



Rowan County Board of Adjustment

J. Newton Cohen, Sr. Rowan County Administration Building
130 W. Innes Street, Salisbury, NC 28144-4341
J. Newton Cohen, Sr. Meeting Room

MEMORANDUM

TO: Board of Adjustment members
FROM: Planning Staff
RE: BoA 03-25 Case Materials
DATE: November 12, 2025

Included are relevant files for Board of Adjustment (BoA) case, **BoA 03-25**, submitted by Richard and Secily Lunsford appealing Ordinance Enforcement Officer (OEO) Ryan Mickey's determination that an unpermitted use of land exists on their property located at 1296 Rock Grove Church Rd (Rowan County Tax Parcel 428-168). Occupancy and use of land and buildings is subject to Section 21-9 of the Rowan County Zoning Ordinance.

Files provided include:

- **Exhibit 1** – Email correspondence related to zoning permit (included) between Richard Lunsford and Aaron Poplin, Rowan County Planner, dated January 17, 2023 through February 1, 2023.
- **Exhibit 2** – Notice of Violation issued by OEO Mickey on February 7, 2024 for Junked Motor Vehicles on Lunsford's property.
- **Exhibit 3** - Email correspondence between Richard Lunsford and Aaron Poplin, dated March 18, 2024 through April 12, 2024.
- **Exhibit 4** – Notice of Violation sent to Lunsford on August 27, 2025 by OEO Mickey for unpermitted business use on the property.
- **Exhibit 5** – Appeal application submitted on September 26, 2025 by Attorney Andrew T. Cornelius on behalf of the Lunsfords.
- **Exhibit 6** - Annual Report filed with Secretary of State for Twisted Cable Towing.