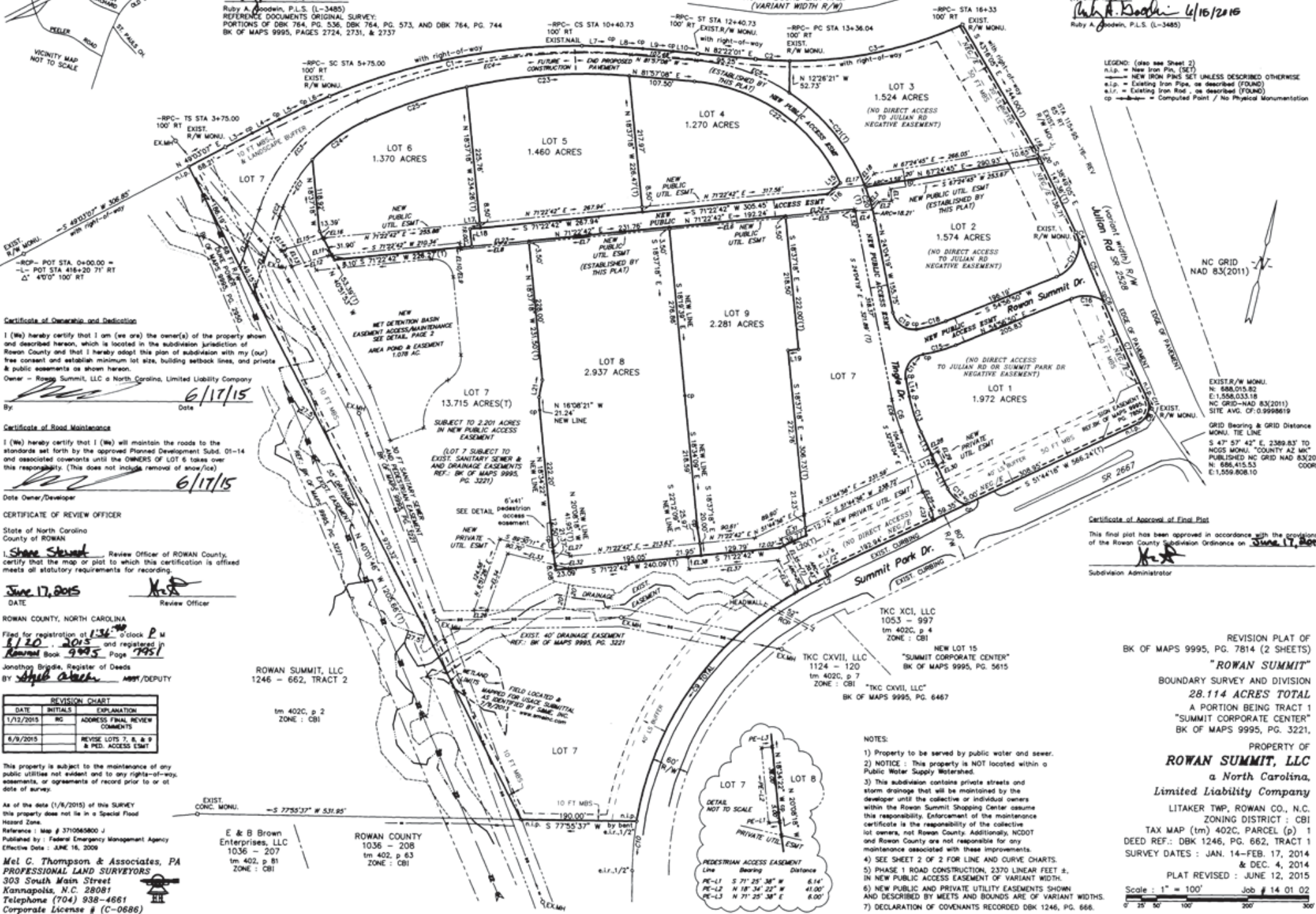
Ruby A. Goodwin 6/15/2015

Ruby A. Goodwin, Professional Land Surveyor No. L-3485

Doc ID: 01263320002 Type: CDR
Recorded: 08/25/2015 at 01:36:48 PM
Fee Amt: \$42.00 Page 1 of 2
Ruby A. Goodwin, Register of Deeds
BK 9995 PG 7951

I, RUBY A. GOODWIN, certify that this plot was drawn by me from an actual GPS CONTROL & GROUND RUN survey made under my supervision and that the following information was used to perform the survey:
(1) Close of Survey: Suburban, Zone 18, Boundary Survey
(2) Positional accuracy: 0.12 FT @ 95% CONFIDENCE LEVEL
(3) Type of GPS field procedure: RTK/PPK
(4) Dates of GPS field control survey: 1/17/2014 & 1/15/2014
(5) Datum/Epoch: NAD 83(2011)
(6) Published/Field-control use: NCOS MONU, "COUNTY AZ MON"
(7) Geoid model: GEOID22
(8) Combined grid factor: 0.99996813, AVERAGE FOR SITE CONTROL
(9) Units: US FT

Ruby A. Goodwin 6/15/2015
Ruby A. Goodwin, P.L.S. (L-3485)



Certificate of Ownership and Dedication

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

Owner: Rowan Summit, LLC a North Carolina, Limited Liability Company

By: *[Signature]* Date: 6/17/15

Certificate of Road Maintenance

I (We) hereby certify that I (We) will maintain the roads to the standards set forth by the approved Planned Development Subd. 01-14 and associated covenants until the OWNERS OF LOT 6 takes over this responsibility. (This does not include removal of snow/ice)

Date Owner/Developer: 6/17/15

Certificate of Review Officer

State of North Carolina
County of ROWAN

I, *Shane Street*, Review Officer of ROWAN County, certify that the map or plot to which this certification is affixed meets all statutory requirements for recording.

Date: June 17, 2015
Review Officer: *[Signature]*

ROWAN COUNTY, NORTH CAROLINA

Filed for registration at 1:30 P.M.
6/17/2015 and registered in
Rowan Book 9995, Page 7951
Jonathan Brindle, Register of Deeds
By: *[Signature]* ASST/DEPUTY

DATE	INITIALS	EXPLANATION
1/12/2015	RG	ADDRESS FINAL REVIEW COMMENTS
6/9/2015		REVISED LOTS 7, 8, & 9 & PED. ACCESS ESMAT

This property is subject to the maintenance of any public utilities not evident and to any rights-of-way, easements, or agreements of record prior to or at date of survey.

As of the date (1/6/2015) of this SURVEY this property does not lie in a Special Flood Hazard Zone.

Reference: Map # 371056000 J
Published by: Federal Emergency Management Agency
Effective Date: JUNE 16, 2009

Mel C. Thompson & Associates, PA
PROFESSIONAL LAND SURVEYORS
303 South Main Street
Kannapolis, N.C. 28081
Telephone (704) 938-4661
Corporate License # (C-0686)

E & B Brown
Enterprises, LLC
1036 - 208
tm 402, p 81
ZONE: CBI

ROWAN COUNTY
1036 - 208
tm 402, p 83
ZONE: CBI

Certificate of Approval of Final Plot

This final plot has been approved in accordance with the provisions of the Rowan County Subdivision Ordinance on June 17, 2015.

[Signature]
Subdivision Administrator

REVISION PLAT OF
BK OF MAPS 9995, PG. 7814 (2 SHEETS)
"ROWAN SUMMIT"
BOUNDARY SURVEY AND DIVISION
28.114 ACRES TOTAL
A PORTION BEING TRACT 1
"SUMMIT CORPORATE CENTER"
BK OF MAPS 9995, PG. 3221.

PROPERTY OF
ROWAN SUMMIT, LLC
a North Carolina,
Limited Liability Company

LITAKER TWP, ROWAN CO., N.C.
ZONING DISTRICT: CBI
TAX MAP (tm) 402C, PARCEL (p) 1
DEED REF: DBK 1246, PG. 662, TRACT 1
SURVEY DATES: JAN. 14-FEB. 17, 2014
& DEC. 4, 2014
PLAT REVISED: JUNE 12, 2015

Scale: 1" = 100'
Job # 14.01.02



3555 Keith Street NW
Suite 109
Cleveland, TN 37312
(423) 790-5880

MEMO

DATE: DECEMBER 21, 2018

TO: ROWAN COUNTY

FROM: BEN BERRY

RE: REVISED PLANNED DEVELOPMENT SUBDIVISION
ROWAN SUMMIT SHOPPING CENTER

Enclosed is a revised planned development subdivision (PDS) plan for review and approval. The original PDS included a frontage road along the I-85 right of way with plans to connect to the undeveloped area west of the shopping center. The plan was for this area to be a phase 2 of the shopping center. In evaluating the market over the past three years, it has become clear that additional retail on this parcel is likely not realistic in the near future. It is our opinion that a better use would be industrial, similar to the majority of Summit Park. If developed with an industrial use, access would come from Richie Road and a roadway connection thru the shopping center would not be desirable.

The enclosed plan eliminates the frontage road in favor of a large retail user, Anchor D. The plan also includes minor modifications to Anchor C, which is planned for construction along with Anchor D.

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, 2019
SUBJECT: Public Hearing: Z 01-19

BACKGROUND

Dr. Corrie Connolly, DVM has submitted an application for consideration of changing the zoning designation of Tax Parcels 220-034 and 220-055 from Rural Agricultural (RA) to a Commercial, Business, Industrial (CBI) Conditional District (CD). The site is located at 2355 Brown Road, China Grove, NC.

Dr. Connolly has proposed to limit the uses within the CBI-CD to the following uses:

- Residential Uses
- Veterinary Services
- Animal Shelters and Boarding Kennels
- Eating and Drinking Places (Restaurants)
- Miscellaneous Retail
- Bakery Products

RECOMMENDATION

- Receive Staff Report
- Conduct Public Hearing
- Discuss Case and Adopt Statements
- Approve / Deny / Table Z 01-19

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/22/2019	Cover Memo
Attachment 1: Z 01-19 Application	2/22/2019	Backup Material
Attachment 2: CD Site Plan	2/25/2019	Backup Material
Attachment 3: PB Statements	2/22/2019	Backup Material



REZONING PETITION: Z 01-19

REQUEST SUMMARY

Rezone from Rural Agricultural [RA] to
Commercial, Business, Industrial [CBI]
Conditional District [CD]
Application is included as Attachment 1

PARCEL INFORMATION

220 - 055 [3.04 acres]
220 - 034 [3.82 acres]
6.86 acres TOTAL

LOCATION

2355 Brown Road, China Grove, NC

PROPERTY OWNERS

Melissa Marie Allred &

APPLICANT

Corrie Connolly, DVM

EXISTING IMPROVEMENTS

Residential related	8240 sq ft
Agriculture related	14,815 sq ft
Other	1600 sq ft
TOTAL	24,655 sq ft

CONFORMITY WITH ADOPTED PLANS / POLICIES

Located in Area 1 of Western Area Land Use Plan

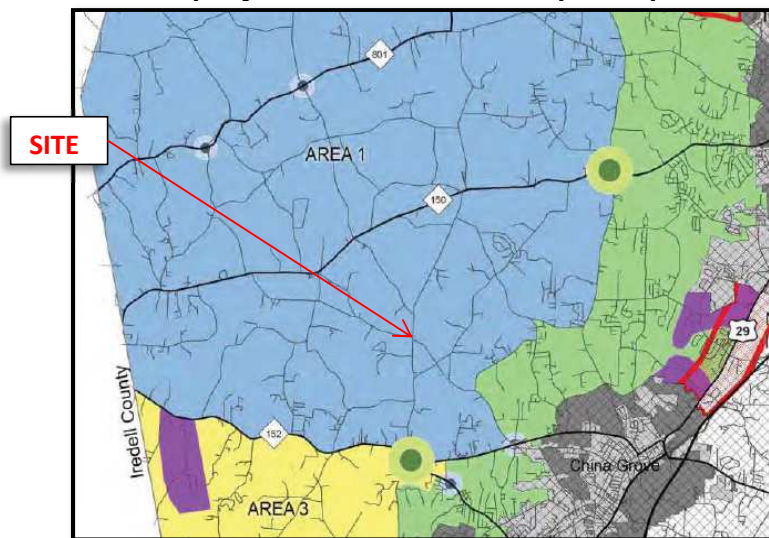
Commercial Recommendations

Rural Businesses are encouraged on major / minor
thoroughfares other than NC / US Highways

Neighborhood Business (NB) district is considered
appropriate for locating new businesses

Home based businesses that are located on same
parcel as the residence

Excerpt of Future Land Use Concepts Map



CONSISTENCY WITH THE DISTRICT'S PURPOSE AND INTENT

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

Intent The CBI-CD application seeks to create a district to allow for a Veterinary Clinic & Offices providing service for large and small animals; future overnight boarding and mercantile store

COMPATIBILITY OF USES

The table below is a generalized grouping of land use categories comparing land uses "allowed" in the Rural Agricultural (RA) district versus those selected by the applicant for consideration in the Commercial, Business, Industrial (CBI) Conditional District (CD). As a reminder, uses permitted as **SR** in the RA district require the owner to live on the property, limit the building size to 10% of gross acreage of the lot and have 35' of state road frontage.

MAJOR GROUP	SPECIFIC INDUSTRY GROUP	RA	CBI-CD
Residential		Permitted	Requested
Agriculture, Forestry, Fishing	074 Veterinary Services	Permitted w/ SR	Requested
	0752 Animal Shelter, etc.	Permitted w/ SR	Requested
Construction		Permitted w/ SR	
Manufacturing	205 Bakery Products		Requested
Transportation, etc.			
Wholesale Trade		Most Permitted w/ SR	
Retail Trade	058 Eating and Drinking Places	Permitted w/ SR	Requested
Finance, Insurance and Real Est		Most Permitted w/ SR	
Services			
Public Administration			

SOURCE Section 113 of Rowan County Zoning Ordinance

KEY Permitted: 75% - 100% Most Permitted: 50% - 74%

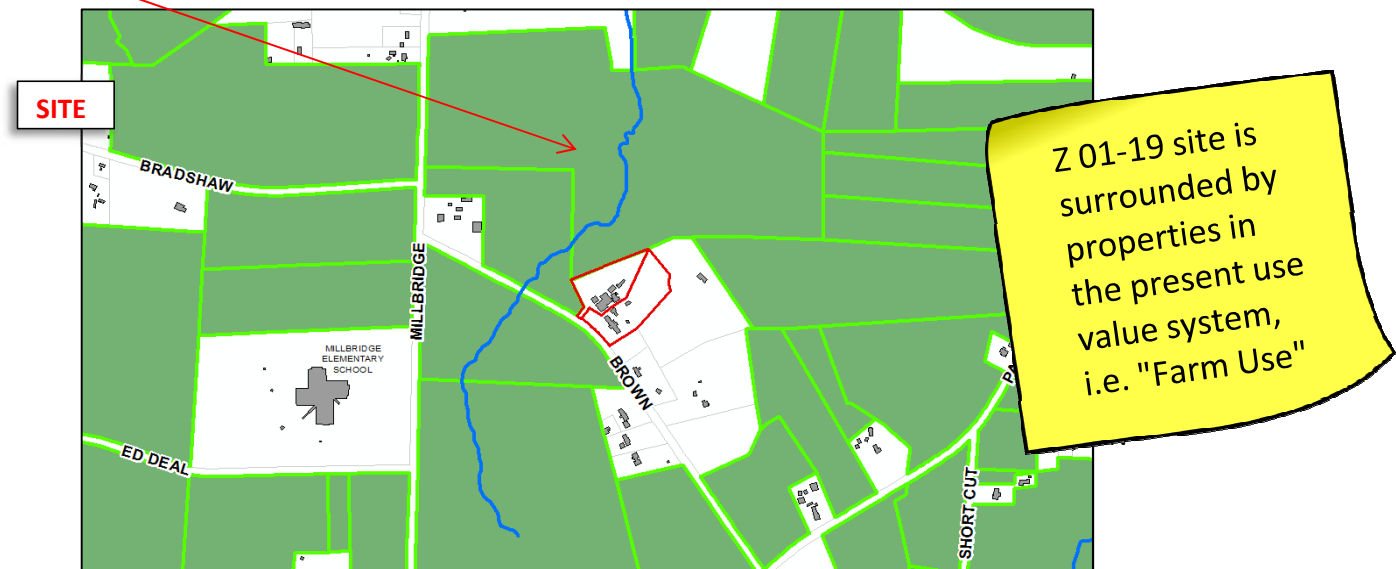
VICINITY CONDITIONS

North Vacant, agricultural land

East Vacant, agricultural land

South Residential dwellings along Brown Rd

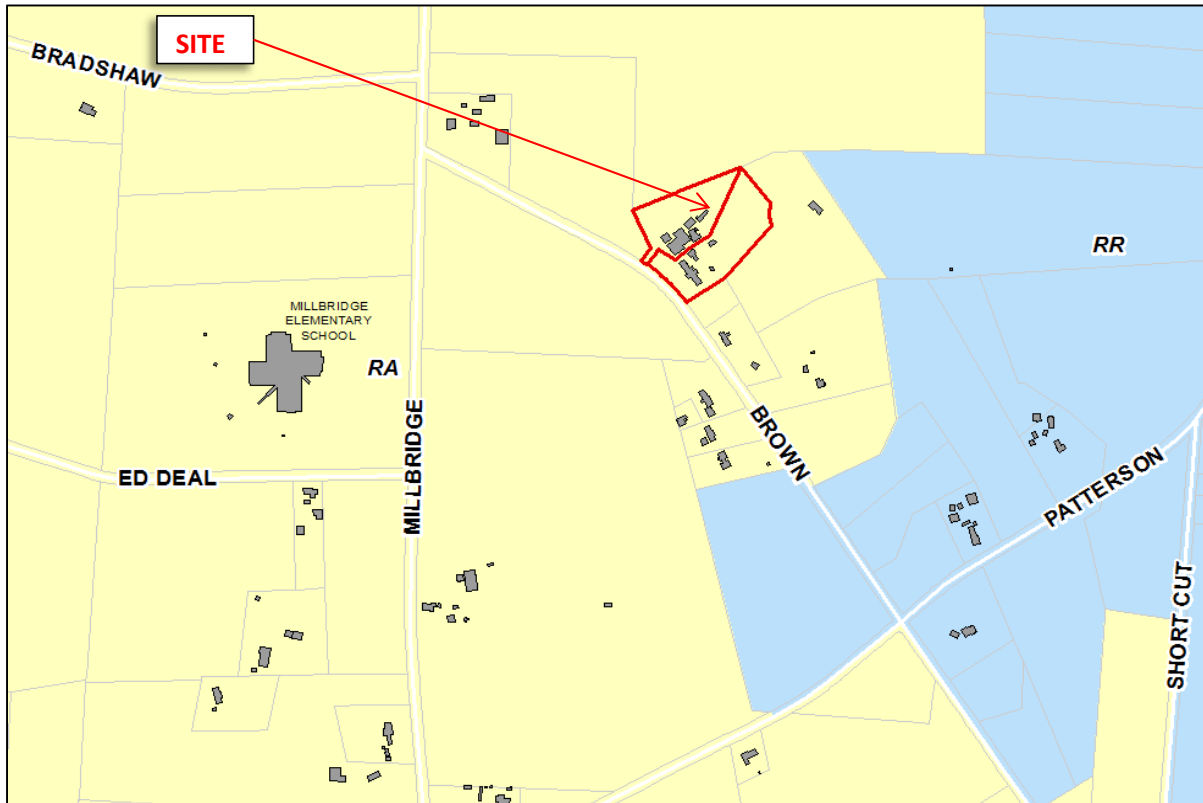
West Vacant, agricultural land



STAFF OPINION: The limitation of uses within the CBI district requested by the applicant seem to be complimentary to the surrounding RA district, especially in terms of the adjacent "farm properties".

VICINITY CONDITIONS

Current Zoning Districts in vicinity of the request are predominantly RA and Rural Residential (RR).



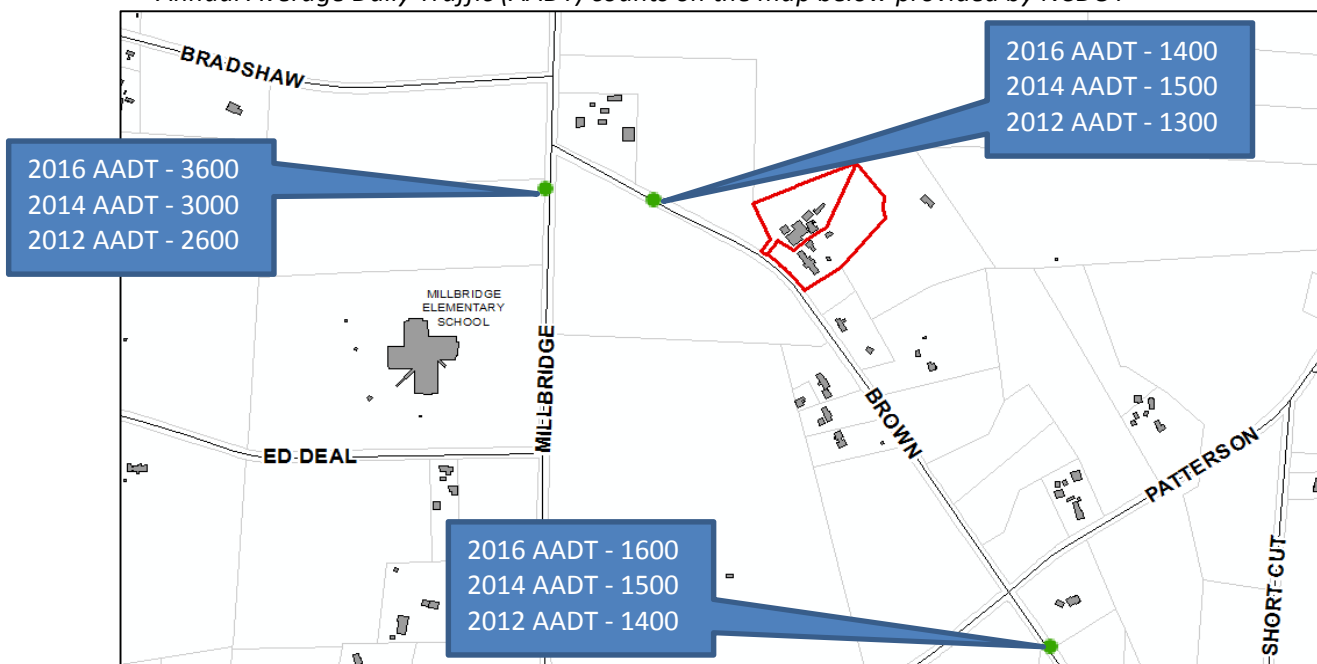
POTENTIAL IMPACTS ON ROADS

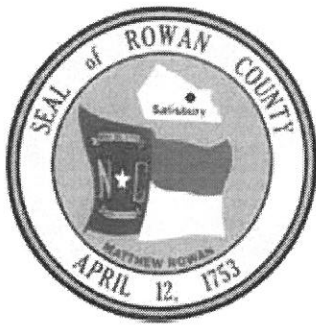
Millbridge Road (SR# 1350)

Recognized as a Major Thoroughfare
Speed Limit is 55 MPH
Assumed Right-of-Way is 60'
14,600 Vehicles Per Day (VPD) capacity
Annual Average Daily Traffic (AADT) counts on the map below provided by NCDOT

Brown Road (SR# 1211)

Recognized as a Minor Thoroughfare
Speed Limit is 45 MPH
Assumed Right-of-Way is 60 feet
14,100 Vehicles Per Day (VPD) capacity
Annual Average Daily Traffic (AADT) counts on the map below provided by NCDOT





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

Case # Z 01-19
Date Filed 1-2-2019
Received By MEM
Amount Paid \$300.00 cc # 5469

Office Use Only
Z-012036-2019

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: Melissa Marie Allred Melissa Marie Allred Cherylann Weaver
Signature: Melissa Marie Allred Cherylann Weaver
Phone: 704-738-3102 Email: mom2haylee@gmail.com
Address: 739 W. Capitol Ave. Corydon IN 47112

APPLICANT / AGENT INFORMATION: Complete affidavit on back if non-owner

Name: Corrie Connolly
Signature: Corrie Connolly, DVM
Phone: 704-819-7544 Email: corrie.connolly@gmail.com
Address: 550 McNeely Rd, Mt Ulla, NC 28125

PROPERTY DETAILS:

Tax Parcel(s): 220 055(3.04 acres)/220 034(3.82 acres) Size (sq.ft. or acres): 6.86 acres (total)
Property Location: 2355 Brown Rd, China Grove, NC 28023
Current Land Use: Vacant/residential
Date Acquired: March 31, 2017 Deed Reference: Book 1287 Page 432

REQUEST DETAILS:

Existing Zoning District Rural Agriculture Requested Zoning District Commercial, Business, Industrial - CD

If requesting a conditional zoning district, list proposed use or uses:

Residential Uses; 074 Veterinary Services; 0752 Animal Shelters;
58 Eating and Drinking Places; 59 Miscellaneous Retail;
205 Bakery Products (Amended application 1-28-19)

Additional information enclosed restricting the conditional use district? Yes ☐ No ☒

Site plan containing information from sec. 21-52 enclosed? Yes ☒ No ☐

AFFADAVIT OF OWNER

To be completed if applicant is not the property owner

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

Signature(s): Melissa Marie Allred Cherylann Weaver

Date: 12/28/18

Name of Applicant / Agent: Corrie Connolly

Address: 550 McNeely Rd, Mt Ulla, NC 28125

Phone Number: 704-819-7544

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

STATE OF North Carolina COUNTY OF Rowan

I, Heather Waterman, a Notary Public for said County and State, do hereby certify that Melissa Marie Allred, Cherylann Weaver personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires Dec. 10, 20 23.

SEAL

HEATHER WATERMAN
Notary Public, North Carolina
Rowan County
My Commission Expires
December 10, 2023

OFFICIAL USE ONLY

1. Signature of Rezoning Coordinator: MSM 2. Planning Board
Courtesy Hearing: 1 / 28 / 19 3. Notifications Mailed: 1 / 18 / 19 4. Property Posted:
1 / 18 / 19 5. Planning Board Action: Approved ☒ Denied ☐ 6. Board of Commissioners
Public Hearing: 3 / 4 / 19 7. Notifications Mailed: 2 / 21 / 19 8. Property Posted:
2 / 21 / 19 9. Dates Advertised: 1st 2 / 21 / 19 2nd 2 / 28 / 19 10. BOC Action: Approved
Denied ☐ 11. Date Applicant Notified: / /





CONSISTENCY & REASONABLENESS ROWAN COUNTY PLANNING BOARD

January 28, 2019 Planning Board Meeting

Consistency:

Z-01-19 is consistent with the Western Area Land Use Plan as the CBI – Conditional District's amended list of uses is complimentary to the surrounding area. The site plan also shows limitations of uses and includes tree buffering.

The motion passed unanimously.

Reasonableness:

Z-01-19 is reasonable as the request is complimentary to the area and the applicant has submitted and discussed the limitations of uses proposed in the conditional district application.

The motion passed unanimously.

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



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

MEMO TO COMMISSIONERS:

FROM: Finance Department
DATE: February 22, 2019
SUBJECT: Public Hearing for Financing of Kannapolis City Schools' Capital Projects

The County has received financing proposals for improvements to buildings and athletic facilities for the Kannapolis City School System. Please hold the public hearing, accept the low bid received from First National Bank, approve the attached Resolution and Declaration, and authorize the Assistant County Manager/Finance Director to establish an escrow account for the loan proceeds.

ATTACHMENTS:

Description	Upload Date	Type
Financing Memo, Resolution and Declaration	2/24/2019	Backup Material

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



James M. Howden, CPA
Assistant Finance Director

Rowan County Finance Department

130 West Innes Street • Salisbury, NC 28144-4326

Telephone 704-216-8170 • FAX 704-216-8110

MEMORANDUM

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

FROM: Leslie E. Heidrick, Assistant County Manager/Finance Director *LEH*

RE: Public Hearing to Consider Financing Proposals for Kannapolis City Schools' Capital Projects

DATE: February 22, 2019

The Finance Department recently requested and received installment financing proposals for improvements to buildings and athletic facilities for the Kannapolis City School System. The amount to be financed is \$1,300,000. The County received five bids, which are summarized on the attached sheet. The Finance Department recommends the County accept the low bid received from First National Bank, with an interest rate of 2.67%.

A public hearing has been scheduled by the Board for March 4, 2019 for consideration of this financing.

Staff Recommendation: The Finance Department requests that the public hearing be held, the associated Resolution and Declaration be approved, and authorization be granted to the Assistant County Manager/Finance Director to establish an escrow account for the loan proceeds.



**ROWAN COUNTY
INSTALLMENT FINANCING PROPOSALS
KANNAPOLIS CITY SCHOOLS - IMPROVEMENTS TO BUILDINGS AND ATHLETIC FACILITIES
SUMMARY OF COMPETITIVE BIDS
February 20, 2019**

	<u>Interest Rate</u>
First National Bank	2.6700%
BB&T	2.7000%
Signature Public Funding Corp	2.9000%
First Bank	2.9900%
PNC Public Finance	3.0600%

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



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

Rowan County Board of Commissioners

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

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR APPROVAL OF A FINANCING CONTRACT AUTHORIZED BY NORTH CAROLINA GENERAL STATUTE 160A-20 AND AUTHORIZING EXECUTION AND DELIVERY OF THE FINANCING CONTRACT

WHEREAS, Rowan County, North Carolina (the "County") desires to finance the planning, design and construction of improvements to buildings and athletic facilities for the Kannapolis City School System (the "Project"); and

WHEREAS, the County desires to finance the Project by the use of an installment financing contract authorized under North Carolina General Statutes Chapter 160A, Article 3, Section 20 ("NCGS 160A-20"); and

WHEREAS, the County sent out a request for proposals for installment financing in the amount of approximately \$1,400,000 to various banks relating to the installment financing contract; and

WHEREAS, First National Bank (FNB) submitted a proposal dated February 18, 2019 (the "FNB Proposal"), pursuant to which FNB would enter into an installment financing contract with the County in the amount of approximately \$1,400,000 to finance the Project (the "Contract"), to be secured by a Deed of Trust and Security Agreement with respect to the Project for the benefit of FNB (the "Deed of Trust"); and

WHEREAS, as required by NCGS 160A-20, the County caused a notice of public hearing to be published in *The Salisbury Post* on February 21, 2019, for a public hearing to be held March 4, 2019, with respect to the financing of the Project through an installment financing contract; and

WHEREAS, the Board of Commissioners has this day held such public hearing, as evidenced by the minutes of this meeting; and

WHEREAS, findings of fact by this governing body must be presented to enable the North Carolina Local Government Commission to make its findings of fact set forth in North Carolina General Statute Chapter 159, Article 8, Section 151 prior to approval of the proposed contract.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the County, meeting in regular session on the 4th day of March, 2019, declares as follows:

1. The Board of Commissioners has determined that the most advantageous manner of financing the Project is by an installment financing contract pursuant to NCGS 160A-20. In support of thereof, the Board hereby makes the following findings of fact:

Equal Opportunity Employer



recycled paper

- a) The proposed contract is necessary or expedient because the Project will provide needed improvements to buildings and athletic facilities within the Kannapolis City School System.
 - b) The proposed contract is preferable to a bond issue for the same purpose because of low fixed costs and favorable interest rates offered through installment contract financing compared to a bond issue. The cost of the proposed undertaking is \$1,300,000 and exceeds the amount that can be prudently raised from currently available appropriations, unappropriated fund balances and non-voted bonds that could be issued by the County in the current fiscal year pursuant to Article V, Section 4, of the North Carolina Constitution.
 - c) The sums to fall due under the contract are adequate and not excessive for the proposed purpose based upon estimated costs received from the Kannapolis City School System and its architects.
 - d) The County's debt management procedures and policies are good because they are managed in strict compliance with the law, there have been no defaults on debt service payments and the County is well below its legal debt margin.
 - e) No increase in property taxes will be necessary to meet the sums falling due under the proposed contract.
 - f) The County is not in default in any of its debt service obligations.
 - g) The attorney for the County has rendered an opinion that the proposed Project is authorized by law and is a purpose for which public funds may be expended pursuant to the Constitution and laws of North Carolina.
- 2. Pursuant to NCGS 160A-20, the County is hereby authorized to finance the Project by entering into an installment financing contract and a deed of trust or other security instrument that creates a security interest in some or all of the property financed to secure repayment of the financing.
 - 3. The County Manager, the Assistant County Manager/Finance Director and other appropriate officers of the County are hereby authorized and directed to file an application with the Local Government Commission for its approval of the financing of the Project in the amount of \$1,300,000, to work with the Kannapolis City School System and its staff as to the implementation of the Project (including the transfer of the property that is to be collateral for the installment financing contract to the County, and the lease of the Project back to the Kannapolis City School System), and the actions of the County Manager, the Assistant County Manager/Finance Director and other officers of the County in connection therewith are hereby approved and confirmed.
 - 4. The Board hereby accepts the FNB Proposal, and authorizes and directs the County Manager and the Assistant County Manager/Finance Director, or either of them, to execute, acknowledge and deliver the Contract and the Deed of Trust on behalf of the County, with such changes and modifications as the person executing and delivering such instruments on behalf of the County shall find acceptable. The Clerk is hereby authorized to affix the official seal of Rowan County, North Carolina to the Contract and the Deed of Trust and to attest the same.

5. Each of the County Manager and the Assistant County Manager/Finance Director is authorized and directed to execute and deliver any and all papers, instruments, agreements, tax certificates, opinions, certificates, affidavits and other documents, and to do or cause to be done any and all other acts and things necessary or proper for carrying out this Resolution, the Contract and the Deed of Trust.
6. All other acts of the Board and the officers of the County which are in conformity with the purposes and intent of this Resolution, and in furtherance of the financing of the Project, are hereby ratified, approved and confirmed.

This Resolution is effective upon its adoption this 4th day of March, 2019.

The motion to adopt this Resolution was made by Commissioner _____,
seconded by Commissioner _____ and passed by a vote of _____ to _____.

Gregory C. Edds
Chairman, Board of Commissioners

ATTEST:

This is to certify that this is a true and accurate copy of this Resolution adopted by the Rowan County Board of Commissioners on the 4th day of March, 2019.

Carolyn Barger, MMC, NCMCC
Clerk to the Board

Date

(SEAL)

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



James M. Howden, CPA
Assistant Finance Director

Rowan County Finance Department

130 West Innes Street • Salisbury, NC 28144-4326

Telephone 704-216-8170 • FAX 704-216-8110

ROWAN COUNTY, NORTH CAROLINA DECLARATION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES

I, Leslie E. Heidrick, Assistant County Manager/Finance Director of Rowan County, North Carolina (the "County"), having been designated by the Board of Commissioners of the County for such purposes, and on behalf of the County, DO HEREBY DECLARE as follows:

This declaration (the "Declaration") of official intent is made pursuant to Treasury Regulations Section 1.150-2, or any successor or substitute Regulations which may be promulgated hereafter, and is intended to expressly declare the County's intention to reimburse itself for certain expenditures heretofore paid or to be paid by the County, such reimbursement to be made with the proceeds of debt to be incurred by the County.

The County has advanced and/or will advance its own funds to pay certain capital costs (the "Original Expenditures") associated with improvements to buildings and athletic facilities for the Kannapolis City School System (the "Project").

The funds heretofore advanced or to be advanced by the County to pay the Original Expenditures are or will be available only on a temporary basis, and do not consist of funds that were otherwise earmarked or intended to be used by the County to permanently finance the Original Expenditures.

As of the date hereof, the County reasonably expects that it will reimburse itself for such Original Expenditures with the proceeds of debt to be incurred by the County, and the maximum principal amount of debt to be incurred with respect to the Project will not exceed \$1,300,000.

All Original Expenditures to be reimbursed by the County, except to the extent permitted by applicable Treasury Regulations, were paid no more than 60 days prior to, or will be paid on or after the date of, this declaration of official intent. The County understands that such reimbursements must occur not later than 18 months after the latter of (i) the date the Original Expenditure was paid; or (ii) the date the Project is placed in service or abandoned, but in no event more than three years after the Original Expenditure was paid.

IN WITNESS WHEREOF, I have hereunto set my hand this the 4th day of March, 2019.

ROWAN COUNTY, NORTH CAROLINA

By: _____
Assistant County Manager/Finance Director

Equal Opportunity Employer



recycled paper

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



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

MEMO TO COMMISSIONERS:

FROM: Anthony Vann, Assistant Superintendent for Operations, Rowan-Salisbury School System
DATE: February 22, 2019
SUBJECT: Board of Education - Surplus Property

ATTACHMENTS:

Description

Surplus Property Presentation

Upload Date

2/25/2019

Type

Cover Memo



Board of Education Surplus Property

County Commissioner Meeting
March 4, 2019



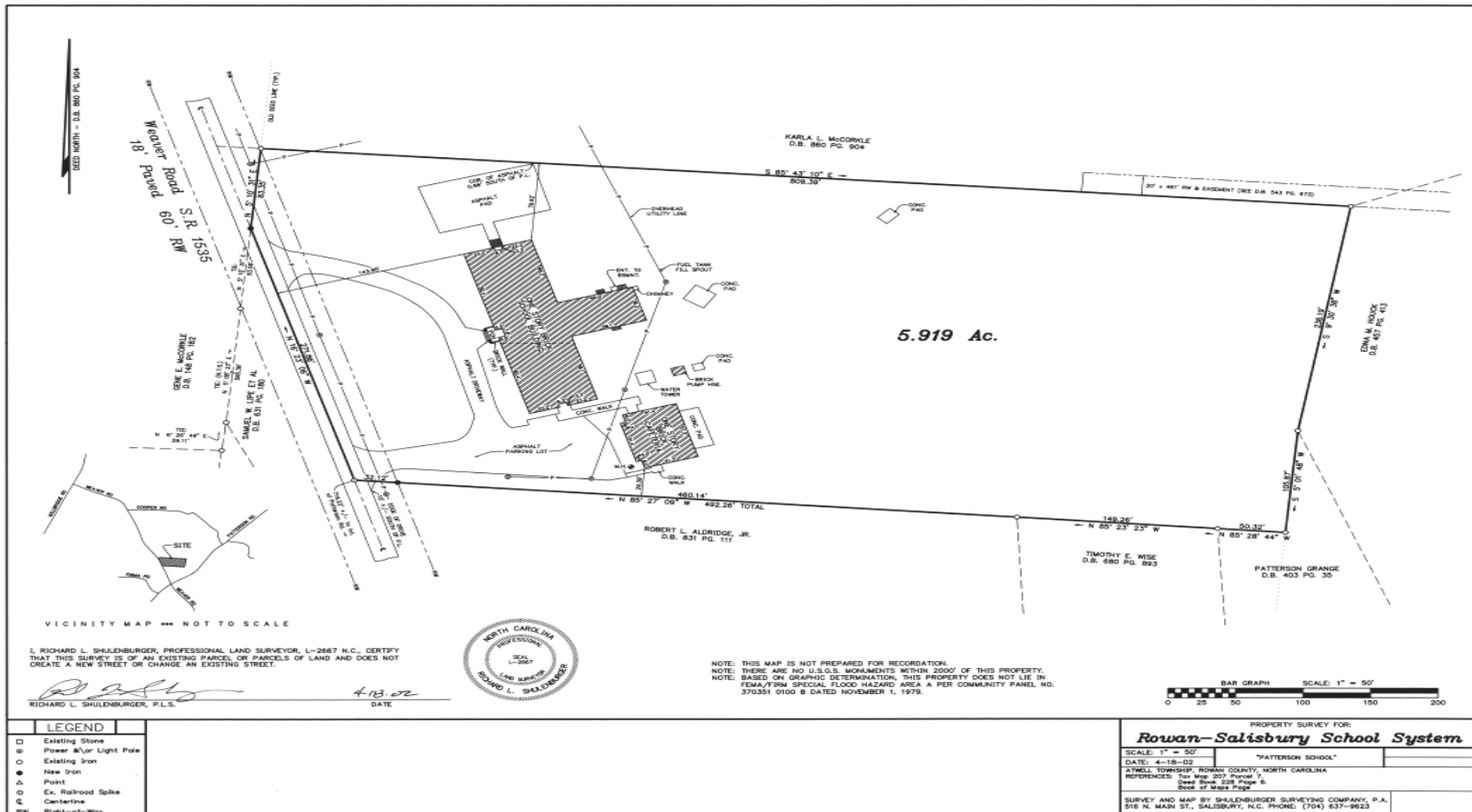
Overview

- During the January 28, 2019 Board of Education meeting, the Board declared three school properties surplus. General Statute requires that the Board of Education offer these properties to the Board of Commissioners.

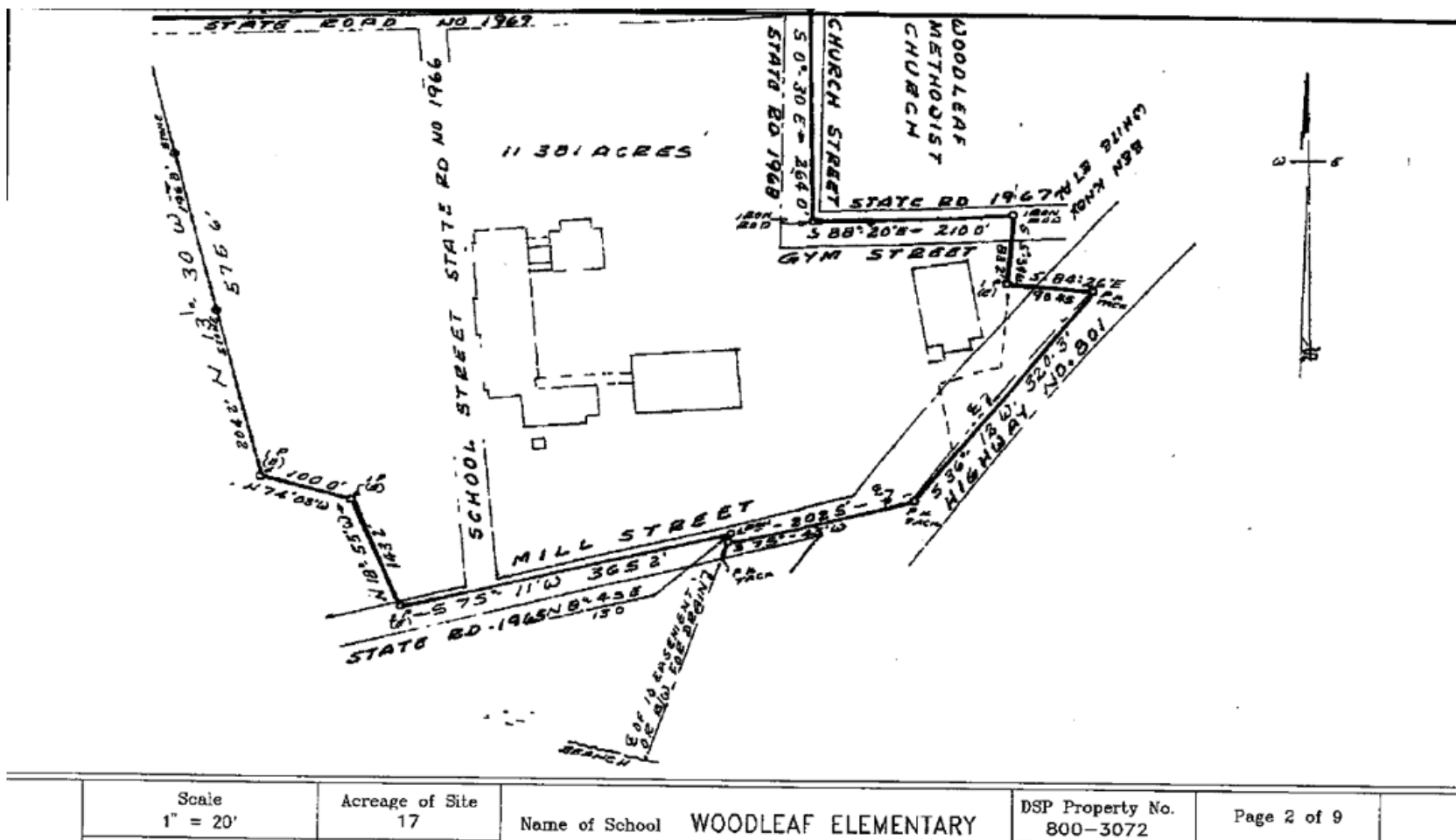
Key Points

- The three properties that were declared surplus are as follows:
 - * Patterson School (Price of Freedom Museum)
2420 Weaver Road, China Grove, NC 28023
 - * Woodleaf Elementary School
9055 School Street, Woodleaf, NC 27054
 - * Cleveland Elementary School
107 School Street, Cleveland, NC 27013

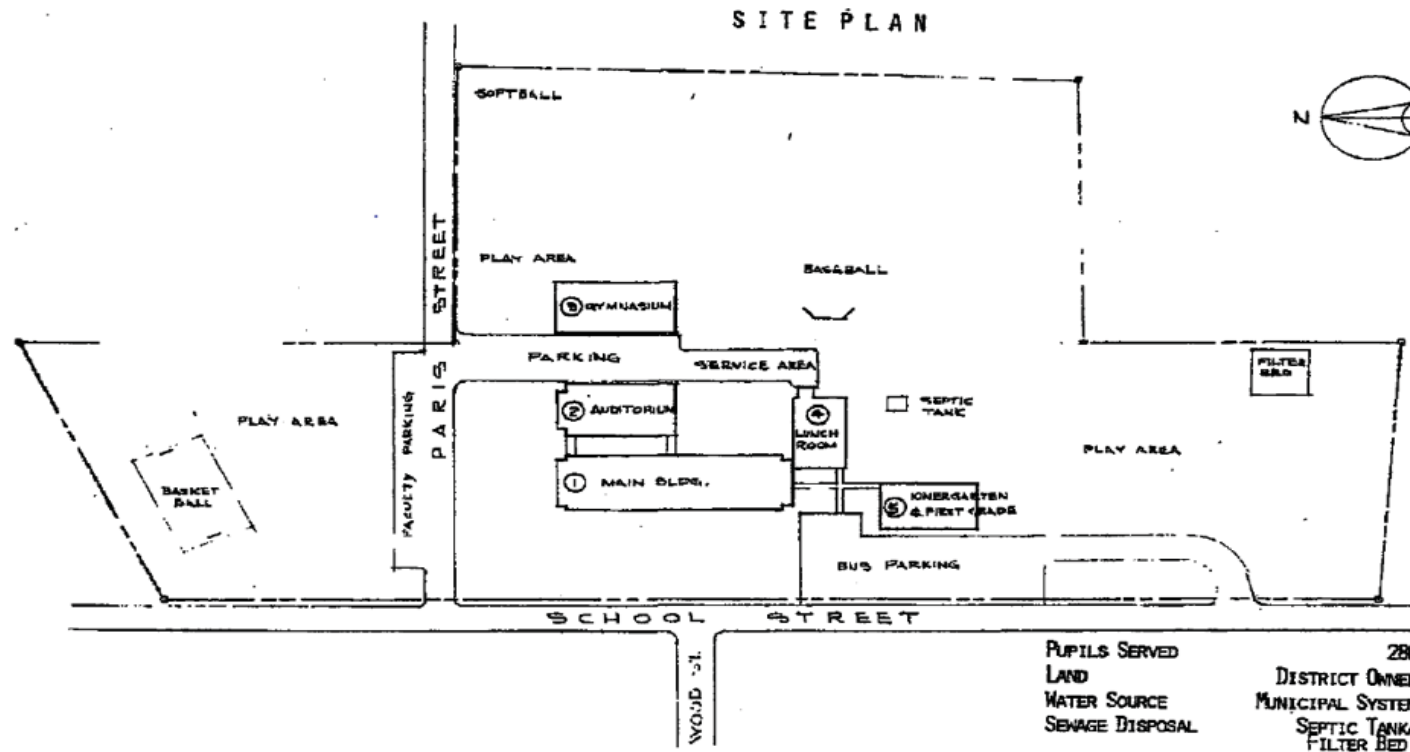
Patterson School



Woodleaf Elementary

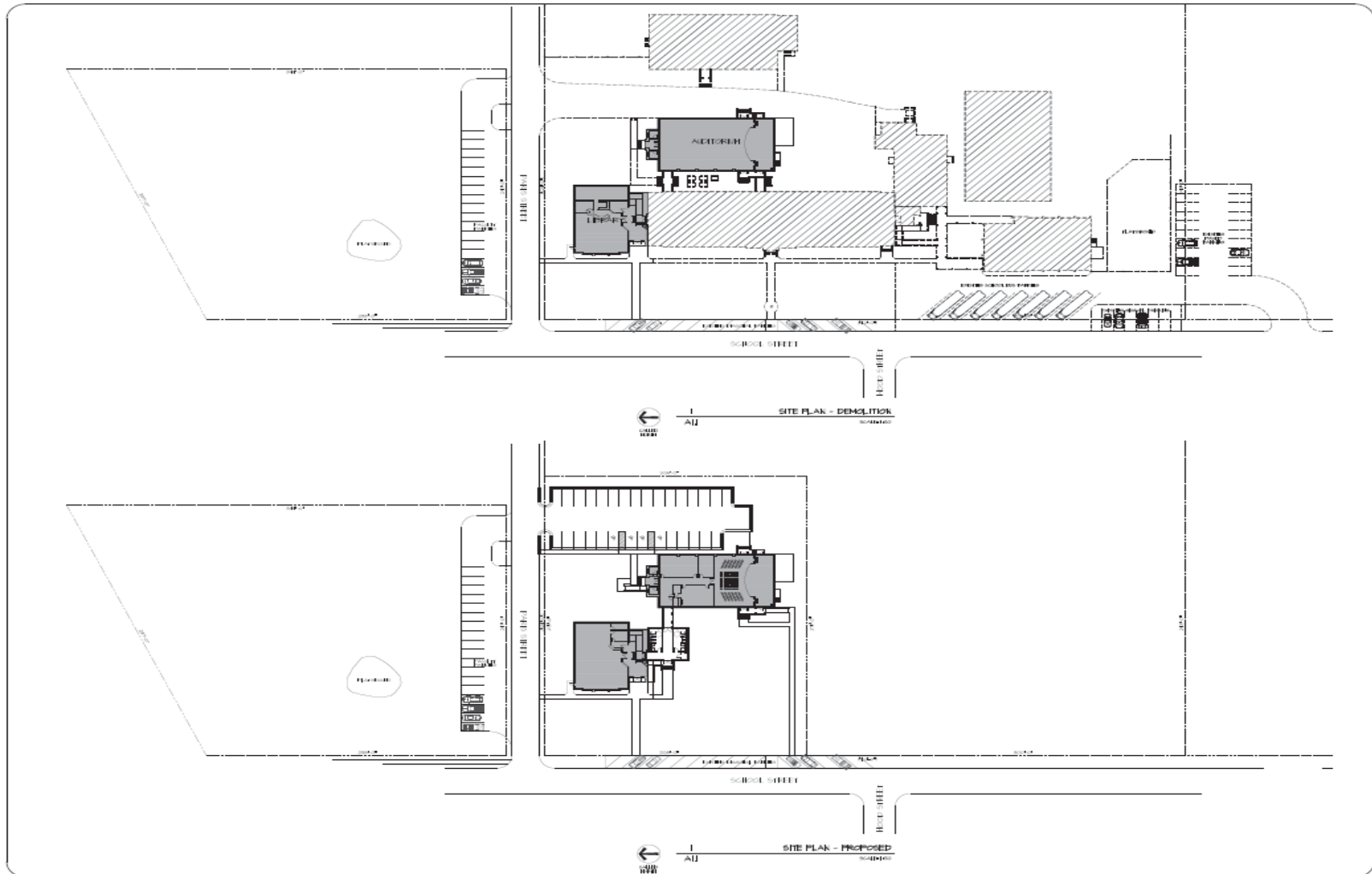


Cleveland Elementary



Scale 1" = 100'	Acreage of Site 9.9	Name of School CLEVELAND ELEMENTARY	DSP Property No. 800-3052	Page 3 of 10
ROWAN-SALISBURY SCHOOLS	Name of Building SITE PLAN	Street Name/No. SCHOOL STREET	Unit & School No. 800-324	Date of Drawing AUG. 1967
		Mail Address CLEVELAND, NC 28013		

Cleveland Elementary





Questions?



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
DATE: 02/07/19
SUBJECT: Rowan Public Library - Overdrive Presentation

Overdrive Presentation featuring the North Carolina Digital Library

Technical Services Librarian Edward Hirst will present to Commissioners on how to access and use Rowan Public Library's digital collection. The cornerstone of our digital collection is the North Carolina Digital Library accessed via Overdrive technology. RPL is one of over 60 libraries in NC that make up the North Carolina Digital Library consortium.

Last year a record 2 million items were circulated through the North Carolina Digital Library. Overdrive provides access to ebooks, audio books, magazines and videos.

Commissioners are encouraged to bring an electronic device of their choice (smart phone, ipad, laptop) and librarians will be available to assist them in downloading the Overdrive application, setting up an account and checking something out. Set-up takes less than five minutes.

The library respectfully requests time on the March 4th agenda to demonstrate Overdrive to the Commissioners.

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



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

MEMO TO COMMISSIONERS:

FROM: Finance Department
DATE: February 22, 2019
SUBJECT: Budget Amendments

Please see the attached budget amendments.

Please approve the attached budget amendments.

ATTACHMENTS:

Description

Budget Amendments

Upload Date

2/24/2019

Type

Budget Amendment

To: Rowan County Board of Commissioners

From: Nina Oliver, Health Director, Mary Rachui, Nursing Supervisor II

Date: January 22, 2019

Re: Family Planning Funding Decrease

Situation

The Rowan County Health Department has been notified that there will be a funding decrease of \$773. These funds will be taken out of the liability expense account which is not needed at this time.

Background

As of January 1, 2019 the US Department of Health and Human Services reduced the service period from 12 months to 9 months for the year; thereby reducing the total amount of funding.

Assessment

The health department has adjusted the Family Planning budget for 2018-2019 to indicate the decrease of \$773 in funding.

Recommendation

The health department requests that the Board of Commissioners approve the \$773 decrease in funding for the Family Planning program.

[illegible]

To: Rowan County Board of Commissioners

From: Nina Oliver, Health Director, Mary Rachui, Nursing Supervisor

Date: January 30, 2019

Re: Women and Child Health Branch Mini Grants

Situation:

Funds have been made available to positively impact communities maternal and child health outcomes and build Local Health Department capacity to address health equity and social determinants of health. The amount available to Rowan County is \$20,757. This is in response to the current infant mortality rate of 7 deaths per 1,000 live births with non-Hispanic rate more than twice the non-Hispanic white rate at 12.7 per 1,000 live births. Also, 26% of children in NC live in poverty with NC having higher rates of poverty than the national rate (ranked 11th among all states for poverty of children under 5 years of age).

Background:

Rowan County Health Department submitted an Agreement Addenda agreeing to accept the funds. Per Agreement Addenda guidelines for funding use, they will be used to provide Racial Equity Training for all Personal Health Services staff, Motivation Interviewing for providers and CD nurse, to upgrade the clinic area for Teens and for equipment to assist with clinic flow.

Assessment:

The funds will be released by the Women and Child Health Branch to Rowan County Health Department by February 7th and must be spent prior to June 30, 2019. Trainings will be available starting in February to allow the funds to be used in FY 18-19.

Recommendations:

The Health Department recommends the BA to be passed and processed to allow rapid utilization of funds.

167 - Maternal Child Mini Grants

\$20,757

MINI-GRANT EXPENDITURES						
	#	Cost	Amount	Line item	Number	Target
1. Racial Equality Workshop						
<i>\$275/person; 2 days</i>						\$7,700
All PHS staff + OA's	27	275	\$ 7,425.00	Training	559000	
Travel			\$ 275.00	Travel	558000	
2. Motivational Interviewing						
<i>\$399 per person 2 days</i>						\$ 1,197
Providers	2	399	\$ 798.00	Training	559000	
Travel			\$399	travel	559000	
3. Teen Friendly Clinic Upgrades						\$ 5,374.00
Posters/art work-rooms & waiting room			\$ 3,224.00	Office supplies	561005	
Charging station for IT	1	350	\$ 350.00	Other small equip	561095	
Chairs & table			\$ 1,500.00	Other small equip	561005	
Paint & supplies			\$ 300.00			
					576030	
4. Equipment Purchase						\$ 6,486.00
Scale for prenatal	1		\$ 1,867.00	F/A	576030	
Wall mounted height scale	2		\$ 20.00	Office supplies	561005	
Vital Sign monitors	3		\$ 3,555.00	F/A		
Mobil stand for VS monitors	3		\$ 1,044.00		576030	
TOTALS:			\$ 20,757.00			\$20,757

Summary

Training	559000	\$ 8,223.00
Travel	558000	\$ 674.00
Office Supplies	561005	\$ 3,544.00
Other Small Equip	561095	\$ 1,850.00
Fixed Asset	576030	\$ 6,466.00
Total		\$ 20,757.00

DEPARTMENTAL REQUEST FOR BUDGET ACTION

[illegible]

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 25, 2019
SUBJECT: Board Appointments

ATTACHMENTS:

Description

March 2019 Board Appointments

Upload Date

2/25/2019

Type

Cover Memo

MONTHLY BOARD APPOINTMENTS
March 4, 2019
COMMISSION MEETING

JUVENILE CRIME PREVENTION COUNCIL

The Board is asked to appoint Siobhan Allen to serve as the County Manager's designee on the Juvenile Crime Prevention Council. There are no term limits for this position.

REGION F AGING ADVISORY COMMITTEE

Kina Jackson applied to fill the unexpired term of a member who resigned in November 2018. This unexpired term will end June 30, 2019 at which time Ms. Jackson would be eligible for reappointment. This appointee will automatically serve on the HCCBG Committee.

ROWAN-IREDELL VOLUNTEER FIRE DEPARTMENT

Christopher Hutchison applied for reappointment for a 2-year term that will expire February 28, 2021.

John A. Dickerson and Gail W. Sharpe applied to fill 2 vacancies. If appointed, their terms would be for two (2) years expiring on February 28, 2021.

TOWN OF FAITH PLANNING – ETJ

Mary Morales applied for reappointment as an ETJ member of the Faith Planning Board. The term would be for two (2) years ending on February 28, 2021.

TOWN OF ROCKWELL PLANNING BOARD – ETJ

Dallene Yountz and Matt Duganne have both applied to serve as ETJ members. The term would be for two (2) years, expiring on February 28, 2022.

Elizabeth Boltz applied for reappointment; however she has served two (2) terms. Mayor Beauford Taylor has requested the Board consider waiving its established term limits in order for Ms. Boltz to be reappointed. The term would be for another two (2) years with a term expiration date of February 28, 2022.

CURRENT AND/OR UPCOMING VACANCIES:

Board	Role	Vacancies
Adult Care Home Advisory Committee	At Large	12
Cleveland Community VFD Board of Trustees	At Large	1
Board of Public Health	Optometrist	1
Board of Public Health	Veterinarian	1
Board of Public Health	Pharmacist	1
Enochville VFD Board of Trustees	At Large	1
Industrial Facilities and Pollution Control Finance Authority	At Large	3
Juvenile Crime Prevention Council	Chief of Police	1
Juvenile Crime Prevention Council	Substance Abuse Professional	1

Juvenile Crime Prevention Council	Faith Community	1
Juvenile Crime Prevention Council	County Commissioner	1
Historic Landmarks Commission	At Large	1
Region F Aging Advisory Committee	At Large	1
Zoning Board of Adjustment	At Large	1
Home and Community Care Block Grant Advisory Committee	Members of Region F Advisory Committee	1
Nursing Home Advisory Committee	At Large	5
Cardinal Innovations Healthcare Solutions	Family Member	1
City of Salisbury Zoning - ETJ	At Large	1
City of Salisbury Zoning - ETJ	Alternate	2
Town of Faith Planning - ETJ	At Large	1
Town of Spencer Planning and Zoning Board Adjustment - ETJ	Alternate	1
Town of Faith Zoning - ETJ	At Large	1

Barger, Carolyn M

From: noreply@civicplus.com
Sent: Tuesday, February 19, 2019 9:31 AM
To: Barger, Carolyn M
Subject: Online Form Submittal: Advisory Board Application

Advisory Board Application

ADVISORY BOARD APPLICATION

****THIS APPLICATION IS A PUBLIC RECORD AND MUST BE FULLY COMPLETED TO BE CONSIDERED****

If You Choose to Print & 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	Siobhan Allen
Date of Application	2/19/2019
Address	130 W. Innes Street
City	Salisbury
State	NC
Zip Code	28144
Home Phone	Field not completed.
Business Phone	704-216-8193
Cell Phone	Field not completed.
Fax Number	Field not completed.
Email Address	<u>Siobhan.Allen@rowancountync.gov</u>

Gender	Female
Education	BSW, MGH, MCC
Current Employer	Rowan County
Occupation	Management Analyst
I am interested in the following Board/Commissions (if listing more than one board, please list in the priority of your interest):	Juvenile Crime Prevention Council (JCPC)
Business/Civic Experience and why you feel you are qualified for this appointment:	Over 20 years experience with community programs and behavioral health services
Do you reside within the boundaries of Rowan County:	Yes
Have you ever been convicted of a felony?	No
Explanation of Felony (if applicable)	<i>Field not completed.</i>
I have reviewed the information contained in this application, and by initialing below, certify the information is true and correct. Initials:	S.A.

Email not displaying correctly? [View it in your browser.](#)

Barger, Carolyn M

From: advisoryboards@rowancountync.gov
Sent: Saturday, January 19, 2019 5:27 PM
To: Barger, Carolyn M
Cc: Wingler, Toni E
Subject: Kina Jackson - Advisory Board Application
Attachments: Kina-Jackson-636835156169238439.docx



Rowan County Board of Commissioners
130 West Innes Street
Salisbury, NC 28144
704 - 216 - 8180
FAX: 704 - 216 - 8195

APPLICATION FOR NOMINATION TO COUNTY BOARDS AND COMMITTEES

****This application is a Public Record and must be fully completed to be considered****

<u>Name:</u> Kina L Jackson	<u>Date:</u> 01/19/2019
<u>Address:</u> 222 Hall ES Street	<u>Home Phone:</u>
<u>City, State, Zip:</u> Salisbury, NC 28144	<u>County of Residence:</u> Rowan
<u>Email:</u> kina.jackson@duke.edu	<u>Work Phone:</u>
<u>Education:</u> Duke University: Doctor of Nursing Practice Student, Anticipated Graduation Date May 2020 Duke University: Master of Science in Nursing, August 2016 UNC-Charlotte: Master of Arts in Gerontology, August 2009 Winston Salem State University: Bachelor of Science in Nursing, January 2006 UNC-Charlotte: Bachelor of Arts in Sociology, Minor in Gerontology, May 2001	
<u>Current Employer:</u> WG Bill Hefner VA Medical Center	<u>Occupation:</u> Nurse Practitioner
<u>I am interested in the following Board / Commission:</u> Region F Aging Advisory Committee	
<u>Recent Community Activities:</u> Volunteer at my church as the lead clinician for the Health Ministry	

Why do you feel you are qualified for this appointment:

I have both the formal education and work experience in the field of geriatrics and gerontology to consult on issues that effect older adults. My nursing career spans from 2006 until the present. During this time, I have cared for older adults in various settings that include hospitals, long term care facilities, and those still residing in the community. I wish to volunteer on this committee as a way to give back and serve my community.

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: KLJ

Barger, Carolyn M

From: noreply@civicplus.com
Sent: Sunday, February 24, 2019 7:58 PM
To: Barger, Carolyn M
Subject: Online Form Submittal: Advisory Board Application

Advisory Board Application

ADVISORY BOARD APPLICATION

****THIS APPLICATION IS A PUBLIC RECORD AND MUST BE FULLY COMPLETED TO BE CONSIDERED****

If You Choose to Print & 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 Christopher Hutchison

Date of Application 2/24/2019

Address 17150 Dooley Rd

City Cleveland

State NC

Zip Code 27013-9164

Home Phone 7042781691

Business Phone *Field not completed.*

Cell Phone 7043266012

Fax Number *Field not completed.*

Email Address chutch1022@gmail.com

Gender	Male
Education	College Applied Science Degree in Industrial Management
Current Employer	Daimler Trucks
Occupation	Quality Inspector
I am interested in the following Board/Commissions (if listing more than one board, please list in the priority of your interest):	Fire Commissioner Rowan-Iredell Fire Department
Business/Civic Experience and why you feel you are qualified for this appointment:	I have been a Fire Commissioner previously for Rowan-Iredell Fire Department.
Do you reside within the boundaries of Rowan County:	Yes
Have you ever been convicted of a felony?	No
Explanation of Felony (if applicable)	<i>Field not completed.</i>
I have reviewed the information contained in this application, and by initialing below, certify the information is true and correct. Initials:	CH

Email not displaying correctly? [View it in your browser.](#)

Barger, Carolyn M

From: noreply@civicplus.com
Sent: Sunday, February 24, 2019 7:21 PM
To: Barger, Carolyn M
Subject: Online Form Submittal: Advisory Board Application

Advisory Board Application

ADVISORY BOARD APPLICATION

****THIS APPLICATION IS A PUBLIC RECORD AND MUST BE FULLY COMPLETED TO BE CONSIDERED****

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*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	John Abram Dickerson
Date of Application	2/24/2019
Address	15325 COOL SPRINGS RD
City	CLEVELAND
State	NC
Zip Code	27013
Home Phone	704-278-9195
Business Phone	Field not completed.
Cell Phone	704-754-0168
Fax Number	Field not completed.
Email Address	dydickerson@att.net

Gender	Male
Education	HS Graduate & some College
Current Employer	Retired
Occupation	Retired
I am interested in the following Board/Commissions (if listing more than one board, please list in the priority of your interest):	Rowan Iredell Volunteer Fire Department
Business/Civic Experience and why you feel you are qualified for this appointment:	Serve on the board for RICCE, Kennedy Hall American Legion (Cans for Cancer).
Do you reside within the boundaries of Rowan County:	Yes
Have you ever been convicted of a felony?	No
Explanation of Felony (if applicable)	<i>Field not completed.</i>
I have reviewed the information contained in this application, and by initialing below, certify the information is true and correct. Initials:	JAD

Email not displaying correctly? [View it in your browser.](#)

Barger, Carolyn M

From: noreply@civicplus.com
Sent: Sunday, February 24, 2019 5:38 PM
To: Barger, Carolyn M
Subject: Online Form Submittal: Advisory Board Application

Advisory Board Application

ADVISORY BOARD APPLICATION

****THIS APPLICATION IS A PUBLIC RECORD AND MUST BE FULLY COMPLETED TO BE CONSIDERED****

If You Choose to Print & 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	Gail Wooten Sharpe
Date of Application	2/24/2019
Address	5015 South River Church Road
City	Cleveland
State	NC
Zip Code	27013
Home Phone	704-278-0651
Business Phone	704-881-8229
Cell Phone	704-881-8229
Fax Number	Field not completed.
Email Address	gail.sharpe@icloud.com

Gender	Female
Education	West Rowan High School
Current Employer	Todd Sharpe Truckin
Occupation	Owner
I am interested in the following Board/Commissions (if listing more than one board, please list in the priority of your interest):	Rowan Iredell Volunteer Fire Department
Business/Civic Experience and why you feel you are qualified for this appointment:	Providence Presbyterian Church Rowan Iredell VFD Chad's Challenge
Do you reside within the boundaries of Rowan County:	Yes
Have you ever been convicted of a felony?	No
Explanation of Felony (if applicable)	<i>Field not completed.</i>
I have reviewed the information contained in this application, and by initialing below, certify the information is true and correct. Initials:	GWS

Email not displaying correctly? [View it in your browser.](#)



Post Office Box 37
100 North Main Street
Faith, North Carolina 28041-0037
Telephone: (704) 279-7500
Facsimile: (704) 279-0408
Email: ~~clerk@rowannc.gov~~
faithtownclerk@yahoo.com

February 14, 2019

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

Dear Rowan County Commissioners:

The Board of Aldermen of the Town of Faith has reapproved T. Mary E. K. Morales to serve as an out-of-town member of the Town of Faith Planning Board. Mrs. Morales resides at 5830 Faith Road, Salisbury, North Carolina.

We would appreciate your reapproval of Mrs. Morales for this position. Thank you for your time regarding this matter. We look forward to your reply.

Sincerely,

Karen C. Fink
Town Clerk
Town of Faith Board of Alderman

Appointment Process

Interested individuals should obtain and submit an application to the County Manager's Office for consideration by the Board of Commissioners. Typically, applications are submitted to the Board during the first commission meeting in the month and must be received by the Clerk to the Board by 5pm the second Friday prior to the meeting. Please feel free to contact the Clerk to the Board at 704-216-8180 with any questions.

After the Commission meeting all applicants are notified of the Board's decision.

THIS APPLICATION IS PUBLIC RECORD

All fields with (*) must be completed for successful submission.

You must enter a valid email address. You will receive a copy of your application by email upon successful completion.

First Name:*

T. Mary

Last Name:*

Morales

Address:*

5830 Faith Rd

State:*

NC

County of Residence*

Rowan

Email Address*

mary_morales4@yahoo

Education:

Middle Name:

K.E.

Date:*

2/14/2019

City:*

Salisbury

Zip Code:*

28146

Home Phone

704 797 6159

Work Phone

Current Employer:

Retired

Occupation:

N/A

I am interested in the following Board/Commission:*

Planning Board, Faith, NC

Recent Community Activities:*



The following are current Activities:

Planning Board ~ Faith, NC

Friendship Baptist Church Administrative Council

Friendship Baptist Church Financial Secretary

Shue Missionary Ministry Project coordinator

Why do you feel you are qualified for this appointment:*

I have a strong background in finance, generally understand zoning codes and try conscientious decisions .



Have you ever been convicted of a felony?:*

☐ Yes

☒ 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*

MKM

I'm not a robot

reCAPTCHA
Privacy - Terms

Submit

Town of Rockwell



202 East Main Street
PO Box 506
Rockwell, NC 28138-0506

Phone: 704-279-2180
Fax: 704-279-0454
Email: clerk@rockwellnc.org

February 11, 2019

Rowan County
130 W. Innes Street
Salisbury, NC 28144

Reference: ETJ member for Town of Rockwell Planning Board

To Whom It May Concern:

Mr. Mike Cauble has resigned from the Town Planning Board. Mr. Cauble represented the ETJ area. At this time it is the wish of the Town Board of Aldermen that you will consider filling this vacated slot with Ms. Dallene Yontz. She resides at 370 Olde Fields Drive, Salisbury. If appointed, her term would expire in February 2022.

If you have any questions concerning this matter, please do not hesitate to give us a call. Thank you in advance for your consideration in this matter.

Sincerely,

Beauford Taylor

Beauford Taylor
Mayor



Rowan County Board of Commissioners
 130 West Innes Street
 Salisbury, NC 28144
 704 - 216 - 8180
 FAX: 704 - 216 - 8195

APPLICATION FOR NOMINATION TO COUNTY BOARDS AND COMMITTEES

****This application is a Public Record and must be fully completed to be considered****

<u>Name:</u> Dallene Yontz	<u>Date:</u> 01/31/2019
<u>Address:</u> 370 Olde Fields Drive	<u>Home Phone:</u>
<u>City, State, Zip:</u> Salisbury, NC 28146	<u>County of Residence:</u> Rowan
<u>Email:</u> Dale.realtor@yahoo.com	<u>Work Phone:</u> 704-202-3663
<u>Education:</u> East Rowan High School	
<u>Current Employer:</u> Dale Yontz Realty, LLC	<u>Occupation:</u> REALTOR
<u>I am interested in the following Board / Commission:</u> Town of Rockwell, NC planning board	
<u>Recent Community Activities:</u> VP of Rockwell Elementary School and President of the Rowan County PTA Council. I am also member of the Rowan Salisbury Board of REALTORS, Triad MLS and the Charlotte MLS.	
<u>Why do you feel you are qualified for this appointment:</u> I am involved in the county school systems and have background of real estate and zoning for 30 years.	
<u>Have you ever been convicted of a felony ?</u> No	
<u>If the answer is yes above, please explain:</u>	
<u>I have reviewed the information contained in this application, and by initialing below certify that the information is true and correct.</u> Initial: DY	

Town of Rockwell



202 East Main Street
PO Box 506
Rockwell, NC 28138-0506

Phone: 704-279-2180
Fax: 704-279-0454
Email: clerk@rockwellnc.org

February 18, 2019

Rowan County
130 W. Innes Street
Salisbury, NC 28144

Reference: ETJ member for Town of Rockwell Planning Board

To Whom It May Concern:

At this time it is the wish of the Town Board of Aldermen that you will consider filling a vacant slot on the Town Planning Board with Mr. Matt Duganne. He resides at 320 Olde Fields Drive, Salisbury. If appointed, his term would expire in February 2022.

If you have any questions concerning this matter, please do not hesitate to give us a call. Thank you in advance for your consideration in this matter.

Sincerely,

Beauford Taylor

Beauford Taylor
Mayor



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: Matt Duganne Date of Application: 02 / 14 / 2019

HomeAddress: 320 Olde Fields Dr., Salisbury, NC 28146
Street Address, City, Zip Code

Home Phone: 980-565-5077 Business Phone: 980-875-2733

Cell Phone: 980-565-5077 Fax Number: _____

Email Address: mtduganne@gmail.com Gender: Male ☒ Female ☐

Education: BS, Nuclear Energy Engineering Technology, expected 2019; A.L. Brown High School, 2005

Current Employer: Duke Energy Occupation: Maintenance Technician

I am interested in the following Board/Commissions (If listing more than one board, please list in the priority of your interest: Rockwell Planning Board

Business/Civic Experience and why you feel you are qualified for this appointment:

I am a lifelong learner. This would be an opportunity to give back to the community that I have been part of since I returned from military service.

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: MTD



Town of Rockwell

202 East Main Street Phone: 704-279-2180
PO Box 506 Fax: 704-279-0454
Rockwell, NC 28138-0506 Email: clerk@rockwellnc.org

February 22, 2019

Rowan County
130 W. Innes Street
Salisbury, NC 28144

Reference: ETJ member for Town of Rockwell Planning Board

To Whom It May Concern:

We are pleased that Elizabeth Boltz has decided to reapply for our planning board as a representative for the ETJ. We have been very hard pressed to find people that are willing to volunteer to serve on the planning board. Ms. Boltz has been a great asset to the Town. It is our request that you will please consider waiving the term limit for her reappointment. Even with the new applications that you have received we will still be short two members. We feel that her experience will be a huge benefit to the planning board.

If you have any questions concerning this matter, please do not hesitate to give us a call. Thank you in advance for your consideration in this matter.

Sincerely,

Beauford Taylor

Beauford Taylor
Mayor

Barger, Carolyn M

From: noreply@civicplus.com
Sent: Friday, February 22, 2019 7:42 AM
To: Barger, Carolyn M
Subject: Online Form Submittal: Advisory Board Application

Advisory Board Application

ADVISORY BOARD APPLICATION

****THIS APPLICATION IS A PUBLIC RECORD AND MUST BE FULLY COMPLETED TO BE CONSIDERED****

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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	Elizabeth M. Boltz
Date of Application	2/22/2019
Address	8620 Forest Drive
City	Rockwell
State	NC
Zip Code	28138
Home Phone	7042797171
Business Phone	Field not completed.
Cell Phone	704-682-1317
Fax Number	Field not completed.
Email Address	<u>marinoltz@gmail.com</u>

Gender	Female
Education	BA Psychology
Current Employer	The Arc of North Carolina
Occupation	Director/Management of statewide non-profit
I am interested in the following Board/Commissions (if listing more than one board, please list in the priority of your interest):	The Rockwell Planning Board
Business/Civic Experience and why you feel you are qualified for this appointment:	I have served on the Rockwell Planning Board for several years and am currently the chairperson of this board. I work at a non-profit in compliance and quality management. I know that my non-profit experience with policy and procedure is helpful in the work of this board. I came to Rowan County 28 years ago as a Catawba student and chose to stay after graduation to live and eventually raise a family here. I have lived in Rockwell for 16 years and am connected to this community and want to see it thrive.
Do you reside within the boundaries of Rowan County:	Yes
Have you ever been convicted of a felony?	No
Explanation of Felony (if applicable)	<i>Field not completed.</i>
I have reviewed the information contained in this application, and by initialing below, certify the information is true and correct. Initials:	EMB

Email not displaying correctly? [View it in your browser.](#)