



Rowan County Department of Planning & Development

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[www.rowancountync.gov/planning](http://www.rowancountync.gov/planning)

**MEMORANDUM**

TO: Rowan County Planning Board  
FROM: Shane Stewart, Assistant Planning Director  
DATE: January 14, 2021  
RE: **PDS 01-14 Amendment:** Planned Development Subdivision Amendment for Rowan Summit Shopping Center

**BACKGROUND & REQUEST**

Rowan Summit, LLC (developer), is requesting a second amendment to their Planned Development Subdivision (**PDS 01-14**) identified as the Rowan Summit Shopping Center located at the corner of Julian Road and Summit Park Drive in the Summit Corporate Center. Initial plans approved in 2014 consisted of nine (9) lots served by a private road extending from Julian Rd. and Summit Park Dr. serving the shopping center, outparcels, and a future road extending to a potential Phase II retail area referenced as parcel ID 402C-002 west of the shopping center. In 2019, the developer requested an amendment to PDS 01-14 to eliminate the future road for the Phase II area in favor of using the existing internal street referred to as Tingle Dr., located north of the main shopping center parking lot, to serve the outparcels along the I-85 northbound off-ramp. Instead of retail use in Phase II, the developer envisioned commercial / light-industrial uses similar to the remaining portions of Summit Corporate Center accessible from the 300 Block of E. Ritchie Road. Other than the elimination of Phase II access road, the primary change was the reconfiguration of lots 4-6 into two (2) parcels to accommodate a new anchor tenant and large outparcel.

The developer has petitioned for a second amendment to PDS 01-14 to divide lot 5 (Parcel ID 409C-019) consisting of 2.75 acres into two (2) lots proposed as a 2.09 acre Lot 5 and a .66 acre Lot 6 served by Tingle Dr. (see enclosed plan titled “Planned Development Subdivision”).

**\*\*Enclosed plans may also be viewed at\*\***

<http://www.rowancountync.gov/1272/Planning-Board>

**PDS CRITERIA**

Section 22-58 of the Subdivision Ordinance indicates a PDS request can be used to encourage innovative development through the modification or exemption of dimensional standards

(e.g. lot width, lot depth, setbacks etc.) and / or road standards when the BoC determines the plan is “in keeping with good planning and engineering practices and with the general safety and welfare of the public”.

**The below comments address the plan modification only.**

Approval of the general concept plan proposed includes the following:

- 1. General development plan showing boundaries of areas to be developed for each proposed land use type and design standards in the PDS.** Lot 5 contains proposed plans for development of a sit-down restaurant while there are no plans for lot 6 at this time. The developer included plans titled “Overall Site Plan” illustrating development potential for Lot 6.

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

- 2. Location of public and private streets within the PDS.** Existing private streets, identified as cross hatched areas on the PDS plan, were constructed to serve all existing lots in the development.
- 3. Location of land to be made available for community facilities such as schools, parks, churches, fire stations, and similar uses.** N/A.
- 4. General location of land to be dedicated as buffering, recreation, and open space.** Summit Corporate Center covenants require landscape buffers of 20 ft. along Julian Rd. and 10 ft. along the northbound off ramp of I-85. Depending on the specific type of development, concealment screening may be used within this buffer to address outdoor storage and loading areas. The type and spacing standards of the landscaping will be determined during covenant compliance review unless otherwise required as part of the PDS review.
- 5. General location of major utilities.** Public water and sewer from Salisbury-Rowan Utilities (SRU) were extended along the road between the main parking lot and the outparcels to serve all lots within the development as noted on the attached PDS plan.
- 6. Total site acreage and method of water / sewer service.** See enclosed maps for acreage breakdown and section #5 above.

**SUBDIVISION REVIEW  
COMMITTEE RECOMMENDATION**

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

**STAFF COMMENTS**

Staff does not have any concerns with this request.