



ROWAN COUNTY COMMISSION AGENDA
March 16, 2020 - 6:00 PM
J. Newton Cohen, Sr. Room
J. Newton Cohen, Sr. Rowan County Administration Building
130 West Innes Street, Salisbury, NC 28144

Call to Order

Invocation

Provided By: Chaplain Michael Taylor

Pledge of Allegiance

Consider Additions to the Agenda

Consider Deletions From the Agenda

Consider Approval of the Agenda

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

- Consider Approval of the Minutes of March 2, 2020

1 Consider Approval of Consent Agenda

- A. Tax Refunds for Approval
- B. Schedule Quasi-judicial Hearing for CUP 01-20 (Suretha Springs: Event Center) for April 20, 2020
- C. Library Request for West End Plaza Space
- D. The Grand On Julian, LLC
- E. Sale of Surplus Vehicles

2 Public Comment Period

3 Quasi-Judicial Hearing: CUP 08-16 Amendment Request from Trent Cherry

4 Public Hearing: Vested Rights Request for Cherry Treesort

5 ZTA 02-19: Ground Mounted Solar Energy System

6 Proclamation Honoring the Legacy of Alex Clark

- 7 Proclamation for Child Abuse Prevention Month
- 8 Presentation Regarding Radio System Upgrades
- 9 West End Plaza Agricultural Center Interior Renderings
- 10 Consider Approval of Apple Lease Resolution for Rowan Salisbury School System
- 11 Rowan County Transit Discussion
- 12 Litter Report
- 13 Schedule Public Hearing for April 6, 2020 to Consider Revisions to the Personnel Ordinance
- 14 Financial Report
- 15 Budget Amendments
- 16 Closed Session
 - To Consider Potential Lease for West End Plaza
- 17 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:

DATE:

SUBJECT: Provided By: Chaplain Michael Taylor

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: Carolyn Barger, Clerk to the Board
DATE: March 6, 2020
SUBJECT: Consider Approval of the Minutes of March 2, 2020

ATTACHMENTS:

Description

March 2, 2020 Minutes

Upload Date

3/9/2020

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

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

March 2, 2020 – 3:00 PM

J. NEWTON COHEN, SR. ROOM

J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING

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

Absent: Mike Caskey, 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 3:00 p.m.

Chaplain Michael Taylor provided the Invocation.

Chairman Edds led the Pledge of Allegiance.

CONSIDER ADDITIONS TO THE AGENDA

- Chairman Edds added attorney-client privileged communication to Closed Session.
- Chairman Edds added a Proclamation Honoring the Legacy of Alex Clark to the agenda as item #8A.

CONSIDER DELETIONS FROM THE AGENDA

There were no deletions from the agenda.

CONSIDER APPROVAL OF THE AGENDA

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

CONSIDER APPROVAL OF THE MINUTES

Commissioner Klusman moved, Commissioner Greene seconded and the vote to approve the minutes of the February 17, 2020 and February 24, 2020 Commission Meetings passed unanimously (4-0).

1. CONSIDER APPROVAL OF CONSENT AGENDA

Commissioner Klusman moved approval of the Consent Agenda. The motion was seconded by Commissioner Greene and passed unanimously (4-0).

The Consent Agenda consisted of the following:

- A. Sale of Ground Lease Hangar
 - B. NCDOT Resolution for Secondary Road Petition Process
 - C. Sale of Ground Lease Hangar (2 of 2)
 - D. Closure for Taxiway Rehabilitation
 - E. Schedule Quasi-Judicial Hearing for an Amendment to CUP 08-16: Cherry Treesort and Consideration of a Vested Right for 5 Years
 - F. Fighting Against Cancer Together Event at WEP
 - G. CommScope Donor Hold Harmless Agreement
 - H. Reserve Funds for Repairs at RiverPark at Cooleemee Falls
 - I. West End Plaza Leasing Policy
- Before opening Public Comment Period, Chairman Edds reported the County's website contained a 2019 Rowan County Litter Mitigation Report. Chairman Edds noted the amount of trash picked up from roadsides by the Department of Environmental Management alone totaled 47.99 tons of litter and 157 tires.

2. PUBLIC COMMENT PERIOD

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

3. PUBLIC HEARING & SUMMARY PRESENTATION – EDC ‘PROJECT TOASTER’

Scott Shelton, Vice President of the Economic Development Commission (EDC), presented the request for the economic development incentive for ‘Project Toaster’. Mr. Shelton announced the company behind the Project was Powerhouse Recycling (Company). According to Mr. Shelton, the Company currently employed over 150 people at its facility located at 220 Ryan Patrick Drive.

Mr. Shelton said the Company planned to expand by adding 100,000 square feet of space in the back of its facility. The existing public sewer line, owned by the City of Salisbury, ran along the back of the Company's property and in the path of the proposed expansion. In order to accommodate the expansion, the sewer line would have to be moved to the rear property line.

The expansion would not result in a significant increase in water/sewer usage. Therefore, the estimated cost (\$135,000) associated with moving the line was the responsibility of the Company.

The EDC was assisting the Company to pursue a \$110,000 Rural Division Infrastructure Grant (Grant) through the State of North Carolina. The Grant would be used to help fund the relocation of the sewer line. A decision regarding the Grant would not be made until April 16, 2020.

The Company planned to invest approximately \$4.25 million and also add 56 new jobs over the next three (3) years as part of the expansion. The majority of the infrastructure improvements would be completed by the end of 2020.

Mr. Shelton continued by highlighting the revenue the County would receive as a result of the project.

Chairman Edds opened the public hearing to receive citizen input regarding the incentive for the proposed project. With no one coming forward to address the Board, Chairman Edds closed the public hearing.

Commissioner Pierce moved to approve the economic incentive package for Powerhouse Recycling. The motion was seconded by Commissioner Greene and passed unanimously (4-0).

4. PUBLIC HEARING: 2020-21 HOME FUNDING ACTION PLAN

Planning Director Ed Muire explained that as a member of the Cabarrus/Iredell/Rowan HOME Consortium, Rowan County anticipated receiving approximately \$192,081 in project funds for FY 2020-21. As noted in the County's application, Staff anticipated the required match for participation [25% of project funds] would be obtained from Urgent Repair Program funds (NC Housing Finance Agency) and a property donation in the Town of Spencer. Both of these qualify as non-Federal sources and can be used as matching funds.

The scope of the FY 20-21 program would provide housing rehabilitation to at least five (5) owner occupied homes in the County. The County's application for submittal to the City of Concord was in the agenda packet.

According to the staff report regarding the Program Administration, the Salisbury Community Development Corporation (CDC) had managed the County's HOME program since 2012 and Staff recommended the agency for administration of the FY 20-21 program. Housing and Urban Development (HUD) rules stipulated that procurement was necessary when general project administration exceeded \$25,000; however, based on an anticipated allocation of \$192,081, the maximum allowable project administration funds amounted to \$11,525. Therefore, no formal bids were necessary.

Chairman Edds opened the public hearing to receive citizen input regarding the HOME Funding Action Plan for 2020-21. With no one wishing to address the Board, Chairman Edds closed the public hearing.

Commissioner Klusman asked if the grant amount was the same as the prior year. Mr. Muire responded yes and explained how the funding cycle worked.

Commissioner Greene inquired as to the average spent on the homes. Mr. Muire reported the cap was \$40,000; however, he said not all homes reached this amount.

In response to an inquiry from Commissioner Klusman, Mr. Muire discussed how the grant funds were always “rolling.” Mr. Muire stated the number of homes actually worked on ranged from 5 to 8 each year, depending on the number of active programs.

Commissioner Klusman suggested showing the before and after pictures next year. Mr. Muire said the Consortium put together an update each year called the CAPER that was sent to HUD. Mr. Muire said he would send the CAPER to the Board.

Commissioner Greene asked who followed up on the grants and Mr. Muire said Staff was asking the Board to continue the County’s relationship with Salisbury Community Development for the administrative services.

Commissioner Pierce moved, Commissioner Klusman seconded and the vote to approve the FY 2020-21 HOME Funding Action Plan passed unanimously (4-0).

Commissioner Pierce moved approval to authorize the County Manager to sign the application as the Certifying Official; to authorize the County Manager to sign all administrative related housing documents associated with the program and to authorize the County Manager to enter into a contract with the Salisbury CDC to administer the County’s HOME Program for FY 20-21. The motion was seconded by Commissioner Greene and passed unanimously (4-0).

5. UPDATE: SOLAR ENERGY SYSTEM MORATORIUM [ZTA 02-19]

Planning Director Ed Muire provided a handout containing text from the existing Zoning Ordinance for reference. Mr. Muire recalled the Commissioners had enacted a 6-month moratorium on the creation or expansion of any new ground mounted solar energy system in the County's planning jurisdiction, beginning October 7, 2019 and it was scheduled to expire April 7, 2020.

Committee B of the Planning Board was tasked with review of the current standards and preparing recommendations for text changes to the Zoning Ordinance. Their study involved comparison of adjoining county ordinances, inventory of current sites in the county, material from the UNC School of Government and presentations/discussion from different perspectives in the solar industry and community stakeholders.

Mr. Muire said he was presenting a status update and the Board would not be asked to take any action during the current meeting.

Mr. Muire proceeded by discussing the proposed text amendments in the agenda packet. The solar energy systems were classified as:

- Type 1 - Ground mounted of six thousand (6,000) square feet or less; or, roof mounted on any code compliant structure.
- Type 2 - Ground mounted that exceeds six thousand (6,000) square feet and having a gross acreage sum that does not exceed fifteen (15) acres.
- Type 3 - Ground mounted having a gross acreage sum that exceeds fifteen (15) acres.

Commissioner Pierce asked if the 6,000 square feet referred to panels or acreage. Mr. Muire said 6,000 square feet of panels.

With regards to the setback requirements, Commissioner Pierce asked if the 300' setback requirement from any residence included outbuildings. Mr. Muire said the way the text was recommended pertained to existing residences. Mr. Muire said if there was no residence, church or school on the tract the 300' setback did not apply. The requirement applied to Type 2 or Type 3. Mr. Muire said the standards would apply regardless of the zoning district.

Mr. Muire continued with the review of the proposed text amendments. During the review there was a question and answer period between the Board members and Mr. Muire.

Commissioner Klusman asked if the County was requiring any type of bond for the decommissioning. Commissioner Klusman said if there was no financial responsibility connected to the decommissioning, the solar company could "walk out the door." Mr. Muire said there was a requirement in the plan.

Mr. Muire said he and County Attorney Jay Dees had discussed a request for notice of sale. Mr. Muire expressed hope the required notice would prompt the perspective owner's attorney to notify the County when the sale occurred, which was how staff would know signs needed to be updated and the bond needed to be changed.

Mr. Muire discussed the changes in the Table of Uses.

Going back to the subject of a Decommissioning Plan (Plan) and requiring a bond, Mr. Muire highlighted the proposed Plan in the agenda packet. Mr. Muire said the Legislature had directed the Environmental Management Commission and there was an effort underway to draft a set of standards and the standards must be submitted by January 2022.

Commissioner Greene raised the issue of who the bond would be payable to (the landowner or the County). Commissioner Greene suggested since the County was not the landowner, the County could possibly require an escrow account. County Attorney Jay Dees said the County's authority usually came under the issuance of the Conditional Use Permit, which granted the County permission to go onto a property and remedy violations. Mr. Dees said staff would follow up on the suggestion.

Committee B provided their recommended text to the Planning Board for a Courtesy Hearing which was conducted on February 24, 2020. The Planning Board provided a favorable recommendation (6-2) on the accompanying text and decommissioning plan in the agenda packet, with the following reservations or concerns:

1. Tract Size - Is 15 acres an appropriate threshold between a Type 2 and Type 3 facility? If so, will this encourage the designation of Industrial districts in the Rural Agricultural areas of the county?
2. Screening - Should there be an option to allow existing trees or vegetation that satisfies the screening requirement to remain in place as opposed to removing and replanting with the ordinance standard? Should the residence of a landowner that leases property to a solar system be required to be screened and subject to setbacks?
3. Bond - Will the 1.25 times the decommissioning estimate amount be sufficient to remove the facility in 20 years? Can the bond be issued to the landowner as opposed to the County and still have an effective decommissioning plan?
4. Time - Does the Planning Board or committee need more time to review the recommendations and receive additional input? Correspondence from the solar industry seemed to support additional study of the topic and standards.

Chairman Edds questioned whether the County would have the right to go onto a landowner's property and tear down a solar farm if a bond was made out to the landowner. Mr. Muire said the Planning Board saw the role of the County as the permitting authority to be responsible for the cleanup. Mr. Muire felt the general idea was the County should be responsible for initiating and managing the cleanup. Mr. Dees said once the economic shelf-life had expired the companies did not want to come back in and clean up; however, the County has the "teeth" to make the cleanup happen. Mr. Dees said the County had the right to abate zoning violations, which in this discussion would be not removing the solar farm.

Mr. Dees suggested the questions should be submitted so they could be addressed more specifically.

Mr. Muire said there were a couple of options for the Commissioners to consider. The Commissioners could do nothing or refer the matter back to the Planning Board for

further study. Mr. Muire said if the matter did go back to the Planning Board it was likely the moratorium would need to be extended and another hearing would need to be advertised and held. Mr. Muire said the text could be presented at the next Commission Meeting on March 16, 2020 and the hearing could be held the first meeting in April. Mr. Muire explained that if the Commissioners were to go outside the scope of the Planning Board's recommendations, it would be necessary to send the issue back to them.

Commissioner Pierce asked if there was anyone waiting for the moratorium to end. Mr. Muire said the County did not have any applications but there could be some interest.

Commissioner Pierce said he would like for Commissioner Caskey to be able to provide input on the proposed text before moving forward.

Mr. Dees said some good questions had been raised in the current meeting.

Commissioner Greene said he would like to see language added for an annual inspection and to include a fee for the inspections.

Commissioner Greene praised Planning Staff for their work on the proposed text and Commissioner Klusman concurred.

In conclusion, Mr. Muire said the update was for informational purposes only. Mr. Muire said he would put the comments from the Board on the agenda for March 16, 2020.

Chairman Edds asked Mr. Muire to share the Board's appreciation to Committee B for their work on the text amendments.

6. CONSIDER APPROVAL OF WAFFLE HOUSE ARCHITECTURAL PLANS FOR WEST END PLAZA OUTPARCEL ON STATESVILLE BOULEVARD

County Attorney Jay Dees referred to the documentation in the agenda packet from Waffle House with regards to engineering plans, etc. for a new restaurant to be located on the undeveloped outparcel at West End Plaza (WEP). Mr. Dees said the undeveloped parcel was subject to the Declaration of Restrictive Covenants for WEP.

Mr. Dees explained the covenants required Waffle House to get architectural plan approval from the Declarant (or owner, Rowan County). Mr. Dees said it was undetermined at this point concerning underground sewer connections.

Drew Joiner from Waffle House was present to answer any questions pertaining to the plans in the agenda packet. Mr. Dees said if the County took care of approval of the architectural plans, the next question was whether the County could accommodate the underground sewer connect or if Waffle House would have to connect to the City of Salisbury's (City) main on Statesville Boulevard. Mr. Dees said there was questions as to the County's capacity and the condition of the lines. Mr. Dees recalled the County had to perform a major project behind the former theater to repair and replace lines at

that location. Mr. Dees said it was recognized the best option might be to connect to the City main.

Mr. Dees said the question today was whether to approve the architectural plans.

Commissioner Pierce inquired as to where the entrance to the restaurant would be located. Mr. Joiner responded the entrance would be off the main drive for WEP Boulevard and there would be a separate entrance to the access road.

Commissioner Greene commented at some point the County would have to tear down the former theater. Commissioner Greene asked if the connection would be at the theater's location. Mr. Dees said, "that is what we believe." Mr. Dees said the County had surveyors who had certified they had located the sewer lines. Mr. Dees said there was already a cleanout and connection at the empty lot that had been there from day one. Mr. Dees reported the City could not tell the County why the City did not accept this line into their system during the original development in the early 1980's, which was a red flag for everyone. Mr. Dees said there were cost issues involved with the development. One of the questions was if the County made changes to the architectural plans, the cheaper option was to connect to the County's system.

Mr. Dees confirmed to Chairman Edds the reason Waffle House was before the Board was due to the restrictive covenants requiring the County to approve the architectural plans.

The Board discussed at length its preferences for the quality of the building Waffle House planned to erect. Mr. Joiner responded by highlighting the types of materials to be used.

Mr. Joiner said he could provide the Board with color renderings; however, he did not currently have the renderings with him. Mr. Joiner pointed out he was not present under any type of zoning ordinances but rather under the Declaration from 1987. Mr. Joiner said it would be helpful to consider what was aesthetically required, as well as the buildings already in existence.

Commissioner Greene informed Mr. Joiner the County was preparing to spend millions of dollars on the WEP and the Board expected to have as nice a building as possible from Waffle House and not a building compared to those in existence from 20–30 years ago.

Commissioner Klusman emphasized the type of building she wanted to see from Waffle House. Commissioner Klusman said there would be thousands of people that would be utilizing the future conference space WEP.

Discussion ensued regarding other Waffle House locations. Chairman Edds reiterated Commissioner Greene's comments and said the County was embarking on a large

remodeling for WEP and the County was going to require new businesses to step up the quality of their facilities. Chairman Edds also noted that he personally did not like the yellow Waffle House signs and preferred to see better for Rowan County.

Mr. Joiner said the proposed building fits with the City's zoning. Chairman Edds said the Board understood this but the County had a say because the County owned the property. Chairman Edds stressed the County wanted better.

Commissioner Klusman suggested Mr. Joiner view the renderings for the proposed remodel at WEP. Commissioner Klusman preferred the signage be at ground level. Mr. Joiner responded the elevation of the sight falls off from Statesville Boulevard about 10-11 feet. Mr. Joiner said leveling the ground and putting in a monument sign when the Declarations permit a much taller sign might be difficult to accomplish.

Commissioner Pierce said the Board did not wish to dictate what Waffle House had to do with its restaurant; however, he agreed Mr. Joiner should review the renderings for the remodeling to take place of the WEP. Commissioner Pierce said the County wanted the best-looking Waffle House possible.

Chairman Edds said he did not wish to move forward with approval at this time but would like to try to work with Mr. Joiner for a facility both parties would be proud of.

7. PIEDMONT SKYDIVING RELOCATION

Valerie Steele, Airport and Transit Director, presented the request for the relocation of Piedmont Skydiving from its current location to the west side of the runway. The area was cleared and seeded and was ready to be leased for construction of a removable building prior to moving operations to the new drop zone. Ms. Steele expressed hope that by July 2020 the operations could move into the new drop zone.

Chairman Edds welcomed the owner of Piedmont Skydiving, LLC, Daniel McNulty. Chairman Edds said Mr. McNulty had purchased the business in May 2015.

Mr. McNulty said when the previous owner had the business, there were about 500 skydives per year. Mr. McNulty said the business had grown and last year there were 4500 jumps. Mr. McNulty said the change in location and the space was needed. Mr. McNulty said he would be able to bring more experienced jumpers to help teach people to skydive, as well.

Commissioner Pierce moved approval of the Piedmont Skydiving relocation. The motion was seconded by Commissioner Klusman and passed unanimously (4-0).

8. CONSIDER APPROVAL OF BOARD APPOINTMENTS **GRANITE QUARRY PLANNING BOARD ETJ APPOINTMENTS**

The Town Board for Granite Quarry previously recommended Jared Mathis for appointment as an ETJ **Alternate** to its Planning Board. The County Commissioners

approved the Town's request on December 2, 2019. This left one (1) vacant ETJ seat on their Planning Board.

During the Town's meeting in January 2020, the Town Board voted to approve switching Jared Mathis from the **Alternate** ETJ seat to the regular ETJ seat. The Commissioners are asked to approve the change. With approval, the term would still expire 7-31-2022.

Commissioner Pierce moved to approve switching Mr. Mathis from the Alternate ETJ seat to the regular ETJ seat as requested. The motion was seconded by Commissioner Greene and passed unanimously (4-0).

The County also received an application from Delores Anderson Shannon. According to the Granite Quarry Clerk, Ms. Shannon should be considered for the now vacant **Alternate** seat (approved above). This term would expire on 7-31-2022.

Commissioner Klusman moved to appoint Ms. Shannon followed by a second from Commissioner Pierce. The motion carried unanimously (4-0).

ROWAN COUNTY ZONING BOARD OF ADJUSTMENT

David Miller applied for reappointment. The term would be for three (3) years, expiring on February 28, 2023.

Commissioner Klusman moved, Commissioner Pierce seconded and the vote to reappoint David Miller passed unanimously (4-0).

TOWN OF ROCKWELL PLANNING AND ZONING BOARD

The Mayor for the Town of Rockwell submitted a letter requesting a waiver of term limits for the reappointment of Wesley Plyler and Richard Terrell, Sr. The letter indicates the valuable input of these two (2) board members and the difficulty of finding other volunteers to serve.

The Board of Commissioners is asked to waive the term limits established in the Resolution that governs the board appointment process and to reappoint both members. The terms for both would be for three-years and expire on February 28, 2023.

Commissioner Pierce moved to waive the term limits as requested for the Resolution that governs the board appointment process. The motion was seconded by Commissioner Greene and passed unanimously (4-0).

Commissioner Pierce moved the reappointment of Mr. Plyler and Mr. Terrell. The motion was followed by a second from Commissioner Greene and carried unanimously (4-0).

ADDITION

Proclamation Honoring the Legacy of Alex Clark

The Board skipped this item and it will be added to the next Board of Commissioners Meeting for consideration.

9. CLOSED SESSION

Chairman Edds moved at 4:55 p.m. for the Board to enter Closed Session pursuant to North Carolina General Statute § 143-318.11(a)(1) to consider approval of the minutes of the Closed Sessions held on December 16, 2019; January 6, 2020; and February 24, 2020; § 143-318.11(a)(6) for a personnel matter; and § 143-318.11(a)(3) for attorney-client privileged communication regarding pending litigation for Thelma's lease at West End Plaza and tax collections. The motion was seconded by Commissioner Greene and passed unanimously (4-0).

The Board returned to Open Session at 6:20 p.m. and the following actions were taken:

- Chairman Edds moved to reclassify the Transit Coordinator position to Transit Safety and Training Officer. The motion was seconded by Commissioner Pierce and passed unanimously (4-0).
- Chairman Edds moved to offer and hire Wendell "Chip" Main, II for the position of County Assessor with a starting salary of \$95,000 annually; a maximum of up to \$5,000 for relocation assistance that would be reimbursable upon presentation of related receipts to move to Rowan County; and, the start date would be March 23, 2020. Chairman Edds continued with the motion stating that in accordance with North Carolina General Statutes, the term would be to complete that of the previous Tax Administrator, which would be March 23, 2020 through August 26, 2020. The second term would begin on August 27, 2020 for three (3) years through August 26, 2023. The motion was seconded by Commissioner Pierce and carried unanimously (4-0).

10. ADJOURNMENT

There being no further business to come before the Board, Commissioner Greene moved to adjourn at 6:23 p.m. The motion was seconded by Commissioner Klusman and passed unanimously (4-0).

Respectfully Submitted,

Carolyn Barger, MMC, NCMCC
Clerk to the Board

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: Casey Robinson, Assistant Tax Collector
DATE: March 4, 2020
SUBJECT: Tax Refunds for Approval

ATTACHMENTS:

Description	Upload Date	Type
January 2020 VTS Refunds	3/4/2020	Cover Memo
January 2020 Tyler Refunds	3/4/2020	Cover Memo
Februray 2020 AS400 Refunds	3/4/2020	Cover Memo

ENTERED
3/4/2020

3/20/2020

JANUARY 2020 VTS REFUNDS

TAXPAYER NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	REFUND REASON	TRANS #	REFUND
ADAMS, ALLISON DUPREE	304 RICHMOND RD		SALISBURY	NC	28144	Vehicle Sold	119059242	71.06
ADAMS, FRANK III	304 RICHMOND RD		SALISBURY	NC	28144	Vehicle Sold	178588860	102.30
ADAMS, TIMOTHY TURRELL	706 W KERR ST		SALISBURY	NC	28144	Vehicle Sold	178588779	50.37
AMERICAN TEXTILE RECYCLING INC	1618 JAKE ALEXANDER BLVD WEST		SALISBURY	NC	28147	Vehicle Sold	178112286	175.16
BARNETT, ROGER DALE	PO BOX 628		FAITH	NC	28041	Vehicle Sold	119805524	6.78
BASS, JASON EDWARD	245 HARTLEY RD		SALISBURY	NC	28146	Tag Surrender	118918756	5.49
BIZIAK, ALLEN JOSEPH	1670 W RIDGE RD		SALISBURY	NC	28147	Tag Surrender	119646342	58.78
BLACKWELDER, DARRELL EUGENE	1125 PEBBLE PT		SALISBURY	NC	28146	Vehicle Sold	119881792	5.37
BLANKENSHIP, ERIC DOAK	220 PRESCOT DR		SALISBURY	NC	28144	Tag Surrender	178588422	113.39
BLIZZARD, SHIRLEY ANN	1031 BURKESWAY DR		SALISBURY	NC	28146	Vehicle Sold	119059090	73.58
BLOODWORTH, ROBERT HARRISON	909 FAIRMONT AVE		SALISBURY	NC	28144	Vehicle Sold	179708739	14.62
BOGER, KAREN ALLEN	250 DALLAS DR		ROCKWELL	NC	28138	Tag Surrender	119971980	17.00
BOYER, RONALD WAYNE	225 OAK DR		SALISBURY	NC	28144	Tag Surrender	118246964	41.24
BURGESS, JEFFERY SCOTT	2700 BRADY AVE		KANNAPOLIS	NC	28083	Vehicle Sold	119124990	82.92
CARLTON, GRAHAM MAXWELL JR	118 N FULTON ST		SALISBURY	NC	28144	Vehicle Sold	178588791	85.94
CHASTAIN, GEORGE LARRY	PO BOX 43		WOODLEAF	NC	27054	Vehicle Sold	119483998	33.83
CORRELL, ROBERT THOMAS JR	790 LAKE WRIGHT RD		CHINA GROVE	NC	28023	Vehicle Sold	119124804	314.21
CUTHBERTSON, KENYATA SHAWNTAY	120 N CRAIGE ST APT C		SALISBURY	NC	28144	Vehicle Sold	178588722	10.10
DEESE, JOHN ELIOT	503 VALHALLA DR		HARRISBURG	NC	28075	Vehicle Sold	178687272	27.88
DREW, ALLEN LEE	525 LIBERTY RD		GOLD HILL	NC	28071	Tag Surrender	119351306	187.87
DYRE, TINA MARIE	1007 CELEBRATION DR		SALISBURY	NC	28144	Vehicle Sold	179317644	25.83
EFIRD, DONALD ALVIN	135 SPRING ESTATES CIR		SALISBURY	NC	28146	Vehicle Sold	119646246	37.20
FILE, ROBERT CECIL	10710 BRINGLE FERRY RD		SALISBURY	NC	28146	Tag Surrender	119423842	41.95
FISHER, DANIEL PHILIP	2 DOGWOOD RD		SALISBURY	NC	28144	Vehicle Sold	179136129	315.21
GARNER, CARR CALDWELL	1119 W HENDERSON ST		SALISBURY	NC	28144	Vehicle Totalled	178588650	117.96
GEORGE, BRUCE ALAN	380 GARDEN LN		SALISBURY	NC	28146	Vehicle Sold	119059210	10.04
GREENE, THOMAS LEE III	319 S WHITEHEAD AVE		SPENCER	NC	28159	Vehicle Sold	119805512	114.90
HARTMAN, JACKLYNN WIGG	1309 N MAIN ST		KANNAPOLIS	NC	28081	Vehicle Totalled	179135472	89.11
HOFFMAN, TINA BULLOCK	375 MONTEGO LN		SALISBURY	NC	28147	Vehicle Sold	119059104	18.73
HUMMEL, THERESA MARIE	421 SPRING ARBOR AVE		SALISBURY	NC	28146	Tag Surrender	179708214	155.85
JORDAN, DAVID BROCK	PO BOX 184		SPENCER	NC	28159	Vehicle Sold	179026917	70.56
KELLER, JANICE PACE	150 WILLOW DR		SALISBURY	NC	28146	Vehicle Sold	119484002	1.66
KELLY, NANCY TORRENCE	7720 BLACKWELDER RD		SALISBURY	NC	28146	Vehicle Sold	119059248	1.88
KEOBOUPHA, KHAYKEO HOMSBATH	140 BURR LN		SALISBURY	NC	28146	Vehicle Totalled	119059164	8.33
KOONTZ, DONALD LEE	12495 HWY 801		MT ULLA	NC	28125	Vehicle Sold	119187104	76.17
KYLES, MATTHEW GRANT	8991 MEADOWS POINTE DR		ALLENDALE	MI	49401	Vehicle Sold	119059158	7.93
LEWIS, JAMES MICHAEL	730 DUKEVILLE RD		SALISBURY	NC	28146	Vehicle Sold	119646238	42.45
LIPPARD, MICHAEL CLYDE	2665 NEEDMORE RD		WOODLEAF	NC	27054	Vehicle Sold	119059170	15.17
LOWRIE, SCOTT ROBERT	406 SPYGLASS HILL PL		SALISBURY	NC	28144	Vehicle Sold	179135463	164.67
MAHER, BRIAN KEITH	321 LUDWICK AVE		SALISBURY	NC	28146	Vehicle Sold	179469411	82.42
MALDONADO, RIGOBERTO	245 CAMELOT RD		SALISBURY	NC	28147	Tag Surrender	179708163	37.68
MCCOSLIN, RICHARD LEE	4675 LONG FERRY RD		SALISBURY	NC	28146	Vehicle Totalled	119423644	25.50
MCGUIRE, RICHARD EUGENE	8864 WRIGHT RD		KANNAPOLIS	NC	28081	Vehicle Sold	119187554	245.13
MESSINEO, REGINA ANN	305 ERNEST MILLER RD		SALISBURY	NC	28147	Vehicle Sold	119059106	63.65
MITCHELL, PAUL WAYNE	250 ROCK HUMP RD		SALISBURY	NC	28147	Vehicle Sold	119059262	11.99
MUSTAFIC, HASIB	1335 CLAUDE AVE		SALISBURY	NC	28147	Vehicle Sold	119059284	85.28
NEWSOME, WILLIAM MICHAEL	1120 FAYE LN		SALISBURY	NC	28146	Vehicle Sold	119125318	15.53
NORTH CAROLINA TRANSPORTATION MUSEUM FOUNDATION	PO BOX 69		SPENCER	NC	28159	Over Assessment	119971946	59.06
ORINSON, SONDRAPPEL	1101 WESTLAKE DR		KANNAPOLIS	NC	28081	Vehicle Sold	179469333	129.43
PARROTT, CAROLE YOST	601 WILDWOOD DR		SALISBURY	NC	28146	Vehicle Sold	179708358	8.53

Jenya Barnes
Tax Collector

Batch 1287
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RAPER, WILLIAM SCOTT	135 HIDDEN SPRINGS DR		SALISBURY	NC	28147	Vehicle Sold	119350740	41.73
REDDEN, ANITA FAE	121 ALLEGHANY DR		SALISBURY	NC	28147	Vehicle Sold	119059244	29.81
SAFRIET, DINK JAMES	135 REGENCY RD		SALISBURY	NC	28147	Vehicle Totalled	119059258	33.86
SAINE, CATHERINE BELL	3505 SHERRILLS FORD RD		SALISBURY	NC	28147	Vehicle Sold	119059252	31.79
SAULTERS, EDITH HUDSON	PO BOX 153		GRANITE QUARRY	NC	28072	Vehicle Sold	119350736	13.37
SHACKLEFORD, CHRISTOPHER SCOTT II	2182 CHARLES TOWNE DT		KANNAPOLIS	NC	28083	Vehicle Totalled	179469345	35.22
SIDES, JERRY LEE	314 RIVER BIRCH DR		SALISBURY	NC	28146	Over Assessment	118669414	149.35
SIMMERSON, HAYDEN CURTIS	675 WHITE FARM RD		SALISBURY	NC	28147	Vehicle Sold	119646260	24.37
SIMMONS, DAVIS RAYCRAFT	330 WATERS RD		SALISBURY	NC	28146	Vehicle Sold	119187500	170.45
SMITH, JEFFREY LAMAR	103 ALEXANDER DR		CLEVELAND	NC	27013	Vehicle Totalled	179135457	104.39
STAMMEN, DAVID ANTHONY	8132 GREEN LANTERN ST	APT 304	RALEIGH	NC	27613	Situs error	238848100	264.24
STEVENSON, ROBERT LOUIS III	235 AUGUSTA DR		CLEVELAND	NC	27013	Vehicle Sold	119059120	70.23
STILLER, BRENDA BURRIS	1070 PANTHER POINT RD		RICHFIELD	NC	28137	SLVG or RBLT TTL	119351072	94.22
TEAM CHEVROLET CADILLAC	PO BOX 1808		SALISBURY	NC	28145	Vehicle Sold	178687200	451.61
THOMPSON, WAYNE PARKS	143 BRAMBLEWOOD DR		SALISBURY	NC	28147	Vehicle Sold	119059198	47.88
TREXLER, LAUREN BROOKE	1201 LOWERSTONE CHURCH RD		ROCKWELL	NC	28138	Situs error	237603604	44.15
UPRIGHT, TONI	508 TURNER ST		LANDIS	NC	28088	Vehicle Sold	178780635	50.95
WALTON, DANNY RAY	417 GOLD HILL AVE		ROCKWELL	NC	28138	Tag Surrender	119881734	82.22
WATT, RONALD BRUCE JR	831 POPLAR ST APT 20		CHARLOTTE	NC	28144	Tag Surrender	179136102	25.24
WEIDLE, STEVEN GREGORY	6235 SOUTHERN LN		SALISBURY	NC	28147	Tag Surrender	119881824	18.09
YANEZ, ELIZA GONZALEZ	500 CEDAR CIR		ROCKWELL	NC	28138	Tag Surrender	119484352	58.30
ZIRT, DAVID WOLF	428 LAUREL VALLEY WAY		SALISBURY	NC	28144	Vehicle Sold	178588776	148.70
							TOTAL:	\$ 5,547.86

Sonya Parnell

Tax Collector

ENTERED
2/4/2020

3/20/2020

JANUARY 2020 TYLER REFUNDS

TAXPAYER NAME 1	TAXPAYER NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	SITUS	PARID	REFUND
MILLBRIDGE RACING LLC		6670 MOORESVILLE RD		SALISBURY	NC	28147	6670 MOORESVILLE RD	768 021	6.92
A H INC		PO BOX 3965		MOORESVILLE	NC	28117	320 SILK AND TASSEL RD	260A011	146.84
P B ABERNATHY		410 HIDDEN CREEK DR		SALISBURY	NC	28147	606 E LAFAYETTE ST	981568	10.00
ADKINS EUGENE M III &	ADKINS MARK ROBERT	1130 THIRD CREEK CHURCH RD		CLEVELAND	NC	27013	606 E LAFAYETTE ST	981927	15.00
ADKINS EUGENE MORRISON & WF	ADKINS MARY FRANK	PO BOX 105		CLEVELAND	NC	27013	606 E LAFAYETTE ST	981929	21.45
ALEXANDER HONORE IVORY		1011 SCALES ST		SALISBURY	NC	28144	740 W RITCHIE RD	401 033	226.48
ALLEN WILLIAM JEFFREY &	ALLEN ANITA SHAVER	601 HARREL ST		SALISBURY	NC	28144	601 HARREL ST	068A003	6.25
ATWELL PROPERTIES LLC		135 ATWELL FARM RD		MOORESVILLE	NC	28115	1640 BAKER MILL RD	724 030	215.61
AUTUMN CARE OF SALISBURY		26691 RICHMOND RD		BEDFORD	OH	44146	1505 BRINGLE FERRY RD	164003	101.64
B & C LAND HOLDINGS II LLC		2649 BREKONRIDGE CENTRE DR	STE 104	MONROE	NC	28110	0 N ROWAN AVE	038 029	5.82
B & C LAND HOLDINGS II LLC		2649 BREKONRIDGE CENTRE DR	STE 104	MONROE	NC	28110	0 ROWAN AVE	038 087	11.11
B & C LAND HOLDINGS II LLC		2649 BREKONRIDGE CENTRE DR	STE 104	MONROE	NC	28110	0 N ROWAN AVE	038 1140000001	67.50
B & C LAND HOLDINGS II LLC		2649 BREKONRIDGE CENTRE DR	STE 104	MONROE	NC	28110	0 N ROWAN AVE	038 1140000002	3.20
BALL THOMAS M & WF	BALL CATHY W	5748 TURNER DR		KANNAPOLIS	NC	28081	5748 TURNER DR	2498333	50.00
BARBER FRANCES L		PO BOX 385		CLEVELAND	NC	27013	101 ACADEMY ST	251 037	3.53
BARBETTA LLC		PO BOX 97		SELMA	NC	27576	205 GUFFY ST	461 197	192.42
BASINGER MARIE		13673 NE 144TH AVE		WALDO	FL	32694	1603 CHAPMAN AVE	154 068	19.08
BEAVER LINDA B		7495 BEAVER LN		KANNAPOLIS	NC	28081	7495 BEAVER LN	249A030	536.52
LERETA LLC	ATTN: REFUND DEPARTMENT	PO BOX 35605		DALLAS	TX	75235	310 DEPOT ST	364 182	5.23
BEELER VICKI LYNN		405 ROBINSON RD		SALISBURY	NC	28144	0 ROBINSON RD	052 167	1.97
BIRDSEY GARTH A & WF	BIRDSEY BELINDA JO	3010 CRESTVIEW CT		SEVIERVILLE	TN	37862	0 WILEY AVE	014 455	2,243.09
BLACK LAWRENCE E &	HILL SANDRA L	PO BOX 20632		CANTON	OH	44701	235 KNOTTY PINE CIR	601 184	1.30
BLAHA JOSEPH MARTIN		108 LANCELOT RD		SALISBURY	NC	28147	108 LANCELOT RD	468B022	80.60
SERVICELINK LLC/ESCROW TRUST ACCOUNT		1355 CHERRINGTON PKWY		MOON TOWNSHIP	PA	15108	836 BROOKFIELD CIR	416A086	352.16
BLANKENSHIP RITA		2385 STEELE RD		CLEVELAND	NC	27013	2385 STEELE RD	716 001	5.00
BOGLE RICKY DAVID		1830 BARRINGER RD		SALISBURY	NC	28147	PERSONAL PROPERTY	988366	3.52
BOLICK DONNA L & HUS	BOLICK RODNEY S	2395 LONG FERRY RD		SALISBURY	NC	28146	0 LONG FERRY RD	603 053	15.02
BOLICK DONNA L & HUS	BOLICK RODNEY S	2395 LONG FERRY RD		SALISBURY	NC	28146	2395 LONG FERRY RD	603 093	162.95
BOST RICHARD WAYNE		2310 E INNES ST		SALISBURY	NC	28146	2310 E INNES ST	065 036	37.12
BREWER HENDLEY OIL COMPANY		207 FOREST HILLS SCHOOL RD N		MARSHVILLE	NC	28103	PERSONAL PROPERTY	164506	78.10
BREWER HENDLEY OIL COMPANY		207 FOREST HILLS SCHOOL RD N		MARSHVILLE	NC	28103	PERSONAL PROPERTY	164507	68.86
BRIDGES BARGAIN BARN LLC		1118 S MAIN ST		CHINA GROVE	NC	28023	1118 S MAIN ST	174802	1.39
BRISSON DON & WF	BRISSON PRISCILLA PEACOCK	325 GARDEN LN		SALISBURY	NC	28146	0 SECOND ST	411A02803	141.76
BROWN RICHARD N		310 E BANK ST		SALISBURY	NC	28144	210 S LONG ST	010 342	5.24
BROWN RICHARD N		310 E BANK ST		SALISBURY	NC	28144	214 S LONG ST	010 343	1.05
CALLICUTT KALEY NELL		2570 WHITE RD		SALISBURY	NC	28147	325 HILDEBRAND RD	752 003	1.30
CALLOWAY GERRY WINECOFF		236 KRIMMINGER AVE		CONCORD	NC	28025	2504 WIND SWEEP WAY	376 072	145.76
CAROLINA OIL CO CONCORD INC		PO BOX 5010		CONCORD	NC	28027	1701 N MAIN ST	159 019	3,794.83
CAROLINA OIL CO CONCORD INC		PO BOX 5010		CONCORD	NC	28027	1701 N MAIN ST	164764	469.00
CAROLINA OIL CO CONCORD INC		PO BOX 5010		CONCORD	NC	28027	0 SHUPING MILL RD	427 01701	153.42
CARSON THOMAS L		229 DAN ST		SALISBURY	NC	28147	PERSONAL PROPERTY	176020	10.00
CARTER JAMES L JR & WF	CARTER JENNIFER T	365 CARTER HILL RD		ROCKWELL	NC	28138	365 CARTER HILL RD	437A016	2.83
CASEY DAVID WHITTELY		405 COVE LN		CHINA GROVE	NC	28023	PERSONAL PROPERTY	993681	1.53
CASTOR DALE E		6437 ROANOKE DR		KANNAPOLIS	NC	28081	1404 OLD WILKESBORO RD	005 18701	163.32
CHAPMAN ANTHONY ALEXANDER & WF	CHAPMAN TANGELA LANEY	320 DAYBROOK DR		LANDIS	NC	28088	320 DAYBROOK DR	109 178	73.61
CHAPPELLE GEORGE F & WF	CHAPPELLE NANCY E	1130 BLACK HORSE RUN		LOVELAND	OH	45140	550 MAINSAIL RD	612 254	129.99
CHAPPELLE GEORGE F & WF	CHAPPELLE NANCY E	1130 BLACK HORSE RUN		LOVELAND	OH	45140	PERSONAL PROPERTY	994422	4.74
CHILDERS GARY LEE		403 E 23RD ST		KANNAPOLIS	NC	28083	403 E 23RD ST	161 019	3.32
CHILDRESS LANNY RAY		336 DOLLIE CIR		SALISBURY	NC	28147	PERSONAL PROPERTY	994716	1.98
CHINA GROVE MOB 1 LLC		270 COPPERFIELD BLVD NE 205		CONCORD	NC	28025	2090 US 29 HWY S	164939	99.03
CHUNN BRENDA MORRISON		PO BOX 273		WOODLEAF	NC	27054	0 MORRISON RD	823 004	1.04
CIRCLE K STORES INC	PROPERTY TAX DEPT DC17	PO BOX 52085		PHOENIX	AZ	85072	300 S SALISBURY AVE	032 145	37.93
CIRCLE K STORES INC	PROPERTY TAX DEPT DC17	PO BOX 52085		PHOENIX	AZ	85072	264 E MAIN ST	364 057	35.44
CIRCLE K STORES INC	PROPERTY TAX DEPT DC17	PO BOX 52085		PHOENIX	AZ	85072	217 S SALISBURY AVE	648 149	135.26

Jonys Rarnell
Tax Collector

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Batch
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Tax Collector

CLEMENT WILLIE L JR & WF	CLEMENT HEATHER	139 APPLEWOOD RD		MOCKSVILLE	NC	27028	1339 PARKVIEW CIR	002 241	1,000.00
CLONINGER SUSAN KISSIAH		14 OAK RD		SALISBURY	NC	28144	PERSONAL PROPERTY	995748	10.00
CLONTZ WADE V & WF	CLONTZ DOROTHY W	220 GOLD BRANCH RD		SALISBURY	NC	28146	220 GOLD BRANCH RD	417 034	204.46
COLLINS TERRY B		11540 COOL SPRINGS RD		CLEVELAND	NC	27013	2222 OLD MOCKSVILLE RD	325 004A	629.44
CONNELLY JERRY W & WF	CONNELLY JERRY W	PO BOX 382		CHINA GROVE	NC	28023	0 PEACEFUL LN	112 008	63.80
COOK CHRISTOPHER D & WF	COOK LAUREN B	280 VARNADORE RD		SALISBURY	NC	28146	0 VARNADORE RD	634 139	65.39
COOK TIMOTHY MARK		PO BOX 423		ROCKWELL	NC	28138	PERSONAL PROPERTY	996714	11.10
COOKE KEVIN MICHAEL		3096 STOKES FERRY RD		SALISBURY	NC	28146	PERSONAL PROPERTY	996739	10.00
CRANFORD REUBEN DONALD		2330 SOUTH RIVER CHURCH RD		WOODLEAF	NC	27054	2375 SOUTH RIVER CHURCH RD	708 004	8.00
DANIEL BRADLEY TRENT		1005 S MYRTLE AVE		CHINA GROVE	NC	28023	PERSONAL PROPERTY	999096	47.40
DAVIS SALLY F T/A	DARRELLS BAR B QUE & SEAFOOD	PO BOX 665		ROCKWELL	NC	28138	117 E MAIN ST	165380	260.60
DAVIS TRAVIS L & WF	DAVIS TONIA	2311 LUTHER TERRACE		MARIETTA	GA	30064	3035 LINCOLN AVE	044 034	2.42
DEAL VICKY C &	DEAL E KELLER TRUSTEES	2137 BERTHA ST		KANNAPOLIS	NC	28083	2137 BERTHA ST	158 297	552.43
DEPENDABLE DEVELOPMENT INC		2649 BREKONRIDGE CENTRE DR		MONROE	NC	28110	0 W A ST	154 076	5,009.47
DUTCH EDNA JOYCE MCDANIEL		PO BOX 128		FAITH	NC	28041	1038 FRALEY ST	412 05901	1.93
EAGLE MISTY		746 JOE LENTZ RD		SALISBURY	NC	28146	0 JOE LENTZ RD	510 183	4.09
EAGLE TRACY BROOKS		3215 DAUGHERTY RD		CHINA GROVE	NC	28023	172 OLD HOME PL	127 022	5.34
EAGLE TRACY BROOKS		3215 DAUGHERTY RD		CHINA GROVE	NC	28023	3215 DAUGHERTY RD	127 111	7.58
EAGLE TRACY BROOKS		3215 DAUGHERTY RD		CHINA GROVE	NC	28023	0 DAUGHERTY RD	127 136	2.53
EARNHARDT MARK EVERETTE		175 APPLE RD		SALISBURY	NC	28147	PERSONAL PROPERTY	102484	1.13
EARNHARDT MARK EVERETTE		175 APPLE RD		SALISBURY	NC	28147	175 APPLE RD	312 087	15.42
ELLIS JOHN WALLACE II & WF	ELLIS ANN LINDSAY	220 CONFEDERATE AVE		SALISBURY	NC	28144	220 CONFEDERATE AVE	003 003	735.33
ENGELHARDT BRENT WALTER		825 CORRIHER ST		KANNAPOLIS	NC	28081	PERSONAL PROPERTY	103638	1,685.43
EURY JEFFREY CHARLES		6430 GOLDFISH RD		KANNAPOLIS	NC	28083	6430 GOLDFISH RD	165772	56.12
EVANS ETHEL K		311 MILLER AVE		SALISBURY	NC	28144	PERSONAL PROPERTY	104180	6.00
FARM CREDIT LEASING		6340 S FIDDLERS GREEN		GREENWOOD VILLAGE	CO	80111	JOHN RAINEY RD	165856	5,228.45
FAUST MARTHA J		209 E MAIN ST	PO BOX 213	CLEVELAND	NC	27013	PERSONAL PROPERTY	104630	2.06
FAUST MARTHA J		209 E MAIN ST	PO BOX 213	CLEVELAND	NC	27013	209 E MAIN ST	251 02401	154.35
FAUST MARTHA J		209 E MAIN ST	PO BOX 213	CLEVELAND	NC	27013	0 E MAIN ST	251 025	46.01
FERRELL MINNIE MAE		910 KIMBERLY LN		KANNAPOLIS	NC	28083	PERSONAL PROPERTY	104804	5.71
SANDRA L KNOX PC		19410 JETTON RD STE 130		CORNELIUS	NC	28031	1425 W MONROE ST	005 18301	10.03
FORTSON DARRIL EARL		1428 LUTHERAN SYNOD DR		SALISBURY	NC	28144	1428 LUTHERAN SYNOD DR	166020	10.00
FREEMAN VIRGINIA M &	OLSEN AMY	5207 OLD CONCORD RD		SALISBURY	NC	28146	5211 OLD CONCORD RD	411 086	2.85
FREEZE BRYAN SAMUEL		745 MILLBRIDGE RD		CHINA GROVE	NC	28023	745 MILLBRIDGE RD	225 015	1,829.25
FREEZE ROBERT LEE		8225 W NC 152 HWY		MOORESVILLE	NC	28115	8225 W NC 152 HWY	232 003	1,765.07
BEACH BARBARA E		206 GURLEY ST		KANNAPOLIS	NC	28081	255 SPRING OAK DR	478 072	93.40
GARHART LADONNA WILSON		1403 WELLINGTON HILLS CIR		SALISBURY	NC	28147	1403 WELLINGTON HILLS CIR	327C104	162.71
GHENT CURTIS A SR & WF	GHENT JENNIFER C	150 ACORN OAKS DR		SALISBURY	NC	28146	2035 N US 29 HWY	048 094	11.03
GODLEY WILLIAM VANDERBILT JR	GODLEY MARGARET KIVETT	10245 COOL SPRINGS RD		WOODLEAF	NC	27054	0 STATESVILLE BLVD	330 138	2,134.97
GOODMAN RUBY K		403 17TH ST		SPENCER	NC	28159	1616 STATESVILLE BLVD	333 030	4.21
GOODMAN STEVEN PRESTON		2350 DEAL RD		MOORESVILLE	NC	28115	PERSONAL PROPERTY	109384	10.64
GOODMAN STEVEN PRESTON		2350 DEAL RD		MOORESVILLE	NC	28115	2350 DEAL RD	242 028	312.15
GOSHEN LANDS INC		570 DANIEL RD		MOCKSVILLE	NC	27028	0 JOE SUMMERS RD	8038101	7.19
GRANTHAM BRUCE NORMAN		1130 WETMORE RD		WOODLEAF	NC	27054	1140 WETMORE RD	810 053	7.71
GRAVES SANDRA MICHELL		1430 HOLLYWOOD DR		SPENCER	NC	28159	1430 HOLLYWOOD DR	044 048	21.57
GREENAWALT ROBERT W		779 STAFFORD ESTATES DR		SALISBURY	NC	28146	779 STAFFORD ESTATES DR	406C118	5.11
GREER CHARLOTTE DRYE		9120 CASTOR RD		SALISBURY	NC	28146	PERSONAL PROPERTY	110512	30.23
GRENoble BRUCE ALEXANDER JR		427 BETHEL DR		SALISBURY	NC	28144	PERSONAL PROPERTY	110575	20.78
GRIER DORETHA G		452 DRESDEN PL SW		CONCORD	NC	28025	601 E 23RD ST	161 190	7.65
GRIGGS RICHARD STUART		814 W B ST		KANNAPOLIS	NC	28081	PERSONAL PROPERTY	177851	31.63
HAMM DAVID L		165 RANDALL LN		STATESVILLE	NC	28625	0 GOODNIGHT RD	766 028	2.71
HAND RITA		221 FERRIS AVE		ROCKWELL	NC	28138	221 FERRIS AVE	371A090	1.86
HAND GAYLE CLONTZ		180 JANE RD		SALISBURY	NC	28146	180 JANE RD	644 066	5.86
HARGETT ROBERT DALE		555 EARNHARDT RD		SALISBURY	NC	28146	555 EARNHARDT RD	067 075	500.00
HARTNESS, JANE		485 KAY ST		SALISBURY	NC	28146	485 KAY ST	423A120	6.96
HARTSELL ERIC F		6220 LOWDER RD		SALISBURY	NC	28147	0 WILMAR ST	252 057	232.26
HARTWIG KRISTINA LEAH		127 LILLY AVE		SALISBURY	NC	28144	127 LILLY AVE	021 045	264.71

HAWKS ROBERT L & WF	HAWKS GLORIA R	401 E 17TH ST		KANNAPOLIS	NC	28083	1011 E 11TH ST	151 056	8.02
HEDRICK B V	% DARRIUS HEDRICK	PO BOX 246		GOLD HILL	NC	28071	0 KLUTTZ RD	355 005	51.06
HELMS CARAMIA		533 PALMER RD		ROCKWELL	NC	28138	533 PALMER RD	365 059	1.30
HESS CHARLES R & WF	HESS LINDA	3910 OLD CONCORD RD		SALISBURY	NC	28146	3908 OLD CONCORD RD	405 019	334.14
HESS LINDA		3910 OLD CONCORD RD		SALISBURY	NC	28146	3908 OLD CONCORD RD	405 019	15.23
HESS PAUL E		1343 PARKVIEW CIR		SALISBURY NC	NC	28144	PERSONAL PROPERTY	114382	10.00
HILL CYNTHIA		2815 DUNNS MOUNTAIN RD		SALISBURY	NC	28146	2815 DUNNS MOUNTAIN RD	067 135	1.32
HINSON STEVEN LYNN		630 LAKE WRIGHT RD		CHINA GROVE	NC	28023	GOODNIGHT AIRPORT	166630	36.88
HISTORIC SALISBURY FOUNDATION		PO BOX 4221		SALISBURY	NC	28145	926 S JACKSON ST	015 127	161.81
HO BINH DOAN QUOC T/A	MY NAILS & TAN	2829 N CANNON BLVD		KANNAPOLIS	NC	28083	2829 N CANNON BLVD	166639	25.94
HOLLIFIELD JAMES WILLIAM & WF	HOLLIFIELD ANN L	14715 OLD BEATTY FORD RD		GOLD HILL	NC	28071	0 OLD BEATTY FORD RD	382 014	4.66
HOLMES IRON & METAL INC		N LONG ST	PO BOX 460	EAST SPENCER	NC	28039	200 KLUMAC RD	017 008	42.57
HOLSHOUSER DONALD GENE & WF	HOLSHOUSER JANICE MARIE	440 HENDERSON DR		ROCKWELL	NC	28138	430 HENDERSON DR	375 061	115.83
HOLSHOUSER DONALD GENE & WF	HOLSHOUSER JANICE MARIE	440 HENDERSON DR		ROCKWELL	NC	28138	440 HENDERSON DR	375 062	56.63
HOPKINS MARCIA ANNETTE		505 FRONTIER CIR		CHINA GROVE	NC	28023	0 ROMANS RD	126 040	3.35
HOPKINS SANDRA GILL SMITH		814 GOLF HOUSE RD W		WHITSETT	NC	27377	0 HOLLYWOOD DR	045 046	47.22
HOWELL KIM B		2420 E US 64 HWY		MOCKSVILLE	NC	27028	414 S MERRITT AVE	021 124	3.61
HOYLE ANGELA		8881 CLOVERFIELD DR		KANNAPOLIS	NC	28081	8881 CLOVERFIELD DR	248 153	1.15
HUFFMAN DONNA		512 S VANCE ST		LANDIS	NC	28088	512 S VANCE ST	131A254	3.27
HISTORIC SALISBURY FOUNDATION		PO BOX 4221		SALISBURY	NC	28145	1408 S FULTON ST	014 277	447.02
IPPOLITO DEBBIE		175 CALLAWAY DR		SALISBURY	NC	28146	616 W FRANKLIN ST	006 269	20.02
MATTHEWS KATHY		515 OAK BROOK DR		SALISBURY	NC	28146	515 OAK BROOK DR	064G028	257.00
J BOYD LIMITED PARTNERSHIP		9 PINE TREE RD		SALISBURY	NC	28144	640 STATESVILLE BLVD	001A145	25.22
J BOYD LIMITED PARTNERSHIP		9 PINE TREE RD		SALISBURY	NC	28144	640 STATESVILLE BLVD	001A147	11.79
J&G DEVELOPERS INC		2363 TRAIL AVE		KANNAPOLIS	NC	28081	0 NC 153 HWY	130 262	102.53
J&G DEVELOPERS INC		2363 TRAIL AVE		KANNAPOLIS	NC	28081	0 BEVERLY LN	131 183	112.46
J&G DEVELOPERS INC		2363 TRAIL AVE		KANNAPOLIS	NC	28081	0 JOEL ST	131 186	124.95
JACKSON MARTHA C		301 TRAVIS LN		SALISBURY	NC	28146	301 TRAVIS LN	058 330	2,459.69
JETER ANDREW S & WF	JETER STACY L	291 HARTLEY RD		MOCKSVILLE	NC	27028	1001 N MAIN ST	011 140	10.00
JOHNSON DANIEL W		2511 JOHNSON ST		KANNAPOLIS	NC	28081	2511 JOHNSON ST	245A058	2.56
JOHNSON FREDERICK		705 4TH ST		SPENCER	NC	28159	705 4TH ST	033 145	4.02
JAMES Y FAUST ATTORNEY AT LAW PLLC		125 E COUNCIL ST		SALISBURY	NC	28144	525 BRINGLE FERRY RD	012 174	35.14
HOLSHOUSER GUY RICHARD		848 STEEL BRIDGE RD		SANFORD	NC	27330	1485 KLUTTZ RD	355 015	1,284.97
JOSEPH SELMA HARRIS		184 CABARRUS AVE E		CONCORD	NC	28025	620 EUDY RD	123 157	428.44
KARRIKER TONY WAYNE		750 HALL RD		MOUNT ULLA	NC	28125	PERSONAL PROPERTY	120911	8.40
KEITH CARRIE ETTA		790 BERNHARDT RD		SALISBURY	NC	28147	790 BERNHARDT RD	473 020	46.39
KEMPTON ERIC J & WF	KEMPTON HOLLI	260 WAGON WHEEL WAY		SALISBURY	NC	28147	213 HIDDEN SPRING DR	207A007	2.38
KEMPTON ERIC J & WF	KEMPTON HOLLI	261 WAGON WHEEL WAY		SALISBURY	NC	28147	228 HIDDEN SPRING DR	207A010	1.10
KEMPTON ERIC J & WF	KEMPTON HOLLI	262 WAGON WHEEL WAY		SALISBURY	NC	28147	230 WAGON WHEEL WAY	207D089	2.38
KEMPTON ERIC J & WF	KEMPTON HOLLI	263 WAGON WHEEL WAY		SALISBURY	NC	28147	260 WAGON WHEEL WAY	207D090	40.08
KENNERLY DANIEL REID		605 CAMELOT DR		SALISBURY	NC	28144	PERSONAL PROPERTY	121374	1.68
KEPLEY ROBERT L &	GOLF GINA M	135 STOLZ RD		ROCKWELL	NC	28138	135 STOLZ RD	433A036	13.45
KIELLY DWIGHT DAVID		106 WESTVIEW ST		KANNAPOLIS	NC	28081	PERSONAL PROPERTY	174050	30.00
KIMBRELL THOMAS LEE		635 ANDREWS ST TRLR 2		SALISBURY	NC	28144	PERSONAL PROPERTY	175705	23.92
KINDLEY-MARTIN TERRI R		4973 FOLLANSBEE RD		WINSTON SALEM	NC	27127	280 SAILBOAT DR	500B357	2.08
SYDLOWDKI EDWARD J		1072 FAYE LN		SALISBURY	NC	28146	1072 FAYE LN	632A053	15.18
KLUTTZ CALEB M		1230 MILL WHEEL DR		SALISBURY	NC	28146	1230 MILL WHEEL DR	405C100	1,350.33
KLUTTZ LOGAN & WF	LOGAN LEIGHANA	125 KLUTTZ PROVIDENCE LN		SALISBURY	NC	28147	580 FIBER ACRES A ST	272C066	1,009.53
KMD HOLDINGS LLC		1001 OLD WEST INNES ST		SALISBURY	NC	28144	231 W 11TH ST	003 227	20.00
KOONTZ WAYNE C DR & WF	KOONTZ ANN S	201 STUART DR		SALISBURY	NC	28144	PERSONAL PROPERTY	123235	10.00
KRUGER SANDFORD M & WF	KRUGER CARMADY K	222 EARNHARDT ST		SPENCER	NC	28159	PERSONAL PROPERTY	123423	12.83
LEAZER BENNY B ETAL		6220 HWY 152 W		MOORESVILLE	NC	28115	0 SMITH RD	243 021	665.28
LEE PAUL JUNIOR		1903 SHERWOOD ST		SALISBURY	NC	28144	PERSONAL PROPERTY	124700	20.00
LESLEY JAMES ALAN		1325 E COUNCIL ST		SALISBURY	NC	28146	1325 E COUNCIL ST	591053	1.31
LESLEY PRESTON SCOTT		7460 POP BASINGER RD		SALISBURY	NC	28146	727 ELM ST	013 226	722.11
LESLEY WILLIAM P		7460 POP BASINGER RD		SALISBURY	NC	28146	0 ELM ST	013 227	204.36
LINGLE MARY ANN F LINGLE TRUSTEE		525 COLEY RD		SALISBURY	NC	28146	108 N SALISBURY AVE	648 06101	100.00

LINKE RICHARD E JR & WF	RUDOLPH-LINKE VIRGINIA MAY	1001 KENTON PL		SALISBURY	NC	28146	210 BALFOUR DR	461A018	16.15
HISTORIC SALISBURY FOUNDATION INC		701 W MONROE ST		SALISBURY	NC	28144	119 MILITARY AVE	015 399A	664.73
LMY INC		PO BOX 4216		SALISBURY	NC	28145	126 E INNES ST	105501	1,945.63
LOVE NAOMI L		681 HUNAN ST NE		PALM BAY	FL	32907	2830 GOODNIGHT RD	766 009	4.83
LOVETTE SUZANNE B TRUSTEE		9022 DARTMOOR PL		CHARLOTTE	NC	28227	0 N CHAPEL ST	109 042	1.61
LUCK JERRY WAYNE		406 TOWN ST		LANDIS	NC	28088	PERSONAL PROPERTY	127053	29.99
LUTHER RICHARD K & WF ROBIN &	WETMORE LEIGHANNE & HUS JEFFREY	925 CLINE RD		MOUNT ULLA	NC	28125	0 CLINE RD	551 042	40.38
MACK ARTHUR F & WF	MACK JAN	1190 LARCH PL		WATERFORD	MI	48328	2602 STOKES FERRY RD	065D253	1,923.64
MAIN STREET MISSION OF C G INC		306 S MAIN ST		CHINA GROVE	NC	28023	306 S MAIN ST	102 1410002	14.51
MARTIN LOWELL ANDERSON JR		125 OAK CREEK DR		ROCKWELL	NC	28138	PERSONAL PROPERTY	128305	92.82
MARTINGALE HOLDINGS III LLC		BOX 518		CORNELIUS	NC	28031	417 SHUE RD	114 081	1,821.40
MATA JIMMY VILLAFUERTE		604 E 13TH ST		KANNAPOLIS	NC	28083	PERSONAL PROPERTY	173532	30.00
MATA JIMMY VILLAFUERTE		604 E 13TH ST		KANNAPOLIS	NC	28083	PERSONAL PROPERTY	173532	9.11
MATLOCK GENE CRAIG & WF	MATLOCK CAROLYN D	1812 LINDA AVE		KANNAPOLIS	NC	28083	1812 LINDA AVE	161 148	154.63
MAULT ANNA AUSTIN & HUS	MAULT CALEB ANDREW	74 WALNUT ST		CHINA GROVE	NC	28023	0 ROY CLINE RD	146 187	5.12
MAYHEW GARY ALLEN		415 ROWAN MILLS RD		SALISBURY	NC	28147	PERSONAL PROPERTY	128852	20.00
LAW OFFICE OF WILFORD V WEST IV		116 S MAIN ST SUITE 201		MOORESVILLE	NC	28115	1570 CENTENARY CHURCH RD	572 01202	424.57
MEDICAL WAREHOUSE LLC		705 HEDRICK ST		SALISBURY	NC	28144	705 HEDRICK ST	167797	29.89
PURCELL KIM P		239 W GLENVIEW DR		SALISBURY	NC	28147	0 S MAIN ST	481 015	168.74
MIKE REID ENTERPRISES INC		5830 S MAIN ST		SALISBURY	NC	28147	5835 BERTIE AVE	481 064	2,154.88
MILLER DAVIS STUDIOS INC		205 E COUNCIL ST STE C		SALISBURY	NC	28144	205 E COUNCIL ST	167887	10.00
MILLER MATTHEW DAVID & WF	MILLER JILL T	825 BEAGLE CLUB RD		SALISBURY	NC	28146	2070 PROVIDENCE CHURCH RD	615 033	2,616.98
MILLER PAUL D & WF	MILLER SUZANNE E	3490 MILLER RD		SALISBURY	NC	28147	3490 MILLER RD	475 001	25.90
MILSTEAD GARY LYNN		400 CAROLINA BLVD		SALISBURY	NC	28146	PERSONAL PROPERTY	173536	12.30
MKM LLC		111 CHACO LN		MOORESVILLE	NC	28117	1150 AMITY HILL RD	167940	111.22
MONNICH THEODORE F & WF	MONNICH CARLA S	300 W MARSH ST		SALISBURY	NC	28144	PERSONAL PROPERTY	132459	10.00
MOORE ROBERT GENE & WF	MOORE DEBORAH KAY	317 N FULTON ST		SALISBURY	NC	28144	PERSONAL PROPERTY	132913	42.00
MULL JULIE MAINESS		1615 OLD CONCORD RD		SALISBURY	NC	28146	PERSONAL PROPERTY	134363	47.84
MULLIS JOYCE COLE		2280 DEAL RD		MOORESVILLE	NC	28115	2280 DEAL RD	242 003	11.21
MULLIS JOYCE COLE		2280 DEAL RD		MOORESVILLE	NC	28115	1326 PERCY LN	3588020	5.67
MURDOCK HOLDINGS LLC		1 DOLE DR		WESTLAKE VILLAGE	CA	91361	0 ELM ST	148 091	2.58
MYERS MARTHA GRAHAM ETAL		114 HIDDEN CREEK CIR		SALISBURY	NC	28147	150 PARKWOOD RD	272C093	2.55
MYERS MARTHA GRAHAM ETAL		114 HIDDEN CREEK CIR		SALISBURY	NC	28147	0 REDMON RD	274 007	1.39
MYERS MARY CATHERINE	MYERS STEPHEN MICHAEL	502 BERRYBETH CIR		CHINA GROVE	NC	28023	502 BERRYBETH CIR	118D040	32.02
N TUNE CAR STEREO INC		1913 S MAIN ST		SALISBURY	NC	28144	1913 S MAIN ST	168110	50.00
NAUGHTON MURIEL SUE		278 HUTCHINS WAY		SALISBURY	NC	28146	278 HUTCHINS WAY	3591135	78.27
NEW LIFE DEVELOPERS LLC		PO BOX 1096		CONCORD	NC	28026	0 GLENDALE AVE	160 281	211.00
NEWMAN WILLIAM EARL		240 MELLOW RUN RD		GOLD HILL	NC	28071	240 MELLOW RUN DR	381 062000002	1.68
NORMAN JOHN WESLEY		1102 BRYCE AVE		SALISBURY	NC	28144	1102 BRYCE AVE	012 258	1,106.79
TIMIOS INC		NC PROPERTY IOLTA ACCOUNT	5716 CORSA AVENUE SUITE 102	WESTLAKE VILLAGE	CA	91362	6820 WOODLEAF RD	824 004	103.06
O P E INC		ATTN RICHARD STARRETT	3242 S MAIN ST	SALISBURY	NC	28147	3242 S MAIN ST	168236	1,471.06
O P E INC		ATTN RICHARD STARRETT	3242 S MAIN ST	SALISBURY	NC	28147	3242 S MAIN ST	168236	1,038.78
OUR PROPERTIES LLC		215 RIDGECREST DR		KANNAPOLIS	NC	28081	215 RIDGECREST ST	2498175	976.06
OWEN NANCY DOWNS		210 STONE RIDGE DR		SALISBURY	NC	28146	210 STONE RIDGE DR	064C169	1,699.34
OWENS EDNA R DRYE		10010 STOKES FERRY RD		GOLD HILL	NC	28071	10010 STOKES FERRY RD	512 017	1.92
OWENS NADINE JEFFERS		5948 OLD BEATTY FORD RD		ROCKWELL	NC	28138	5948 OLD BEATTY FORD RD	430 072	2.26
PATTY MARCIA KAY		900 W B ST		KANNAPOLIS	NC	28081	900 W B ST	148 190	1,363.90
PEELER SYLVIA LEWIS		2960 DUNNS MOUNTAIN RD		SALISBURY	NC	28146	2960 DUNNS MOUNTAIN RD	067 063	439.07
PENLEY JESSIE WINSTON		300 MORGAN RD		GOLD HILL	NC	28071	0 MORGAN RD	539 061	108.34
PEPPER STACY		410 RIDGECREST RD		SALISBURY	NC	28146	410 RIDGECREST RD	56101502	9.72
PERRY BRITTANY JORDAN		213 DEPOT ST		ROCKWELL	NC	28138	213 DEPOT ST	364 096	18.01
PHILLIPS, ROBERT R II		4605 CAPSTONE DR		MONROE	NC	28110	2125 GLENWOOD ST	158 114	500.00
PHILLIPS MOBILE HOME VILLAGE		7740 FREEZE RD		KANNAPOLIS	NC	28081	100 RED MAPLE DR	249A171	495.69
PIKE TAMRA MCCALL &	PIKE CINDY G	838 MCGREGOR CT		CONCORD	NC	28025	0 MAJOLICA RD	451 227	28.33
PILOT DEVELOPERS LLC		PO BOX 3965		MOORESVILLE	NC	28117	318 LAURA SPRINGS DR	065D192	1,734.39
PITMAN RICKY D & WF	PITMAN VICTORIA D	8107 SMITH RD		KANNAPOLIS	NC	28081	8107 SMITH RD	246A074	435.13
CORELOGIC		TAX SERVICE 140B205	3001 HACKBERRY RD	IRVING	TX	75063	311 HICKORY WOOD DR	140B205	28.48

POLK ANDREA CAROL ELLIS		233 CLAYMONT DR APT 107		SALISBURY	NC	28147	0 JOE LEWIS RD	353A00601	12.59
POOLE JOE H JR & WF	POOLE LINDA H	4980 FISH POND RD		SALISBURY	NC	28146	0 FISH POND RD	624 086	46.00
POWELL MARIE C & HUS	POWELL BENNIE	3706 SHOUP CT		CHARLOTTE	NC	28216	311 CUTHBERTSON ESTATE DR	806A004	38.20
POWLEY GALE JOSEPH		1106 WESTLAKE DR		KANNAPOLIS	NC	28081	PERSONAL PROPERTY	140803	30.00
RABON BILLY CLIFFORD & WF	RABON SCHARLENE R	2550 7TH ST		SALISBURY	NC	28144	2550 7TH ST	324 153	610.50
RABON BUDDY W & WF	RABON DORIS J	270 WALDEN LN		SALISBURY	NC	28146	270 WALDEN LN	359A011	312.52
RABON MICHAEL SHANE		223 W GLENVIEW DR		SALISBURY	NC	28147	PERSONAL PROPERTY	141555	17.03
REECE TAMMIE GAIL		355 RED ROSE LN		MOORESVILLE	NC	28115	245 WAL HOLLOW LN	228 161	2.70
REED IAN G & WF	REED IRENE M	PO BOX 695		LEESPORT	PA	19533	321 W HORAH ST	010E 004	39.96
REID STEVEN H & WF	REID LISA MCCOY	9 LAKE BLUFF CT		GREENSBORO	NC	27410	0 HOLLYWOOD DR	323 007	2.17
REID STEVEN H & WF	REID LISA MCCOY	9 LAKE BLUFF CT		GREENSBORO	NC	27410	415 GARRICK RD	323 096	62.76
REYNOLDS JOHN OZMENT JR		23 HANOVER CT		SALISBURY	NC	28144	PERSONAL PROPERTY	142786	12.00
DEBRA WILFONG		93 WINSTON AVE		ASHEVILLE	NC	28803	710 S CAROLINA AVE	031 066	130.09
RICE RICKEY D		1013 S CHURCH ST		SALISBURY	NC	28144	1013 S CHURCH ST	015 274	8.93
RIEK-SHELTON KATHY		143 BEAR LAKE DR		WARNER ROBINS	GA	31088	320 HIDDEN HUT RD	4.64E+169	1,515.47
ROBERTS WILLIAM R & WF	ROBERTS MARY	411 E GARDEN ST		LANDIS NC	NC	28088	411 E GARDEN ST	109 150	150.00
ROBINSON ROBERT L & WF	ROBINSON CAROL M	195 CLOUD TOP LN		MOORESVILLE	NC	28115	205 CLOUD TOP LN	215B062	368.98
ROCKY TOP BEVERAGES OF NC INC		PO BOX 177		SPENCER	NC	28159	4105 STATESVILLE BLVD	168986	231.12
ROSEMAN PHILLIP E & WF	ROSEMAN LINDA H	740 TIMBERLANE TRL		SALISBURY	NC	28147	PERSONAL PROPERTY	144673	7.48
ROSEMAN PHILLIP E & WF	ROSEMAN LINDA H	740 TIMBERLANE TRL		SALISBURY	NC	28147	0 CAMP RD	477 001	254.56
ROUSE PATRICK C		1845 N US HIGHWAY 29		SALISBURY	NC	28144	1845 N US 29 HWY	047 006	9.83
ROUSE PATRICK C		1845 N US HIGHWAY 29		SALISBURY	NC	28144	1960 N US 29 HWY	047 010	2.34
ROWLAND DEVELOPMENT CORP		2231 NC 152 E		CHINA GROVE	NC	28023	6240 S MAIN ST	169098	72.47
ROZ LLC		235 SPINNAKER CT		DAVIDSON	NC	28036	203 DEPOT ST	364 088A	199.99
RUTZEN GORDON & WF	RUTZEN ANNE	505 RIVER RANCH RD		SALISBURY	NC	28144	505 RIVER RANCH RD	322 278	78.60
RUTZEN GORDON E TRUSTEE		505 RIVER RANCH RD		SALISBURY	NC	28144	120 WINDY RIDGE LN	322B285	2.90
S.E. GUBERE LLC		176 BAXTER CT		LEXINGTON	NC	27292	5415 E NC 152 HWY	426 048	380.80
SAFRIT BOBBY M ETAL		1250 OLIVER RD		ROCKWELL	NC	28138	0 MOORESVILLE RD	464A010	110.96
SECHLER BEVERLEY W		136 GREENVIEW DR		KANNAPOLIS	NC	28081	0 S MAIN ST	104 100	179.63
SECHRIEST VICTORIA		660 COLEY RD		SALISBURY	NC	28146	PERSONAL PROPERTY	172021	65.95
SEW PERFECT TABLES INC		790 SAINT PAULS CHURCH RD		SALISBURY	NC	28146	790 SAINT PAULS CHURCH RD	169346	23.01
SHAVER SYLVIA P		9595 STOKES FERRY RD		GOLD HILL	NC	28071	PERSONAL PROPERTY	147579	10.64
SHAVER SYLVIA P		9595 STOKES FERRY RD		GOLD HILL	NC	28071	9575 STOKES FERRY RD	511 024	191.20
SHAVER SYLVIA P		9595 STOKES FERRY RD		GOLD HILL	NC	28071	9595 STOKES FERRY RD	511 070	734.99
SHEPPARD BARBARA A ETAL		308 SOWERS FERRY RD		SALISBURY	NC	28144	701 4TH ST	033 147	23.16
SHIMMEL CAROL E		295 RIMER RD		SALISBURY	NC	28146	PERSONAL PROPERTY	148131	72.14
SHIVE CHARLES MICHAEL & WF	SHIVE LINDA A	PO BOX 105		FAITH	NC	28041	509 E 2ND ST	413 050	7.03
SHOOK PATRICIA		130 DULIN AVE		SALISBURY	NC	28146	130 DULIN AVE	417B062	163.46
SHORES JOB MARKAS		1329 PARK AVE		SALISBURY	NC	28146	PERSONAL PROPERTY	148445	107.64
SHUFFLER KIMBERLY PATTERSON		270 CARRINGTON LN		SALISBURY	NC	28146	7730 E NC 152 HWY	361 114	318.74
SHUPING LYNN CARLTON		645 CHARLES ST		ROCKWELL	NC	28138	645 CHARLES ST	363 157	2.26
SIDES PATSY M		175 PEBBLE DR		SALISBURY	NC	28147	175 PEBBLE DR	318A024	6.74
SIMMONS PATRICIA B		101 ALLEN LN		SALISBURY	NC	28146	PERSONAL PROPERTY	149260	6.21
SIMMONS RICKY LEE		2690 CHINA GROVE RD		KANNAPOLIS	NC	28083	PERSONAL PROPERTY	149263	45.82
SMITH ARTHUR H		11906 JENNIFER WAY		HOLLYWOOD	FL	33026	0 SARAZEN WAY	326L010	207.88
SMITH BRYAN MARSHALL & WF	SMITH DONNIE BLYTHE	1345 DEER CREEK DR		SALISBURY	NC	28146	1345 DEER CREEK DR	620 052	50.76
FISHER KATHERINE		195 BONANZA DR		SALISBURY	NC	28144	195 BONANZA DR	310 320	500.00
SPARKS JERRY W & WF	SPARKS WANDA L	13725 COOL SPRINGS RD		CLEVELAND	NC	27013	13725 COOL SPRINGS RD	730 012	3.63
VANDERBILT MORTGAGE MH		PO BOX 9800		MARYVILLE	TN	37802	PERSONAL PROPERTY	151488	25.22
STALCUP TODD ROBERT		513 OAK FOREST LN		SALISBURY	NC	28146	PERSONAL PROPERTY	172710	6.00
RCTC 2020 PREPAY 152467							PERSONAL PROPERTY	152467	336.81
STIREWALT CAMILLA Y		180 BUTTERFLY LN		ROCKWELL	NC	28138	180 BUTTERFLY LN	169750	11.50
STIREWALT FREDRICK M		630 BURRAGE RD NE		CONCORD	NC	28025	0 OLD CONCORD RD	430 078	23.74
STOGNER LEONARD E & WF	STOGNER TRACIE BARNES	30288 BRIDGE RD		MT PLEASANT	NC	28124	2210 N CANNON BLVD	161 074	52.17
STOKES MELISSA S & HUS	STOKES WESLEY B	1625 MILLER RD		CHINA GROVE	NC	28023	1625 MILLER RD	110 072	15.58
STEELE SCOTT		807 S JACKSON ST		SALISBURY	NC	28144	807 S JACKSON ST	015 237	63.58
SWICEGOOD PAPER INCORPORATED		PO BOX 1787		SALISBURY	NC	28145	1305 E INNES ST	059 063	12.34

TAYLOR JOEL CARSON & WF	TAYLOR JENNIFER LINKER	PO BOX 25		ROCKWELL	NC	28138	0 OLIVER RD	386 014	59.44
THE EUCLID CHEMICAL COMPANY		19218 REDWOOD RD		CLEVELAND	OH	44110	217 KLUMAC RD	173800	3.64
THE FLOWERS COMPANY		1413 S MAIN ST		SALISBURY	NC	28144	1413 S MAIN ST	170045	7.83
THOMAS GREGORY NEIL		4875 JACK BROWN RD		SALISBURY	NC	28147	PERSONAL PROPERTY	154771	8.74
THURSTON GARY W & WF	THURSTON BRENDA M	1015 RUDDER CIR		SALISBURY	NC	28146	1015 RUDDER CIR	6061003	2,098.00
TILLEY PHILLIP EDWARD & WF	TILLEY JANET DAWN ATWELL	413 OLE WALTER FARM RD		CHINA GROVE	NC	28023	0 ROGERS RD	430 006	237.56
TIMEPAYMENT CORP		1600 DISTRICT AVE STE 200		BURLINGTON	MA	1803	PERSONAL PROPERTY	170132	291.16
TIMEPAYMENT CORP		1600 DISTRICT AVE STE 200		BURLINGTON	MA	1803	PERSONAL PROPERTY	170132	721.53
TIMEPAYMENT CORP		1600 DISTRICT AVE STE 200		BURLINGTON	MA	1803	PERSONAL PROPERTY	170137	18.25
TIMEPAYMENT CORP		1600 DISTRICT AVE STE 200		BURLINGTON	MA	1803	PERSONAL PROPERTY	170138	23.54
TIMEPAYMENT CORP		1600 DISTRICT AVE STE 200		BURLINGTON	MA	1803	1220 BEAGLE RUN RD	171877	34.56
TIMEPAYMENT CORP		1600 DISTRICT AVE STE 200		BURLINGTON	MA	1803	304 1ST AVE	171878	67.48
TIMEPAYMENT CORP		1600 DISTRICT AVE STE 200		BURLINGTON	MA	1803	PERSONAL PROPERTY	173822	58.67
TIMEPAYMENT CORP		1600 DISTRICT AVE STE 200		BURLINGTON	MA	1803	PERSONAL PROPERTY	173824	13.85
TIMEPAYMENT CORP		1600 DISTRICT AVE STE 200		BURLINGTON	MA	1803	PERSONAL PROPERTY	175965	127.18
TIMEPAYMENT CORP		1600 DISTRICT AVE STE 200		BURLINGTON	MA	1803	PERSONAL PROPERTY	175966	138.96
TIMEPAYMENT CORP		1600 DISTRICT AVE STE 200		BURLINGTON	MA	1803	PERSONAL PROPERTY	175967	47.41
TOBEY WILLIAM DANE		1652 WILTSHIRE RD		SALISBURY	NC	28144	PERSONAL PROPERTY	174353	10.42
TREXLER STACEY LYNN		2715 HILL TOP DR		SALISBURY	NC	28147	PERSONAL PROPERTY	156068	12.20
TROUTMAN TRUCKING INC		21380 OLD BEATTY FORD RD		GOLD HILL	NC	28071	21380 OLD BEATTY FORD RD	170231	489.87
UPRIGHT JERRY R & WF	UPRIGHT DEANNA G	5609 OLD CONCORD RD		SALISBURY	NC	28146	5609 OLD CONCORD RD	414 052	379.00
VEACH ELLEN LARABEE		4261 OLD THOMASVILLE RD		WINSTON SALEM	NC	27107	0 ELDON LN	325A062	27.25
WADDELL CURTIS L		125 HIGH TOP LN		CHINA GROVE	NC	28023	125 HIGHTOP LN	111A030	726.95
WALKER BOBBY LEE		1170 KING RD		SALISBURY	NC	28146	0 EASTBEND LN	405 011	20.02
WALKER JEAN G ETAL		88 DAVIDSON DR		DURHAM	NC	27705	0 E 25TH ST	140 0410000001	200.44
WALKER JEFFERSON MICHAEL		PO BOX 1362		SALISBURY	NC	28145	1802 BRINGLE FERRY RD	0578023	9.06
WALKER SANDRA T & HUS	WALKER RICHARD	4417 MERIDIAN DR		CHARLOTTE	NC	28216	314 PARTEE ST	008 004	228.41
WALSER BRADLEE LAWRENCE		108 S MAIN ST		SALISBURY	NC	28144	PERSONAL PROPERTY	158469	9.90
WARNER JEREHMY D & WF	WARNER WENDY C	425 NEISLER RD		CONCORD	NC	28025	805 GOLD HILL AVE	365 130	2.10
WARREN CHER &	GANDY BRIAN	640 S 6TH ST		RATON	NM	87740	120 HARRIS POINT RD	605 073	25.00
WATTS HUGH BOYD MD & WF	WATTS KRISTA S	530 HICKORY DR		SALISBURY	NC	28144	530 HICKORY DR	040 087	1,615.65
WEBB JOHNNY LINGLE & WF	WEBB CAROL RUTH M	3920 SHERRILLS FORD RD		SALISBURY	NC	28147	3920 SHERRILLS FORD RD	456 056	300.00
WEST BRADFORD R		608 CAMELOT DR		SALISBURY	NC	28144	608 CAMELOT DR	325C341	12.94
WHITAKER ROBERT LEWIS		303 PHILLIP DR		SALISBURY	NC	28146	303 PHILLIP DR	403D056	4.43
WELLS FARGO		PO BOX 14506		DES MOINES	IA	50328	1975 SHERWOOD ST	61200807	524.23
WILSON CARL DOYL		PO BOX 795		FAITH	NC	28041	609 S MAIN ST	650 015	100.32
WILSON RAMONA HUGH FARRINGTON		216 MCMILLEN RD		ALLEN	TX	75002	3210 LONG FERRY RD	602 028	519.70
WILSON TONY MARVIN		8586 CROOKED OAK LN		KANNAPOLIS	NC	28081	8586 CROOKED OAK LN	248 207	33.25
WISE JASON PAUL		1039 WESTLAKE DR		KANNAPOLIS	NC	28081	PERSONAL PROPERTY	161939	30.00
WOJCIECHOWSKI STEVEN BROOKS &	WOJCIECHOWSKI WENDY BONDS	103 CEDAR BROOK DR		KANNAPOLIS	NC	28081	103 CEDAR BROOK DR	2492002	5.13
HOPKINS MARCIA		505 FRONTIER CIR		CHINA GROVE	NC	28023	0 SMITH RD	246 350	3.62
ZIEGLER SUZAN		3293 BASS DR		SHERRILLS FORD	NC	28673	3084 STOKES FERRY RD	066 006	3.45
								TOTAL:	\$ 85,600.67

Janyz Parnell
Tax Collector

Tax Collector

ENTERED
3/4/2020

3/20/2020

FEBRUARY 2020 AS400 REFUNDS

TAXPAYER NAME 1	TAXPAYER NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	DESCRIPTION	TRANS #	REFUND
AGUIRRE ESTEBAN AMARO	NA	1125 HIDDEN CIR	NA	SALISBURY	NC	28147-7328	403 E 25TH ST	924145	328.93
BOST REBECCA SHOAF	NA	2270 CAUBLE RD	NA	SALISBURY	NC	28144-1508	2000 HOND VN	923986	124.55
GRISSOM MICHAEL LINN	NA	225 CAMP RD	NA	SALISBURY	NC	28147	1997 CARG PERMTAG AF30630	923815	124.65
HASSAN HANY FARAH ABDOU	NA	3018 KERN DR	NA	SALISBURY	NC	28147-8979	3018 KERN DR	924269	14.63
PARKS JOHN DANE	NA	150 LONGLEAF DR	NA	SALISBURY	NC	28147-8657	2007 BMW CN	924068	96.18
ROGERS REBECCA COSTNER	NA	116 CRYSTAL COURT	NA	TROY	NC	27371	2016 CAON PERM TAG AE67955	923814	80.59
VEGA E HUMBERTO	NA	255 KNOTTY PINE CIR	NA	SALISBURY	NC	28146-2472	255 KNOTTY PINE CIR	923813	49.57
								TOTAL:	\$ 819.10

⑦ Batch 1288

Jenya Parnell
Tax Collector

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: March 6, 2020
SUBJECT: Schedule Quasi-judicial Hearing for CUP 01-20 (Suretha Springs: Event Center) for April 20, 2020

Suretha Springs submitted a conditional use permit to operate an event center “for veteran, community, corporate, and private family events” and allow the construction of a 5,500 sq.ft. building on her property located at 1115 Brookwood Dr in China Grove. Recent revisions to the Zoning Ordinance created an option to accommodate event centers in the Rural Agricultural (RA) zoning district subject to compliance with six (6) pre-defined standards from section 21-60 (17) and six (6) evaluation criteria qualifications from section 21-59, which is considered through a conditional use permit process.

Schedule quasi-judicial hearing for April 20, 2020.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/6/2020	Exhibit
Site Plan	3/6/2020	Exhibit
Business Narrative	3/6/2020	Exhibit
Evaluation Criteria	3/6/2020	Exhibit
Application	3/6/2020	Exhibit



CUP 01-20: Event Center – Mrs. Suretha Springs

REQUEST: Event Center
“for veteran, community
corporate, and private
family events” and
construction of a 5,500
sq.ft. building.

Parcel ID: 126-100

Location: 1115
Brookwood Dr. China
Grove

Acreage: Apx. 8.15 AC

Zoning: RA

Floodplain: N/A

Watershed: WS II BW –
Dutch Buffalo Creek

Property Owner /
Applicant: Suretha Springs

Existing Use: Residential

CUP REQUEST DETAILS

Suretha Springs submitted a conditional use permit to operate an event center “for veteran, community, corporate, and private family events” and allow the construction of a 5,500 sq.ft. building on her property located at 1115 Brookwood Dr in China Grove. Recent revisions to the Zoning Ordinance created an option to accommodate event centers in the Rural Agricultural (RA) zoning district subject to compliance with six (6) pre-defined standards from section 21-60 (17) and six (6) evaluation criteria qualifications from section 21-59, which is considered through a conditional use permit process.

CONDITIONAL USE REQUIREMENTS: SEC. 21-60 (17)

- **Minimum Lot Size:** The minimum lot size shall be five (5) acres. **The site totals 8.15 Acres per GIS.**
- **Public Road Frontage:** The event center property is required to have at least thirty-five feet (35) feet of frontage on a publicly maintained road. **The property has 613 feet of frontage on Brookwood Dr. (SR# 1442).**
- **Setbacks:** All operational areas with the exception of the driveway shall be a minimum of one hundred (100) feet from property lines. **All proposed improvements would be located 100 feet from property lines. According to Mrs. Springs, the “walk trail” is an existing, unimproved, natural path through a wooded portion of the property.**
- **Parking:** Adequate off-street parking shall be provided for all attendees. **The site plan enumerates 69 parking spaces to accommodate “parties up to 125 guests” as identified in the applicant’s business plan. Rather than pre-**

determining a required number of spaces, the ordinance requirement allows the applicant to illustrate adequate parking will be provided.

- Lighting: Lighting shall be located and designed to prevent light from directly shining on adjacent residential property. **According to the Evaluation Criteria, two (2) Duke Energy pole lights would be installed along with exterior building and motion sensor lights.**
- Noise: Amplified sound is subject to Chapter 14 of the Rowan County Code of Ordinances. Chapter 14 indicates *“It shall be unlawful for any person, group, event or business to play, use or otherwise operate any sound amplification equipment (to include radio, tape player, stereos, etc.) emitting sound that is unreasonable, frequent and continued with such volume at any time on any given day of the week, in a manner which may annoy or disturb the quiet, comfort or repose of the general public. This provision will be applicable when the source of the noise is plainly audible to the responding law enforcement officer at a distance of one hundred (100) feet.”* According to Mrs. Springs, any outdoor music would be “background music” and should not present any issues with Chapter 14.

EVALUATION CRITERIA:
SEC. 21-59

In addition to meeting the above standards, the applicant must illustrate they are able to comply with the following criteria:

1. Adequate transportation access to the site exists.
2. The use will not significantly detract from the character of the surrounding area.
3. Hazardous safety conditions will not result. The facility will be contained by a six (6) foot chain link with three (3) standards of barbed wire along with warning signs posted along the perimeter.
4. The use will not generate significant noise, odor, glare, or dust.
5. Excessive traffic or parking problems will not result.
6. Use will not create significant visual impacts for adjoining properties or passersby.

STAFF COMMENTS

Staff will provide a complete review of the material submitted prior to the quasi-judicial hearing on April 20, 2020.

SITE PLAN

Address: 1115 Brookwood Dr

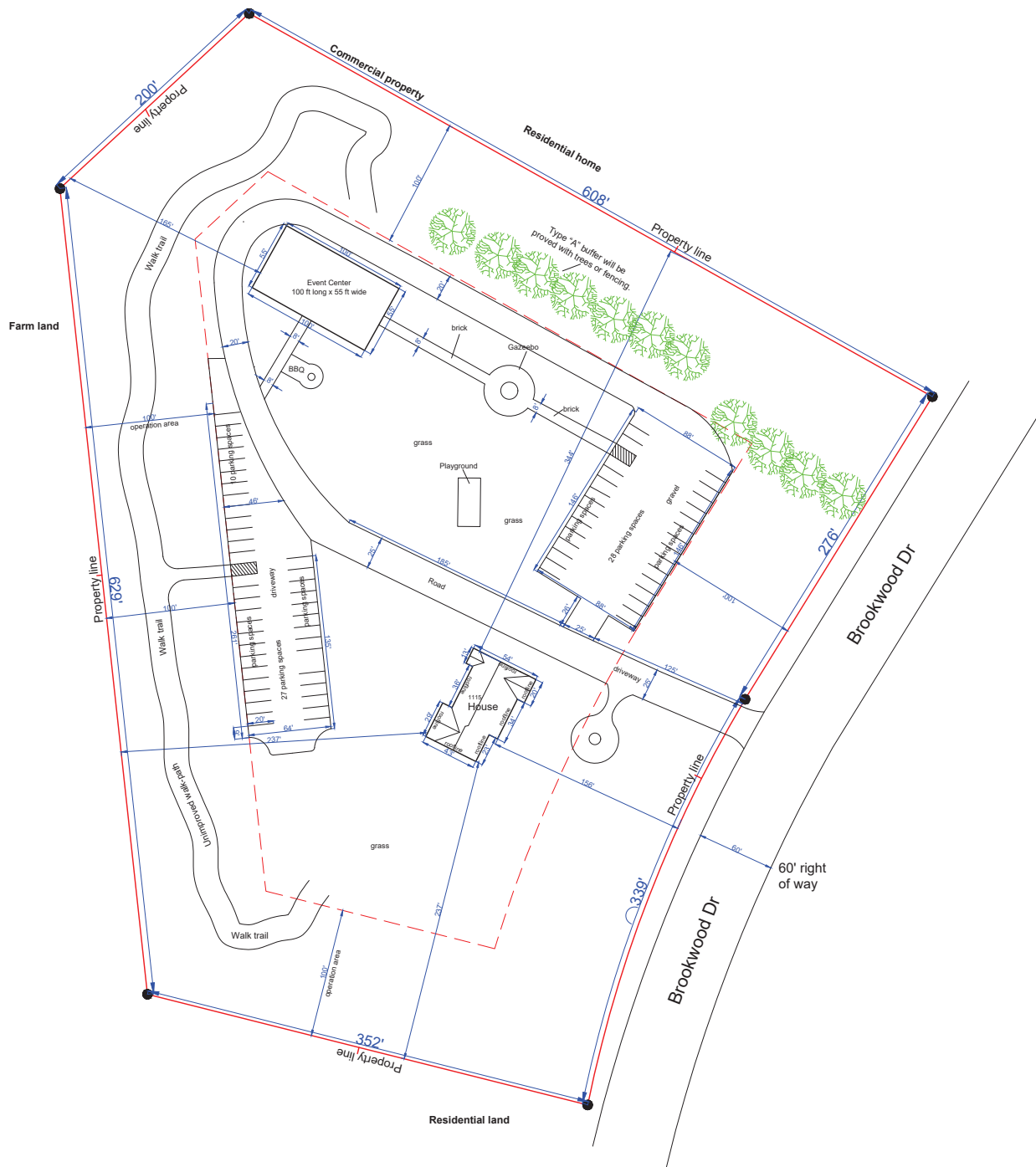
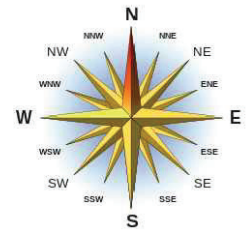
City, State, ZIP: China Grove, NC 28023

Country: USA

Scale 1":80'

Parcel ID: 126-100

Zoning: RA



All parking lots & road will be gravel
Imperious coverage=65,198sq.ft/8.190=20%
Property is located in a flood zone X per panel # 5646

Business Plan For: Bringing your event vision to the next level of Reality by providing experienced event hosting, event designing and family friendly environment.

Discussion

Event Center is located in a semi secluded neighborhood with easy access off HWY 85. The Event Center sits on approximately 8.190 acres. The 5500 sq.ft. Facility is equipped with six emergency exits and easy entry/exit driveway for vendors, handicapped vehicles and/or emergency vehicles. The event center fire and emergency alarm system will be in direct contact with first responders.

The Event Center has accommodations for aprx. 65 parking spaces, to ensure no on road parking. We have closely considered adequate parking for vendors, handicap individuals, guest and first responders. We have delicate 7 spaces for vendor, 3 handicapped, 55 spaces for guest and adequate entry and exit for first responders, suggested by China Grove Fire Chief.

The Event Center is a smoke free & alcohol free family friendly facility catering to the local community, veteran community, corporate events & private family events.

The Event Center operational hours are 9:00am until 11pm Daily, with Noise ordinance to be operated as to limit the noise level at the perimeter of the site to no more than seventy (70) decibels on the A scale of a sound level meter which meets the specifications of the American National Standards Institute.

The owner of Event Center is a Certified Event Designer, retired disabled veteran and current government employee who is dedicated in offering clients an unforgettable experience full of precious memories with safety /security being the focus of all events.

The co-owner has over 15 years of DJ experience, skilled carpenter and currently employed with state agency over 25 years.

Detailed Product Overview

Event Center is a family owned facility designed to support our veteran community, small family gathering and community social events specializing in event design, planning and management. We have ensured that the community will benefit from having a local Event Center and the Event Center will not impede on the community daily life style.

Event Center is unique as it is tailored to each event specific needs and vision. The Event Center brings your vision to the next level of reality by listening to clientele, then creating and executing your vision using proven innovation ideas, high quality products and professional expertise in event design, planning and management.

The Event Center offers five affordable packages, to suit any event from small intimate gathering to large events such as weddings or family reunions. Our goal is to create lasting relationships with our customers and providing a safe, secure family friendly facility.

Our 5500 sq ft facility is a non smoking & Alcohol free Event Center featuring a private walk trail, bouncing house, play ground area, fire pit area and a BBQ area. The Event Center capacity will allow parties up to 125 guest.

The Event Center hours of operation will be 9:00am until 11pm. Event Center will comply with noise ordinance to be operated as to limit the noise level at the perimeter of the site to no more than seventy (70) decibels on the A scale of a sound level meter which meets the specifications of the American National Standards Institute.

Event Center will have minimum disturbances to community. We believe the community will benefit from Event Center by providing community events, summer day activities for the kids and hosted community BBQ. We will offer special events for our local community through-out the year, give support to breast cancer awareness, educate our youth through mentorship, and donate a \$500.00 college fund for one inspiring senior annually. The Event Center will not impede on the communities daily life style.

Event Center will have designated gravel parking, no on road parking will be allowed. Event Center will provide easy access and exit for emergency vehicles and personnel evacuation in case of emergency.

The Event Center building construction will be completed in Phases:

Phase one - Grading, gravel parking spaces, gravel driveway entry/exit as directed by Salisbury DOT, water drainage control, BBQ area and 3 exterior pole lighting provided by Duke Power.

Phase two-blue printing, foundation grading, septic tank installation suggested by Rowan County and metal building material delivered, building construction, plumbing and electrical. Building exterior lighting and motion sensor lighting.

Phase three- finalizing construction, property clean up and landscaping. Our goal is to open Event Center April of 2021.

Our facility is a private family owned facility, perfectly located in a secluded neighborhood. Offering a safe, relaxing & family friendly atmosphere to enjoy a family gathering, social event or community function. We are dedicated to making your event one can never forget. The Event Center will foster community cohesiveness, veteran appreciation and mentorship.

The Event Center will support our veterans by providing a safe-haven for veterans and their families to relax in a stress free facility. As a retired veteran I understand how challenging it can be to attend public events, crowds and enclosed spaces. The Event Center number one priority is to make all our customers feel safe and security while gathering with love ones.

The Event Center facility is unique as it will offer other event planners an opportunity to share ideas, experience and training creating a foundation of trust and support, opposed to competition. The Event Center will continually foster small business growth, mentorship opportunities and most importantly host charity events/fundraisers.

We have a select preferred vendors list that offers customer a unique personalized experience. The Event Center fosters having a lasting relationship with all our customers, our community & will be heavily involved in the support fundraisers, breast cancer awareness, etc....

The Event Center mission statement: We are dedicated to bringing your vision to the next level of reality by providing innovative ideas, quality products and professionalism.

We pride ourselves on customer service and producing an exceptional experience tapping into our guest sense of smell, touch, vision, taste and sound to truly give the most memorable experience possible.

The Event Center will host several community events, veteran events and fundraisers throughout the year. Our team of certified experts will offer amazing discounts, bridal auctions and giveaways. The Event Center will be available for industry training, team collaboration and mentorship.

The Event Center main focus is giving back to our community, supporting our veterans, scholarships for our youths and donating to various organizations.

The Event Center currently does not have employees, however we do have preferred listing of vendors we closely work with and whom will utilize the space.

Owner-is a retired NAVY veteran, Certified Event Designer and has 7 years experience in event design, planning & management. Graduate of SNHU with a BA in Business/minor in Human Resources. Current Government Employee for 9 years,

Co-owner is a current state employee with 25 years experience, CDL operator, skilled carpenter and over 15 years in disk jockey/entertainment business.

Evaluation Criteria

Suretha Springs/Event Center
1115 Brookwood Dr.
China Grove, NC 28023

1- Adequate transportation access to the site exists; Two way entry/exit into the Event Center allowing emergency vehicles within 50ft of the Event Center. Gravel driveway, parking, and concrete handicap parking will consist of approximately 65 (9X20) parking spaces with 2 exterior pole lighting provided by Duke Power Company.

2-The use will not significantly distract from the character of the surrounding area; The Event Center will be of metal structure with elegant frontage. Property will consist of privacy trees and a front gate, to conform to type A privacy barrier. We have ensured that the community will benefit from having a local Event Center and the Event Center will not impede on the community daily life style.

3-Hazardous safety conditions will not result; The Event Center building will be equipped with (6) entry and exit points, fire alarm system, gravel parking lots and brick path sidewalks and no on street parking will be allowed. Adequate lighting will be in the parking area and around the Event Center.

4-The use will not generate significant noise, odor, glare or dust; Event Center will ensure noise ordinance to be operated as to limit the noise level at the perimeter of the site to be no more than 70 decibels on the A scale of a sound level meter which meets the specifications of the American National Standards Institutes and according to American Speech-Language-Hearing Association (ASHA) 70 dBA is not harmful to your hearing. This decibels level is equivalent to background music. The Event Center daily operations are 9am to 11pm. Operation hours for scheduled events will not exceed 11pm. Pole lighting, exterior building lighting and motion sensor lighting will not impede on neighbors. Outside dumpsters area will have easy access and adjacent to the Event Center.

5-Excessive traffic or parking problems will not result; The Event Center will have approximately 65 parking spaces to include primary parking spaces, overflow parking and handicap parking area. The Event Center will ensure no on street parking allowed by providing 7 parking spaces for vendors, 3 handicap parking spaces and 55 spaces for guests and adequate entry/exit driveway for first responders suggested by China Grove Fire Chief.

6-The use will not create significant visual impacts for adjoining properties or passersby; The Event Center does not have any adjoining residents within 200ft and the building is surrounded with mature tree lines, Commercial fencing currently separates the property from adjacent commercial property. The Event Center is located in a semi-secluded neighborhood on a dead end road. Location of the Event Center building is approximately 396ft from the main road and should not be a distraction for drivers.



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

Case # CUP 01-20
Date Filed 02/24/20
Received By SAS
Amount Paid \$200.00 NOVACH
Office Use Only #32468

CONDITIONAL USE PERMIT APPLICATION

OWNERSHIP INFORMATION:

Name: Suretha Springs
Signature: Suretha Springs
Phone: 980-255-6430 Email: rs4springs@yahoo.com
Address: 1115 BROOKWOOD DR.
CHINA GROVE, NC 28023

APPLICANT / AGENT INFORMATION:

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

PROPERTY DETAILS:

Tax Parcel: 126/100 Zoning District: RA
Date Acquired: 2/20/16 Deed Reference: Book 1254 Page 820
Property Location: 1115 BROOKWOOD DR. CHINA GROVE, NC 28023
Size (sq. ft. or acres): 8.2 acres Street Frontage: 613'
Current Land Use: single family home / BARN VENUE

Surrounding Land Use: North Concrete Company
South Residential
East Residential
West FIELD

PURPOSE & SECTION:

State purpose of conditional use permit:

THE EVENT CENTER - will be used for VETERAN
EVENTS, COMMUNITY FUNCTIONS, CORP. EVENTS AND PRIVATE
FAMILY EVENTS.

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

21-60 (17)


ATTACHED DOCUMENTS:

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

Attached: Yes ☒ No ☐

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

OFFICIAL USE ONLY

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

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: Melissa J. Oleen
DATE: March 6, 2020
SUBJECT: Library Request for West End Plaza Space

Please see attached memorandum.

Please approve Rowan Public Library utilizing Unit D2 at West End Plaza for off-site archival storage.

ATTACHMENTS:

Description	Upload Date	Type
Library Request for WEP Space	3/6/2020	Backup Material

MEMORANDUM

TO: Rowan County Board of Commissioners

FROM: Melissa J. Oleen, Library Director

DATE: March 6, 2020

RE: Request for space at West End Plaza

The library has an opportunity to create archival storage for the Edith M. Clark History Room utilizing compact mobile shelving which is ideal for this type of storage. To take advantage of this opportunity, we are seeking approval to utilize space at West End Plaza for off-site archival storage.

The Department of Social Services is having a large amount (12 ranges with 96 total double facing sections) of high-density compact mobile shelving removed. The last time they did this, the library was able to have the shelving reinstalled at Library Headquarters (HQ) where it is still in use. We would like to do this again and DSS is on board with the library having it. The plan would be for DSS to pay for its removal and movers loading it on to a truck. The library would cover mover fees for transport, unloading, and reinstallation. DSS would like to have the shelving out of their building before the end of March.

HQ does not have the space-floor combo that could handle the weight load for this amount of shelving. The library has a strong need for additional archival storage as it is almost at maximum capacity. We lack the ability to expand holdings to include more 20th century historical documents. In 2010, collection growth averaged 780 items per year. This has decreased in recent years primarily due to space limitations which have made accession criteria more rigorous.

The amount of compact mobile shelving this project will repurpose would cost over well over \$80,000 if purchased new. A comparable product consisting of only two double facing sections with end units lists for over \$7,000.

Working with West End Plaza Maintenance, we have identified Unit D2 as being an ideal location. This location is located beside the Board of Elections.

- 1) The unit has been measured and would maximize use of existing shelving and rails.
- 2) This unit's employee (back) entrance is off an interior hallway that leads to an exterior loading area. This provides an extra layer of security as there is no entrance to the unit directly from the outside. It will make it easier and more secure for library staff to deliver and retrieve manuscript collections.

- 4) This unit is 1,760 square feet making it about half the size of a majority of the standard retail spaces. The library would not be taking up one of the larger retail spaces and it would cost less for us to maintain the required archival temperature range.
- 5) This unit is on the Badcock Furniture side of them all so it should not interfere with plans to develop the Belk end of the mall.

The library respectfully requests permission to utilize Unit D2. If this space is not available, Unit D4 (the former Radio Shack) would also work as an off-site archival storage location for compact mobile shelving.



Storefront, Unit D2



Back Entrance Hallway

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



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

MEMO TO COMMISSIONERS:

FROM: County Attorney Jay Dees
DATE: March 11, 2020
SUBJECT: The Grand On Julian, LLC

ATTACHMENTS:

Description

Memorandum

Upload Date

3/11/2020

Type

Cover Memo

Barger, Carolyn M

From: Dees, Jay
Sent: Tuesday, March 10, 2020 4:59 PM
To: Barger, Carolyn M; Edds, Greg; Church, Aaron
Subject: The Grand On Julian, LLC

Carolyn,

The Grand on Julian, LLC has requested that Rowan County waive certain interest on a supplemental bill that I issued to correct past incorrect bills. Rowan County issued incorrect tax bills for this property that were based on a lower incorrect assessed value and thus generated bills for amounts less than what should have been owed. The company paid those bills in a timely manner.

NCGS 105-394 allows the county to issue supplemental tax bills for errors like this, so I issued a supplemental bill to the company in February 2020. NCGS 105-381 allows a taxpayer to request waiver of unpaid interest where the taxpayer asserts one of the specified defenses. In this case, the taxpayer has asserted that (1) it has paid all prior bills in a timely manner, and (2) had it received the correct tax bill that it would have paid the same in a timely manner.

The billing error was the County's mistake, so I believe that a waiver of the interest would be an acceptable accommodation and qualifies as a defense allowed under NCGS 105-381.

Tonya Parnell has confirmed that the taxpayer has now paid in full the principal amount owed of \$50,885.55. The taxpayer is now asking that the BOC waive \$13,112.28 of interest.

Requested Action: motion and approval of taxpayer's request to waive interest in the amount stated above.

Respectfully,

Jay

John W. Dees, II
County Attorney
Rowan County
130 West Innes Street
Salisbury, NC 28144
Jay.dees@rowancountync.gov
704.216.8198 voice

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: March 6, 2020
SUBJECT: Sale of Surplus Vehicles

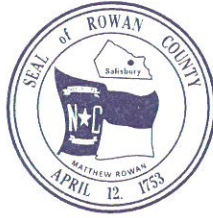
Please see the attached Memorandum and Resolution.

Please approve the attached Resolution.

ATTACHMENTS:

Description	Upload Date	Type
Sale of Surplus Vehicles	3/12/2020	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*
David Sifford, Purchasing Agent *DS*

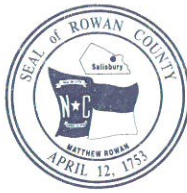
Re: Declaration of Surplus Vehicles

Date: March 6, 2020

In accordance with G.S. 160A-270(c), the Finance Department is requesting Board approval to declare the thirty-seven vehicles listed on the attached Exhibit A to be surplus property and to allow the Purchasing Agent to sell these vehicles by electronic auction. The vehicles will be sold on the electronic auction site GovDeals.com. The vehicles will be listed and sold beginning the week of March 23, 2020. If declared as surplus property, notices will be published in the Salisbury Post and on the County's website.

Staff's Recommendation: It is the recommendation of the Finance Department that the attached Resolution be approved. The Resolution authorizes the Rowan County Purchasing Agent to sell the surplus vehicles listed on Exhibit A by electronic auction. The Resolution will be published at least ten days before the date of the sale.

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



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

Rowan County Board of Commissioners

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

RESOLUTION AUTHORIZING SALE OF SURPLUS PROPERTY BY PUBLIC AUCTION

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

Whereas, the Finance Department has recommended that the property listed on Exhibit A (attached) be sold at electronic auction as surplus property, utilizing the GovDeals.com auction website to conduct the sale; now therefore,

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

Adopted this 16th day of March, 2020.

Gregory C. Edds, Chairman
Rowan County Board of Commissioners

ATTEST:

Carolyn Barger, MMC, NCMCC
Clerk to the Board

Equal Opportunity Employer



recycled paper

Rowan County
Surplus Vehicle Auction
Vehicle Listing as of 2/21/2020

EXHIBIT A

Vehicle No.	Department	Year	Make	Model	VIN	Reason Out of Service
0528	Airport	2005	Ford	F-150	F1TRX12W35FA70753	Mileage
9931	Animal Control	1999	Dodge	Pickup	1B7HC16Y11S670689	Mileage
1320	Emergency Services	2011	Taylor Made	Ambulance	1GD675CLXB1127114	Mileage
1321	Emergency Services	2011	Taylor Made	Ambulance	1GD675LLD1100348	Mileage
0018	Sheriff	2000	Ford	Ambulance	1FDXE45F1YHB48879	Mileage
0413	Sheriff	2004	Ford	Crown Victoria	2FAHP71W64X124605	Mileage
0510	Sheriff	2005	Ford	Crown Victoria	2FAHP71W05X101001	Mileage
0709	Sheriff	2007	Ford	F-250	1FTSW21P27EB03352	Mileage
1004	Sheriff	2010	Dodge	Charger	2B3AA4CT2AH144002	Mileage
1102	Sheriff	2010	Dodge	Charger	2B3AA4CTXAH303929	Mileage
1103	Sheriff	2010	Dodge	Charger	2B3AA4CT6AH303930	Mileage
1105	Sheriff	2010	Dodge	Charger	2B3AA4CTXAH303932	Mileage
1107	Sheriff	2010	Dodge	Charger	2B3AA4CT3AH303934	Mileage
1203	Sheriff	2011	Chevrolet	Caprice	6G1MKST20BL536207	Mileage
1209	Sheriff	2012	Chevrolet	Caprice	6G1MK5U26CL623562	Mileage
1211	Sheriff	2012	Chevrolet	Caprice	6G1MK5U2XCL623564	Mileage
1218	Sheriff	2010	Toyota	Avalon	4T1BK36B06U127406	Mileage
1311	Sheriff	2013	Chevrolet	Caprice	6G1MK5U22DL826319	Mileage
1407	Sheriff	2014	Ford	Taurus	1FAHP2MK3EG129568	Wrecked - Parts Car
1408	Sheriff	2014	Ford	Taurus	1FAHP2MK5EG129569	Wrecked - Parts Car
1414	Sheriff	2014	Ford	E-350 Van	1FTSS3ESXEDA11473	Mileage
1506	Sheriff	2015	Ford	Taurus	1FAHP2MTXFG124359	Wrecked - Parts Car
1508	Sheriff	2015	Ford	Taurus	1FAHP2MT9FG126314	Wrecked - Parts Car
1516	Sheriff	2015	Ford	Taurus	1FAHP2MT1FG124363	Wrecked - Parts Car
1517	Sheriff	2015	Ford	Taurus	1FAHP2MT5FG126312	Wrecked - Parts Car
1525	Sheriff	2015	Ford	3500 Van	1FTNE1YM0FKB05896	Mileage
9614	Sheriff	1996	Pulse McKee	V-Hull Boat		Not Used
29858	Rowan Transit System	2013	Ford	E-350	1FTDS3EL6DDB29858	Mileage
29859	Rowan Transit System	2013	Ford	E-350	1FTDES3EL8DDB29859	Mileage
29983	Rowan Transit System	2008	Ford	E-450	1FD4E45S58DA29983	Mileage
31675	Rowan Transit System	2011	Ford	E-350	1FTDS3EL1BDB31675	Mileage
31676	Rowan Transit System	2011	Ford	E-350	1FTDS3EL3BDB31676	Mileage
48234	Rowan Transit System	2013	Ford	E-350	1FDGF5GY3DEB48234	Mileage
48235	Rowan Transit System	2013	Ford	E-350	1FDGF5GY5DEB48235	Mileage
48410	Rowan Transit System	2010	Ford	E-450	1FD4E4FS2ADA48410	Mileage
86455	Rowan Transit System	2011	Ford	E-350	1FTDS3EL2BA86455	Mileage
86457	Rowan Transit System	2011	Ford	E-350	1FTDS3EL6BDA86457	Mileage

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: March 5, 2020
SUBJECT: Quasi-Judicial Hearing: CUP 08-16 Amendment Request from Trent Cherry

CUP 08-16 Amendment Request

Background

Trent Cherry has submitted a request to amend the conditional use permit application [CUP 08-16] issued for his property located on Flat Rock Rd. The previously issued CUP 08-16 authorized occupancy of two (2) existing treehouses and construction of an additional five (5) treehouse units on the 26.1 acre tract [Tax Parcel 120-140] for a total of seven (7) units on the Cherry Treesort property.

To date, there are a total of five (5) treehouse units on site used for rental purposes, which are considered "cabins" under the Rowan County Zoning Ordinance. Given that conditional use permits are only valid for a two (2) year period, the ability to build additional units has expired.

Request

Mr. Cherry's request to amend CUP 08-16 seeks to "add" the two (2) units from the original CUP 08-16 application, along with another eight (8) for a total of fifteen (15) units. As proposed, twelve (12) of these would be treehouses and three (3) would be built in a "Hobbit house" style partially underground.

Recommendation

1. Conduct Quasi-Judicial Hearing
2. Close Hearing and Discuss Case
3. Develop Findings of Fact using Checklist
4. Render Decision to Approve, Deny or Table

ATTACHMENTS:

Description	Upload Date	Type
Chairman's Speech	3/8/2020	Presentation
Staff Report	3/8/2020	Cover Memo
Attachment #1: CUP 08-16 Amendment		

Application	3/8/2020	Backup Material
Attachment #1: Site Photos	3/8/2020	Backup Material
Attachment #2: Site Plan	3/8/2020	Backup Material
Attachment #3: Vicinity Map	3/8/2020	Backup Material
Attachment #4: Applicant's Response to Evaluation Criteria	3/8/2020	Backup Material
CUP Checklist	3/8/2020	Backup Material

CUP 08-16 Amendment CHAIRMAN'S SPEECH

The following speech should be read by Chairman Edds prior to consideration of this agenda item

The hearing for consideration of an amendment to CUP 08-16 is now in session and will focus on an application submitted by Mr. Trent Cherry to construct seven (7) treehouses and three (3) underground cabins for temporary and overnight lodging on Tax Parcel 120-140 located on Flat Rock Road.

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

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

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

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

Ed Muire will provide the Staff Report for this application.



Rowan County Planning and Development Department

402 North Main Street ■ Room 204 ■ Salisbury, N.C. 28144-4341

Phone: 704-216-8588 ■ Fax: 704-216-7986

MEMORANDUM

TO: Chairman Edds and Board of Commissioners
FROM: Ed Muire, Planning Director
RE: CUP 08-16 Amendment
DATE: March 5, 2020

BACKGROUND

- **CUP 08-16:** Mr. Trent Cherry requests amendment of the conditional use permit issued for his project on January 17, 2016 that authorized him to utilize two (2) existing tree houses and construct five (5) additional tree houses for temporary and overnight lodging on his 26.1 acres (Tax Parcel 120-140) located on Flat Rock Road. CUP 08-16 was valid for two years from the date of approval and expired January 2018. Any units that were not built or started prior to the CUP 08-16 expiration were no longer vested, aka “grandfathered”.

Following approval of CUP 08-16, the two (2) existing treehouse units and three (3) additional treehouse units have been inspected and deemed compliant with applicable NC residential building codes. Likewise, permits for water supply and septic systems have obtained the necessary environmental health permits. A commercial driveway permit has been obtained for access onto Flat Rock Rd for Treehouse Lane.

REQUEST

- **CUP 08-16 Amendment:** The amendment request seeks to “add” the two units from the original CUP 08-16 application, along with another eight (8) for a total of fifteen (15) units when completed. As proposed, twelve (12) of the units would be treehouses and three (3) would be built in a “Hobbit house” style partially underground. The application and site photos are included as Attachment #1 and applicant’s site plan is identified as Attachment #2.

VICINITY ANALYSIS

Tax Parcel 120-140 has over 1600 feet of frontage on Flat Rock Road (SR #1210) and is situated between the western reaches of the towns of China Grove and Landis. Parcel zoning consists of twenty (20) acres of Rural Agricultural (RA) and six (6) acres of Rural Residential (RR). The parcel is bordered on its eastern edge by an RR district containing the A.S Sechler Estate (subdivision) developed in 1943 and has a mix of single-family and manufactured housing along Beaver Road (SR #1209).

Aside from improvements on site, new development occurring within ½ mile of the site since the project was permitted in 2016 include five (5) new single family homes; refer to Vicinity Map included as Attachment #3.

CONDITIONAL USE CRITERIA

The applicant's response to the Evaluation Criteria in Section 21-59 is included as Attachment #4; Staff analysis of the criteria is included below.

1. Adequate transportation to the site exists.

The existing drive onto Flat Rock Rd, i.e. Treehouse Lane, has obtained a commercial driveway permit from NC DOT signifying adequate sight distance and safe access for the additional trips generated by current units and any future expansion of the project. Likewise, NCDOT has provided the applicant and Staff a preliminary indication the proposed secondary entrance shown on the site plan (Attachment #2) will be suitable when that section is developed.

2. The use will not significantly detract from the character of the surrounding area.

As the term tree house implies, the current and proposed units are situated within the existing tree line and are not readily visible from adjoining property or from the road. Allowance of "cabins" in the RA district as a conditional use assumes the use is compatible with the character of the surrounding area provided the specific and general conditional use criteria for consideration are met.

As noted in the vicinity analysis, five (5) new homes have been constructed in the area since the project was approved, two (2) of those within a ¼ mile.

3. Hazardous safety conditions will not result.

All existing units have either been certified by a NC Registered Professional Engineer or been inspected by the Rowan County Building Inspections Department as compliant with the NC Building Code. All future units will be subject to the NC Building Code standards at the time of construction and determined compliant prior to occupancy.

4. The use will not generate significant noise, odor, glare or dust.

Although the existing and proposed units are setback from property lines in accordance with ordinance standards, Staff has received random calls from residents in the area complaining about music, gunfire and similar noise that has occurred at the site. Given this is a recreational or tourism destination, the addition of more units at the site may generate more of these nuisance type complaints in the future. Effectively addressing the method or manner for eliminating these occurrences is the responsibility of the applicant and could be a condition of project approval.

5. Excessive traffic of parking problems will not result.

Flat Rock Road is designated as a minor thoroughfare and the Cabarrus-Rowan Metropolitan Planning Organization's (CRMPO) Comprehensive Transportation Plan (CTP) suggests the current design capacity is 11,800 vehicles per day. 2018 NCDOT traffic counts indicate traffic on Flat Rock Road consists of 2,800 vehicles per day just north of the site near its intersection with West NC 152 Hwy; this represents a daily increase of 400 vehicles in the last five (5) years. However, it's not likely these trip increases are entirely related to this project.

6. **The use will not create significant visual impacts for adjoining properties or passersby.**
As noted in Item #2, the existing and proposed tree houses are situated such that visibility for adjoining properties and passersby is not an issue of concern.

SPECIFIC CONDITIONAL USE CRITERIA

Section 21-60(7)(b) of the Zoning Ordinance provides specific criteria for development of cabins in settings similar to that of campgrounds and recreational vehicle parks.

1. **Minimum Lot Size.**

The area encumbered by the site plan is approximately twelve (12) acres and exceeds the minimum lot size requirement of two (2) acres.

2. **Setbacks.**

The applicant's site plan (Attachment #2), depicts the location of existing and proposed tree house units that comply with the setback standards of 50' front / 30' side street / 20' side and rear.

3. **Density.**

This provision is to be determined by the Environmental Health Division of the Rowan County Health Department, but given the site's location in the Flat Rock Branch watershed critical area (WS-IV), the minimum density allowed is one (1) unit per 20,000 square feet. Based on the site plan encumbrance of approximately twelve (12) acres, the allowable density is twenty-four (24) units.

4. **Interior Drives.**

The interior drive requirement is eighteen feet (18') wide with six inches (6") compacted stone. If approved, construction of a new and extension of the existing interior drive will be necessary. Once completed, Staff and the Fire Marshal will verify the road and turn around standards prior to occupancy of any new units. At the discretion of the applicant, the road may be constructed in phases to service the units to be occupied. However, this option may require installation of temporary turn arounds for emergency vehicles.

5. **Parking.**

A minimum of one (1) off-street parking space per site is required and the current units comply with this standard and future expansions will be required to do so as well.

6. **Screening and Buffering.**

The existing units are located within the tree line which generally satisfies the screening from adjacent properties requirement. Likewise, the required twenty foot (20') buffer is contained within the setback requirement noted in item #2 of this section.

Given this consideration is for a conditional use, the screening 'exemption' noted in Section 21-219 is not applicable in Staff opinion. Said section exempts screening and buffering if there is separation between a neighboring principal use and the proposed use by more than two hundred (200) feet. Furthermore, the Commission may further enhance the screening and buffering requirements in its discretion after considering the facts and hearing testimony. Regardless, Staff will verify any screening and buffering requirements are satisfied prior to occupancy of additional units.

PROCEDURES

The Commission's decision to issue or deny the proposed amendment to the CUP 08-16 application must include facts supporting these findings, in the affirmative or negative.

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

The accompanying worksheet may be used to guide the decision of the Commission in rendering a decision.



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

Case # CUP 08-16 Amendment
Date Filed 2-13-20
Received By MSM
Amount Paid \$ 300.00

Office Use Only

* Includes vested right
consideration

Energex CUP-013821-2020

CONDITIONAL USE PERMIT APPLICATION

OWNERSHIP INFORMATION:

Name: Trent Cherry
Signature: Trent Cherry
Phone: 704-467-5496 Email: trentcherry@hotmail.com
Address: 250 woodland drive
China Grove, NC 28023

APPLICANT / AGENT INFORMATION:

Name: Trent Cherry
Signature: Trent Cherry
Phone: 704-467-5496 Email: trentcherry@hotmail.com
Address: 250 woodland drive
China Grove, NC 28023

PROPERTY DETAILS:

Tax Parcel: 120-140 Zoning District: RA
Date Acquired: 3-31-15 Deed Reference: Book 1249 Page 930
Property Location: 1920 Flat rock road, China Grove, NC 28023
Size (sq. ft. or acres): 26.1 Street Frontage: 1,630
Current Land Use: Farming, Residential

Surrounding Land Use: North Farming, Residential
South Farming, Residential
East Residential
West Farming, Residential

PURPOSE & SECTION:

State purpose of conditional use permit:

Amending the conditional use permit for 8
more properties.

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

2160 - 713

ATTACHED DOCUMENTS:

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

Attached: Yes ☒ No ☐

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

OFFICIAL USE ONLY

1. Signature of Coordinator: M. S. 07 2. Board of Commissioners

Public Hearing: 3 / 16 / 20 3. Notifications Mailed: 3 / 5 / 20 4. Property Posted:

3 / 5 / 20 5. BOC Action: Approved _____ Denied _____ 6. Date Applicant Notified:

 / /



CHERRY TREESORT







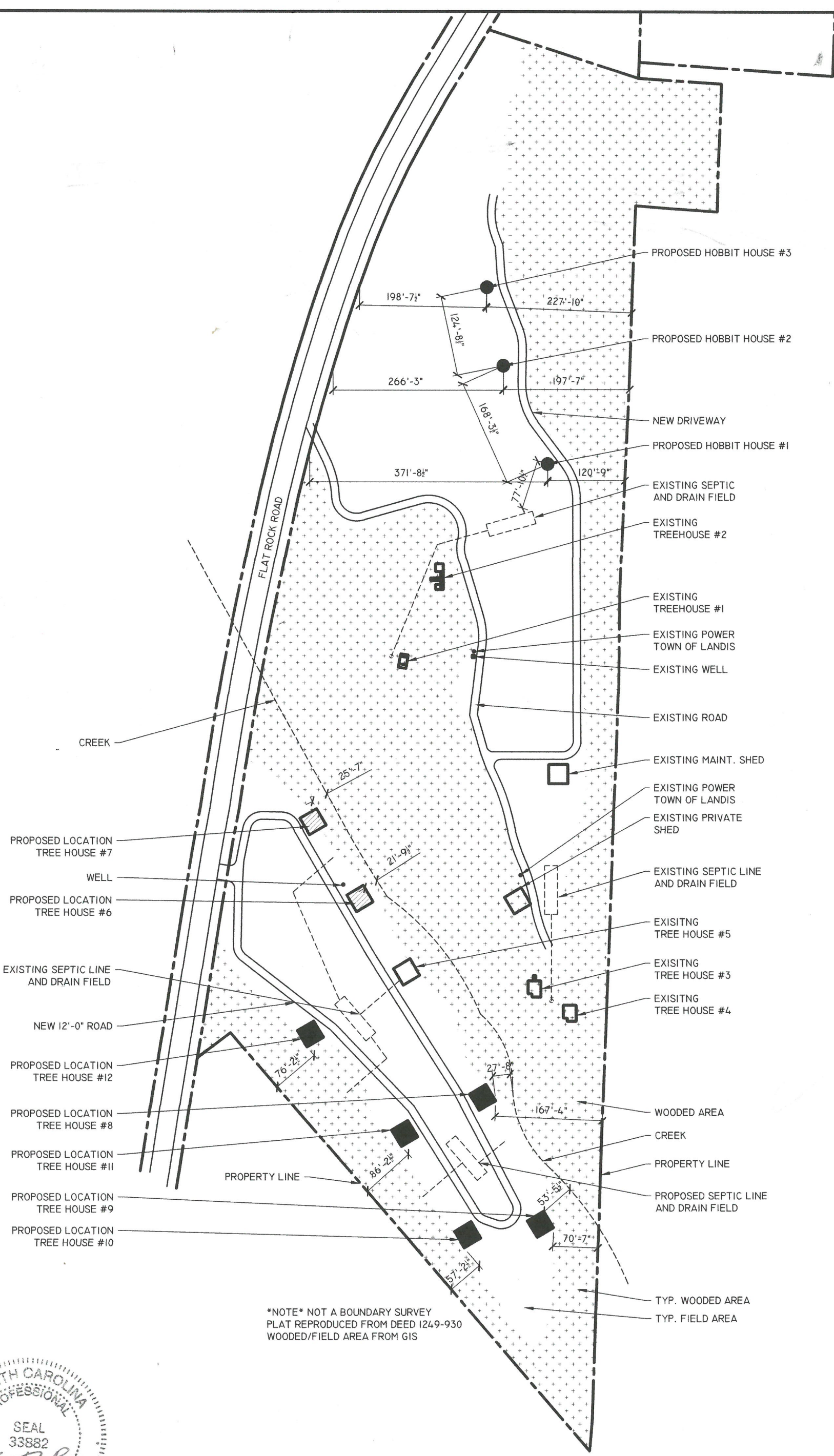




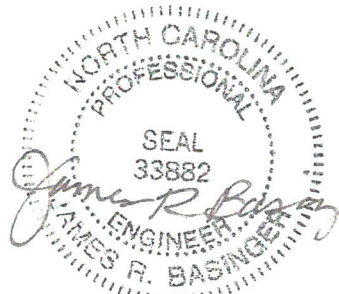








NOTE NOT A BOUNDARY SURVEY
 PLAT REPRODUCED FROM DEED 1249-930
 WOODED/FIELD AREA FROM GIS



02.II.2020

Basinger Design Co.
 engineering | design | consulting

JAMES R. BASINGER, PE
 CONSULTING ENGINEER
 545 PLEASANT VILLAGE LANE
 CHINA GROVE, N.C. 28023
 704.973.9413 (fax)
 704.796.1445 (mobile)

PROJECT NO.
20005

DATE
11 FEB 2020

DRAWN BY:
JRB

TITLE/PROJECT INFO:

**CHERRY TREESORT
 FLAT ROCK RD.
 CHINA GROVE, NC 28023**

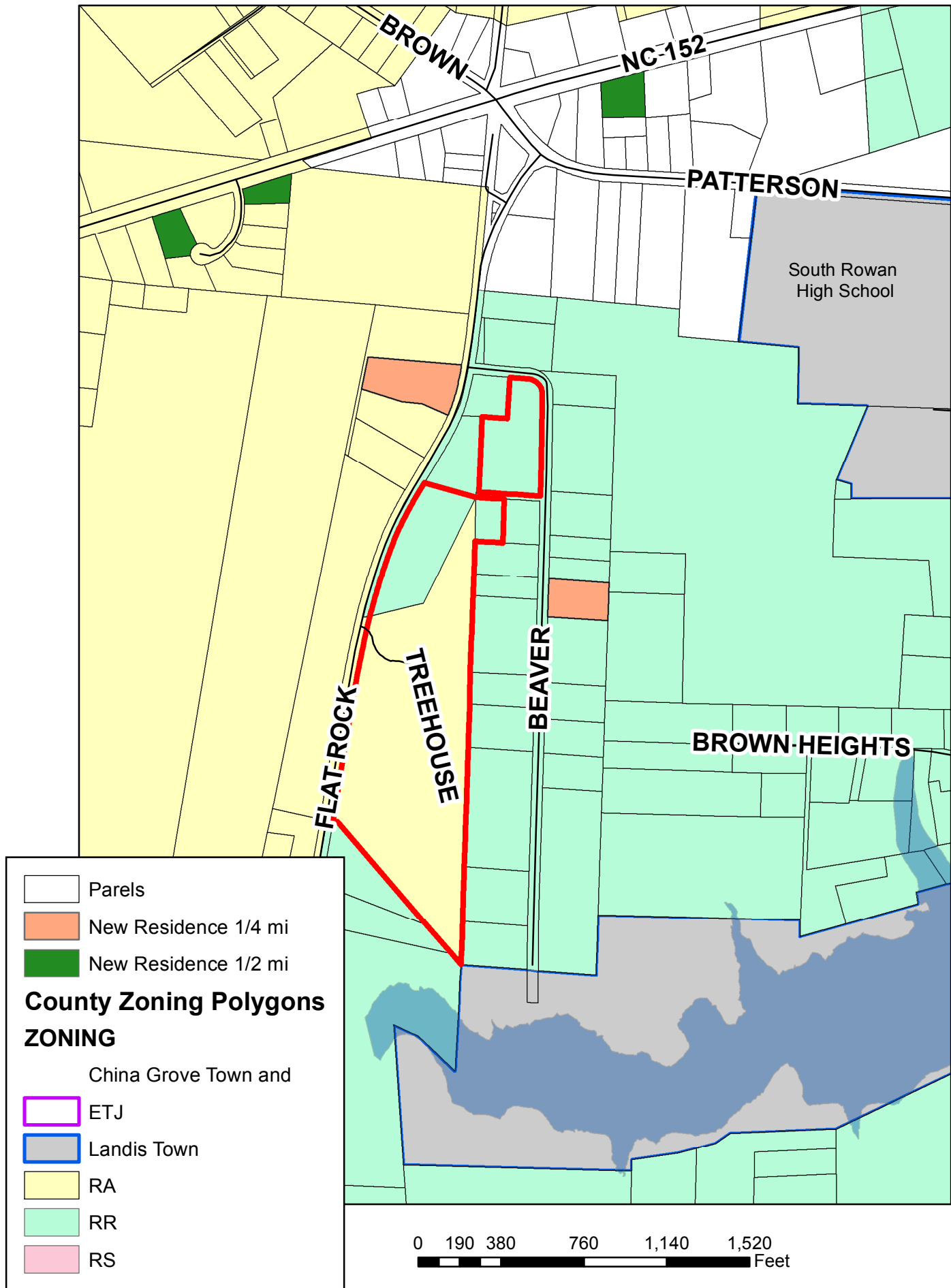
DRAWING NAME:

**PROPOSED SITE PLAN
 PARCEL 120-140
 SCALE: 1" = 150'-0"**

SHEET NO.

1

CUP 08-16 Amendment: Vicinity Map



Sec 21-59. Evaluation criteria

1). Adequate transportation access to the site exists.

Currently there is a road already in place that meets all standards and has been accessing the project for over 4 years. The new proposed road has been given a the OK through DOT and proposes no problem once installed. There is plenty of room to get in and out as well as turn around with large vehicles or trucks.

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

Our treehouses are built by professionals and the quality is unmatched. We have been in multiple magazines and news papers and were voted top 10 unique airbnb's in NC. Our houses have added value to the farms in the area and turned what was a crop field into a beautiful family retreat.

3). Hazardous safety conditions will not result.

We have been in business for over 4 years and have no reported accidents or safety hazards reported. We don't allow guns, 4 wheelers, smoking or animals on the property as extra safety precautions.

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

The reason families come to our property is to get away from the noise, odor, glare and dust of every day life. We strive to have a quite environment where guests can enjoy a night out with family and friends. The only odor and noise you might have is from a family sitting around the camp fire and the crackling of the wood.

5). Excessive traffic or parking problems will not result

Each property is allowed 2 vehicles at the treehouses, I see no reason why traffic would be a problem.

6). The use will not create significant visual impacts for adjoining properties or passerby.

We are surrounded by mostly farms and one street of a few houses. The houses on the street behind our property is protected and blocked by acres of trees. The properties beside us are occupied by dairy cows and beef cows. Our treehouses create an upgrade for visibility in our area and we make our business on having attractive, well kept lodging for our guests.

Checklist for Review of Conditional Use Permits

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

Applicant: Trent Cherry
Property Owner: Same
Tax Parcel: 120-140 **Location:** Flat Rock Road, China Grove
Request: Treehouses (Cabins)

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

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

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

	YES	NO
<i>Minimum Lot Size:</i> 2 acres	<input type="checkbox"/>	<input type="checkbox"/>
<i>Setbacks:</i> 50' front / 30' side street / 20' side and rear	<input type="checkbox"/>	<input type="checkbox"/>
<i>Density</i> Determined by Health Dept or Watershed standard	<input type="checkbox"/>	<input type="checkbox"/>
<i>Interior Drives & Parking</i> 18' wide, 6" stone and turnarounds; 1 space per unit	<input type="checkbox"/>	<input type="checkbox"/>
<i>Screening and Buffering</i> 20' buffer and Type A screen	<input type="checkbox"/>	<input type="checkbox"/>

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

	YES	NO
Motion 1: The development of the property in accordance with the proposed conditions will not materially endanger the public health or safety.	<input type="checkbox"/>	<input type="checkbox"/>

Supporting Fact(s): _____

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

Supporting Fact(s): _____

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

Supporting Fact(s): _____

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

Condition 1: _____

Condition 2: _____

Additional Conditions: _____

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

MOTION TO: GRANT ☐ DENY ☐ CONTINUE ☐

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



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

MEMO TO COMMISSIONERS:

FROM: Ed Muire, Planning Director
DATE: March 5, 2020
SUBJECT: Public Hearing: Vested Rights Request for Cherry Treesort

Request

In the event an amendment to CUP 08-16 is granted by the Commission, Mr. Cherry has requested the Commission consider issuing his project a vested right for five (5) years. Doing so will preserve his ability to build out the project over a five (5) year period.

Per Section 21-11 of the Rowan County Zoning Ordinance, the Commission may authorize a vested right for a two (2) to five (5) year period based on warranted and relevant circumstances. The Commission has the discretion to establish a vesting period beyond two (2) years, when the petitioner demonstrates the vesting period is warranted by relevant circumstances such as the size of the project, phasing or level of investment.

If granted, vesting for this project is associated with the land and not the landowner. At the end of the vesting period, the vested rights terminate for any buildings for which no valid building permits have been submitted. Any conditions associated with the CUP 08-16 amendment and its approved site plan will also be in effect during the vesting period.

Recommendation

1. Receive Staff Report
2. Conduct Public Hearing
3. Close Hearing and Discuss Request
4. Render Decision

ATTACHMENTS:

Description	Upload Date	Type
Chairman's Speech	3/8/2020	Presentation

CUP 08-16 Vested Rights CHAIRMAN'S SPEECH

*The following speech should
be read by Chairman Edds
prior to consideration of the
Vested Rights agenda item*

Pursuant to Section 21-11 of the County's zoning ordinance, the Board will now conduct a public hearing regarding Mr. Cherry's request for an extension of the vesting period for the recently amended CUP 08-16 from the two (2) year minimum to five (5) years. If granted, vesting for this project is associated with the land and not the landowner. At the end of the vesting period, the vested rights terminate for any buildings for which no valid building permits have been submitted.

Following comments from Planning Staff, the public hearing will be conducted in the following manner:

1. Mr. Trent Cherry will be given the opportunity to address the Board
2. Comments from any member of the public will be received whether in support or in opposition of the vesting request. If you address the Board, please state your name and address for the record.
3. If needed, Mr. Cherry will be given an opportunity to address any comments made during the public hearing
4. The public hearing will then be closed and no further comments will be received.

The Board will then discuss the request and vote on a recommendation. During this deliberation period, no additional public comment may be received. The decision made by this Board will be one of the following:

1. Grant the vesting period for 5 years as requested; or,
2. Grant the request for a period between 2 and 5 years; or,
3. Deny the request

Prior to opening the public hearing, are there any questions from the Board members or citizens in attendance regarding this process?

Ed Muire will present the vested rights request for consideration.

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: March 5, 2020
SUBJECT: ZTA 02-19: Ground Mounted Solar Energy System

BACKGROUND

The Commission enacted a six (6) month moratorium on the creation or expansion of any new ground mounted solar energy system in the County's planning jurisdiction, beginning October 7, 2019 and terminating April 7, 2020.

Committee B of the Planning Board was tasked with review of the current standards and preparing recommendations for text changes to the Zoning Ordinance. Their study involved comparison of adjoining county ordinances, inventory of current sites in the county, material from the UNC School of Government and presentations / discussion from different perspectives in the solar industry and community stakeholders.

Committee B provided their recommended text to the Planning Board for a Courtesy Hearing which was conducted on February 24, 2020. The Planning Board provided a favorable recommendation (6-2) on the accompanying text and decommissioning plan.

The recommended ZTA 02-19 and Decommissioning Plan are attached for review including a brief summary of the proposed amendments by page number.

STATEMENT OF CONSISTENCY

The Planning Board's Statement of Consistency adopted on a 7-1 vote is:

ZTA 02-19 is appropriate and necessary to meet the development needs of Rowan County for the following reasons not previously envisioned by the East or West or all Land Use plans. Furthermore the adoption of ZTA 02-19 is deemed an amendment to all land use plans and is reasonable and in the public's interests based on the following: the classification of sizes of solar installations, the requirements of buffering, the requirement of submitted site plans, and the requirement of decommissioning plans all reflect the public interest to set expectations for further development of solar PV installations.

COMMISSION OPTIONS

1. Schedule Public Hearing for April 6, 2020 on the Planning Board's Recommended ZTA 02-19 Text Amendments & Decommissioning Plan; or,
2. Modify the Planning Board's Recommended ZTA 02-19 Text Amendments & Decommissioning Plan and schedule Public Hearing for April 6, 2020; or
3. Refer the ZTA 02-19 Text Amendment & Decommissioning Plan back to the Planning Board for further study and extend the moratorium; and,
4. Schedule Public Hearing for April 6, 2020 to extend the Moratorium Ordinance for Ground Mounted Solar Energy Systems (attached)

ATTACHMENTS:

Description	Upload Date	Type
ZTA 02-19 Amendments Summary	3/8/2020	Cover Memo
ZTA 02-19 Proposed Amendments	3/8/2020	Backup Material
Proposed Decommissioning Plan	3/8/2020	Backup Material
Moratorium Extension Ordinance	3/10/2020	Ordinance



Rowan County Planning and Development Department

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MEMORANDUM

TO: Chairman Edds and Board of Commissioners
FROM: Ed Muire, Planning Director
RE: ZTA 02-19 Ground Mounted Solar Energy System
DATE: March 8, 2020

Text Amendments

The proposed zoning text amendments recommended by the Rowan County Planning Board appear as ***bold italicized text*** and deletions appear as ~~striketrough text~~. Based on feedback from Commissioner Greene at the March 2, 2020, ZTA02-19 update, Staff included item #17 as a specific standard for an Annual Inspection of a facility approved under these standards, but it is not intended to be retroactive to existing sites.

The table below provides a brief summary of the proposed amendments by page number, but only those pages with proposed amendments have been excerpted from the Zoning Ordinance.

Page Number	Proposed Amendment
23	Modified the existing definition of 'solar energy system' and propose to use this definition to distinguish the type of system according to panel square footage, roof mounted or tract size
26	Created new term for system area
42,44,46,47	Updated the term to Type 1 for solar energy systems (6,000 sq ft or less or roof mounted) in the 85-ED districts
56	<u>These are the standards for locating a Type 1 facility in any Rowan County Zoning district.</u> Updated the term to Type 1. Included provision that roof mounted solar collectors are not permitted within the horizontal and conical surfaces of the airport.
68	<u>These are the standards for a Conditional Use Permit (CUP).</u> Created standards for Type 2 (facilities greater than 6000 sq ft but less than 15 acres) and Type 3 (facilities greater than 15 acres) These standards differ for setbacks between Type 2 and 3 facilities but are the same for: equipment setbacks, fencing, height, outdoor storage and interconnection
69	<u>Continuation of CUP standards</u> for Type 2 and Type 3 facilities. Lighting, signage, glare, additional and supplementary material are same for Type 2 and 3. Standards for screening and buffering are different; refer to item #11.
70	<u>Continuation of CUP standards</u> for Type 2 and Type 3 facilities. New requirement for Emergency Access, Maintenance and Decommissioning plans must be provided with the initial application and prior to becoming operational the plans must be recorded

	with the Register of Deeds. Likewise, any change in ownership will require notice to the Planning Department and new plans for each submitted within 30 days of changes.
71	<u>Continuation of CUP standards</u> for Type 2 and Type 3 facilities. This standard dictates what constitutes abandonment of the facility. Included a standard for an annual compliance inspection with the fee to be charged to the facility owner.
93	Updated terms in the Table of Uses to reflect Type 1, 2 or 3. Type 2 facilities would only be eligible as a CUP in the Rural Agricultural (RA) Commercial Business Industrial (CBI) or Industrial (IND) districts. Type 3 facilities would only be eligible for consideration as a CUP in an Industrial (IND) district
107	Removed the exemption for solar energy systems from the screening and buffering relationship requirements
115	Removed the exemption for roof mounted or systems within NCDOT right-of-way

figures, designs, symbols, colors, or illumination.

Sign face means the surface of a sign where copy, message, or advertisements are attached for display to the public, including any parts of the sign structure upon which such information is located.

Sign, incidental means any sign that is used for a purpose other than to identify or bring attention to a particular establishment. These may include, but are not limited to, entrance, exit and parking signs.

Sign, on-premises means a sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered on the premises which the sign is located.

Sign, off-premises means a sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a site other than the premises on which the sign is located.

Single-family dwelling means a detached dwelling unit constructed on-site (site built) or in modules or sections joined together on-site (modular) in compliance with the North Carolina State Building Code and designed for or occupied by one family.

Slow response means a measuring technique to obtain an average value when measuring a noise level that fluctuates over a range of four (4) dB or more. By way of illustration only, a sound level meter set on "slow response" would record a sound level between two (2) and six (6) decibels less than the reading for a steadying signal of the same frequency and amplitude when a tone of one thousand (1,000) Hz and for a duration of 0.5 seconds is applied.

Solar Collector means a device that absorbs solar radiant energy for use as a source of energy. The surface area is identified as all portions that absorb solar energy excluding frames, supports, and mounting hardware.

Solar Energy means radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Energy System means any ~~solar collector device or structural design feature of a building, except solar shingles, along with its ancillary equipment whose primary purpose is to provide for the collection, inversion, storage, and distribution of solar energy for space heating or cooling, water heating, or generation of electricity~~ **component(s) and subsystem(s) required to collect and convert solar energy into electric or thermal energy for use or sale. This term includes, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems and solar hot water systems, but** This definition is not intended to include incidental systems that generate a minimal level of electricity typically used to power signs, wells, gates, fences, or similar ancillary uses. **The gross acreage sum of all tracts (contiguous or not) identified in the NC Utilities Commission application for a solar energy system project shall be the manner for classifying a solar energy system. A solar energy system is classified as one of the following types:**

Type 1 - Ground mounted of six thousand (6,000) square feet or less; or, roof mounted on any code compliant structure.

Type 2 - Ground mounted that exceeds six thousand (6,000) square feet and having a gross acreage sum that does not exceed fifteen (15) acres.

Type 3 – Ground mounted having a gross acreage sum that exceeds fifteen (15) acres.

- (6) Land divided by a will or the courts for the purpose of dividing up a deceased person's property.

Subdivision, family means a subdivision of not more than three (3) lots plus the residual lot conveyed by the property owner to members of his / her immediate family as defined in this ordinance.

Subdivision, major means a major subdivision and defined as a subdivision where:

- (1) New roads are proposed or rights-of-way are dedicated; or
- (2) More than eight (8) lots are created after the subdivision is completed.

Subdivision, minor means a minor subdivision and defined as a subdivision where:

- (1) No new roads are proposed, or road rights-of-way dedicated; and
- (2) Where eight (8) or fewer lots will result after the subdivision is completed.

Subgrade means that portion of the roadbed prepared as a foundation for the pavement structure.

Substantial modification means the mounting of a proposed wireless facility on a wireless support structure that substantially changes the physical dimensions of the support structure. A mounting is presumed to be a substantial modification if it meets any one or more of the criteria listed below. The burden is on the local government to demonstrate that a mounting that does not meet the listed criteria constitutes a substantial change to the physical dimensions of the wireless support structure.

- a. Increasing the existing vertical height of the structure by the greater of (i) more than ten percent (10%) or (ii) the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet.
- b. Except where necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable, adding an appurtenance to the body of a wireless support structure that protrudes horizontally from the edge of the wireless support structure the greater of (i) more than 20 feet or (ii) more than the width of the wireless support structure at the level of the appurtenance.
- c. Increasing the square footage of the existing equipment compound by more than 2,500 square feet.

System Area means all the land within the fenced perimeter of a ground mounted solar energy system.

Temporary family health care structure means a transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who shall be the mentally or physically impaired person, (iii) has no more than 300 gross square feet, and (iv) complies with applicable provisions of the State Building Code, G.S. 143-139.1(b), and G.S. 160A-383.5.

Tower means any structure whose primary function is to support an antenna. As its use relates to supporting wireless facilities, the term 'tower' is synonymous with the term 'wireless support structure'.

Tract means a lot or parcel of land or a contiguous combination of two (2) or more parcels of land in one (1) ownership.

Transitional surface means the surfaces extend outward and upward at right angles to the

that exist along this corridor. Development within these districts shall be of types which maximize the economic benefits to the county while minimizing the potential impacts.

- (b) The district are designed to accommodate, as appropriate, uses such as manufacturing, distribution, retail, service industries, corporate parks. Certain individual uses may be allowed as uses by right in some districts, while other more intensive uses may require a higher level of review and approval by the county. The districts encourage and allow more creative design of land development than may be provided on other general zoning districts. This flexibility is provided for planned unit developments.
- (c) The district are labeled as 85-ED 1 through 4. "85" represents the relationship to I-85. "ED" represents the economic development designation for the sites.

(1) *85-ED-1*. The purpose of the 85-ED-1 district is to encourage the location of "high capital investment/high wage/low employment/clean" industries. Certain industries shall be allowed as permitted uses standards provided to protect adjacent neighborhoods. Other heavy industries may be allowed as conditional uses. If part of a larger master plan limited accessory and ancillary retail and service uses may be allowed.

- a. In the 85-ED-1 district the following uses are permitted by right with a minimum lot size of five (5) acres:

Manufacturing group:

Printing and publishing (SIC 27).
 Rubber and miscellaneous plastics products (SIC 30).
 Fabricated metal products (SIC 34), except:
 Ammunition, except for small arms (SIC 3483).
 Ordnance and accessories (SIC 3489).
 Industrial machinery and equipment (SIC 35).
 Electrical and electronic equipment (SIC 36), except:
 Power distribution and specialty transformers (SIC 3612).
 Transportation equipment (SIC 37).
 Instruments and related products (SIC 38).
 Miscellaneous manufacturing industries (SIC 39).

Transportation, communication, and utilities group:

Type 1-Ground Mounted Solar Energy Systems 6,000 sq.ft. or less (SIC 491 pt)
subject to the size and locational restrictions of Section 21-56(6)c.

- b. The following are allowed with the issuance of a conditional use permit:

Construction group:

General Building Contractors (SIC 15)
 Special Trade Contractors (SIC 17)

Manufacturing group:

plan limited accessory and ancillary retail and service uses may be allowed.

Manufacturing group:

Printing and publishing (SIC 27).

Rubber and miscellaneous plastics products (SIC 30).

Fabricated metal products (SIC 34), except:

Ammunition, except for small arms (SIC 3483).

Ordnance and accessories (SIC 3489).

Industrial machinery and equipment (SIC 35).

Electrical and electronic equipment (SIC 36), except:

Power distribution and specialty transformers (SIC 3612).

Transportation equipment (SIC 37).

Instruments and related products (SIC 38).

Miscellaneous manufacturing industries (SIC 39).

Transportation, communication, and utilities group:

Type 1 ~~Ground Mounted Solar Energy Systems 6,000 sq.ft. or less (SIC 491 pt)~~
subject to the size and locational restrictions of Section 21-56(6)c.

Service industries group:

Engineering and management services (SIC 87).

- b. The following are allowed with the issuance of a conditional use permit:

Construction group:

General Building Contractors (SIC 15)

Special Trade Contractors (SIC 17)

Manufacturing group:

Lumber and wood products (SIC 24).

Furniture and fixtures (SIC 25).

Plastic materials, synthetic resins, etc. (SIC 282).

Drugs (SIC 283).

Paper and allied products (SIC 26).

Stone, clay, glass, and concrete products (SIC 32).

Primary metal industries (SIC 33).

Transportation, communication, and utilities group:

Local and interurban passenger transit (SIC 41).

Motor freight transportation and warehousing (SIC 42).

Transportation services (SIC 47).

Plastic materials, synthetic resins, etc. (SIC 282).

Drugs (SIC 283).

Rubber and miscellaneous plastics products (SIC 30).

Stone, clay, glass, and concrete products (SIC 32).

Primary metal industries (SIC 33).

Fabricated metal products (SIC 34), except:

 Ammunition, except for small arms (SIC 3483).

 Ordnance and accessories (SIC 3489).

Industrial machinery and equipment (SIC 35).

Electrical and electronic equipment (SIC 36), except:

 Power distribution and specialty transformers (SIC 3612).

Transportation equipment (SIC 37).

Instruments and related products (SIC 38).

Miscellaneous manufacturing industries (SIC 39).

Transportation, communication, and utilities group:

Local and interurban passenger transit (SIC 41).

Motor freight transportation and warehousing (SIC 42).

Transportation services (SIC 47).

Type 1 ~~Ground Mounted Solar Energy Systems 6,000 sq.ft. or less~~ (SIC 491 pt)
subject to the size and locational restrictions of Section 21-56(6)c.

Service industries group:

Hotels, rooming houses, camps, and other lodging places (SIC 70).

Personal services (SIC 72).

Business services (SIC 73).

Automotive repair, services, and parking (SIC 75).

Health services (SIC 80).

Legal services (SIC 81).

Educational services (SIC 82).

Membership organizations (SIC 86).

Engineering and management services (SIC 87).

- b. Allowed accessory and ancillary uses on up to twenty (20) percent of the total acreage:

Transportation, communication, and utilities group:

Local and interurban passenger transit (SIC 41).

Transportation services (SIC 47).

Wholesale trade group:

Wholesale trade--durable goods (SIC 50).

Wholesale trade--nondurable goods (SIC 51).

Retail trade group:

General merchandise stores (SIC 53).

Food stores (SIC 54).

Eating and drinking places (SIC 58).

Miscellaneous retail (SIC 59).

Finance, insurance, and real estate group:

Depository institutions (SIC 60).

Service industries group:

Hotels, rooming houses, camps, and other lodging places (SIC 70).

Personal services (SIC 72).

Business services (SIC 73).

- c. The following are allowed with the issuance of a conditional use permit:

Transportation, communication, and utilities group:

Communications and telecommunication towers (SIC 48 pt).

- (4) *85-ED-4 Retail Center.* Many areas near the interstate will draw interest from retailers. It is often appropriate or desirable to have a portion of an area zoned for larger retail development. This helps ensure availability of most retail and service needs in a location nearby and accessible to major employment and residential areas. Minimum development size is twenty (20) acres and will require approval of a PUD.

- a. Allowed primary and accessory uses are:

Transportation, communication, and utilities group:

Type 1 ~~Ground Mounted~~ Solar Energy Systems 6,000 sq.ft. or less (SIC 491 pt)
subject to the size and locational restrictions of Section 21-56(6)c.

Retail trade group:

Building materials, hardware, garden supply, and mobile (SIC 52).

General merchandise stores (SIC 53).

Food stores (SIC 54).

Automotive dealers and gasoline service stations (SIC 55).

Apparel and accessory stores (SIC 56).

Furniture, home furnishings and equipment stores (SIC 57).

Eating and drinking places (SIC 58).

Miscellaneous retail (SIC 59).

- b. *Winery.*
 - 1. *Setbacks.* The facility shall meet the setback requirements of Section 21-84. (Table of dimensional requirements)
 - 2. *Screening.* The facility shall meet the screening requirements of Article IX. (Screening and Buffering)
 - 3. *Licenses and permits.* All required licenses and permits (i.e. Environmental Health, ABC, etc.) shall be obtained prior to operation of the facility.
- (6) *Additional standards applicable to specific uses listed as SR in the transportation, communication, electric, gas and sanitary services group.*
 - a. *Trucking (SIC 421).*
 - 1. *Minimum lot size.* The minimum lot size is three (3) acres.
 - 2. *Buffer.* All operations shall be a minimum of fifty (50) feet from adjacent residentially developed property lines.
 - 3. *Applicability.* The provisions of this subsection shall apply to trucking businesses with three (3) or more trucks.
 - b. *Dead storage of manufactured homes.*
 - 1. Compliance with applicable standards of Chapter 14.5, Nuisance Ordinance.
 - 2. Dead storage of more than one (1) manufactured home by an individual is not allowed in the RA, RR, and MFR district.
 - 3. Dead storage of more than one (1) manufactured home is allowed in the CBI and IND district on property owned or leased by a licensed manufactured home dealer.
 - 4. Dead storage of more than one (1) manufactured home is allowed in the MHP district in a manufactured home park.
 - 5. Manufactured homes shall not be kept in dead storage for more than sixty (60) days in accordance with chapter 14.5 section 34 of the Nuisance Ordinance.
 - c. ***Type 1*** ~~Ground mounted solar energy systems 6,000 sq.ft. or less (SIC 491 pt.).~~ For the purposes of this subsection, the requirements of Sec. 21-54, 55, & 65 do not apply for RA or NB zoned properties.
 - 1. Size and Setbacks. ***Ground mounted solar energy systems*** ~~Solar collectors~~ shall conform to the lesser of 6,000 sq.ft. or 10% of the lot size and maintain a ten (10) foot setback from all property lines.
 - 2. ***Roof mounted systems on non-residential structures are not allowed in the horizontal or conical surface of the Mid-Carolina Regional Airport Zoning Overlay.***
 - d. Co-location of Wireless and Eligible Facilities Requests (SIC 48 part). Co-location of wireless and eligible facilities requests are recognized as an efficient method for providing wireless facilities and are encouraged due to their minimization of adverse visual impacts and the opportunity for an expedited and effective administrative review.
 - 1. Applications for co-location of wireless facilities shall include two (2) copies of a site plan prepared by a registered professional engineer or a professional land surveyor as provided in Section 21-52 including items in Section 21-56 (6)(e)5 and Section 21-60(3)a.1.i.,

6. *Other special conditions.* Proof of a permit issued by the state in accordance with applicable provisions of the General Statutes.
 7. *LCID operations.* The following LCID landfill operations are not subject to the specific standards of this subsection but shall nonetheless adhere to applicable NCDEQ standards:
 - i. Landfills with a disposal area of .50 acre or less; or
 - ii. Beneficial fill used to improve the property's land use potential where no excavation of soil is proposed or has occurred within the area receiving fill.
- b. ***Type 2 and Type 3*** ~~Ground mounted solar energy systems over 6,000 sq.ft. (SIC 491 pt.)~~
The standards contained herein are intended to accommodate the growing demand for solar energy systems while also minimizing aesthetic and safety impacts to adjoining residential and rural areas of the county.
1. *Setbacks.* ~~Solar collectors~~ ***The system area setbacks*** shall be located a minimum of fifty (50) feet from adjoining property lines ***or public road rights-of-way shall be as follows:***
 - i. ***Type 2: Fifty (50) feet***
 - ii. ***Type 3: Two hundred (200) feet***
 - iii. ***Adjoining tract(s) of the same solar energy system may reduce the system area setback to twenty-five (25) feet for Type 2 systems and fifty (50) feet for Type 3 systems along internal common tract lines, but where tract lines adjoin other properties or road rights-of-way the system area setbacks based on the type facility noted in (b)1(i) and (ii) shall be observed.***
 2. ***Equipment Setbacks. All proposed inverters, substations, buildings or other structures not utilized as a solar collector shall be located within the system area and separated by a minimum of three hundred (300) feet from any existing residence, church or school on an adjoining property.***
 3. ~~2.~~ ***AZO. Type 2 and Type 3 systems shall not be located within the horizontal or conical surfaces associated with the Mid-Carolina Regional Airport. Either system*** Systems proposed within the portion of the approach surface ***extending beyond*** ~~contained by the horizontal surface of the AZO shall provide an approved FAA form 7460-1.~~
 4. ***Security Fencing. Security fencing, a minimum of six (6) feet in height, shall be provided at the system area limits and maintained to preclude unauthorized access. Fencing of an adjoining tract(s) in the same solar energy system application is not subject to system area setback restrictions.***
 5. ***Height. When installed and operational, all solar collectors within the system area shall be no taller than twenty (20) feet above ground level.***
 6. ***Outdoor Storage. Outdoor storage of materials is only permitted during the construction phase of the solar energy system. Prior to obtaining its final electrical inspection, all materials or equipment located within the system area shall be removed or permanently located in a building within the system area.***
 7. ***Interconnection. Electrical connections within the system area shall be located underground. Power lines or electrical connections from the solar energy***

system to the electrical utility provider shall be located underground to the maximum extent possible. If needed, utility poles to facilitate the interconnection are not subject to the setbacks for the system area.

- 8. Facility Lighting.** *Lighting shall be located and designed to prevent light from directly shining on an adjacent residential property.*
- 9. Signage.** *An identification sign shall be located at the primary entrance to the system area that includes the owner(s) and operator (if different) name and address, contact person and phone number. The identification sign shall be updated within thirty (30) days after any required information changes. Warning signs concerning voltage shall be placed on the perimeter fencing at intervals sufficient to provide notice.*
- 10. Glare.** *All solar collectors utilized in the solar energy system shall have an anti-reflective coating. The applicant shall provide the manufacturer, model number and any other information that readily identifies the solar collector to be utilized at the site.*
- 11. Screening and Buffering.**
 - i. Type 2 solar energy system screening shall be installed within a twenty (20) foot buffer located along the exterior of the system area. Screening options are specified in Section 21-215(1) b (1) or (3).*
 - ii. Type 3 solar energy system screening shall be installed within an eighty (80) foot buffer located along the exterior of the system area. Screening shall be as specified in Section 21-215(2) b (1).*
 - iii. Buffering and screening requirements noted herein are also subject to the standards of Section 21-213(d) Standards for trees and shrubs; (f) Maintenance of buffer; and, as applicable (h) Watershed buffer areas required.*
 - iv. Screening and buffering requirements referenced in Section 21-219 are not applicable.*
- 12. Additional site plan information.** *In addition to the requirements of Section 21-52, the site plan shall be prepared by an NC Professional Land Surveyor or an NC Registered Professional Engineer and include:*
 - i. Proposed location and dimension of solar panels, inverters, existing and proposed structures, ancillary equipment, fencing, property lines, buffer areas, turnout locations, staging areas, transmission lines, waterways, streams, floodplains, the location of any residence, church or school within 300 feet of the system area, and total acreage of the system area.*
 - ii. Location of any proposed access and utility easements.*
 - iii. Location where wiring is brought together for interconnection between the system components and the electrical utility provider and location of disconnect switch.*
- 13. Supplementary Materials.** *The applicant shall provide the following with the conditional use permit application:*
 - i. Any relevant studies, reports, documents, recommendations or approvals related to the site that were prepared or received as part of its application to*

the NC Utilities Commission.

ii. Evidence that the electrical utility provider has been informed by the applicant of their intent to install an interconnected system. Evidence may consist of copies and responses of certified letters (or similar) to the utility provider detailing their solar energy system plans, location, etc.

iii. A copy of the Certificate of Public Convenience and Necessity for facilities over 2 megawatts or a copy of the Report of Proposed Construction for facilities under 2 megawatts approved by the North Carolina Utilities Commission.

iv. An approved commercial driveway permit issued by NCDOT.

v. Required Plans for Review.

a. Emergency Access Plan. The applicant shall provide the Rowan County Emergency Services Director, Rowan County Fire Marshal and local fire department having jurisdiction an emergency access plan for their review.

b. Maintenance Plan. The applicant shall provide a preliminary narrative detailing the manner, schedule and party responsible for ensuring routine maintenance of the solar energy system will occur. At a minimum, the plan must address the grounds, buffer, fencing, solar collectors and associated support structures, electrical connections, etc. Similarly, the plan must detail maintenance actions following storm events (wind, snow, etc.) and natural disasters (tornado, fire, etc.) that may cause damage to the facility.

c. Decommissioning Plan. The applicant shall provide a preliminary plan detailing how the solar energy system and system area will be reasonably restored to its original condition if deemed abandoned per this section or no longer operational for other reasons. For reference, the plan should contain all the information found in the Rowan County's Template Decommissioning Plan located on the Planning Department's webpage at:

<https://www.rowancountync.gov/396/Forms-and-Applications>

14. Final Review and Operation. *Prior to obtaining a final electrical inspection for operation of the facility, the applicant shall submit the Emergency Access, Maintenance and Decommissioning plans for review to the Rowan County Planning Director. If the Director finds the plans to be consistent with the stipulated conditions required by the Board of Commissioners as a matter of approval, the applicant shall be directed to file the plans with the Rowan County Register of Deeds along with a Request for Notice of Sale advising the Rowan County Planning Department when any changes in ownership occur.*

15. Change in Ownership, etc. *It shall be the responsibility of the current owner to notify the Planning Director of any fundamental or operational changes to any of the plans referenced in item 14 of this section. Likewise, it shall be the responsibility of a new owner to notify the Planning Director of any ownership changes. In either case, the Planning Director shall be notified by US Postal Service First Class Certified mail service within thirty (30) days of any information, ownership or responsible party changes. The notification shall include copies of each new plan identified in item 14 of this section, with an*

update of decommissioning plan estimates, for consistency review by the Planning Director and County Attorney. Upon concurrence from the Director and Attorney, the owner will be directed to file the updated plan(s) in the manner outlined in item 14 of this section.

16. Abandonment. A solar energy system that ceases to produce energy on a continuous basis for twelve (12) months shall be considered abandoned unless the responsible party with ownership interest provides substantial evidence (deemed to be every six (6) months after twelve (12) months of no energy production) to the Planning Director of intent to maintain and reinstate operation of the facility. If the responsible party does not provide substantial evidence as specified herein, the Planning Director shall notify the responsible party the decommissioning plan for the solar energy system must be immediately initiated.

17. Compliance Inspection. An annual inspection shall be conducted during the twelfth month following the date the solar energy system becomes operational and every year thereafter. This annual inspection shall be performed by the Planning Department to insure compliance with this Ordinance and any conditions related to approval. A fee for each inspection shall be charged to the owner of the facility in accordance with the fee schedule adopted by the Rowan County Board of Commissioners.

(5) *Wholesale trade group.*

a. *Motor vehicle parts (outdoor), used in the IND district (SIC 5015).*

1. *Operation.* Operations, including but not limited to, storage of dismantled motor vehicles or motor vehicle parts or keeping of junk which are not fully contained within a building enclosed on all sides shall be subject to the standards of this subsection.
2. *Setbacks.* No material shall be stored closer than one hundred (100) feet to a public right-of-way.
3. *Security fencing.* Security fencing, a minimum of six (6) feet in height, shall be provided and maintained to preclude unauthorized access.

b. *Motor vehicle parts (outdoor), used in the RA district (SIC 5015).*

1. *Operation.* Operations, including but not limited to, storage of dismantled motor vehicles or motor vehicle parts or keeping of junk which are not fully contained within a building enclosed on all sides shall be subject to the standards of this subsection and section 21-246.
2. *Front yard setback.* The facility shall be one hundred (100) feet from the edge of the right-of-way.
3. *Separation from certain uses.* The facility shall be a minimum of one thousand (1,000) feet from a school, residence, church or place of public assembly. The separation shall be measured from the closest point of the structure containing the school, residence, church or place of public assembly and the nearest point of the operational area of the automobile salvage yard. This requirement shall not apply to residences owned by the operator of the facility.
4. *Side and rear yard buffering and screening.* The facility shall be completely surrounded by type B buffer and screening, as provided in article IX.

PLANNING BOARD RECOMMENDED Solar Text 3.0

45	Transportation by air						P			P
46	Pipelines, except natural gas	C	C	C	C	C	C	C	C	C
47	Transportation services, <i>all except</i>						P			P
472	Arrangement of passenger transportation	SR	SR				P	SR		P
48	Communications, <i>all except</i>						P			P
	Transmission tower & Wireless support structures	C	C				C	C		C
	Co-location of wireless facilities	SR	SR	SR	SR	SR	SR	SR	SR	SR
	Eligible facilities request	SR	SR	SR	SR	SR	SR	SR	SR	SR
	Alternative tower structures	SR	SR	SR	SR	SR	SR	SR	SR	SR
	Public safety tower	SR	SR	SR	SR	SR	SR	SR	SR	SR
4832	Radio broadcast towers	C								
4833	Television broadcast towers	C								
49	Electric, gas, water services (SIC 491, 492, 493, 494), <i>all except</i>						C			C
	Electric and water distribution lines, gas pipelines	P	P	P	P	P	P	P	P	P
491 (pt)	Type I Ground-Mounted Solar Energy Systems 6,000-sq.-ft. or less	SR	SR	SR	SR	SR	SR	SR	SR	SR
491 (pt)	Type II Ground-Mounted Solar Energy Systems over 6,000-sq.-ft.	C	€				C	€		C
491 (pt)	Type III Solar Energy Systems									C
494	Water supply	P	P	P	P	P	P	P	P	P
4952	Sewerage systems	C	C				P			P
4953	Refuse systems, all prohibited <i>except</i>									
	Dumps: operation of	C								C
	Garbage: collect, destroy & process									C
	Land clearing and inert debris landfill (LCID)	C								C
	Landfills, sanitary: operation of	C								C
P- Permitted by Right P(A) - Permitted as Accessory Use SR - Permitted with Special Requirements C- Conditional Use		Zoning Districts								
		Residential					Nonresidential			
Use		RA	RR	RS	MHP	MFR	CBI	NB	INST	IND
Transportation, communications, electric, gas and sanitary services cont.										
	Refuse systems									C
	Rubbish collection and disposal	C								C
	Sludge disposal sites	C								C
4959	Sanitary services, NEC	C					P			P
496	Steam and air conditioning supply						P			P
Wholesale trade										
50	Wholesale trade, durable goods, <i>all except</i>	SR	SR				P	SR		P
5015	Motor vehicle parts, used (outdoor)	C								C
5015	Motor vehicle parts, used (indoor)						SR			SR
5032	Brick, stone & construction materials						P	SR		P
505	Metal & minerals, except petroleum						P			P
5083	Farm & garden machinery & equipment	SR	SR				P	SR		P
5093	Scrap and waste materials									C
51	Wholesale trade, nondurable goods, <i>all except</i>	SR	SR				P	SR		P
5153	Grain and field beans	SR or C	SR or C				P	SR		P
5154	Livestock (wholesale)									C
5159	Farm product raw materials, NEC	SR or C	SR or C				P	SR		P
516	Chemical and allied products									C
517	Petroleum and petroleum products									C
5191	Farm supplies	SR or C	SR or C				P	SR		P
SIC 516 and 517 were removed as conditional uses in the CBI district as a result of Z-10-04 text amendments.										
Retail trade										
52	Building material, hardware, garden supplies and mobile home dealers	SR	SR				P	SR		P
53	General merchandise stores	SR	SR				P	SR		P
54	Food stores	SR	SR				P	SR		P
55	Auto dealers, gas service stations	SR	SR				P	SR		P
56	Apparel and accessory stores	SR	SR				P	SR		P

- (9) Apparel (23).
 - (10) Lumber and wood products (24) except logging and sawmills.
 - (11) Furniture and fixtures (25).
 - (12) Paper and allied products (26) except pulp and paper mills.
 - (13) Printing, publishing and allied industries (27).
 - (14) Rubber and miscellaneous products (30).
 - (15) Leather and leather products (31) except leather tanning and finishing.
 - (16) Stone, clay, glass and concrete products (32) except hydraulic cement, structural clay products, concrete, gypsum and plaster products.
 - (17) Abrasives, asbestos, nonmetallic mineral products, fabricated metal products (34) except ammunition, except for small arms; ordnance and accessories.
 - (18) Industrial and computer machinery and equipment (35).
 - (19) Electronic and other electrical equipment (36).
 - (20) Transportation equipment (37).
 - (21) Measuring, analyzing and controlling instruments (38).
 - (22) Miscellaneous manufacturing (39).
 - (23) Transportation and utilities (Division F), all except sanitary services, sewerage systems, refuse systems, dumps, sanitary land fills, **and** rubbish collection and disposal, ~~and solar energy systems.~~
 - (24) Wholesale trade (50 and 51) all except motor vehicle parts, used; brick, stone, and related construction materials, metal and minerals, except petroleum, scrap and waste materials, livestock (wholesale); chemical and allied products, petroleum and petroleum products.
 - (25) All retail trade (Division G).
 - (26) All finance, insurance, and real estate (Division H).
 - (27) All services (Division I), except shooting ranges, skeet shooting facilities, trap shooting facilities, and institutional uses listed in Group 2.
- (e) *Group 4 (most intensive):*
- (1) Metal mining (10).
 - (2) Mining and quarrying of non-metallic minerals (14).
 - (3) Sawmills (242).
 - (4) Pulp mills (261).
 - (5) Paper mills (262).
 - (6) Chemicals and allied products (28).
 - (7) Petroleum refining and related products (29).
 - (8) Leather tanning and finishing (3111).

- (3) Regular unfinished block may not be used for required skirting. However, split-face block may be used.

(Ord. of 1-19-98, § XII; Ord. of 4-20-98; Amend. of 4-21-14)

Sec. 21-277. Exceptions and modifications.

- (a) *Minor structures and improvements.* Except where otherwise expressly addressed, the following minor, accessory structures and improvements on individual lots or parcels are not intended to be regulated by this chapter:

- (1) Flagpoles and mailboxes;
- (2) Landscaping features such as fences, trees and shrubs, terraces, gazebos, and similar items;
- (3) Piers, wharves, and bulkheads;
- (4) Recreational improvements such as swing sets and playgrounds;
- (5) Wells and pumphouses.

- (b) *Utilities.* Except where otherwise expressly addressed, the following utility structures and facilities are not intended to be regulated by this chapter:

- (1) Utility lines, pipes, cables, & associated minor equipment & structures, including transformers, pumping stations, "signal boosters", & maintenance buildings;
- (2) Electronics cabinets for telephone switching and similar devices used by public service providers;
- (3) Water towers or tanks;
- (4) Water systems or sewage disposal systems as an exclusive accessory use for a development project; and
- ~~(5) Solar energy systems located on the roof or exterior wall of any building and systems located within a NCDOT right-of-way are not intended to be regulated herein unless located within the portion of the approach surface contained by the horizontal surface of the AZO and exceed 6,000 sq.ft. solar collector area. Systems that meet these standards must provide an approved FAA form 7460-1 prior to receiving a zoning permit.~~

- (c) *Exceptions to front setback requirements for dwellings.* Setback requirements for dwellings may be modified when the setbacks of contiguous existing buildings are less than required. These decreased setbacks are determined by computing the average setback on adjacent lots one hundred (100) feet on either side of the lot of the proposed dwelling. The modified setback may be equivalent to the average setback or ten (10) feet from the rights-of-way line, whichever is greater.

- (d) *Antennae for private or public safety use.* Antennae for private use or for use by "police protection" or "fire protection" are exempt from the requirements contained in Sections 21-56 (6)(d)(e) and (f). Private, non-commercial antennae exempted under this provision include: residential radio and television, private citizen's bands, amateur (HAM) radio and any others determined as similar by the Zoning Administrator on a case-by-case basis.

(Ord. of 1-19-98, § XII; Ord. of 2-1-99(1); Amend. of 3-4-13; Amend. of 12-2-13; Amend. of 9-6-16)



Example Decommissioning Plan: This document is intended to be a template for use by the owner of a solar energy system to publicly document their intent and responsibilities for decommissioning a solar energy system in the event it is no longer operational based on the conditions herein or is deemed abandoned pursuant to the standards of the Rowan County Zoning Ordinance.

DATE FILED: _____

SECTION 1 Background Information

Location

Site Name: _____ Tax Map(s) _____ Parcel Number(s) _____

Address: _____

Solar Energy System Ownership*

Company Name: _____

Mailing Address: _____

Website: _____

Contact Person: _____ Title: _____

Contact Person Mailing Address: _____

Landowner*

Name: _____

Mailing Address: _____

Phone: _____ Email Address: _____

**For multiple system or landowners, provide a similar sheet as an addendum and also include the additional owner acceptance as per Section 1.6.*

SECTION 1.1 Decommissioning Conditions

As owner(s) of the above referenced solar energy system, (company name), will execute decommissioning of the facility named herein as a result of any of the following conditions:

1. The land lease ends
2. The system does not produce power for twelve (12) months
3. The system is damaged and will not be replaced

SECTION 1.2 Decommissioning Responsibilities

At a minimum, as owner(s) of this facility, I, (contact person) will ensure that (company name) will conduct the following actions to remove all solar energy system improvements and decommissioning of

this facility will be completed within twelve (12) months if any of the conditions noted in Section 1.1 of this Decommissioning Plan occur:

1. Remove all non-utility owned equipment, conduits, structures, fencing, and foundations to a depth of at least three feet below grade.
2. Remove all graveled areas, access roads, fencing and buildings unless the owner of the leased real estate requests in writing for it to stay in place.
3. Restore the land to a condition reasonably similar to its condition before solar energy system development, including replacement of top soil removed or eroded.
4. Revegetate any cleared areas with warm season grasses that are native to the Piedmont region, unless requested in writing by the owner of the real estate to not revegetate due to plans for agricultural planting.

SECTION 1.3 Site Improvements

Total Number of Solar Collectors / Panels Installed: _____ Dollar Value: _____

Dollar Value of all other Ancillary Equipment and Structures: _____

Anticipated Life Span of the Facility (years and / or months): _____

SECTION 1.4 Decommissioning Estimate

\$ (Insert dollar amount), represents the total sum of the accompanying cost estimate(s) prepared by an NC Registered Professional Engineer to decommission and restore the (site name) in accordance with the conditions outlined in Section 1.2 of this Decommissioning Plan, including any additional conditions or requirements as stipulated in the lease agreement with the landowner.

NOTE: The cost estimate shall be an itemized estimation for site restoration and removal of each major aspect of the project, e.g. solar collector removal, fencing removal, etc. For clarification, the cost estimate must bear the original seal and signature of the North Carolina Registered Professional Engineer and shall be recorded with the Decommissioning Plan.

SECTION 1.5 Financial Assurance

As owner of this solar energy system, (company name) shall be responsible for decommissioning this system in accordance with Section 1.2 of this Plan in the event it must be decommissioned based on the conditions of Section 1.1 noted herein. To ensure decommissioning of this solar energy system occurs should (company name) fail to initiate or complete decommissioning activities per Section 1.2, Rowan County requires (company name) to provide and maintain financial surety to decommission the solar energy system. *NOTE: Financial surety shall be in the form of a surety bond equal to 1.25 times the decommissioning cost estimate included in Section 1.4. Said bond must be issued from a company authorized to conduct business in North Carolina and shall be payable to Rowan County, NC. A copy of the surety bond shall be attached to this plan and the original maintained in the offices of the Rowan County Finance Department.*

(Company name) authorizes Rowan County to execute the surety bond if (company name) fails to initiate or complete decommissioning as specified herein and furthermore indemnifies Rowan County from any liability related to decommissioning of or access to the site. Rowan County shall contact the bonding agency or the financial institution holding the surety bond, to pay all or any portion of the funds to Rowan County up to the amount needed to complete decommissioning based on the estimate in Section 1.4. Upon payment, the Board of Commissioners, in its discretion, may expend such portion of said funds as it considers necessary to complete all or any portion of the required decommissioning activities. The county shall return to the appropriate institution any funds not spent in completing activities. Should the amount of funds needed to complete decommissioning exceed the amount in the bond, (company name) shall nonetheless be responsible for providing the funds to cover such cost. (Company name) shall always bear the financial burden for the decommissioning this solar energy system.

NOTE: If the company or owner of the solar energy system is not the landowner, then the company shall provide a notarized document from the landowner indemnifying Rowan County from any liability claims associated with decommissioning or access to the site. Said document shall be attached to the Plan.

SECTION 1.6 Notification Required

As owner of the (site name), I, (contact person) am the responsible party of (solar energy system name) to certify that when any change in landowner, or to the fundamental or operational changes in the Decommissioning Plan, Emergency Access Plan or Maintenance Plan occur, I will cause notice to be sent within thirty (30) days of the change(s) to the Rowan County Planning Director via US Postal Service First Class Certified mail service at the address below. I further consent the notice shall include copies of the updates to the Decommissioning Plan (cost estimates and surety bond), Emergency Access Plan and Maintenance Plan.

Mailing Address: **Rowan County Planning and Development Department
402 N. Main Street Room 204
Salisbury, NC 28144**

SECTION 1.6 Acceptance and Verification

As owner(s) of the (site name) solar energy system, I accept the stipulations noted herein and attest the information contained in this Decommissioning Plan is true and accurate to the best of my knowledge.

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

My commission expires _____, 20____.
Notary Public

**An Ordinance to Extend the Six Month Moratorium for
Establishing or Expanding Ground Mounted Solar Energy Systems
In Rowan County's Planning Jurisdiction**

WHEREAS, North Carolina General Statutes 153A-34 delegates the authority to govern Rowan County, NC to the Rowan County Board of Commissioners; and,

WHEREAS, North Carolina General Statutes 153A-340 (future codification as NCGS 160D-702) grants North Carolina counties the power to enact zoning and development regulations, "for the purpose of promoting health, safety, morals, or the general welfare;" and,

WHEREAS, North Carolina General Statute 153A-340(h) (future codification as NCGS 160D-107) authorizes counties to adopt temporary moratoria on any development approval required by law provided the duration is reasonable to correct, modify or resolve such conditions necessitating the moratorium; and,

FURTHERMORE, North Carolina General Statute 153A-340(h) (future codification as NCGS 160D-107(e)) allows for renewal or extension of a moratorium when the steps outlined in the course of action still remain or new facts and conditions warrant an extension; and,

NOW, THEREFORE BE IT RESOLVED, that the Board of County Commissioners of Rowan County, North Carolina, does amend and extend the following:

Section I. Title

This ordinance shall be known and may be cited as the Ground Mounted Solar Energy System (Photovoltaic Array) Moratorium for facilities greater than six thousand (6,000) square feet in area located in Rowan County, North Carolina.

Section 2. Problem Statement and Course of Action

Pursuant to NCGS 153A-340(h)(1) (future codification as NCGS 160D-107(e)), the rationale for extending the six month moratorium is substantiated by the following:

- a. The Land Use Plans for the Eastern Area, Western Area and the I-85 South Corridor of Rowan County did not consider or provide recommendations for locating ground mounted solar energy systems greater than 6,000 sq ft in area. Inadequacy: Recommendations or considerations for locating new ground mounted solar energy systems in the County's land use plans were not provided.
- b. The Commission has received complaints from property owners and residents adjoining said facilities during the construction phase related to dust and erosion, vehicular congestion and construction traffic, further exacerbated by a lack of adequate visual separation once operational. Inadequacy: Text amendments did not provide recommendations for dust and erosion and vehicular congestion during construction phase of the project.

- c. Amendments to the Rowan County Zoning Ordinance (RCZO) adopted March 4, 2013 applicable to said facilities did not adequately anticipate their proliferation and associated impacts related to scale, location, setbacks and screening / buffering.
- d. Due to the purported longevity of said facilities, the Commission has concerns about on-going maintenance and decommissioning if no longer operational. Inadequacy: Although the County's proposed Decommissioning Plan establishes responsibility and framework for decommissioning, the County still desires to research issues related to executing the bond and options for designating a payee other than the County in land lease situations.
- e. Correspondence received by the County's Planning Department from First Solar, Birds Eye Renewable Energy, Cooperative Solar, and Silver Creek Energy that collectively and generally request the County delay further action on the proposed text amendments until additional input can be received.

Absent extension of this ordinance, it is anticipated the County will receive additional applications for these facilities that may create additional or continued conflicts with adjoining land uses. Given the amount of study invested in amendment preparations during the moratorium, the County believes a brief extension in duration will allow adequate consideration by both the Planning Board and Board of Commissioners relative to the items listed in Section 2 of this Ordinance..

Section 3. Applicability

Pursuant to the requirements of NCGS 153A-340(h)(2) (future codification as NCGS 160D-107(d)2) , this ordinance shall apply to any and all properties in the planning and zoning jurisdiction of Rowan County, NC that submit an application(s) for a building or electrical permit, soil erosion and sedimentation control plan, conditional use or a zoning permit to establish or expand a ground mounted solar energy system (photovoltaic array) in excess of 6,000 sq ft in area. These facilities are classified within Industry Group Number 491 in the 1987 Standard Industrial Classification (SIC) manual.

Extending the moratorium will provide the Rowan County Planning Board an opportunity to finalize text amendments that address the primary and secondary impacts associated with these facilities and prepare recommendations for the Board of Commissioners to consider as amendments to the RCZO and the Eastern Area, Western Area and the I-85 South Corridor Land Use Plans, as applicable.

Section 4. Moratorium Duration

The extension of this moratorium ordinance shall be in effect for an additional four (4) month time period beginning April 7, 2020 unless such revisions to the RCZO are adopted prior to the moratorium deadline enumerated in this section. The 4-month extension is reasonable to the extent that it allows the Planning Board to further study the items of 'inadequacy' identified in Section 2 of this Ordinance while also accommodating the requests from the solar industry per Section 2e.

Section 5. Schedule of Actions

Upon extension of this moratorium ordinance, the Rowan County Board of Commissioners will direct the Planning Board to update its recommended amendments to the RCZO standards based on this schedule:

DATE	ACTION
April '20 – May '20	Planning Board will update DRAFT text amendments to the RCZO as directed herein
May 2020	Rowan County Planning Board will conduct a Courtesy Hearing on the DRAFT text amendments and provide its recommendation to the Board of Commissioners
June 2020	Board of Commissioners schedules Public Hearing for Planning Board's recommended DRAFT text amendments
July 6, 2020	Board of Commissioners conducts Public Hearing

Section 6. Exception to Moratorium Provisions

This moratorium does not apply to the rights of an individual to erect or place solar collectors on residential property as allowed per NCGS 153A-144.

Section 7. Effective and Termination Dates

This ordinance shall be extended and enforced as of the 7th day of April, 2020 until July 7, 2020 unless its terms and duration are amended by the Rowan County Board of Commissioners.

Gregory C. Edds, Chairman

Carolyn Barger, Clerk to the Board

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE



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

MEMO TO COMMISSIONERS:

FROM: Chairman Greg Edds
DATE: March 6, 2020
SUBJECT: Proclamation Honoring the Legacy of Alex Clark

ATTACHMENTS:

Description

Proclamation

Upload Date

3/6/2020

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

Rowan County Board of Commissioners

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

PROCLAMATION HONORING THE LEGACY OF ALEX CLARK

WHEREAS, Alex Clark lead by example and was a tireless advocate and community voice and mentor for our youth; *and*

WHEREAS, even though Alex struggled with Lou Gehrig's Disease, he conveyed to his mentees and to the world that every human has God-given value and worthwhile hopes and dreams; *and*

WHEREAS, Alex was a teacher of humanity who planted seeds and lead by example; *and*

WHEREAS, together with his wife Alisha, they founded Gemstones and COMPASS, two nonprofits to provide youth with necessary skills to reach their maximum potential; *and*

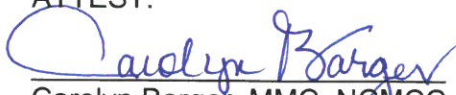
WHEREAS, Alex filled a critical need and served as a role model to our children to help make a difference in their physical, emotional, mental and spiritual development; *and*

WHEREAS, thanks to his dedication and commitment, the citizens and youth of Rowan County have been enriched through his insight and teachings, which have left a legacy for others to follow.

NOW THEREFORE, the Rowan County Board of Commissioners does hereby honor the memory of a Leader whose spirit will live on in each life touched by his philosophy and encourages others to consider how they might use their time and talents to transform the life of a child and help to build a better life and brighter future for our community.

This the 1st day of March, 2020.

ATTEST:


Carolyn Barger, MMC, NCMCC
Clerk to the Board


Gregory C. Edds, Chairman



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: Cynthia Dry, Chair, Community Child Protection Team
DATE: March 6, 2020
SUBJECT: Proclamation for Child Abuse Prevention Month

ATTACHMENTS:

Description

Proclamation

Upload Date

3/6/2020

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



Rowan County Board of Commissioners

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

Proclamation for Child Abuse Prevention Month

WHEREAS, child maltreatment is a community problem and finding a solution depends upon involvement among people throughout the community; *and*

WHEREAS, child maltreatment occurs when parents find themselves in stressful situations without community resources and unable to cope; *and*

WHEREAS, approximately 119,339 children were reported abused and/or neglected by their parents or caretakers in North Carolina in Fiscal Year 2018; *and*

WHEREAS, 27 children were victims of homicide due to abuse or neglect by their parent or caretaker in North Carolina during the year 2016; *and*

WHEREAS, the majority of child maltreatment cases stem from situations and conditions that are preventable in an engaged and supportive community; *and*

WHEREAS, the effects of child maltreatment are felt by whole communities, and need to be addressed by the entire community; *and*

WHEREAS, effective child maltreatment prevention programs succeed because of partnerships created among social service agencies, schools, faith communities, civic organizations, law enforcement agencies, and the business community.

THEREFORE, the Rowan County Commissioners, does hereby proclaim **April 2020** as **Child Abuse Prevention Month** in Rowan County and calls upon all citizens, community agencies, faith groups, medical facilities, and businesses to increase their participation in our efforts to prevent child maltreatment and strengthen the communities in which we live.

This the 6th day of April 2020.

Gregory C. Edds, Chairman
Rowan County Commission

ATTEST:

Carolyn Barger, MMC, NCMCC
Clerk to the Board

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: Allen Cress, Telecommunications Chief
DATE: 2/7/2020
SUBJECT: Presentation Regarding Radio System Upgrades

Presentation on radio system upgrades.

ATTACHMENTS:

Description

Radio Recommendation

Upload Date

2/7/2020

Type

Cover Memo

Public Safety Radio System Recommendations

PROVIDED BY FEDERAL ENGINEERING SITE ASSESSMENT

Overview

- ▶ Assessment Process Overview
- ▶ Infrastructure Recommendations
- ▶ Radio Recommendations
- ▶ Support Contract Review
- ▶ BoC Next Steps

Assessment Process Overview

- ▶ Federal Engineering was awarded the public safety radio assessment:
 - ▶ Reviewed current system state
 - ▶ Interviewed all stakeholders of the radio system
 - ▶ Reviewed current and expiring contracts
 - ▶ Consulted with primary stakeholders to tailor a solution suited for Rowan County needs and industry best practices
 - ▶ Presented a final recommendation document

Infrastructure Recommendations

- ▶ Establish a Geographically Diverse Prime Site
 - ▶ Enhance system availability to **eliminate single point of failure**
 - ▶ Estimated Costs: **\$450,000 (FY 20-21)**
- ▶ Reconfigure Microwave Backhaul Network to Ring Configuration
 - ▶ Reduce impact of degraded coverage from equipment failure or natural disasters when radio traffic is most critical
 - ▶ Estimated Costs: **\$500,000 (FY 20-21)**
- ▶ Young Mountain Tower (Cleveland) – Leased to County-built tower
 - ▶ **Eliminate ongoing** lease costs
 - ▶ Utilize new vertical asset for **revenue generation**
 - ▶ Create opportunity for **fixed broadband service** by private sector providers for rural residents in underserved communities
 - ▶ Estimated Costs: **\$550,000 (FY 20-21)**

Radio Recommendations

- ▶ Shift from dual mobile and portable radios to **per officer portable radios**



Mobile Radios



Portable Radios

Radio Recommendations

- ▶ Adding **GPS/AVL operation** for radio equipment
 - ▶ Enhancing officer safety for geolocation
- ▶ **Phase 1** : Replace **end-of-support** (Dec 2019) Motorola XTS portable radio **starting in FY20-21**.
 - ▶ RCSO, Municipal Law, Some Volunteer Fire, EMS and 911
- ▶ **Phase 2** : **Replace remaining portable radios in FY 23-24**.
 - ▶ Federal Engineering would engage in an RFP process tailored to Rowan County specific needs for Law, Fire and public safety personnel.
 - ▶ Replacing APX model A radios
- ▶ **Replace existing mobile radios** only as needed as determined by 9-1-1 and IT Chiefs.

Estimated budgetary costs:

Phase 1: **\$2,500,000**

Phase 2: **\$6,500,000**

Radio lifespan: **12-15 years**

Support Contract Review

- ▶ Current support and maintenance with Motorola **expires in December of 2021.**
- ▶ Federal Engineering would engage in a **contract negotiation** with Motorola on behalf of Rowan County for maintenance on our proposed new equipment and ongoing services.

Next Steps for Board of Commissioners

- ▶ Allow Administrative Staff to continue engagement with Federal Engineering to:
 - ▶ Issue RFP for radio replacements
 - ▶ Negotiate service contracts for expiring contracts
 - ▶ Solicit costs for System Infrastructure upgrade and resiliency

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

MEMO TO COMMISSIONERS:

FROM: County Manager Aaron Church
DATE: March 9, 2020
SUBJECT: West End Plaza Agricultural Center Interior Renderings

ATTACHMENTS:

Description	Upload Date	Type
Ag Center Interior Renderings	3/9/2020	Cover Memo

WEST END PLAZA AGRICULTURAL CENTER RENOVATIONS

SALISBURY, NC

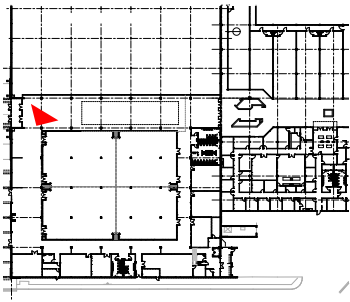
Concept Design | February, 2020



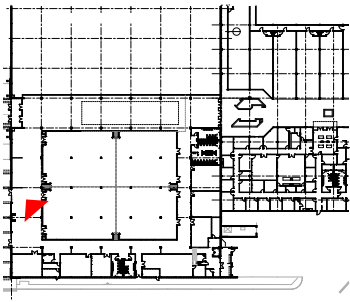
Main Lobby View



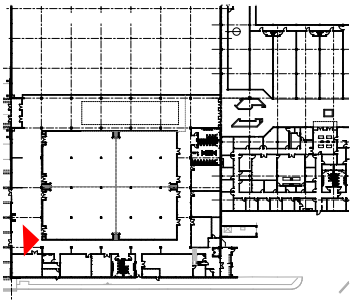
Main Corridor View



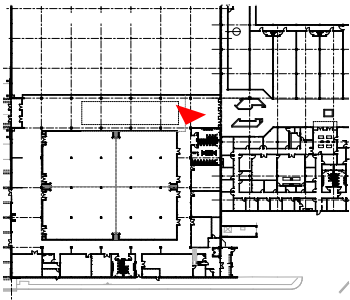
Main Corridor View



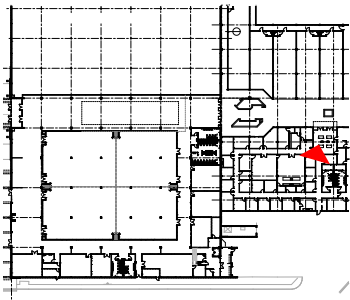
Secondary Corridor
View



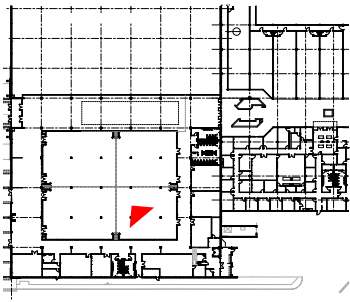
Secondary Corridor
View



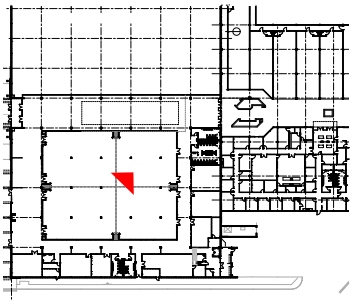
Office Lobby View



Multi-Purpose Space
View



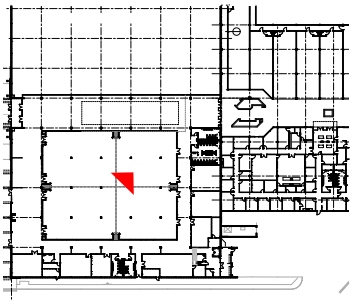
Multi-Purpose Space
View



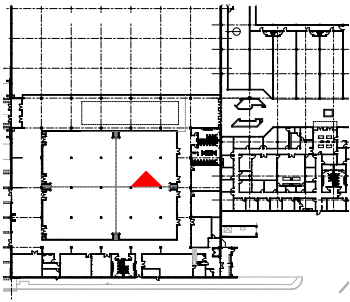
Multi-Purpose Space
View



Multi-Purpose Space
View



Multi-Purpose Space
View



adwarchitects
environmentsforlife

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A COUNTY COMMITTED TO EXCELLENCE



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

MEMO TO COMMISSIONERS:

FROM: David Blattner, RSSS Chief Technology Officer
DATE: March 9, 2020
SUBJECT: Consider Approval of Apple Lease Resolution for Rowan Salisbury School System

ATTACHMENTS:

Description	Upload Date	Type
Presentation	3/11/2020	Cover Memo
Resolution	3/9/2020	Cover Memo



Apple Lease Resolution

Rowan County Board of Commissioners
March 16, 2020





Purchase

- iPads for all students K-12
- Computers and iPads for teachers
- Computers for building level administrators
- Related software and services to support the deployment
- Lease is for 3.5 years with exact pricing included in the resolution before you

Budget Resolution

The Rowan-Salisbury Board of Education wishes to enter into a continuing contract for under N.C. Gen. Stat. Section 115C-528 with Apple, Inc. for the purchase of certain computer hardware, software, and related equipment to be used for public school purposes.

Questions?

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



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

Rowan County Board of Commissioners

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

ROWAN COUNTY BOARD OF COMMISSIONERS ROWAN COUNTY, NORTH CAROLINA

WHEREAS, the Rowan-Salisbury Board of Education wishes to enter into a continuing contract for capital outlay under N.C. Gen. Stat. § 115C-528 with Apple, Inc. for the purchase of certain computer hardware, software, and related equipment to be used for public school purposes; *and*

WHEREAS, the contract will require the Board of Education to pay Apple, Inc., up to \$12,332,397.97 over 2020 - 2021, 2021 - 2022, 2022 - 2023 and 2023 - 2024 fiscal years; *and*

WHEREAS, the Board of Education will pay Apple in approximate installments of \$3,523,542.28 in the 2020 – 2021 fiscal year, \$3,523,542.28 in the 2021 – 2022 fiscal year, \$3,523,542.28 in the 2022 – 2023 fiscal year and \$1,761,771.14 in the 2023 – 2024 fiscal year; *and*

WHEREAS, the contract may be a continuing contract for capital outlay subject to the provisions of N.C. Gen. Stat. §§ 115C-441(c1) and 115C-528, including the approval of the Rowan County Board of Commissioners.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Rowan County Board of Commissioners agrees to appropriate sufficient funds to the Rowan-Salisbury Board of Education in ensuing fiscal years to meet the Apple, Inc. contract obligations, so long as the amount the Board of Education shall be obligated to pay under that contract shall be generally equal to the amounts noted above. Said funds shall be a part of, and not in addition to, regular appropriations made to the Board of Education. Said funds obligated by this contract for fiscal years 2020 – 2021, 2021 – 2022, 2022 – 2023 and 2023 – 2024 shall be budgeted by the Board of Education for this purpose, and the Rowan County Board of Commissioners shall not be obligated to increase its annual appropriation to the Board of Education by the amount due under this contract with Apple, Inc.

Resolved, this the 16th day of March, 2020 by the Rowan County Board of Commissioners.

Gregory C. Edds, Chairman

ATTEST:

Carolyn Barger, MMC, NCMCC
Clerk to the Board



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MEMO TO COMMISSIONERS:

FROM: County Manager Aaron Church
DATE: March 10, 2020
SUBJECT: Rowan County Transit Discussion

ATTACHMENTS:

Description

Upload Date

Type

No Attachments Available

ROWAN COUNTY
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MEMO TO COMMISSIONERS:

FROM: Caleb Sinclair, Director of Environmental Management
DATE: March 9, 2020
SUBJECT: Litter Report

Litter Report for the past two weeks:

Period beginning Monday, February 17 through Friday February 28, 2020.
Total lbs. collected: 4,425 lbs.

ATTACHMENTS:

Description
Photos

Upload Date
3/9/2020

Type
Cover Memo



ROWAN COUNTY
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MEMO TO COMMISSIONERS:

FROM: Human Resources
DATE: 02-14-20
SUBJECT: Schedule Public Hearing for April 6, 2020 to Consider Revisions to the Personnel Ordinance

Set a public hearing for April 6, 2020 to consider proposed revisions to the Rowan County Code of Ordinances, Chapter 2 Administration, Article II Personnel, Division 7 Section Sec. 2-138. - Military leave.

Please approve the above request.

ATTACHMENTS:

Description	Upload Date	Type
Military Leave - Current Text	3/11/2020	Cover Memo

Sec. 2-138. - Military leave.

Rowan County complies with the provisions of the Uniformed Services Employment and Re-employment Rights Act (USERRA) of 1994, which protects employees in the U.S. military including National Guard and Armed Forces Reserves. Full-time employees who are members of the National Guard or Armed Forces Reserves will be allowed eighty (80) hours (ten (10) days) military training leave per calendar year. If such military duty is required beyond this eighty (80) hours (ten (10) days) period, the employee shall be eligible to take accumulated vacation leave or be placed in a leave without pay status. While taking military leave without pay, the employee's leave credits and other benefits, shall continue to accrue as if the employee physically remained with the county during this period. Employees may continue health insurance for their family by paying the current employee premium for such coverage. When employees are activated in the event of a national emergency, they may request the utilization of their accrued vacation and sick leave credits. The intent of this policy is to ensure that the employee's family is compensated as close as possible, to their standard of living. Each case will be reviewed by the human resources director.

(Ord. of 8-3-87, § 1.6.8; Ord. of 6-2-03; Amend. of 2-1-10)

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MEMO TO COMMISSIONERS:

FROM: Finance Department
DATE: March 6, 2020
SUBJECT: Financial Report

Please see the attached financial graphs.

ATTACHMENTS:

Description

Financial Graphs

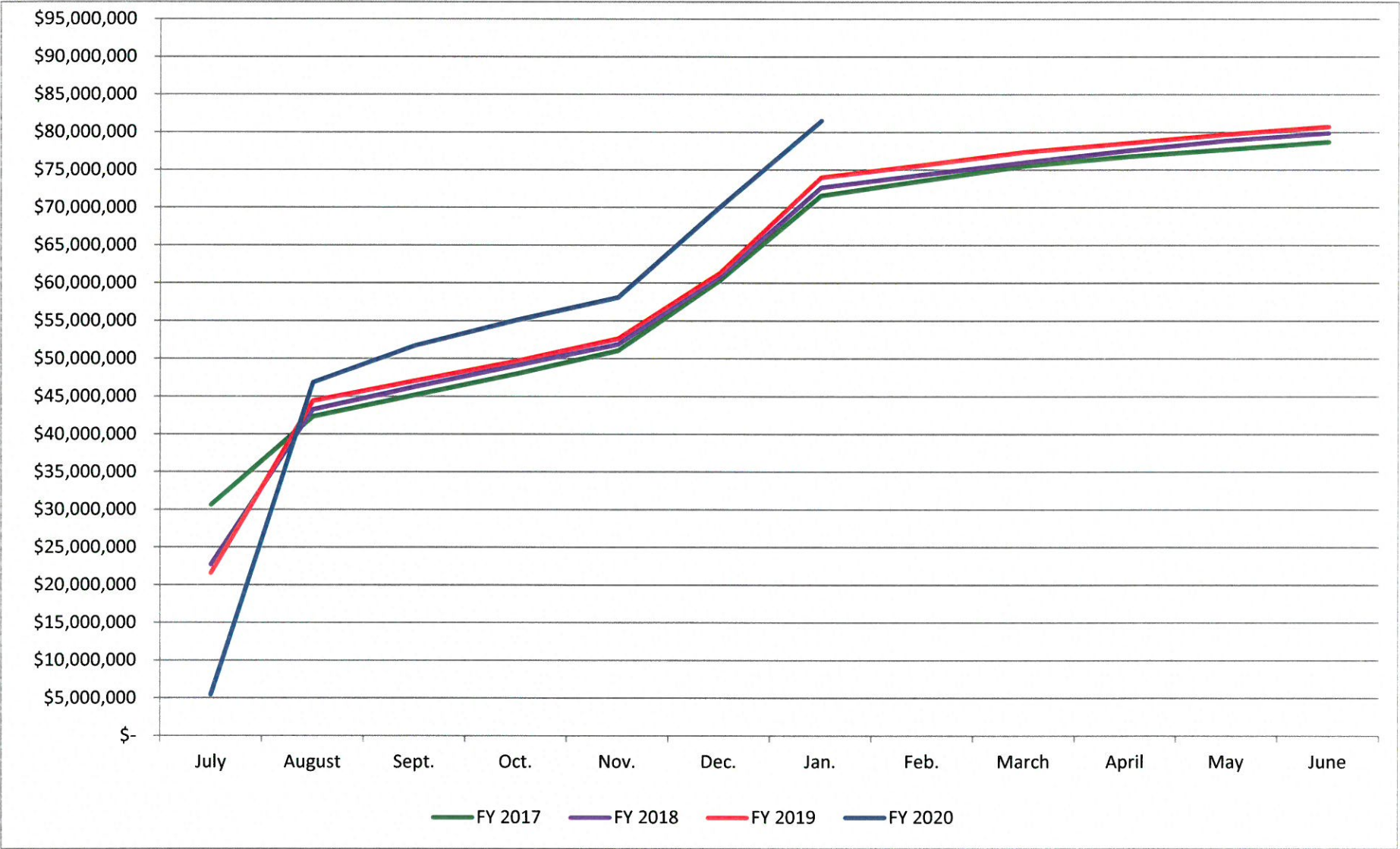
Upload Date

3/10/2020

Type

Backup Material

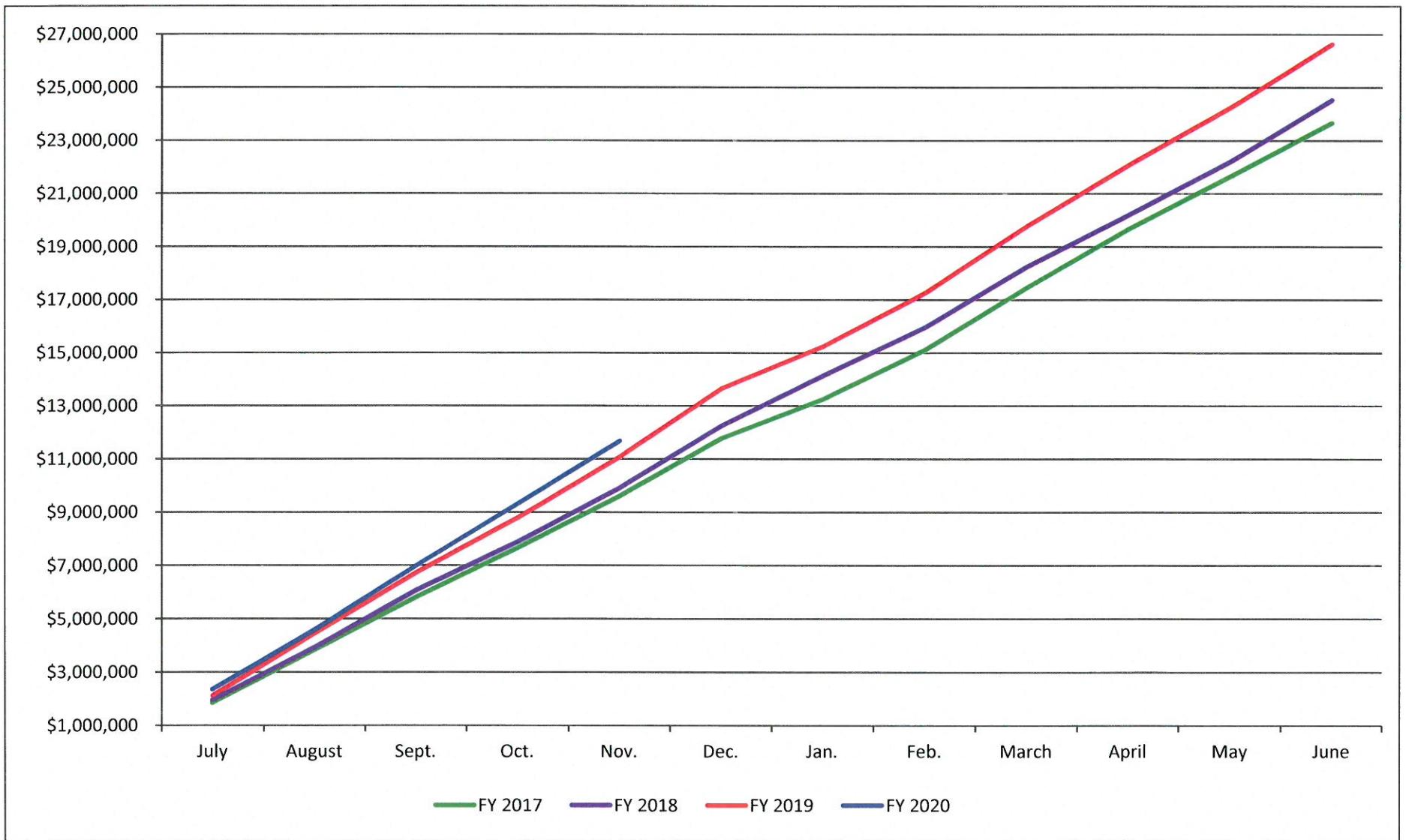
January		
2020	\$	81,524,980
2019	\$	73,991,144
2018	\$	72,666,229
2017	\$	71,543,786



ROWAN COUNTY
GENERAL FUND
FISCAL YEARS 2017 - 2020

ANNUAL CUMULATIVE SALES TAX COMPARISONS

	November	
2020	\$	11,666,667
2019	\$	11,060,936
2018	\$	9,893,555
2017	\$	9,584,018



ROWAN COUNTY
GENERAL FUND
FISCAL YEARS 2017 - 2020

ANNUAL CUMULATIVE REVENUE COMPARISONS

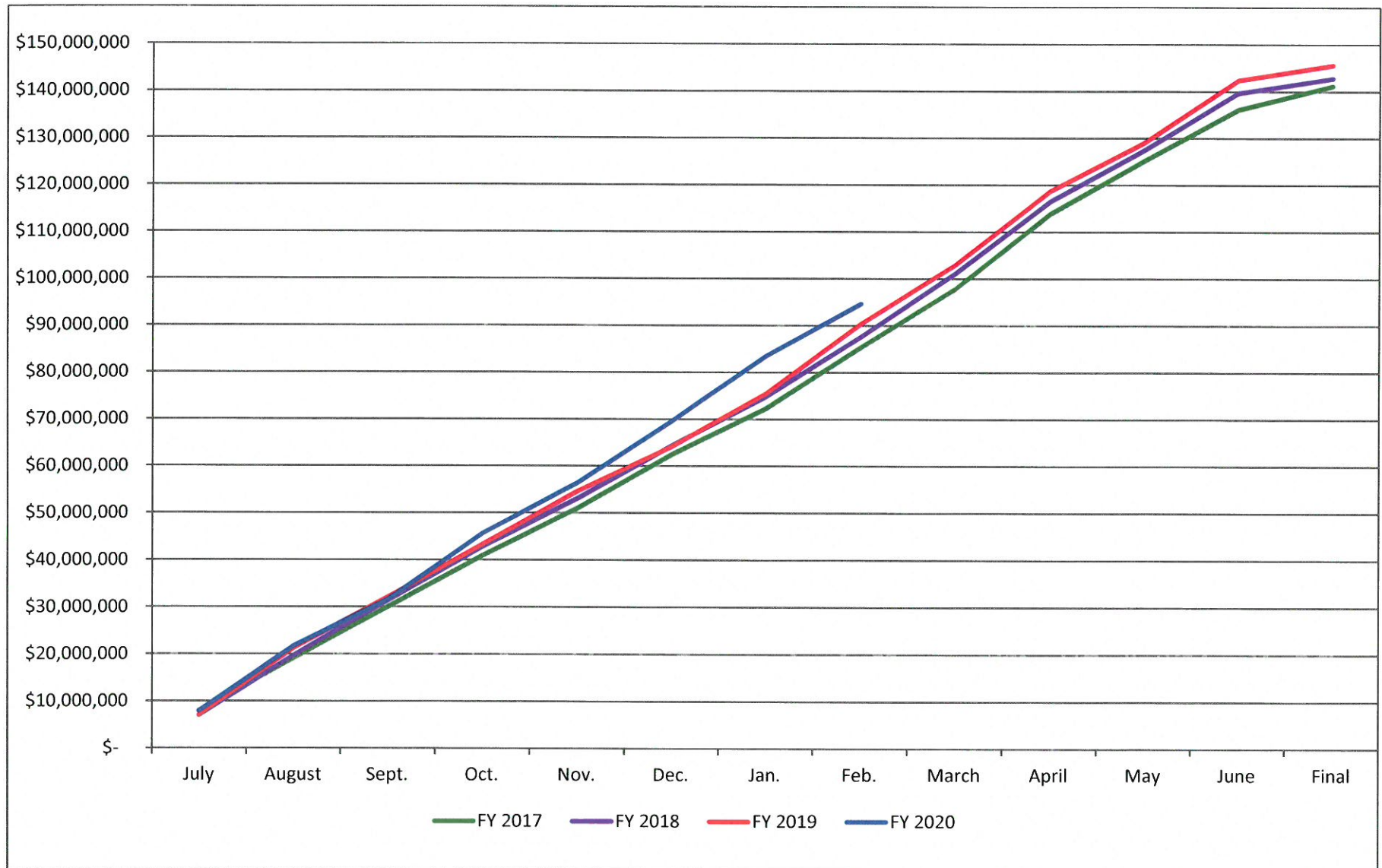
February	
2020	\$ 114,811,770
2019	\$ 105,986,132
2018	\$ 103,831,637
2017	\$ 102,149,138



ROWAN COUNTY
GENERAL FUND
FISCAL YEARS 2017 - 2020

ANNUAL CUMULATIVE EXPENDITURE COMPARISONS

February	
2020	\$ 94,591,984
2019	\$ 90,337,805
2018	\$ 87,568,842
2017	\$ 85,308,402



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MEMO TO COMMISSIONERS:

FROM: Finance Department
DATE: March 6, 2020
SUBJECT: Budget Amendments

Please see the attached budget amendments.

Please approve the attached budget amendments.

ATTACHMENTS:

Description	Upload Date	Type
Budget Amendments	3/10/2020	Budget Amendment

DEPARTMENTAL REQUEST FOR BUDGET ACTION

EXPLANATION IN DETAIL: To budget a donation made to Soil & Water.

[illegible]

ROWAN COUNTY

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO: BOARD OF COUNTY COMMISSIONERS

FROM: Social Services

EXPLANATION IN DETAIL:

The following expenditures and/or revenues are revised based on Funding Authorizations received from the State. Funding Authorizations reflect the actual amount we receive and may increase or decrease the original budget estimate.

Prepared by: Kelly Johnson
Date: 2/24/2020

BUDGET INFORMATION:

[illegible]

FUNDING AUTHORIZATION SFY 2019- 2020

County: ROWAN

Program (CFDA)	Federal Funds	Federal Funding Increase/Decrease	State Funds	State Funding Increase/Decrease	County Funds	County Funding Increase/Decrease	Total Funding Allocation (All sources)
Adult Day Care Fund (93.667)	\$29,682	\$-	\$27,053	\$-	\$8,105	\$-	\$64,840
State In-Home Fund (93.667)	\$23,542	\$-	\$-	\$-	\$3,363	\$-	\$26,905
Adult Home Specialist Fund (93.778)	\$23,876	\$-	\$11,938	\$-	\$11,938	\$-	\$47,752
Adult Protective Services (93.667)	\$24,825	\$27,878	\$-	\$-	\$8,275	\$-	\$60,978

Obligations incurred and expenditures made under this advice are subject to limitation published by federal and state agencies and the availability of funds. In order to maximize the utilization of adult services program funds a realignment of program funds may occur. These realignments (if necessary) will occur in January 2020 and May 2020 based on received requests for additional funding resources and confirmed availability of funding from counties that are not utilizing all of their programmatic funds. Funding realignments reducing funding will be non-recurring unless the same program reduced funds in SFY2018-2019. If prior year program funding was reduced, the amount of the recurring reduction will be the lesser amount of the two fiscal periods.

Joyce Massey/Sun

Director, Division of Aging & Adult Services

February 12, 2020
Date

Accepted by: *Kenyon J. Taylor*
County Director Signature

7-16-20
Date

Cc:
Patricia Gillott
Steve Freedman

Please mail or email a completed signed copy to:
DAAS Budget Office
NC Division of Aging & Adult Services
2101 Mail Service Center
Raleigh, NC 27699-2101
DAAS.Budget@dhhs.nc.gov

8

RECOGNIZE EXCESS STATE ASSET FORFEITURE FUNDS REVENUE AND BUDGET TO THE DESIGNATED EXPENSE ACCOUNTS.

Reviewed:

2: *John L. ...* / 82 H

DEPARTMENTAL REQUEST FOR BUDGET ACTION

EXPLANATION IN DETAIL: To budget FY20 JCPC expansion funding awarded to Rowan County.

BUDGET INFORMATION:

[illegible]

ROWAN COUNTY

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO: BOARD OF COMMISSIONERS

FROM: FINANCE

EXPLANATION IN DETAIL:

To increase Medicaid transportation revenue and expense due to the increase in rate per mile charged.

Prepared by: Lisa F. Bevis

Date: 02/28/20

BUDGET INFORMATION:

[illegible]

ROWAN COUNTY

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO: BOARD OF COMMISSIONERS

FROM: FINANCE

EXPLANATION IN DETAIL:

To increase Salisbury ADA transportation revenue and expense due to the increase in rate per mile charged.

Prepared by: Lisa F. Bevis

Date: 02/28/20

BUDGET INFORMATION:

[illegible]

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MEMO TO COMMISSIONERS:

FROM: County Manager Aaron Church
DATE: March 9, 2020
SUBJECT: To Consider Potential Lease for West End Plaza

The Board is asked to enter into Closed Session in accordance with North Carolina General Statute 143-318.11(a)(1) to discuss a potential lease for West End Plaza.

ATTACHMENTS:

Description

Upload Date

Type

No Attachments Available