

Greg Edds, Chairman  
Jim Greene, Vice-Chairman  
Mike Caskey  
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

March 2, 2026 – 3:00 PM

J. NEWTON COHEN, SR. ROOM

J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING

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#### PRESENT:

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

#### ABSENT:

Mike Caskey, Commissioner

County Manager Aaron Church, County Attorney Jay Dees, Chief Finance Officer Anna Bumgarner, and Clerk to the Board Sarah Pack were also present.

#### Call to Order

Chairman Edds called the meeting to order at 3:00 p.m. Chaplain Michael Taylor provided a solemnizing prayer. Chairman Edds lead the Pledge of Allegiance.

#### Consider Additions to the Agenda

Chairman Edds noted the addition of FY27 Federal Appropriations Funding Requests as Consent Agenda Item N. He clarified that the request was for grant funding and did not obligate any county funds.

#### Consider Deletions From the Agenda

There were no deletions from the agenda.

#### Consider Approval of the Agenda

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

#### Consider Approval of the Consent Agenda

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

- A. Consider Approval of the Minutes - 02/16/26 Regular Meeting
- B. Budget Amendments, as follows:

Fund 317- WEP/RCC	Appropriate funds to cover furniture and equip for phase 5 RCC Concourse	\$96,000
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4125- Finance	Appropriate funds to cover municipal tax payments	\$4,500,000
5300- Social Services	Decrease appropriation of County Match for HCCBG	\$4,006
4125- Finance	Decrease appropriation of occupancy taxes for FY26	\$2,650,000
Fund 201- Fire Districts	Appropriate funds to cover fire district tax for FY26	\$564,154
Fund 202- Telecommunications	Transfer funds from 1010 to 2020 to cover expenses not covered by 911 Fund	\$13,784
5580- Veterans Dept	Appropriate Grant funds from NCDMVA for travel and training	\$17,000
4125- Finance	Transfer funds to cover salary and benefits for progressive pay	\$1,646,070
4112- General Government	Appropriate funds to cover America's 250th celebration	\$87,053
4590- Cooperative Extention	Appropriate funds to cover programming services	\$9,500
4805- Economic Development	Appropriate funds to Granite Quarry to purchase Industrial Park sign	\$45,000

- C. *Amendment #3 - Lisa's Hair Salon - RCC Lease*
- D. *Nonresident annual library fee*
- E. *FY27 library fee changes*
- F. *Report of 2025 Delinquent Tax*
- G. *Policy Exemption — Snowden Company, LLC — Emergency Services - FY26-30*
- H. *Purchase — RCC – New Health Department Project – Networking Gear (IT)*
- I. *Discover Class Action Lawsuit*
- J. *America 250th Celebration - 2026 Program Plan*
- K. *Approve Fire Department Staffing Grant: Contract Verbiage and Recipient List*
- L. *Granite Quarry Industrial Sign Grant*
- M. *Award Master Agreement for Professional Consulting & Planning Services - LandDesign - Parks & Recreation*
- N. *FY27 Federal Appropriations Funding Requests (\*\*Agenda Addition\*\*)*

**Public Comment Period**

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

**Bobby Kemp**, 250 Chalk Maple Road, discussed various concerns about property tax revaluation impacts, the need for additional coordination requirements tied to new building permits, and advocacy for the development of veterans' homes on county land. He also provided an update on statewide legislative efforts related to property tax reform and urged continued consideration of these matters by the Board.

**Public Hearing: Road Name Changes – Three Forks Drive and Jacob Bost Road**

Pamela Ealey, Planning Technician, said the following road name change has been submitted to the Rowan County Planning Department and are presented for approval by the Board of Commissioners.

1. **Currently Known As:** No name driveway  
**Proposed Name:** Three Forks Drive  
**Location:** 2500 block of South River Church Rd, Woodleaf, NC 27054 (SR 1981)  
**Property Owners:** Myra Phillips, Mary Grace Rogers, Joshua & Christy Koontz, David & April Johnson, and Eric Snyder.  
**Reason for Change:** drive has three (3) addressed structures with plans for at least one (1) more structure sharing the same drive.
2. **Currently Known As:** Henderson Grove Church Rd (SR 2698)  
**Proposed Name:** Jacob Bost Road (SR 2543)  
**Location:** 100-800 block of Henderson Grove Church Rd, Salisbury, NC (SR 2698)  
**Property Owners:** Blalock-Lanter, LLC; Michael & Cynthia Leatherman; Jeremy Upright; Three Rivers Landtrust; Joan Leatherman  
**Reason for Change:** NCDOT recently completed a road improvement project on Henderson Grove Church Road that permanently closed the railroad crossing in the 100 block and added a new roadway at the 800 block connecting to W. Ritchie Road. Due to this new configuration, a road name change is required. Rowan County APA recommends renaming the former Henderson Grove Church Road (100–800 block) to Jacob Bost Road. This would extend the existing Jacob Bost Road. The newly constructed connecting road would be named Henderson Grove Church Road. This would make Henderson Grove Church Road from Peach Orchard Road to W Ritchie Road. This recommendation has been approved by NCDOT and the City of Salisbury. There are no 911 addresses being affected by this request.

At 3:14 p.m Chairman Edds opened the Public Hearing and closed it after no one wished to speak.

Commissioner Pierce asked if the Airport Parkway would be affected by this name change. Ms. Ealey said she did not think so, but regardless, the road needs to have a name.

*On motion of Greene, seconded by Pierce, the Board voted 4-0 to approve the petition for the road name changes for Three Forks Drive and Jacob Bost Road.*

### **Quasi-Judicial Hearing: SUP 01-26 – Kevin Settineri**

Chairman Edds said called hearing for consideration of SUP 01-26 to order and said it would focus on an application submitted by Kevin Settineri for an expansion of an existing dog boarding kennel located at 2230 Old Union Church Road. He requested that any member of the Board who may have a conflict of interest in hearing the case address the Board 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 must 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.

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

Shane Stewart, Assistant Planning Director, presented the staff report and application analysis (Attachment A). He stated that the request involved the consolidation and expansion of an existing, long-established dog boarding and daycare operation known as Camp Furry Friends. While the application listed Kevin Centenary as the applicant, Mr. Stewart clarified that the property owner and business operator, Jessica Holman, was present and available to answer questions.

Mr. Stewart oriented the Board to the subject property using aerial imagery and site maps. The property consists of two adjacent parcels totaling just over 42 acres, located south of Crane Creek and east of Interstate 85, with nearby land uses that include residential properties, rural home occupations, and light commercial and industrial uses. Notably, the Aldi distribution center in East Spencer lies to the north of the site.

The kennel operation originally began around 2007–2008, with subsequent incremental expansions. Approximately five years prior, the Board approved a prior Special Use Permit allowing additional kennel-related structures. The current request does not introduce a new use, but instead proposes to modernize and consolidate existing operations into a single purpose-built facility.

The proposal includes construction of a 6,000-square-foot primary kennel building located in the northeastern portion of the property. The building would feature:

- A 14-by-40-foot covered drop-off awning, allowing clients to load and unload animals under shelter;
- A covered outdoor play area measuring approximately 60 by 60 feet, enclosed by a minimum six-foot fence to provide controlled outdoor activity space;
- Interior kennel areas designed to accommodate the facility's licensed capacity.

Mr. Stewart emphasized that the proposed building location was selected to ensure compliance with all required setbacks, including a minimum 100-foot separation from property lines and Old Union Church Road, as required by the zoning ordinance. A professional survey confirmed compliance with setback requirements and verified that the building would be located outside the floodplain and on higher ground.

A significant component of the proposal involves improved site access. The existing entrance to the facility is approximately 900 feet from Old Union Church Road, requiring customers to

travel deep into the property. The proposal includes a new driveway directly off Old Union Church Road, improving safety, efficiency, and customer convenience.

The North Carolina Department of Transportation conducted a site inspection and determined that the proposed driveway location is suitable for a commercial access permit. The site plan depicts approximately ten parking spaces, which staff indicated exceeds anticipated demand based on current operations.

Mr. Stewart reported that the facility is currently licensed for up to 40 dogs, with approximately 15 enclosures, and that the proposed expansion would maintain similar capacity rather than substantially increase intensity. The kennel operates under annual licensure and inspection by the North Carolina Department of Agriculture, Animal Welfare Section, which confirmed that there were no compliance concerns with the existing operation or the proposed expansion. Importantly, the applicant committed that all dogs boarded overnight would be housed indoors, a measure intended to significantly reduce noise impacts on neighboring properties.

The zoning ordinance requires a Type A opaque buffer between kennel operations and nearby residential uses. Mr. Stewart explained that the property already contains substantial existing vegetation along the eastern boundary and that the applicant would supplement with evergreen plantings as needed to meet buffering requirements.

Within 300 feet of the proposed structure, staff identified one permitted dwelling (not yet constructed) and no existing residences. Additional residences lie farther away, with several hundred feet of separation and intervening vegetation.

Although Special Use Permits are not rezoning actions, Mr. Stewart addressed consistency with the county's adopted land use plan. He noted that the property lies within a transportation corridor near I-85, where future non-residential and service-oriented uses are generally anticipated. Old Union Church Road experiences significant traffic volumes and functions as a connector in the area, making the proposed use compatible with surrounding development patterns.

Staff received no objections, phone calls, or emails from the public regarding the request. Notices were mailed to nearby property owners, and signage was posted on the site. The applicant also communicated directly with adjacent landowners, none of whom expressed opposition. The application included a professional real estate opinion from a licensed broker concluding that the proposed expansion would not negatively impact surrounding property values.

At 3:29 p.m. Chairman Edds opened the public hearing and closed it after no one wished to speak.

*On motion of Edds, seconded by Pierce, the Board voted 4-0 to approve the following three Findings of Fact:*

1. ***The development of the property in accordance with the proposed conditions will not materially endanger the public health or safety;***
  - ***FACT:*** According to the staff report, a site inspection conducted by NCDOT determined that the proposed driveway location is suitable for connection to Old Union Church Road.
  - ***FACT:*** According to the staff report, current and proposed kennel operations are subject to annual licensure and periodic inspections with the Animal Welfare section of the North Carolina Department of Agriculture, ensuring compliance with health and safety standards.
  
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;***
  - ***FACT:*** Licensed real estate agent Brianna Molina with Better Homes and Gardens Real Estate submitted a letter stating that, in her review, the proposed building would not negatively impact the market value of the referenced property.
  
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.***
  - ***FACT:*** Proposed plans comply with the three (3) special use requirements for boarding kennel operations.
  - ***FACT:*** According to the staff report, there is one (1) permitted dwelling and zero (0) current dwellings within 300 feet of proposed building, which are currently or will by ordinance requirement, adequately screened from the proposed building.
  - ***FACT:*** According to the staff report, the property owners indicated all dogs boarded overnight will be kept indoors, minimizing noise impacts.
  - ***FACT:*** The land use plan recommends that properties along the I-85 corridor and this segment of Old Union Church Road be generally designated for certain commercial use – establishing a general expectation for future non-residential uses in the area.

*On motion of Pierce, seconded by Greene, the Board voted 4-0 to approve SUP 01-26.*

### **Public Hearing: FY27 Rowan Transit System Fare Increase**

Valerie Steele, Airport and Rowan Transit System Director, presented the proposal for a fare increase for the Rowan Transit System (RTS). She shared that the fully allocated cost of providing service now exceeds \$4.25 per mile, while the current fare remains \$2.00 per trip. The Rowan Transit System Advisory Board (RTSAB) discussed the proposed increase on January 14, 2026, and approved a rise to \$4.00 per trip by a full majority vote. This would make the proposed FY27 rate \$4.00 per trip for applicable clients.

The last fare increase occurred in 2015, when RTS was operated through a contract with MV Transportation rather than as an in-house county department. It relied primarily on grant funding with some county support. Prior to that change, only Share Ride clients paid the \$2.00 fare;

following public meetings and advisory board/BOC approval, dialysis clients also began paying \$2.00 per trip starting in FY16, due to growing dialysis ridership and rising operational costs.

Under current grant programs, many clients ride fare-free: the 5310 Rural State program (Enhanced Mobility of Seniors and Individuals with Disabilities) and HCCBG (for clients 60+) prohibit fares for human service agencies and eligible seniors, while ROAP (Rural Operating Assistance Program) requires no fares from human service agencies but maintains \$2.00 per trip for dialysis and Share Ride clients. ROAP rules stipulate that collected fares and local funds must support additional services, helping stretch limited grant dollars and enable RTS to serve more riders by slowing the expenditure of available funds.

Recent data showed challenges: in FY25, RTS provided 33,693 trips with operating expenses over \$1.5 million, but fares collected totaled only \$7,042. Dialysis rural trips accounted for 4%, dialysis urban for 5.6%, and Share Ride categories were minimal (under 1% combined). In FY24, trips totaled 38,222 with expenses over \$1.4 million and fares at \$7,906, with similar breakdowns (dialysis rural 3%, urban 5.1%, Share Ride under 0.1%).

The proposed doubling to \$4.00 per trip aims to better align fares with actual service costs, sustain operations, and support expanded service amid constrained funding, particularly for paying client groups like dialysis and Share Ride users. The presentation included supporting charts and visuals on ridership trends, expenses, and fare breakdowns to illustrate the financial pressures driving the recommendation.

Ms. Steele clarified affected passengers and how payment works. There was general discussion about the County's expenses.

At 3:46 p.m. Chairman Edds opened the public hearing and closed it after no one wished to speak.

*On motion of Pierce, seconded by Greene, the Board voted 4-0 to table discussion on the fare increase until the April 20, 2026, Regular Meeting.*

### **Public Hearing: Proposed Revisions to Personnel Ordinance**

Eli Hardin, Assistant County Attorney, said the County's Personnel Ordinance, which has not been comprehensively revised since 1983, is being updated to clarify outdated language and align the ordinance with current County personnel policies and applicable North Carolina law. The revisions primarily codify existing practices, clarify administrative authority and reporting requirements, and ensure consistency between the ordinance and personnel policies adopted by the Board of Commissioners.

At 3:54 p.m. Chairman Edds 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 proposed Personnel Ordinance revisions.*

## **FY25 Annual Comprehensive Financial Report**

Chief Finance Officer Anna Bumgarner introduced Kelly Gooderham, Senior Audit Manager of Martin Starnes & Associates.

Ms. Gooderham stated that her firm conducted the audit in accordance with generally accepted auditing standards and applicable governmental auditing requirements. She reported that the County received a clean, unmodified opinion, which represents the highest level of assurance an external auditor can provide and indicates that the financial statements fairly present the County's financial position in all material respects.

Ms. Gooderham began with an overview of General Fund activity, comparing Fiscal Year 2024 to Fiscal Year 2025. She reported that total General Fund revenues increased by approximately \$9.2 million, or 4.3%, while total expenditures increased by approximately \$6.4 million, or 3.5%. She explained that the difference between revenue growth and expenditure growth contributed positively to the County's overall fund balance.

She then provided an overview of Governmental Accounting Standards Board (GASB) classifications of fund balance, explaining the five categories:

- Nonspendable
- Restricted
- Committed
- Assigned
- Unassigned

This classification framework helps determine how funds may be legally and practically used. Ms. Gooderham reviewed a three-year comparison of the County's General Fund balance, noting that between FY 2023 and FY 2024, the General Fund increased by approximately \$25.8 million. Between FY 2024 and FY 2025, it increased by approximately \$23.7 million. These increases reflected strong revenue performance, disciplined budgeting, and conservative fiscal management.

Ms. Gooderham explained that the North Carolina Local Government Commission (LGC) evaluates county financial health using a standardized metric known as available fund balance, which excludes nonspendable amounts and statutory stabilization reserves.

For Fiscal Year 2025, Rowan County's available fund balance totaled approximately \$152 million, which she translated into a percentage of total expenditures. She noted that:

- The LGC minimum benchmark for a county of Rowan's size is 16%
- Rowan County significantly exceeded that threshold and has shown steady improvement over the past three years

Ms. Gooderham emphasized that this indicator reflects strong liquidity and fiscal resilience.

Turning to revenues, Ms. Gooderham reported that total General Fund revenues for FY 2025 were approximately \$221.5 million. The three largest revenue sources were:

1. Property Taxes, which increased by approximately \$3.5 million (3%), despite no increase in the tax rate. She attributed this growth primarily to improved collections and increased property values.
2. Local Option Sales Taxes, which increased by approximately \$2.5 million (6%), consistent with statewide trends.
3. Restricted Intergovernmental Revenues, including state and federal grants, which increased by approximately \$665,000 (2.7%), driven largely by federal funding.

Ms. Gooderham next reviewed the County's top three General Fund expenditure categories, noting total expenditures of approximately \$190.3 million:

- Education, which increased by approximately \$6.9 million (13.8%), largely due to increased public school funding requirements.
- Public Safety, which decreased by approximately \$5.9 million (11%), primarily because large capital purchases made in FY 2024 did not recur in FY 2025.
- Human Services, which increased by approximately \$1.7 million (4.9%), driven mainly by salary and benefit increases for Department of Social Services employees, including cost-of-living adjustments.

Ms. Gooderham then addressed the County's major enterprise funds. She reported that the Airport Fund ended the fiscal year with:

- Unrestricted net position of approximately \$3.6 million
- Cash flow from operations of approximately \$938,000
- Net income of approximately \$3.8 million
- A quick ratio of 1.4, indicating adequate short-term liquidity

While the quick ratio had declined slightly, she noted that it remained above the LGC's general concern threshold of 1.0.

For the Landfill Fund, Ms. Gooderham reported:

- Unrestricted net position of approximately \$7.2 million
- Cash flow from operations of approximately \$3.2 million
- Net income of approximately \$594,000
- A quick ratio of approximately 52, indicating extremely strong liquidity

Ms. Gooderham explained that her firm submits a Data Input Report to the LGC, which generates financial performance indicators. She identified several positive indicators, including:

- Strong General Fund available fund balance
- Healthy enterprise fund liquidity
- Stable property tax valuation and collection rates

She also identified one indicator of concern required to be formally reported: an operating loss in the Water Fund, as defined by LGC methodology. She explained that:

- The Water Fund reported an operating loss of approximately \$173,000 in FY 2024
- This improved to approximately \$90,000 in FY 2025
- Although improving, the fund remained in a negative position under LGC calculations

Ms. Gooderham stated that LGC rules require the governing board to submit a formal written response within 60 days, acknowledging awareness of the issue and describing corrective actions or plans.

There was general discussion regarding the Water Fund operating loss, noting that it relates primarily to infrastructure and operational realities of the northern water system. Staff indicated that efforts were ongoing to explore alternative operational arrangements, including coordination with neighboring jurisdictions.

Ms. Gooderham clarified that the purpose of the required response is documentation of Board awareness rather than immediate corrective action. County staff presented a draft response letter for Board acknowledgment and signature. Ms. Gooderham concluded by reiterating that Rowan County's overall financial position remains strong and stable, with no material weaknesses identified.

### **Board Appointments**

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

- *Morgan Mosher to the Farming 2 Seat on the Agricultural Advisory Board*
- *Michael Shepherd to an At Large Seat on the Agricultural Advisory Board*
- *Elizabeth Boltz to an At Large Seat on the Town of Rockwell Board of Adjustment*
- *Ephraim Sloan to an At Large Seat on the Parks and Recreation Board*

*On motion of Pierce, seconded by Klusman, the Board voted 4-0 to accept Karla Gray's resignation from the Therapeutic Recreation Board.*

*On motion of Pierce, seconded by Klusman, the Board voted 4-0 to appoint Kyle Huffman to an At Large Seat on the Therapeutic Recreation Board.*

*On motion of Pierce, seconded by Klusman, the Board voted 4-0 to appoint Steven Corl to an ETJ Seat on the Town of Rockwell Planning and Zoning Board - ETJ*

### **Adjournment**

*At 4:07 p.m., on motion of Pierce, seconded by Klusman, the Board voted 4-0 to adjourn.*

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Sarah Pack, CMC, NCCCC  
Clerk to the Board

ROWAN COUNTY  
A COUNTY COMMITTED TO EXCELLENCE



130 West Innes Street - Salisbury, NC 28144  
TELEPHONE: 704-216-8180 \* FAX: 704-216-8195

**FROM:** Shane Stewart, Assistant Planning and Development Director  
**DATE:** 3/2/2026  
**SUBJECT:** Conduct quasi-judicial hearing for SUP 01-26; Kevin Settineri

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Property owner Kevin Settineri is requesting a special use permit for a 6,560 sq.ft. building designed to consolidate and move the current dog boarding kennel / day care operation located at 2230 Old Union Church Rd. (Tax Parcel 054B-022) to the northeast property corner.

**ATTACHMENTS:**

1. Chairmans Speech
2. Staff Report
3. Description of Business Operations
4. Site Plan Details
5. Site Plan Overall
6. Site Plan Notation Details
7. Survey
8. Generalized Parking Lot Plan
9. GIS Map
10. Real Estate Values Opinion Letter
11. Evaluation Criteria
12. Review Checklist

## **SUP 01-26 CHAIRMAN'S SPEECH**

The hearing for consideration of SUP 01-26 is now in session and will focus on an application submitted by Kevin Settineri for an expansion of an existing dog boarding kennel located at 2230 Old Union Church Road.

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.

DEPARTMENT OF PLANNING & DEVELOPMENT  
FEBRUARY 18, 2026  
STAFF CONTACT: SHANE STEWART



**SUP 01-26: Kevin Settineri**

**REQUEST:** Relocate current dog boarding kennel and dog day care operation

**Parcel ID:** 054B-022

**Location:** 2230 Old Union Church Rd. Salisbury

**Acreage:** Apx. 31.48 AC plus 10.8 AC on adjacent Parcel ID 055-008

**Zoning:** RA

**Floodplain:** Part in AE Flood Zone per Panel # 5780 (see survey)

**Watershed:** N/A

**Stormwater:** Located in PH II but considered low density

**Owner / Applicant:** Kevin Settineri

**Existing Use:** Boarding Kennel / Dog day care with dog grooming service, Residence, and associated residential accessory structures.

**BACKGROUND** In 2007, Planning Staff issued a zoning permit to property owner Kevin Settineri for the construction of a 4,500 sf structure located at 2230 Old Union Church Rd. Of this total area, approximately 3,000 sf was designated for dog breeding operations, with the remaining 1,500 sf serving as the owner’s residence. In 2016, Mr. Settineri contacted staff to discuss potential expansion plans for a new residence and a boarding kennel / dog day care operation, which at that time was permitted as a Rural Home Occupation (RHO). Three (3) years later, the Zoning Ordinance was amended to make boarding kennels a Special Use rather than a RHO.

On September 20, 2021, the Board of Commissioners (BOC) approved **SUP 03-21** to recognize the “Loving Pup Resort” boarding kennel and day care operation as an allowed use. The approval also included a proposed office and an indoor puppy playground expansion. The playground was constructed; however, the office was not.

**REQUEST** Mr. Settineri is requesting a special use permit for a 6,560 sf building designed to move current operations, known as “Camp Furry Friends”, to the northeast corner of the subject property. Mr. Settineri desires a larger facility that is closer to Old Union Church Road under one roof (see site plans).

**SPECIAL USE REQUIREMENTS:** Operations are subject to compliance with the following specific standards from section 21-60(1)(a):  
**SEC. 21-60 (1)(A)**

- **Site Plan:** Site plan showing the lot, existing / proposed buildings, outdoor runs, fencing, and all areas accessible to animals. **See enclosed overall and detailed site plans.**

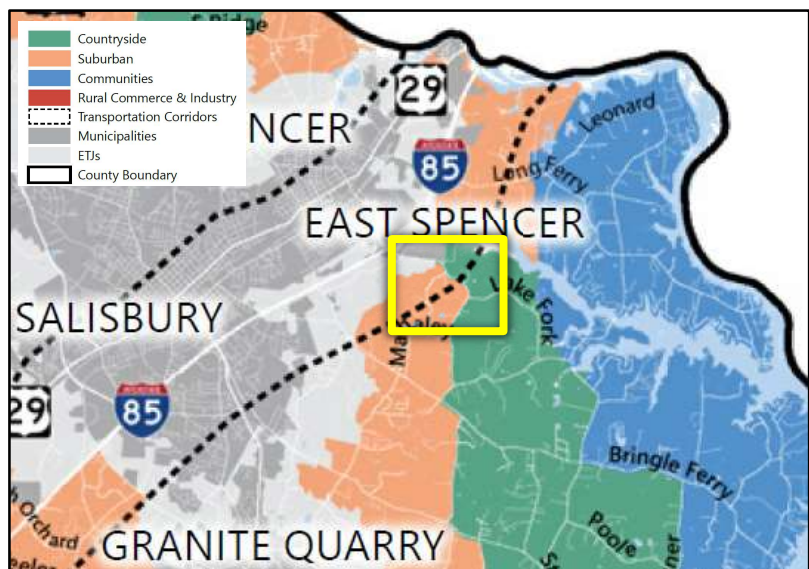
- **Siting:** All structures used to shelter animals and outdoor runs shall be 100' from all property lines. Outdoor runs shall be enclosed by a security fence 6 feet in height. **According to plans submitted, the enclosed portion of the structure would be 101 feet from the road right of way and eastern property line while the outdoor play area would be approximately 116 feet and 160 feet respectively. While not indicated on the plan, the owner confirmed proposed fence height would be at least six (6) foot, which, mimics a requirement of the North Carolina Department of Agriculture (NCDA).**

- **Screening:** All structures used to shelter animals and outdoor run areas shall be screened from adjacent residentially zoned parcels. **The owner proposes the retention of existing trees along the eastern property line to comply with screening requirements. Should existing vegetation be insufficient to comply with the Type A buffer requirements (six [6] foot opaque fence or evergreen hedgerow), supplemental screening may be necessary.**

**ANIMAL WELFARE** Boarding kennels are subject to annual licensure and periodic facility inspections by the Animal Welfare section of the NCDA. Camp Furry Friends currently holds License No. 20874 (valid through June 30, 2025), authorizing a maximum capacity of forty (40) dogs. At present, only fifteen (15) enclosures are currently provided. The proposed facility is anticipated to be licensed at the same capacity. Animal Welfare Inspector Christie Shore expressed no concerns regarding the facility, based on her most recent inspection and prior working relationship with the owners.

**LAND USE PLAN** The subject property is located in the Suburban and Transportation Corridor areas of the land use plan. Generalized recommendations include:

- RHOs are the preferred method to establish non-residential uses.
- Projects unable to comply should be limited to retail / service sector uses (general business zone) along major collectors / principal arterials.
- Other uses possible in Transportation Corridors when expanding an existing business.



- Enhance screening / buffering when considering conditional districts adjacent to residential uses.

This information is provided for context on land use recommendations for rezonings in the area.

**EVALUATION CRITERIA:  
SEC. 21-59**

In addition to meeting the above standards, the applicant must illustrate they are able to comply with the following criteria. See applicant enclosed responses and staff comments in *italics* below:

1. Adequate transportation access to the site exists. *The property has 309 feet of frontage on Wildwood Rd. (SR 2204) and 681 feet along Old Union Church Rd. (SR 1915), the latter of which is classified as minor thoroughfare. Annual Average Daily Traffic (AADT) counts for 2025 collected west of Choate Rd. tallied 5,964 vehicle trips. Cabarrus Rowan Metropolitan Planning Organization's (CRMPO) Comprehensive Transportation Plan (CTP) suggest a design capacity of 13,600 vehicle trips.*

*A site inspection conducted by NCDOT determined that the proposed driveway location is suitable for connection to Old Union Church Road. The new entrance location was favored over the existing driveway due to improved site distance. Based on full kennel capacity, staff estimates that the use would generate fewer than 100 AADT – a portion of which is already captured with current site trips.*

2. The use will not significantly detract from the character of the surrounding area. *Current operations are over 300 feet to the nearest property line, over 800 feet to the nearest dwelling (other than the owners), and over 600 feet to Old Union Church Rd. The new facility would be located approximately 100 feet from the right of way behind the proposed parking lot. The closest existing dwelling is located across the street (2285) on a wooded ten (10) acre tract approximately 230 feet from the right of way. Building permit number RES-11-25-13163 was issued on November 25, 2025 for a new dwelling (2310) east of the proposed structure.*

*Lots in the general vicinity typically have soil suitability limitations for on-site septic systems. On average, lots tend to be eight (8) or more acres and have a lot depth of 700 or more feet.*

*The proposed new dwelling at 2310 would have the most direct visibility of the new facility. Visual impacts should be reduced by the separation distance between structures, as well as, the retention of existing vegetation and installation of supplemental*

*landscaping. Owners have shared images of an example building they may present at the hearing as a self-imposed condition to address this criterion.*

3. Hazardous safety conditions will not result. *None envisioned. The use will be subject to NCDOT driveway permitting standards for adequate access and NCDA fencing standards for animal confinement.*
4. The use will not generate significant noise, odor, glare, or dust. *Glare and dust should not be an issue. According to the property owner, dogs will use the covered outdoor play area in scheduled shifts of no more than four (4) dogs at a time. Outdoor areas are cleaned daily. All overnight boardings dogs will be housed indoors, which is expected to mitigate potential nighttime noise impacts. Leashed dog walks throughout the 40+ acre property are currently offered as part of the facility's services and will continue as an amenity.*
5. Excessive traffic or parking problems will not result. *While the site plan references eighteen (18) parking spaces, the final number will be less based on use and operation details. Adequate area is proposed within the parking lot to prevent queuing onto Old Union Church Rd. and to allow internal vehicle movements to occur without backing out onto the road.*
6. Use will not create significant visual impacts for adjoining properties or passersby. *Old Union Church Rd. frontage in the immediate vicinity is heavily wooded from the Crane Creek floodplain area (2000 block) to the 2500 block. Most improvements within this area are located at least a couple hundred feet from the road behind existing tree coverage.*

*As referenced in Criterion #2, building appearance standards may be considered, if necessary, to address visual impact concerns. Retention of existing mature trees east of the proposed building exceed the Type A buffer requirement. While the specifics are not included herein, owners have expressed interest in further buffer and landscaping enhancements around the facility should additional assurances be necessary to address this criterion.*

**FINDINGS OF FACT**

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.

**PUBLIC NOTICE** **February 17<sup>th</sup>** – Letters mailed to ten (10) property owners (within 100 feet of site).

**February 18<sup>th</sup>** – Sign posted on property.

**STAFF COMMENTS** For approximately eighteen (18) years, the various kennel operations were likely minimally noticeable to adjoining landowners. The proposed facility represents a shift in the consolidation of operations shifting to the roadside. Additionally, the building's appearance and surrounding landscaping could be enhanced, if necessary, to further mitigate visual impacts and improve compatibility with the surrounding area.



## **ENCLOSURES**

### **Plans**

- Site plan (overall)
- Site plan (close-up)
- Proposed location survey (for accurate floodplain depiction)
- Parking lot detail (generalized)

### **Other**

- Business description
- Site plan notation details
- Evaluation Criteria responses
- Real Estate opinion letter regarding property values

### **Description of Business Operations**

Camp Furry Friends of 2230 Old Union Church Road is a licensed dog boarding, daycare and grooming facility through the North Carolina Department of Agriculture. The appeal of the facility is in the constant supervision the dogs receive, individual attention given to the dogs for 8 hours of the day, daily photo updates of each dog directly to the customers, and individual leash walks to the water every day. The rooms are cleaned and sanitized throughout the day, with detailed sanitization occurring twice daily, in accordance with NCDA regulations. The current number of accommodations (kennels/runs) is 15, with one larger "daycare" room. The facility operates out of two separate buildings and includes leash walks around the 49-acre facility including the 2-acre pond.

SITE PLAN

2230 Old Union Church Road

Salisbury, NC 28146

Parcel ID: 054B022

Lot area: 31.48 Acres

Parcel ID: 055008

Lot area: 10.80 Acres

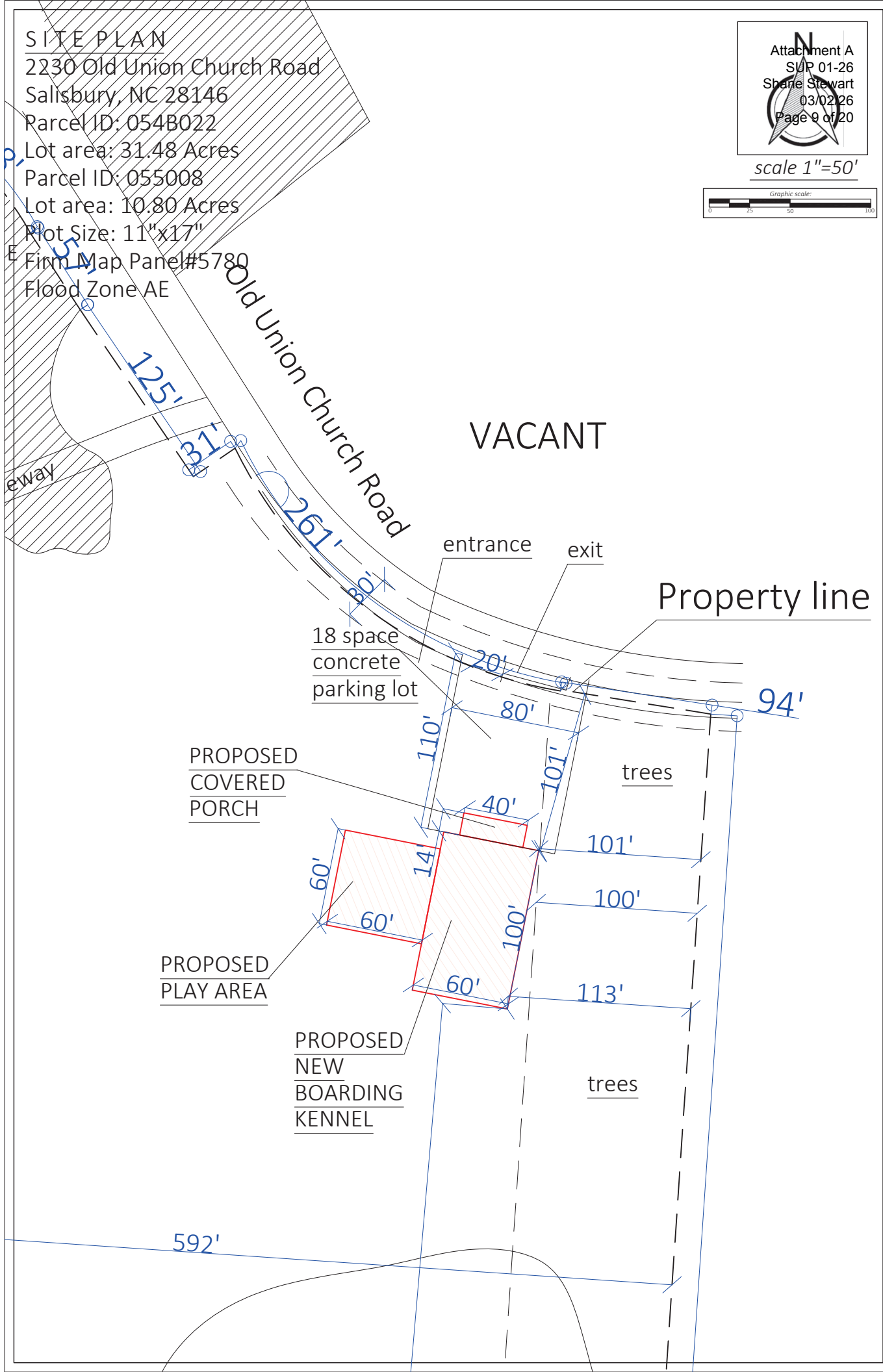
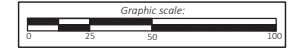
Plot Size: 11"x17"

Firm Map Panel #5780

Flood Zone AE

Attachment A  
SUP 01-26  
Shane Stewart  
03/02/26  
Page 9 of 20

scale 1"=50'



VACANT

Property line

18 space  
concrete  
parking lot

PROPOSED  
COVERED  
PORCH

PROPOSED  
PLAY AREA

PROPOSED  
NEW  
BOARDING  
KENNEL

trees

trees

entrance

exit

125'

1261'

110'

80'

101'

94'

101'

100'

113'

60'

14'

60'

60'

592'

driveway

# SITE PLAN

2230 Old Union Church Road

Salisbury, NC 28146

Parcel ID: 054B022

Lot area: 31.48 Acres

Parcel ID: 055008

Lot area: 10.80 Acres

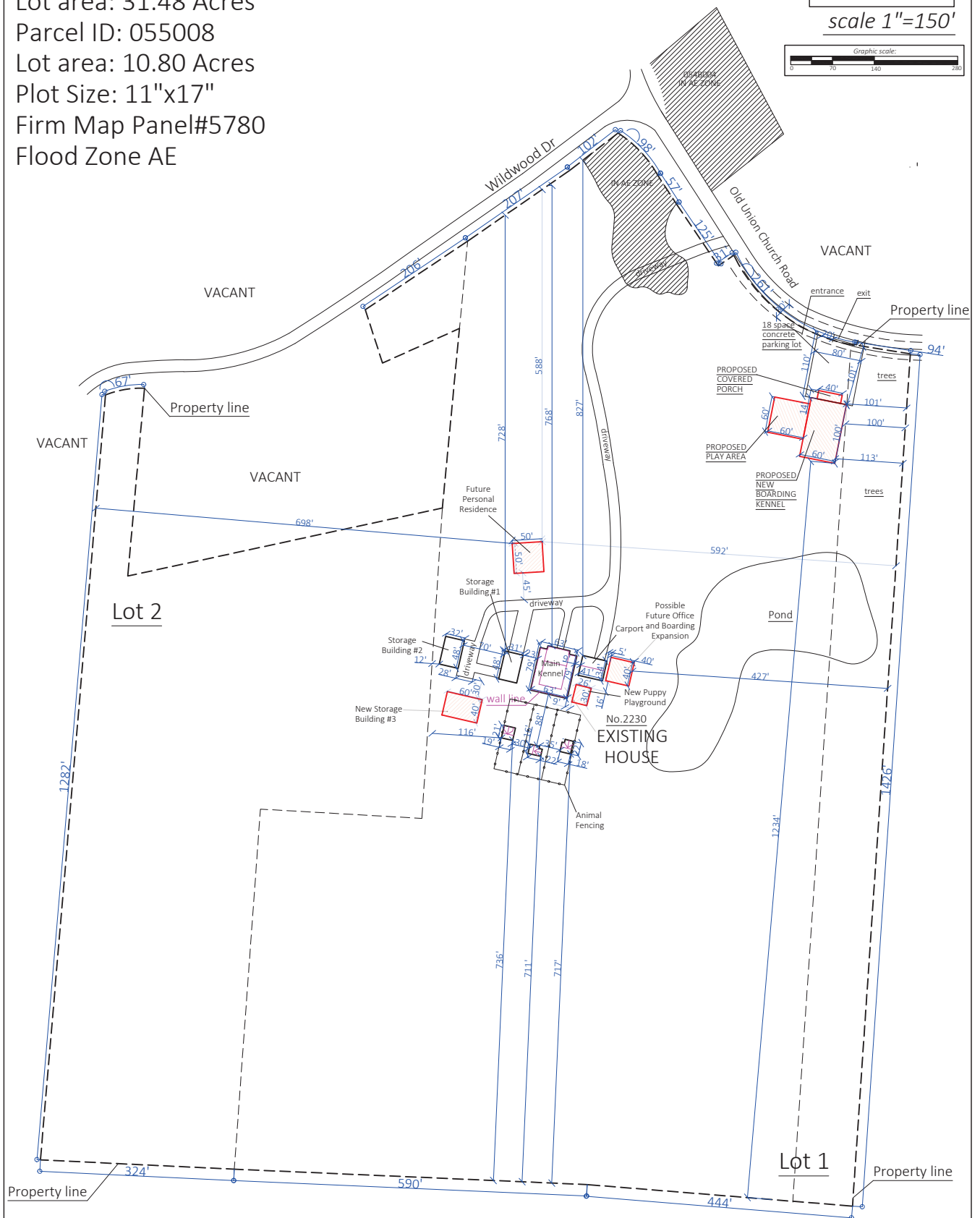
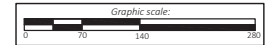
Plot Size: 11"x17"

Firm Map Panel#5780

Flood Zone AE

Attachment A  
SUP 01-26  
Shane Stewart  
03/02/26  
Page 10 of 20

scale 1"=150'



## **Site Plan Checklist**

### **(1) Zone lot with dimensions and development setbacks**

Please see attached site plan.

### **(2) Tax parcel number**

054B022 - Includes all buildings included for both Dog Daycare and Kennel Operations and Personal Use

055008 - Purchased July 2021

### **(3) Property Address**

2230 Old Union Church Rd Salisbury, NC 28146

### **(4) Adjoining deeded properties and their uses**

055 008 wooded land purchased for possible future personal use and added privacy

### **(5) Existing Structures**

- (1) Main Kennel/Personal Residence
- (2) Storage #1 - contains car lift, tractors and workshop
- (3) Storage #2 - dump truck, lawn mowers and personal storage
- (4) Storage #3 – 4 car garage containing personal vehicles and personal storage
- (5) New Puppy Playroom Approved for Zoning, Constructed in 2021/2022
- (6 - 9) Outdoor dog houses used for our personal dogs in inclement weather
- (7) Car Port
- (8) Possible Future Personal Residence

**(6) Proposed structure with size**

New Boarding Kennel 60' x 100'

Future Personal Residence 50' x 50' (Approved in 2021)

**(7) Proposed Use**

New state of the art boarding facility

**(8) Number of Employees**

3

**(9) Hours of Operation**

Typical operating hours for pick-up and drop-off are:

Monday – Friday (Dog Daycare and Dog Boarding)

6:30am to 10:30am

2:00pm to 6:00pm

Saturday (Boarding Customers Only)

8:00am to 11:00 am

Sunday (Boarding Customers Only)

5:00pm to 6:00pm

Weekend pick-up and drop-off hours are boarding customers only.

There is no daycare on weekends.

**(10) Off-street parking, loading and unloading, access to existing streets**

The driveway is on Old Union Church Road; there is ample parking in front of the Main Kennel/Residence which does not need a permit per Eric Goldston at the NCDOT on 7/30/2021. Per Greg Cowell and Tyler Wooten at the Rowan County NCDOT, our existing driveway does not need a permit.

**(11) Easements and rights-of-way**

Not applicable - land is personally owned

**(12) All pertinent development requirements of this chapter**

Please see attached site plan map and the document, "Zoning Sec. 21-59 1-6."

**(13) Any additional information required by the zoning administrator to assess the merits of the application, including but not limited to traffic impact analysis, environmental impact statements**

Please see the attached document "Zoning Sec. 21-59 1-6."

**(14) Floodplains**

Included in attached site map.

**(15) Name, location and dimension of any proposed streets, drainage facilities, parking areas, required yards, required turnarounds if applicable**

A new 60' x 60' parking lot is included in the new site plan. The existing driveway does not need a permit according to the NCDOT. A new driveway permit has begun the submission process with the DOT.

**(16) Screening and buffering, if applicable**

Not applicable

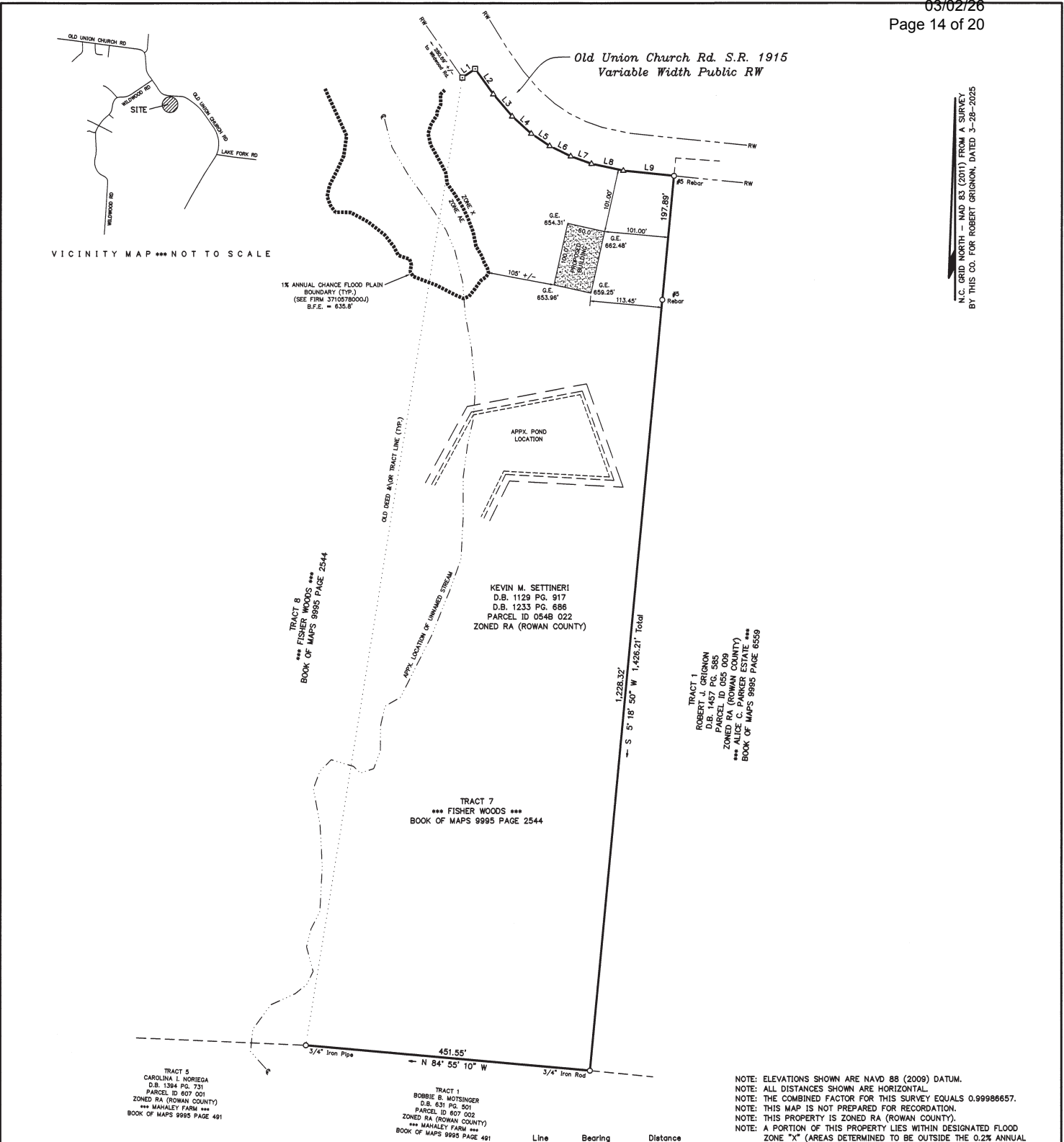
**(17) Zoning district**

RA - Rural Agriculture

**(18) Proposed phasing, if applicable**

Not applicable

N.C. GRID NORTH - NAD 83 (GRT1) FROM A SURVEY BY THIS CO. FOR ROBERT GRIGNON, DATED 3-28-2025



VICINITY MAP \*\*\* NOT TO SCALE

1% ANNUAL CHANCE FLOOD PLAIN BOUNDARY (TYP.)  
 (SEE FIRM 3710578000J)  
 B.F.E. = 633.8'

KEVIN M. SETTNERI  
 D.B. 1129 PG. 917  
 D.B. 1233 PG. 686  
 PARCEL ID 0548 022  
 ZONED RA (ROWAN COUNTY)

TRACT 1  
 ROBERT J. GRIGNON  
 P.L.B. 1467 PG. 585  
 PARCEL ID 055 009  
 ZONED RA (ROWAN COUNTY)  
 \*\*\* ALICE C. PARKER ESTATE \*\*\*  
 BOOK OF MAPS 9995 PAGE 6559

TRACT 8  
 \*\*\* FISHER WOODS \*\*\*  
 BOOK OF MAPS 9995 PAGE 2544

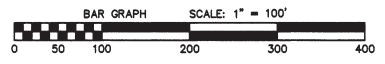
TRACT 7  
 \*\*\* FISHER WOODS \*\*\*  
 BOOK OF MAPS 9995 PAGE 2544

TRACT 3  
 CAROLINA L. NORIEGA  
 D.B. 1394 PG. 731  
 PARCEL ID 807 001  
 ZONED RA (ROWAN COUNTY)  
 \*\*\* MAHALEY FARM \*\*\*  
 BOOK OF MAPS 9995 PAGE 491

TRACT 1  
 BOBBIE B. MOTSINGER  
 D.B. 631 PG. 501  
 PARCEL ID 607 002  
 ZONED RA (ROWAN COUNTY)  
 \*\*\* MAHALEY FARM \*\*\*  
 BOOK OF MAPS 9995 PAGE 491

Line	Bearing	Distance
L1	N 55° 15' 12" E	24.69'
L2	S 35° 26' 57" E	49.52'
L3	S 40° 13' 07" E	45.98'
L4	S 48° 00' 48" E	40.89'
L5	S 55° 58' 22" E	35.11'
L6	S 63° 47' 58" E	37.24'
L7	S 70° 20' 20" E	34.30'
L8	S 77° 32' 05" E	51.62'
L9	S 84° 04' 03" E	80.70'

NOTE: ELEVATIONS SHOWN ARE NAVD 88 (2009) DATUM.  
 NOTE: ALL DISTANCES SHOWN ARE HORIZONTAL.  
 NOTE: THE COMBINED FACTOR FOR THIS SURVEY EQUALS 0.99986657.  
 NOTE: THIS MAP IS NOT PREPARED FOR RECORDATION.  
 NOTE: THIS PROPERTY IS ZONED RA (ROWAN COUNTY).  
 NOTE: A PORTION OF THIS PROPERTY LIES WITHIN DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) (SEE MAP). A PORTION OF THIS PROPERTY LIES WITHIN DESIGNATED FLOOD ZONE "AE" (1% ANNUAL CHANCE FLOOD PLAIN - BASE FLOOD ELEVATIONS DETERMINED) (SEE MAP & FIRM 3710578000J).



I, RICHARD L. SHULENBURGER, PROFESSIONAL LAND SURVEYOR, L-2857 N.C., CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

*[Signature]*  
 RICHARD L. SHULENBURGER, P.L.S. DATE 2-11-26

LEGEND	
□	Conc. RW Mon.
o.e.	Ground Elevation
○	Ex. Iron (as described)
●	New Iron (#5 rebar)
△	Point (not set)
▲	Nail
⊕	Centerline
RW	Right-of-Way

Surveyor Certificate  
 "I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book (see), Page (ref.)); that the boundaries not surveyed are indicated as drawn from information in Book of Maps 9995 Page 2544; that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56-1600)" This 11th day of February, 2026.  
*[Signature]*  
 Richard L. Shulenburg, P.L.S.

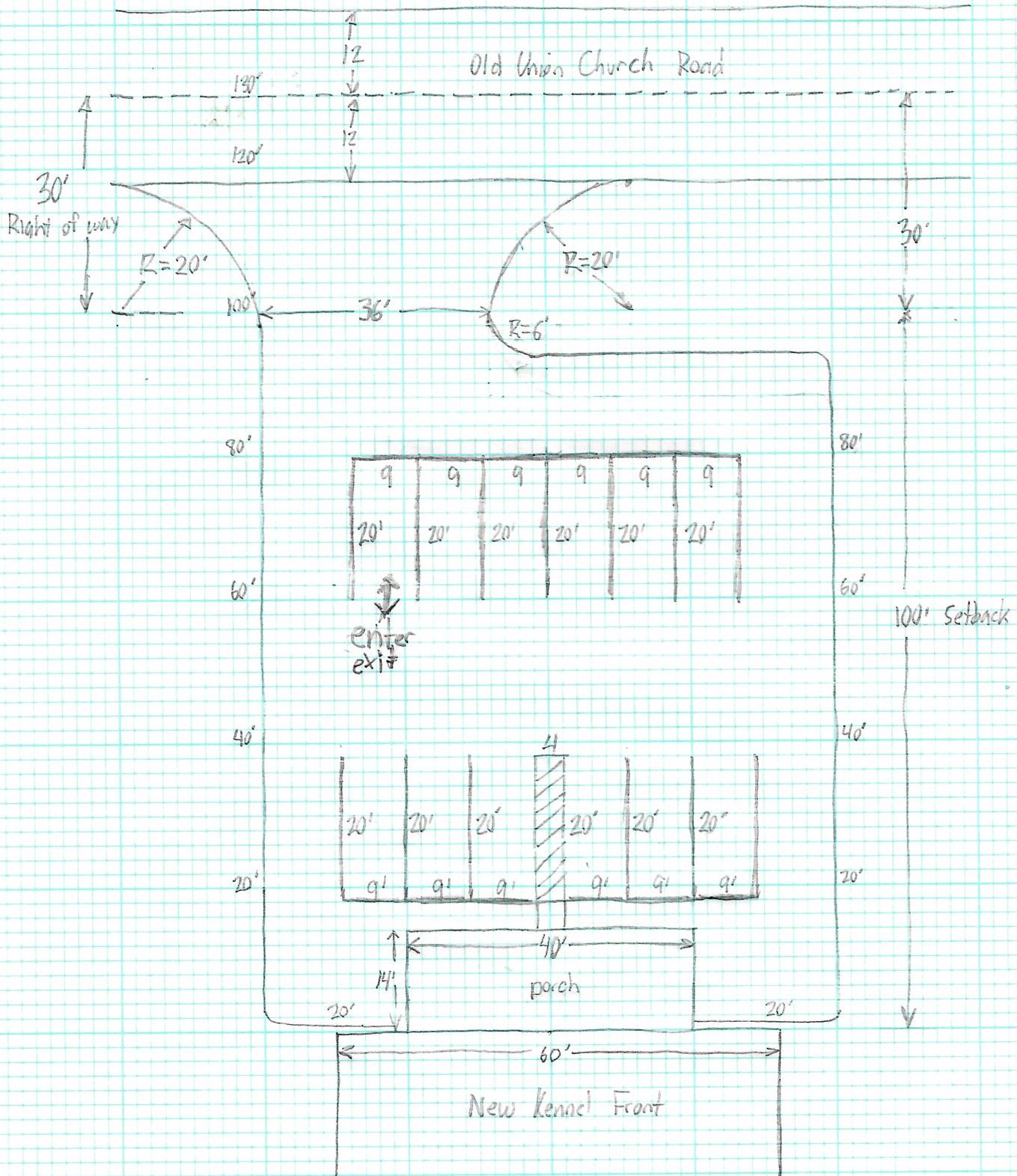


PROPERTY SURVEY FOR:  
**Kevin M. Settineri**

SCALE: 1" = 100'      2230 OLD UNION CHURCH ROAD  
 DATE: 2-11-2026      TRACTS 7 & 8 OF FISHER WOODS

REFERENCES: P/O Parcel ID 0548 022.  
 Deed Book 1129 Page 917 & Deed Book 1233 Page 686.  
 Book of Maps 9995 Page 2544.

SURVEY AND MAP BY SHULENBURGER SURVEYING COMPANY, P.A. (FIRM # C-1858)  
 614 N. MAIN ST., SUITE A, SALISBURY, N.C. PHONE: 704-637-9623





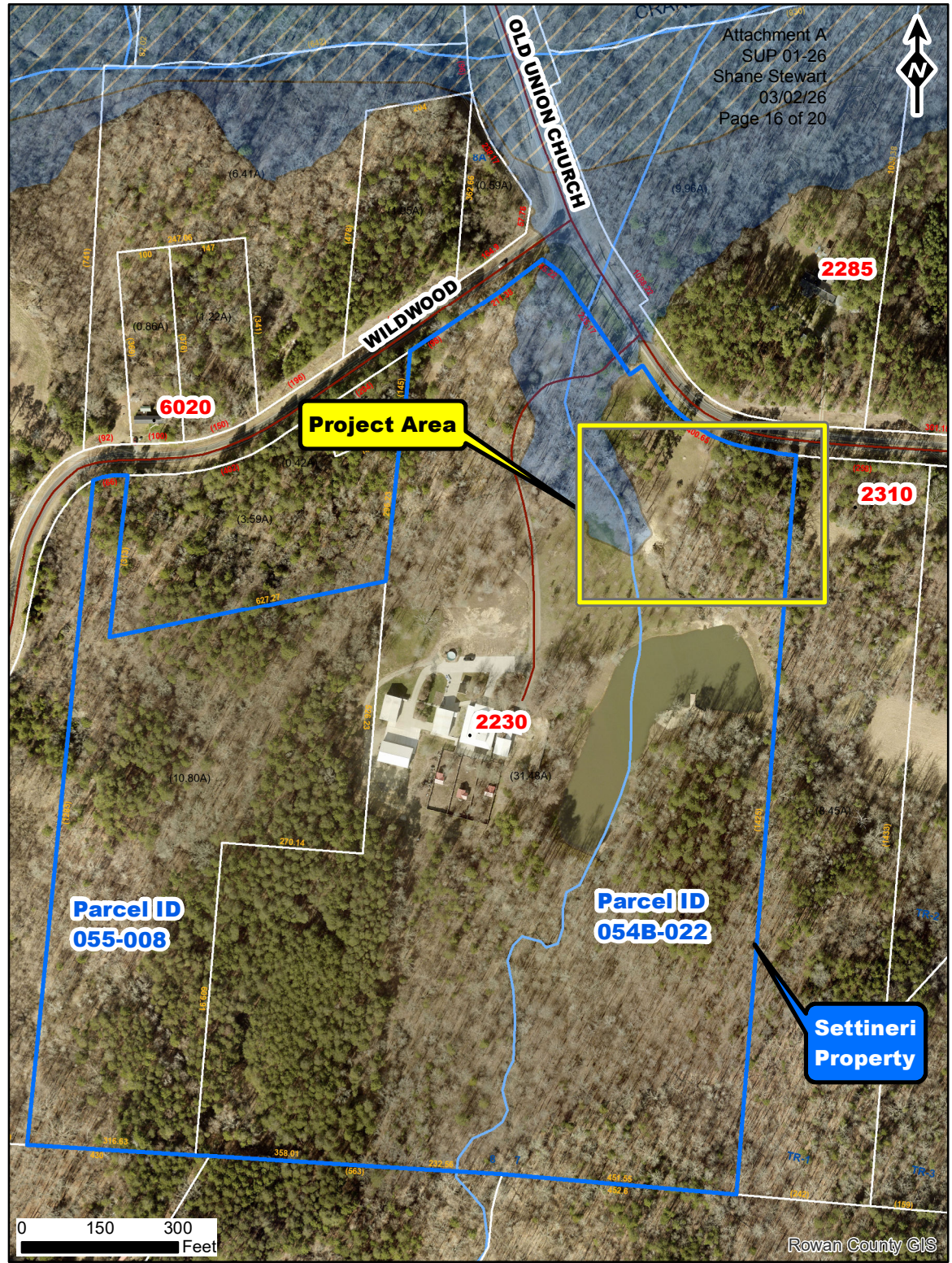
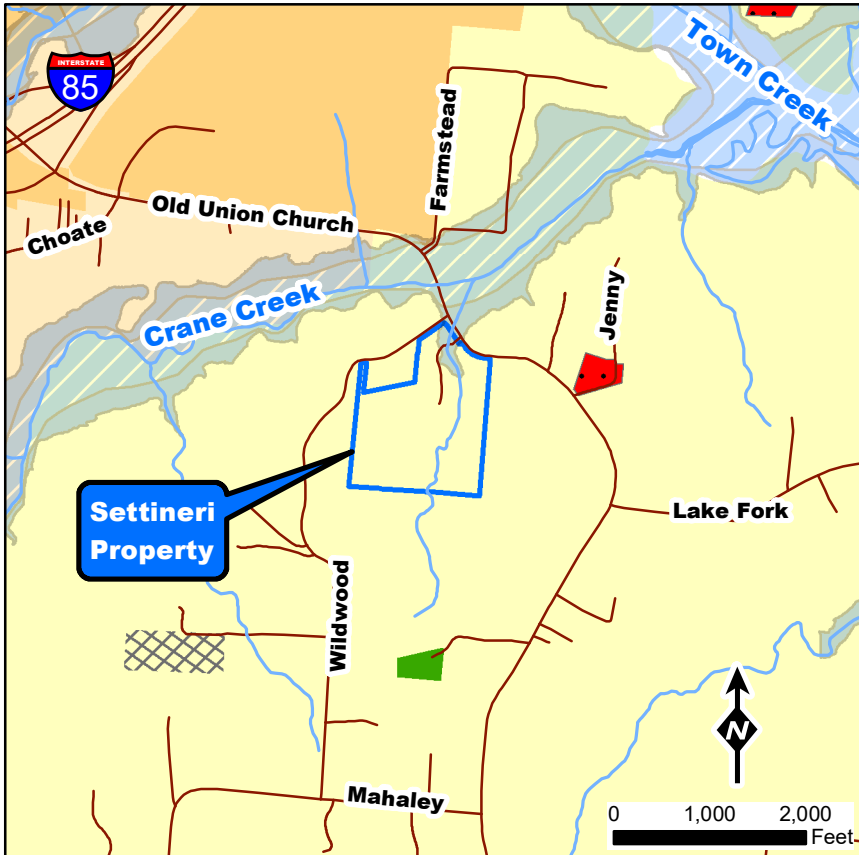
# SUP 01-26: Kevin Settineri

## Legend

County Zoning RA MHP  
CBI CD

Settineri Property  
Parcels  
Streams  
Floodplain  
E. Spencer Town  
E. Spencer ETJ  
Roads  
February 2025 Aerial Imagery

Prepared by RC Planning Department: February 13, 2026



Attachment A  
SUP 01-26  
Shane Stewart  
03/02/26  
Page 16 of 20

January 14th, 2026



**To Whom It May Concern,**

My name is **Brianna Molina**, and I am a licensed real estate agent in the State of North Carolina with **Better Homes and Gardens Real Estate Paracle**. This letter is provided at the request of my client regarding the property located at **2230 Old Union Church Road, Salisbury, North Carolina 28146**.

Based on my professional experience and general familiarity with local real estate market trends, it is **my professional opinion** that the addition of a large commercial building through rezoning **could be compatible with the surrounding area and would not, in my view, negatively impact the market value** of the referenced property. In certain circumstances, thoughtfully planned commercial development can contribute positively to an area by supporting infrastructure, accessibility, and overall market stability.

The potential impact of rezoning and new development can vary depending on numerous factors, including design, use, traffic considerations, and broader market conditions. However, from a general real estate perspective, the presence of commercial development alone **does not inherently diminish property value** and may in some cases be viewed favorably by the market.

This statement is provided **solely as a general, non-binding professional opinion** and is **not intended to constitute an appraisal, valuation, guarantee, or forecast of future market value**. I have not performed a formal appraisal, comparative market analysis, land-use study, or zoning impact analysis in connection with this opinion. Property values are subject to change due to a wide range of factors beyond zoning or development approvals.

This letter should not be relied upon in place of formal analyses prepared by licensed appraisers, planners, engineers, or other qualified professionals. No representations or assurances are made regarding future property values or market performance.

This opinion reflects my perspective as a licensed real estate agent at the time it is written and is provided for general informational purposes only.

Sincerely,

**Brianna Molina**  
Licensed Real Estate Agent  
Better Homes and Gardens Real Estate Paracle

**Sec. 21-59**

**(1) Adequate transportation access to the site exists;**

The current driveway is on Old Union Church Road. As of January 7, 2026, we have spoken with Greg Crowell and Tyler Wooten from the NCDOT about applying for a Driveway Permit for a secondary location for the driveway. The proposed parking lot will have multiple routes to safely enter and exit the facility.

**(2) The use will not significantly detract from the character of the surrounding area.**

The property is maintained on a daily basis and kept clean, neat and professional. The adjacent land (Parcel # 055 008) was purchased in July 2021.

**(3) Hazardous safety conditions will not result;**

Dogs are kept in designated areas and on leashes when walked. Adequate ventilation and septic systems have been planned or were already in place.

**(4) The use will not generate significant noise, odor, glare, or dust;**

Typical operating hours for pick-up and drop-off are:

Monday – Friday (Dog Daycare and Dog Boarding)

6:30am to 10:30am

2:00pm to 6:00pm

Saturday (Dog Boarding Customers Only)

8:00am to 11:00am

Sunday (Dog Boarding Customers Only)

5:00pm to 6:00pm

The property is otherwise quiet and occupied as a personal residence; no neighbors have ever complained of noise or other interruptions. The room will be cleaned and disinfected multiple times, daily. The building will have a matte metal finish, with a standard matte metal roof, so there will not be a glare.

**(5) Excessive traffic or parking problems will not result;**

We spoke with Eric Goldston at the NCDOT on 7/30/2021 who said a permit is not required for our small business. We average 5-7 customers in the morning hours and 5-7 in the afternoon daily, and there is sufficient paved concrete for customers to park, drive and turn around on currently.

The new building will replace all existing structures and operations for the purpose of housing boarding and daycare dogs. There will not be additional traffic volume once construction is complete. Included in the site plan is a proposed parking lot measuring 110' x 80' and will include 18 spaces, including the handicapped spot and three aisles to turn around in; the lot will have an entrance and an exit.

**(6) The use will not create significant visual impacts for adjoining properties or passersby.**

The one wooded parcel of adjacent land that would be able to see the facility (Parcel 055 009) overlooks the pond and has a distant view of the Main Kennel/Residence, which is kept clean and maintained on a daily basis and complies with all NC Department of Agriculture regulations and protocols. Parcel 055 009 was recently purchased by Robert Grignon for a single family home, but no home exists at this time. The only improvement to the land is a gravel driveway at this time.

The neighbor across the road at Parcel 054B 004 is owned by our acquaintance and neighbor, Dale Lakey, who has single family residence backed behind a wooded area on a 10-acre parcel.

**Checklist for Review of Special Use Permits**

**Overview.** Special uses are assumed to be generally compatible with other land uses permitted in the zoning district in which the special use is proposed, but due to their unique characteristics or potential impacts on the surrounding areas or the county as a whole, individual consideration of their location, design, configuration and/or operation at the proposed location is required. Specific conditions may be attached to a special use permit application in order to ensure conformance with the zoning district, other county ordinances or to address the project's impacts to the surrounding area.

**Applicant:** Kevin Settineri  
**Property Owner:** Kevin Settineri  
**Tax Parcel:** 054B-022 **Location:** 2230 Old Union Church Rd.  
**Request:** SUP for 6,560 sf expansion to existing boarding kennel

**Special Use Requirements.** Has the applicant provided the following specific items necessary for consideration? For any item indicated as "NO", compliance with the condition(s) should be required prior to approval or recognized as a reason for denial.

	YES	NO
<i>Site Plan:</i> Show existing lot with operational areas	<input type="checkbox"/>	<input type="checkbox"/>
<i>Siting:</i> Shelter and outdoor runs 100' from property line.	<input type="checkbox"/>	<input type="checkbox"/>
<i>Screening:</i> Shelters and outdoor runs screened from residentially zoned parcels.	<input type="checkbox"/>	<input type="checkbox"/>

**Evaluation Criteria.** Has the applicant demonstrated that their proposal can comply with the following general special use evaluation criteria? For any item indicated as "NO", condition(s) may be added to bring the proposal into compliance.

	YES	NO
Adequate transportation access to the site exists.	<input type="checkbox"/>	<input type="checkbox"/>
The use will not significantly detract from the character of the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>
Hazardous safety conditions will not result.	<input type="checkbox"/>	<input type="checkbox"/>
The use will not generate significant noise, odor, glare, or dust.	<input type="checkbox"/>	<input type="checkbox"/>
Excessive traffic or parking problems will not result.	<input type="checkbox"/>	<input type="checkbox"/>
The use will not create significant visual impacts for adjoining properties or passersby.	<input type="checkbox"/>	<input type="checkbox"/>

**Required Findings.** All decisions regarding a special use permit application shall not be approved or denied unless each of the following findings has been made. A motion and vote on each finding is necessary. In order for the special use permit to be granted, all three (3) findings must be satisfied.

**Motion 1:** The development of the property in accordance with the proposed condition will not materially endanger the public health or safety.  YES  NO

Supporting Fact(s): \_\_\_\_\_

**Motion 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.  YES  NO

Supporting Fact(s): \_\_\_\_\_

**Motion 3:** That the location and character of the development in accordance with conditions will be in general harmony with the area in which it is located and in general conformity with any adopted county plans.  YES  NO

Supporting Fact(s): \_\_\_\_\_

**Additional Conditions.** Specific conditions attached to the application that ensure conformance with the zoning district, other county ordinances or that address the project's impacts to the surrounding area.

Condition 1: \_\_\_\_\_

Condition 2: \_\_\_\_\_

Additional Conditions: \_\_\_\_\_

**Permit Decision.** A simple majority vote is only needed. Note that vacant seats and disqualified members are not counted in computing majority.

**MOTION TO:** GRANT  DENY  CONTINUE