



Rowan County Planning and Development Department

402 North Main Street • Salisbury, N.C. 28144-4341
Planning: 704-216-8588 Fax: 704-638-3130

MEMORANDUM

TO: Chairman Jones and Rowan County Planning Board
FROM: Franklin Gover, Planner
DATE: April 27, 2015
RE: **Z 04-15**

SUGGESTED BOARD OF COMMISSIONERS ACTION

- Receive staff report Petitioner comments Conduct courtesy hearing
 Close hearing and discuss Develop statements Approve / Deny /
Table **Z 04-15**

REQUEST

Tina E. Davis and Judy A. Edmiston own tax parcels 402 023 and 402 0231, which are located at 2604 Heilig Road. Currently the parcels are zoned Rural Residential (RR), with one having a residence and the other being vacant with a total area of 2.26 acres.

ZONING CRITERIA

1. Relationship and conformity with any plans and policies.

Plans - According to the Eastern Rowan Land Use Plan, this property is located within Area Two and a commercial industrial corridor. The plan recommends commercial, industrial, and mixed-use development within the corridor, making CBI an appropriate zoning designation.

Note: This parcel is not located within a public supply watershed.

Policies – N/A

2. Consistency with the requested zoning district’s purpose and intent.

Commercial, Business, Industrial, CBI. “This zone allows for a wide range of commercial, business and light industrial activities which provide goods and services. This district is typically for more densely developed suburban areas, major transportation corridors, and major cross-roads communities. However this 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.”

The site is located within a commercial and industrial area along Old Concord Rd, a recognized major thoroughfare, with proximity to the major transportation corridor, Interstate 85. With no specific plans for future use, the CBI district will provide flexibility for development.

3. Compatibility of all uses within the proposed district classification with other properties and conditions in the vicinity.

Compatibility of uses –

The surrounding area is largely commercial, located within a CBI zoning district. The CBI district allows a wide range of uses that would all be compatible with neighboring properties. There are commercial and industrial uses along Julian Road and Old Concord Road.

Conditions in the vicinity (see map) –

The parcels immediately adjacent to the rezoning area are vacant, institutional, essential services, or residential in use. Adjacent properties to the south of Julian Rd and Heilig Rd are zoned CBI. The parcels to the north of Julian Rd and Heilig Road are located within the City of Salisbury’s zoning jurisdiction. The Town of Granite Quarry’s extraterritorial jurisdiction is immediately south east of this CBI zoning district.

4. Potential impact on facilities such as roads, utilities and schools.

Roads – Traffic count information collected in 2012 suggests that vehicles make an average of 6,200 trips along Old Concord Road, (south of Julian Rd) compared to an estimated capacity of between 11,800 and 13,600 according to NCDOT’s draft Comprehensive Transportation Plan (CTP). Heilig Road west of Faith Road has an average of 5,800 trips and a capacity of 14,600 trips.

Even though a specific use to estimate the number of new trips added is unknown, capacity should not be an issue based on the above figures.

Utilities – Water is on Old Concord and Heilig Rd, sewer is available in the area.

PROCEDURES

A statement of consistency is necessary to address the relationship between this request and any applicable county adopted plans prior to making a decision to approve or deny the request. See enclosed checklist as a guide in developing this statement.

STAFF COMMENTS

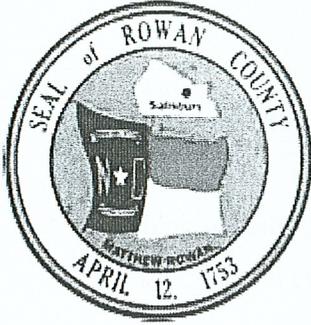
1. The CBI district increases flexibility for development with a wide variety of permitted uses and less restrictive dimensional standards.
2. These parcels are adjacent to an existing CBI district.
3. The rezoning of this property to CBI district aligns with the “Future Land Use Recommendations” for Area 2 of the East of I-85 Land Use Plan.
4. No future road capacity issues.

ACTION OF THE PLANNING BOARD

1. Motion to adopt a statement of consistency
2. Motion to recommend approval or denial of the request to rezone Tax Parcels 402 023 and 402 0231

Attachments

1. Application
2. Vicinity Map
3. Zoning Maps



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

Case # Z 04-15
 Date Filed 3-30-15
 Received By BBat
 Amount Paid \$200.00
Office Use Only CR# 8731

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: TINA E. DAVIS
 Signature: Tina Edmiston Davis
 Contact Information: _____
 Address: 132 KEITH ST, APT 207
CLEVELAND, TN 37311

APPLICANT / AGENT INFORMATION (Complete affidavit on back if other than owner):

Name: NASH ISENHOWER REALTOR
 Signature: Nash Isenhower
 Contact Information: 7046362021 OFFICE 6394836 Cell
 Address: Nash@nashhomes.com
301 N. Main Street SALISBURY NC 28144

PROPERTY DETAILS:

Tax Parcel: Map 402 023-1 Zoning District: 5 LITAKER
 Date Acquired: ? Deed Reference: Book ? Page ?
 Property Location: Intersection OLD CONCORD, JULIAN Rd & Heilig Rd
 Size (sq. ft. or acres): 2.75 Street Frontage: 286'- OLD CONCORD RD
 Current Land Use: RESIDENTIAL 400'- Heilig RD

Surrounding Land Use: North FAIR GROUNDS
 South COUNTY BUILDINGS - INDUSTRIAL
 East RESIDENTIAL
 West COUNTY BUILDINGS - INDUSTRIAL PARK

Existing Zoning ROYAL RESIDENTIAL Requested Zoning CBT

COUNTY OF ROWAN

AFFIDAVIT OF OWNER

To be completed if a second party will represent case

STATE OF NORTH CAROLINA

I (We), TINA E. DAVIS, 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): Tina Edmiston Davis

✓ Date: 3/27/2015

Name of Applicant / Agent: Nash /senhower Wallace Realty CO

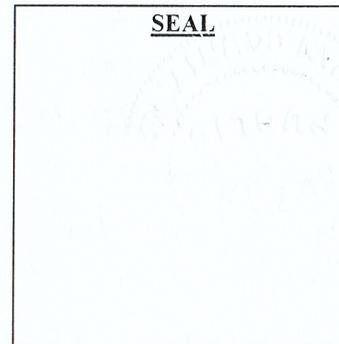
Address: 301 N MAIN ST. SALISBURY NC 28144

Phone Number: 7046367221

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.

I, Belinda B. Carl, a Notary Public for said County and State, do hereby certify that Tina Edmiston Davis personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires Oct. 22, 2018.



OFFICIAL USE ONLY

- 1. Signature of Rezoning Coordinator: Felix Govec
- 2. Planning Board Courtesy Hearing: / /
- 3. Notifications Mailed: / /
- 4. Property Posted: / /
- 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: / /



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

Case # Z 04-15
 Date Filed 3-30-15
 Received By B. Best
 Amount Paid \$ 200.00
 Office Use Only CHK 8731

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: Judy A. Edmiston
 Signature: Judy A. Edmiston
 Contact Information: _____
 Address: 11711 Mt. Olive Road
Gold Hill, NC 28071

APPLICANT / AGENT INFORMATION (Complete affidavit on back if other than owner):

Name: NASH ISENHOVER REALTOR
 Signature: Nash Isenhover
 Contact Information: 7046362021 OFFICE 7046394836 Cell
 Address: Nash@NASHHOMES.COM
301 N. MAIN STREET SALISBURY NC 28144

PROPERTY DETAILS:

Tax Parcel: MAP 402 ⁰²³ 023-1 Zoning District: 5 LITAKER
 Date Acquired: ? Deed Reference: Book ? Page ?
 Property Location: INTERSECTION OLD CONCORD ROAD - JULIAN RD & Heilig RD
 Size (sq. ft. or acres): 2.75 ACRES Street Frontage: 286' - OLD CONCORD ROAD
400' Heilig ROAD
 Current Land Use: RESIDENTIAL

Surrounding Land Use: North FAIR GROUNDS
 South COUNTY BUILDINGS - INDUSTRIAL
 East RESIDENTIAL
 West COUNTY BUILDINGS - INDUSTRIAL PARK

Existing Zoning RURAL RESIDENTIAL Requested Zoning CBI

063-021 RURAL RESIDENTIAL 402, 036, 067, 087 CBI
063-048 CBI
403-063 RURAL RESIDENTIAL 402-021 MAJ. & IND.

COUNTY OF ROWAN

AFFADAVIT OF OWNER

To be completed if a second party will represent case

STATE OF NORTH CAROLINA

I (We), Judy A. Edmiston, 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): Judy A. Edmiston

Date: Feb. 12, 2015

Name of Applicant / Agent: NASH ISENHOWER WALLACE REALTY CO

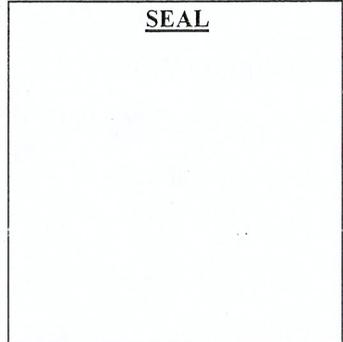
Address: 301 N. MAIN STREET SALISBURY NC 28144

Phone Number: 704 636 2021

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.

I, Tharion W. Aldridge, a Notary Public for said County and State, do hereby certify that Judy A. Edmiston personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

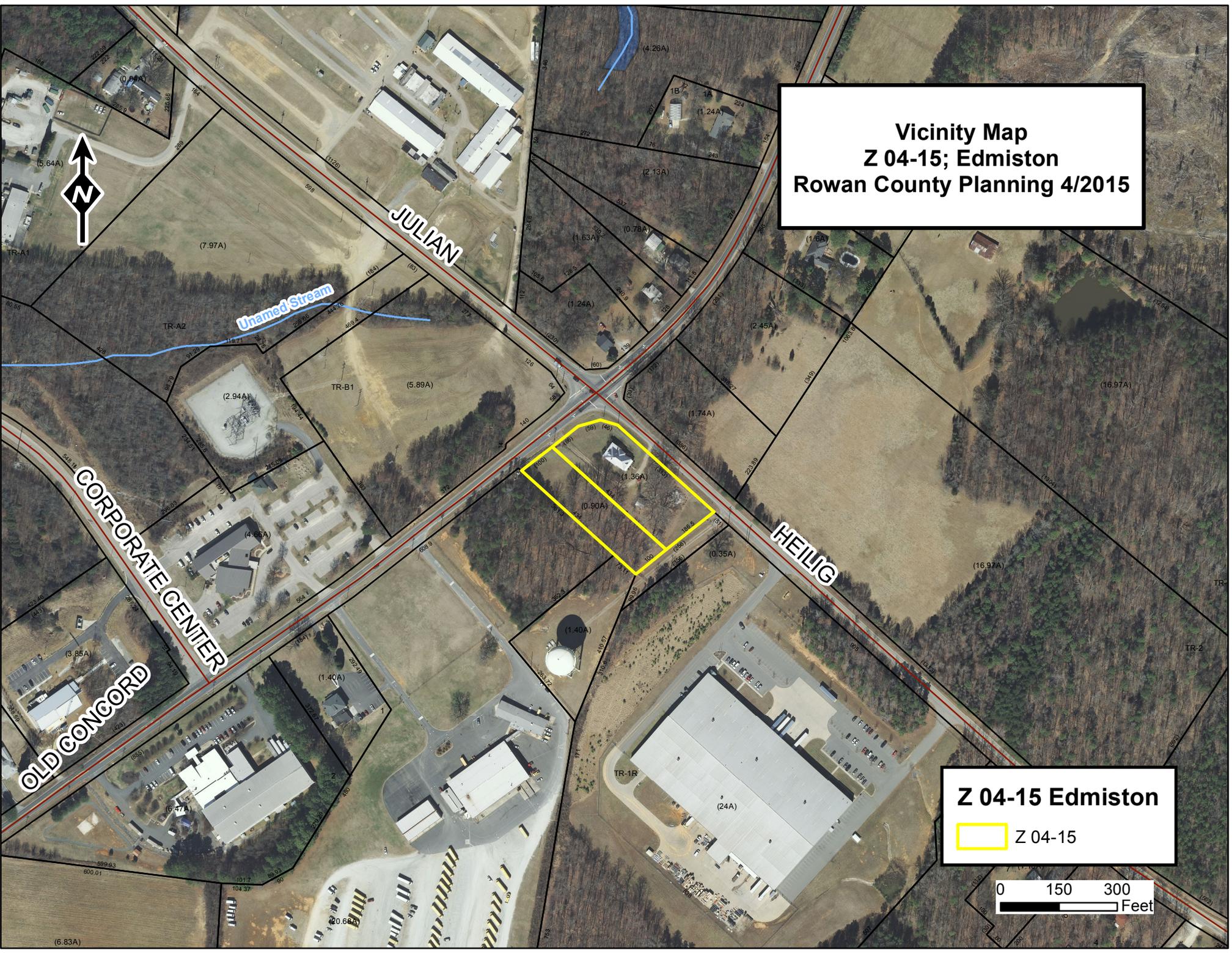
My commission expires March 23, 20 ~~15~~ 19



OFFICIAL USE ONLY

- 1. Signature of Rezoning Coordinator: F. L. Gomez
- 2. Planning Board Courtesy Hearing: / /
- 3. Notifications Mailed: / /
- 4. Property Posted: / /
- 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: / /

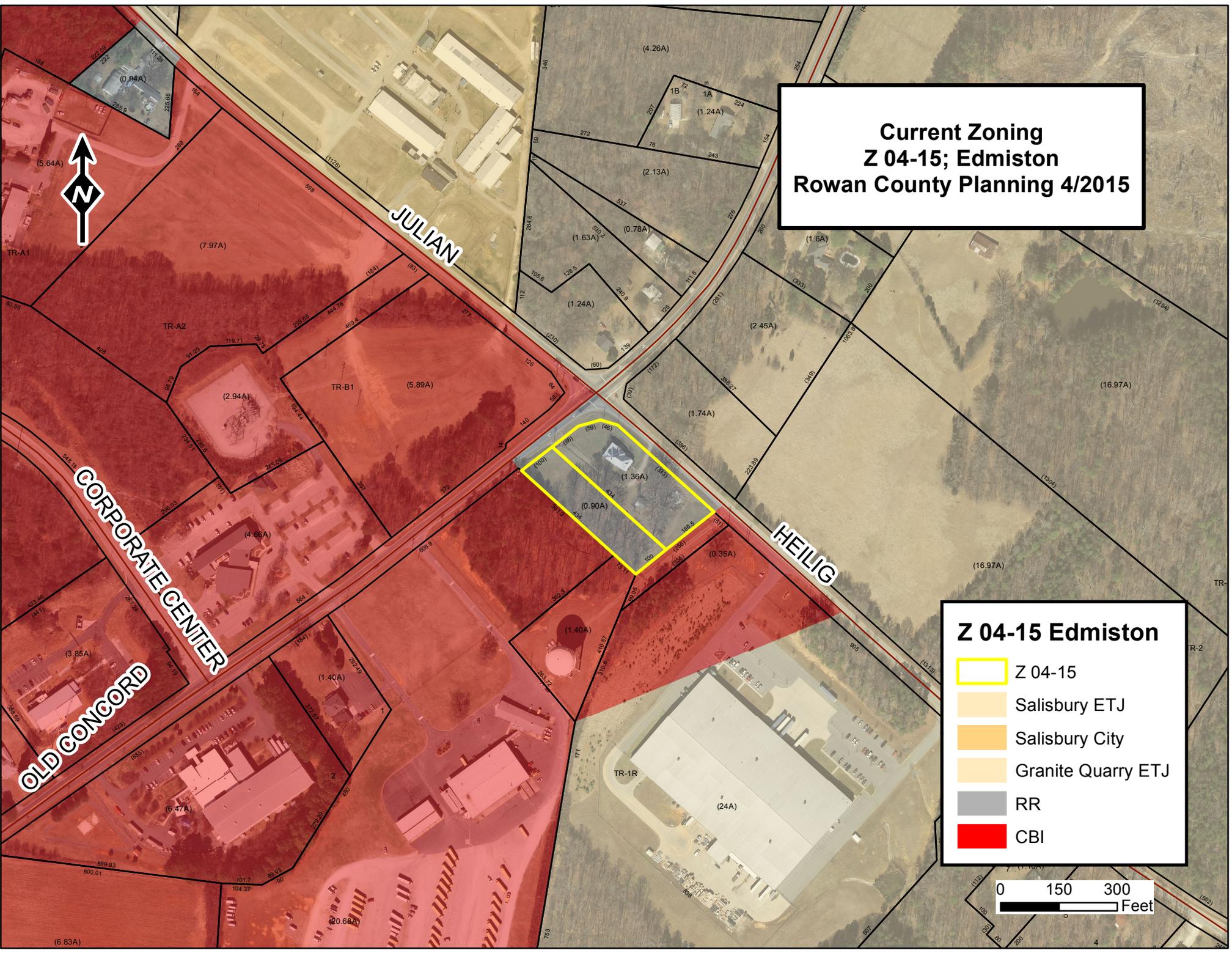
Vicinity Map
Z 04-15; Edmiston
Rowan County Planning 4/2015



Z 04-15 Edmiston
 Z 04-15



**Current Zoning
Z 04-15; Edmiston
Rowan County Planning 4/2015**



Z 04-15 Edmiston

- Z 04-15
- Salisbury ETJ
- Salisbury City
- Granite Quarry ETJ
- RR
- CBI



Current Zoning (Zoomed)
Z 04-15; Edmiston
Rowan County Planning 4/2015



Z 04-15 Edmiston

-  Z 04-15
-  Salisbury ETJ
-  Salisbury City
-  Granite Quarry ETJ
-  RR
-  CBI

