

Courtesy Hearing

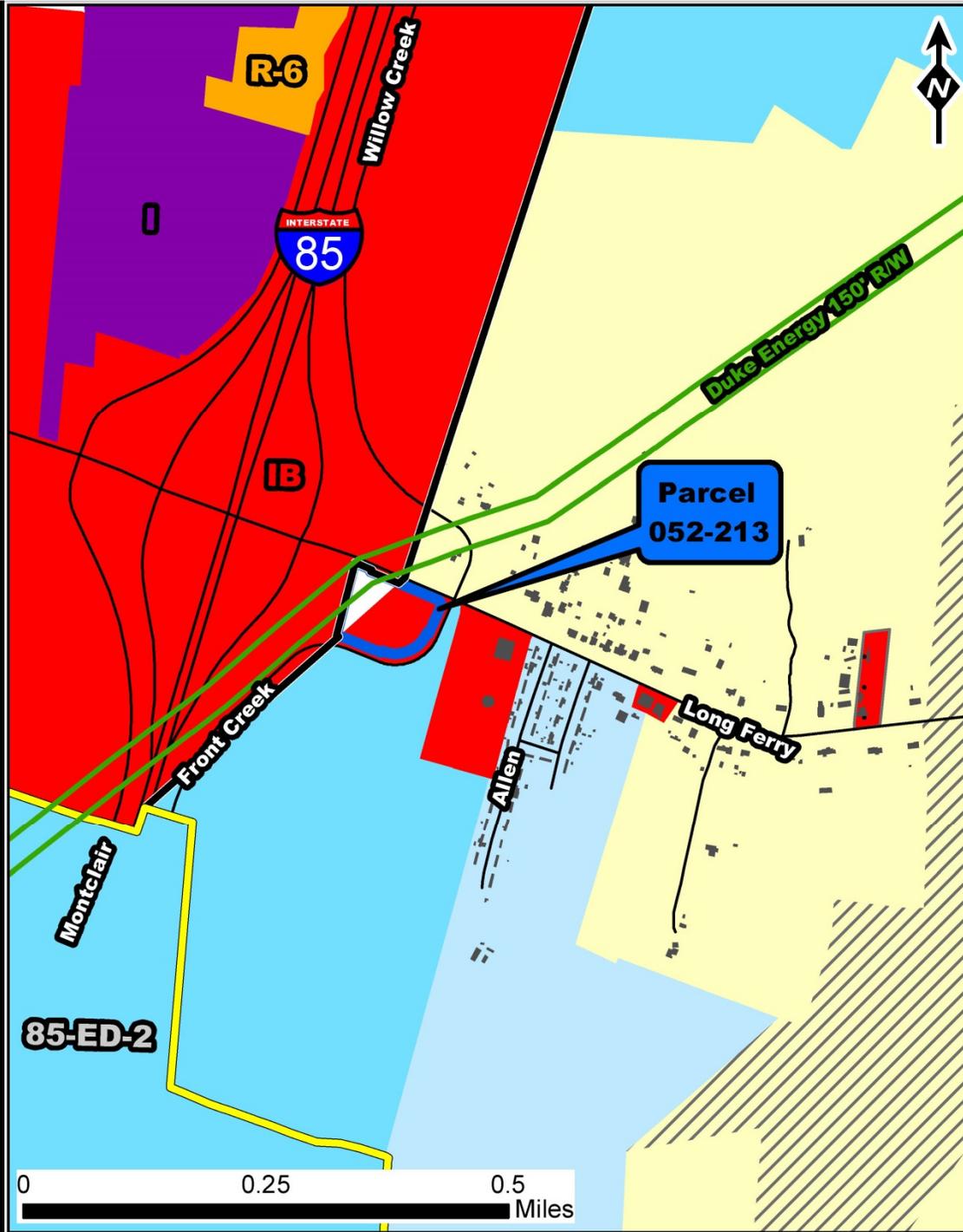
Z 02-20



JULY 27, 2020

Owners: James Epting Heirs
Applicant: Eddie Moore with McAdams

Long Ferry Rd. & Front Creek Rd.
Tax Parcel: p/o 052-213

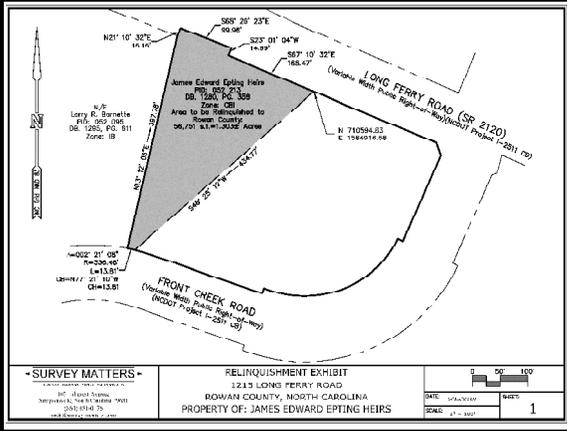


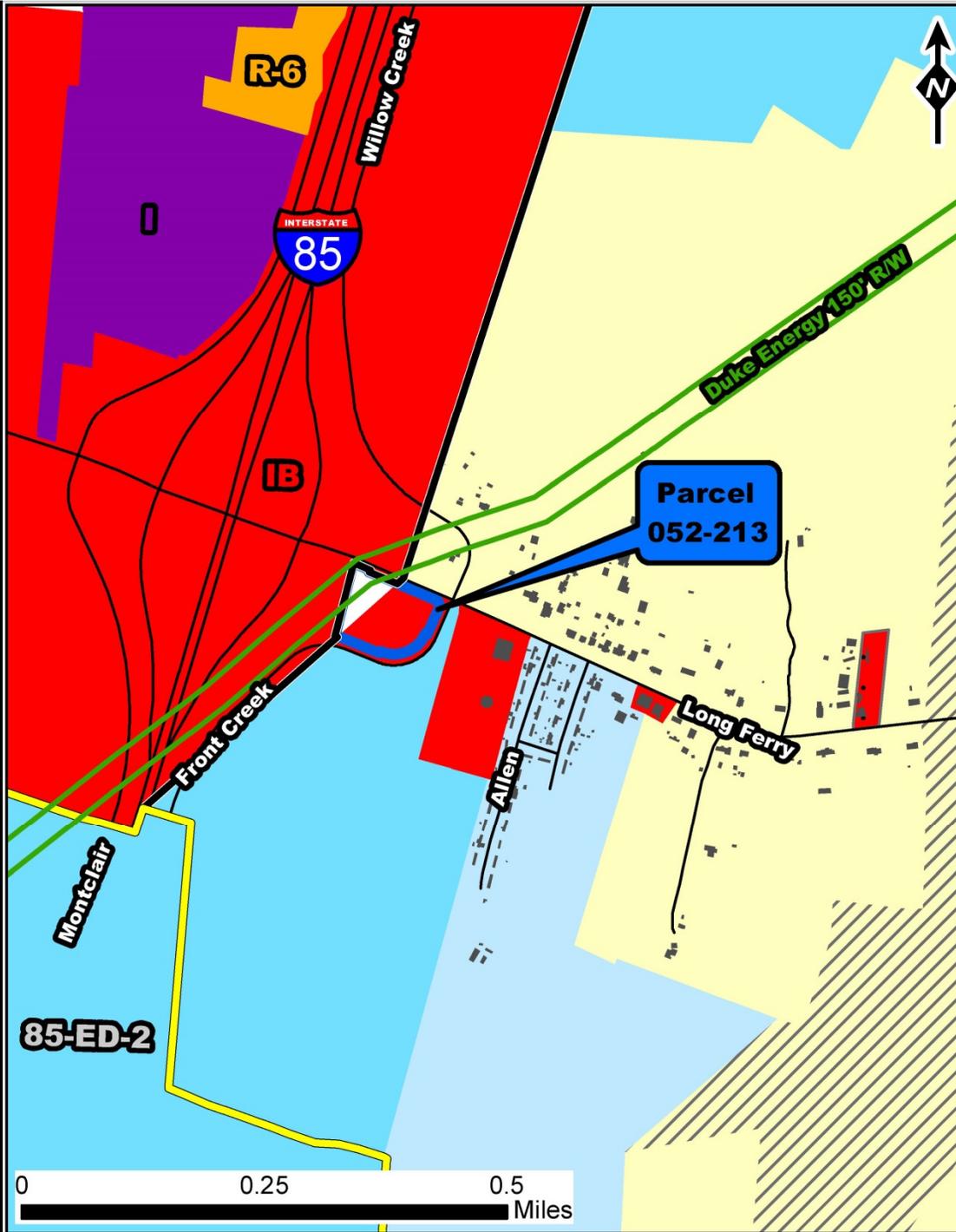


-  Site
-  Zoning Area
-  Parcels
-  Buildings

-  Roads
-  5285 Addresses
-  Duke Energy Trans. Line

Feb. / Mar. 18 Aerial





County Zoning

	RA		85-ED-1		AO
	CBI		85-ED-2		CD

Spencer Zoning

	Spencer P&Z Boundary				
	I		IB		R-6

E. Spencer Zoning

	E. Spencer P&Z Boundary
	85-ED-2

Zoning Area



West along LFR



Site Entrance LFR



East along LFR



Rushco: 1190-LFR



Duke Energy substation : 1220 LFR



Site access Front Creek Rd / Chewy



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

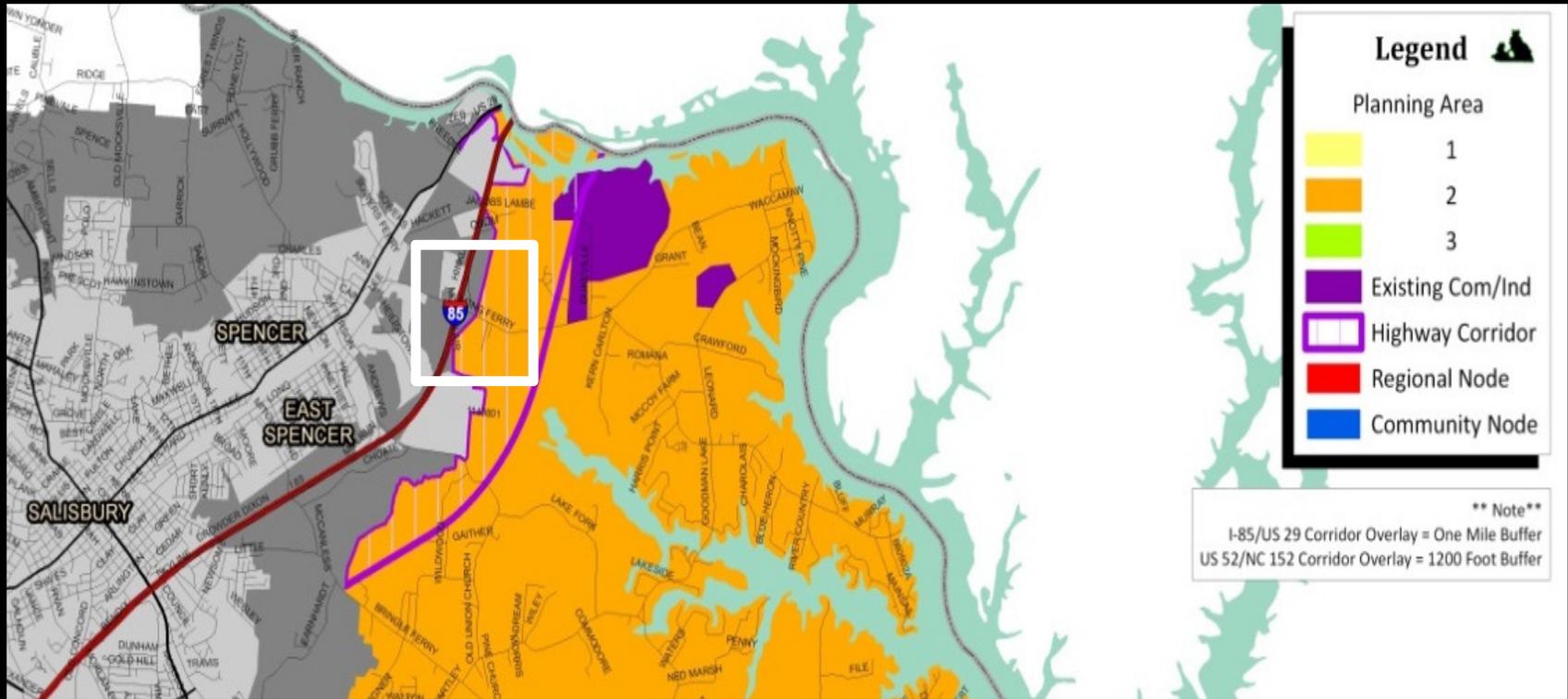
Generalized Groupings:

Permitted: 100-75% Most: 75-50% Some: 50-25% Not Permitted: 25-0%

Source: Section 21-113 Table of Uses

CBI District Purpose / Intent

- Commercial Corridor identified in LUP
- Existing Commercial Areas
- Areas served by public W/S



- Located in Area 2 of the Eastern Area LUP – Land adjacent to municipal areas and High Rock Lake.
- Located in the highway corridor overlay for I-85 – encourages commercial uses.



Rowan County Department of Planning & Development
 402 North Main Street – Suite 204 – Salisbury, NC 28144
 Phone: (704) 216-8588 – Fax: (704) 216-7986
www.rowancountync.gov/planning

NOTICE OF REMOTE HEARING

To: Adjoining Property Owner
 From: Rowan County Planning Department
 Date: July 16, 2020
 Subject: **Rezoning Request Z 02-20**

This meeting will only occur online. See the back side for instructions on participation.

The Rowan County Planning Board will conduct a remote courtesy hearing through virtual means on Monday, July 27, 2020 beginning at 7:00 PM to consider the following application:

Z 02-20

On behalf of the James Epting Heirs, Eddie Moore of the McAdams company is requesting to zone the western 1.3 acre portion of Rowan County Tax Parcel 052-213 located at the southwest corner of Long Ferry Road and Front Creek Road to Commercial, Business, Industrial (CBI). This portion of land, formerly zoned Interstate Business (IB), was relinquished from the Town of Spencer's Extra Territorial Jurisdiction on June 9th. The remaining 2.75 acre portion of this 4.05 acre parcel is presently located within the planning and zoning jurisdiction of Rowan County zoned CBI.

Your property is within the notification area of the requested application. This notice is for your information only and your participation is optional. **If you are interested in participating in the meeting, please see the back side of this notice for instructions.** If you have general questions regarding the request, you may contact the Rowan County Department of Planning and Development at 704.216.8588 or visit <http://www.rowancountync.gov/1272/Planning-Board> and select **Z 02-20**.



PARCEL_ID	OWNNAME	TAXADD1	CITY	STATE
051 029	RUSHER OIL COMPANY	PO BOX 1483	SALISBURY	NC
051 065	DUKE ENERGY CORP	MAIL CODE DEC41-B	CHARLOTTE	NC
052 213	EPTING JAMES EDWARD HEIRS	103 ELMWOOD TERRACE	GREENSBORO	NC
051 027	KOONTZ EDWIN EARLE	1370 LONG FERRY RD	SALISBURY	NC
052 185	ALDI INC NORTH CAROLINA	PO BOX 460049 DEPT 501	HOUSTON	TX
052 212	NP SALISBURY INDUSTRIAL LLC	4825 NW 41ST ST STE 500	KANSAS CITY	MO
051 052	IDDINGS MAX R	210 OLD WOOD LN	KERNERSVILLE	NC
051 076	KOONTZ EARL ALLEN	528 SARAZEN WAY	SALISBURY	NC
052 095	BARNETTE LARRY R	153 E MAIN ST	SPARTANBURG	SC



Public Notice: 7/16 – Sign / Letters; Web Post – 7/17

Procedures

- ✓ **MOTION TO ADOPT STATEMENT OF REASONABLENESS**
- ✓ **MOTION TO ADOPT STATEMENT OF CONSISTENCY**
- ✓ **MOTION TO APPROVE / DENY / TABLE Z 02-20**

SECOND READING REQUIRED TO ALLOW PUBLIC COMMENT 24 + HRS AFTER MEETING