



REZONING PETITION: Z 02-20

Request: Rezone 1.3 AC portion to **CBI** previously located in Town of Spencer's ETJ

Parcel ID: p/o 052-213

Location: SW corner of Long Ferry (1200 Blk) and Front Creek Roads

Lot size: 4.05 AC.

Owners: James Epting Heirs

Applicant: Eddie Moore with McAdams

Watershed: None

Floodplain: None

Stormwater: NCDEQ PH II post construction

Existing Improvements: None. Formerly temporary concrete batch plant

BACKGROUND

In March of this year, the McAdams firm contacted the Planning Offices of Rowan County and the Town of Spencer to inquire about development standards on property located at the southwest corner of Long Ferry Rd. (1200 Block) and Front Creek Rd. partially located within both jurisdictions. The Town of Spencer agreed to release the 1.3 acre portion located within their Extra Territorial Jurisdiction (ETJ) allowing potential development to be exclusively reviewed by the county. On June 9th, Spencer's Board of Alderman voted to relinquish the Interstate Business (**IB**) zoned portion of Rowan County Tax Parcel 052-213 allowing the county to establish exclusive zoning jurisdiction on the property.

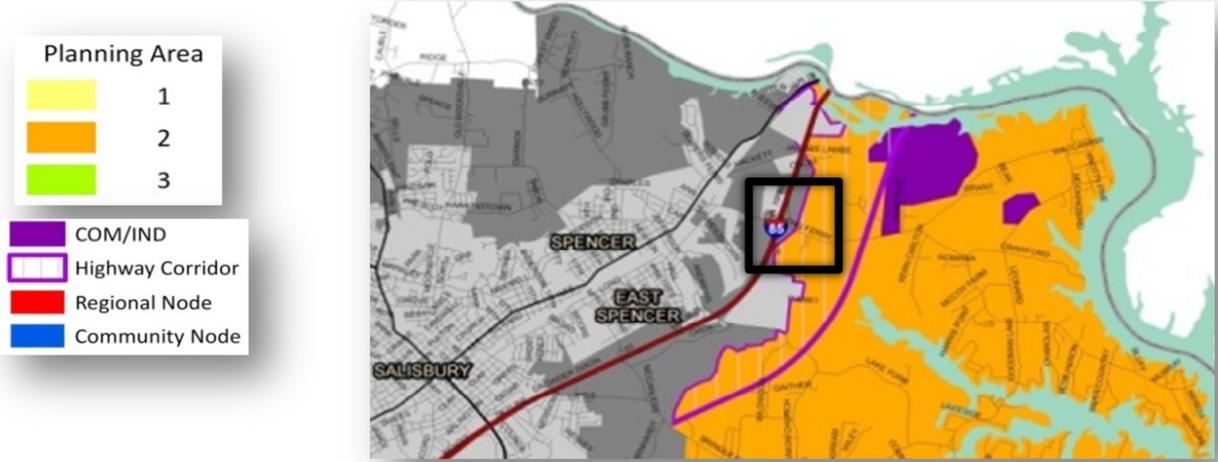
On behalf of the James Epting Heirs, Eddie Moore of the McAdams company is requesting to zone the western 1.3 acre portion of parcel 052-213 Commercial, Business, Industrial (**CBI**). This change would be consistent with petition Z 10-16 approved in 2016 which rezoned 2.75 acres from 85-ED-1 to CBI.

CONSISTENCY WITH THE DISTRICTS PURPOSE / INTENT

CBI – This zone allows for a wide range of commercial, business and light to medium industrial activities, which support both the local and / or regional economies. The CBI district is generally appropriate in areas identified by an adopted land use plan that recommend "highway business" along identified NC and US highways; community / regional / potential development nodes; commercial corridors; and existing commercial areas. Areas served by public water / sewer represent significant public investment to foster tax base growth and employment opportunities for the citizens, which could be served through CBI designation. The CBI district may also exist or be created in an area other than listed in this subsection if the existing or proposed development is compatible with the surrounding area and the overall public good is served.

CONFORMITY WITH ADOPTED PLANS / POLICIES

- Located in Area 2 of the Eastern Area LUP generally defined as lands adjacent to municipal jurisdictions and surrounding High Rock Lake.
- Located in the highway corridor overlay for I-85, which encourages commercial uses along this significant investment corridor.



COMPATIBILITY OF USES

MAJOR GROUP	INDUSTRY GROUP	Unzoned	CBI
Residential		N/A	Permitted
Construction		N/A	Permitted
Mining		N/A	Not Permitted
Manufacturing		N/A	Most Permitted
	"Heavy Impact Uses"	N/A	Not Permitted
Transp., Com., Elec. / Gas, & Sanitary Svc.		N/A	Most Permitted
Wholesale Trade		N/A	Permitted
Retail Trade		N/A	Permitted
Finance, Ins., & Real Est.		N/A	Permitted
Services		N/A	Permitted
	Misc. Amusement & Rec.	N/A	Permitted
Public Admin.		N/A	Permitted

Generalized Groupings: Permitted: 100-75% Most: 75-50% Some: 50-25% Not Permitted: 25-0% Source: Section 21-113 Table of Uses

CONDITIONS IN THE VICINITY

See Enclosed Map –

- North
- Rushco gas station and convenience store at 1190 Long Ferry Rd (LFR).
 - Duke Energy substation at 1220 LFR.

- Mix of residential uses on extremely long narrow lots along LFR frontage with wooded areas to the rear.

South

- Chewy distribution facility totaling 690,000 sq.ft. extending over 78 acres at 255 Front Creek Rd.

East

- Sharpe Transit trucking business at 1355 LFR part of 8 acre CBI zoned area.
- Salisbury-Rowan Utilities (SRU) water tower located at 1375 LFR.
- Mobi Lodge, a non-conforming manufactured home park zoned 85-ED-1 located at LFR and Allen Ln. totaling 83 acres.

West

- Duke Energy 150' transmission line right of way.
- Northbound off / on ramp to I-85 located 300 feet from the subject property.
- Town of Spencer ETJ zoned **IB**.

POTENTIAL IMPACT ON ROADS

Long Ferry Road SR 2120 –

- Classified as a major thoroughfare.
- Annual Average Daily Traffic (AADT) count collected in 2017 adjacent to the property estimate 5,500 vehicle trips along this section, which represents a historical high.
- Comprehensive Transportation Plan (CTP) estimates road capacity at 11,300 AADT.
- Recent development of the Chewy distribution center and the Duke Energy coal ash removal project at 795 Dukeville Rd. (1 2/3 mile east) will add a significant number of new trips along the road.
- Without a known use, it is difficult to estimate traffic counts. From speaking with NCDOT officials, Long Ferry Road access will most likely be restricted to right in / right out movements only.

Front Creek Road SR 2182 –

- Classified as an interstate service road.
- No traffic counts collected and no capacity projected.
- Other than Chewy and the subject parcel, this road serves only one other parcel (052-095).

POTENTIAL IMPACT ON UTILITIES

As best staff can discern without mapped utility data from SRU, public water is available along Long Ferry Road while public sewer extends along the south side of the Chewy facility.

POTENTIAL IMPACT ON SCHOOLS

N/A.

DECISION MAKING

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

PROCEDURES

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

PUBLIC NOTICE

July 16th – Letters mailed to eight (8) adjacent property owners (within 100 feet of subject property).

July 16th – Sign posted on property.

July 17th – Request posted on Planning Department website.

STAFF COMMENTS

As a result of the ETJ relinquishment, and previous action taken on Z 10-16, extending the CBI district over the 1.3 acre remaining portion is the most appropriate designation and remains consistent with the land use plan.





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

Case # Z 02-20
Date Filed 6/15/20
Received By BB
Amount Paid \$300 #1485

Office Use Only

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: James Edward Epting Heirs

Signature: Andrea Epting Powell

Phone: 336-312-2847 Email: andreaeptingpowell@gmail.com

Address: 103 ELMWOOD TERRACE, GREENSBORO, NC 27408

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

Name: Eddie Moore - McAdams (Agent for Applicant)

Signature: Eddie Moore

Phone: 704-724-3594 Email: emoore@mcadamsco.com

Address: 3430 Toringdon Way, Suite 110, Charlotte NC 28277

PROPERTY DETAILS:

Tax Parcel(s): Portion of 052 213 Size (sq.ft. or acres): +1.303 AC

Property Location: 1215 Long Ferry Road

Current Land Use: Vacant

Date Acquired: 11/17/2016 Deed Reference: Book 1280 Page 358

REQUEST DETAILS:

Existing Zoning District Spencer Requested Zoning District CBI

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

N/A. Requesting CBI conventional zoning, since a majority of the site is currently zoned CBI.

Additional information enclosed restricting the conditional use district? Yes No

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

AFFADAVIT OF OWNER

To be completed if applicant is not the property owner

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

Signature(s): Andrea Epting Powell

Date: 6-10-2020

Name of Applicant / Agent: Eddie Moore - McAdams (Agent for Applicant)

Address: 3430 Toringdon Way, Suite 110, Charlotte NC 28277

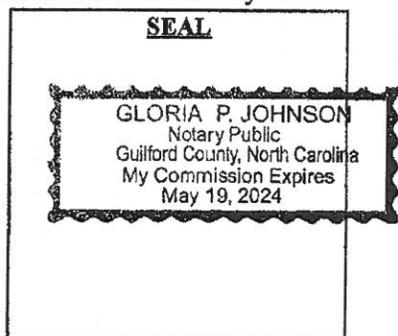
Phone Number: 704-724-3594 emoore@mcadamsco.com

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

STATE OF North Carolina COUNTY OF Guilford

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

My commission expires May 19, 2024.



OFFICIAL USE ONLY

- 1. Signature of Rezoning Coordinator: [Signature]
- 2. Planning Board
- Courtesy Hearing: 07/27/20
- 3. Notifications Mailed: 07/16/20
- 4. Property Posted: 07/16/20
- 5. Planning Board Action: Approved Denied
- 6. Board of Commissioners
- Public Hearing: / /
- 7. Notifications Mailed: / /
- 8. Property Posted: / /
- 9. Dates Advertised: 1st / / 2nd / /
- 10. BOC Action: Approved Denied
- 11. Date Applicant Notified: / /



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 www.rowancountync.gov

Case # Z 02-20
 Date Filed 6/15/20
 Received By BB
 Amount Paid \$300 #1485
Office Use Only

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: James Edward Epting Heirs
 Signature: [Signature]
 Phone: 404-983-7484 Email: JEPTING@GMAIL.COM
 Address: 2970 RIVERMEADE DR., ATLANTA, GA

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

Name: Eddie Moore - McAdams (Agent for Applicant)
 Signature: [Signature]
 Phone: 704-724-3594 Email: emoore@mcadamsco.com
 Address: 3430 Toringdon Way, Suite 110, Charlotte NC 28277

PROPERTY DETAILS:

Tax Parcel(s): Portion of 052 213 Size (sq.ft. or acres): +1.303 AC
 Property Location: 1215 Long Ferry Road
 Current Land Use: Vacant
 Date Acquired: 11/17/2016 Deed Reference: Book 1280 Page 358

REQUEST DETAILS:

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N/A. Requesting CBI conventional zoning, since a majority of the site is currently zoned CBI.

Additional information enclosed restricting the conditional use district? Yes No

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

AFFIDAVIT OF OWNER

To be completed if applicant is not the property owner

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

Signature(s): James Edward Epting Jr

Date: 6-8-2020

Name of Applicant / Agent: Eddie Moore - McAdams (Agent for Applicant)

Address: 3430 Toringdon Way, Suite 110, Charlotte NC 28277

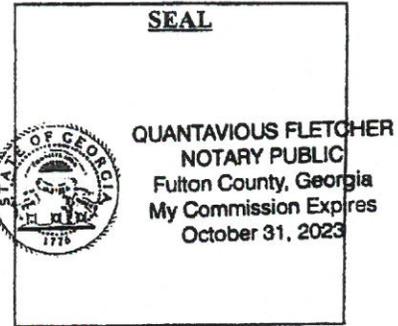
Phone Number: 704-724-3594 emoore@mcadamsco.com

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

STATE OF Georgia COUNTY OF Fulton

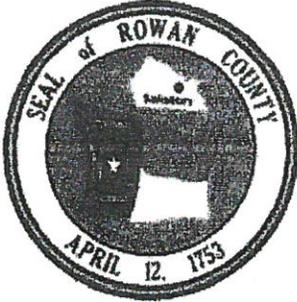
I, Quantavious Fletcher, a Notary Public for said County and State, do hereby certify that James Edward Epting Jr personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires October 31, 2023.



OFFICIAL USE ONLY

- 1. Signature of Rezoning Coordinator: [Signature]
- 2. Planning Board Courtesy Hearing: 07/27/20
- 3. Notifications Mailed: 07/16/20
- 4. Property Posted: 07/16/20
- 5. Planning Board Action: Approved Denied
- 6. Board of Commissioners Public Hearing: / /
- 7. Notifications Mailed: / /
- 8. Property Posted: / /
- 9. Dates Advertised: 1st / / 2nd / /
- 10. BOC Action: Approved Denied
- 11. Date Applicant Notified: / /



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Case # Z 02-20
Date Filed 6/15/20
Received By DB
Amount Paid \$ 200 # 1485
Office Use Only

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: James Edward Epting Heirs
Signature: [Signature]
Phone: 803-243-4198 Email: LtipeCollins@gmail.com
Address: 308 Weymouth Dr. Greenville, SC 29615

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

Name: Eddie Moore - McAdams (Agent for Applicant)
Signature: [Signature]
Phone: 704-724-3594 Email: emoore@mcadamsco.com
Address: 3430 Toringdon Way, Suite 110, Charlotte NC 28277

PROPERTY DETAILS:

Tax Parcel(s): Portion of 052 213 Size (sq.ft. or acres): +1.303 AC
Property Location: 1215 Long Ferry Road
Current Land Use: Vacant
Date Acquired: 11/17/2016 Deed Reference: Book 1280 Page 358

REQUEST DETAILS:

Existing Zoning District Spencer Requested Zoning District CBI

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N/A. Requesting CBI conventional zoning, since a majority of the site is currently zoned CBI.

Additional information enclosed restricting the conditional use district? Yes No

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

AFFIDAVIT OF OWNER

To be completed if applicant is not the property owner

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

Signature(s): McCollis

Date: 06/05/20

Name of Applicant / Agent: Eddie Moore - McAdams (Agent for Applicant)

Address: 3430 Toringdon Way, Suite 110, Charlotte NC 28277

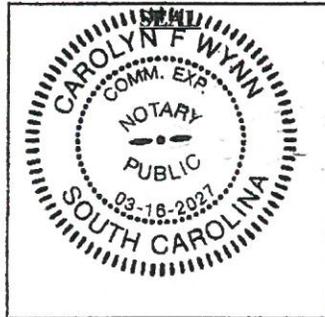
Phone Number: 704-724-3594 emoore@mcadamsco.com

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STATE OF South Carolina COUNTY OF Greenville

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

My commission expires 03/16, 2027.



OFFICIAL USE ONLY

- 1. Signature of Rezoning Coordinator: [Signature]
- 2. Planning Board Courtesy Hearing: 07/27/20
- 3. Notifications Mailed: 07/16/20
- 4. Property Posted: 07/16/20
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- 11. Date Applicant Notified: / /



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Case # Z 02-20
Date Filed 6/15/20
Received By BB
Amount Paid \$ 300 #1485

Office Use Only

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: James Edward Epting Heirs

Signature: Amanda Spener

Phone: 803-243-1903 Email: mandyspencer142@gmail.com

Address: 1420 Fair Street, Camden, SC 29020

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

Name: Eddie Moore - McAdams (Agent for Applicant)

Signature: Eddie Moore

Phone: 704-724-3594 Email: emoore@mcadamsco.com

Address: 3430 Toringdon Way, Suite 110, Charlotte NC 28277

PROPERTY DETAILS:

Tax Parcel(s): Portion of 052 213 Size (sq.ft. or acres): +1.303 AC

Property Location: 1215 Long Ferry Road

Current Land Use: Vacant

Date Acquired: 11/17/2016 Deed Reference: Book 1280 Page 358

REQUEST DETAILS:

Existing Zoning District Spencer Requested Zoning District CBI

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N/A. Requesting CBI conventional zoning, since a majority of the site is currently zoned CBI.

Additional information enclosed restricting the conditional use district? Yes No

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

AFFADAVIT OF OWNER

To be completed if applicant is not the property owner

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

Signature(s): Amana Sp

Date: 6/8/20

Name of Applicant / Agent: Eddie Moore - McAdams (Agent for Applicant)

Address: 3430 Toringdon Way, Suite 110, Charlotte NC 28277

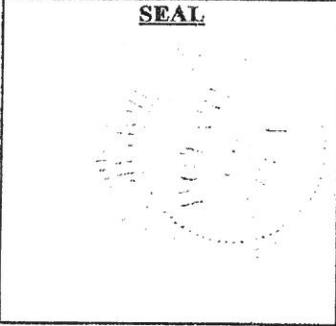
Phone Number: 704-724-3594 emoore@mcadamsco.com

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STATE OF SC COUNTY OF Kershaw

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

My commission expires 12-10, 2020.



OFFICIAL USE ONLY

- 1. Signature of Rezoning Coordinator: [Signature]
- 2. Planning Board Courtesy Hearing: 07/27/20
- 3. Notifications Mailed: 07/16/20
- 4. Property Posted: 07/27/20
- 5. Planning Board Action: Approved Denied
- 6. Board of Commissioners Public Hearing: / /
- 7. Notifications Mailed: / /
- 8. Property Posted: / /
- 9. Dates Advertised: 1st / / 2nd / /
- 10. BOC Action: Approved Denied
- 11. Date Applicant Notified: / /



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Case # Z 02-20
Date Filed 6/15/20
Received By BB
Amount Paid \$ 300 #1485

Office Use Only

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: James Edward Epting Heirs Jerry J. Trevey
Signature: *Jerry J. Trevey*
Phone: 484-609-4240 Email: JLTREVEY2@GMAIL.COM
Address: 4874 Myrtle Beach DR. Sebring Fl. 33872

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

Name: Eddie Moore - McAdams (Agent for Applicant)
Signature: *Eddie Moore*
Phone: 704-724-3594 Email: emoore@mcadamsco.com
Address: 3430 Toringdon Way, Suite 110, Charlotte NC 28277

PROPERTY DETAILS:

Tax Parcel(s): Portion of 052 213 Size (sq.ft. or acres): +1.303 AC
Property Location: 1215 Long Ferry Road
Current Land Use: Vacant
Date Acquired: 11/17/2016 Deed Reference: Book 1280 Page 358

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Additional information enclosed restricting the conditional use district? Yes No

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

AFFIDAVIT OF OWNER
To be completed if applicant is not the property owner

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

Signature(s): *Jerry J. Trevey*

Date: 6-8-2020

Name of Applicant / Agent: Eddie Moore - McAdams (Agent for Applicant)

Address: 3430 Toringdon Way, Suite 110, Charlotte NC 28277

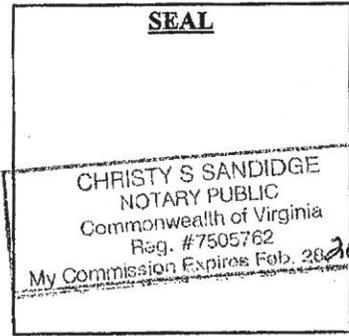
Phone Number: 704-724-3594 emoore@mcadamsco.com

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

STATE OF Virginia COUNTY OF Lynchburg

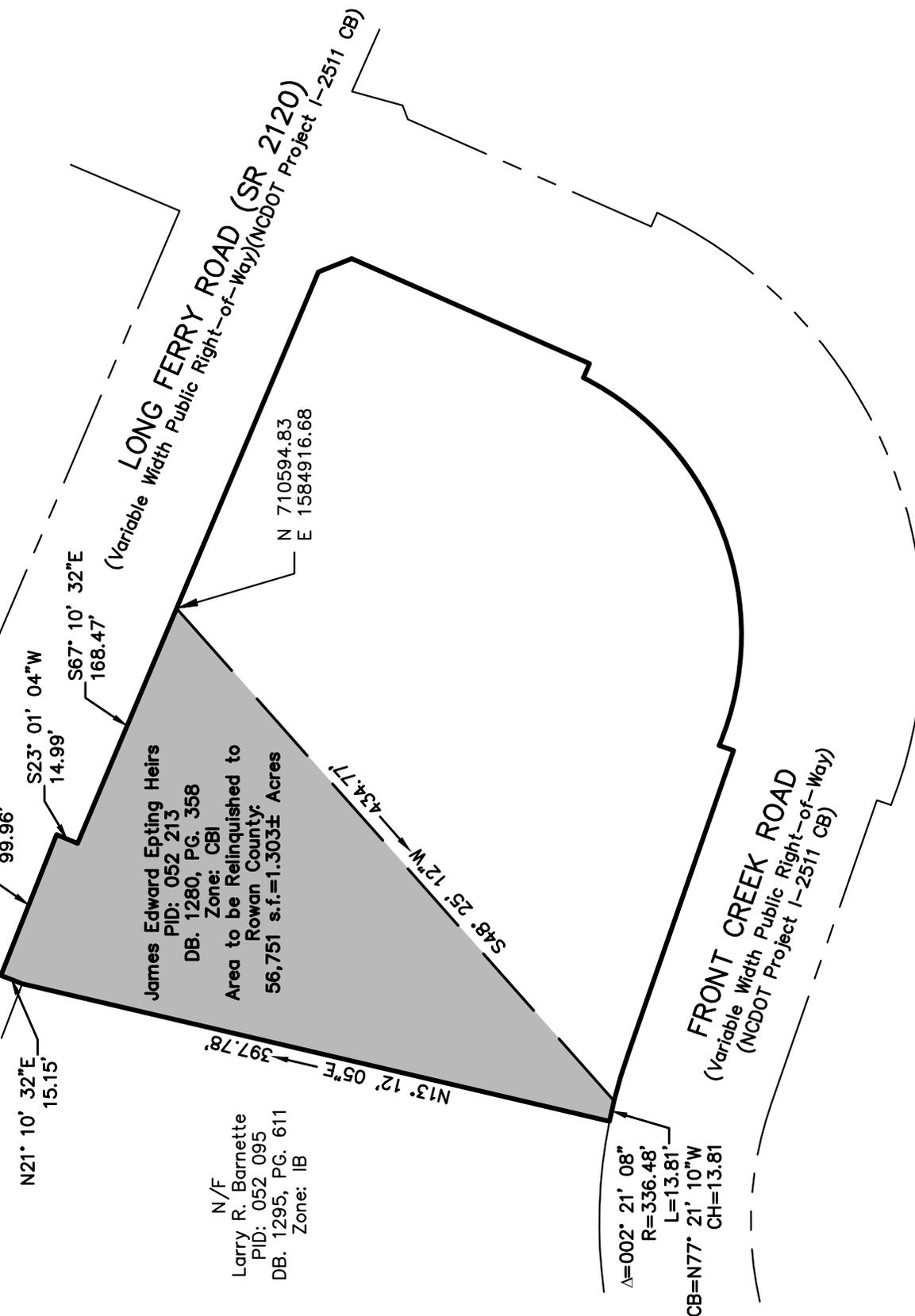
I, Christy S. Sandidge, a Notary Public for said County and State, do hereby certify that Jerry J. Trevey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires 2-28, 2023.



OFFICIAL USE ONLY

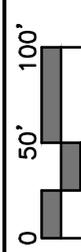
1. Signature of Rezoning Coordinator: *[Signature]* 2. Planning Board
Courtesy Hearing: 07/27/20 3. Notifications Mailed: 07/16/20 4. Property Posted:
07/16/20 5. Planning Board Action: Approved Denied 6. Board of Commissioners
Public Hearing: / / 7. Notifications Mailed: / / 8. Property Posted:
/ / 9. Dates Advertised: 1st / / 2nd / / 10. BOC Action: Approved
 Denied 11. Date Applicant Notified: / /



← SURVEY MATTERS →
 LAND SURVEYING SERVICES
 107 Hillcrest Avenue
 Simpsonville, South Carolina 29681
 (864) 451-0176
 nick@survey-matters.com

RELINQUISHMENT EXHIBIT
 1215 LONG FERRY ROAD
 ROWAN COUNTY, NORTH CAROLINA
 PROPERTY OF: JAMES EDWARD EPTING HEIRS

DATE: 5/15/2020	SHEET: 1
SCALE: 1" = 100'	



RELINQUISHMENT AREA DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN ROWAN COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LONG FERRY ROAD (SR 2120)(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) HAVING NC GRID COORDINATES OF N 710,594.83, E 1,584,916.68; THENCE S48°25'12"W A DISTANCE OF 434.77 FEET TO A POINT, THENCE ALONG A COUNTER CLOCKWISE CURVE FOR 13.81 FEET HAVING A RADIUS OF 336.48 FEET A CHORD BEARING OF N77°21'10"W AND A CHORD DISTANCE OF 13.81 FEET TO A POINT, THENCE N13°12'05"E A DISTANCE OF 397.78 FEET TO A POINT, THENCE N21°10'32"E A DISTANCE OF 15.15 FEET TO A POINT, THENCE S68°26'23"E A DISTANCE OF 99.96 FEET TO A POINT, THENCE S23°01'04"W A DISTANCE OF 14.99 FEET TO A POINT, THENCE S67°10'32"E A DISTANCE OF 168.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 56,751 S.F. OR 1.303 ACRES MORE OR LESS.



Z 02-20: Eddie Moore for James Epting Heirs

County Zoning

- RA (Yellow)
- 85-ED-1 (Light Blue)
- 85-ED-2 (Dark Blue)
- CBI (Red)
- AO (Light Green)
- CD (Dark Green)

E. Spencer Zoning

- E. Spencer P&Z Boundary (Yellow outline)
- 85-ED-2 (Blue outline)

Spencer P&Z Boundary

- IB (Red outline)
- R-6 (Yellow outline)

Site

- Parcel (Grey outline)
- Buildings (Black outline)

Zoning Area

- 5285 (Red outline)

Roads

- Roads (Black line)

Addresses

- Addresses (Black text)

Duke Energy Trans. Line

- Duke Energy Trans. Line (Green line)

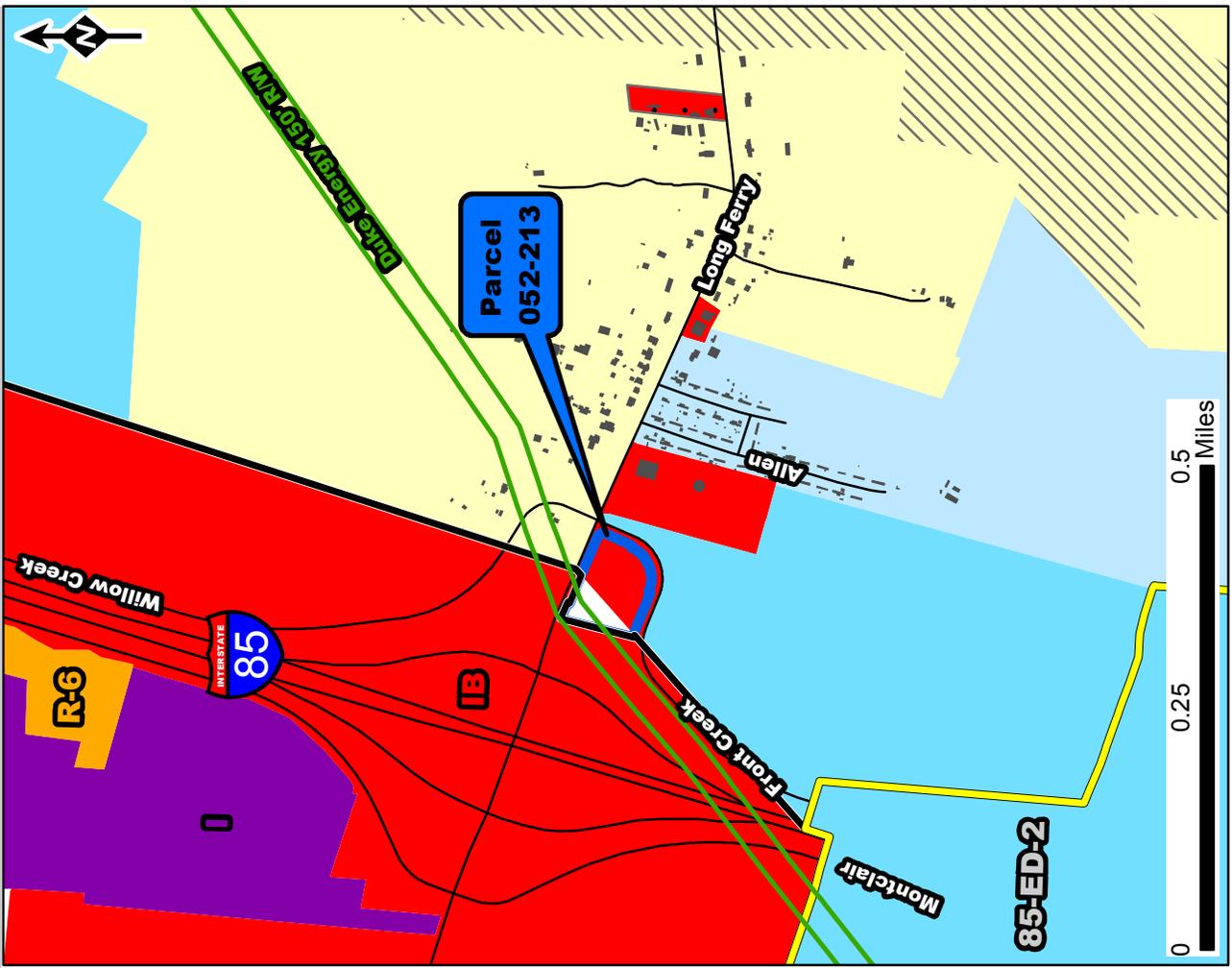
Feb. / Mar. 18 Aerial

Prepared by Rowan County Planning & Development Department, July 16, 2020



1.3 Acre Zoning Area

Parcel 052-213





CONSISTENCY WORKSHEET

ROWAN COUNTY PLANNING BOARD

CONSISTENCY QUESTION — *"Is the proposed amendment consistent with any adopted plan..." & "Why action is reasonable & in the public interest"*

REFERENCE SOURCES

YES NO Is the request consistent with applicable plans?

Example: _____

Example: _____

Item #1 of the Staff Report

YES NO N/A Is the request consistent with any other adopted plans?

If applicable, refer to Item #1 of Staff Report

YES NO Is the request consistent with the zoning districts purpose and intent?

Example: _____

Example: _____

Item #2 and #3 of the Staff Report

YES NO Is the request reasonable and in the public interest?

Example: _____

Example: _____

Staff Report, Land Use Plans, Ordinances, Public Comment

STATEMENT DEVELOPMENT — *"Prior to adopting or rejecting any rezoning request, one of the following statements shall be adopted:"*

- 1 "Z _____ is consistent with the _____ Land Use Plan(s) based on the following...". "Furthermore, the adoption of Z _____ is reasonable and in the public interest based on the following..." (use blanks below).
- 2 "Z _____ is not consistent with the _____ Land Use Plan(s) based on the following...". "Furthermore, the denial of Z _____ is reasonable and in the public interest based on the following..." (use blanks below).
- 3 "Z _____ is appropriate and necessary to meet the development needs of Rowan County for the following reasons not previously envisioned by the _____ Land Use Plan(s)...". "Furthermore, the adoption of Z _____ is deemed an amendment to the _____ Land Use Plan(s) and is reasonable and in the public interest based on the following..." (use blanks below).



REASONABLENESS WORKSHEET

ROWAN COUNTY PLANNING BOARD

REASONABLENESS DETERMINATION: *"Is there a reasonable basis for the change in zoning districts"*

REFERENCE SOURCES

**NOTE: Reasonableness statements should focus on spot zoning claims.*

_____ acres

Size of the tract
Relationship to adjacent or surrounding properties

Zoning Application and Background / Request portion of Staff Report

YES NO

Compatibility with Land Use Plan

Refer to Consistency Worksheet

YES NO

Compatibility with Future Land Use Map

Page 1 of ERLUP and Page 38 of WRLUP

Reference Map in Staff Report

YES NO

Benefits and Detriments

General summary from Staff Report and comments from courtesy hearing

Is there a benefit to the owner at the expense of the neighbors or community?

YES NO

Relationship of Uses

Item #3 of the Staff Report ; Inset of zoning map; Section 21-113 Table of Uses

Proposed Uses compared to existing uses

Suggested Statement

In accordance with Section 21-362(j) of the Rowan County Zoning Ordinance and after due consideration the Planning Board advises the Z_____ request [is] or [is not] reasonable and in the public interest based on the following:

1 _____

2 _____

3 _____
