

Greg Edds, Chairman
Jim Greene, Vice-Chairman
Daniel Lancaster
Judy Klusman
Craig Pierce



Aaron Church, County Manager
Sarah Pack, Clerk to the Board
John W. Dees, II, County Attorney

Rowan County Board of Commissioners

130 West Innes Street • Salisbury, NC 28144
Telephone 704-216-8181 • Fax 704-216-8195

MINUTES OF THE MEETING OF THE ROWAN COUNTY BOARD OF COMMISSIONERS

June 16, 2025 – 6:00 PM

J. NEWTON COHEN, SR. ROOM

J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING

PRESENT:

Jim Greene, Vice-Chairman
Daniel Lancaster, Commissioner
Craig Pierce, Commissioner
Judy Klusman, Commissioner

ABSENT:

Greg Edds, Chairman

Clerk to the Board Sarah Pack, County Attorney Jay Dees, and Finance Director Anna Bumgarner were also present. County Manager Aaron Church was absent, and Human Resources Director/Assistant County Manager Kelly Natoli sat in his place.

Call to Order

Vice-Chairman Greene called the meeting to order at 6:00 p.m. Chaplain Michael Taylor provided a solemnizing prayer. Vice-Chairman Greene lead the Pledge of Allegiance.

Consider Additions to the Agenda

Vice-Chairman Greene asked for the following items to be added to the agenda:

- Budget Amendment 12-327 (Consent Item SS)
- NCDMVA Grant Agreement and Associated Budget Amendment (Consent Item TT)
- Request for a Special Called Meeting – Project Powerball (Consent Item UU)
- 5-Year Lease Extension – Library Main Branch rear parking lot (Consent Item VV)
- Contract 23052 Health Department - Dental Equipment & Installation (Consent Item WW)

Vice-Chairman Greene also noted that there was an easement survey that would be added to Consent Item X, the Duke Energy Easement, and he said there was a revised agreement for Consent Item FF, the Aerowood Expansion and Assistance Agreement.

On motion of Pierce, seconded by Klusman, the Board voted 4-0 to add the recommended items.

Consider Deletions From the Agenda

There were no deletions from the agenda.

Consider Approval of the Agenda

On motion of Pierce, seconded by Lancaster, the Board voted 4-0 to approve the agenda as amended.

Consider Approval of the Consent Agenda

On motion of Pierce, seconded by Klusman, the Board voted 4-0 to approve the Consent Agenda as amended, as follows:

- A. Consider Approval of the Minutes - 06/02/25 Regular Meeting*
- B. Budget Amendments, as follows:*

<i>5300-Social Services</i>	<i>Transfer funds to allocate donations to expense lines to provide goods and services to clients</i>	<i>\$179,483</i>
<i>4125-Finance</i>	<i>Transfer funds to record interest from Ag center for FY23</i>	<i>\$515,823</i>
<i>6200-Parks & Rec.</i>	<i>Transfer funds to allocate donation of stone to expense line for Sloan park</i>	<i>\$1,440</i>
<i>4125-Finance</i>	<i>Transfer funds to align fire district property tax accounts FY25</i>	<i>\$15,002</i>

- C. RCC - Vetting Preferred Vendor Approval*
- D. Sole Source - Patagonia Health Subscription - FY26-30*
- E. Policy Exemption - Gun Range - Rowan County Wildlife Association - Sheriff's Office - FY26-30*
- F. Cancel July 7, 2025, Regular Meeting*
- G. Approve HCCBG Proposed Funding Plan - HCCGB Grant*
- H. Sole-Source Vulcan Material, Toysmith and Aurora - FY26-FY31*
- I. Policy Exemption - Carolina CAT (Weisiger Group) - FY26-30*
- J. JCPC Annual Plan and Certification*
- K. Sole-Source - Richland County Sheriff's Department - FY26*
- L. RCC - Health Department Project - Additional Work - Storm Basin Repair - Central Piedmont*
- M. Pooled Vehicle Policy*
- N. Sole-Source - Library Corp TLC Cloud - FY26-30*
- O. Sole-Source - Thomas Reuters - FY26-30*
- P. Road Name Change – Pasture Place – Set Public Hearing*
- Q. Change Order #4 - EMS Management & Consultant Contract*
- R. Change Order #1 - Davco Roofing (C24496)*
- S. VTS & TAX REFUNDS FOR APPROVAL*
- T. Sole-Source Zoom - FY26-30*
- U. Sole-Source Bibliotheca ITG, LLC - FY26-30*
- V. Sole-Source Civicplus – FY26-30*
- W. Sole-Source Cengage Learning - FY26-30*
- X. RSS 3-8 Grade School Duke Energy Easement*
- Y. Sole-Source Auvik Networks, Inc. - FY26-30*
- Z. Sole-Source Central Square - FY26*
- AA. Sole Source - Cloud Navigators - FY26-30*
- BB. Revised Career Development Plan for County Manager's Office*

CC. Sole Source - Securitas Tec (Stanley Convergent) - FY26-30
DD. Contracts for Liability and Property Pool and Workers' Compensation Pool
EE. GRANTS: Approve County Manager and County Attorney to sign FTA FFY25 & NCDOT
FY26 Certification and Assurances
FF. GRANTS: Approve Aerowood Expansion and Assistance Agreement
GG. Sole-Source Tyler Technologies EnerGov - FY26-30
HH. Sole-Source Just Appraised Inc. - FY26-30
II. Policy Exemption- Tenika Reddick, Breastfeeding Peer Counselor - FY26
JJ. Policy Exemption - Carolina Women's Health Associates, Inc. FY26-30
KK. State Regulated Exception - DSS/Health Dept.
LL. Policy Exemption - Care Management - Cabarrus Health Alliance - FY26
MM. Local Spending Authorization FY 26 for Opioid Funds
NN. Rock and Stone Donation for Sloan Park
OO. Revised Incentive Agreement - Hexagon Agility
PP. Contribution-based Benefit Cap
QQ. Proclamation - Men's Health Month
RR. Bible Missionary Baptist Church Fireworks Permit Application
SS. Budget Amendment 12-327 ****Agenda Addition****
TT. NCDMVA Grant Agreement and Associated Budget Amendment ****Agenda Addition****
UU. Request for a Special Called Meeting – Project Powerball ****Agenda Addition****
VV. 5-Year Lease Extension – Library Main Branch rear parking lot ****Agenda Addition****
WW. Contract 23052 Health Department - Dental Equipment & Installation ****Agenda
Addition****

Public Comment Period

Vice-Chairman Greene opened the floor for Public Comment and closed it after everyone wishing to speak had done so.

Santiago Quintero, Kannapolis, said he is having a problem with commercial vehicles parking on his street. There is leaking oil and the vehicles are causing issues.

Commissioner Pierce suggested calling the Sheriff's Department each time an infraction occurs.

Anthony Bare, 500 Carter St., Kannapolis, said the issue with commercial vehicles has gone on for over a decade. He described some of the hazards associated with commercial vehicles parking on the road.

Commissioner Klusman confirmed that this was occurring on a public road and Mr. Bare confirmed.

Vice-Chairman Greene asked if there were covenants for the neighborhood and Mr. Bare said he did not know.

Kristen Estep, 245 Proctor Dr., Salisbury, said she is the Project Director for WiseUp Rowan. She explained the mission of the organization.

Bobby Kemp, 250 Chalk Maple Rd., Salisbury, talked about what happens for youth after they graduate high school. He questioned how and where they will get jobs.

Vice-Chairman Greene shared some of the economic development initiatives in the county that offer entry level jobs.

Special Recognitions

Vice-Chairman Greene recognized Carson Halpin as the designated YouthVoice representative for Rowan County.

Laura Allen, Rowan County 4-H Agent, introduced Mr. Halpin.

Mr. Halpin spoke about his experiences in 4-H.

Consider Permit to Exceed PE 02-25: Rod Weaver

Shane Stewart, Assistant Planning Director, said Rod Weaver and Misty Thomas are requesting a permit to exceed the amplified noise ordinance standards for the 3rd annual “One Love Music Festival” on Saturday, August 2nd (Rain date August 23rd) between 3:00 PM and 10:30 PM on their property at 4860 Patterson Road, China Grove (Parcel ID 223-003). According to previous information provided by the property owners during prior events, the festival will feature a day of “music, food, and fellowship” including miscellaneous vendors, information regarding the American Cancer Society and other assistance organizations, and activities for children. The owners indicated a portion of the proceeds will fund their non-profit organization, Wisdom Way Inc.’s – Hands of Hope Mission. Staff have had no concerns at previous events. No comments were received by adjoining property owners.

Commissioner Lancaster asked how many people will be attending and if deputies will be on site. Mr. Stewart said 300 people are anticipated and there will be deputies on site.

Mr. Weaver shared the successes of the event in the past, including fundraising for a variety of non-profits.

Vice-Chairman Greene opened the floor for public comment and closed it after no one wished to speak.

On motion of Pierce, seconded by Lancaster, the Board voted 4-0 to approve PE 02-25.

Consider Permit to Exceed PE 03-25: High Rock Lake Association

Shane Stewart, Assistant Planning Director, said the High Rock Lake Association is requesting a Permit to Exceed (PE) the noise ordinance for their 2nd annual summer concert series on High Rock Lake proposed over three (3) days: June 29th (June 28th rain), July 12th (July 13th rain), and August 24th (August 23rd rain) from 12 PM to 5 PM. Last year, the concerts took place at three (3) different locations on the lake while this year, the events will all occur from a pier at 870 Deer Lake Run (vacant lot in the Waters Edge neighborhood: Parcel ID 614-112). The land will only be used by the band, organizers, and vendors while the estimated

200 attendees will enjoy from their boats. There are no concerns about these events from staff, and the request meets all standards for approval. One hundred sixty four adjoining property owners received notification of the upcoming events.

Commissioner Lancaster asked if 200 boats are expected and if deputies will be involved. Mr. Stewart said likely fewer than 200 boats, and there will be some sort of patrol available. Commissioner Lancaster questioned if patrol should be required.

Commissioner Pierce said the county doesn't own the lake.

Mr. Stewart said there have been no issues in the past an any negatives would be relayed to the Board.

Vice-Chairman Greene opened the floor for public comment and closed it after no one wished to speak.

On motion of Pierce, seconded by Klusman, the Board voted 4-0 to approve PE 03-25.

Quasi-Judicial Hearing for SUP 01-25: George Peeler

Vice-Chairman Greene said this quasi-judicial hearing would concern SUP 01-25. He called the hearing to order. He read the following into record:

“The hearing for consideration of SUP 01-25 is now in session and will focus on an application submitted by George Peeler for a residential storage facility on Tax Parcel 614-128 located at 365 Deer Lake Run. If you feel that any member of the Board may have a conflict of interest in hearing the case, please address the Board now prior to any testimony or information being presented. When the Board enters into deliberations to decide the case, no further testimony may be presented.

The Board will render one of the following three decisions:

1. Approve the permit as requested or with additional conditions;
2. Continue the request; or
3. Deny the request.

All parties who plan to testify in this case may come forward and be sworn in. Those who testify must state their name and address at the podium for the benefit of the Board's Clerk. All material presented must be given to the Clerk and will become part of the record. This Board can only accept sworn testimony. No hearsay evidence is admissible. Shane Stewart will present the case for the County.”

Clerk to the Board Sarah Pack swore in all those who wished to testify.

Shane Stewart, Assistant Planning Director, said property owner George Peeler of 340 Deer Lake Run is requesting a special use permit to allow a 2,320 sf (square foot) residential storage

facility at 365 Deer Lake Run on Parcel ID 614-128. The building will be used for boat and other personal use storage for the Peeler family. He showed a map of the site (Attachment A, page 2) and an aerial photograph of the site (Attachment A, page 3) and described Mr. Peeler's home location in relation to the site. He shared a site plan for the proposed building (Attachment A, page 4).

Mr. Stewart shared Use Requirements in accordance with Sec. 21-56(11) (shown below in bold) and staff's findings (shown below in italics) in reference to this property. Residential storage facilities in the Residential Suburban (RS) zoning district are permitted subject compliance with the below seven (7) requirements. Structures which exceed three (3) percent of the lot size but are not more than three thousand (3,000) sf (criteria #3) may apply for a special use permit.

1. **The parcel shall be in fee simple ownership.** *Property is owned by George and Jerri Peeler who also own a noncontiguous waterfront lot NW of the subject parcel addressed as 340 Deer Lake Run.*
2. **Minimum lot size shall be the same as for a single-family residence.** *Minimum lot size for the RS district for properties outside watershed areas is 20,000 sf (.46 acres), which this parcel meets.*
3. **The structure shall not exceed the lesser of three (3) percent of the lot size or three thousand (3,000) square feet.** *See sentence below* criteria #7 for the special use permit option.*
4. **Setbacks shall be at a minimum the same as single family dwellings.** *Principal structure setbacks for the RS district are 50' front, 25' side street, 10' side, and 20' rear. The proposed building complies with front, side, and rear setbacks.*
5. **No outdoor storage is allowed except as specifically provided otherwise.** *To knowledge, none proposed.*
6. **Storage of vehicles shall not be in the front yard.** *To knowledge, none proposed.*
7. **Outside lighting shall be designed to prevent direct glare on adjoining residences.** *To knowledge, this is not applicable.*

*Requests for residential storage facilities that exceed three (3) percent of the lot size referenced in subsection (c) but do not exceed three thousand (3,000) sq.ft. may be considered as a special use subject to the process outline in sections 21-57 through 21-59 if all other standards in this subsection are met.

Mr. Stewart shared a closer aerial view of the site (Attachment A, page 6). and described other storage facilities in the vicinity that were approved in the past. There are sixteen lots that are earmarked for uses such as this. The Property Owners Association approved this request in April (Attachment A, page 7) and Mr. Stewart shared a letter from Century 21 Agent Samantha Allen and Broker/Owner Dianne Greene detailing positive affects the building would have on the surrounding area (Attachment A, page 7).

Mr. Stewart discussed the site's conformity with adopted plans and policies. The property is located in the east East Area Land Use Plan.

- Located in Area 2 – land adjacent to municipalities and High Rock Lake.

- Typically consists of low to medium density residential uses.
- Prior to an ordinance change on October 15, 2018, the Board of Commissioners (BOC) considered thirty (30) SUP requests for residential storage facilities. The ordinance revision provided an administrative option for staff to permit these type structures at a size not to exceed 3% of the lot size up to 3,000 sf. Since this date, the BOC processed only four (4) requests compared to numerous permitted administratively.

In addition to meeting the above standards, the applicant must illustrate compliance (*italics*) with the following criteria (**bold**):

1. **Adequate transportation access to the site exists.** The property has 81 feet of frontage on Deer Lake Run (SR 2454), a twenty (20) foot paved NCDOT road serving the Waters Edge neighborhood.
2. **The use will not significantly detract from the character of the surrounding area.** In 2002, the Zoning Ordinance was revised to recognize “residential storage facilities” as a land use category predominantly to provide storage alternatives for residentially developed lakefront properties with limited acreage to meet their needs on-site. The use was permitted subject to compliance with specific criteria and issuance of a special use permit from the BOC. As noted above, the ordinance change in 2018 significantly reduced the number that require BOC approval and increased the number approved administratively.

Two (2) SUP (formerly Conditional Use Permits [CUP]) requests for residential storage facilities have been approved in Waters Edge:

- CUP 07-18 – 2,400 sf building @ 375 Deer Lake Rn. (immediately adjacent to the subject site).
- SUP 01-22 – 2,400 sf building @ 235 Deer Lake Rn.

Staff is of the understanding that sixteen (16) lots located along the interior section of Deer Lake Run (non-lake side) on the left and right side of the subject parcel were envisioned for either waterfront home owner’s accessory structure (e.g. boat storage) or for the neighborhood’s common use. At least six (6) of these lots (including the two [2] with SUPs) are developed with accessory structures.

3. **Hazardous safety conditions will not result.** The building will be used for personal storage (not for business use) only and subject to building / electrical code permits and inspections.
4. **The use will not generate significant noise, odor, glare, or dust.** Since the structure is used for personal storage only, these impacts should be similar to that associated with a residence.
5. **Excessive traffic or parking problems will not result.** Same as #4.
6. **Use will not create significant visual impacts for adjoining properties or passersby.** The administrative building size allowance is 601 sf but the applicant can request up to

3,000 sf total. The parcel is adjacent to three (3) of the above noted existing six (6) residential storage facilities in the neighborhood. Mr. Peeler provided a real estate broker opinion from Century 21 Towne & Country indicating the proposed structure's positive impact on property values in the area to address evaluation criteria #2 below.

The BoC must adopt facts supporting the below findings of fact based on the above six (6) criteria:

1. The development of the property in accordance with the proposed conditions will not materially endanger the public health or safety.
2. That the development of the property in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting property, or that the development is a public necessity.
3. That the location and character of the development in accordance with the proposed conditions will be in general harmony with the area in which it is located and in general conformity with any adopted county plans.

Mr. Stewart said that on June 3, letters were mailed to nine property owners whose property is within 100 feet of the site. A sign was also posted on the property on this date. (Attachment A, page 10)

Mr. Stewart said this request meets all standards of approval.

At 6:50 p.m. Vice-Chairman Greene opened the public hearing.

George Peeler, property owner, said the site will not perk so there are limited use options. This is why the majority of similar properties in the area house storage buildings.

Hearing no further comments, Vice-Chairman Greene closed the public hearing at 6:52 p.m.

On motion of Lancaster, seconded by Pierce, the Board voted 4-0 to adopt the following finding of fact: The development of the property in accordance with the proposed conditions will not materially endanger the public health or safety.

- **FACT:** *The proposed structure is subject to compliance with applicable building code standards.*
- **FACT:** *The building will be used for residential storage only – no commercial business operation is permitted.*

On motion of Pierce, seconded by Klusman, the Board voted 4-0 to adopt the following finding of fact: That the development of the property in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting property, or that the development is a public necessity.

- **FACT:** Licensed real estate broker Dianne Greene submitted a letter indicating, in her opinion, the storage building will have a positive effect on values and conform to similar lots in the area with storage buildings.

On motion of Pierce, seconded by Lancaster, the Board voted 4-0 to adopt the following finding of fact: That the location and character of the development in accordance with the proposed conditions will be in general harmony with the area in which it is located and in general conformity with any adopted county plans.

- **FACT:** According to the staff report, six (6) other nearby lots in Water's Edge contain accessory storage buildings.
- **FACT:** On April 3, 2025, the Water's Edge Property Owners Association approved construction of the proposed building.

On motion of Pierce, seconded by Lancaster, the Board voted 4-0 to approve SUP 01-25.

Public Hearing – Road Naming: Whiskey Way

Pamela Ealey, Planning Technician, said the following road name change has been submitted to the Rowan County Planning Department and is presented for approval by the Board of Commissioners. As required by NCGS 153A-239.1, a public hearing will be held to consider and receive comment for the following road name requests:

1. **Currently Known As:** No name driveway
Proposed Name: Whiskey Way
 Location: 2400 block of Ritchie Rd, China Grove (SR 1467)
Property Owners: Chad & Jordan Furr, Austin & Lisa Ely, Richard & Samantha Maschi, Robert & Janet Waters.
Reason for Change: drive has two (2) addressed structures with plans for at least one (1) more structure sharing the same drive.

At 6:55 p.m. Vice-Chairman Greene opened the public hearing and closed it after no one wished to speak.

On motion of Pierce, seconded by Klusman, the Board voted 4-0 to approve the road name petition for Whiskey Way.

Financial Report

Finance Director Anna Bumgarner presented the financial reports. She compared annual cumulative expenditures, with FY 2025 equaling \$178,097,120 in May. Annual cumulative revenue is at \$198,747,686. The annual cumulative property tax was \$114,221,642 in April. In February, the annual cumulative sales tax was \$28,921,984. She compared monthly sales taxes from 2022 to 2025.

Board Appointments

On motion of Pierce, seconded by Klusman, the Board voted 4-0 to make the following appointments:

- *Frank Greene to the County seat on the Atwell Township Volunteer Fire Department Fire Commissioners*
- *Grayson Phillips to a County seat on the Cleveland Community Volunteer Fire Department Fire Commissioners*
- *Erin Moody to a General Public seat on the Juvenile Crime Prevention Council*
- *William Downs to a Faith Community seat on the Juvenile Crime Prevention Council*

On motion of Pierce, seconded by Lancaster, the Board voted 4-0 to make the following appointments:

- *Timothy Latham to a County seat on the Rockwell Rural Volunteer Fire Department Board of Trustees*
- *Michael Peeples to a County seat on the Rockwell Rural Volunteer Fire Department Board of Trustees*
- *William Baucom to a County seat on the Rockwell Rural Volunteer Fire Department Fire Commissioners*
- *Jeffery Boger to a County seat on the Rockwell Rural Volunteer Fire Department Fire Commissioners*
- *Kelly Wilhelm to a County seat on the Rockwell Rural Volunteer Fire Department Fire Commissioners*

Adjournment

At 7:03 p.m., on motion of Pierce, seconded by Lancaster, the Board voted 4-0 to adjourn.

Sarah Pack, CMC, NCCCC
Clerk to the Board

Quasi-judicial Hearing

SUP 01-25



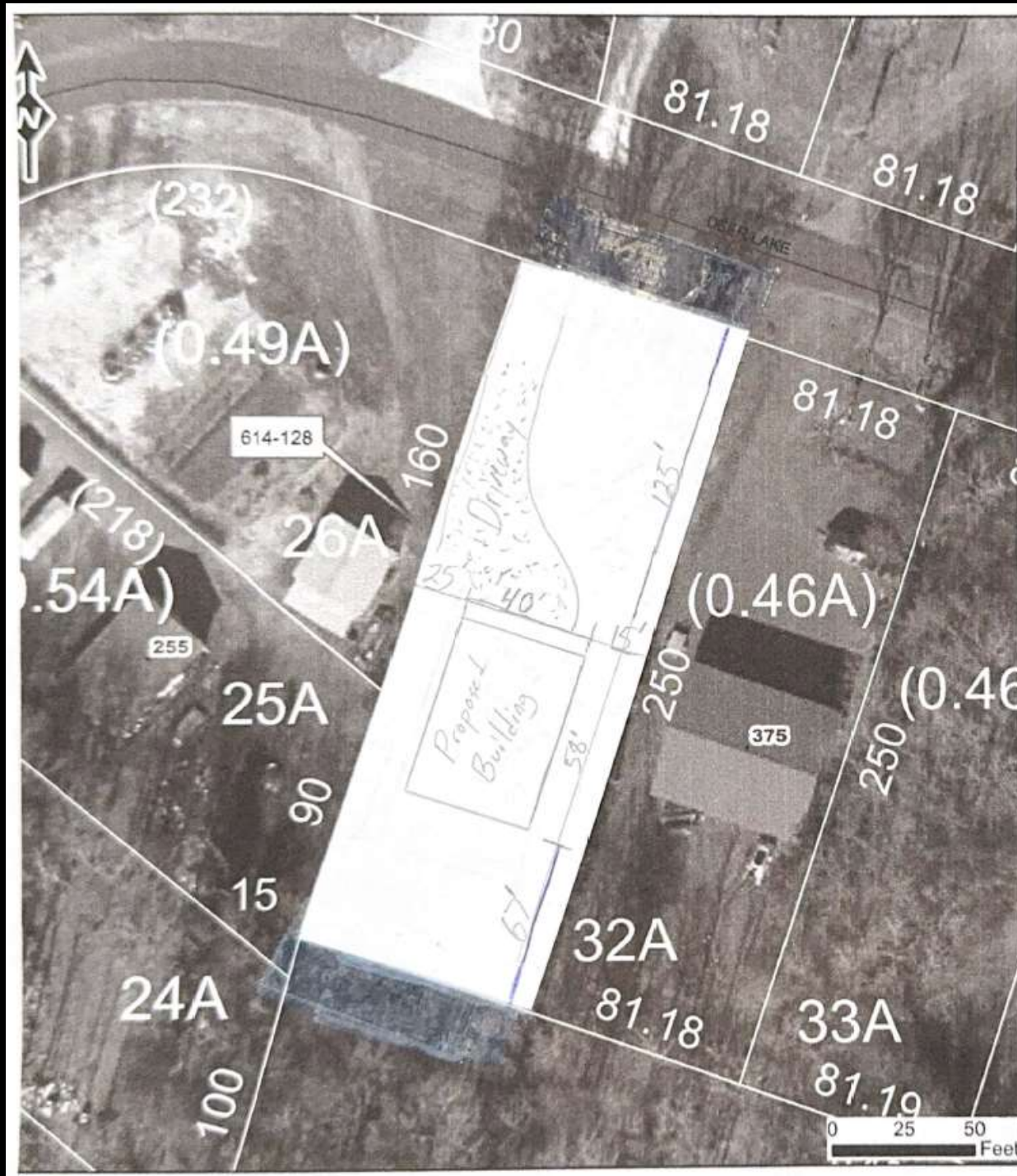
JUNE 16, 2025

Owner / Applicant: George & Jerri Peeler

Location: 365 Deer Lake Run
Tax Parcel: 614-128







1. The parcel shall be in fee simple ownership.
2. Minimum lot size shall be the same as for a single-family residence.
3. The structure shall not exceed the lesser of three (3) percent of the lot size or three thousand (3,000) square feet.
4. Setbacks shall be at a minimum the same as single family dwellings.
5. No outdoor storage is allowed except as specifically provided otherwise.
6. Storage of vehicles shall not be in the front yard.
7. Outside lighting shall be designed to prevent direct glare on adjoining residences.

Requests for residential storage facilities that exceed three (3) percent of the lot size referenced in subsection (c) but do not exceed three thousand (3,000) sq. ft. may be considered as a special use subject to the process outline in sections 21-57 through 21-59 if all other standards in this subsection are met.



WATERS EDGE PROPERTY OWNERS ASSOCIATION ON HIGH ROCK LAKE
REQUEST FOR ARCHITECTURAL APPROVAL

Name George David Peeler
Address 340 Deer Lake Run LOT 31A
Lot number _____

Phone (C) 704-639-4419 (W) _____ (H) _____

Email address: David.G.Peeler@Earthlink.net

Type of Modification: Addition Porch Exterior Deck/Patio Fence Yard Other

Describe planned modifications in detail: Boat House (Back Lot)

Attach and check off all of the following information for your proposed change:

- Submit a copy of a survey or site plan of your lot and/or home with the change drawn in.
- Submit plans, drawings, samples and/or a manufacturer's brochures of the product or work.
- Describe what the change will be: type, style, location, dimensions, etc.
- Describe how the change will look: color, finish, materials, etc.
- Have you confirmed whether any city or county approvals are required and if so have you obtained all required permits and approvals?
- You are required to inform all neighbors. What were their responses? (The Association may contact the neighboring owners to obtain their input on larger projects.)

Contractor(s) performing the work: BRANDON DITZ


Estimated start date: 06 10 1 2025 Estimated completion date: 10 10 1 2025

- The Association reserves the right to request additional information about the proposed change(s) and this application is not considered complete until all requested information has been provided.
- Requests for multiple changes should be submitted on separate Request for Architectural Approval forms.
- Installation without Association approval, and/or construction done contrary to the approval which is granted, subjects you to the possibility of fines and legal action.

Please allow four weeks for the Association to consider your application. No work may occur until approval has been provided to you in writing. Do not rely on any verbal approval from any board or committee member.

Submitted by: George D. Peeler Date: 04 10 2025
Signature of Homeowner

Submit requests to:

ARC approved 4/2/25 

CENTURY 21[®]

Towne & Country

Date: May 22, 2025
RE: David and Jerri Peeler PARCEL 614 128 Waters Edge

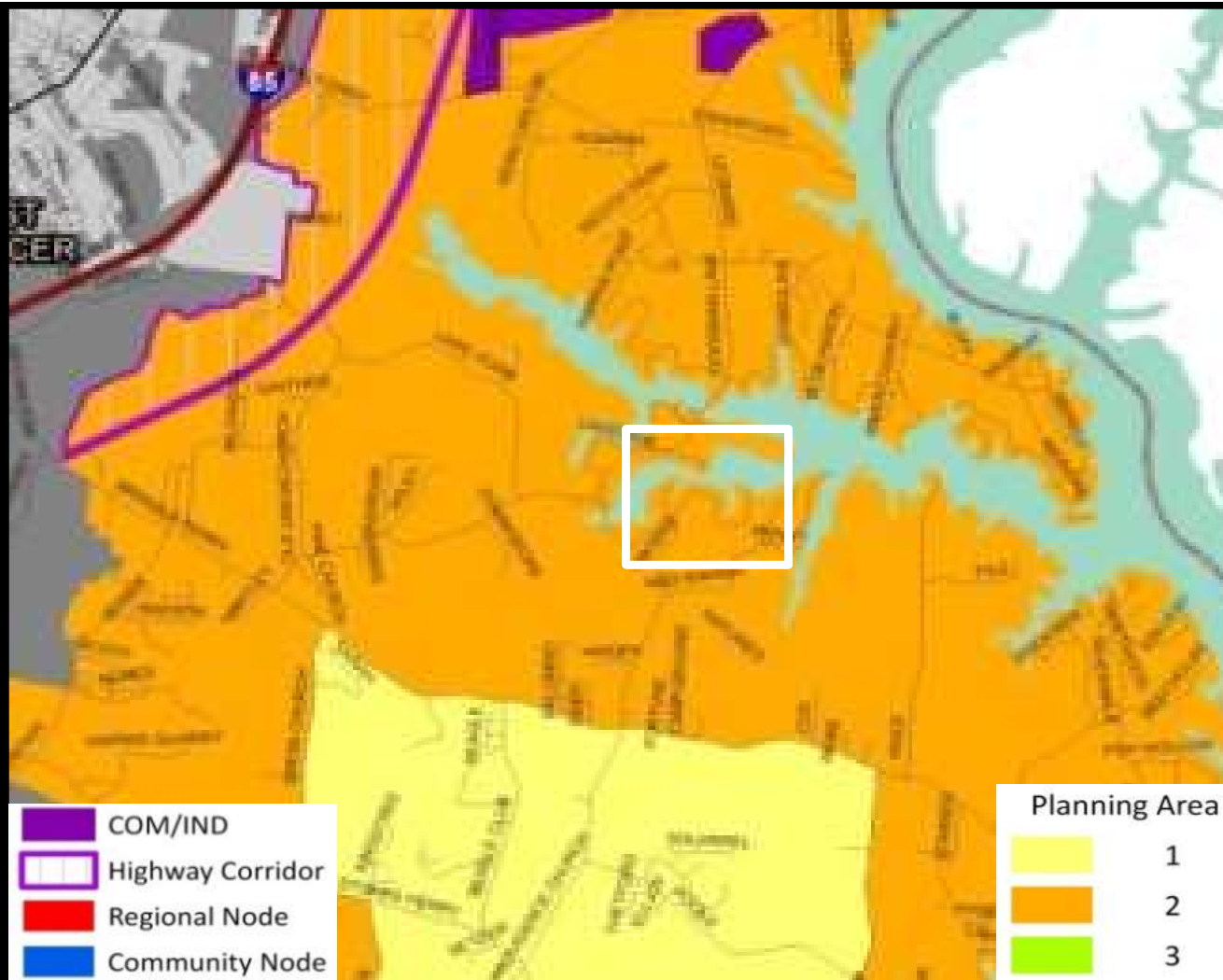
To Whom It May Concern:
Based on the current market conditions as of May 2025 in the Waters Edge Subdivision, the addition of a storage/boat building on Parcel 614 128 owned by David and Jerri Peeler would have a positive effect on the value of not only their home but would also conform to similar lots in the area with storage buildings. For most buyers looking at locations near the lake the addition of a Parcel with Boat Storage or Additional Storage is an asset to home sales and values.

Samantha Allen
Samantha Allen - Agent

Dianne Greene
Dianne Greene - Broker In Charge/Owner

Broker price opinions are good only for the current market and subject to change at any time. Each office is independently owned and operated





- **Area 2 – Land adjacent to municipal and High Rock Lake**
- **Typically consists of low to medium density residential uses**

1. Adequate transportation access to the site exists.
2. The use will not significantly detract from the character of the surrounding area.
3. Hazardous safety conditions will not result.
4. The use will not generate significant noise, odor, glare, or dust.
5. Excessive traffic or parking problems will not result.
6. Use will not create significant visual impacts for adjoining properties or passersby.

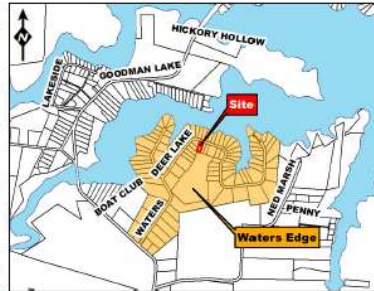


Rowan County Department of Planning & Development
 402 North Main Street – Suite 204 – Salisbury, NC 28144
 Main: (704) 216-8588 rowancountync.gov/planning

NOTICE OF HEARING

The Rowan County Board of Commissioners will conduct a quasi-judicial hearing on Monday, June 16, 2025, beginning at 6:00 PM in the J. Newton Cohen Sr. Room on the 2nd Floor of the J. Newton Cohen Sr. Rowan County Administration Building located at 130 W. Innes St. Salisbury, NC to consider the following application:

SUP 01-25: George Peeler is requesting a special use permit in accordance with section 21-56(11) of the Zoning Ordinance for a residential storage facility (personal use storage building) having a square footage that exceeds three (3) percent of the lot size on his property located at 365 Deer Lake Run referenced as Parcel ID 614-128.



Significant change to this application may occur based on comments or information received during the hearing.

Be advised that SUP 01-25 is an evidentiary hearing based on sworn testimony provided by individuals able to demonstrate a clear and distinct connection to or potential damage from the matter being considered. For more information about meeting procedures, contact planning staff at the above listed number.

To request a copy of the application, contact the Rowan County Planning Department at the above website, at (704) 216-8588, or visit <https://rowancountync.portal.civicclerk.com/> (uploaded by 2:00 PM on June 11th).

Individuals with disabilities who need modifications to access the services or public meetings of Rowan County Government should contact the Rowan County Planning Department three days prior to the meeting by calling (704) 216-8588 or by utilizing the North Carolina relay number at 1-800-735-2962 (English) or 1-888-825-6570 (Spanish). For additional communication options consult: <https://relaync.com>.

This information is available in Spanish or any other language upon request.
 Esta información está disponible en español o cualquier otra lengua a petición.



OWNNAME	OWN2	TAXADD1	CITY
AGAN FRANK LEON & WF	AGAN BETTY LUISE	390 DEER LAKE RUN	SALISBURY
BREWER CRAVEN HINES JR & WF	BREWER BONNIE HOLSHOUSER	330 DEER LAKE RUN	SALISBURY
JULIAN DEBORAH H & HUS	JULIAN EVERETTE G	250 DEER LAKE RUN	SALISBURY
MCKEE MICHAEL MADISON & WF	MCKEE SHERRY LEE	360 DEER LAKE RUN	SALISBURY
MODESTA'S HOLDING LLC		PO BOX 3235	SALISBURY
PEELER GEORGE DAVID	PEELER JERRI LYNN	340 DEER LAKE RUN	SALISBURY
POTTER ROBERT S & WF	NEWSOME MARY ANGELA G	370 DEER LAKE RUN	SALISBURY
SPELL CURTIS JON & WF	SPELL CYNTHIA HORTON	350 DEER LAKE RUN	SALISBURY
WATERS EDGE PROP OWNERS SANIT	SEWER ASSOC	PO BOX 1644	SALISBURY
WOOD NILES PRESCOTT		685 WATERS RD	SALISBURY

Notice: 6/3 – Letters Mailed /Sign Posted



Procedures

- ✓ **TESTIMONY FROM OTHERS**
- ✓ **MOTION TO ADOPT FINDINGS OF FACT**
 - **SIX SEPARATE MOTIONS FOR EVALUATION CRITERIA (IF NECESSARY)**
 - **THREE SEPARATE MOTIONS FINDINGS OF FACT (SEE PROCEDURAL CHECKLIST / STAFF EXAMPLE FINDINGS)**
- ✓

**APPROVE / DENY / TABLE SUP 01-25
INCLUDING ANY CONDITIONS**